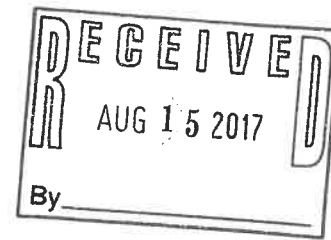


City of Rochester Planning Department  
31 Wakefield Street  
Rochester, NH 03867  
(603) 335-1338



**\*PRELIMINARY\***  
**Site Plan Application**

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

**Property information**

Tax map #: 216; Lot #'s: 6 & 7; Zoning district: GRD

Property address/location: 48 & 58 Farmington Rd; # acres: 5.53/6.83

Name of project (if applicable): 10,000 Square foot expansion at Rochester Toyota

**Proposed project**

Describe proposed project: Expansion of business

Nonresidential: current bldg. size 18,700 s.f.; total proposed bldg. size 28,262 s.f.

Residential: current # units 0; total proposed # units 0

City water? yes x no    ; how far is City water from the site? In NH Rt 11

City sewer? yes x no    ; how far is City sewer from the site? In NH Rt 11

**Applicant/Agent**

Property owner (include name of individual): Casaccio Re Holdings LLC

Property owner mailing address: PO Box 1598, Rochester, NH 03866

Property owner phone # 603-817-7695 email: LMC@RochesterToyota.net

Applicant/developer (if different from property owner): Berry Surveying & Engineering

Applicant/Developer mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Applicant/developer phone # 603-332-2863 email: CRBerry@metrocast.net

Engineer/designer/agent: Kenneth A Berry, PE, LLS

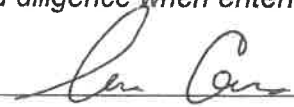
Engineer/designer/agent phone # 603-332-2863 email: K.Berry@BerrySurveying.com

[Signature] 8-15-17  
Signature Date

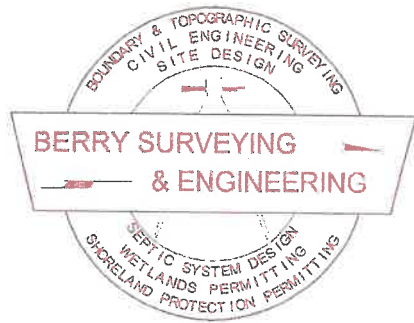
[Office use only. Payment of fee. Amount \$            Check #            Date paid            ]

**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: 8-15-17



## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

August 15, 2017

City of Rochester Planning Department  
Attention Chief Planner Seth Creighton  
31 Wakefield Street  
Rochester, NH 03867

Re: Rochester Toyota  
9,500 SF Expansion to the Rear of Existing Structure  
Lot Merger  
NH Route 11 / 48 Farmington Road  
Tax Map 216, Lot 6 & 7

Seth,

On behalf of Rochester Toyota, Berry Surveying & Engineering (BS&E) submits for review a Design Review Set of plans for a Non-Residential Site plan. The proposal consists of a 9,500 square foot expansion off the rear of the existing Rochester Toyota Building. The plan set consists of concept level plans for discussion with the TRG and the City of Rochester Planning Board.

The site will require a lot merger of the Lots 6 & 7, whereas the building is proposed over the line. The purpose of the expansion is to streamline the service aspect of the current business. The existing service bays are too small and do not provide for a good flow of work. A drive aisle will need to be constructed around the north side of the structure to maintain access. The wetlands on site have been delineated by Stoney Ridge Environmental, and are noted on the plans with their sizes and buffers listed. This drive aisle will require an existing culvert pipe (outside of the wetland area) to be extended with a new headwall affixed. (Further details required.)

With respect to drainage we are proposing a sand filter treatment system to provide treatment for the remaining rear parking lot. This sand filter will also provide a peak rate reduction as water moves to and through the sand filter, thus improving the quality and flow characteristics. Other than the small drive aisle, there is no increase in impervious surface, whereas the proposed addition is over an existing area that is paved. Additional engineering detail is required for this item, as well as a brief analysis to determine sizing.

We would like to discuss with you and the TRG the expectations for the following items, as well as others you may itemize during your review:

- Lighting: There are existing flood lights around the rear parking lot. One will either be removed or relocated and we will likely recommend to our client that this lamp be converted to a compliant style. No other lighting changes are proposed. Input on the level of detail required by your department is requested.
- Landscaping: We have not reviewed this with the architect as of yet, currently none is proposed. We will work with Peter Stewart, the owner and contractor to see if there are some treatments

August 15, 2017

available to the north wall, which will likely be seen by the upcoming Ridge project, which abuts to the north side.

- Additional Drainage Documentation.
- Zone Specific requirements (GR with Aquifer Overlay.)

Enclosed please find the following:

- o 3 Full Size copies of the Subdivision Plan
- o 22 Half Scale copy of the same.
- o 22 Copies of the Application, Narrative
- o 1 CD containing the above items
- o 1 Abutters List
- o 3 Sets of Labels

Please let us know if there is anything further you require.

Berry Surveying & Engineering

Christopher R. Berry  
Principal, President



**BERRY SURVEYING & ENGINEERING**  
335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

TABLE OF CONTENTS:

SHEET 1	~ NEIGHBORHOOD PLAN
SHEET 2	~ EXISTING CONDITIONS PLAN
SHEET 3	~ OVERALL SITE PLAN
SHEET 4	~ DETAIL SITE PLAN
SHEET 5	~ GRADING PLAN
SHEET 6	~ EROSION & SEDIMENT CONTROL PLAN
SHEET 7	~ DOT 1 NHDOT SIGHT DISTANCE PLAN & PROPOSED IMPROVEMENTS
SHEET 8	~ DOT 2 NHDOT SIGHT DISTANCE PLAN & PROPOSED IMPROVEMENTS

SITE REVIEW  
FOR  
CASACCIO RE HOLDINGS LLC  
ROCHESTER TOYOTA  
48 FARMINGTON ROAD  
ROCHESTER, N.H.  
TAX MAP 216, LOTS 6 & 7



OWNER: CASACCIO RE HOLDINGS LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866

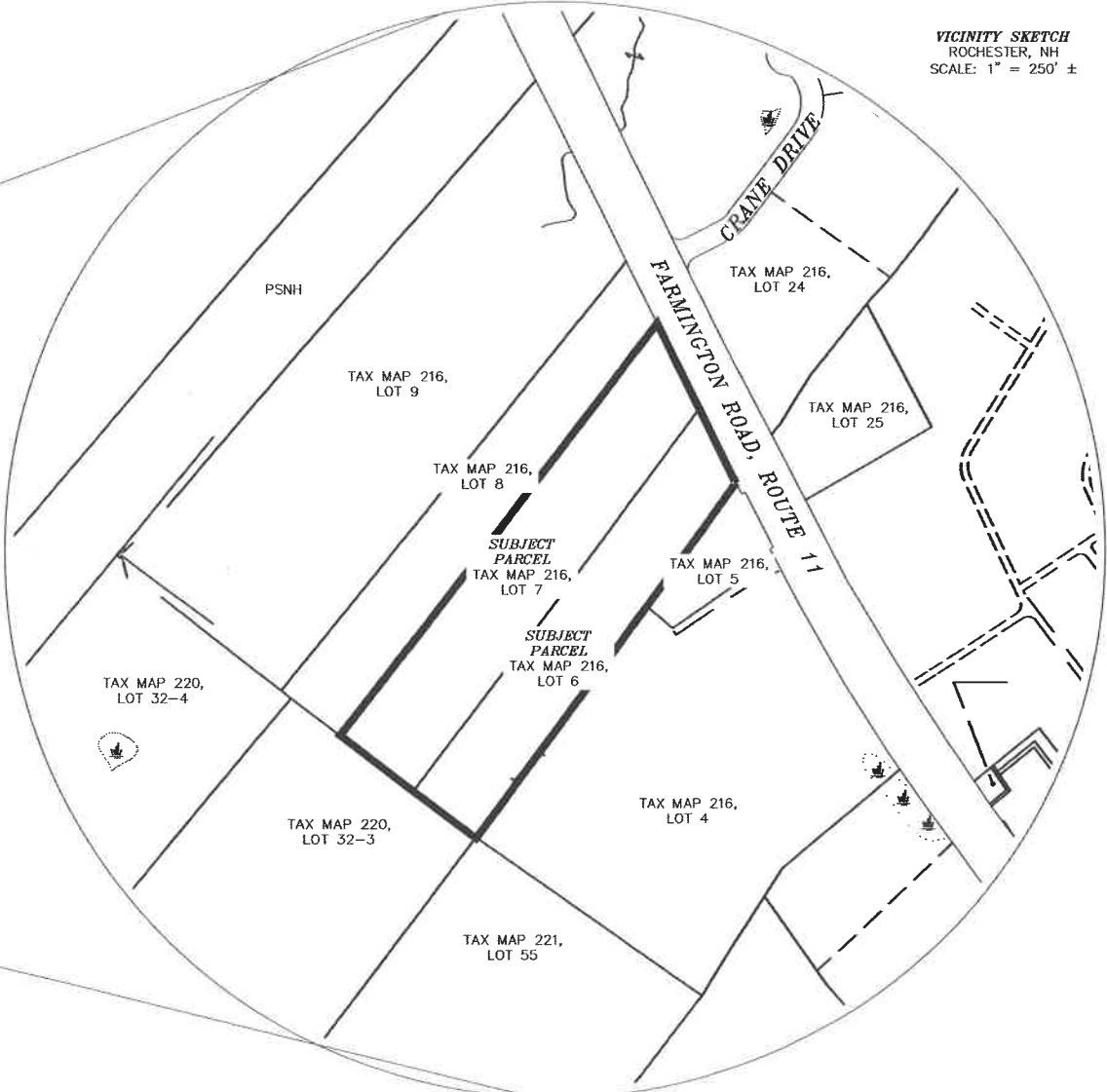
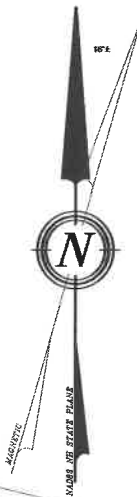
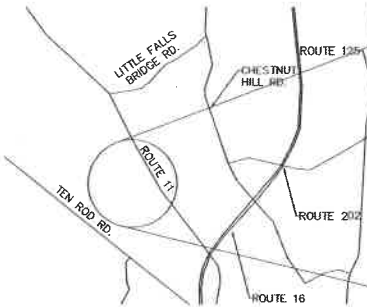
APPLICANT: CASACCIO RE HOLDINGS LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS  
CPESC, CESSWI, CPSWQ  
BERRY SURVEYING & ENGINEERING  
335 CROWN POINT ROAD  
BARRINGTON, NH 03825  
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS  
CPESC, CESSWI, CPSWQ  
BERRY SURVEYING & ENGINEERING  
335 CROWN POINT ROAD  
BARRINGTON, NH 03825  
(603) 332-2863

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL  
CYNTHIA M. BALCIUS, CSS, CWS, CPESC  
229 PARKER MOUNTAIN ROAD  
ALTON, NH 03809  
603-776-5825

LOCATION PLAN  
ROCHESTER, NH  
NOT TO SCALE



VICINITY SKETCH  
ROCHESTER, NH  
SCALE: 1" = 250' ±

REQUIRED PERMITS:

SWPPP ~ TO BE ON FILE 3 WEEKS BEFORE CONSTRUCTION

BERRY SURVEYING & ENGINEERING CAN PROVIDE THE SWPPP AS REQUIRED BY THE CITY OF ROCHESTER CHAPTER 50, 50.6A. A CAPABLE AND KNOWLEDGEABLE PERSON IS TO DO ON-SITE EROSION CONTROL INSPECTIONS PER THE STORM WATER MANAGEMENT PERMIT. BERRY SURVEYING & ENGINEERING CAN PROVIDE THIS SERVICE IF REQUESTED.

A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE CONSTRUCTION ACTIVITIES TAKE PLACE. THOSE PRESENT SHOULD INCLUDE THE OWNER OF RECORD, DESIGN ENGINEER, CONSTRUCTION MANAGER, CITY ENGINEER OR DESIGNEE, AND HEAD OF THE PLANNING DEPARTMENT OR DESIGNEE.

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECT'S DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CEO AS DIRECTED IN THE MANUAL.

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY :  
DATE :



REVISION	DATE	DESCRIPTION

SITE REVIEW  
LAND OF  
CASACCIO RE HOLDINGS LLS  
ROCHESTER TOYOTA  
48 FARMINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : AS SHOWN  
DATE : AUGUST 15, 2017  
FILE NO. : DB 2017 - 063

LEGEND:

- IRON BOUND ~TBS~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- ⊠ STONE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- ⊠ CURB STOP
- ⊠ GATE VALVE
- ⊠ GAS VALVE
- ⊠ FIRE HYDRANT
- ⊠ CATCH BASIN
- ⊠ SEWER MAN HOLE
- ⊠ SINGLE POST SIGN
- ⊠ POLE LIGHT
- ⊠ TEST PIT
- ⊠ TREE

- BUILDING SETBACK LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITIES
- HIGHWAY FENCE
- NRCS SOILS LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- R.O.W. LINE
- ADJUTING LOT LINES
- SPOT ELEVATION
- 25' & 50' WETLAND BUFFER
- JURISDICTIONAL WETLAND LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CULVERT W/ FLARED END SECTION (F.E.S.)

DETAIL SHEET / DETAIL

PROPOSED & EXISTING TREELINE

RIP-RAP APRON

PROPOSED CENTER LINE

PROPOSED UNDERGROUND UTILITY

PROPOSED UNDER DRAIN (U.D.)

PROPOSED TRANSFORMER / JUNCTION BOX

EXISTING SECTOR CABINET AND

ELECTRIC MANHOLE

SILT FENCE / EROSION MIX BERM

FILTREXX SILT SOXX (8" or 12" AS NOTED)

ORANGE CONSTRUCTION PERIMETER FENCE

ABBREVIATION LEGEND:

- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB
- E.O.P. EDGE OF PAVEMENT
- B.C.C. BITUMINOUS CONCRETE CURB
- BITUM. BITUMINOUS
- E.S.H.W.T. ESTIMATE SEASONAL HIGH WATER TABLE
- TYP. TYPICAL
- T. BLOCK THRUST BLOCK
- CONC. CONCRETE
- U.G.E. UNDER GROUND ELECTRIC / UTILITY
- U.D. UNDER DRAIN
- F.E.S. FLARED END SECTION
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- F.G. FINISHED GRADE
- E.G. EXISTING GRADE
- T.W. TRAVELED WAY
- T.B.R. TO BE REMOVED
- '/' FEET / FEET

- SSL ( ) ~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- DSL ( ) ~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- SSB ( ) ~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- SBL ( ) ~ [SIZE] SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- DBL ( ) ~ [SIZE] DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

CIS SKETCH  
ROCHESTER, NH  
SCALE: 1" = 500' ±



ADJUTERS WITHIN 200':

N/F FARMINGTON ASSOCIATES PPTY, LLS  
332 RESERVOIR STREET  
NEEDHAM, MA 02464  
TAX MAP 286, LOT 8  
S.C.R.D. BOOK 4445, PAGE 472

N/F MELANSON, RICHARD  
99 TEN ROD ROAD  
ROCHESTER, NH 03867  
TAX MAP 220, LOT 32-3  
S.C.R.D. BOOK 3880, PAGE 449

N/F LABRECQUE, NORMAN J. JR.  
LABRECQUE-BURGHEAD, BARBARA S  
79 TEN ROD ROAD  
ROCHESTER, NH 03867  
TAX MAP 221, LOT 55  
S.C.R.D. BOOK 1773, PAGE 174

N/F NORTHGATE INVESTMENT PROPERTIES, LLC  
P.O. BOX 645  
WISNICH, MA 01938  
TAX MAP 286, LOT 4  
S.C.R.D. BOOK 1811, PAGE 17

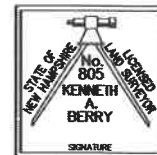
N/F PACKYS INVESTMENT PROPERTIES, LLC  
P.O. BOX 77  
FARMINGTON, NH 03835  
TAX MAP 286, LOT 5  
S.C.R.D. BOOK 4446, PAGE 148

ADJUTERS WITHIN 200' CONT:

N/F BLACK MARBLE REALTY TRUST  
SEACAST MOTORCYCLES, INC.  
P.O. BOX 1740  
NORTH HAMPTON, NH 03862  
TAX MAP 216, LOT 24  
S.C.R.D. BOOK 4144, PAGE 142

N/F POULIN REALTY ACQUISITION, LLC  
47 FARMINGTON ROAD STE 1  
ROCHESTER, NH 03867  
TAX MAP 286, LOT 25  
S.C.R.D. BOOK 3246, PAGE 693

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	U CHANNEL (1)



BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : AS SHOWN  
DATE : AUGUST 28, 2017  
FILE NO. : DB 2017 - 063



JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JULY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL.). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOECONOMY 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY EDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLEY, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

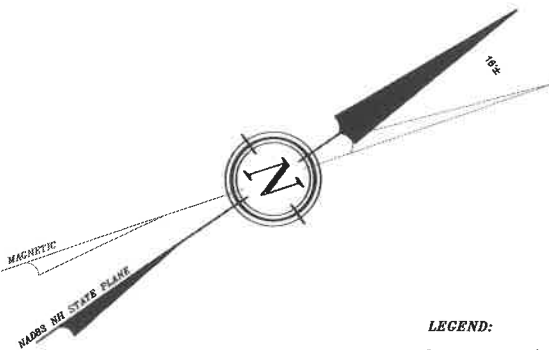
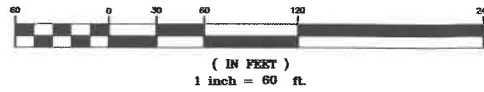
#### SOILS:

**HuB** - HINKLEY LOAMY SAND, 3 TO 8% SLOPES  
**CaB** - CHARLTON FINE SANDY LOAM, 0 TO 3% SLOPES VERY STONY  
**LrB** - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 3 TO 8% SLOPES

SEE WEBSOIL USDA-NRCS

STONEY RIDGE ENVIRONMENTAL, LLC.  
CINDY BALCIUS, CWS #61

#### GRAPHIC SCALE



#### LEGEND:

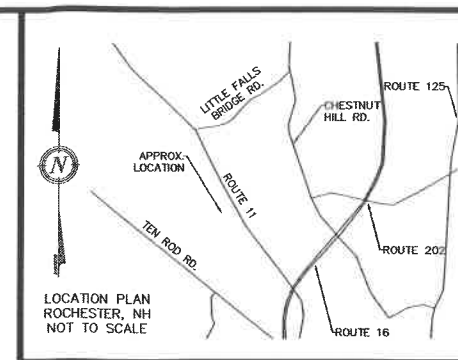
- DRILL HOLE (FND)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE/GUY WIRE
- WATER GATE VALVE
- ★ LIGHT POST
- CATCH BASIN (CB)
- SEWER MANHOLE (SMH)
- AQUICL PROTECTION OVERLAY
- NRCS SOIL DELINEATION LINE
- STONE WALL
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND UTILITIES
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D.
- TYP.
- FND
- E.O.P.
- PL
- T.B.M.
- T.B.A.

#### PLAN REFERENCES:

1. "AS BUILT SURVEY FOR NCM MANAGEMENT LAND OF ROCHESTER LINCOLN MERCURY TOYOTA DODGE ROUTE 11/FARMINGTON ROAD ROCHESTER, N.H. TAX MAP 216, LOTS 6 & 7" DATED: MARCH 1, 2012 BY: BERRY SURVEYING & ENGINEERING UNRECORDED, ON FILE AT THIS OFFICE & THE CITY OF ROCHESTER
2. "BOUNDARY SURVEY LAND OF STRATHAM INDUSTRIAL PROPERTIES INC. & PACKY'S INVESTMENT PROPERTIES LLC ROUTE 11/FARMINGTON ROAD ROCHESTER, N.H. TAX MAP 216, LOT 8 & 9" DATED: OCTOBER 20, 2009 BY: BERRY SURVEYING & ENGINEERING UNRECORDED, ON FILE AT THIS OFFICE & THE CITY OF ROCHESTER
3. "PLAN OF LAND OF SPENCER W. HAMILTON, FARMINGTON ROAD ROCHESTER, NH. DATED: JUNE 16, 1973 BY: BERRY SURVEYING & ENGINEERING S.C.R.D.: PLAN #38 POCKET #12 FOLDER #2
4. "SURVEY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, N.H. BY: HOLDEN ENGINEERING & SURVEYING INC. DATED: JANUARY 5, 1982 S.C.R.D.: PLAN # 23A-23
5. "EASEMENT PLAN FOR FARMINGTON ASSOCIATE PROPERTIES, LLC LAND OF ROUTE 11 INVESTMENTS, LLC (TAX MAP 216, LOT 9) PACKY'S INVESTMENT PROPERTIES LLC (TAX MAP 216, LOT 8" BY: DOUCETTE SURVEY DATED: DECEMBER 20, 2016 S.C.R.D.: PLAN # 112-83
6. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT F 022-1 (1) N.H. ROUTE 11-HENRY WILSON HIGHWAY" BY: STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS DATED: JULY 30, 1957 N.H. PROJECT NO. P-3346

#### EXISTING IMPERVIOUS COVERAGE:

172,965 Sq. Ft., 3.97 Ac. (32.1% OF LOT)



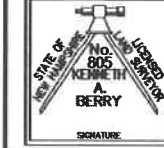
#### NOTES:

- 1) OWNER: CASACCIO RE HOLDINGS, LLC P.O. BOX 1598 ROCHESTER, NH 03866
- 2) A) TAX MAP 216, LOT 6 B) TAX MAP 216, LOT 7
- 3) LOT AREA: A) 241,062 Sq. Ft. 5.53 Ac. B) 297,928 Sq. Ft. 6.83 Ac.
- 4) S.C.R.D. BOOK 2923, PAGE 201
- 5) ZONING: GRD - GRANITE RIDGE DEVELOPMENT W/ AQUIFER PROTECTION OVERLAY  
SETBACKS:  
FRONTAGE: 50 FEET, MINIMUM  
MIN. LOT AREA: NO REGULATION  
MAX. LOT COVERAGE: NO REGULATION  
FRONT SETBACK: NO REGULATION  
SIDE SETBACK: NO REGULATION  
REAR SETBACK: NO REGULATION  
PAVEMENT SETBACKS:  
FRONT PAVEMENT: 10 FEET  
SIDE PAVEMENT: 5 FEET  
REAR PAVEMENT: 10 FEET
- 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0184D, DATED: MAY 17, 2005.
- 7) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 239 LOT 2 AND TAX MAP 216 LOTS 6 & 7.
- 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

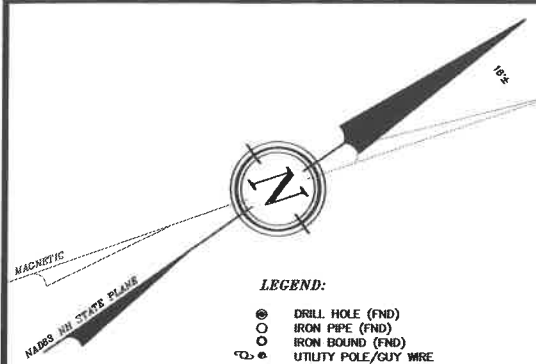
#### EXISTING CONDITIONS PLAN

SITE REVIEW  
LAND OF  
CASACCIO RE HOLDINGS LLS  
ROCHESTER TOYOTA  
48 FARMINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 60 FT.  
DATE: AUGUST 15, 2017  
FILE NO.: DB 2017 - 063



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -  
KENNETH A. BERRY LLS 805 DATE



#### LEGEND:

- DRILL HOLE (FND)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE/GUY WIRE
- WATER GATE VALVE
- LIGHT POST
- CATCH BASIN (CB)
- SEWER MANHOLE (SMH)
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND UTILITIES
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. FND
- E.O.P.
- PL
- TEMPORARY BENCHMARK
- T.B.M.
- T.B.A.

#### NOTES:

- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE OVERALL SITE PLAN DESIGN OF AN ADDITION TO A COMMERCIAL BUILDING KNOWN AS ROCHESTER TOYOTA.
- OWNER: CASACIO RE HOLDINGS, LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866
- APPLICANT: CASACIO RE HOLDINGS, LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866
- THE PROJECT PARCEL IS SHOWN AS LOT NO. 6 & 7, MAP 216 OF THE CITY OF ROCHESTER TAX ASSESSOR'S MAPS.
- THE PROJECT PARCEL CONTAINS 12.38 ACRES OR 538,990 SQUARE FEET AREA OF LAND.
- PROJECT PLAN REFERENCES: S.C.R.D. BOOK 2923, PAGE 201
- EXISTING IMPERVIOUS AREA ON LOT = 172,965 Sq.Ft. (32.1% OF LOT)  
PROPOSED IMPERVIOUS AREA ON LOT = 175,057 Sq.Ft. (32.5% OF LOT)
- EXISTING PRINCIPAL BUILDING LOT COVERAGE = 18,700 Sq.Ft. (3.5% OF LOT)  
PROPOSED PRINCIPAL BUILDING LOT COVERAGE = 28,262 Sq.Ft. (5.2% OF LOT)
- ZONING: GRD - GRANITE RIDGE DEVELOPMENT W/ AQUIFER PROTECTION OVERLAY  
SETBACKS:  
FRONTAGE: 50 FEET, MINIMUM  
MIN. LOT AREA: NO REGULATION  
MAX. LOT COVERAGE: NO REGULATION  
FRONT SETBACK: NO REGULATION  
SIDE SETBACK: NO REGULATION  
REAR SETBACK: NO REGULATION  
PAVEMENT SETBACKS:  
FRONT PAVEMENT: 10 FEET  
SIDE PAVEMENT: 5 FEET  
REAR PAVEMENT: 10 FEET
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0184D, DATED: MAY 17, 2005
- VERTICAL DATUM IS BASED ON NAVD83 (USGS) ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON NAD83. COORDINATES WERE GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

#### NOTES CONT.:

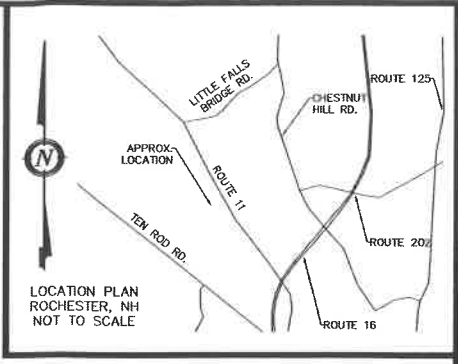
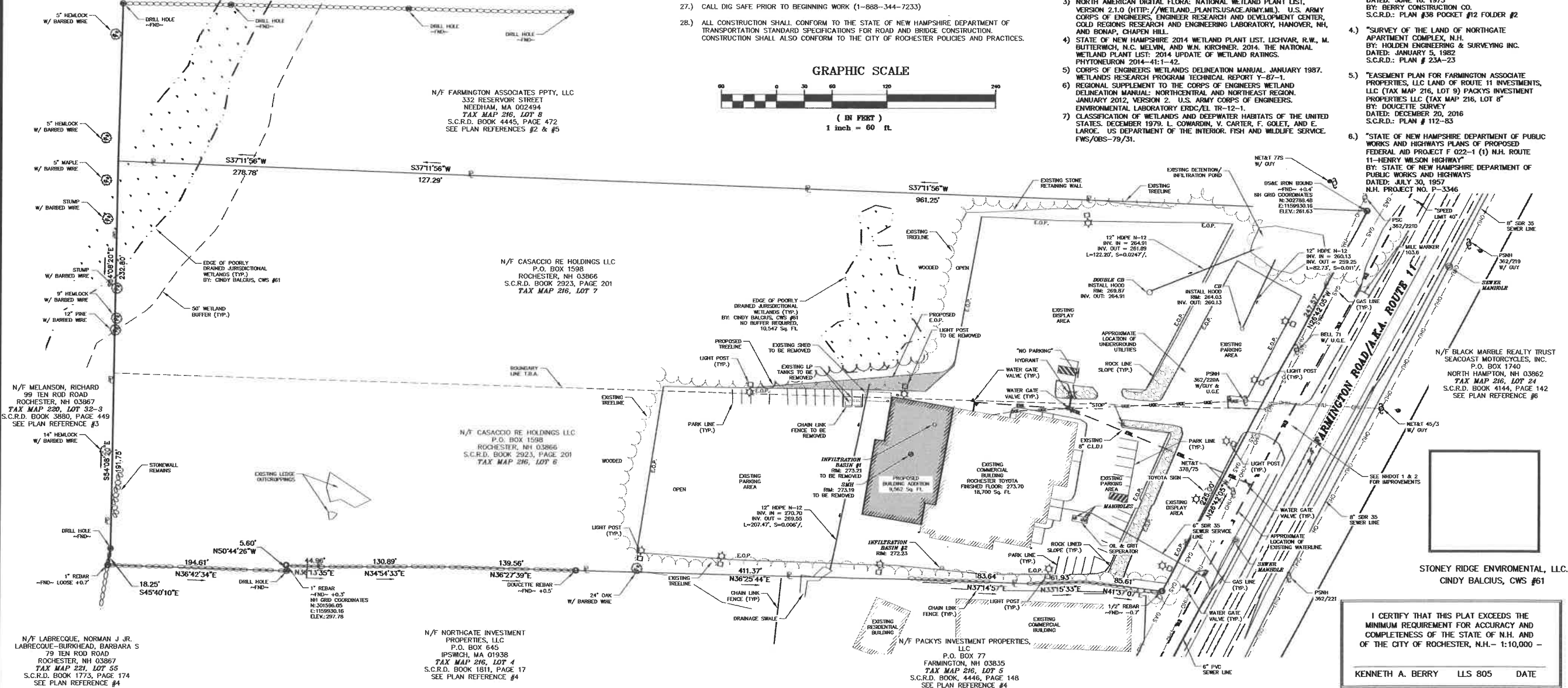
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY OF 2017, WITH AN ERROR NOT GREATER THAN 1 IN 29,493.
- TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY OF 2017.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER SITE REVIEW REGULATIONS AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- THE PROPOSED STRUCTURES SHALL BE SERVED BY SPRINKLER SYSTEMS AS REQUIRED BY ROCHESTER FIRE DEPARTMENT AND APPLICABLE STATE AND FEDERAL CODES.
- ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, NONE PROPOSED.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES. NONE PROPOSED.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE, AND 10% OF EARTH WORK ACTIVITY, SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF ROCHESTER DPM.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE DEPARTMENT HEADS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY. COORDINATE WITH CITY OF ROCHESTER PLANNING DEPARTMENT.
- THE PROPOSED USE FOR THE SITE IS EXPANDED SERVICE PARTS FOR NEW AND USED CARS.
- THIS PLAN PROPOSES APPROXIMATELY 30,000 SQ. FT. OF DISTURBANCE.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.

#### NOTES CONT.:

- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN. EXCESS SNOW WILL BE REMOVED FROM THIS SITE AND DISPOSED OF IN A QUALIFIED LOCATION.
- THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM - 6 PM, SATURDAY 9 AM - 4 PM, WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CHIEF PLANNER AND ASSISTANT CITY ENGINEER.

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JULY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASLEGAS, G.W. HURT, AND C.V. MOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01857.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND\_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, R.C. MELVIN, AND W.N. KROHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



#### PLAN REFERENCES:

- "AS BUILT SURVEY FOR NCM MANAGEMENT LAND OF ROCHESTER LINCOLN MERCURY TOYOTA DODGE ROUTE 11/FARMINGTON ROAD ROCHESTER, N.H. TAX MAP 216, LOTS 6 & 7" DATED: MARCH 1, 2012 BY: BERRY SURVEYING & ENGINEERING UNRECORDED, ON FILE AT THIS OFFICE & THE CITY OF ROCHESTER
- "BOUNDARY SURVEY LAND OF STRATHAM INDUSTRIAL PROPERTIES INC. & PACKY'S INVESTMENT PROPERTIES LLC ROUTE 11/FARMINGTON ROAD ROCHESTER, N.H. TAX MAP 216, LOT 8 & 9" DATED: OCTOBER 20, 2009 BY: BERRY SURVEYING & ENGINEERING UNRECORDED, ON FILE AT THIS OFFICE & THE CITY OF ROCHESTER
- "PLAN OF LAND OF SPENCER W. HAMILTON, FARMINGTON ROAD ROCHESTER, NH. DATED: JUNE 16, 1973" BY: BERRY CONSTRUCTION CO. S.C.R.D.: PLAN #38 POCKET #12 FOLDER #2
- "SURVEY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, N.H. BY: HOLDEN ENGINEERING & SURVEYING INC. DATED: JANUARY 5, 1982 S.C.R.D.: PLAN # 23A-23
- "EASEMENT PLAN FOR FARMINGTON ASSOCIATE PROPERTIES, LLC LAND OF ROUTE 11 INVESTMENTS, LLC (TAX MAP 216, LOT 9) PACKY'S INVESTMENT PROPERTIES LLC (TAX MAP 216, LOT 8)" BY: DOUGETTE SURVEY DATED: DECEMBER 20, 2016 S.C.R.D.: PLAN # 112-83
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT F 022-1 (1) N.H. ROUTE 11-HENRY WILSON HIGHWAY" BY: STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS DATED: JULY 30, 1957 N.H. PROJECT NO. P-3346

#### OVERVIEW SITE PLAN

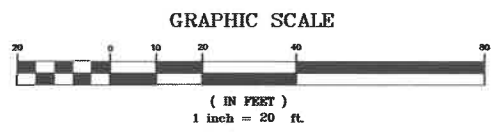
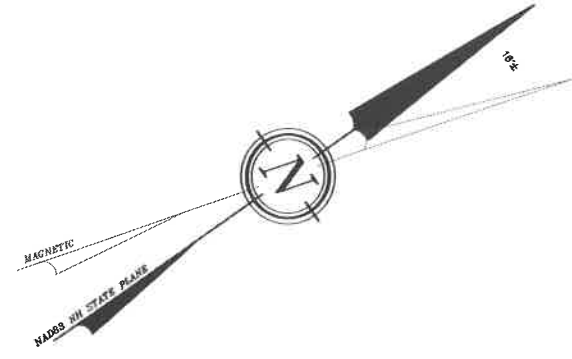
SITE REVIEW  
LAND OF  
CASACIO RE HOLDINGS LLS  
ROCHESTER TOYOTA  
48 FARMINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 60 FT.  
DATE : AUGUST 15, 2017  
FILE NO. : DB 2017 - 063



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H.: 1:10,000 -

KENNETH A. BERRY LLS 805 DATE

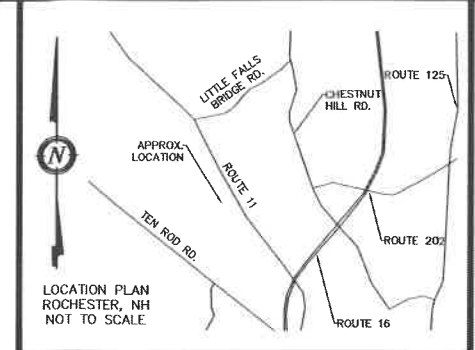


**NOTES:**

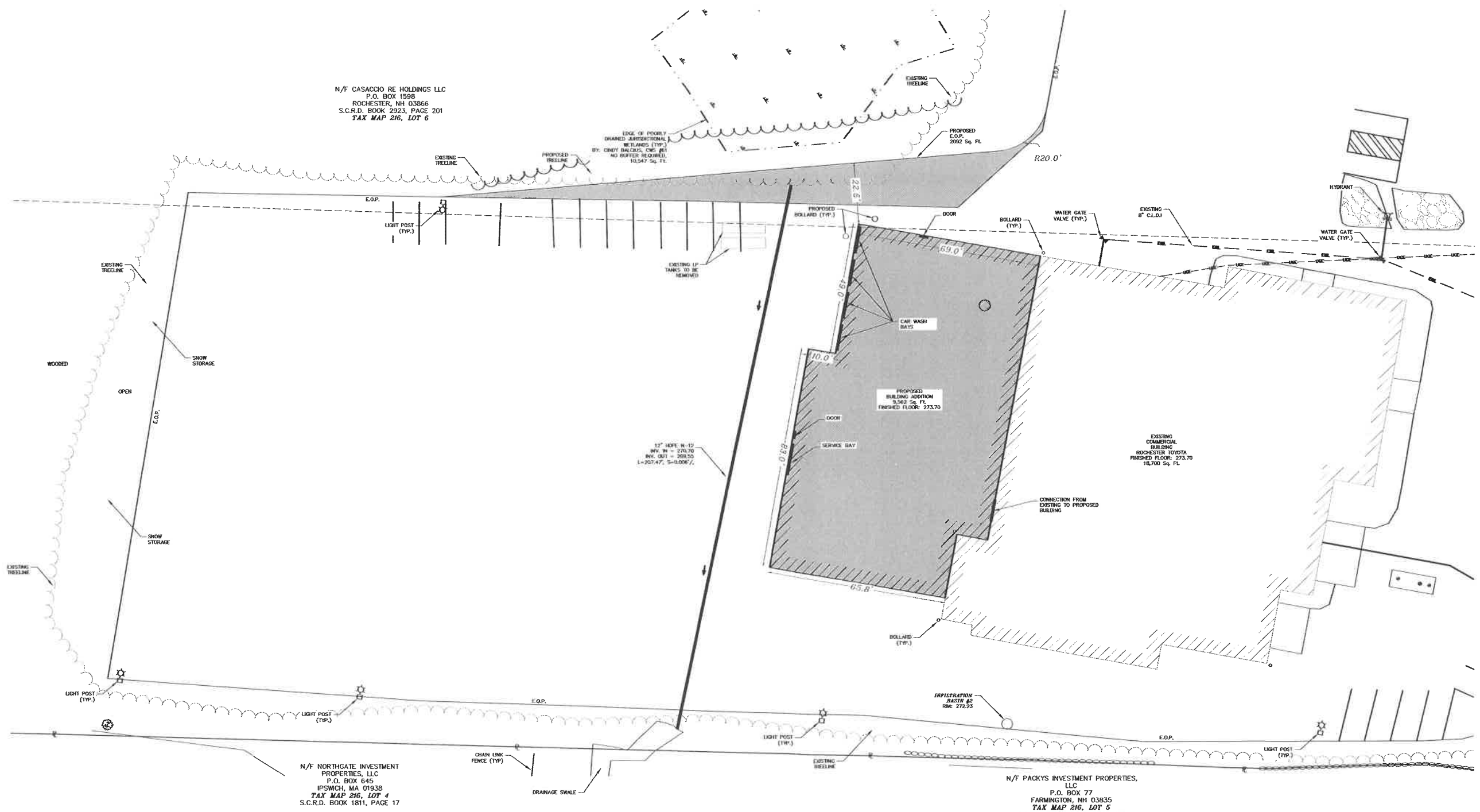
- 1.) OWNER: CASACCIO RE HOLDINGS, LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866
- 2.) A.) TAX MAP 216, LOT 6  
B.) TAX MAP 216, LOT 7
- 3.) LOT AREA: A.) 241,062 Sq. Ft. 5.53 Ac.  
B.) 297,928 Sq. Ft., 6.83 Ac.
- 4.) S.C.R.D. BOOK 2923, PAGE 201
- 5.) ZONING: GRD - GRANITE RIDGE DEVELOPMENT W/ AQUIFER PROTECTION OVERLAY  
SETBACKS:  
FRONTAGE: 50 FEET, MINIMUM  
MIN. LOT AREA: NO REGULATION  
MAX. LOT COVERAGE: NO REGULATION  
FRONT SETBACK: NO REGULATION  
SIDE SETBACK: NO REGULATION  
REAR SETBACK: NO REGULATION  
PAVEMENT SETBACKS:  
FRONT PAVEMENT: 10 FEET  
SIDE PAVEMENT: 5 FEET  
REAR PAVEMENT: 10 FEET

**NOTES CONT:**

- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0184D, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE DETAIL OF THE PROPOSED SITE LAYOUT OF TAX MAP 239 LOT 2 AND TAX MAP 216 LOTS 6 & 7.
- 9.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.



N/F CASACCIO RE HOLDINGS LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866  
S.C.R.D. BOOK 2923, PAGE 201  
TAX MAP 216, LOT 6



N/F NORTHGATE INVESTMENT PROPERTIES, LLC  
P.O. BOX 645  
IPSWICH, MA 01938  
TAX MAP 216, LOT 4  
S.C.R.D. BOOK 1811, PAGE 17

N/F PACKY'S INVESTMENT PROPERTIES, LLC  
P.O. BOX 77  
FARMINGTON, NH 03835  
TAX MAP 216, LOT 5  
S.C.R.D. BOOK, 4446, PAGE 148

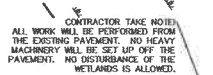
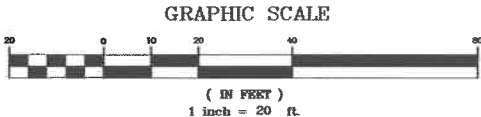
**SITE PLAN**

SITE REVIEW  
LAND OF  
CASACCIO RE HOLDINGS LLS  
ROCHESTER, NH 03866  
48 FARMINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : AUGUST 15, 2017  
FILE NO. : DB 2017 - 063



REVISION	DATE	DESCRIPTION



- NOTES:**
- 1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE GRADING AND DRAINAGE SYSTEMS FOR THE PROPOSED BUILDING ADDITION AND PAVEMENT AREA.
  - 2.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
  - 3.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
  - 4.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
  - 5.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE.
  - 6.) ALL DRAINAGE PIPE IS TO BE HDPE N-12 ASTM F2648. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED.
  - 7.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
  - 8.) NOTE THAT THE PROJECT IS SUBJECT TO A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE CITY OF ROCHESTER. WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
  - 9.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMP'S.
  - 10.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
  - 11.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
  - 12.) ALL CATCH BASINS TO BE LINED WITH A POLYETHYLENE LINER.
  - 13.) ALL PROPOSED CLAM OUTS ARE TO BE VERTICAL 12" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE

REVISION	DATE	DESCRIPTION

GRADING PLAN

SITE REVIEW  
LAND OF  
PASACICCO RE HOLDINGS LLS  
ROCHESTER TOYOTA  
48 FARMINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863

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SCALE : 1 IN. EQUALS 20 FT.

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DATE : AUGUST 15, 2017

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FILE NO. : DB 2017 - 063

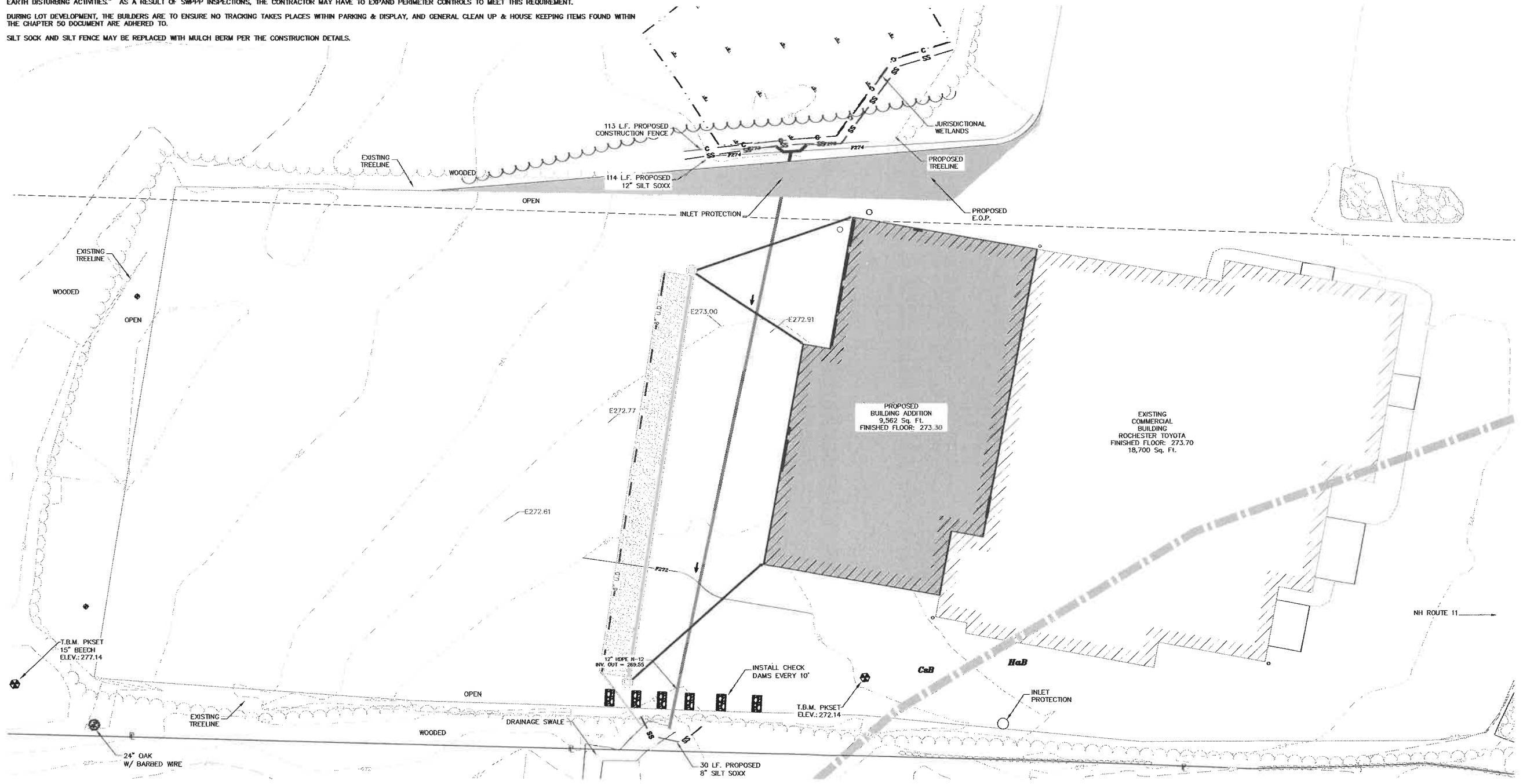
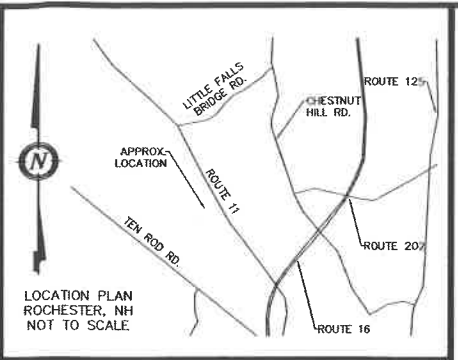


NOTES:

- 1.) OWNER: CASACCIO RE HOLDINGS, LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866
- A.) TAX MAP 216, LOT 6 & 7
- 2.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE PROPER EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION PRACTICES.
- 3.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- 4.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 5.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- 6.) ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS.
- 7.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 8.) UPON FINAL COMPLETION AND 85% STABILIZATION, THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS. SEDIMENT CONTROL PRACTICES REMOVED AND DISPOSED OF PROPERLY, AND ANNUAL MAINTENANCE PERFORMED ON ALL DRAINAGE PRACTICES.
- 9.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- 10.) INSPECTIONS TO BE CONDUCTED ONCE PER EVERY SEVEN DAYS AND AT AN INCREASED FREQUENCY INCLUDING WITHIN 24-HOURS OF A 0.25 INCH RAIN EVENT. INSPECTIONS TO BE CONDUCTED BY A "QUALIFIED PERSON" AS DEFINED BY EPA CGP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE TOWN OF RAYMOND, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CGP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.
- 11.) SILT FENCE MAY BE SUBSTITUTED WITH SILT SOXX OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR SILT SOXX, OR APPROVED EQUAL.
- 12.) PER EPA CGP 2.1.2.2 (INSTALL PERIMETER CONTROL), "YOU MUST INSTALL SEDIMENT CONTROLS ALONG THOSE PERIMETER AREAS OF YOUR SITE THAT WILL RECEIVE STORMWATER FROM EARTH DISTURBING ACTIVITIES." AS A RESULT OF SWPPP INSPECTIONS, THE CONTRACTOR MAY HAVE TO EXPAND PERIMETER CONTROLS TO MEET THIS REQUIREMENT.
- 13.) DURING LOT DEVELOPMENT, THE BUILDERS ARE TO ENSURE NO TRACKING TAKES PLACES WITHIN PARKING & DISPLAY, AND GENERAL CLEAN UP & HOUSE KEEPING ITEMS FOUND WITHIN THE CHAPTER 50 DOCUMENT ARE ADHERED TO.
- 14.) SILT SOCK AND SILT FENCE MAY BE REPLACED WITH MULCH BERM PER THE CONSTRUCTION DETAILS.



- LEGEND:
- BENCHMARK
  - LIGHT POST
  - SILT FENCE
  - FILTREXX SILT SOXX
  - TREE LINE
  - NRCS SOIL DELINEATION
  - SOIL TYPE



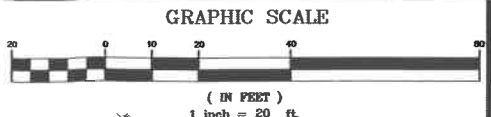
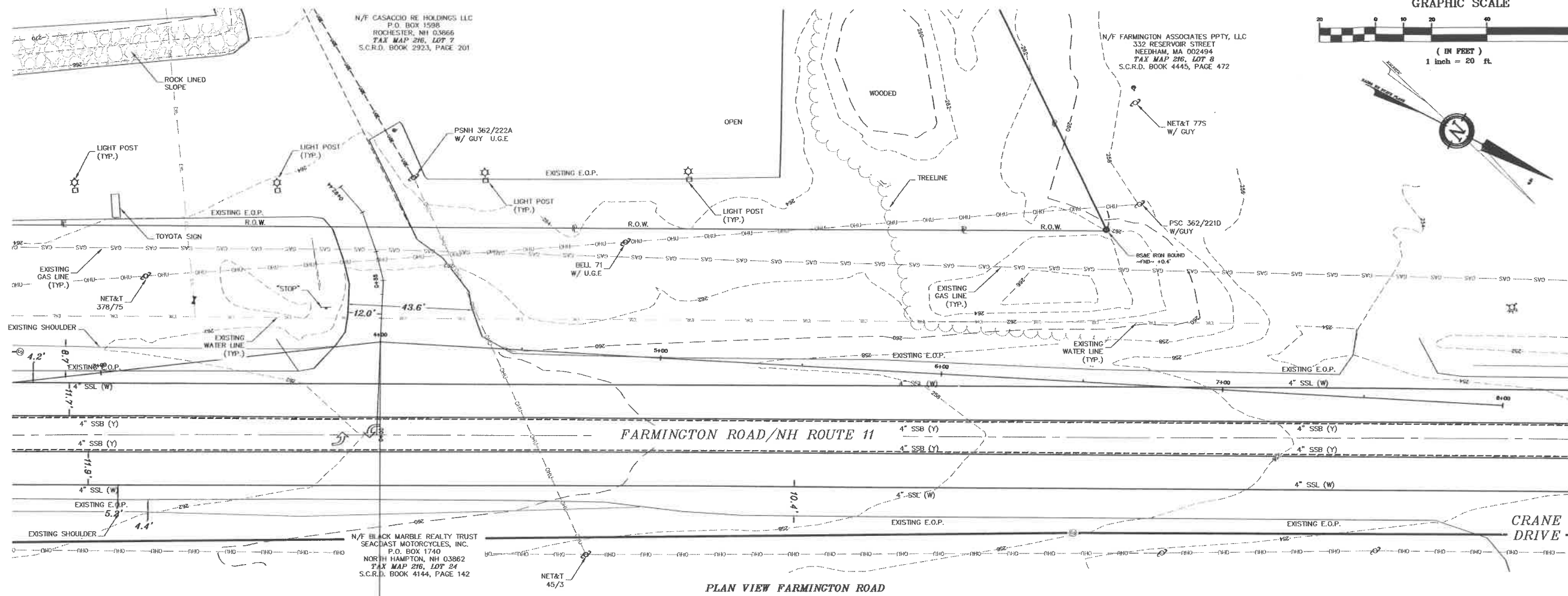
EROSION AND SEDIMENT CONTROL PLAN

SITE REVIEW  
LAND OF  
CASACCIO RE HOLDINGS LLS  
ROCHESTER TOYOTA  
48 FAIRINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

BERRY & SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : AUGUST 15, 2017  
FILE NO. : DB 2017 - 063

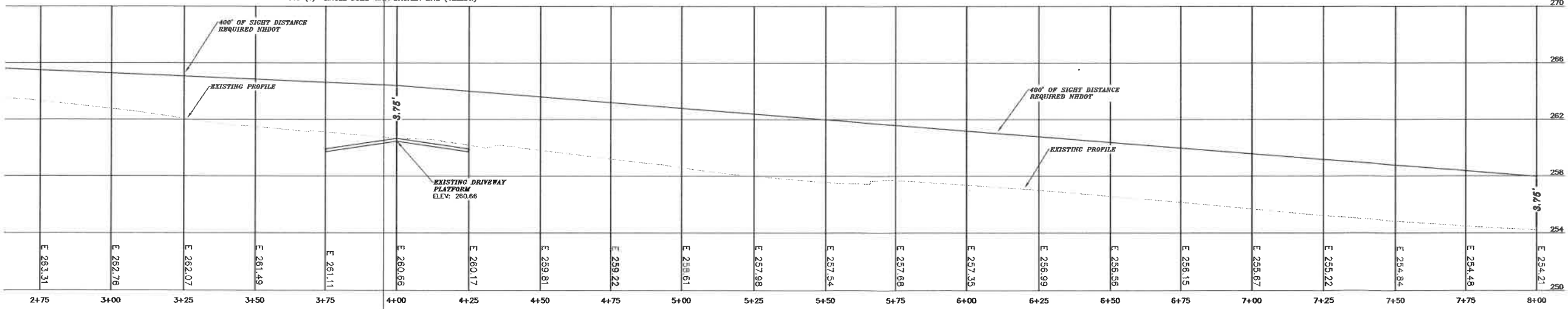
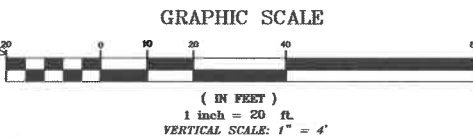






- NOTES:**
- 1.) OWNER: CASACIO RE HOLDINGS, LLC  
P.O. BOX 1598  
ROCHESTER, NH 03866
  - 2.) CITY OF ROCHESTER TAX MAP 216, LOTS 6 & 7
  - 3.) LOT AREA: 538,990 S.F., 12.37 Ac
  - 4.) S.C.R.D. BOOK 2923, PAGE 201
  - 5.) THIS IS A COMMERCIAL DRIVEWAY.

- LEGEND:**
- IRON BOUND (FND)
  - LIGHT POST
  - ○ ○ ○ ○ UTILITY POLE/GUY WIRE
  - OVERHEAD UTILITIES
  - STONE WALL
  - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
  - TYP. TYPICAL
  - FND FOUND
  - U.G.E. UNDERGROUND ELECTRIC
  - PL PROPERTY LINE
  - E.O.P. EDGE OF PAVEMENT
  - SSL (W) SINGLE SOLID LINE (WHITE)
  - SSB (Y) SINGLE SOLID WITH BROKEN LINE (YELLOW)



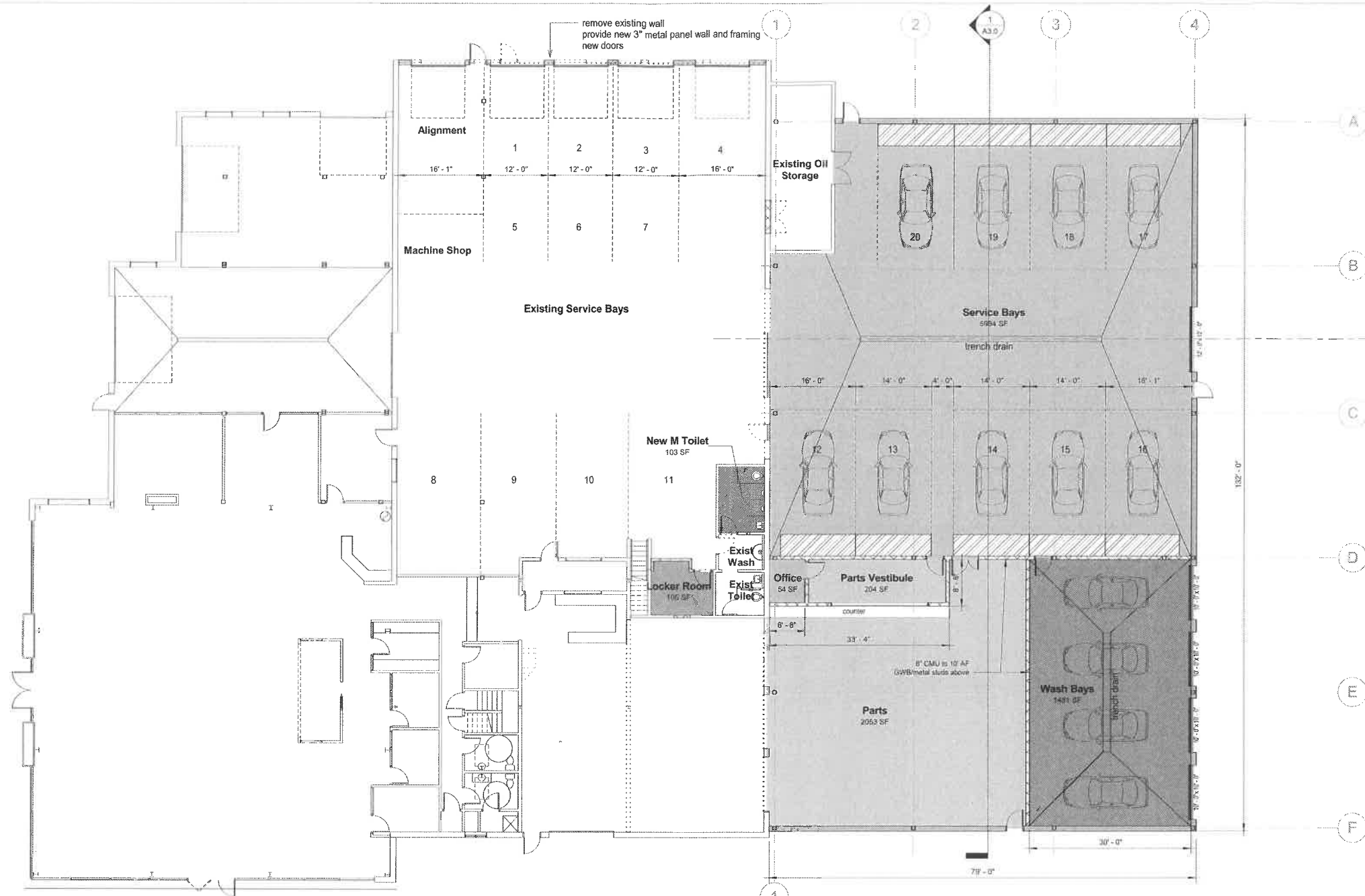
SIGHT DISTANCE PROFILE (NORTH WEST BOUND)

SITE REVIEW  
LAND OF  
CASACIO RE HOLDINGS LLS  
ROCHESTER, NH 03866  
48 FARMINGTON ROAD  
ROCHESTER, NH 03866  
MAP 216 LOTS 6 & 7

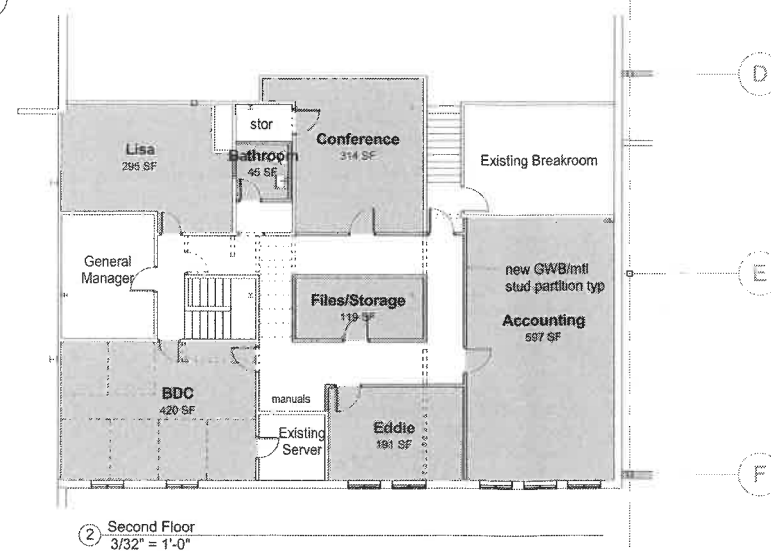
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : AUGUST 15, 2017  
FILE NO. : DB 2017 - 063



DOT-2



① First Floor  
3/32" = 1'-0"  
New Construction Area 10,126 sf



② Second Floor  
3/32" = 1'-0"

Not For Construction  
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Rochester Toyota II  
Route 11  
Rochester, NH

Project number: 2016.133

Floor Plan

Scale: 3/32" = 1'-0"  
Date: May 17, 2017  
Revisions:

A1.0

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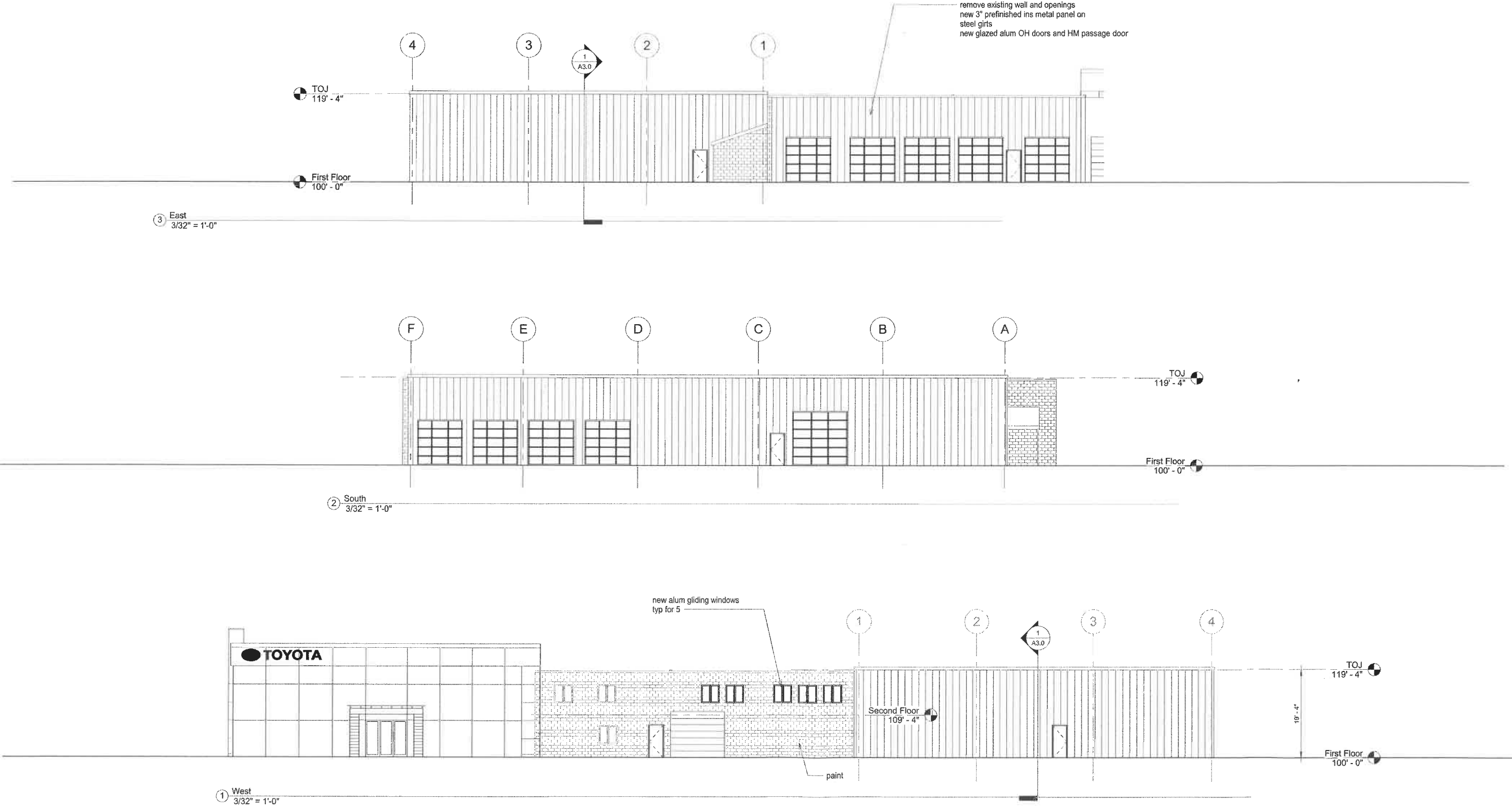
Rochester Toyota II  
Route 11  
Rochester, NH

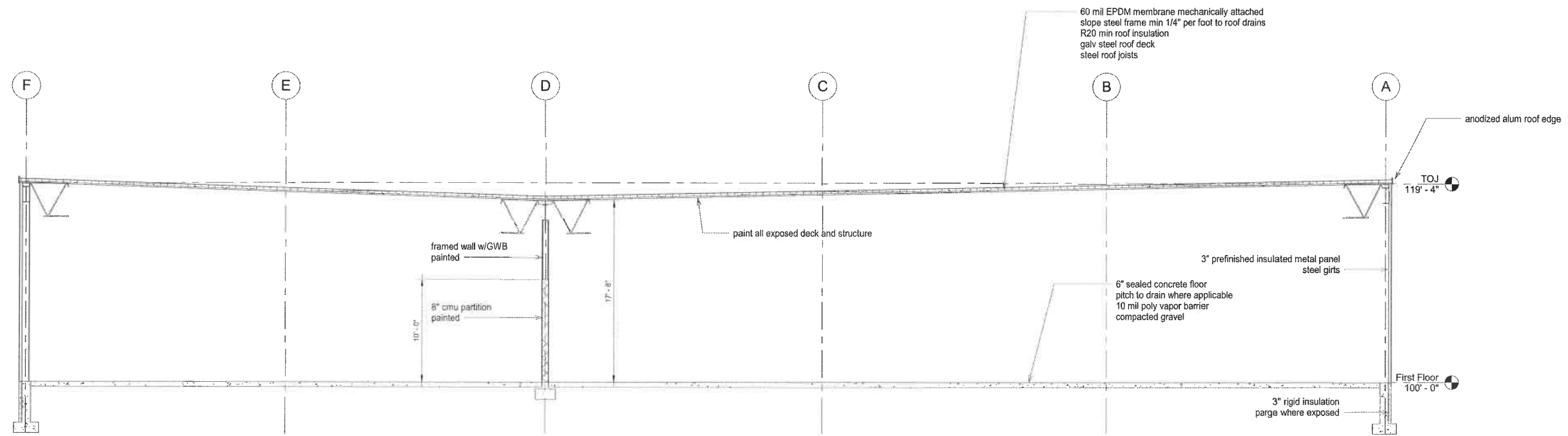
Project number: 2016.133

Elevations

Scale: 3/32" = 1'-0"  
Date: May 17, 2017  
Revisions:

A2.0





① Section 1  
3/16" = 1'-0"

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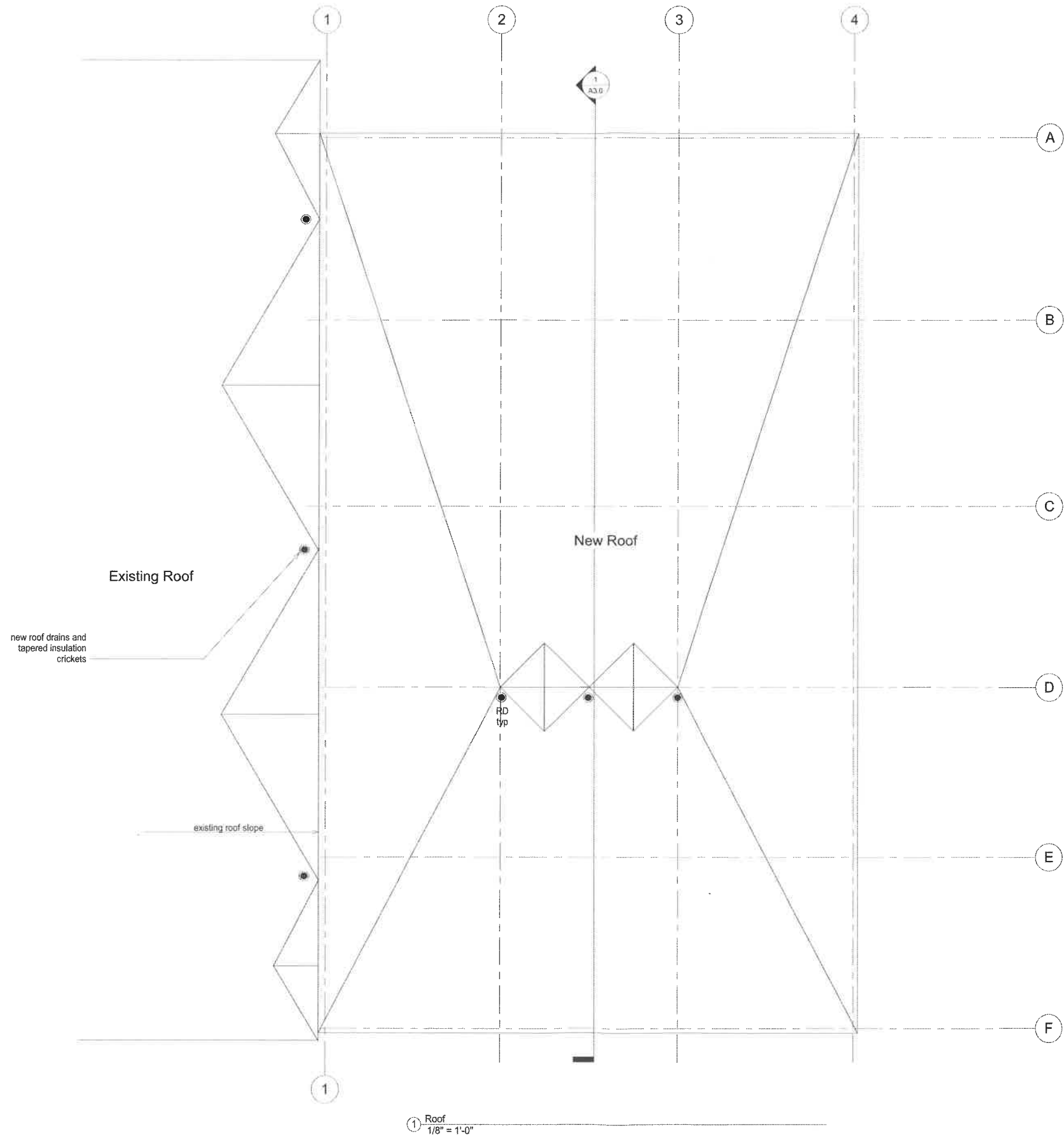
Rochester Toyota II  
Route 11  
Rochester, NH

Project number: 2016.133

Building  
Section

Scale: 3/16" = 1'-0"  
Date: May 17, 2017  
Revisions:

A3.0



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Rochester Toyota II  
Route 11  
Rochester, NH  
Project number: 2016.133

Roof Plan

Scale: 1/8" = 1'-0"  
Date: May 17, 2017  
Revisions:

A4.0