

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 8-14-17 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 216; Lot #'(s): 6 & 7; Zoning district: GRD w/ aqua. overlay

Property address/location: 48 & 58 Farmington Rd

Name of project (if applicable): 9,562 Square foot expansion at Rochester Toyota

Size of site: ^{5.53}
6.83 acres; overlay zoning district(s)? GRD

Property owner

Name (include name of individual): Casaccio Re Holdings LLC

Mailing address: PO Box 1598, Rochester, NH 03866

Telephone #: 603-817-7695 Email: LMC@Rochestertoyota.net

Applicant/developer (if different from property owner)

Name (include name of individual): Berry Surveying & Engineering Ken Berry PE, Chris Berry PM

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Email: CRBerry@metrocast.ne

Engineer/designer

Name (include name of individual): Kenneth A Berry, PE, LLS

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: K.Berry@BerrySurveying.com Professional license #: 14243

Proposed activity (check all that apply)

New building(s): _____ Site development (other structures, parking, utilities, etc.): X

Addition(s) onto existing building(s): X Demolition: _____ Change of use: _____

+/- 9,562 SF

Page 1 (of 3 pages)

(Continued Nonresidential Site Plan application Tax Map: 216 Lot: 6 & 7 Zone GRD)

Describe proposed activity/use: Expansion of business. Additional space for service bays
relocation of wash bays, and expansion of the parts
department

Describe existing conditions/use (vacant land?): Existing site of Rochester Toyota

Utility information

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

If City water, what are the estimated total daily needs? 0 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes no N/A

If City sewer, do you plan to discharge anything other than domestic waste? yes no N/A

Where will stormwater be discharged? Proposed sand filter then to the existing discharge point

Building information

Type of building(s): Steel vertical panel

Building height: 20' Finished floor elevation: 273.70'

Other information

(rear area)
parking spaces: existing: 349 total proposed: 315; Are there pertinent covenants? No

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

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

Check any that are proposed: variance 0; special exception 0; conditional use 0

Wetlands: Is any fill proposed? No; area to be filled: 0; buffer impact? 0

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	28,262	5.24
Parking and vehicle circulation	144,162	26.75
Planted/landscaped areas (excluding drainage)	14,583	2.71
Natural/undisturbed areas (excluding wetlands)	301,361	55.91
Wetlands	15,830	2.94
Other – drainage structures, outside storage, etc.	34,792	6.45

538,990 100%

(Continued Nonresidential Site Plan application Tax Map: 216 Lot: 6 & 7 Zone GRD)

Comments

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

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:

9-25-17

Signature of applicant/developer:

Date:

Signature of agent:




Date:

9-25-17

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:





Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 9-25-17

Property information

Tax map #: 216; Lot #'s: 6 & 7; Zoning district: GR w/ Aqua. Overlay

Property address/location: 48 & 58 Farmington Road

Name of project (if applicable): Expansion to Rochester Toyota

Property owner

Name (include name of individual): Casaccio Re. Holdings LLC

Mailing address: PO Box 1598, Rochester, NH 03866

Telephone #: 603-817-7695 Fax: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Berry Surveying & Engineering Ken Berry PE

Chris Berry Project Manager
Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____

Email address: crberry@metrocast.net Professional license #: PE 14243
Kberry@metrocast.net

Proposed Project

Please describe the proposed project: EXPANSION OF THE PARTS DEPARTMENT AT
ROCHESTER TOYOTA, RELOCATION OF WASH BAY WITH SMALL EXPANSION

Please describe the existing conditions: THE EXISTING BUILDING CONTAINS A SERVICE DEPARTMENT AND WASH BAY, ALONG WITH RETAIL SALES.

Submission of application

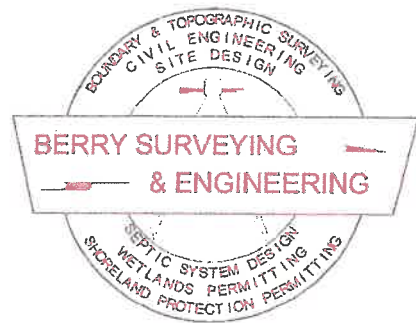
This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I/we) hereby submit this Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 9-25-17

Signature of applicant/developer: _____
Date: _____

Signature of agent: 
Date: 9-25-17



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
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crberry@metrocast.net

September 25, 2017

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

Re: Rochester Toyota
9,562 SF Expansion to the Rear of Existing Structure
Lot Merger
NH Route 11 / 48 Farmington Road
Tax Map 216, Lot 6 & 7

Mr. Chairman & Members of the City of Rochester Planning Board,

On behalf of Rochester Toyota, Berry Surveying & Engineering (BS&E) submits for Site Plan Review a non-residential site plan. Rochester Toyota is proposing to expand off the rear of their existing structure 9,562 Sq.Ft. This expansion is for the purpose of smoothing out the service operations within the building, increasing the size allotted for parts, and relocating the wash bays used. The expansion of this use requires a conditional use permit be granted by the Planning Board and a request is enclosed in the packets.

A complete existing conditions plan is provided as part of this application along with a lot merger request. Wetlands were delineated on sit by Stoney Ridge Environmental (SRE). Enclosed in the packets is a letter from SRE describing the wetlands delineation, how it was conducted and that the isolated wetland is purely isolated from other wetlands in the area.

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. SW Cole has conducted borings, but it is unclear at this time if this system will infiltrate into the ground water. For the purposes of the analysis we have assumed that it does not. An on-site soils analysis will be conducted by BS&E during the construction of the sand filter. Due to the placement of the building over the existing pavement, and the foundation planting zones proposed, there is a small reduction in impervious surface on the lot, which aids in the reduction in flow and volume off the project site. An operations and maintenance program is provided for the entire project site, and has been submitted for staff review. Items include: Adding hoods to all basins, detention pond cleaning and general sweeping / clean up.

With respect to the site lighting, we have keyed out on the existing conditions plans where the existing lamps are and their existing heights. Additionally, a lighting plan is provided which models the lighting on site and includes the revised wall packs provided on the building. The proposed lamps are compliant with the site plan review regulations. There is one lamp post with flood lights affixed which is being removed as part of the project. This lamp currently shines light into the small wetland area adjacent to the parking lot. The proposed lighting plan reduces light in this area with the removal of this lamp post, and the

September 25, 2017

installation of a small directed wall pack. Lastly, due to the close proximity to the wetlands with construction we are proposing high bush blue berries be placed along the wetlands boundary to help shield any residual light from this area and act as visual barrier for the owner.

With respect to site landscaping, we have worked with the building designer to include foundation plantings around the building. Areas adjacent to the existing structure (North Wall) will have pavement removed and foundation plantings added. To be more compliant with the street planting requirements, we have proposed three street trees 40' apart along the northerly display area along NH Route 11. Front and sideline buffering is not changed with this application. The existing non-compliant aspects of the site with remain untouched with no further increase in non-compliance.

The application proposes that the dumpster, which are currently placed haphazardly at the south west corner of the structure, be placed on a concrete pad with limiting barriers. A chain link fence with black powder coated slats is proposed for screening 6' tall. The owner will work closely with the construction manager to ensure the pad is sized for the final needs. BS&E has sized this for 3 8 yard dumpsters. One is for refuse, one is for recycled materials, and the third is for recycled metals.

A spill prevention plan will be provided to the Planning Staff for review. Common service materials are found in the shop today, and will continue to be found in the proposed addition.

The architectural plans have been updated with the color changes described during the design review. Windows in the existing block masonry wall have been added to break up the expanse, and foundation planting have been added per the regulations. All mechanical items are placed on the roof, backing up to the existing structure, towards the center of the structure so that they are not seen from the ground. There are no proposed additional utilities proposed as part of this project whereas they will all be internal from the existing structure. The LP tanks are to be removed from the site and natural gas is scheduled to be brought to the building this fall as part of an independent project with Unitil.

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



September 20, 2017

Mr. Chris Berry
335 Second Crown Point Road
Barrington, NH 03825

RE: **Rochester Toyota - 48 Farmington Road**
Tax Map 216, Lots 6 & 7
Rochester, New Hampshire
Subject: **Wetland Site Delineation**

Dear Mr. Berry:

On July 11, 2017, Stoney Ridge Environmental, LLC (SRE) was on the above referenced site to conduct a wetland delineation. Using City of Rochester tax map and aerial photos, we traversed the property and evaluated the soils, plants and hydrology to determine if there were any jurisdictional wetlands on the property.

The following standards were utilized to identify jurisdictional wetlands:

- 1) *Field Indicators of Hydric Soils in the United States*, Version 8.0. 2016. United States Department of Agriculture, Natural Resources Conservation Service. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
- 2) *Field Indicators for Identifying Hydric Soils In New England*. Version 3. April 2004. NEIWPCC 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 2016 Wetland Plant List*. Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings*. Phytoneuron 2016-30:1-17.
- 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: Northcentral and Northeast Region*. January 2012, version 2. U.S. Army Corps of Engineers. Environmental Laboratory ERDC/EL TR-12-1.
- 7) *Classification of Wetlands and Deepwater Habitats of the United States*. December 1979. L. Cowardin, V. Carter, F. Golet, and E. LaRoe. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.



Jurisdictional wetlands were found on site and were demarcated with arctic pink flagging. The following alpha-numeric sequences were utilized for this delineation.

A1-A14
B1-B7
C1-C12
D1-D4

The jurisdictional wetland demarcated by wetland flags A1-A14 and B1-B7 is an isolated, pit and mound wetland system that is not connected to any other wetland systems. This wetland is classified as palustrine, forested, needle-leaved evergreen wetland that is seasonally flooded/saturated (PFO4E).

The jurisdictional wetland identified on the southwestern end of the site is also classified as PFO4E and is part of a large wetland system that extends off site.

If you have any further questions or need additional information please give me a call at 776-5825.

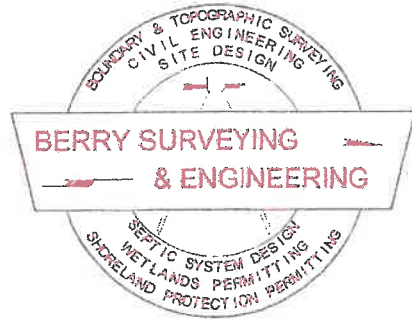
Sincerely,

Stoney Ridge Environmental, LLC

Cynthia M. Balcius
Senior Soil and Wetland Scientist



Deldra L. Benjamin CWS, CESSWI
Wetland Scientist



BERRY SURVEYING & ENGINEERING

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September 25, 2017

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

Re: Rochester Toyota
9,562 SF Expansion to the Rear of Existing Structure
Conditional Use Application
NH Route 11 / 48 Farmington Road
Tax Map 216, Lot 6 & 7

Mr. Chairman & Members of the City of Rochester Planning Board,

As stated in the project narrative a Conditional Use Permit is required for the expansion of the service portion of the dealership as well as the relocation / expansion of the wash bay. Under the general terms of the ordinance (42.21) the following Base Criteria is required to be addressed. We offer the following:

- 1.) "Allowed Use or Departure. The use or departure from standards is specifically authorized under the Tables of the Uses in Section 42.18 as a conditional use or is otherwise specially authorized in this chapter."
 - a. **Under the terms of Aquifer Protection Overlay District (APOD) the proposed expansions of these uses are specifically allowed by Conditional Use.**
- 2.) "Intent of the Chapter. The proposal is consistent with the purpose and intent of this chapter."
 - a. **The intent of the Aquifer chapter is to recognize certain uses need special attention paid to operation details. In this case, storm water is addressed per the requirements of the chapter with operations and maintenance manuals now in place pursuant to Chapter 50, a spill prevention plan has been developed for the project site under the terms of the chapter, and there is no proposed increase in use of the wash bay.**
- 3.) "Intent of Master Plan. The proposal is consistent with the purpose and intent of the Master Plan."
 - a. **The master plan is specific to key in on uses which need special attention paid to them for operation details and limiting large expansions of sensitive uses with in the overlay district. As noted above, this is an expansion of an existing use which in many ways is coming into compliance with the ordinance.**
- 4.) Compatibility. The proposal is compatible with general dimensional, use and design characteristics of the neighborhood and surrounding area."
 - a. **Whereas the proposal is the same as the existing use, and many surrounding uses, we would submit that it is compatible with the surrounding area.**
- 5.) Streetscape. The proposal will not adversely impact the quality of the streetscape."
 - a. **The street scape is enhanced by this project with the addition of street trees.**

September 25, 2017

- 6.) Recourses. The use or departure will not have a significantly adverse impact upon natural, scenic, historic, or cultural resources and can be designed with sensitivity to the environmental constraints."
 - a. **The recourse which this overlay district refers to is ground water. Through the use of the Low Impact Development tool (sand filter) employed on this site, the storm water, eventual ground water, is fully treated prior to discharge, which is a large improvement over the existing condition.**
- 7.) Public Facilities. The use does not place an undue burden upon the City's resources including the effect on the City's water supply and distribution system, sanitary and storm sewage collection and treatment systems, fire protection, police protection, streets and schools."
 - a. **No change in public infrastructure is proposed as part of the project. Storm drainage is improved, having a positive effect on downstream infrastructure and ground water. Traps are proposed in the service areas in addition to a spill prevention plan. An oil grit separator is already in place prior to discharge into the municipal sewer system.**

Under the Aquifer Protection Overlay ordinance 42.10 we submit that the application adheres to the performance standards required:

- 1.) Though the site is over 20% impervious, this project actually reduces surface in addition to providing full treatment to the rear parking area. This treatment system may allow for some re-infiltration.
- 2.) There are no fertilizers proposed as part of this project.
- 3.) Regulated substances will all be contained inside the building and as such regulated by the building and fire code for this operational use. A spill prevention plan has been produced and submitted for Planning Staff to review.
- 4.) There are no blasting activities proposed as part of this project.

Project Specific Conditional Use Criteria. Section i.:

- 1.) "Storage and handling and use of regulated substances...."
 - a. **The spill prevention plan addresses these requirements as to the applicable building and fire codes.**
- 2.) "Any use that will render impervious more than 20 percent of any lot or 5,000 square feet of land disturbance, whichever is greater, provided that an adequate storm water management plan has been submitted. This plan shall be prepared in accordance with Chapter 50: Storm water Management and Erosion Control."
 - a. **This plan has been prepared and submitted for engineering review by DPW.**
- 3.) "Projects that will excavate....."
 - a. **This project does not propose any bedrock excavation.**

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
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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

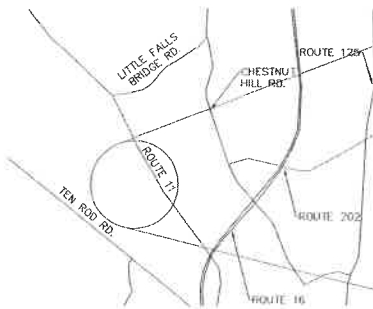
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

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



REQUIRED PERMITS:

SWPPP / CHAPTER 50 ~ TO BE ON FILE 3 WEEKS BEFORE CONSTRUCTION
NHDOT - FILED 9-25-17

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.

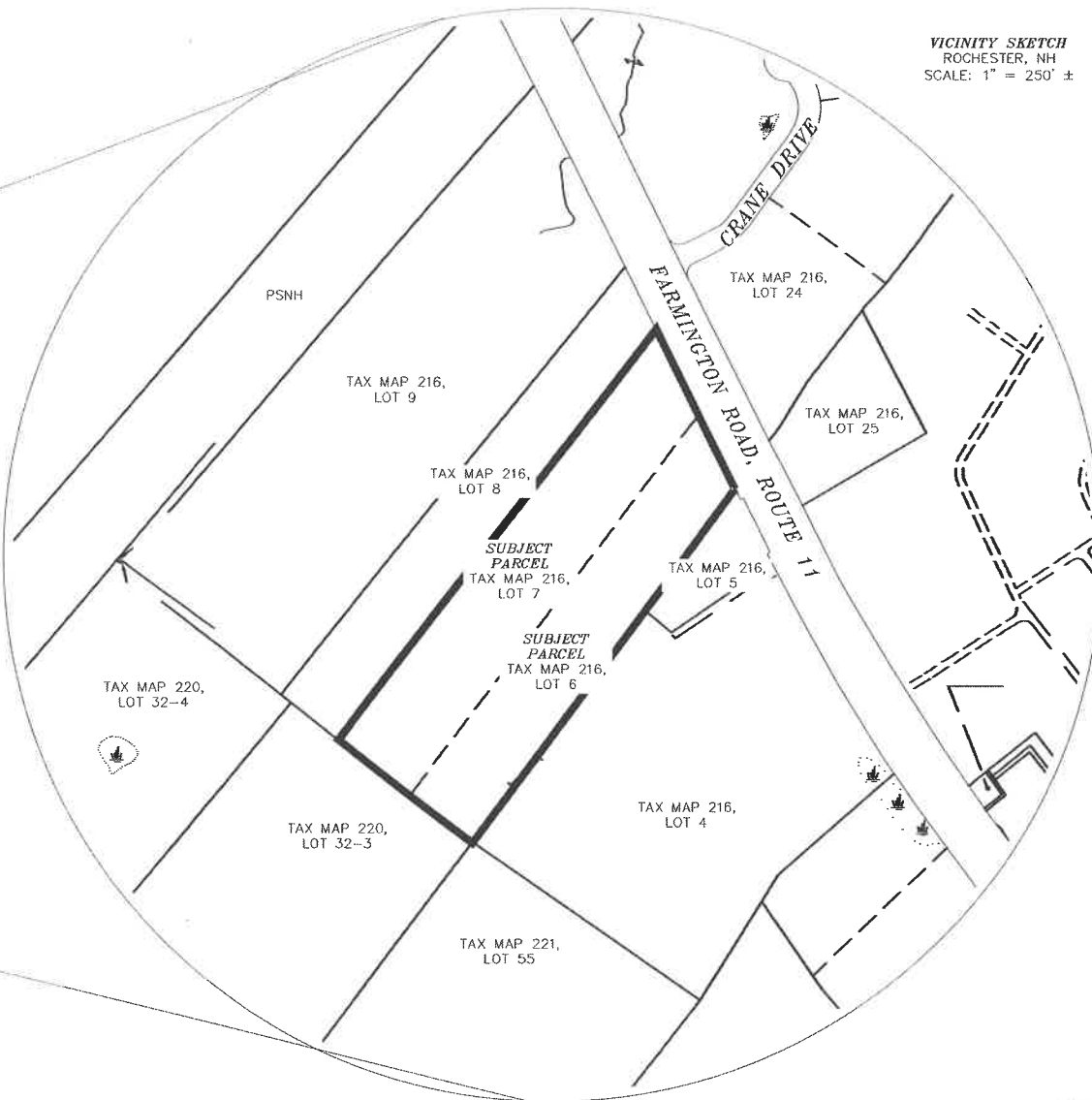
NOTE:

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.

CONSTRUCTION HOURS ARE MONDAY THROUGH FRIDAY 7:00 AM - 6:00 PM, SATURDAY 9:00 AM - 4:00 PM
NO SUNDAY HOURS

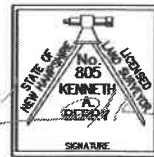
GENERAL PLAN SET NOTES:

- 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.

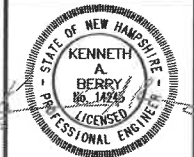


VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 250' ±

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____



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



SITE REVIEW
LAND OF
CASACCIO RE HOLDINGS LLS
ROCHESTER TOYOTA
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP #16 LOTS 6 & 7

#1	REVISION	DATE	DESCRIPTION
		9-13-17	REVISED FOR APPLICATION SUBMITTAL

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
- ⊕ TESTPIT
- ⊕ 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
- ABUTTING 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/ HEADWALL

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)

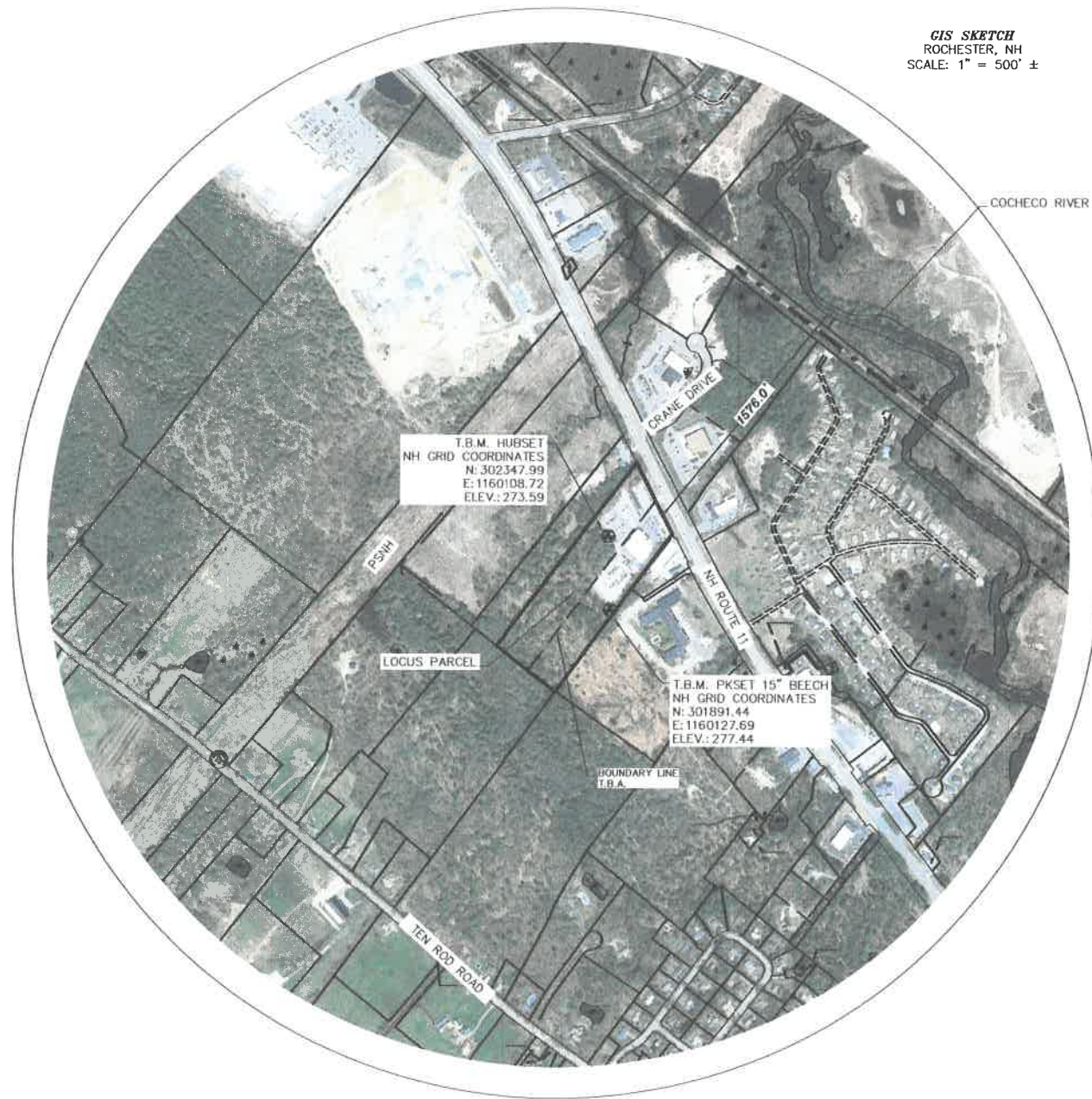
ORANGE CONSTRUCTION PERIMETER FENCE

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
- T.B.A. TO BE ABANDONED
- W.P. WALL PACK
- P.L. PROPERTY LINE
- T.B.M. TEMPORARY BENCH MARK
- B-XXX BORING LOCATION AND NUMBER
- '/' 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)

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



ADDITIONS WITHIN 200':

N/F FARMINGTON ASSOCIATES PPTY, LLS
332 RESERVOR STREET
NEEDHAM, MA 02494
TAX MAP 216, 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-BURKHEAD, BARBARA S
70 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
BOSCH, MA 01938
TAX MAP 216, 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 216, LOT 5
S.C.R.D. BOOK 4446, PAGE 148

ADDITIONS 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 SITE 1
ROCHESTER, NH 03867
TAX MAP 216, 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	36"x36"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	U CHANNEL (1)

NEIGHBORHOOD PLAN

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

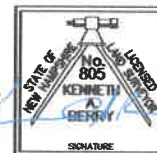
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

DATE : AUGUST 15, 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. NEWFCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST. VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USDA.ARMV.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, OLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BOWAP, 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. PHYTONEURON 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: NORTHEASTAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAJORE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

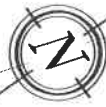
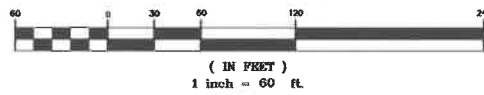
SOILS:

HaB - HINKLEY LOAMY SAND, 3 TO 8X SLOPES
CaB - CHARTON FINE SANDY LOAM, 0 TO 3X SLOPES VERY STONY
LrB - LEICESTER-RIDGEBURY VERY STONY FINE SAND LOAMS, 3 TO 8X 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)

AQUICUT PROTECTION OVERLAY
NCRS SOIL DELINEATION LINE
STONE WALL
WETLAND LINE
50' WETLAND BUFFER

AREA OF 15% OR GREATER SLOPE

OVERHEAD UTILITIES LINE

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING UNDERGROUND UTILITIES

STRAFFORD COUNTY REGISTRY OF DEEDS

TYPICAL FOUND

EDGE OF PAVEMENT

PROPERTY LINE

TEMPORARY BENCHMARK

TO BE ABANDONED

WALL PACK

S.C.R.D. TYP.

FND

E.O.P.

PL

T.B.M.

T.E.A.

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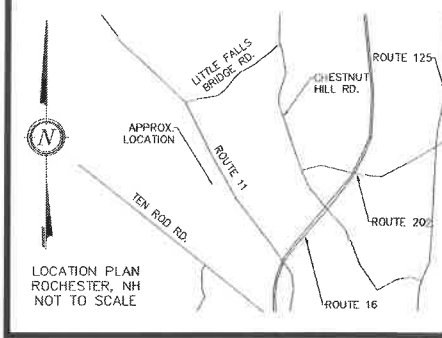
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PLAN REFERENCES:

1. "AS BUILT SURVEY FOR NCM MANAGEMENT LAND OF ROCHESTER LINCOLN WERRY 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 CONSTRUCTION CO. S.C.R.D.: PLAN #38 POCKET #12 FOLDER #2
4. "SURVEY OF THE LAND OF NORTHGATE APARTMENT COMPLEX, N.H. DATED: JANUARY 5, 1982 BY: HOLDEN ENGINEERING & SURVEYING INC. 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 8) 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: CASACIO 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# - 33017C01840, 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 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.

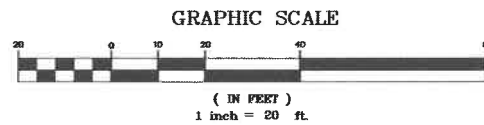
EXISTING CONDITIONS PLAN

SITE REVIEW
LAND OF
CASACIO RE HOLDINGS LLC
ROCHESTER TOYOTA
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP #16 LOTS 6 & 7

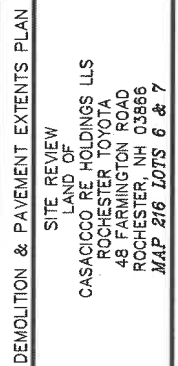
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. = 60 FT.
DATE: AUGUST 15, 2017
FILE NO.: DB 2017 - 063



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.) THE INTENT OF THIS PLAN SET IS TO ESTABLISH THE LIMITS OF CONSTRUCTION FOR THE PROPOSED SITE PLAN.
 - 2.) CURRENT OWNER: CASACCIO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866
 - 3.) APPLICANT: CASACCIO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866
 - 4.) TAX MAP 216, LOTS 5&7 OF THE CITY OF ROCHESTER TAX ASSESSOR'S MAPS.
 - 5.) LOT AREA: 538,990 Sq. Ft., 12.38 Ac.
 - 6.) S.C.R.D. BOOK 2923, PAGE 201
 - 7.) 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.
 - 8.) 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.



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



PARKING CALCULATIONS:

1 SPACE REQUIRED FOR EVERY 600 Sq.Ft. OF SALES / RENTAL
6,200 Sq.Ft. INSIDE SALES AREA = **11 SPACES REQUIRED**

1 SPACE REQUIRED FOR EVERY 4,000 Sq.Ft. OF OUTSIDE DISPLAY
± 50,000 Sq.Ft. OF OUTSIDE DISPLAY = **13 SPACES REQUIRED**

4 SPACES REQUIRED FOR EVERY SERVICE BAY
20 TOTAL SERVICE BAYS = **80 SPACES REQUIRED**

104 SPACES REQUIRED. (W/AVER REQUESTED
SECTION 10, TABLE A)

NOTES:

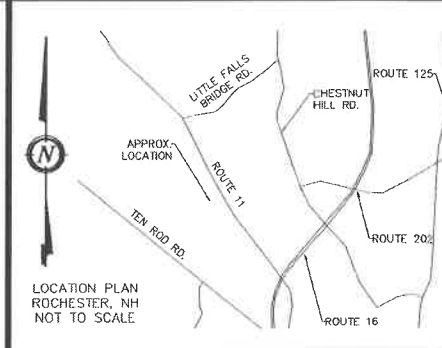
- THE INTENT OF THIS PLAN SET IS TO DEMONSTRATE THE OVERALL SITE PLAN DESIGN OF AN ADDITION TO A COMMERCIAL BUILDING KNOWN AS ROCHESTER TOYOTA.
- OWNER: CASACCIO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866
- APPLICANT: CASACCIO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866
- THE PROJECT PARCEL 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 = 172,424 Sq.Ft. (31.99% 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# - 33017001840, 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 28,493.
- 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.
- PROPOSED 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 DPW.
- 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.
- SNOW STORAGE AREAS FOR EACH PARKING AREA ARE SHOWN ON THE PLAN WITH AN APPROXIMATE RATIO BETWEEN 6:1 AND 8:1. IF SNOW PILES BECOME TO LARGE, INHIBIT BUSINESS OR THE FREE FLOW OF TRAFFIC AROUND THE SITE TO INCLUDE FIRE LANES AND LIFE SAFETY OR ADA AISLES, SNOW WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE LOCATION WHICH MEETS THE RECOMMENDATIONS OF NHDES. NO SNOW PILES ARE ALLOWED WITHIN THE RHODT RIGHT OF WAY.
- THE TRAVELED LANE AREAS ARE TO BE DELINEATED ON THE GROUND WITH 4" WHITE THERMAL PLASTIC PAINT. THE REMAINING DISPLAY AREAS ARE TO BE USED BY THE APPLICANT TO DISPLAY NEW AND USED CARS. THE APPLICANT MAY FROM TIME TO TIME REARRANGE THE ORIENTATION OF THE VEHICLES WITHIN THE DISPLAY AREAS, BUT SHALL ALWAYS KEEP THE SHOWN AISLE FREE FOR EMERGENCY VEHICLES. THE APPLICANT IS TO REMAIN VIGILANT IN NOT PARKING VEHICLES WITHIN THE RHODT RIGHT OF WAY. IF AT ANY TIME THE CUSTOMER PARKING NEEDS TO BE INCREASED, THE APPLICANT WILL DESIGNATE ADDITIONAL PARKING IN AREAS CURRENTLY BEING CALCULATED AS DISPLAY AREA.

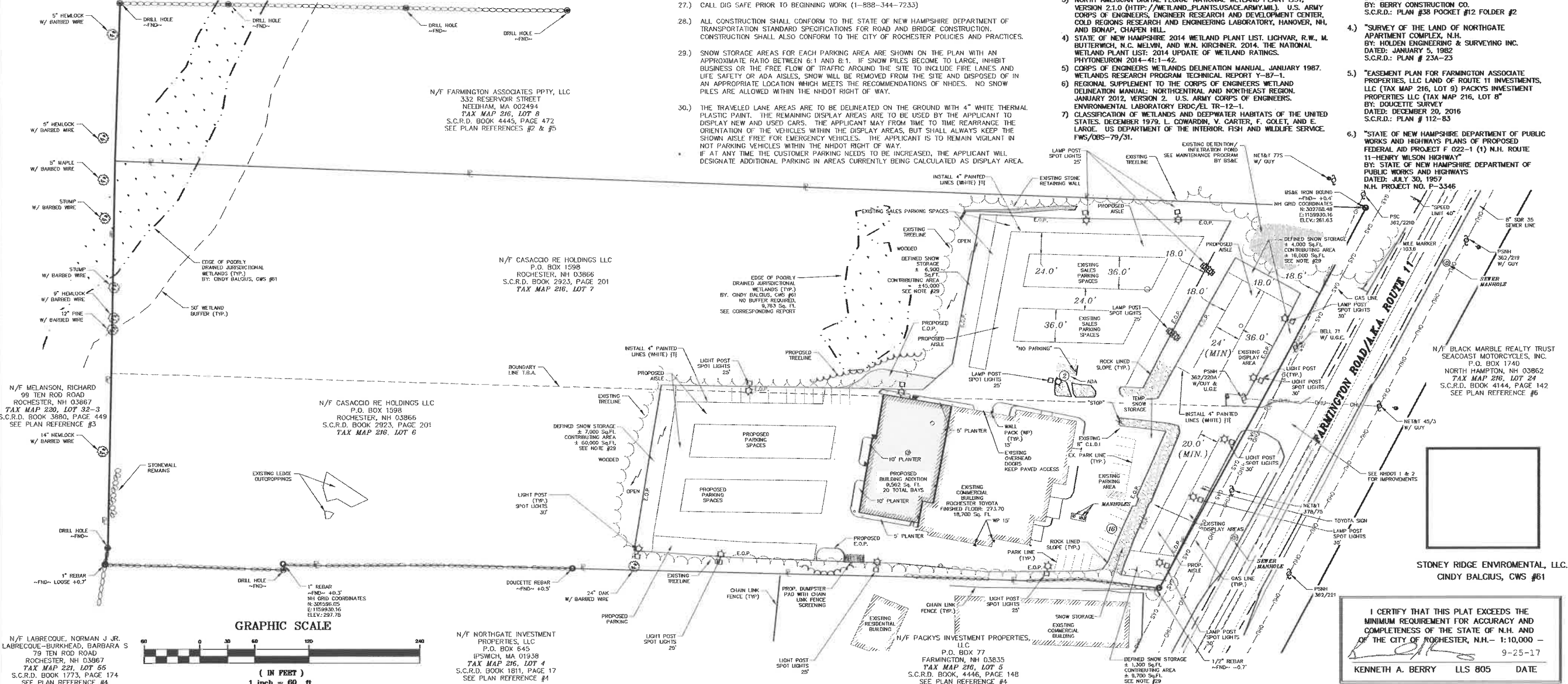
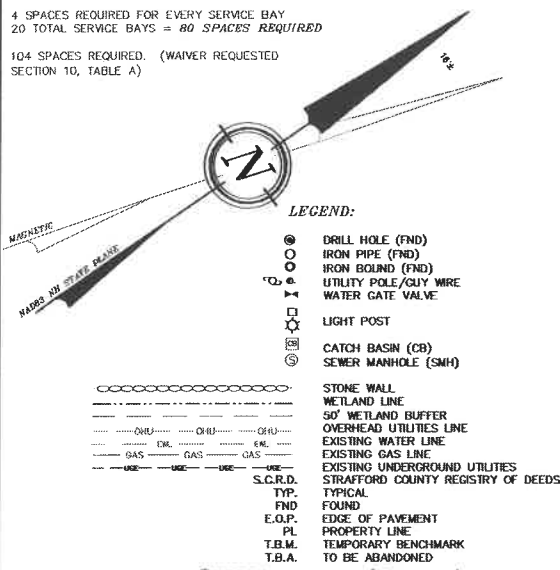
NOTES CONT.:

- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALED DIMENSIONS ARE USED. 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 CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 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



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 18, 1973" BY: BERRY SURVEYING & ENGINEERING S.C.R.D.: PLAN #38 POCKET #12 FOLDER #2
- "SURVEY OF THE LAND OF NORTGATE 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: DEBETTE 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

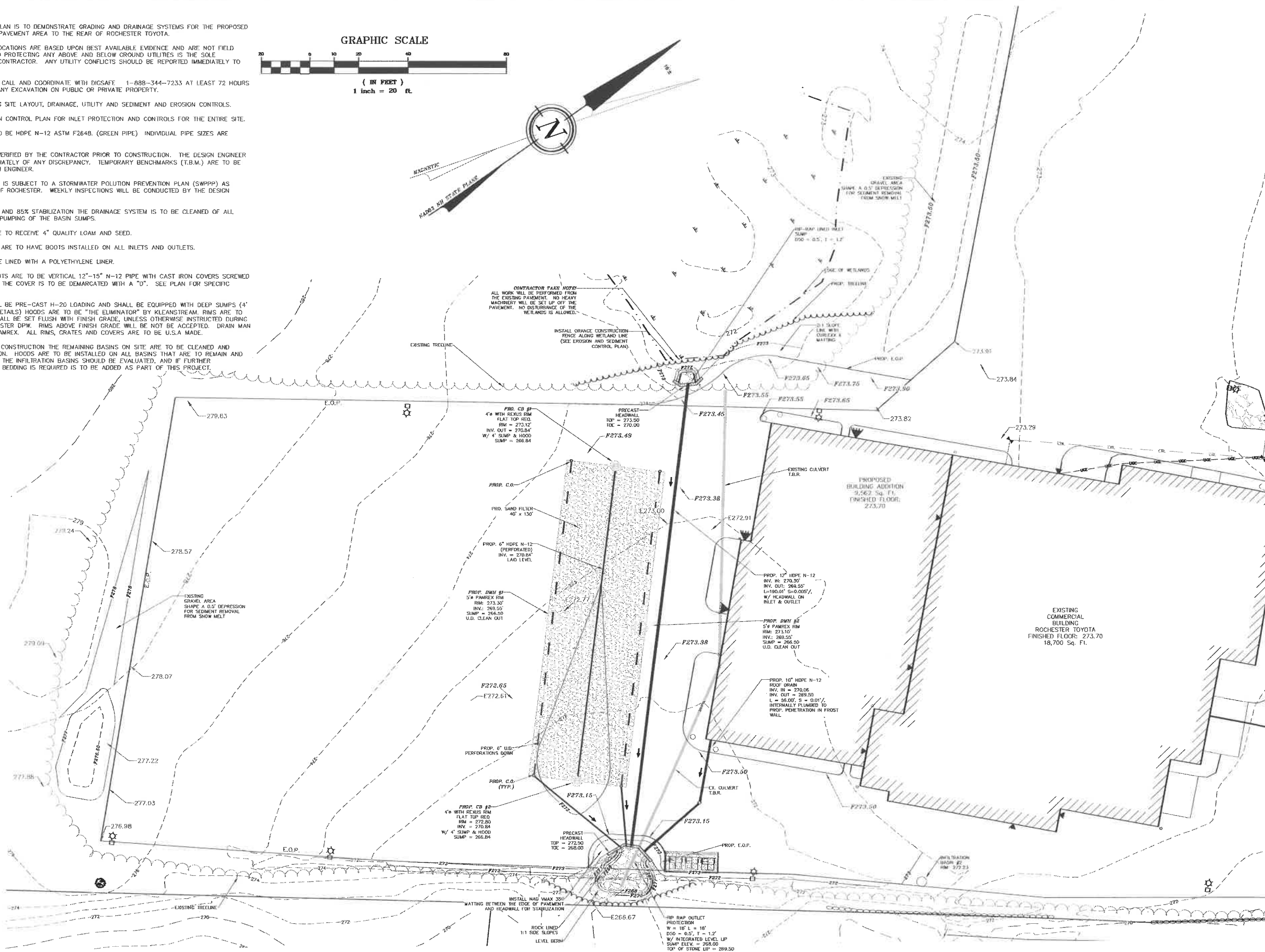
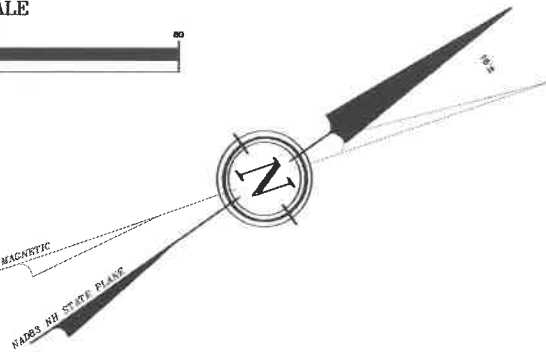


OVERVIEW SITE PLAN
SITE REVIEW
LAND USE
CASACCIO RE HOLDINGS LLC
ROCHESTER TOYOTA
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP 216 LOTS 6 & 7

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



- 1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE GRADING AND DRAINAGE SYSTEMS FOR THE PROPOSED BUILDING ADDITION AND PAVEMENT AREA TO THE REAR OF ROCHESTER TOYOTA.
- 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 DISSAFE 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 SUMPS.
- 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 CLEAN OUTS ARE TO BE VERTICAL 12"-15" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE DEMARCATED WITH A "D". SEE PLAN FOR SPECIFIC DETAILS.
- 14.) ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4" MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSYSTEM, RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. DRAIN MANHOLE RIMS ARE TO BE PAMFLEX. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A. MADE.
- 15.) PRIOR TO THE START OF CONSTRUCTION THE REMAINING BASINS ON SITE ARE TO BE CLEANED AND EVALUATED FOR OPERATION. HOODS ARE TO BE INSTALLED ON ALL BASINS THAT ARE TO REMAIN AND HAVE DISCHARGE PIPES. THE INFILTRATION BASINS SHOULD BE EVALUATED, AND IF FURTHER PERFORATIONS OR STONE BEDDING IS REQUIRED IS TO BE ADDED AS PART OF THIS PROJECT.



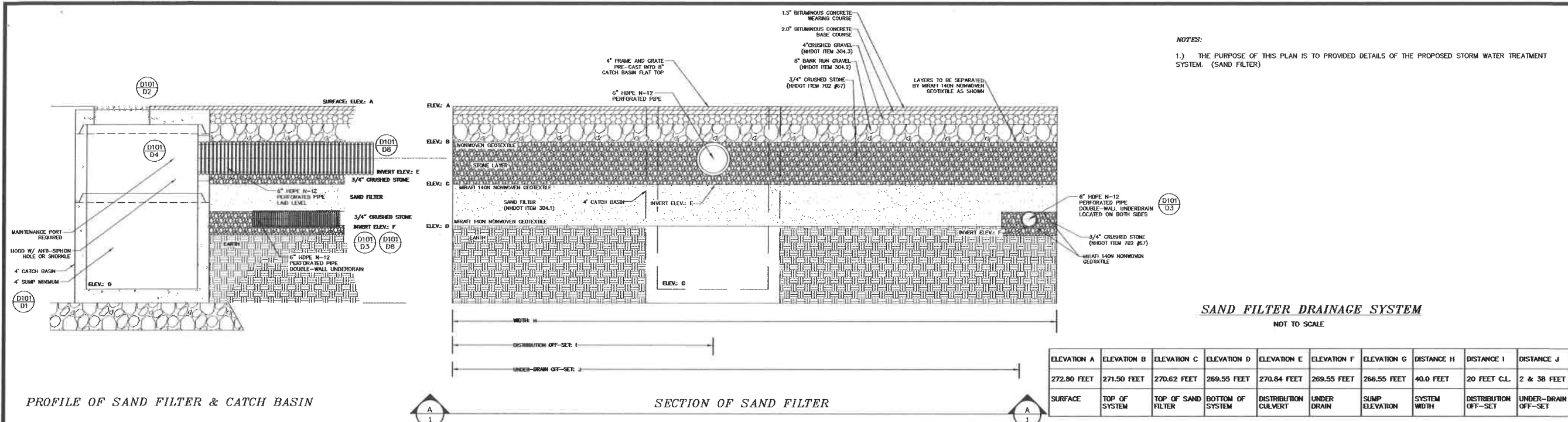
#1	9-13-17	REVISION DATE	DESCRIPTION

GRADING & DRAINAGE PLAN

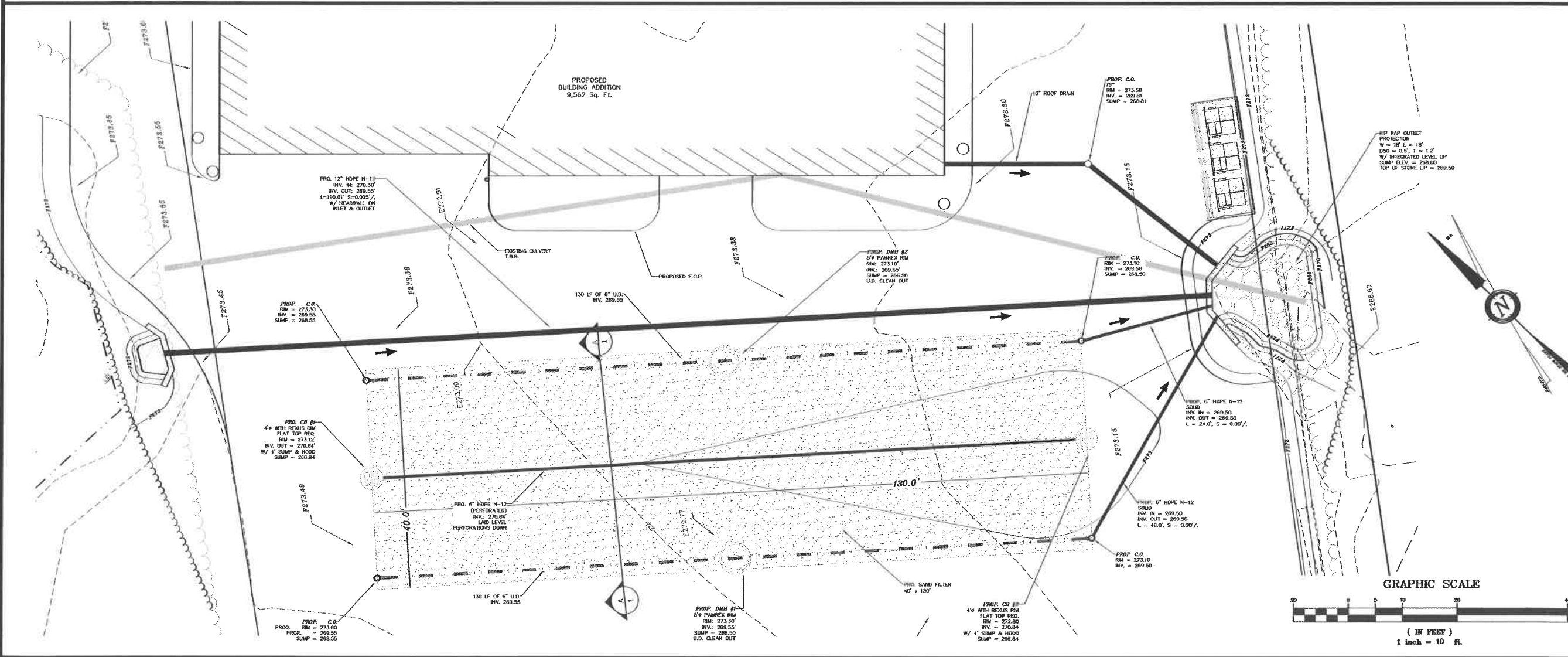
**SITE REVIEW
LAND OF
CASACCIO RE HOLDINGS LLS
ROCHESTER TOYOTA
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP 216 LOTS 6 & 7**

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 15, 2017





NOTES:
1.) THE PURPOSE OF THIS PLAN IS TO PROVIDED DETAILS OF THE PROPOSED STORM WATER TREATMENT SYSTEM. (SAND FILTER)



#1	REVISION	DATE	DESCRIPTION
9-13-17			REVISED FOR APPLICATION SUBMITTAL

SAND FILTER DETAILS PLAN
SITE REVIEW
LAND OF
CASACCO RE HOLDINGS LLS
ROCHESTER TOYOTA
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP 216 20TS 6 & 7

BERRY & SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : AUGUST 15, 2017
FILE NO. : DB 2017 - 063

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
PROFESSIONAL ENGINEER

SHEET 7 OF 18

NOTES:

1.) OWNER: CASACCO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866

A.) TAX MAP 216, LOT 6 & 7

- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE PROPER EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION PRACTICES.
- 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.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DKS&F 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
- ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED ON GRADING AND DETAIL PLAN SHEETS.
- 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.
- 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.
- ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- 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 CDP 4.1.1 AND INSPECTION REPORTS SUBMITTED TO THE TOWN OF RAYMOND, NH, ENGINEERING DEPARTMENT WITHIN 24 HOURS IN ACCORDANCE WITH CDP 4.1.7 AND MAINTAINED BY THE OWNER FOR A PERIOD OF THREE YEARS AFTER THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.
- SILT FENCE MAY BE SUBSTITUTED WITH SILT SOCK OR EROSION CONTROL MIX BERM. SILT FENCE IS NOT A SUBSTITUTE FOR SILT SOCK, OR APPROVED EQUAL.
- PER EPA CDP 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.
- DURING LOT DEVELOPMENT, THE BUILDERS ARE TO ENSURE NO TRACKING TAKES PLACE WITHIN PARKING & DISPLAY, AND GENERAL CLEAN UP & HOUSE KEEPING ITEMS FOUND WITHIN THE CHAPTER 50 DOCUMENT ARE ADHERED TO.
- SILT SOCK AND SILT FENCE MAY BE REPLACED WITH MULCH BERM PER THE CONSTRUCTION DETAILS.
- ON SITE DUMPSTER USED FOR CONSTRUCTION SHALL BE PLACED OUT OF THE WAY OF CONSTRUCTION VEHICLES AND COVERED AFTER HOURS.

LEGEND:

- BENCHMARK
- LIGHT POST
- SILT FENCE
- FILTREX SILT SOCK
- ORANGE CONSTRUCTION FENCE
- MULCH BERM
- TREE LINE
- NRCS SOIL DELINEATION
- SOIL TYPE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SOILS & DRAINAGE:

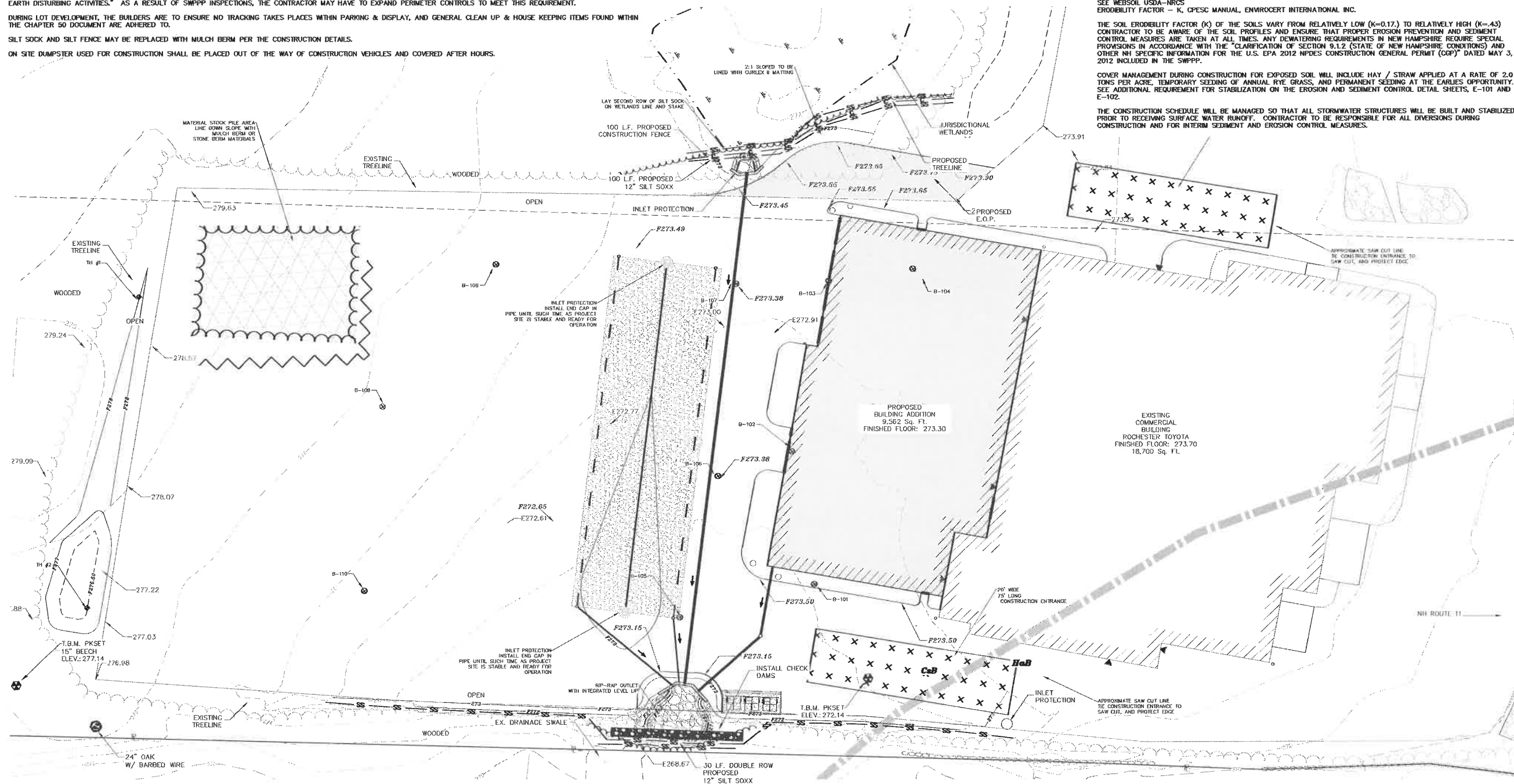
CLB - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, HSG A, DISTURBED: K=17
HaB - HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES, DISTURBED: K=17
LrB - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES, HSG A, DISTURBED: K=43

SEE WEBSOIL USDA-NRCS
ERODIBILITY FACTOR - K, CPESC MANUAL, ENVIROCERT INTERNATIONAL INC.

THE SOIL ERODIBILITY FACTOR (K) OF THE SOILS VARY FROM RELATIVELY LOW (K=0.17) TO RELATIVELY HIGH (K=43) CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DEWATERING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP.

COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.

THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.



EROSION AND SEDIMENT CONTROL PLAN

SITE REVIEW
LAND OF
CASACCO RE HOLDINGS, LLC
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 20 FT.

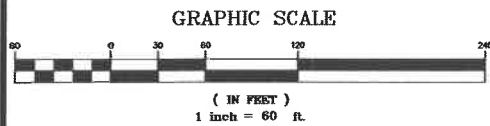
DATE : AUGUST 15, 2017

FILE NO. : DB 2017 - 063



1.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE EXISTING LIGHTING FIXTURES IN CONJUNCTION WITH THE WALL PACKS ADDED TO THE PROPOSED STRUCTURE. EXISTING LIGHTING FIXTURES WHICH ARE SCHEDULED TO BE REMOVED ARE NOT MODELED.

- 2.) OWNER: CASACCIO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866
- 3.) APPLICANT: CASACCIO RE HOLDINGS, LLC
P.O. BOX 1598
ROCHESTER, NH 03866
- 4.) THE PROJECT PARCEL IS SHOWN AS LOT NO. 6 & 7, MAP 216 OF THE CITY OF
ROCHESTER TAX ASSESSOR'S MAPS.



WST LED
Architectural Wall Sconce



Quinn
12/20/2017

Introduction

The W5T LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-glared light source for end-user visual comfort. For emergency egress lighting, the W5T LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a *Recessed motion sensor* option. With so many standard and optional features, three lumen packages and high LPW, the W5T LED is your "go to" luminaires for most any application.

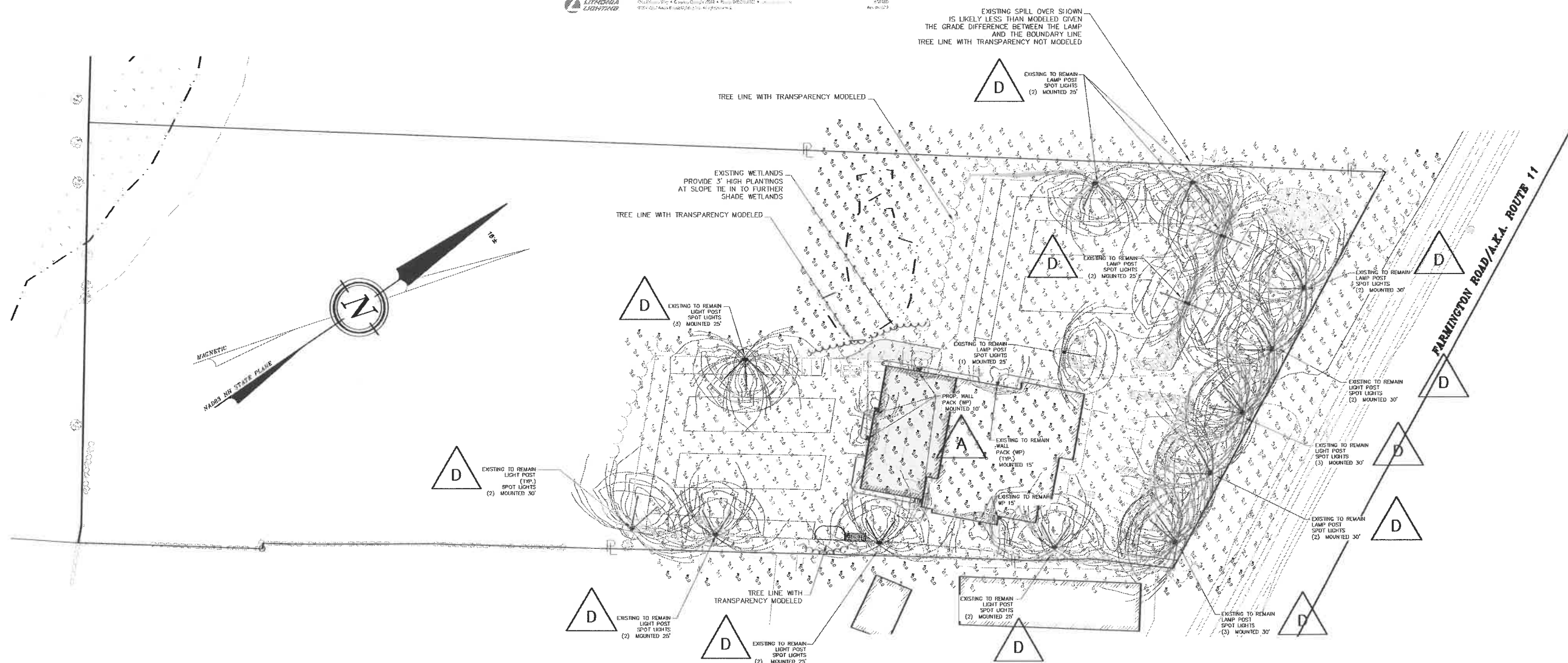




EXAMPLE: VST LED P1 4UK V6 VOLT DB87									
VST LED									
VST LED	P1	P2	P3	P4	P5	P6	P7	P8	P9
	P1	P2	P3	P4	P5	P6	P7	P8	P9
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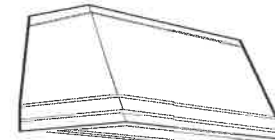
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DOI 10.1002/pola.23332

04-000000



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	Lithonia Lighting	WST 155M FT (PULSE START)	ARCHITECTURAL SCENE WITH FORWARD THROW DISTRIBUTION WITH CLEAR FLAT GLASS LENS. CLEAR LAMP. MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 150-WATT CLEAR ED17 PULSE START METAL HALIDE. HORIZONTAL POS.	1	WSO_150M_FT (PULSE_START).ies	14000	1	189
	D	32	Lithonia Lighting	55 1000S RNE	HIGH PERFORMANCE FLOODLIGHT. RFN DISTRIBUTION. 750W HPS. W/ CLEAR LAMP IN HORIZONTAL POSITION.	ONE 1000-WATT CLEAR 5-25 HIGH PRESSURE SODIUM. HORIZONTAL POSITION.	1	55_1000S_RNE.ies	140000	1	1100



WALL MOUNTED LIGHTING LAMP "A"
NOT TO SCALE

EXISTING LIGHTING PLAN WITH REVISED WALL PACKS

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

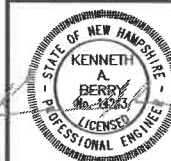
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
MARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.

DATE : AUGUST 15, 2017

FILE NO. : DB 2017 - 063

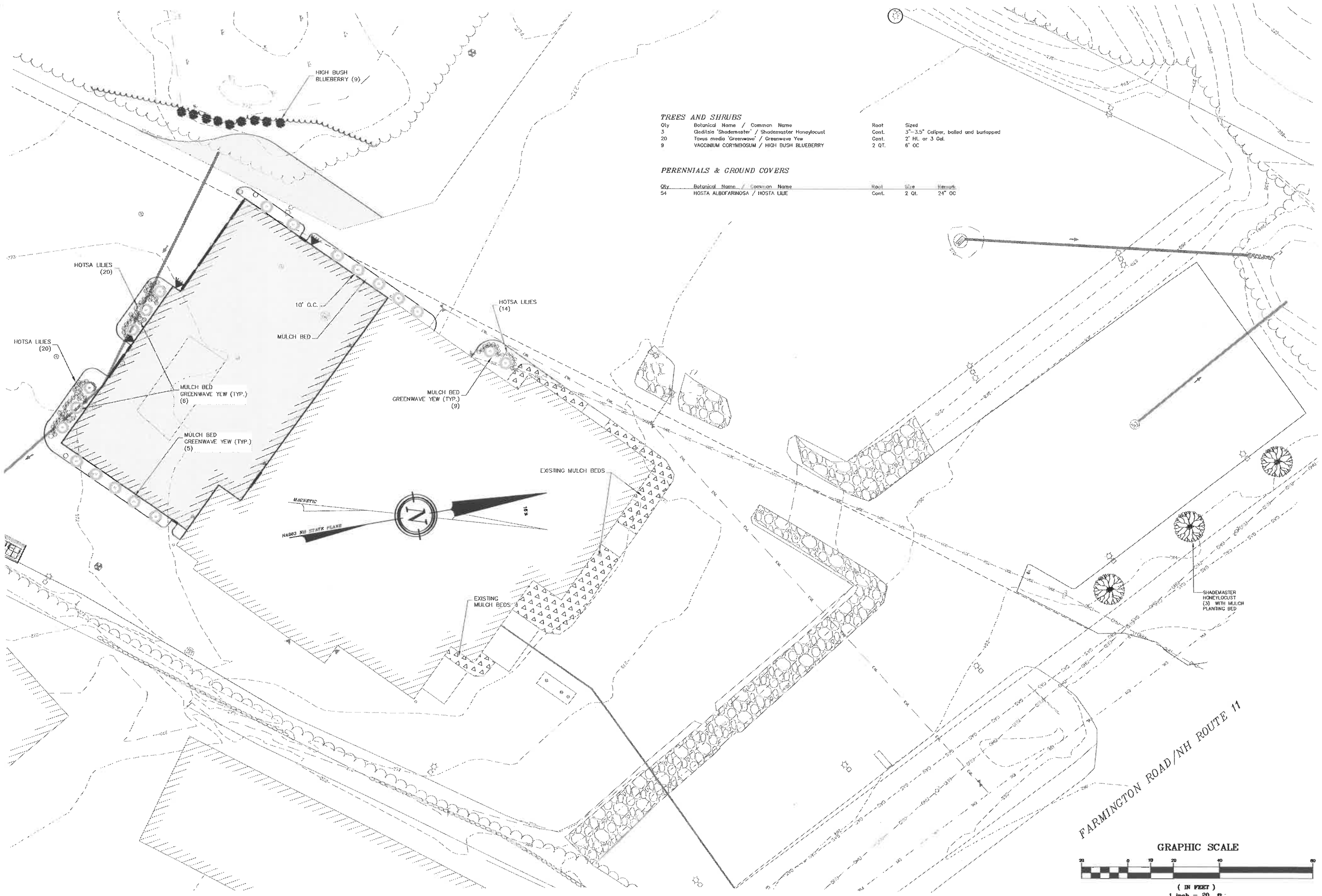


SHEET 9 OF 18

REVISED FOR APPLICATION SUBMITTAL

9-13-17

DESCRIPTION



TREES AND SHRUBS			
Qty	Botanical Name / Common Name	Root	Size
3	Olethia 'Shademaster' / Shademaster Honeylocust	3"-3.5" Caliper, balled and burlapped	2' Ht. or 3 Gal.
20	Torus media 'Greenwave' / Greenwave Yew	2" OC	6" OC
9	VACCINIUM CORYMBOSUM / HIGH BUSH BLUEBERRY	2" OC	6" OC

PERENNIALS & GROUND COVERS

Qty	Botanical Name / Common Name	Root	Size	Remarks
54	HOSTA ALBOFARNOSA / HOSTA LILIE	2" OC	24" OC	

LANDSCAPING PLAN

SITE REVIEW
LAND OF
CASACCO RE HOLDINGS LLS
ROCHESTER TOYOTA
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP #16 LOTS 6 & 7

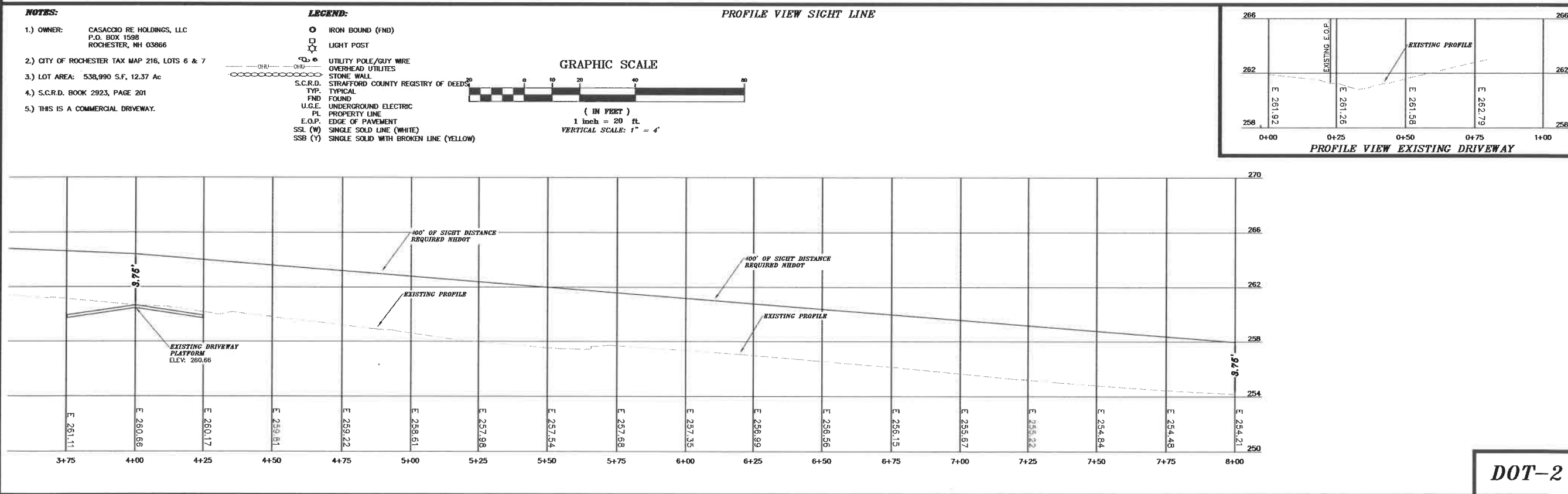
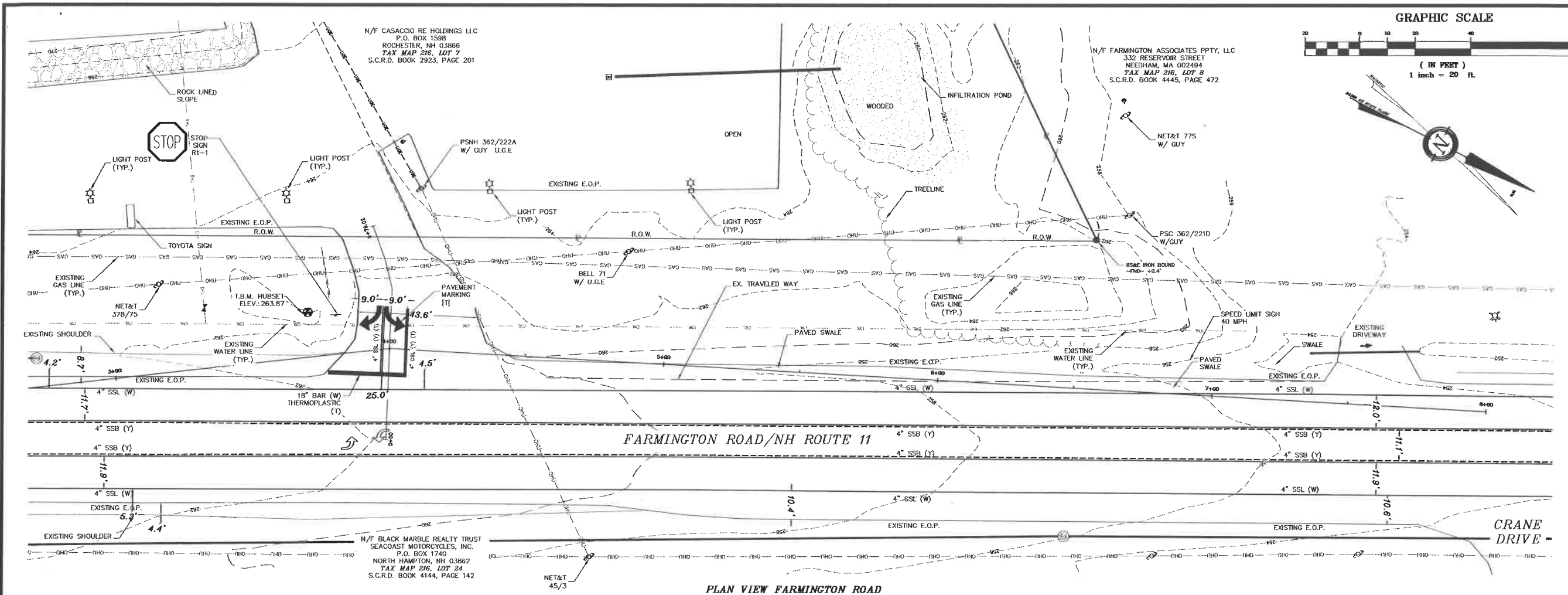
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : AUGUST 15, 2017

FILE NO. : DB 2017 - 063





GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REVISION

DATE

DESCRIPTION

9-13-17

#1

REVISED FOR APPLICATION SUBMITAL

SIGHT DISTANCE PROFILE (NORTH WEST BOUND)

SITE REVIEW

LAND OF

CASACCO 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

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DATE : AUGUST 15, 2017

FILE NO. : DB 2017 - 063

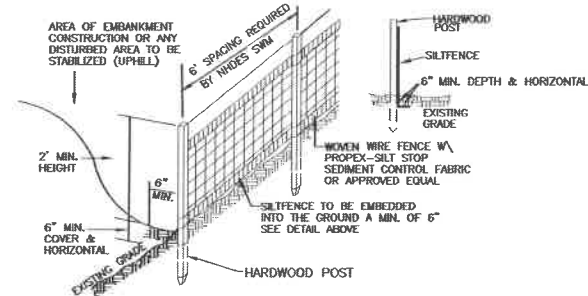
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

REGISTERED PROFESSIONAL ENGINEER

DOT-2

SHEET 12 OF 18



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6" INCHES
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

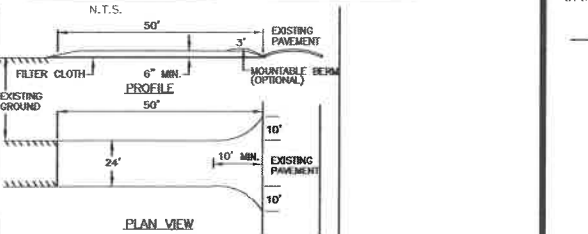
SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

E1

E5 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



PLAN VIEW

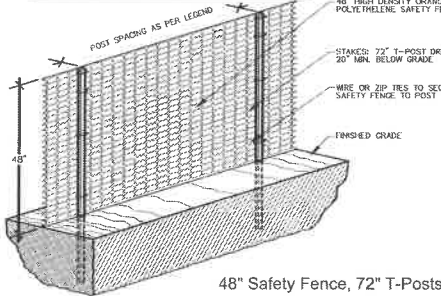
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR TO FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

E2 CONSTRUCTION SAFETY FENCE

NOT TO SCALE

LEGEND

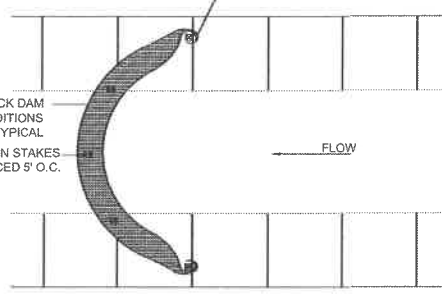
SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



48" Safety Fence, 72" T-Posts

E3

EXCESS SOCK MATERIAL TO BE DRAWN IN AND TIED OFF TO STAKE AT BOTH ENDS



FILTREXX® CHECK DAM SIZED TO SUIT CONDITIONS 8" TO 18" TYPICAL 2" X 2" X 36" WOODEN STAKES PLACED 5' O.C.

FLOW

NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDING AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

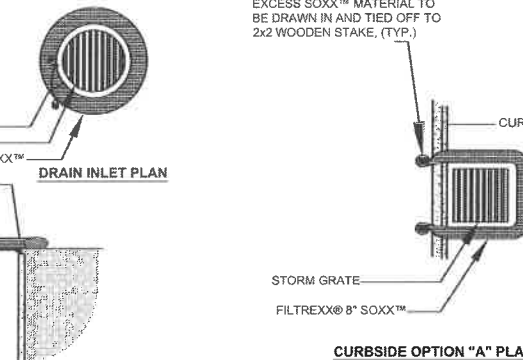
Filtrex International, LLC
35481 Grafton Eastern Rd | Grafton, Oh 44044
440-926-2607 | fax: 440-926-4021
WWW.FILTREXX.COM
OR APPROVED EQUAL

FILTREXX® CHECK DAM

NOT TO SCALE

E4

EXCESS SOCK™ MATERIAL TO BE DRAWN IN AND TIED OFF TO 2X2 WOODEN STAKE, (TYP.)



WIRE TIES, (TYP.)
STORM GRATE
FILTREXX® 8" SOCK™
FILTREXX® 8" SOCK™
DRAIN INLET PLAN

CATCH BASIN

DRAIN INLET SECTION

NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

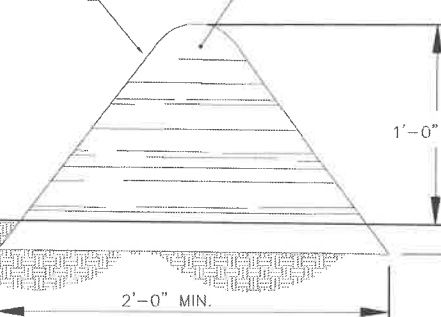
FILTREXX® INLET PROTECTION

NOT TO SCALE (NOT TO SCALE)

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OR APPROVED EQUAL

E6 EROSION CONTROL MIX BERM

NOT TO SCALE



EXISTING GRADE

1'-0" MIN.

2'-0" MIN.

KEY INTO EXISTING GRADE IF CONDITIONS ALLOW

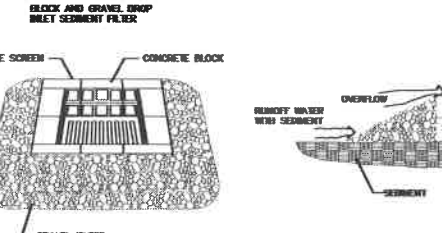
EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

- (A) BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
- (B) THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
- (C) THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
- (D) SUBJECT TO (C), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS.
- (E) WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
- (F) THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
- (G) THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
- (H) THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
- (I) THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.

E7

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

NOT TO SCALE



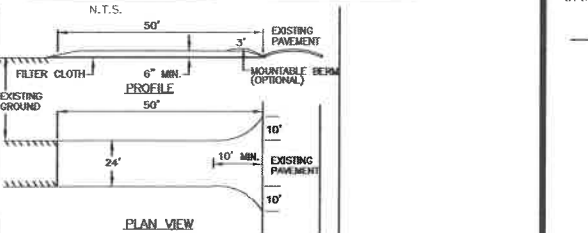
MAINTENANCE

ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

TO BE USED IN ALL AREAS WHERE THERE WILL BE NO TRAFFIC.

E5 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



PLAN VIEW

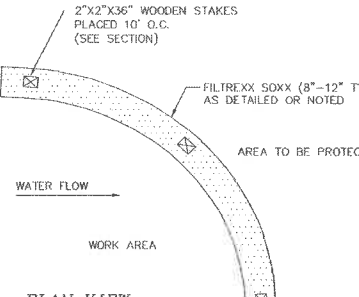
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E9

E10

FILTREXX SEDIMENT CONTROL

NOT TO SCALE



2"X2"X36" WOODEN STAKES PLACED 10' O.C. (SEE SECTION)

FILTREXX SOCKX (8"-12" TYPICAL) AS DETAILED OR NOTED

AREA TO BE PROTECTED

WORK AREA

PLAN VIEW

SECTION VIEW

NOTES:

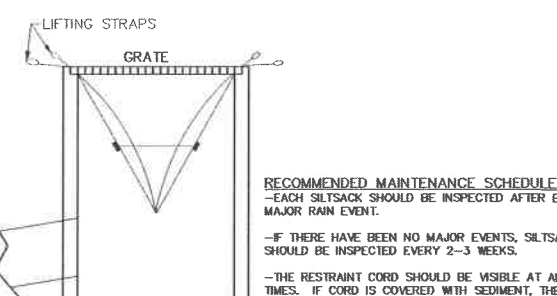
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT SOCKX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT SOCKX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENT OF THE SPECIFIC APPLICATION.
6. FILTREXX SOCKX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOCKX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.

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OR APPROVED EQUAL

E11

SILTSACK DETAIL

NOT TO SCALE



LIFTING STRAPS

GRATE

RECOMMENDED MAINTENANCE SCHEDULE

- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT.
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.
- THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.
- TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

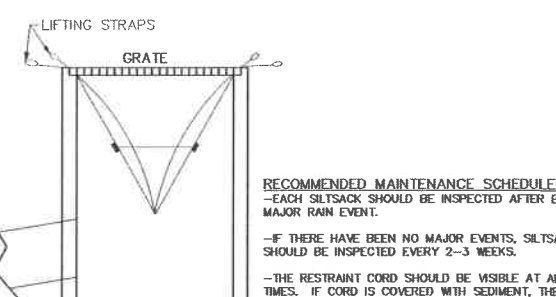
SILTSACK DETAIL

NOT TO SCALE

E11

SILTSACK DETAIL

NOT TO SCALE



LIFTING STRAPS

GRATE

RECOMMENDED MAINTENANCE SCHEDULE

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- TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

SILTSACK DETAIL

NOT TO SCALE

REVISION

DATE

9-13-17

#1

REVISED FOR APPLICATION SUBMITTAL

DESCRIPTION

SEDIMENT AND EROSION CONTROL DETAILS

SITE REVIEW

CASACCO HOLDINGS LLS

ROCHESTER TOYOTA

48 FARMINGTON ROAD

ROCHESTER, NH 03866

MAP 276 LOTS 6 & 7

BERRY & SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603) 332-2863

SCALE : AS MARKED

DATE : AUGUST 15, 2017

FILE NO. : DB 2017 - 063

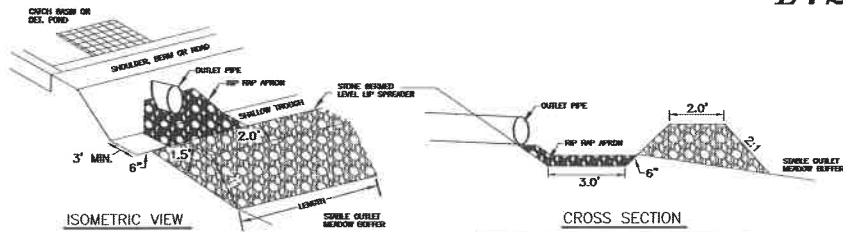
KENNETH A. BERRY

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE

SHEET 13 OF 18

STONE BERM LEVEL SPREADER



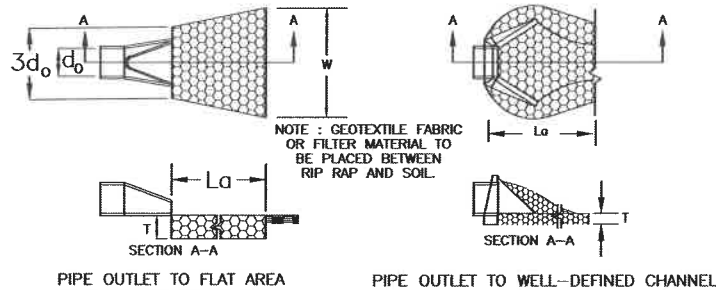
SEIVE DESIGNATION	SIZE OF STONE (INCHES)
100%	12
84-100%	6
68-83%	3
42-56%	1
8-12%	NO. 4

1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.

E12

E13

PIPE OUTLET PROTECTION



E16

NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

SEEDING MIXTURE 1/	DRYNESS	WELL DRAINAGE	MODERATELY WELL DRAINAGE	POORLY DRAINAGE
A. STRIP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A. GOOD	GOOD	GOOD	GOOD
B. WATERWAYS, CHANNELS, SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	B. GOOD	GOOD	GOOD	GOOD
C. PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURNS)	C. GOOD	GOOD	GOOD	GOOD
D. GRAVEL PIT, SEE NH-PH-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.	D. GOOD	GOOD	GOOD	GOOD

NOTE: THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
B. TALL FESCUE	15	0.35
C. TALL FESCUE	10	0.25
D. TALL FESCUE	5	0.15
E. TALL FESCUE	2.5	0.075
F. TALL FESCUE	1.5	0.045

CONSERVATION MIX	POUNDS PER ACRE	POUNDS PER 1,000 S.F.
RED FESCUE (35%)	75	1.75
TALL FESCUE (25%)	55	1.25
ANNUAL RYEGRASS (12%)	33	0.75
PERENNIAL RYEGRASS (10%)	26	0.60
KENTUCKY BLUEGRASS (10%)	22	0.50
WHITE CLOVER (3%)	7	0.15

PIPE OUTLET PROTECTION CONSTRUCTION SPECIFICATIONS

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS. SPECIFIED GRADATION.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO NHDOT SECTION 583.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

E14

TABLE 7-24—RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	0.5 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM	TO
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

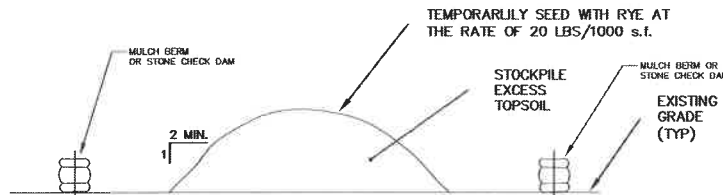
TABLE 7-24—RECOMMENDED RIP RAP GRADATION RANGES			
d50 SIZE=	1.0 FEET	12 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE		SIZE OF STONE (INCHES) FROM	TO
100%	18	24	
85%	16	22	
50%	12	18	
15%	4	6	

WINTER STABILIZATION NOTES

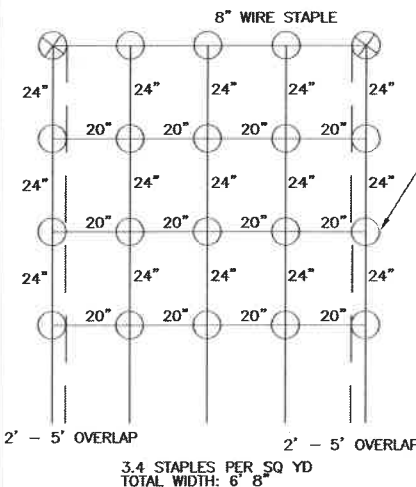
1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E17

E15



TOPSOIL STOCKPILE MOUND NOT TO SCALE



- 1.) THE BEGINNING AND END OF EACH ROW OF NAG C350 WILL BE BURIED SIX TO TWELVE INCHES DEEP.
- 2.) AT THE TOP OF EACH ROW WHERE THE ROWS OVERLAP, AN EARTH ANCHOR WILL BE INSTALLED TO A MINIMUM DEPTH OF 30 INCHES.
- 3.) STAPLES WILL BE INSTALLED AT A RATE OF 3.4 STAPLES PER SQUARE YARD AS DEMONSTRATED.
- 4.) STAPLES WILL BE INSTALLED TO A MINIMUM DEPTH OF 8 INCHES.
- 5.) ROWS OF NAG ROLLMAX WILL BE INSTALLED PARALLEL WITH AN AVERAGE OF THREE AND ONE-HALF INCHES OF OVERLAP. STAPLES WILL BE INSTALLED ALONG THE OVERLAP SEAM, AS SHOWN.

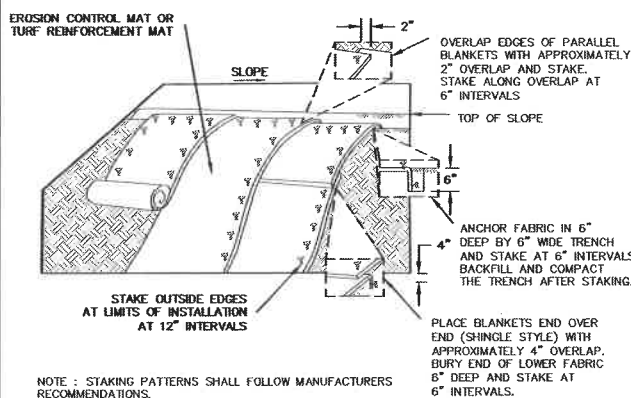
VMAX3 MATTING STAPLE PATTERN GUIDE NOT TO SCALE

E18

1. GRADING AND SHAPING
 - A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.

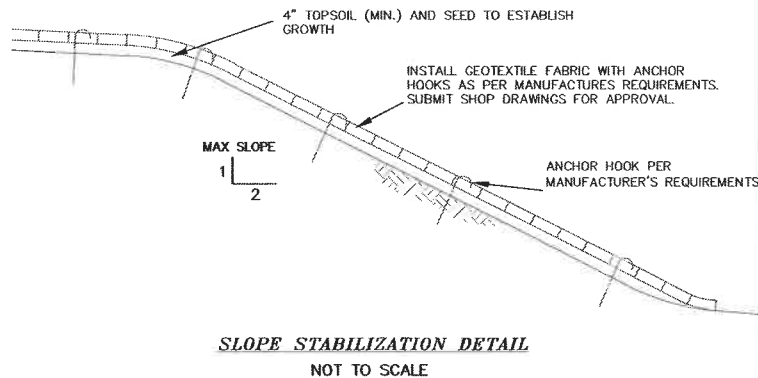
SEEDING SPECIFICATIONS

E21



INSTALLATION OF EROSION CONTROL FABRICS NOT TO SCALE

E20



SLOPE STABILIZATION DETAIL NOT TO SCALE

E19

DEFINITION OF STABLE:

1. WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED
2. WHEN A MINIMUM OF 85% VEGETATIVE GROWTH OCCURS
3. WHEN A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY
5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.

E22

CONSTRUCTION SEQUENCE:

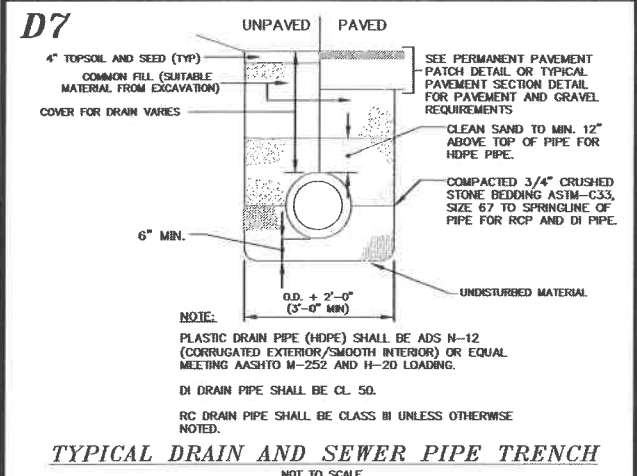
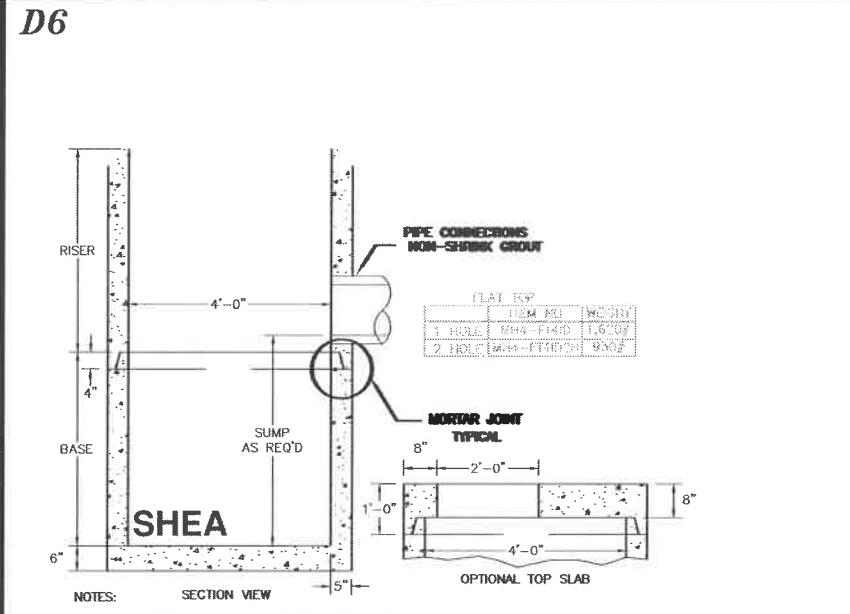
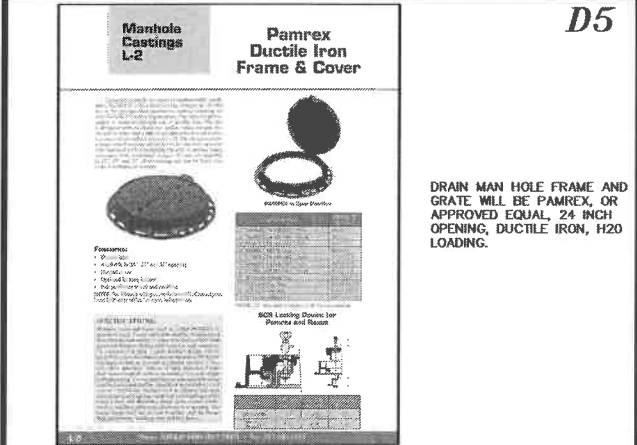
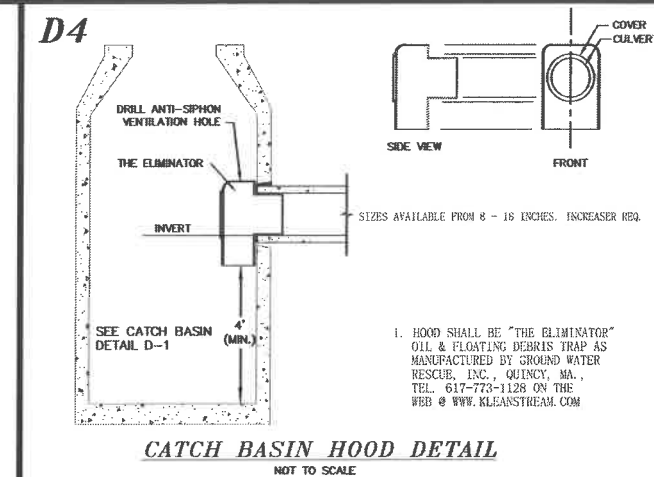
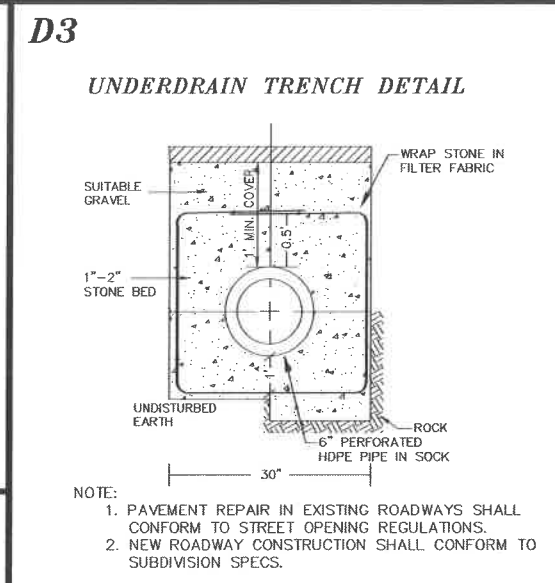
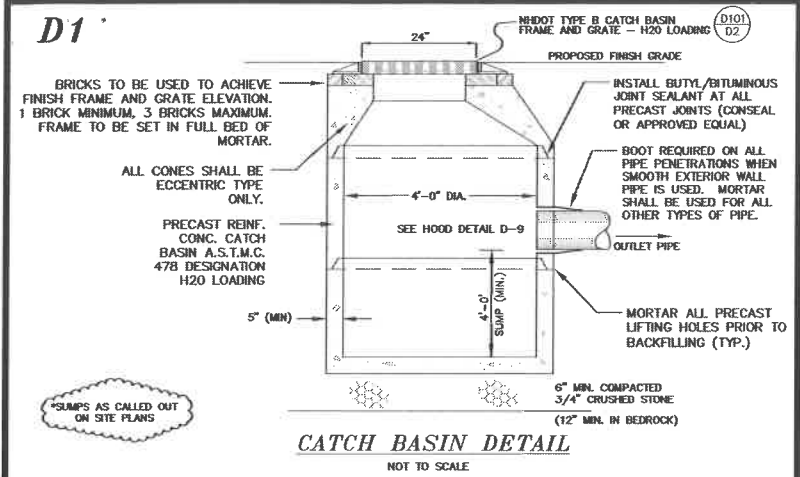
- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT EROSION AND DETENTION CONTROL FACILITIES AS. PUMP AND INSPECT ALL CATCH BASINS ON SITE AND EVALUATE THE EXISTING INFILTRATIONS SYSTEMS.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- 7.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 8.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED, ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BEW STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 9.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 10.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
- 11.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 12.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 13.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 14.) FINISH PAVING ALL ROADWAYS

E-102

SEDIMENT AND EROSION CONTROL DETAILS
SITE REVIEW
LAND OF
CASACCO HOLDINGS LLS
ROCHESTER TOWNSHIP
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP 876 Lots 6 & 7

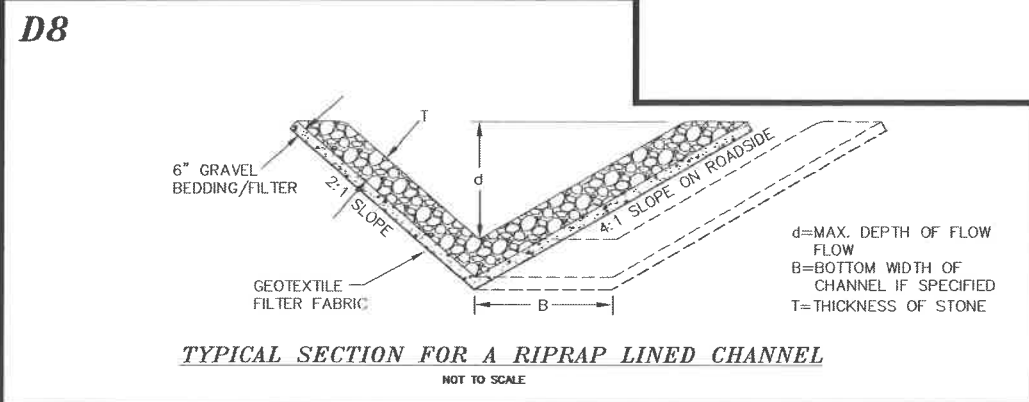
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS MARKED
DATE : AUGUST 15, 2017
FILE NO. : DB 2017 - 063





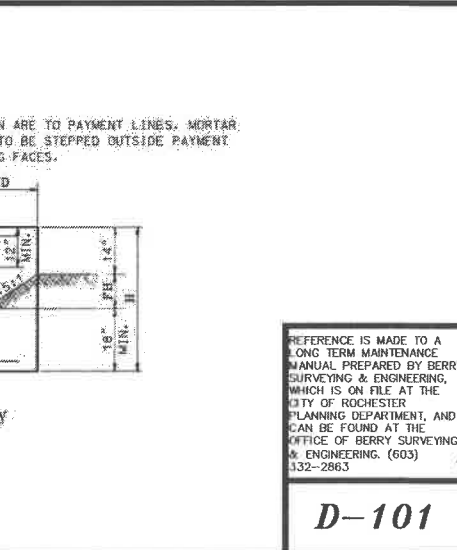
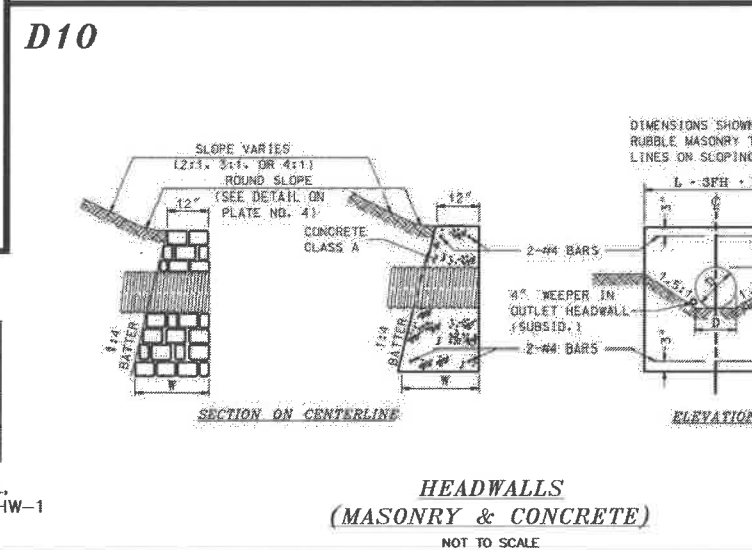
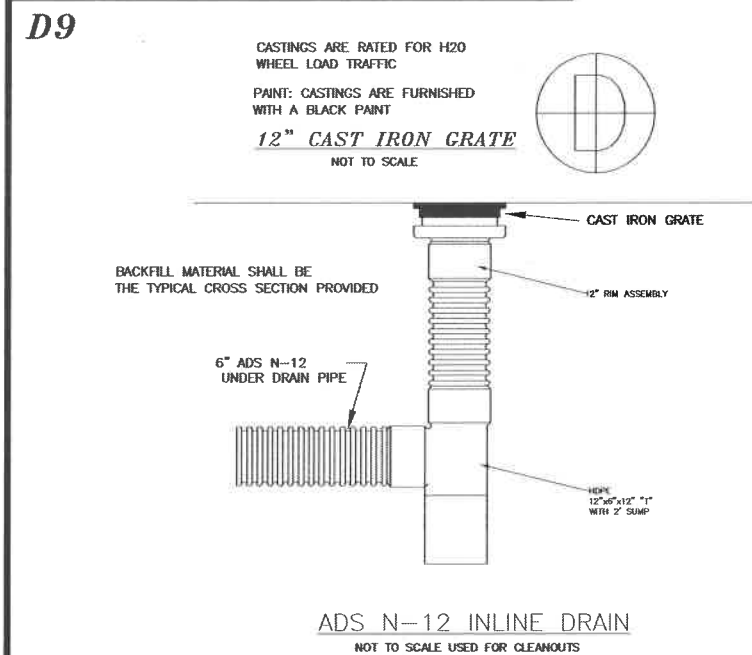
D8 CATCH BASIN DETAIL FLAT TOP
NOT TO SCALE

ITEM	QTY	UNIT	PRICE
1. CONCRETE	4,000	PSI	MINIMUM AFTER 28 DAYS
2. REINFORCED STEEL	CONFORMS TO LATEST	ASTM A185 SPEC	0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM
3. H-20 DESIGN LOADING	PER AASHTO HS-20-44	ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS"	



DIAMETER	12"	15"	18"	24"	30"
LENGTH	3'-2"	3'-10"	5'-2"	7'-2"	9'-2"
CONC. (Cu.Yd.)	0.61	0.85	1.13	1.78	2.58
STEEL (Lbs.)	9	11	14	20	25

ALL STEEL SHALL BE #5 REINFORCING STEEL, SPACED @ 12" ON CENTER SEE NHDOT DETAIL HW-1



REVISION

DATE

DESCRIPTION

9-13-17

REVISED FOR APPLICATION SUBMITTAL

DRAINAGE DETAILS

SITE REVIEW

LAND OF

CASACICCO BE 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

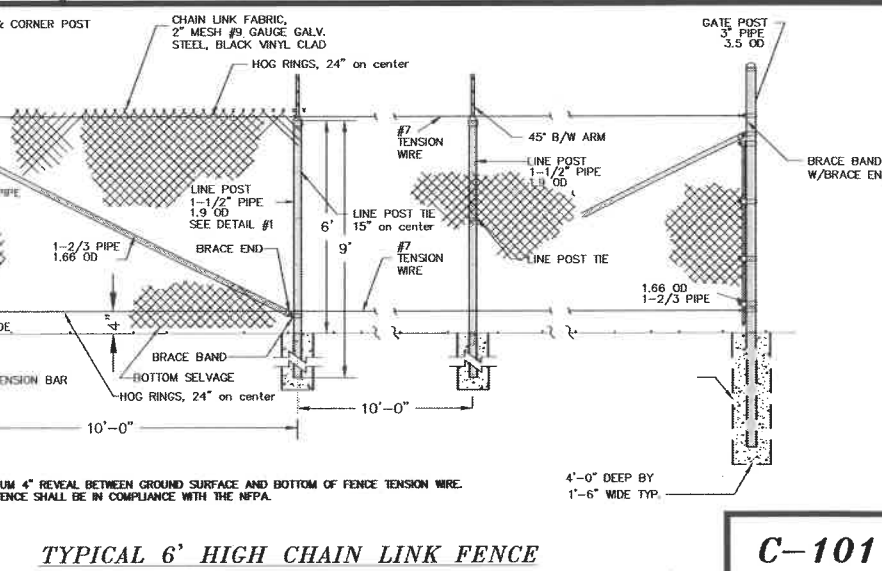
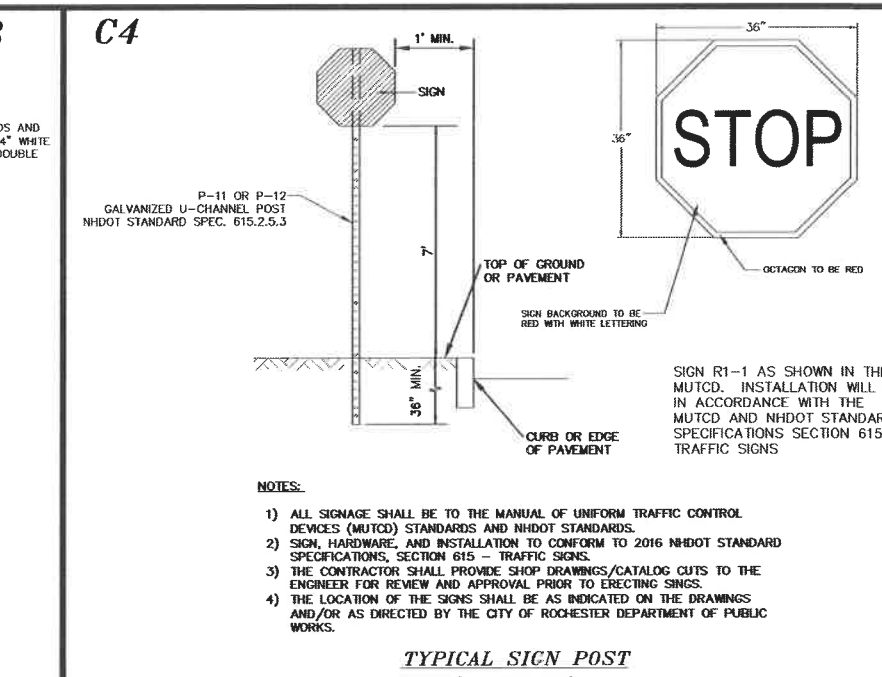
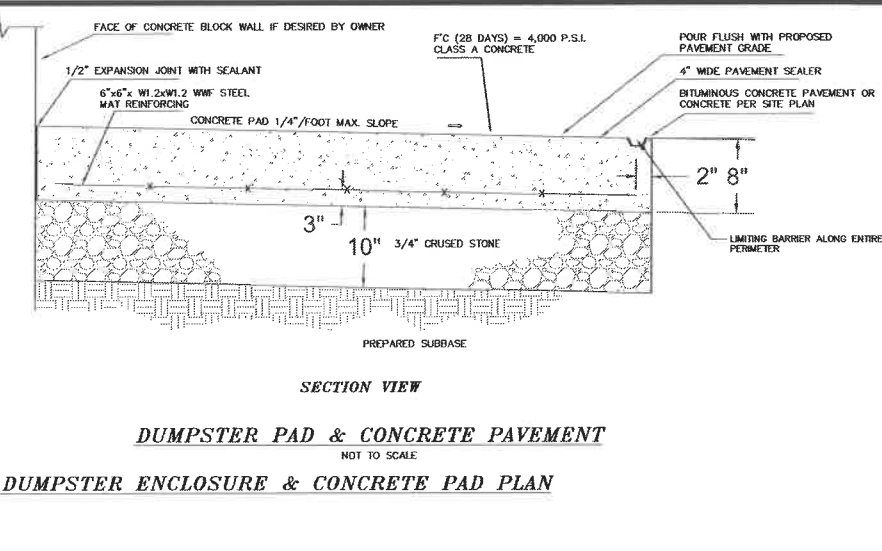
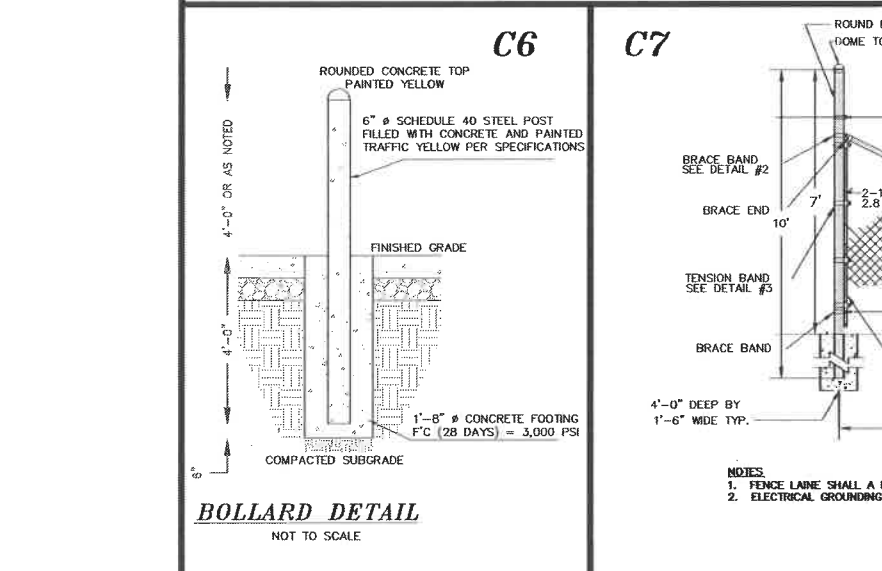
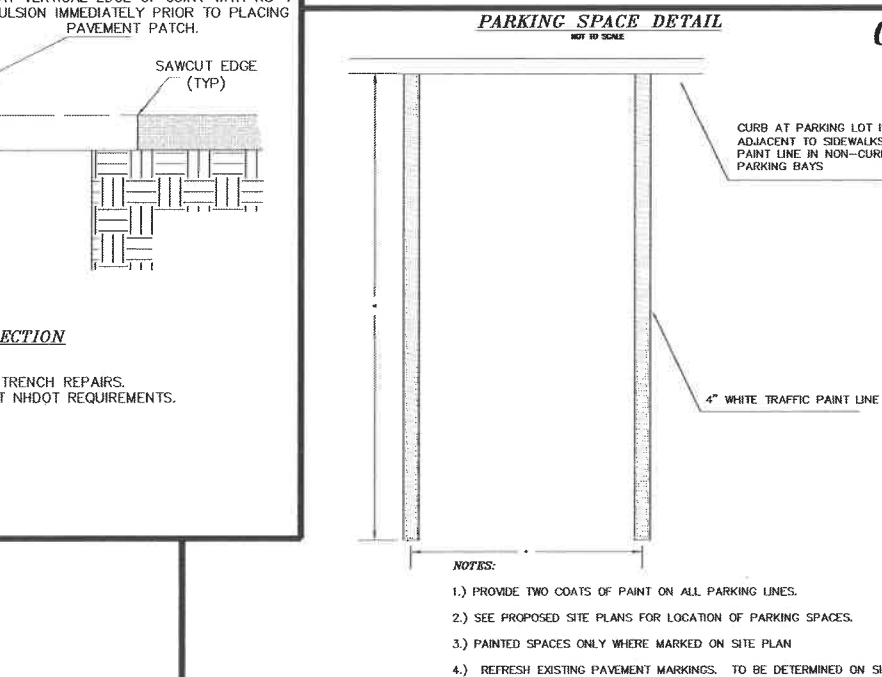
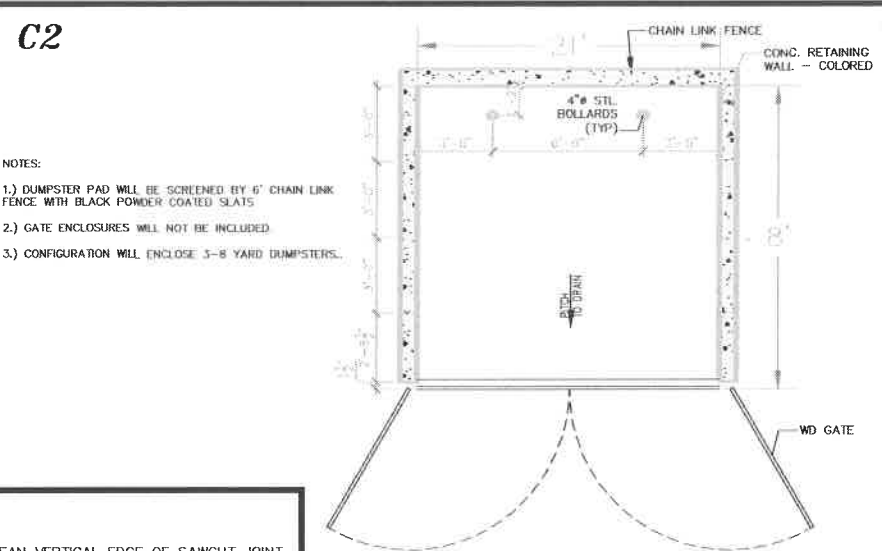
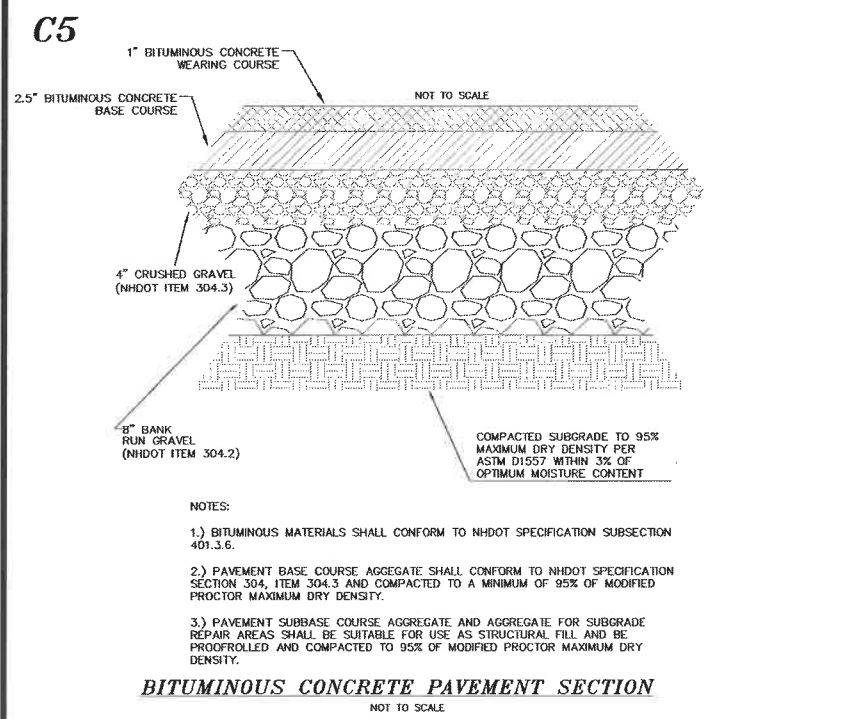
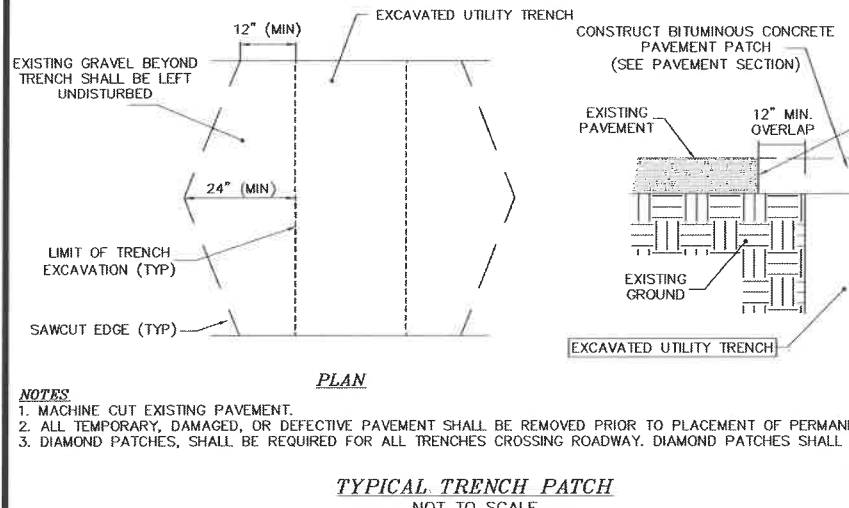
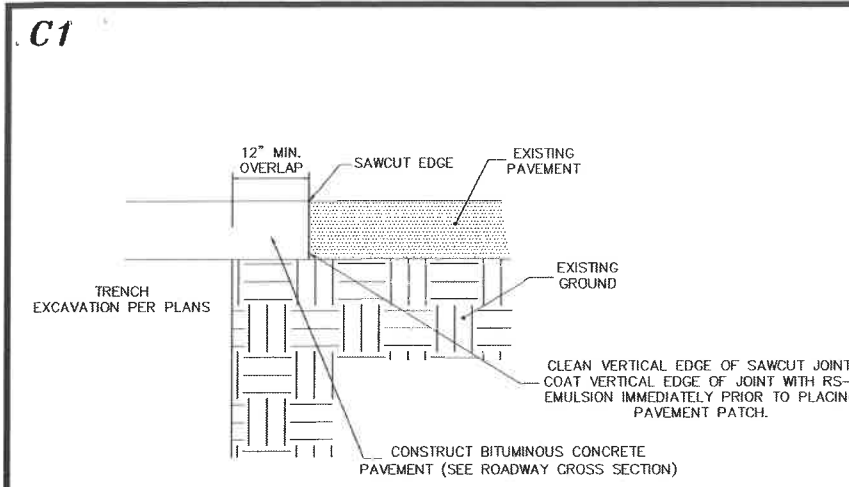
SCALE : AS MARKED

DATE : AUGUST 15, 2017

FILE NO. : DB 2017 - 063

REFERENCE IS MADE TO A LONG TERM MAINTENANCE MANUAL PREPARED BY BERRY SURVEYING & ENGINEERING, WHICH IS ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT, AND CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING, (603) 332-2863

D-101



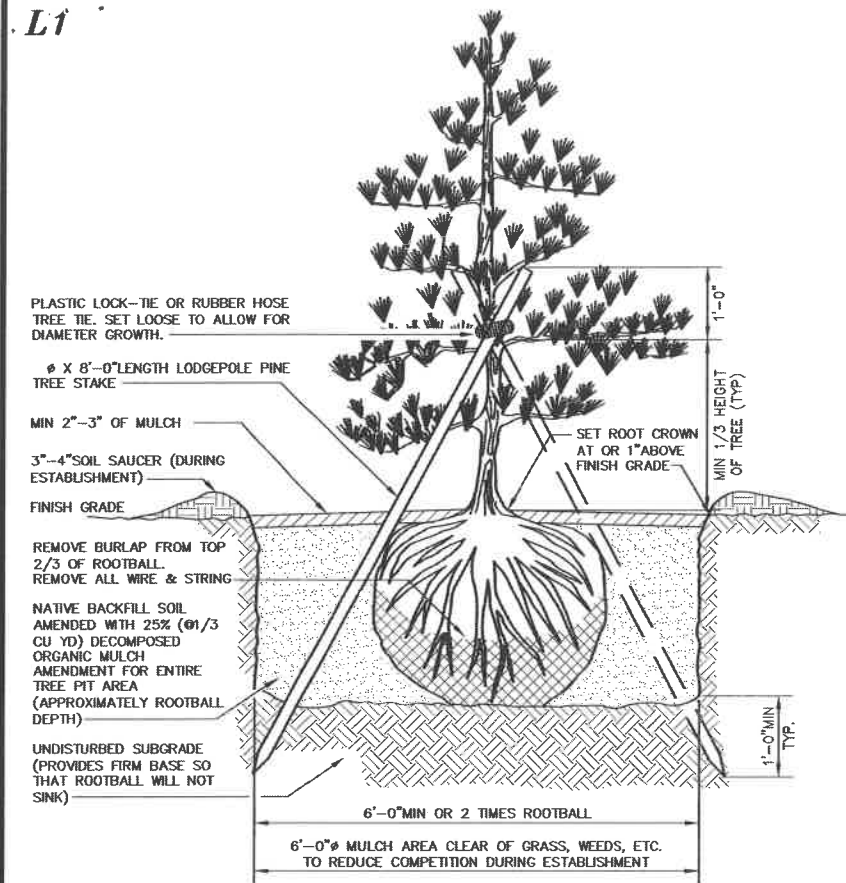
REVISION		DATE	DESCRIPTION
#1	9-13-17		REVISED FOR APPLICATION SUBMITTAL

CONSTRUCTION DETAILS	
SITE REVIEW AND OF LAND OF CASACCO HOLDINGS LLS ROCHESTER TOYOTA 48 FARMINGTON ROAD ROCHESTER, NH 03866 MAP 276 LOTS 6 & 7	

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

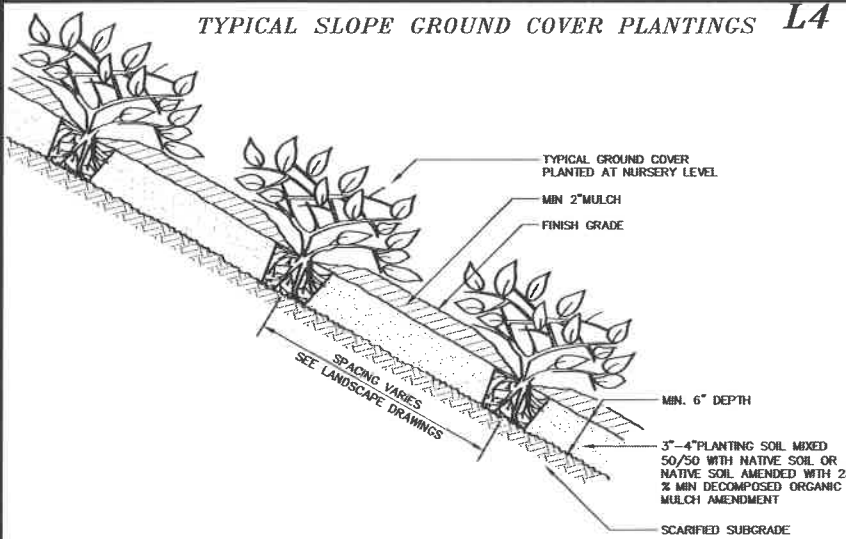
STATE OF NEW HAMPSHIRE	KENNETH BERRY
PROFESSIONAL ENGINEER	EXPIRATION DATE 12/31/2023

L1

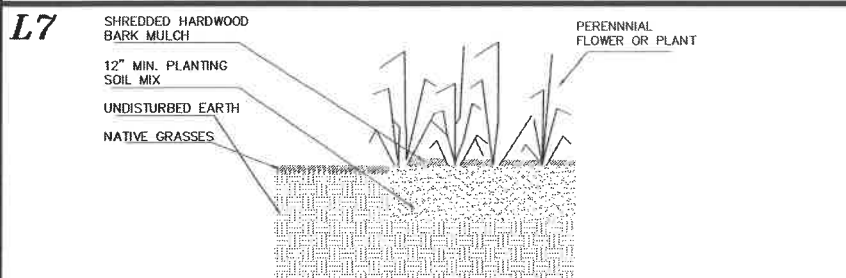


CONIFEROUS TREE PLANTING

TYPICAL SLOPE GROUND COVER PLANTINGS L4

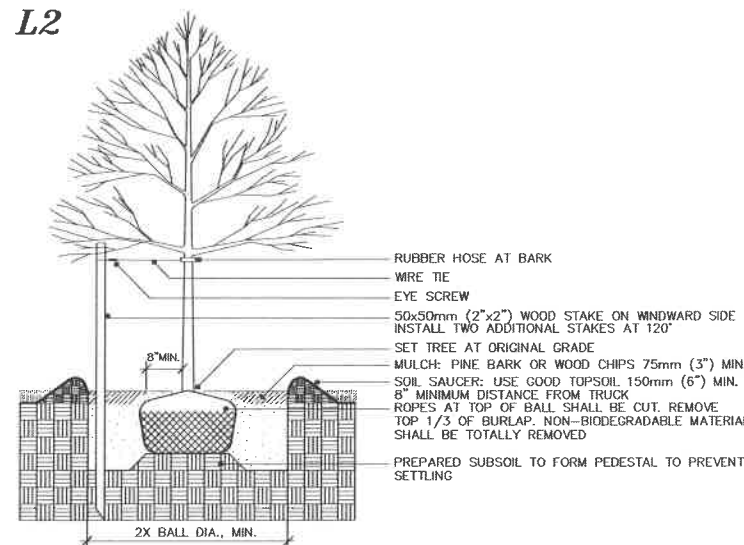


L7



PERENNIAL PLANTING DETAIL

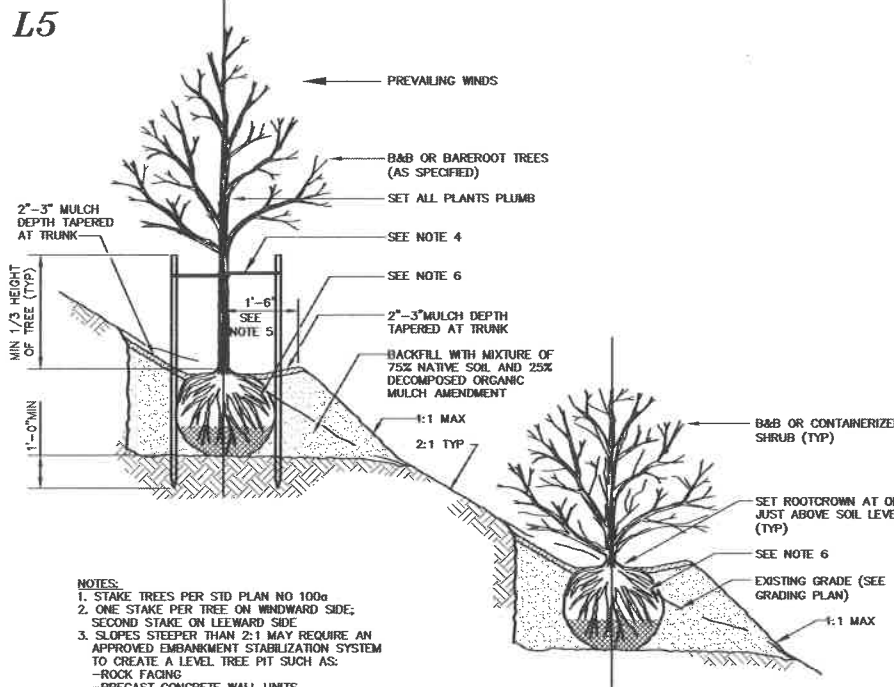
L2



DECIDUOUS TREE PLANTING

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

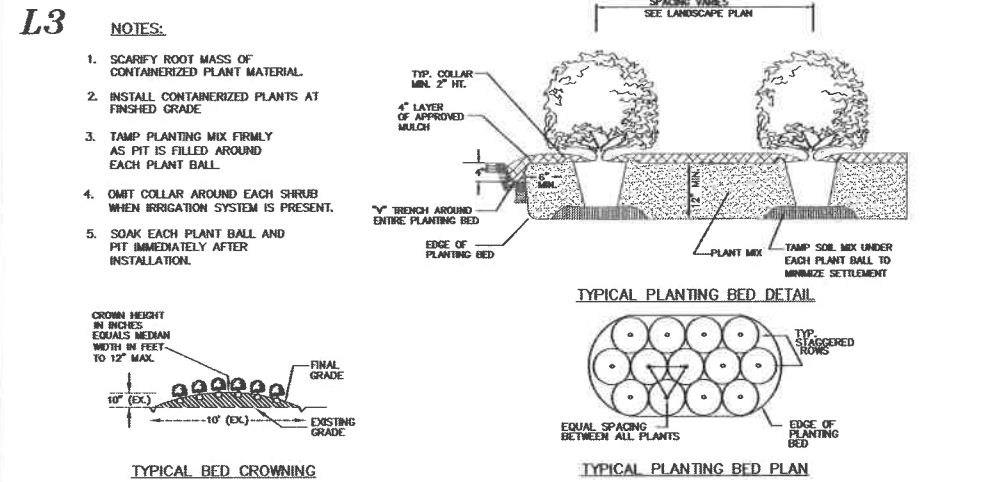
L5



TREE PLANTING ON SLOPES

- NOTES:
1. STAKE TREES PER STD PLAN NO 100a
 2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEeward SIDE
 3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
 - ROCK FACING
 - PRECAST CONCRETE WALL UNITS
 - TIMBER WALL
 - MANUFACTURED SLOPE RETENTION UNITS
 4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
 5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
 6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

L3



SHRUB & HEDGE PLANTING

L6

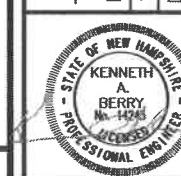
- NOTES:
- 1.) CALL DIG SAFE PRIOR TO BEGINNING WORK. (1-888-344-7233). THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER OR GENERAL CONTRACTOR.
 - 2.) CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING. SEE NOTE B ON OVERALL SITE PLAN.
 - 3.) PROVIDED SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
 - 4.) ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN
 - 5.) ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS AND DISEASE.
 - 6.) ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM OWNER.
 - 7.) ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
 - 8.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING AND NEWLY PLANTED TREES AND SHRUBS DURING THE CONSTRUCTION PROCESS. WHERE REQUIRED, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING (SNOW OR EQUAL) AROUND EXISTING TREES AND SHRUBS THAT COULD BE IMPACTED BY THE CONSTRUCTION PROCESS. STORAGE OF CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, SNOW STORAGE AND OR VEHICLE PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES OR TWENTY FEET WHICH EVER IS GREATER.
 - 9.) NEW PLANTINGS SHALL BE INSTALLED PER PROJECT DRAWINGS AND SPECIFICATION THAT INCLUDE FERTILIZATION AND MULCHING AS REQUIRED.
 - 10.) ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH
 - 11.) WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
 - 12.) MAINTENANCE OF NEW PLANTINGS AND LAWNS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OR LANDSCAPE SUBCONTRACTOR UNTIL ACCEPTANCE BY THE OWNER. RESPONSIBILITIES SHALL INCLUDE WATERING WEEDING AND MOWING AS NECESSARY. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, REPLACEMENT MATERIAL SHALL BE GUARANTEED FOR AN ADDITIONAL YEAR FROM TIME OF INSTALLATION.
 - 13.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EROSION CONTROL MEASURES DURING THE CONSTRUCTION PHASE AND UNTIL ALL AREAS HAVE BEEN STABILIZED AND ACCEPTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL PROVIDE WEEKLY INSPECTIONS OF EROSION MEASURE AND IMMEDIATELY AFTER STORM EVENTS AND REPAIR AS NECESSARY.
 - 14.) THE GENERAL CONTRACTOR AND OR THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL THREE GUYING MATERIAL ONCE PLANT MATERIAL HAS BEEN ESTABLISHED. (MINIMUM OF ONE GROWING SEASON). ALL TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVED ONCE STABILIZATION OF DISTURBANCE HAS BEEN ACCEPTED BY OWNER.
 - 15.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF TWO MOWINGS FOR ALL TURF AREAS OR UNTIL ACCEPTANCE BY THE OWNER. A MINIMUM UNIFORM 75% CATCH OF TURF IS REQUIRED FOR ACCEPTANCE.
 - 16.) ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN.
 - 17.) SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
 - 18.) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING WINTER CONDITIONS.
 - 19.) TREES ARE TO BE 3-3.5" CALIPER.
 - 20.) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITIONS (AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
 - 21.) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
 - 22.) PLANT-PIT BACK-FILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PARTS OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACK FILL WHEN AVAILABLE.
 - 23.) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH SEED OR SOO AS INDICATED ON PLANS.
 - 24.) THE REQUIRED STREET TREES MUST BE PLANTED BY OCTOBER 15 ON ANY LOT FOR WHICH A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED ON OR PRIOR TO AUGUST 31 OF THAT SAME YEAR. NO ADDITIONAL CERTIFICATES OF OCCUPANCY WILL BE ISSUED IF THIS REQUIREMENT IS NOT MET.

L-101

LANDSCAPING CONSTRUCTION DETAILS

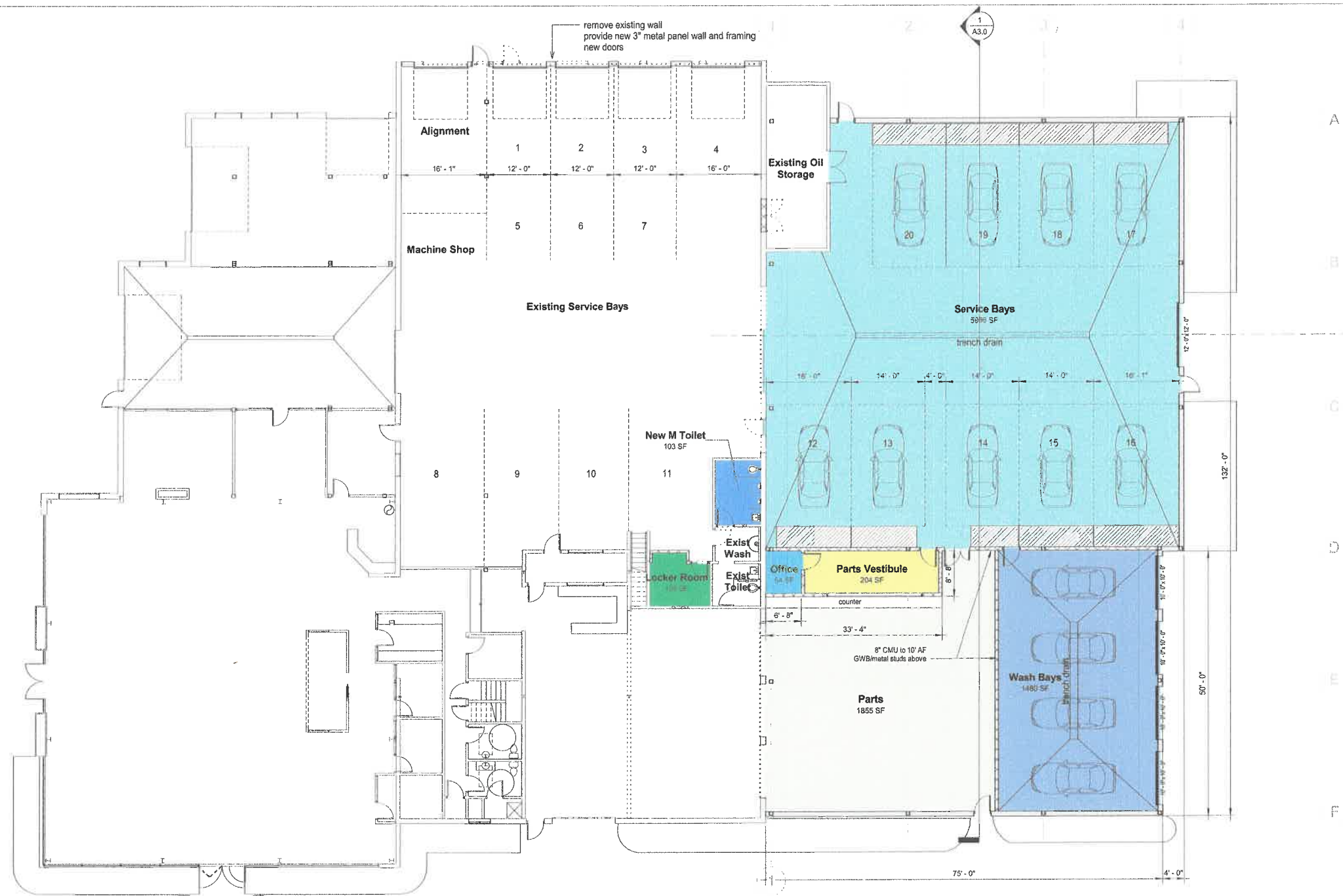
SITE REVIEW
LAND OF
CASACCO HOLDINGS LLS
ROCHESTER, NH 03866
48 FARMINGTON ROAD
ROCHESTER, NH 03866
MAP 216 LOTS 6 & 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS MARKED
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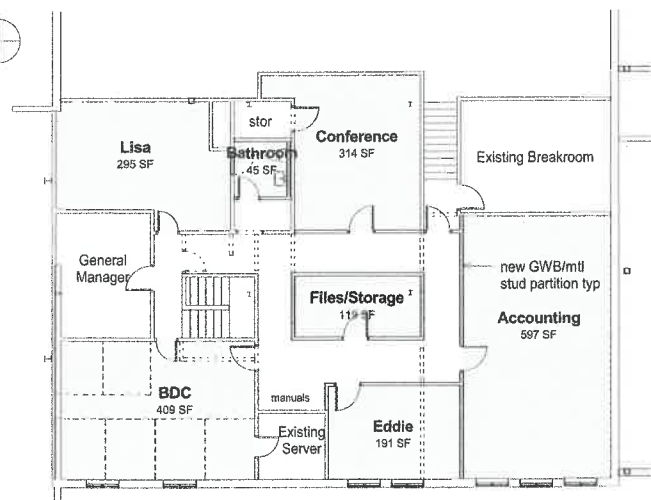


SHEET 17 OF 18

#	REVISION	DATE	DESCRIPTION
1	9-13-17		REVISED FOR APPLICATION SUBMITTAL



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



② Second Floor
3/32" = 1'-0"

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Rochester Toyota II

Route 11
Rochester, NH

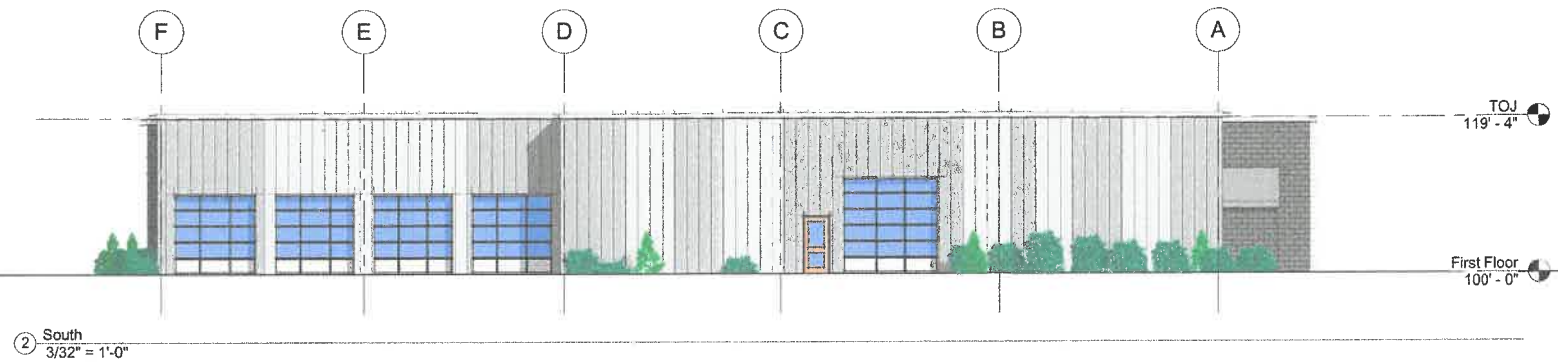
Project number: 2016.133

Floor Plan

Scale: 3/32" = 1'-0"
Date: September 15, 2017
Revisions:

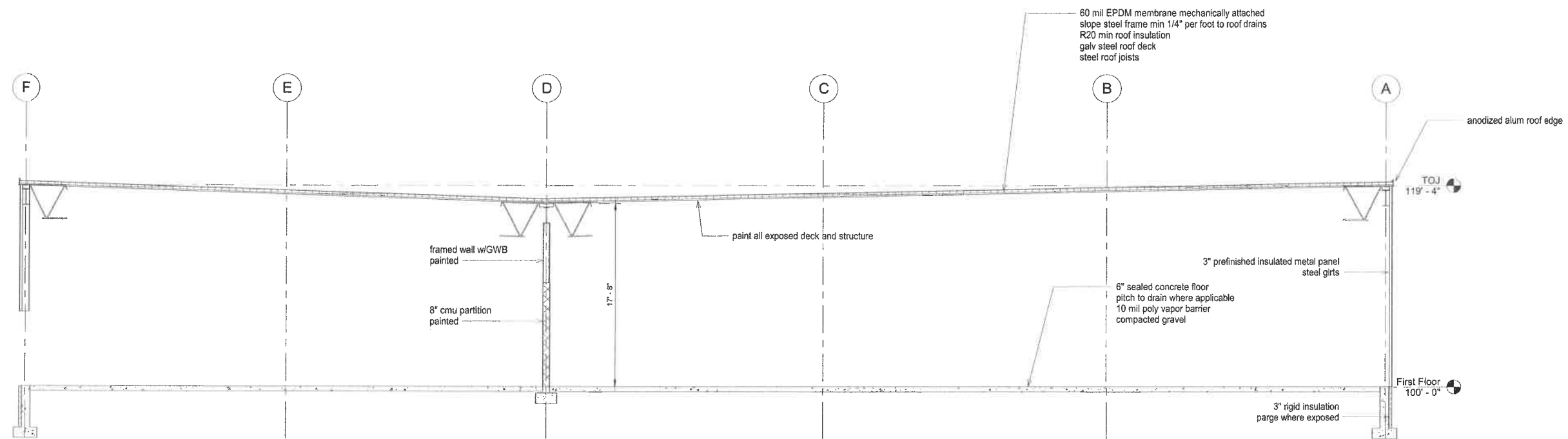
A1.0

remove existing wall and openings
new 3" prefinished ins metal panel on
steel girts
new glazed alum OH doors and HM passage door



new alum gliding windows
typ for 5





① Section 1
3/16" = 1'-0"

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Rochester Toyota II

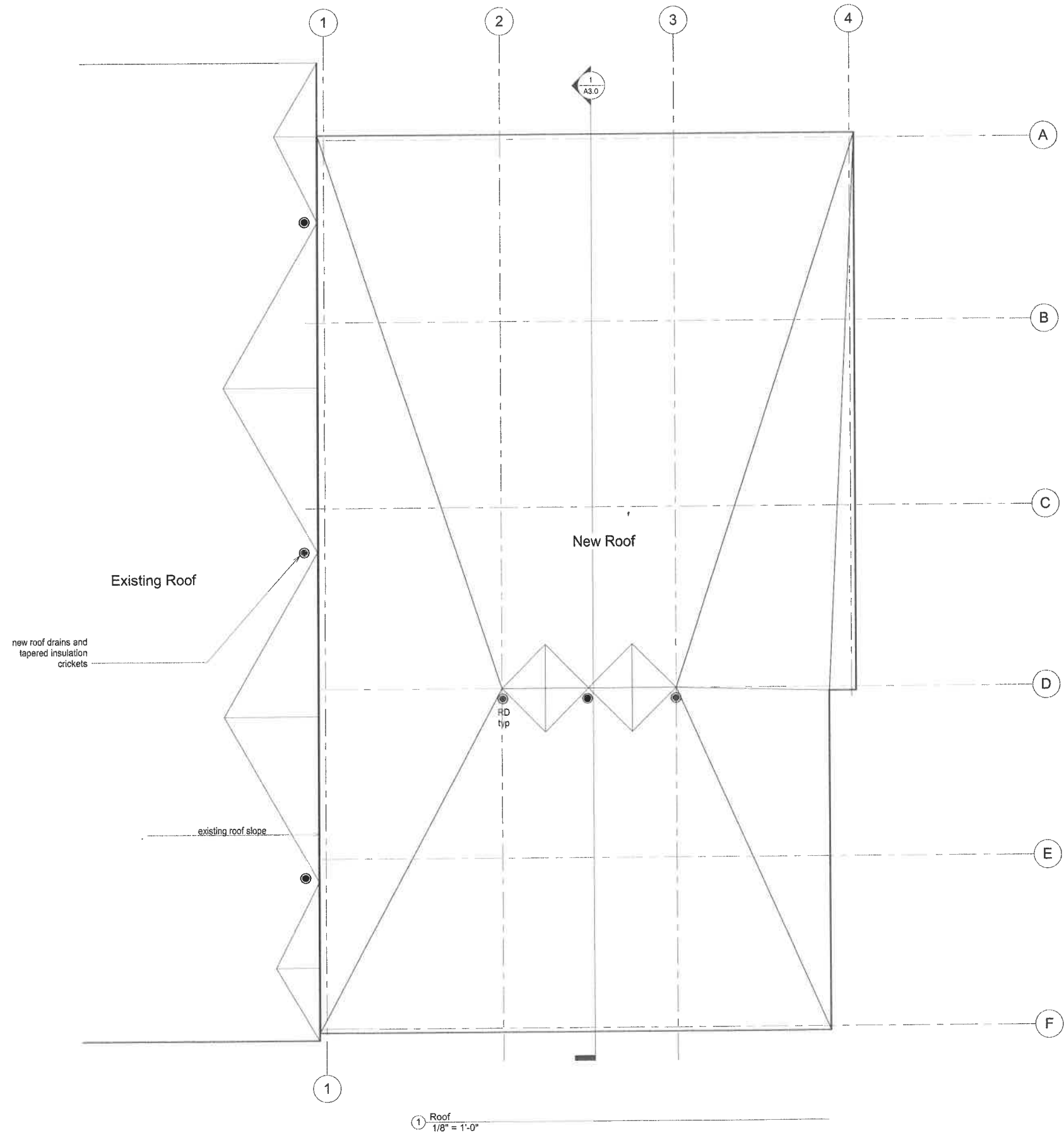
Route 11
Rochester, NH

Project number: 2016.133

Building
Section

Scale: 3/16" = 1'-0"
Date: September 15, 2017
Revisions:

A3.0



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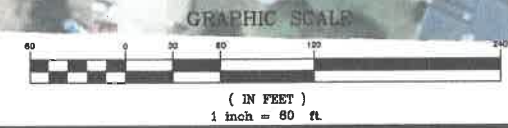
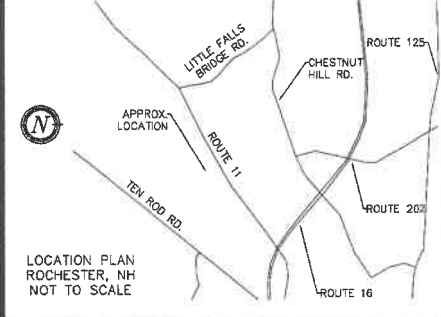
Route 11
Rochester, NH

Project number: 2016.133

Roof Plan

Scale: 1/8" = 1'-0"
Date: September 15, 2017
Revisions:

A4.0

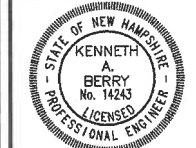


STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61

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

OVERVIEW SITE PLAN
SITE REVIEW
LAND OF
CASACICCO 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



REVISION	DATE	DESCRIPTION
#1	9-13-17	REVISED FOR APPLICATION SUBMITTAL