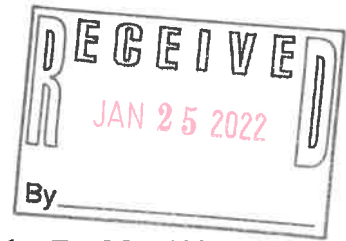




January 25, 2022

Shanna Saunders
City of Rochester
City Hall Annex
33 Wakefield Street
Rochester, NH 03867



RE: SWD Property Management Site Plan – Project Narrative for site located at Tax Map 132, Lot 39, 25 Old Dover Road, Rochester, NH 03867

Dear Ms. Saunders,

Rochester Tax Map 132 Lot 39 is located at 25 Old Dover Road, Rochester, NH between Route 16B (northern portion) and the Cocheco River. The lot is approximately 8.31 acres and is mostly developed. On site there is an existing 70,656 square foot strip mall building, associated parking and utilities, and a retaining wall along the Cocheco River. The portion of land to be developed in this proposal is vacant (grass and woodland cover). The land cover along the Cocheco River is mostly undisturbed and wooded. The current site has three driveway entrances onto Old Dover Road.

Proposed development includes the construction of a +/-42,150 square foot gravel parking lot for school buses, a temporary 15'x40' modular office, associated drainage, and associated utilities. There are 37 parking spaces provided for 25 40-foot-long school busses and 12 21-foot-long school buses. Additionally, there are 37 passenger car parking spaces provided for each driver. Proposed development results in approximately 49,700 square feet of total disturbance.

The drainage consists of two rock infiltration areas (one being +/-3,080 square feet, and the other being +/- 1,240 square feet), which consists of three dry wells, and a network of drain pipes. The rock infiltration areas collect storm water from the proposed gravel parking lot, infiltrating some into the ground water, and is discharged at a low point along the Cocheco River in larger storm events. The WQV, 1-year, 2-year, 10-year, 25-year and 50-year storms all show net decreases (or equal) in peak flow, and volume.

The proposed temporary modular office will also require electricity, water, and sewer, which is proposed to connect to the city grid. The long-range impact of the development on utilities is expected to be minimal due to the relatively small usage of the temporary office building.

Due to there being 37 school buses parked on site, the increase in traffic is expected to be about 37 trips in the morning, and 37 in the afternoon on weekdays.

The city has requested an engineer's report for the existing retaining wall on site. The report is still pending investigation from the structural engineer. A report will be submitted as soon as it is completed.

If you have any further questions or concerns about this project, please let us know, and we would be happy to address them at the upcoming meeting.

Thank you,

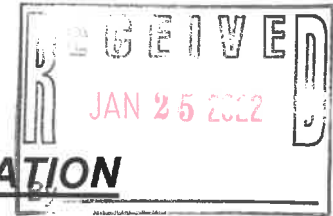
JJ MacBride, P.E.

Copy to: Steve Dumont (email only),
Corey Colwell (email only),
Luke Hurley (email only), and
File

P:\2021 JOBS\21-120 SWD Property Management, LLC\Documents\Transmittals\Transmittal to City of Rochester XX-XX-XX\Backup\Project Narrative 01-17-22.doc

civil & structural consultants, land planners

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM



City of Rochester, New Hampshire

Describe proposed activity/use: A +/-39,00 SF gravel parking lot for school buses is proposed to be constructed at the north part of the site (where vacant). A temporary 14'x50' modular office is also proposed with associated utilities. Drainage is proposed to handle all increase in flows.

Describe existing conditions/use (vacant land?): The site currently has a +/- 70,500 SF strip mall building on site with associated parking and utilities. There is also a retaining wall along the Cocheco River. The area of land to be developed is currently vacant (grass/woods).

Utility information

City water? yes ☒ no ☐; How far is City water from the site? Abuts site (~16' from property line)

City sewer? yes ☒ no ☐; How far is City sewer from the site? Abuts site (~13' from property line)

If City water, what are the estimated total daily needs? 100 gallons per day

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

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

Where will stormwater be discharged? Into Groundwater and Cocheco River

Building information

Type of building(s): Temporary modular office

Building height: ~8'-12' Finished floor elevation: ~98'

Other information

parking spaces: existing: 0 total proposed: 74; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site 0

Number of existing employees: 0; number of proposed employees total: 37

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

Wetlands: Is any fill proposed? N/A; area to be filled: N/A; buffer impact? N/A

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	70,656 SF + 600 SF	18.8%
Parking and vehicle circulation	134,825 SF	35.6%
Planted/landscaped areas (excluding drainage)	35,700 SF	9.4%
Natural/undisturbed areas (excluding wetlands)	132,250 SF	35.0%
Wetlands	0 SF	0%
Other – drainage structures, outside storage, etc.	4,320 SF	1.2%

* Areas include land to the centerline of the Cocheco River

Updated

Comments

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

The bus company to lease the parking from the property owner has requested that they are able to park by Spring.

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:

Date:

1-24-2022

Signature of applicant/developer:

Date:

1-24-2022

Signature of agent:

Date:

1/24/22

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:

Date:

1-24-2022

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: SWD Property Management, LLC Map: 132 Lot: 39 Date: 1/21/22
Applicant/agent: Steve Dumont Signature: [Signature]
(Staff review by: _____ Date: 1-24-2022)

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:

- 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>To be provided upon approval</u>
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"/>	Provided on cover sheet
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundary Plan previously recorded
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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"/>	Treeline shown _____
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary Modular Office Building _____

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37 bus parking spaces
• required by ordinance					37 passenger car spaces
• proposed					
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior electrical mini-splits
Fire alarm connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All bus maintenance off site. See note on Sheet C3.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Irrigation: system? soaker hose? Manual? underground, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Signage

Location and type of signs: <ul style="list-style-type: none">• Attached to building• Freestanding• Directional, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

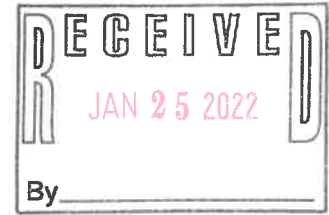
Outdoor Lighting

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Other Elements

Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	37 buses leave/enter site twice per weekday (AM & PM)
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There will be none
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:



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name SWD Property Management, LLC

Case # _____

Subdivision: _____ Lot line revision: _____ Site Plan: ☒ Minor Site Plan: _____

Section and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

OR - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Article II Section 5.j - "Existing and proposed contours and finished grade elevations as well as type, extent, and location of existing and proposed landscaping and open space areas which will be retained."

Reason/justification(s) for waiver request Existing and proposed contours and finished grade elevations are shown, however landscaping is not. Due to this simply being a parking lot for school buses, we believe that hiring a landscap architect and installing landscaping would cause our client unnecessary hardship.

Name of applicant or agent filling out this form Emanuel Engineering, Inc.

Applicant? _____ Agent? ☒ Today's date January 25, 2022

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____

COPY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **COOLIDGE-IMC BUILDING EQUITIES LIMITED PARTNERSHIP**, a limited partnership formed under the laws of the State of Delaware with a mailing address of One Stone Place, Suite 200, Bronxville, New York 10708 for consideration paid, grants to **SWD PROPERTY MANAGEMENT, LLC**, a New Hampshire Limited Liability Company with a mailing address of P.O. Box 31, Hampton, New Hampshire 03842, with **Quitclaim Covenants**, the following:

A certain parcel of land with the buildings thereon situated in the City of Rochester, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at a point located on the westerly sideline of Old Dover Road, aka Route 16B, said point being S 74° 19' 15" E, a distance of 4.06 feet, more or less, from a iron pipe, and marking the northeast corner of herein described parcel, thence;

Southerly by a curve to the right and along said Old Dover Road, a length of 448.74 feet, more or less, to a point, thence;

S 21° 42' 29" W continuing along said Old Dover Road, a distance of 148.86 feet, more or less, to a point, thence;

Southwesterly by a curve to the right having a radius of 2,242.01 feet, a length of 4.68 feet, more or less to a capped iron pipe, thence;

Continuing southwesterly by said curve to the right having a radius of 2,242.01 feet, and along land now or formerly of City of Rochester, a length of 250.83 feet, more or less, to a point, thence;

N 31° 19' 02" W by said land of City of Rochester, a distance of 32.79 feet, more or less, to a point, thence;

N 50° 18' 22" E along land now or formerly of Adams Realty Company, a distance of 24.90 feet, more or less, to a point, thence;

N 01° 25' 45" E along land of said Adams Realty Company, a distance of 133.42 feet, more or less, to a iron pipe, thence;

N 88° 38' 19" W along land of said Adams Realty Company and land now or formerly of Ambus Properties, a distance of 513.07 feet, more or less, to a iron pipe located on the easterly edge of the Cocheco River, thence;

Continuing N 88° 38' 19" W, a distance of 32.59 feet, more or less, to a point located at the approximate thread of said Cocheco River, said point being the beginning of courses along said thread of river, thence;

N 30° 31' 54" E, a distance of 114.29 feet, more or less, to a point, thence;

N 39° 15' 03" E, a distance of 141.32 feet, more or less, to a point, thence;

N 44° 35' 40" E, a distance of 153.58 feet, more or less to a point, thence;

N 52° 16' 15" E, a distance of 146.90 feet, more or less to a point, thence;

N 44° 24' 55" E, a distance of 37.19 feet, more or less, to a point, thence;

N 40° 01' 55" E, a distance of 142.54 feet, more or less, to a point, thence;

N 18° 36' 55" E, a distance of 80.77 feet, more or less, to a point, thence;

N 03° 37' 40" W, a distance of 45.86 feet, more or less, to a point, the last 8 mentioned courses being along the approximate thread of said Cocheco River, thence;

S 74° 19' 15" E, along land now or formerly of City of Rochester, and passing through a iron pipe previously mentioned at the beginning of herein description, a distance of 426.89 feet, more or less to the point of beginning.

The premises and buildings thereon are conveyed AS IS. No warranties, either express or implied, of any kind are made by Grantor.

Said parcel contains 378,338 square feet, (8.685 acres) more or less.

SUBJECT TO the following:

1. Slope release to the State of New Hampshire dated 5/6/58 and recorded in Volume 687, Page 445 and in Volume 688, Page 156.
2. Utility easement to PSNH and NET&T dated 9/4/63 and recorded in Volume 769, Page 427 of the said Registry of Deeds.
3. Restrictions and conditions dated 4/15/63 and recorded in Volume 760, Page 427 and also dated 5/7/59 and recorded in Volume 704, Page 17.
4. 50 foot right of way to Adams Realty Company, et al dated 9/28/60 and recorded in Volume 704, Page 19 and corrected at Volume 728, Page 69.
5. 50 foot right of way to G & W Associates dated 9/30/60 and recorded in Volume 724, Page 489.

Being the same premises conveyed to Coolidge-IMC Building Equities Limited Partnership by a New Hampshire Special Warranty Deed from TRD Realty Corporation dated March 2, 1994 and recorded in the Strafford County Registry of Deeds at Book 1732, Page 0747.

Being the same premises generally depicted on a plan entitled, "Plan of Land" Rochester, N.H., Dover Road Associates, dated March, 1987, as revised by Norway Plains Survey Associates, Inc., filed at the Strafford County Registry of Deeds as Plan 31-11.

The above-described property is not homestead property.

**COOLIDGE-IMC BUILDING EQUITIES
LIMITED PARTNERSHIP**

By: _____

Joel Leder, Vice President of
Coolidge-Boston Realty Corp.,
General Partner

STATE OF New York
COUNTY OF Rochester

On this 22nd day of October, 2003, before me, personally appeared Joel Leder, duly authorized Vice President of Coolidge-Boston Realty Corp, General Partner of Coolidge-IMC Building Equities Limited Partnership, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained.



Hydee Cintron-Louis
Justice of the Peace/Notary Public



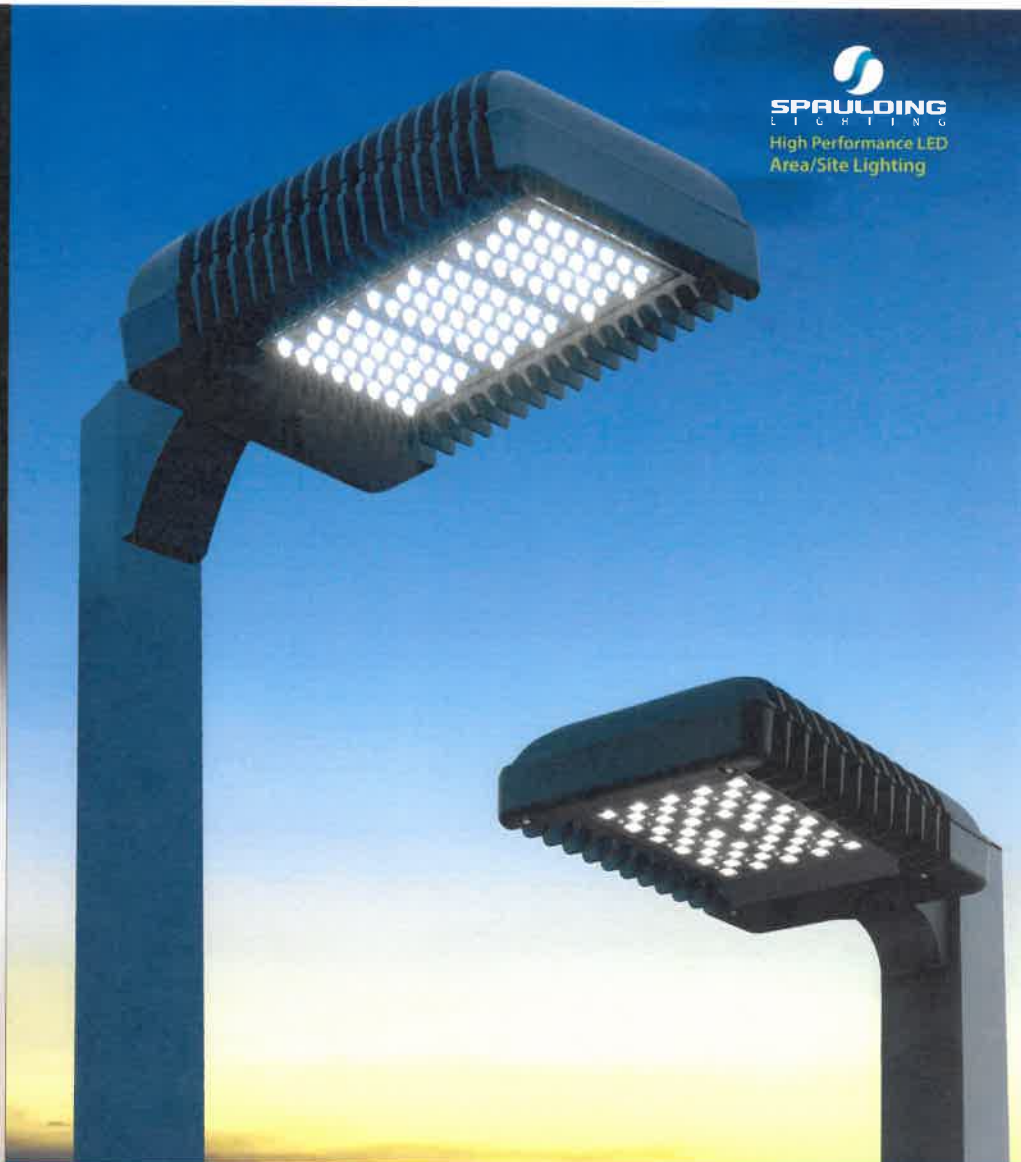
Cimarron LED 

ECLIPSE

Backlight
Control




SPaulding
LIGHTING
High Performance LED
Area/Site Lighting



Cimarron LED

THE 2-OUT ARCHITECTURAL LIGHTING

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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Two Sizes – Endless Possibilities

Spaulding Lighting's most popular LED area/site lighter is now available in two sizes. Built for superior LED performance and packed with features, the original Cimarron CL1 and the smaller CL1S pedestrian scale luminaires provide a perfect balance of design, form, function and energy-efficiency.



CL1



CL1S

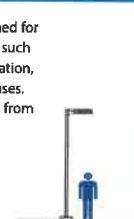
PRECISION OPTICS

Individual optical lenses designed to distribute light where it is needed for Type II, III, IV and V lighting distributions.

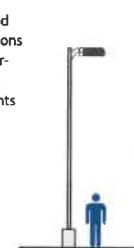


APPLICATION GUIDELINES

Spaulding LED CL1S is designed for pedestrian scale applications such as municipal, parks and recreation, school and healthcare campuses. Typical mounting heights are from 12-20ft.



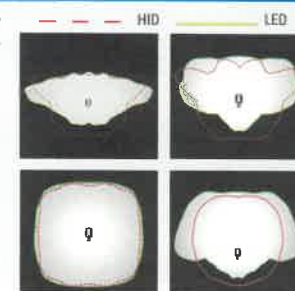
Spaulding LED CL1 is designed for area/site lighting applications including parking, auto dealerships, retail and large parking areas. Typical mounting heights are from 18-40ft.



LED DESIGN AND PERFORMANCE PLUS BACKLIGHT CONTROL

The Cimarron LED family of luminaires are manufactured with industry leading optics to distribute light where it is specifically needed for area/site, pedestrian, parking lot and pathway applications. Cimarron LED luminaires deliver the following advantages over traditional lighting sources:

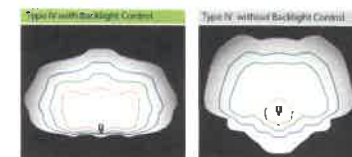
- Energy-efficiency – lower operating costs
- Superior light level uniformity – improved visual acuity
- Improved pole and fixture spacing – reduces installation costs
- Long source life – reduces maintenance costs
- Near maintenance free operation
- Enhanced control options for increased energy savings and customized lighting



ECL1PSE Backlight Control

For those LED projects that require minimal light behind the pole, Spaulding Lighting has a solution – ECL1PSE Backlight Control. This unique system, designed specifically for LED lighting, will reduce the light spill behind the pole.

- Reduce light 85% behind the pole – industry leading performance
- No change to fixture appearance or EPA
- Achieves impressive Backlight-Uplight-Glare (BUG) rating
- Neighbor-friendly lighting
- 2012 IES Progress Report Award winner



Cimarron LED CL1S

PERFORMANCE BUILT FOR THE MODERN COMMUNITY

Spaulding Lighting's Cimarron LED CL1S pedestrian scale luminaire is ideally suited for mounting heights up to 20ft and is available in 54 optical configurations.

Unique Design

Integral arm is part of the Cimarron LED CL1S sleek design. Coupled with the easy to install adapter plate make this luminaire a win-win for ease of installation and servicing.



For more information on the Cimarron LED CL1S use your smart phone to scan this code

YouTube

High Brightness LED Technology

Design flexibility is optimized with 16, 32 and 48 high brightness LED light engine configurations in R5 Type II, III, IV and V distributions with factory rotatable optics available for Type II, III and IV distributions.



Quick-Mount Installation

The Cimarron CL1S installation features:

- 1 Quick-mount plate attaches to pole with two 3/4" bolts
- 2 4 - slot hex 1/4" captured screws secure luminaire door to top
- 3 Safety-latch holds luminaire door to prevent "free swing" door
- 4 Two stage hinge mechanism built into integral arm
- 5 Quick-connect wiring for a simplified, hassle-free installation



The Cimarron LED CL1S uses less than 50% of the energy of an equivalent HID at full brightness. Additional energy-saving options include:

- WiHUBB in-fixture wireless control module (antenna shown)
- Continuous Dimming – lowers energy consumption and light output from 100% to 10% with a 0-10V input (dimnable drivers standard)
- Sensor control option for 30%, 50% or 70% light output and energy savings for off peak activity hours

OPTICAL CONFIGURATIONS



16 LED

- 10-18 ft mounting heights
- 3,500 lumens
- 97 LPW efficiency



32 LED

- 12-18 ft mounting heights
- 6,800 lumens
- 97 LPW efficiency



48 LED

- 15-20 ft mounting heights
- 11,000 lumens
- 101 LPW efficiency

Cimarron LED

DIE-CAST ARCHITECTURAL LUMINAIRE

Spaulding's most popular area site lighting fixture delivers energy efficiency, safety and security. Ready to meet today's outdoor site lighting needs – Cimarron LED features high brightness LEDs, providing superior optical performance while reducing energy consumption and lowering maintenance costs. Cimarron LED – a perfect balance of design, form, function and efficiency.

Unique Design

Keeping the same sleek profile and aesthetic lines as the HiD generation, the Cimarron LED incorporates a unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life. Choose from traditional straight, architectural upswept die-cast aluminum arm designs or optional mast fitter. The arm is shipped installed to the fixture for ease of installation. Fixture installation and supply wire connections are made through the wiring access door located in the arm, so there is no need to open the fixture during installation.



For more information on the Cimarron LED use your smart phone to scan this code

Control Ready

The Cimarron LED uses less than 50% of the energy of an equivalent HiD at full brightness. Additional energy-saving options include:

- wiHUBB in-fixture wireless control module
- Bi-Level Control – 2 circuits allow for half of the LEDs to be turned off during off-peak hours
- Continuous Dimming – lower energy consumption and light output from 100% to 10% with a 0-10V input
- Sensor control option for 30%, 50% or 70% light output and energy savings for off-peak activity hours

Maintenance Free - Vandal Resistant

The Cimarron LED will perform virtually maintenance-free. In addition to the unique housing designed to reduce unwanted collection of debris, the fixture is designed to IP65 and providing long life – there is no need to touch it for many years. Additionally, Hubbell Lighting's durable Lektrocote® TGIC thermoset polyester powder paint finish assures long life and maintenance-free service. Optional vandal resistant guard provides additional protection when necessary.



OPTICAL CONFIGURATIONS



- 12-18 ft mounting heights
- Single light engine
- 7,000 lumens
- 101 LPW efficiency



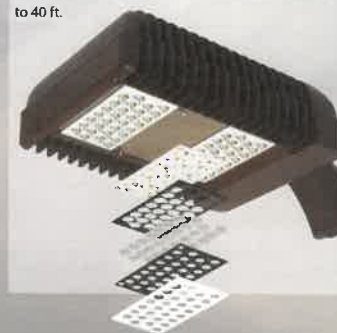
- 18-25 ft mounting heights
- Two light engines
- 13,000 lumens
- 95 LPW efficiency



- Up to 40 ft mounting heights
- Three light engines
- 27,000 lumens
- 98 LPW efficiency

High brightness LED technology

Design flexibility is optimized with 72 high brightness LED light engine configurations in IES Type II, III, IV and V distributions. Ideal for mounting heights from 12 ft to 40 ft.



ORDERING INFORMATION

ORDERING EXAMPLE

CL1S	A	48L	U	5K	3		DB	RPA3
Series	Mounting	Number of LEDs	Voltage	CCT	Distribution	Drive Current	Color	Options

SERIES

CL1S Cimarron LED Pedestrian Scale

MOUNTING

A 4" Straight arm attached to housing complete with quick-mount plate

NUMBER OF LEDs

16L 16 High brightness LEDs

32L 32 High brightness LEDs

48L 48 High brightness LEDs

VOLTAGE

U³ Universal 120V-277V, 50/60 Hz

1¹ 120V

2¹ 208V

3¹ 240V

4¹ 277V

5 480V, 60 Hz

F 347V, 60 Hz

E⁴ 220V, 50 Hz

CCT

3K 3000K, 80 CRI

4K 4200K, 70 CRI

5K 5100K, 67 CRI

AM Amber available for "Turtle friendly" applications (pending, consult factory)

DISTRIBUTION

2 Type II

3 Type III

4 Type IV

5M Type V Medium

5S Type V Short

5W Type V Wide

2L Type II Rotated 90° left

3L Type III Rotated 90° left

4L Type IV Rotated 90° left

2R Type II Rotated 90° right

3R Type III Rotated 90° right

4R Type IV Rotated 90° right

(see page 9 for assistance in selecting rotated optics)

DRIVE CURRENT

Leave blank for 700mA (standard)

COLOR

DB Dark Bronze

BL Black

WH White

GR Gray

PS Platinum Silver

RD Red (premium color)

FG Forest Green (premium color)

CC Custom Color (premium color)

OPTIONS

BC² Backlight control

CD^{1,2} Continuous dimming

F(X)^{3,4} Fusing (replace X with voltage:

1-120V, 2-208V, 3-240V,

4-277V, 5-480V, 6-347V)

RPA3 3" Round pole adapter

RPA4 4" Round pole adapter

TB Terminal block

WB Wall bracket

WHB⁴ White LED bezel

CONTROL OPTIONS

SC0 Motion control, no light output/ On-Off control

SC30 Motion control, dimmed to 30% light output

SC50 Motion control, dimmed to 50% light output

SC70 Motion control, dimmed to 70% light output

PR(X) NEMA Photo cell receptacle (replace X with

voltage: U=120-277, 5=480, 6=347)

WIH^{1,4} In fixture wireless control module

(consult factory)

¹ Select only when using voltage specific options F, WIH

² CD & WIH cannot be combined

³ Fuse option not available with U voltage

⁴ Select F3 fusing option for 220V

⁵ Not recommended for Type 5S, 5M or 5W

⁶ Order to match larger Cimarron CL1 with white bezels

⁷ Dimming leads accessible for connection to third party

dimming systems

⁸ Only available with 120V or 277V input

SURGE PROTECTION

To protect your investment, the Cimarron LED area lighter is protected from electrical surges up to 10KA

LISTINGS AND RATINGS

- Listed to UL1598 for use in wet locations
- DesignLights Consortium qualified
- IP65
- 30°C to 40°C Ambient temperature rating

FIXTURE DIMENSIONS

	A	B	C	D	E	F	G	H	EPA	Weight
12"	16.312"	4"	4.5"	3"	20.312"	4.13"	5.625"	.45 ft ²	19 lbs.	
	305mm	414mm	102mm	114mm	76mm	515mm	105mm	143mm	.14 m ²	8.62 kg



LUMEN TABLE

LIGHT	INPUT WATTS		DELIVERED LUMENS					
	Engine	120V-277V 347V-480V	Type 2	Type 3	Type 4	Type 5M	Type 5S	Type 5W
16L-5K		39w	3053	3075	3113	3731	3457	3166
32L-5K		76w	6527	6574	6654	7327	7391	6704
48L-5K		111w	9864	9935	10056	11073	11169	10132
16L-4K		39w	3077	3099	3136	3454	3484	3160
32L-4K		76w	6042	6085	6159	6782	6841	6206
48L-4K		111w	9131	9593	9309	10250	10339	9379
16L-3K		39w	2438	2456	2486	2737	2761	2725
32L-3K		76w	4788	4823	4881	5375	5422	4918
48L-3K		111w	7236	7288	7377	8123	8193	9662

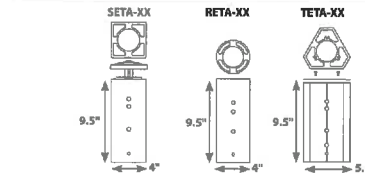
ACCESSORIES

CIMARRON ACCESSORIES

Catalog #	Description	EPA	WEIGHT
CL1S-RPA3-XX	Round pole adapter for (3 1/4" - 3 1/2")		
CL1S-RPA4-XX	Round pole adapter for (3 1/4" - 4 1/2")		
WB-CR-XX	Wall bracket		

TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

Catalog #	Description	EPA	WEIGHT
SETA-XX¹	4" Square pole top tenon adapter 2 3/8" OD slipfitter for max. four fixtures (90°)	0.4 ft ² 0.04 m ²	20 lbs. 9 kgs.
RETA-XX¹	4" Round pole top tenon adapter. 2 3/8" OD slipfitter for max. four fixtures (90°)	0.2 ft ² 0.02 m ²	20 lbs. 9 kgs.
TETA-XX¹	Three sided pole top tenon adapter 2 3/8" OD slipfitter for max. three fixtures (120°)	0.2 ft ² 0.02 m ²	20 lbs. 9 kgs.



ADDITIONAL ACCESSORIES

Catalog #	Description
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-B	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

¹ Replace XX with color choice, eg.: DB for Dark Bronze

FIXTURE MOUNTING

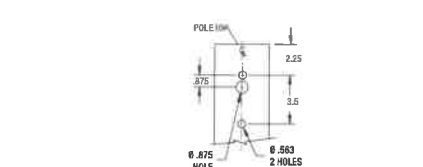
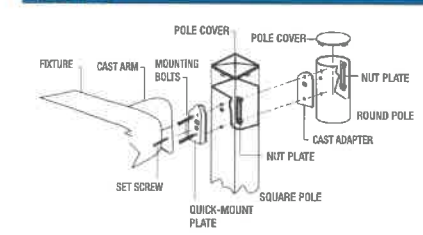
Factory Rotated Optics

For proper light distribution and performance, rotated optics must be mounted as referenced in illustration. Consult instruction sheet included when mounting.

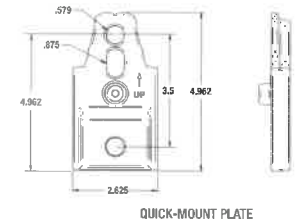
- 2L** Type II rotated 90° left
- 3L** Type III rotated 90° left
- 4L** Type IV rotated 90° left

FIXTURE MOUNTING

Square & Round



#2 DRILL PATTERN FOR POLES

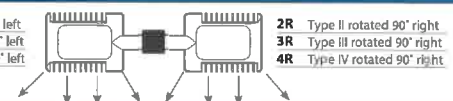


FIXTURE MOUNTING

Factory Rotated Optics

For proper light distribution and performance, rotated optics must be mounted as referenced in illustration. Consult instruction sheet included when mounting.

- 2L** Type II rotated 90° left
- 3L** Type III rotated 90° left
- 4L** Type IV rotated 90° left



LEKTROCOTE® FINISH PROCESS

Lektrocote® is a proprietary process where the thermosetting, acid-functional polyester powder resin is electrostatically applied only after a thorough cleaning process. Luminaires receive a five-step wash with both acid and alkaline-based liquid cleaners followed by the deposit of a thin layer of proprietary compound to promote maximum corrosion-resistance and paint adhesion. Finally, the decorative finish coat is applied.

Lektrocote® meets or exceeds the following standards:

- ASTM B-117** 1000 hour salt spray test
- ASTM B-2247** 1000 hour humidity test
- ASTM D-2794** Impact test resistant to 160 inch pounds
- ASTM D-522** Flexibility test
- AAMA 603** Blister/adhesion test

COLOR SELECTIONS

- 5 standard (Bronze, Black, White, Gray, Platinum Silver)
- 2 premium (Red, Forest Green) and Custom Colors (consult factory) are available



Note: - Actual colors may vary due to printing process

- All colors are textured except Platinum Silver and Red

ORDERING INFORMATION

ORDERING EXAMPLE

CL1	A	90L	U	5K	3	10S	DB	WIH
Series	Mounting	Number of LEDs	Voltage	CCT	Distribution	Drive Current	Color	Options

SERIES
CL1 Cimarron LED

MOUNTING
A Arm mount construction (6" straight rigid arm ships attached & acceptable for 90° configurations)

AD Decorative arm mount construction (6" decorative upswep arm acceptable for 90° configurations)

MAF Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight arm (Can also be ordered as an accessory)

NUMBER OF LEDs
90L¹ 90 High brightness LEDs
60L¹ 60 High brightness LEDs
30L 30 High brightness LEDs

VOLTAGE
U¹ Universal 120V-277V, 50/60 Hz
S¹ 480V, 60 Hz
F¹ 347V, 60 Hz
E¹ 220V, 50 Hz

CCT
3K 3000K, 80 CRI
4K 4000K, 70 CRI
5K 5000K, 67 CRI
AM Amber available for "Turtle friendly" applications (consult factory)

SURGE PROTECTION
To protect your investment, the Cimarron LED area lighter is protected from electrical surges up to 10KA

LISTINGS AND RATINGS

- Listed to UL1598 for use in wet locations
- IP65
- 30°C to 40°C Ambient temperature rating
- DesignLights Consortium qualified



LUMEN TABLE

LIGHT ENGINE	INPUT WATTS		DELIVERED LUMENS					
	120V-277V	347V-480V	Type 2	Type 3	Type 4	Type 5M	Type 5S	Type 5W
30L-5K	70	87	6384	6164	6641	7108	6999	6619
60L-5K	140	157	13300	12842	13125	13185	13675	12954
90L-5K	210	227	19684	19006	19202	20592	19610	18973
90L-5K-10S	336	363	26974	25351	26548	25793	27445	25195
30L-4K	70	87	6089	6109	6104	6417	6439	6046
60L-4K	140	157	11583	11468	12036	12038	12581	11807
90L-4K	210	227	17143	16973	17648	18521	20220	17394
90L-4K-10S	336	363	23896	23912	24199	24583	25357	23128
30L-3K	70	87	4606	4668	4686	4858	4902	4601
60L-3K	140	157	9013	9175	9216	9409	9461	8844
90L-3K	210	227	13360	13601	13575	13923	14004	13902
90L-3K-10S	336	363	17645	17612	17489	17950	18271	17330

DISTRIBUTION

- 2 Type II
- 3 Type III
- 4 Type IV
- 5M Type V Medium
- 5S Type V Short
- 5W Type V Wide

DRIVE CURRENT

- Leave blank for 700mA (standard)
- 10S 1050 mA (use with 90L - higher lumen output)

COLOR

- DB Dark Bronze
- BL Black
- WH White
- GR Gray
- PS Platinum Silver
- RD Red (premium color)
- FG Forest Green (premium color)
- CC Custom Color (premium color)

OPTIONS

- BC¹ Backlight control
- BL^{1,2,3} BI-level control
- CD² Continuous dimming

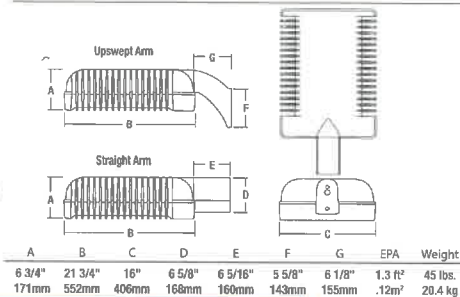
OPTIONS

- WB Wall bracket
- RPA3 3" Round pole adapter
- RPA4 4" Round pole adapter
- RPA5 5" Round pole adapter
- RPA6 6" Round pole adapter
- F(X)^{1,4} Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, 6-347V)

CONTROL OPTIONS

- SC0 Motion control, no light output/ On-Off control
- SC30 Motion control, dimmed to 30% light output
- SC50 Motion control, dimmed to 50% light output
- SC70 Motion control, dimmed to 70% light output
- PRU¹ NEMA photocell receptacle - 120-277V
- PR5¹ NEMA photocell receptacle - 480V
- PR6¹ NEMA photocell receptacle - 347V
- WIH¹ In fixture wireless control module (consult factory)
- ¹ BL option for 90L and 60L and 120-277V only
- ² BL & CD cannot be combined
- ³ Fuse option not available with universal voltage
- ⁴ Select F3 fusing option for 220V
- ⁵ Photocell receptacle not available with BL option
- ⁶ Recommended for Type II, III and IV only
- ⁷ Available with 120V, 277V, 347V and 480V

FIXTURE DIMENSIONS



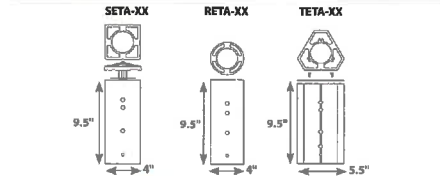
ACCESSORIES

CIMARRON ACCESSORIES

Catalog #	Description	EPA	WEIGHT
CR-RPA3-XX ¹	Round pole adapter for straight arm (3 1/4" - 3 1/2")		
CR-RPA4-XX ¹	Round pole adapter for straight arm (3 1/4" - 4 1/2")		
CR-RPA5-XX ¹	Round pole adapter for straight arm (5")		
CR-RPA6-XX ¹	Round pole adapter for straight arm (6")		
CRD-RPA2-XX ¹	Round pole adapter for upswep arm (2 1/4" - 3 1/4")		
CRD-RPA3-XX ¹	Round pole adapter for upswep arm (3 1/4" - 3 1/2")		
CRD-RPA4-XX ¹	Round pole adapter for upswep arm (3 1/4" - 4 1/2")		
CRD-RPA5-XX ¹	Round pole adapter for upswep arm (5")		
CRD-RPA6-XX ¹	Round pole adapter for upswep arm (6")		
WB-CR-XX ¹	Wall bracket		
TPLB-XX ¹	Twin parallel luminaire bracket		
MAF-CL-XX ¹	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)		

TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

Catalog #	Description	EPA	WEIGHT
SETA-XX ¹	4" Square pole top tenon adapter. 2 3/8" OD slipfitter for max. four fixtures (90°)	0.4 ft ² 0.04 m ²	20lbs. 9 kgs.
RETA-XX ¹	4" Round pole top tenon adapter. 2 3/8" OD slipfitter for max. four fixtures (90°)	0.2 ft ² 0.02 m ²	20lbs. 9 kgs.
TETA-XX ¹	Three sided pole top tenon adapter. 2 3/8" OD slipfitter for max. three fixtures (120°)	0.2 ft ² 0.02 m ²	20lbs. 9 kgs.



MOUNTING ACCESSORIES

Catalog #	Description	EPA	WEIGHT
ARM-CL-K-TA-XX ¹	Adjustable mounting arm for single fixture (2-3/8 tenon)	-	5 lbs. 2.3 kgs.
ARM-CL-TK-TA-XX ¹	Adjustable mounting arm for two fixtures at 180° (2-3/8 tenon)	-	7 lbs. 3.2 kgs.
ARM-CL-K-S-XX ¹	10" adjustable arm	-	5 (0.5) 5.75 (2.6)

- 1 Replace XX with color choice, e.g.: DB for Dark Bronze
- 2 Fixture must include standard 6" straight arm

LEKTROCOTE® FINISH PROCESS

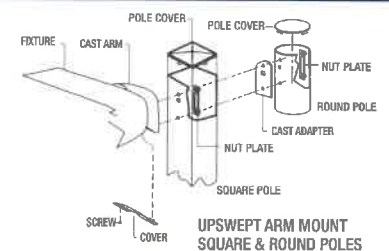
Lektrocote® is a proprietary process where the thermosetting, acid-functional polyester powder resin is electrostatically applied only after a thorough cleaning process. Luminaires receive a five-step wash with both acid and alkaline-based liquid cleaners followed by the deposit of a thin layer of proprietary compound to promote maximum corrosion-resistance and paint adhesion. Finally, the decorative finish coat is applied.

Lektrocote® meets or exceeds the following standards:

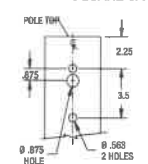
- ASTM B-117 1000 hour salt spray test
- ASTM B-2247 1000 hour humidity test
- ASTM D-2794 Impact test resistant to 160 inch pounds
- ASTM D-522 Flexibility test
- AAMA 603 Blister/adhesion test

FIXTURE MOUNTING

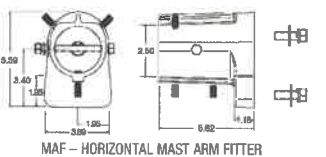
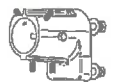
Square & Round



UPSWPEPT ARM MOUNT SQUARE & ROUND POLES



#2 DRILL PATTERN FOR POLES



ADDITIONAL ACCESSORIES

Catalog #	Description
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

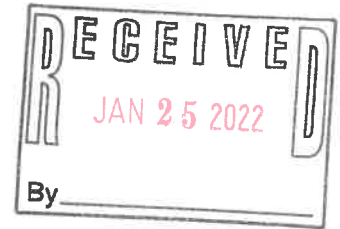
COLOR SELECTIONS

- 5 standard (Bronze, Black, White, Gray, Platinum Silver)
- 2 premium (Red, Forest Green) and Custom Colors (consult factory) are available



Note: - Actual colors may vary due to printing process

- All colors are textured except Platinum Silver and Red



Inspection & Maintenance Plan

SWD Property Management, LLC
25 Old Dover Road (Site)
Rochester, NH 03867

January 25, 2022

Prepared for:

SWD Property Management, LLC
P.O. Box 716
Exeter, NH 03833

Prepared by:

Emanuel Engineering, Inc.
118 Portsmouth Avenue, Suite A202
Stratham, NH 03885
EEI Project # 22-003

Source Control & Maintenance

The following are the areas to be accomplished and maintained because this site is considered a “High Load Area” from the maintenance and repair of vehicles on site. This plan is to provide to **SWD Property Management, LLC** with an outline of best management practices (BMPs) and operations that are prohibited on site. Descriptions and maintenance requirements of BMPs and operations in this section were taken from the *New Hampshire Stormwater Manual, Volume 2* dated December 2008 (<http://des.nh.gov/organization/commissioner/pip/publications/wd/documents/wd-08-20b.pdf>). A log is attached at the end of this document for the owner or designee to confirm that best management practices are occurring on-site.

Snow & Ice Management

To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends the development of a Road Salt and Deicing Minimization Plan when a development will create one acre or more of pavement, including parking lots and roadways. The plan should address the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. A component of the plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. See below for deicing application rate guidelines.

New Hampshire does not yet have salt reduction guidance, but recommends following the guidelines available in reference cited below.

Minnesota Snow and Ice Control handbook, available at:

http://www.mnltap.umn.edu/publications/handbooks/documents/snice_2012_wb.pdf

Rock Infiltration Swale

A rock infiltration swale is designed to collect moderate amounts of stormwater runoff from the parking lot, and store it within the voids between the stones that make up the drainage structure. The stone drip edge may be designed with an underdrain, to collect water and convey it to discharge, or it may be designed to infiltrate the water directly to the subsoil. Rock infiltration swales also protect the ground from erosion caused by concentrated stormwater.

Maintenance -

- The rock in filtration swale should be checked at least annually and after every major storm.
- If the rock in filtration swale has been displaced, undermined, or damaged, it should be repaired immediately.
- The channel immediately below any outlet should be checked to see that erosion is not occurring.
- The downstream channel should be kept clear of obstructions such as; fallen trees, debris, and sediment that could change flow patterns and/or tail water depths on the pipes.
- Repairs must be carried out immediately to avoid additional damage to the outlet protection apron.

Manicured Landscaped Areas – Litter Control

Landscaped areas tend to filter debris and contaminants that may block drainage systems and pollute the surface and ground waters.

Maintenance -

- Litter control and lawn maintenance involves removing litter such as trash, leaves, lawn clippings, pet wastes, oil and chemicals from streets, parking lots, and lawns before materials are transported into surface water.
- Litter control should be implemented as part of the daily grounds maintenance program.

Manicured Landscaped Areas – Fertilizer Management

Fertilizer management involves controlling the rate, timing, and method of fertilizer application so that the nutrients are taken up by the plants, thereby reducing the chance of polluting the surface and ground waters. Fertilizer management can be effective in reducing the amounts of phosphorus and nitrogen in runoff from landscape areas, particularly lawns. Soil tests should be conducted to determine fertilizer application rates.

Maintenance

- Have the soil tested by your landscaper or local Soil Conservation Service for nutrient requirements and follow the recommendations.
- Do not apply fertilizer to frozen ground.
- Clean up any fertilizer spills
- Do not allow fertilizer to be broadcast into water bodies.
- When fertilizing a lawn, water thoroughly, but do not create a situation where water runs off the surface of the lawn.

Inspection & Maintenance Log

The following pages contain an Inspection & Maintenance Log and blank copy of the Stormwater Management System's Inspection & Maintenance Log. These forms are provided to **SWD Property Management, LLC** with the inspection and maintenance of the **25 Old Dover Road, Rochester, New Hampshire** Stormwater Management System.

Proper inspection, maintenance, and repair are key elements in maintaining a successful stormwater management program on a developed property. Programs should be implemented at all of the owner's properties to ensure permit compliance and the highest quality of stormwater discharge. Routine inspection can also reduce the potential for deterioration of infrastructure or a catastrophic event, like a breach of detention pond.

For the purpose of this Stormwater Management Program, a significant rainfall event is considered an event of three (3) inches in a 24-hour period or 0.5 inches in a one-hour period. It is anticipated that a short, intense event is likely to have a higher potential of erosion for the site than a longer, high volume event.

Owner	Date
City Planner	Date
City Manager	Date

FILE: P:\2021 JOBS\21-120 SWD Property Management, LLC\Drainage\Stormwater Maintenance Plan 01-25-22.doc

CONTROL OF INVASIVE PLANTS

During maintenance activities, check for the presence of invasive plants and remove in a safe manner as described on the following pages. They should be controlled as described on the following pages.

Background:

Invasive plants are introduced, alien, or non-native plants, which have been moved by people from their native habitat to a new area. Some exotic plants are imported for human use such as landscaping, erosion control, or food crops. They also can arrive as "hitchhikers" among shipments of other plants, seeds, packing materials, or fresh produce. Some exotic plants become invasive and cause harm by:

- becoming weedy and overgrown;
- killing established shade trees;
- obstructing pipes and drainage systems;
- forming dense beds in water;
- lowering water levels in lakes, streams, and wetlands;
- destroying natural communities;
- promoting erosion on stream banks and hillsides; and
- resisting control except by hazardous chemical.

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.

Tarpping 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 the material dry for several weeks, or until it is clearly nonviable.

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 nonviable 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.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard <i>(Alliaria petiolata)</i> spotted knapweed <i>(Centaurea maculosa)</i> <ul style="list-style-type: none"> ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort <i>(Cynanchum nigrum)</i> <ul style="list-style-type: none"> ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort <i>(Cynanchum rossicum)</i> giant hogweed <i>(Heracleum mantegazzianum)</i> <ul style="list-style-type: none"> ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket <i>(Hesperis matronalis)</i> perennial pepperweed <i>(Lepidium latifolium)</i> purple loosestrife <i>(Lythrum salicaria)</i> Japanese stilt grass <i>(Microstegium vimineum)</i> mile-a-minute weed <i>(Polygonum perfoliatum)</i>	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. Large infestation <ul style="list-style-type: none"> ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. Large infestation <ul style="list-style-type: none"> ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed <i>(Phragmites australis)</i> Japanese knotweed <i>(Polygonum cuspidatum)</i> Bohemian knotweed <i>(Polygonum x bohemicum)</i>	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation <ul style="list-style-type: none"> ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation <ul style="list-style-type: none"> ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

UNH Cooperative Extension programs and policies are consistent with pertinent Federal and State laws and regulations, and prohibits discrimination in its programs, activities and employment on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sex, sexual orientation, or veteran's, marital or family status. College of Life Sciences and Agriculture, County Governments, NH Dept. of Resources and Economic Development, Division of Forests and Lands, NH Fish and Game, and U.S. Dept. of Agriculture cooperating.

OWNER

SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833

CIVIL ENGINEER

EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE, SUITE A202
STRATHAM, NH 03885

LAND SURVEYOR

TFMORAN, INC.
170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801

WETLAND/SOIL SCIENTIST

GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, BLDG 2, UNIT H
EXETER, NH 03833

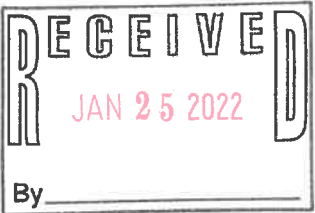
SITE PLAN SET
FOR SWD PROPERTY MANAGEMENT, LLC
ROCHESTER TAX MAP 132 LOT 39
25 OLD DOVER ROAD (SITE)
ROCHESTER, NH 03867



PROJECT LOCUS PLAN


1" = 1,000'

SEAL:



APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

CHAIRPERSON _____ DATE _____

1	JAN 25, 2022	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS
 civil & structural consultants, land planners 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-773-4400 F: 603-773-4487 WWW.EMANUELENGINEERING.COM			

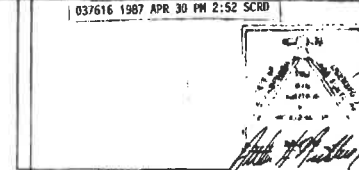
CLIENT:
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833

TITLE:
COVER SHEET
FOR
SWD PROPERTY MANAGEMENT, LLC
25 OLD DOVER ROAD (SITE)
ROCHESTER, NH 03867

PROJECT:	SCALE:	SHEET:
21-120	AS SHOWN	COVER

PROJECT DRAWING SET:

- COVER SHEET
- PLAN OF LAND (BOUNDARY BY NORWAY PLAINS SURVEY ASSOCIATES, INC.)
- C1 EXISTING CONDITIONS
- C2 SITE PLAN
- C3 GRADING, DRAINAGE, & UTILITIES PLAN
- D1 NOTES & DETAILS



REVISIONS:
(3-23-87)
4-15-87 ADD NOTES & BOUNDS TO GREATER ROCKY MOUNTAIN
DEV CORP PARCEL
4-22-87 REVISE TO DATE

I certify that this survey plat shows the property lines that are the lines of existing ownership and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownership or for new ways are shown.

4/24/87
Date

Arthur H. Nickless, Jr.
Arthur H. Nickless, Jr., N.H.I. - S. #67

Arthur H. Wickless, Jr., N.H.L.L.S. #67

COCHECO

RIVER

AMBUS PROPERTIES, LLC.
994/632

LISSEN BAKING CO.
728/069

OWNER OF RECORD:
IMC MAGNETICS CORP. -
NEW HAMPSHIRE DIVISION BX 1286 PG 453

TOTAL PARCEL AREA
8.31 ACRES

CITY OF ROCHESTER
429/279

ROUTE 16-B

PLAN OF LAND
ROCHESTER, N.H.
OLD DOVER ROAD ASSOCIATES

SCALE 1"=40'

MARCH, 1987



FILE NO. 165
PLAN NO. C-1024

КВ ЧРБА ЧО.26

NORWAY PLAINS SURVEY ASSOCIATES, INC.

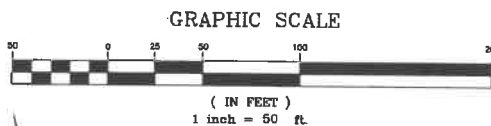
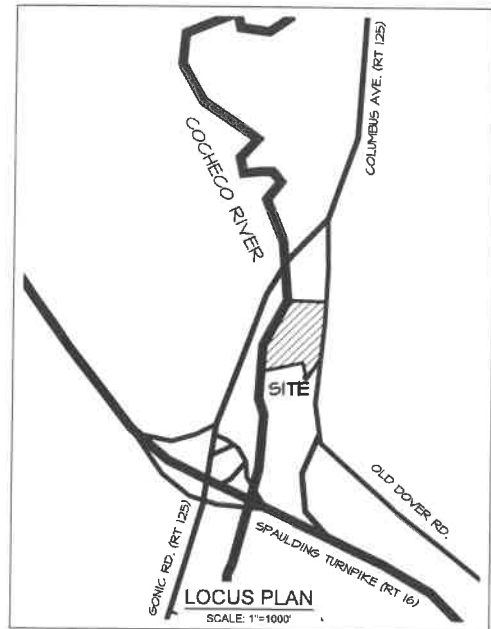
REFERENCE PLANS

1.) "PLAN OF LAND - NOW OR FORMERLY OF - GREATER ROCHESTER DEVELOPMENT-
NEED COOPERATION - ROCHESTER, N.Y." BY GERRY CONST. CO., INC.,
CONTRACTORS & ENGINEERS, DATED MARCH 20, 1972

2.) "PLAN OF LAND - ROUTES 125 & 146 - ROCHESTER, N.Y. - FOR POWER
TECHNICS, INC." BY JOHN W. BURGESS ASSOC., INC. DATED MARCH
24, 1984, AND RECORDED AT S.C.R.D. AS PLAN NO. 24A-15.

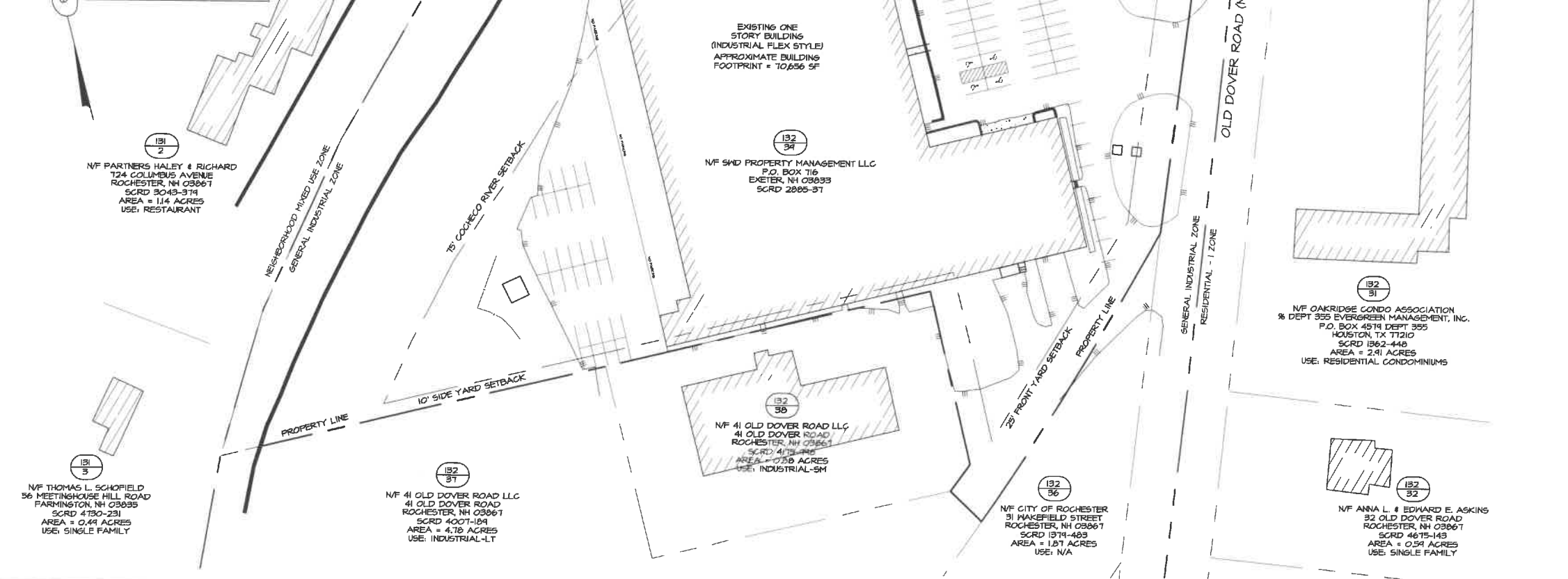
3.) "SUBDIVISION OF LAND - ROCHESTER, N.Y. - FOR - SANSOUX REALTY
TRUST - THE CITY OF ROCHESTER, N.Y." BY JOHN W. BURGESS ASSOC., INC.,
DATED FEB. 12, 1985, AND RECORDED AT S.C.R.D. AS PLAN NO.
27-04

4.) "LAND IN ROCHESTER, N.Y. - BDM CORP. TO RAYMOND CHARNOW, JR.
BY BARRY SUBVISING & ENGINEERING, DATED FEB. 20, 1986/CERT. 2,



LEGEND

○	REBAR FOUND
○	IRON PIPE FOUND
(TYP)	TYPICAL
---	PROPERTY LINE
---	EDGE OF PAVEMENT (EOP)
---	OVERHEAD UTILITIES
---	UTILITY POLE
---	GUY WIRE
---	ELECTRICAL BOX
---	LIGHT FIXTURE
---	WATER VALVE
---	DRAIN LINE
---	DRAIN MANHOLE
---	SERVICE CLEANOUT
---	CATCH BASIN
---	SEWER LINE
---	SEWER MANHOLE



REFERENCE PLANS:

1. "PLAN OF LAND" BY NORMAN PLAINS SURVEY ASSOCIATES INC., DATED MARCH, 1981, SCALE: 1"=40', SCRDS 0001-0011.

NOTES:

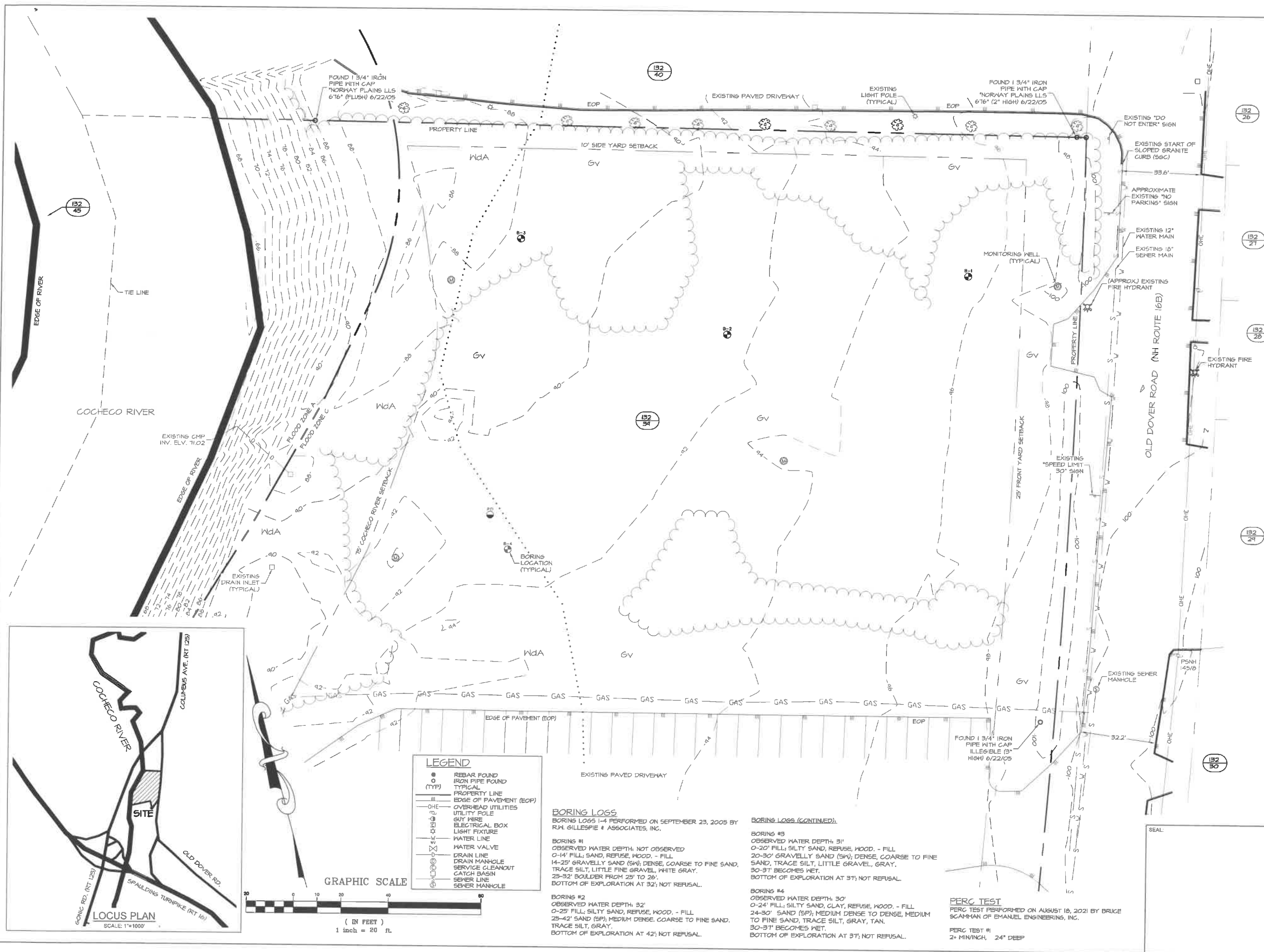
1. OWNER OF RECORD: TAX MAP 132, LOT 34 SWD PROPERTY MANAGEMENT, LLC P.O. BOX 716 EXETER, NH 03833 SCRDS BK2885 P637
2. THE INTENT OF THIS PLAN IS TO SHOW THE AREA OF INTEREST FOR PROPOSED WORK ON ROCHESTER TAX MAP 132 LOT 34.
3. PARCEL IS ZONED GENERAL INDUSTRIAL PER THE CITY OF ROCHESTER, NH ZONING MAP AMENDED FEBRUARY 6, 2018. THERE ARE NO OVERLAY DISTRICTS IN THE VICINITY OF THE SUBJECT PARCEL.
4. A PORTION OF THE PARCEL IS WITHIN FLOOD HAZARD ZONE "AE", REFERENCE FLOOD INSURANCE RATE MAP 33017C0210, DATED MAY 17, 2005. (BASE FLOOD ELEVATION = 184')
5. FIELDWORK CONDUCTED BY AMES MSG ARCHITECTS & ENGINEERS IN JULY 2005. OFF SITE BUILDINGS WERE DELINEATED VIA CIA-AXIS 615 ONLINE TAX MAPS FOR ROCHESTER, NH ON JANUARY 21, 2022.
6. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 18, 2022. NO WETLANDS WERE FOUND ON SITE.
7. SOILS WERE DELINEATED VIA USDA-NRCS WEB SOIL ON AUGUST 18, 2021.
8. PROPERTY TO BE SERVICED BY CITY WATER AND SEWER.
9. ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
10. THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERS, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
11. BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
12. ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.

1	JAN 25, 2022	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	JJM	DESIGN:	
CHECKED:	BDS	CHECKED:	
 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUEL-ENGINEERING.COM			

CLIENT:
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833

TITLE:
KEY PLAN
FOR
SWD PROPERTY MANAGEMENT, LLC
25 OLD DOVER ROAD (SITE)
ROCHESTER, NH 03867

PROJECT:	SCALE:	SHEET:
21-120	1"=50'	C1



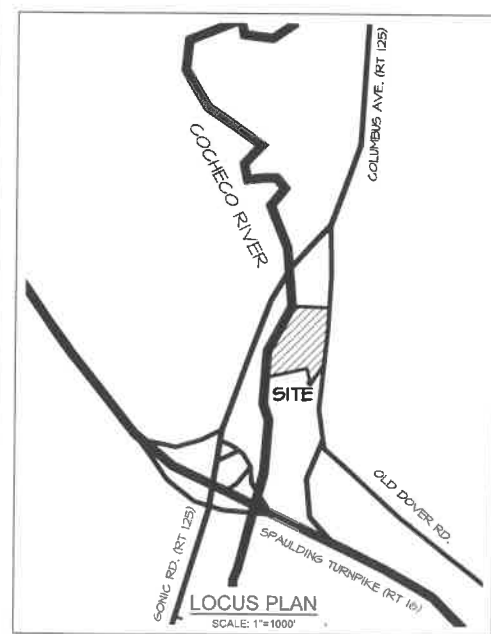
- NOTES:**
- OWNER OF RECORD:
TAX MAP 132, LOT 34
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833
SCRD BK2085 PGS1
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE AREA OF INTEREST ON ROCHESTER TAX MAP 132 LOT 34.
 - PARCEL IS ZONED GENERAL INDUSTRIAL PER THE CITY OF ROCHESTER, NH ZONING MAP AMENDED FEBRUARY 6, 2018. THERE ARE NO OVERLAY DISTRICTS IN THE VICINITY OF THE SUBJECT PARCEL.
 - A PORTION OF THE PARCEL IS WITHIN FLOOD HAZARD ZONE "AE", REFERENCE FLOOD INSURANCE RATE MAP 33017C021D, DATED MAY 17, 2003. (BASE FLOOD ELEVATION = 104')
 - FIELDWORK CONDUCTED BY AMES MSG ARCHITECTS & ENGINEERS IN JULY 2005.
 - WETLANDS WERE DELINEATED BY SOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 18, 2022. NO WETLANDS WERE FOUND ON SITE.
 - SOILS WERE DELINEATED VIA USDA-NRCS WEB SOIL ON AUGUST 18, 2021.
 - PROPERTY TO BE SERVICED BY CITY WATER AND SEWER.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.

REFERENCE PLANS:

- "PLAN OF LAND" BY NORWAY PLAINS SURVEY ASSOCIATES INC., DATED MARCH, 1987, SCALE: 1"=40'; SCRD P0091-0011.

SOIL LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
Gv	GRAVEL AND BORROW PITS
Nda	HINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES

NOTE: SOIL INFORMATION ON THIS PLAN WAS DELINEATED VIA THE USDA - NRCS WEB SOIL SURVEY ON AUGUST 18, 2021.



LEGEND

●	REBAR FOUND
○	IRON PIPE FOUND
(TYP)	TYPICAL
---	PROPERTY LINE
---	EDGE OF PAVEMENT (EOP)
---	OVERHEAD UTILITIES
---	UTILITY POLE
---	GUY WIRE
---	ELECTRICAL BOX
---	LIGHT FIXTURE
---	WATER LINE
---	WATER VALVE
---	DRAIN LINE
---	DRAIN MANHOLE
---	SERVICE CLEANOUT
---	CATCH BASIN
---	SEWER LINE
---	SEWER MANHOLE

BORING LOGS
BORING LOGS 1-4 PERFORMED ON SEPTEMBER 23, 2005 BY R.W. GILLESPIE & ASSOCIATES, INC.

BORING #1
OBSERVED WATER DEPTH: NOT OBSERVED
0-14' FILL; SAND, REFUSE, WOOD. - FILL
14-25' GRAVELLY SAND (SW); DENSE, COARSE TO FINE SAND, TRACE SILT, LITTLE FINE GRAVEL, WHITE GRAY.
25-32' BOULDER FROM 25' TO 26'.
BOTTOM OF EXPLORATION AT 32'; NOT REFUSAL.

BORING #2
OBSERVED WATER DEPTH: 32'
0-25' FILL; SILTY SAND, REFUSE, WOOD. - FILL
25-42' SAND (SP); MEDIUM DENSE, COARSE TO FINE SAND, TRACE SILT, GRAY.
TRACE SILT, GRAY.
BOTTOM OF EXPLORATION AT 42'; NOT REFUSAL.

BORING LOGS (CONTINUED).

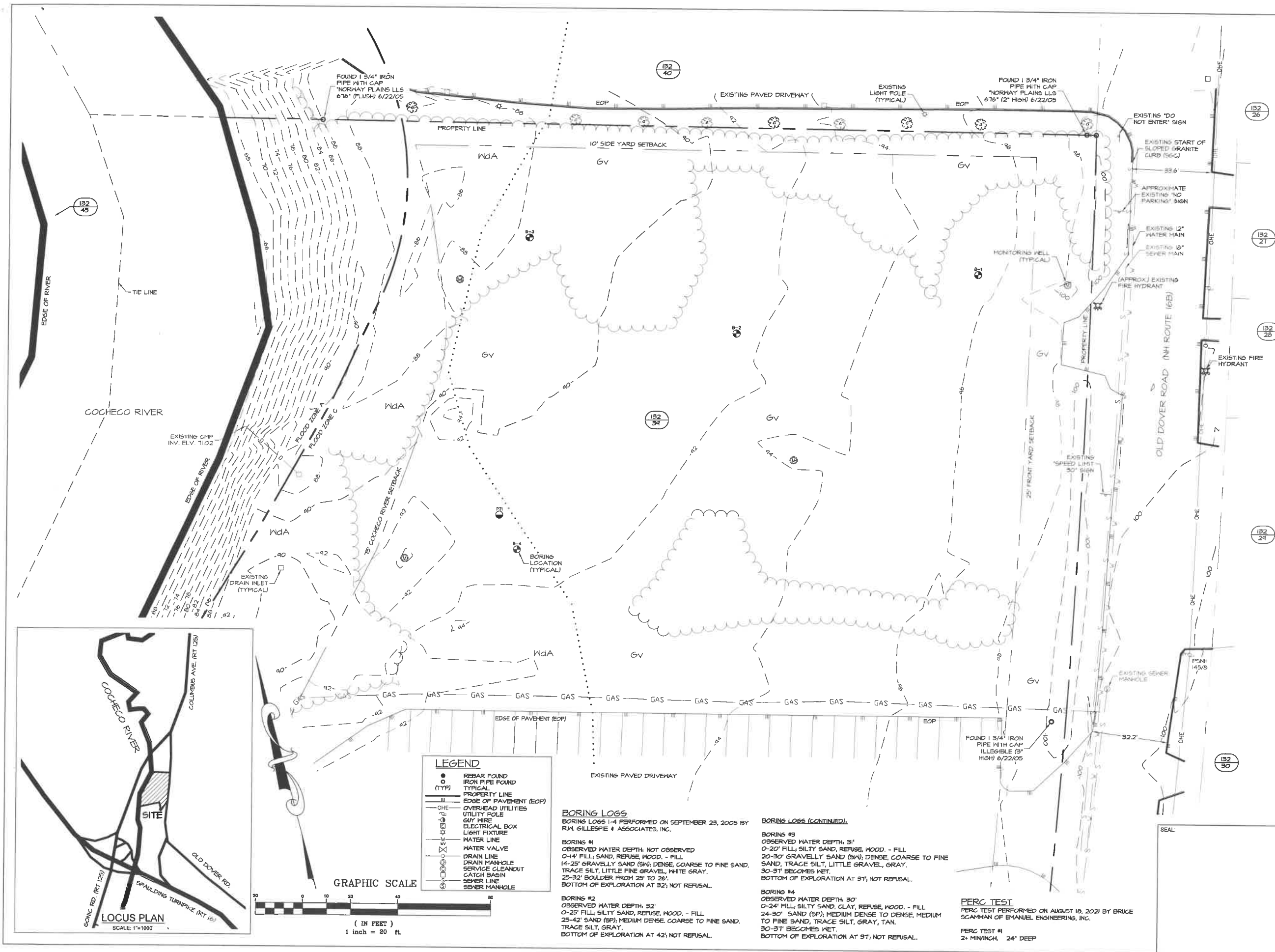
BORING #3
OBSERVED WATER DEPTH: 31'
0-20' FILL; SILTY SAND, REFUSE, WOOD. - FILL
20-30' GRAVELLY SAND (SW); DENSE, COARSE TO FINE SAND, TRACE SILT, LITTLE GRAVEL, GRAY.
30-37' BECOMES WET.
BOTTOM OF EXPLORATION AT 37'; NOT REFUSAL.

BORING #4
OBSERVED WATER DEPTH: 30'
0-24' FILL; SILTY SAND, CLAY, REFUSE, WOOD. - FILL
24-30' SAND (SP); MEDIUM DENSE TO DENSE, MEDIUM TO FINE SAND, TRACE SILT, GRAY, TAN.
30-37' BECOMES WET.
BOTTOM OF EXPLORATION AT 37'; NOT REFUSAL.

PERC TEST
PERC TEST PERFORMED ON AUGUST 18, 2021 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC.

PERC TEST #1
2" MIN/INCH, 24" DEEP

1 JAN 25, 2022		FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:	CHK.	
DRAWN: JJM	DESIGN: -		
CHECKED: BDS	CHECKED: -		
118 PORTSMOUTH AVENUE, A202 STRAFFORD, NH 03885 P: 603-772-4400 F: 603-772-4447 WWW.EMANUELENGINEERING.COM			
CLIENT: SWD PROPERTY MANAGEMENT, LLC P.O. BOX 716 EXETER, NH 03833			
TITLE: EXISTING CONDITIONS FOR SWD PROPERTY MANAGEMENT, LLC 25 OLD DOVER ROAD (SITE) ROCHESTER, NH 03867			
PROJECT:	SCALE:	SHEET:	
21-120	1"=20'	C2	



- NOTES:**
- OWNER OF RECORD:
TAX MAP 132, LOT 34
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833
SCRD BK2083 PGS1
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE AREA OF INTEREST ON ROCHESTER TAX MAP 132 LOT 34.
 - PARCEL 15 IS ZONED GENERAL INDUSTRIAL PER THE CITY OF ROCHESTER, NH ZONING MAP AMENDED FEBRUARY 6, 2018. THERE ARE NO OVERLAY DISTRICTS IN THE VICINITY OF THE SUBJECT PARCEL.
 - A PORTION OF THE PARCEL IS WITHIN FLOOD HAZARD ZONE "AE", REFERENCE FLOOD INSURANCE RATE MAP 3301TC021D, DATED MAY 17, 2005. (BASE FLOOD ELEVATION = 104')
 - FIELDWORK CONDUCTED BY AMES MSC ARCHITECTS & ENGINEERS IN JULY 2005.
 - WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 18, 2022. NO WETLANDS WERE FOUND ON SITE.
 - SOILS WERE DELINEATED VIA USDA-NRCS WEB SOIL ON AUGUST 18, 2021.
 - PROPERTY TO BE SERVICED BY CITY WATER AND SEWER.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 12 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.

REFERENCE PLANS:

- "PLAN OF LAND" BY NORWAY PLAINS SURVEY ASSOCIATES INC., DATED MARCH, 1981, SCALE: 1"=40'; SCRD P0031-0011.

SOIL LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
Gv	GRAVEL AND BORROW PITS
NdA	WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES

NOTE: SOIL INFORMATION ON THIS PLAN WAS DELINEATED VIA THE USDA - NRCS WEB SOIL SURVEY ON AUGUST 18, 2021.

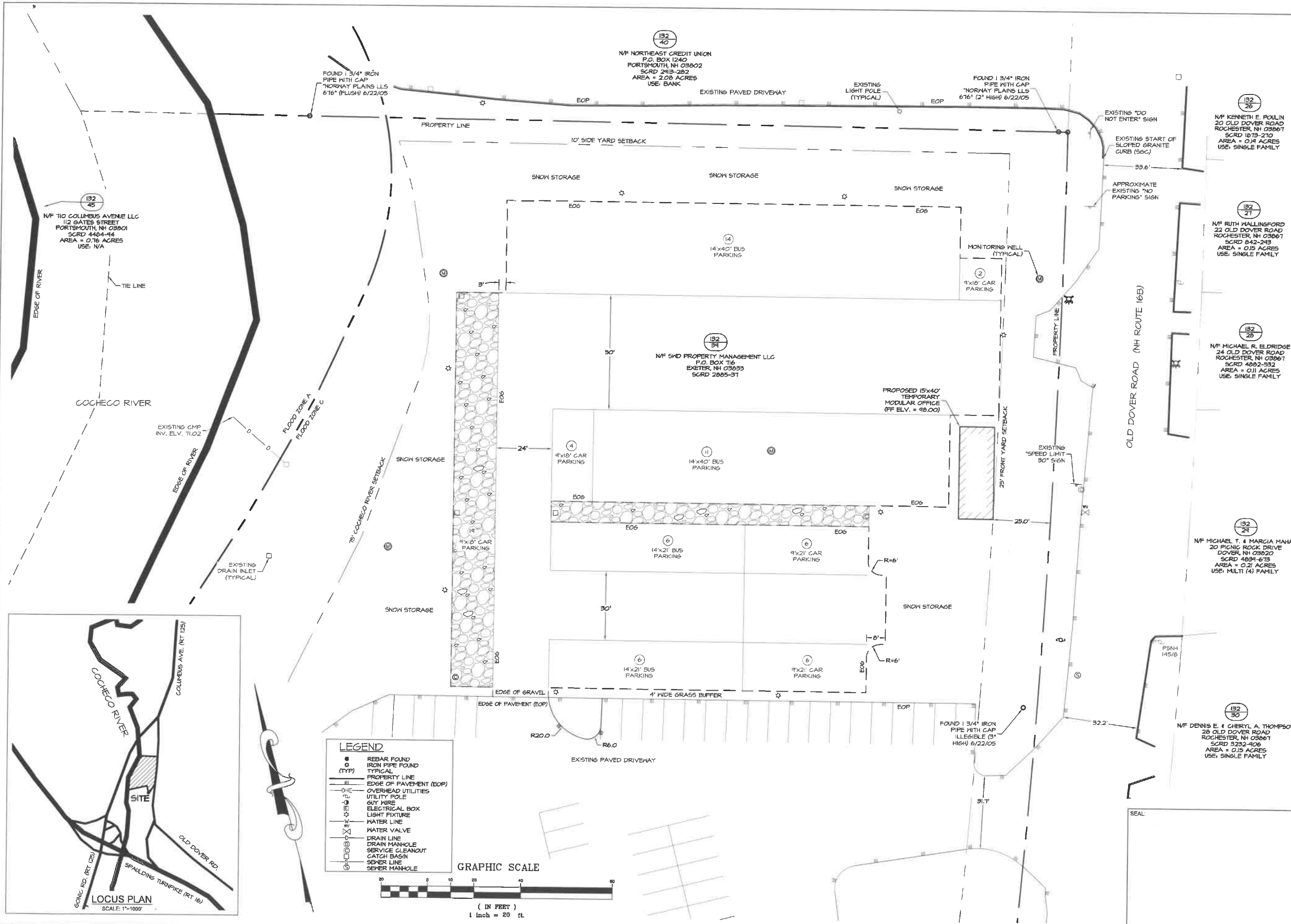
1	JAN 25, 2022	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	JJM	DESIGN:	
CHECKED:	BDS	CHECKED:	

EMANUEL ENGINEERING
civil, structural, geotechnical, land planning
118 PORTSMOUTH AVENUE, #202
STRAHAM, NH 03885
P: 603.772.4400 F: 603.772.4487
WWW.EMANUEL-ENGINEERING.COM

CLIENT:
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833

TITLE:
EXISTING CONDITIONS
FOR
SWD PROPERTY MANAGEMENT, LLC
25 OLD DOVER ROAD (SITE)
ROCHESTER, NH 03867

PROJECT:	SCALE:	SHEET:
21-120	1"=20'	C2



- NOTES:**
- OWNER OF RECORD, TAX MAP 132, LOT 34 SWD PROPERTY MANAGEMENT, LLC P.O. BOX 716 EXETER, NH 03833 SCRD BK2885 PG37
 - THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED GRAVEL LOT USED FOR SCHOOL BUS STORAGE. THE LOT SHALL STORE TWENTY FIVE 40' LONG BUSES, TWELVE 21' LONG BUSES, AND SHALL PROVIDE PARKING SPACES FOR THIRTY SEVEN PASSENGER CARS. IT IS ALSO THE INTENT TO SHOW A 15'x40' TEMPORARY MODULAR OFFICE BUILDING AND ASSOCIATED UTILITIES.
 - PARCEL IS ZONED GENERAL INDUSTRIAL PER THE CITY OF ROCHESTER, NH ZONING MAP AMENDED FEBRUARY 6, 2018. THERE ARE NO OVERLAY DISTRICTS IN THE VICINITY OF THE SUBJECT PARCEL.
 - A PORTION OF THE PARCEL IS WITHIN FLOOD HAZARD ZONE 1-AE1. REFERENCE FLOOD INSURANCE RATE MAP 55010221D, DATED MAY 17, 2005. (BASE FLOOD ELEVATION = 184')
 - FIELDWORK CONDUCTED BY AMES MSG ARCHITECTS & ENGINEERS IN JULY 2005.
 - METLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 18, 2022. NO METLANDS WERE FOUND ON SITE.
 - SOILS WERE DELINEATED VIA USDA-NRCS WEB SOIL ON AUGUST 18, 2021.
 - PROPERTY TO BE SERVICED BY CITY WATER AND SEWER.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIS SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIS SAFE @ 800 OR 1-800-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
 - CITY OF ROCHESTER ZONING REQUIREMENTS FOR THE GENERAL INDUSTRIAL ZONE:
 - REQUIRED FRONTAGE = 100 FT
 - FRONTAGE OF LOT = 591.60 FT
 - MINIMUM LOT AREA = 20,000 SF
 - AREA OF LOT = 6,31 ACRES (361,484 SF)
 - FRONT SETBACK (MIN) = 25 FT
 - SIDE SETBACK (MIN) = 20 FT
 - REAR SETBACK (MIN) = 25 FT
 - MAXIMUM LOT COVERAGE = 75%
 - LOT COVERAGE PROPOSED = 56.4%
 - MAXIMUM BUILDING HEIGHT = 55 FT
 - PROPOSED PARKING:
 - (25) TWENTY FIVE 40-FOOT-LONG BUSES
 - (12) TWELVE 21-FOOT-BUSES
 - (37) THIRTY SEVEN TOTAL BUS SPACES
 - (37) THIRTY SEVEN PASSENGER CAR SPACES
 - ALL MAINTENANCE OF SCHOOL BUSES TO BE PERFORMED OFF SITE.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT EMANUEL ENGINEERING, INC.
 - HEAT TO BE PROVIDED BY INTERNAL ELECTRICAL MINI SPLIT HEAT PUMPS. NO GAS IS REQUIRED.
 - EXISTING DUMPSTERS ON SITE ARE AVAILABLE FOR DISPOSAL OF SOLID WASTE.

REFERENCE PLANS:

- "PLAN OF LAND" BY NORMAN PLAINS SURVEY ASSOCIATES INC., DATED MARCH, 1987, SCALE: 1"=40'; SCRD 00031-0011.

ISS. DATE	FOR APPROVAL	CHK.
1 JAN 25, 2022	FOR APPROVAL	

DRAWN	DESIGN
JJM	JJM

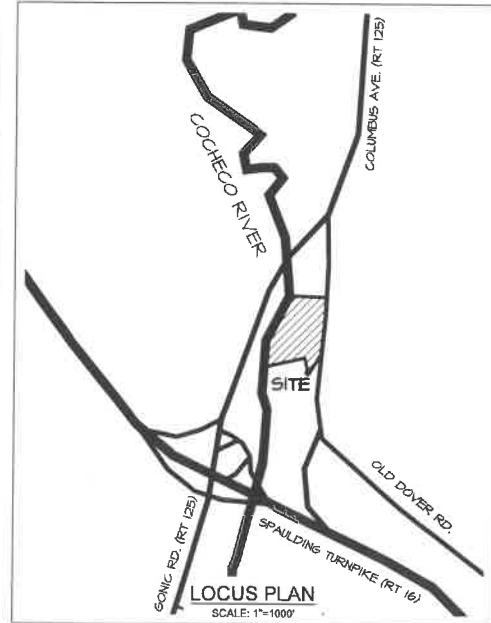
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BDS	BDS

EMANUEL ENGINEERING
118 Portsmouth Ave., 2nd Floor
Rochester, NH 03867
PH: 603.772.4447 FAX: 603.772.4447
www.emanuel-engineering.com

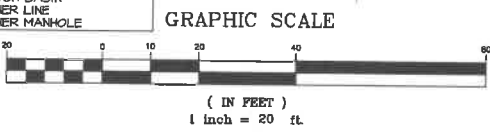
CLIENT:
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833

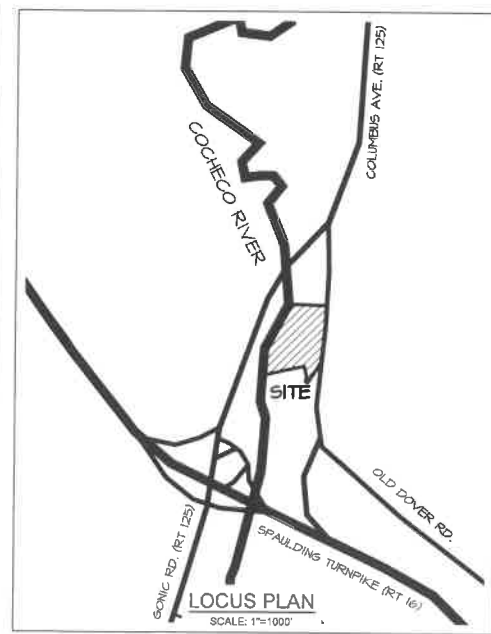
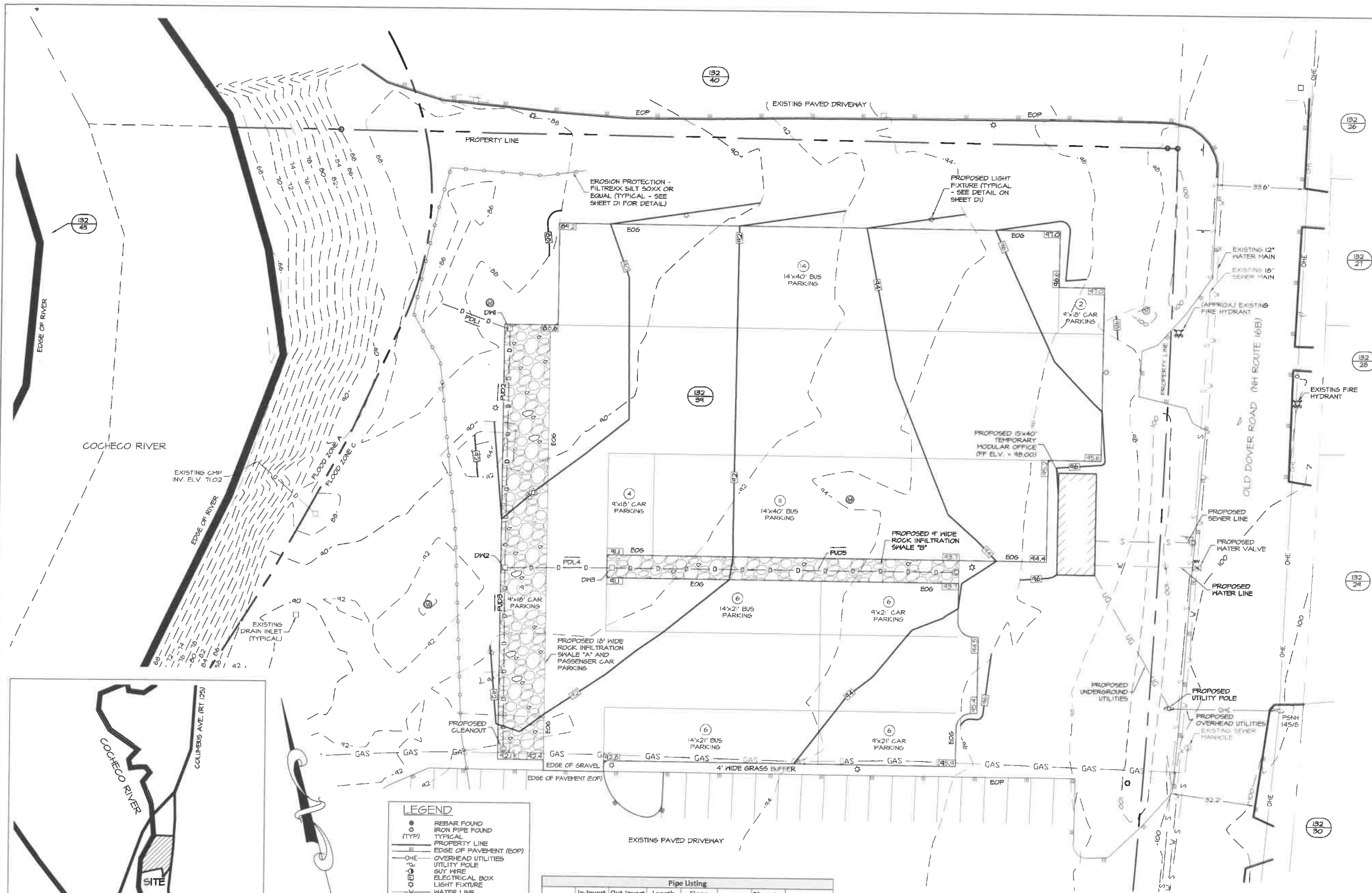
TITLE:
SITE PLAN
FOR
SWD PROPERTY MANAGEMENT, LLC
25 OLD DOVER ROAD (SITE)
ROCHESTER, NH 03867

PROJECT	SCALE	SHEET
21-120	1"=20'	C3



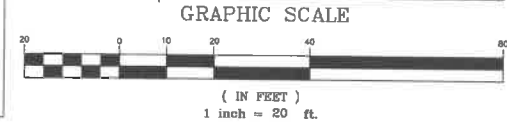
- LEGEND**
- REBAR FOUND
 - IRON PIPE FOUND
 - TYPICAL
 - PROPERTY LINE
 - EDGE OF PAVEMENT (EOP)
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - 60V WIRE
 - ELECTRICAL BOX
 - LIGHT FIXTURE
 - WATER LINE
 - WATER VALVE
 - DRAIN LINE
 - DRAIN MANHOLE
 - SERVICE CLEANOUT
 - CATCH BASIN
 - SEWER LINE
 - SEWER MANHOLE





LEGEND

●	REBAR FOUND
○	IRON PIPE FOUND
(TYP)	TYPICAL
---	PROPERTY LINE
---	EDGE OF PAVEMENT (EOP)
---	OVERHEAD UTILITIES
---	UTILITY POLE
---	GUY WIRE
---	ELECTRICAL BOX
---	LIGHT FIXTURE
---	WATER LINE
---	WATER VALVE
---	DRAIN LINE
---	DRAIN MANHOLE
---	SERVICE CLEANOUT
---	CATCH BASIN
---	SEWER LINE
---	SEWER MANHOLE



Pipe Listing

Pipe #	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	Material	Diameter (Inches)	Pipe Type
PDL1	86.3	86.27	30	0.001	SDR-35	8	Solid
PUD2	88.3	88.3	90	0.022	SDR-35	4	Perforated
PUD3	90.1	88.3	70	0.026	SDR-35	4	Perforated
PDL4	89.1	88.3	40	0.020	SDR-35	6	Solid
PUD5	91.7	89.1	130	0.020	SDR-35	4	Perforated

Notes:
1. Perforated pipes shall have two rows of holes 1/4" in diameter, 5 inches on center, and spaced 120" apart. Perforations shall be mirrored about the y-axis, and both shall be located on the bottom half of the pipe.
2. Pipe PDL1 to have animal guard grate where it daylight (see details on Sheet D1).

Drainage Structure Chart

Structure #	Structure	Size	Lid/Rim	Rim Elevation	Sump
DW1	Concrete Drywell	4' Diameter	NEENAH #R-3570	88.3'3"	
DW2	Concrete Drywell	4' Diameter	NEENAH #R-3570	90.3'3"	
DW3	Concrete Drywell	4' Diameter	NEENAH #R-3570	91.1'3"	

Notes:
1. Proposed catch basins to be by Shea Concrete or equal.
2. All concrete structures must be installed in accordance with New Hampshire Department of Transportation Standards and specifications for Road and Bridge Construction.
3. Drywells to be underlain by Mirafi 140N geotextile fabric extended 4' out in all directions from edge of drywell (see detail on Sheet D1).

- NOTES:**
- OWNER OF RECORD:
TAX MAP 132, LOT 39
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833
SCRD BK2285 PG37
 - THE INTENT OF THIS PLAN IS TO SHOW PROPOSED GRADING AND DRAINAGE ASSOCIATED WITH THE PROPOSED GRAVEL BUS STORAGE LOT. IT IS ALSO THE INTENT TO SHOW THE PROPOSED UTILITIES SERVICING THE PROPOSED TEMPORARY MODULAR OFFICE.
 - PARCEL IS ZONED GENERAL INDUSTRIAL PER THE CITY OF ROCHESTER, NH ZONING MAP AMENDED FEBRUARY 6, 2018. THERE ARE NO OVERLAY DISTRICTS IN THE VICINITY OF THE SUBJECT PARCEL.
 - A PORTION OF THE PARCEL IS WITHIN FLOOD HAZARD ZONE "AE"; REFERENCE FLOOD INSURANCE RATE MAP 3301C021D, DATED MAY 17, 2005. (BASE FLOOD ELEVATION = 184')
 - FIELDWORK CONDUCTED BY AMES HSC ARCHITECTS & ENGINEERS IN JULY 2005.
 - METLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 18, 2022. NO METLANDS WERE FOUND ON SITE.
 - SOILS WERE DELINEATED VIA USDA-NRCS WEB SOIL ON AUGUST 18, 2021.
 - PROPERTY TO BE SERVICED BY CITY WATER AND SEWER.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 12 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
 - TOTAL SITE DISTURBANCE IS EXPECTED TO BE APPROXIMATELY 44,750 SQUARE FEET. NO EXISTING SOILS ARE EXPECTED TO BE HAULED FROM THE SITE.

REFERENCE PLANS:

- "PLAN OF LAND" BY NORWAY PLAINS SURVEY ASSOCIATES INC., DATED MARCH, 1981; SCALE: 1"=40'; SCRD P0031-0011.

1	JAN 25, 2022	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	JJM	DESIGN:	JJM
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CLIENT:
SWD PROPERTY MANAGEMENT, LLC
P.O. BOX 716
EXETER, NH 03833

TITLE:
GRADING, DRAINAGE, & UTILITIES PLAN
FOR
SWD PROPERTY MANAGEMENT, LLC
25 OLD DOVER ROAD (SITE)
ROCHESTER, NH 03867

PROJECT:	SCALE:	SHEET:
21-120	1"=20'	C4

