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SITE PLAN
FOR
COLONY USED AUTO PARTS
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

OWNER:

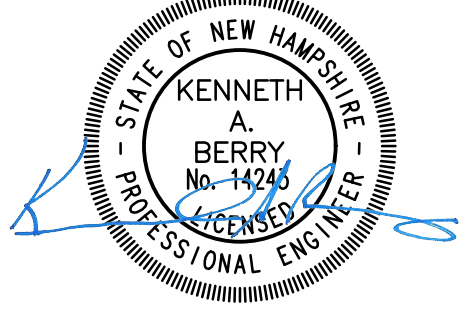
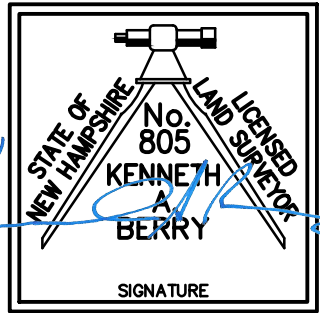
- (A) CPJ PROPERTIES, LLC
880 CENTRAL AVE.
DOVER, NH 03820
- (B) CHARLES S. JR. & PAUL E. ARVENTIS
181A MILTON ROAD
ROCHESTER, NH 03868-8714
- (C) CHARLES S. JR. & PAUL E. ARVENTIS
& BRANSCOMBE, JOHN J.
181A MILTON ROAD
ROCHESTER, NH 03868-8714

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

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

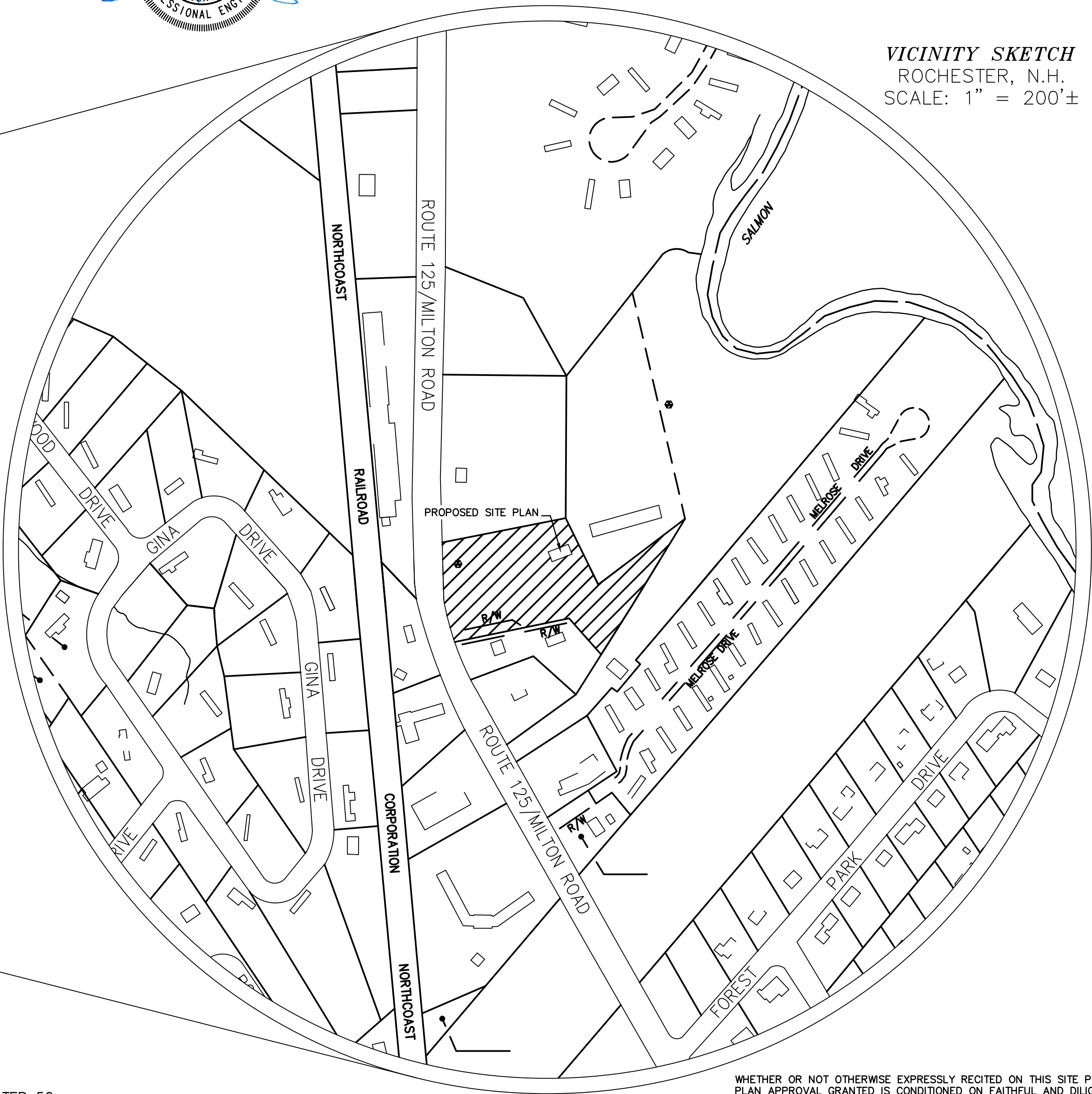
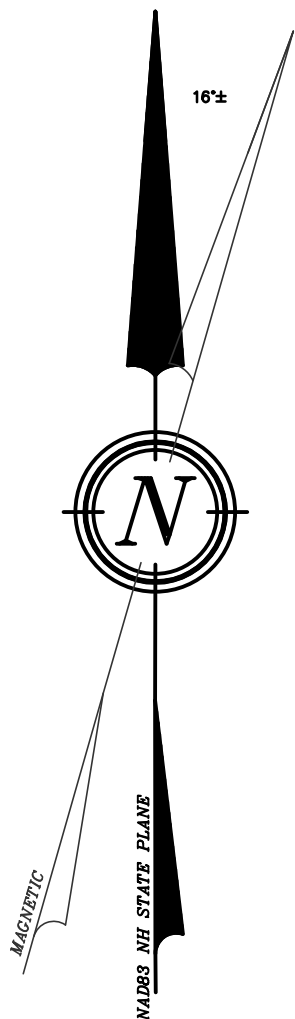
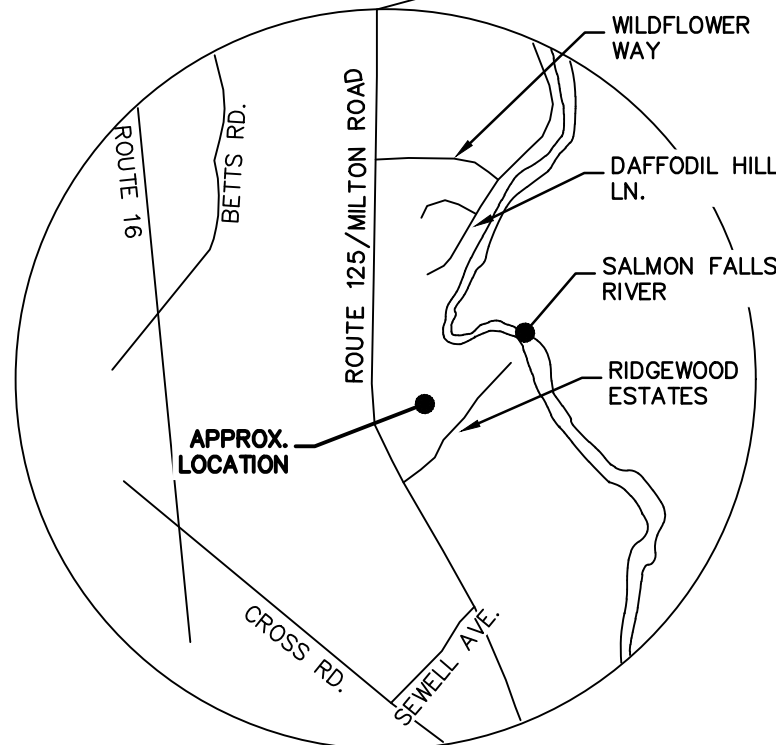
DEVELOPER: COLONY USED AUTO PARTS
ROUTE 125/MILTON ROAD
ROCHESTER, NH 03867

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



VICINITY SKETCH
ROCHESTER, N.H.
SCALE: 1" = 200'±

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



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.

PERMITS:

- LOCAL CHAPTER 50
- SPECIAL EXCEPTION, CASE # 2016-23

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

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

REVISION	DATE	REVISED PER TRG COMMENT	DESCRIPTION
#1	4-24-17		

SITE PLAN
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS NOTED
DATE : APRIL 4, 2017
FILE NO. : DB 2016-049



IRON BOUND (FND)
IRON PIPE (FND)
METAL FENCE POST (FND)

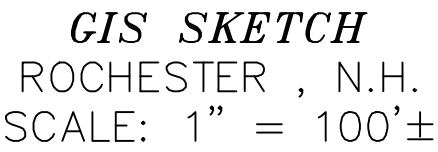
TREE (AS MARKED)

FIRE HYDRANT


UTILITY POLE
GUY WIRE
SILT FENCE
FILTREX SILT SOXX
BUILDING SETBACK LINE
EASEMENT LINE
PROPOSED LINE
ZONE LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED CONTOURS
EXISTING OVER HEAD UTILITIES
EXISTING WATER LINE
NRCS SOIL LINE

EXISTING CONDITIONS

NHDOT 304.3 CRUSHED GRAVEL



NEIGHBORHOOD PLAN
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING

 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 SCALE: AS NOTED
 DATE : APRIL 4, 2017
 FILE NO. : DB 2016-049

#1	4-24-17	REVISED PER TRG COMMENT	
REVISION	DATE	DESCRIPTION	

PLAN REFERENCES:

- 1.) "PLAN OF LAND FOR CLINTON W. & LINDA LAGERBERG, ROUTE N.H. 16, ROCHESTER, NEW HAMPSHIRE."
BY: K.E. MOORE & B.G. STAPLES
DATED: JUNE 1979
S.C.R.D. PLAN #19A-32
- 2.) "BOUNDARY PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR BORDER ESTATES, INC. P.O. BOX 675 AMESBURY, MA."
BY: DAVIS BENOIT AND TESSIER, INC.
DATED: JANUARY 31, 1984
S.C.R.D. PLAN #24-124
- 3.) "PLAN OF LAND IN ROCHESTER, N.H. BELONGING TO WILLIAM H. JACKSON SR. & GLADYS JACKSON & WILLIAM H. JACKSON & JUNE JACKSON."
BY: APPLIED SCIENCES- LAND SURVEYORS
DATED: MARCH 1974
S.C.R.D. PLAN #16A-144
- 4.) "LOT LINE REVISION LAND OF CHAD EVANS AND ROCHESTER SECURITY SYSTEMS, LLC. MILTON ROAD - 'ROUTE 125, ROCHESTER, N.H.'"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2003
S.C.R.D. PLAN #71-9
- 5.) "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR JOANNE J. CLARK SITUATED IN THE CITY OF ROCHESTER, N.H."
BY: R.S.L. LAYOUT & DESIGN, INC.
DATED: SEPTEMBER 7, 1988
S.C.R.D. PLAN # 36-102

N/F DRAPEAU, SCOTT H. & AMBER
191 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 204, LOT 82
S.C.R.D. BOOK 3347, PAGE 902

ADDITIONAL EVIDENCE
FOUND DURING THIS SURVEY
THAT WASNT FOUND DURING
PRIOR SURVEY, CREATED
A GORE BETWEEN THESE TWO
PARCELS

N/F CPJ PROPERTIES, LLC.
TAX MAP 205, LOT 134
99,219 Sq. Ft., 2.27 Ac.
(SUBJECT PARCEL)

N/F ARVENITIS CHARLES S.
& PAUL E.
TAX MAP 204, LOT 83
114,206 Sq. Ft., 2.62 Ac.

N/F ARVENITIS CHARLES S.
& PAUL E. &
BRANSCOMBE, JOHN J.
TAX MAP 205, LOT 137
254,757 Sq. Ft., 5.84 Ac.

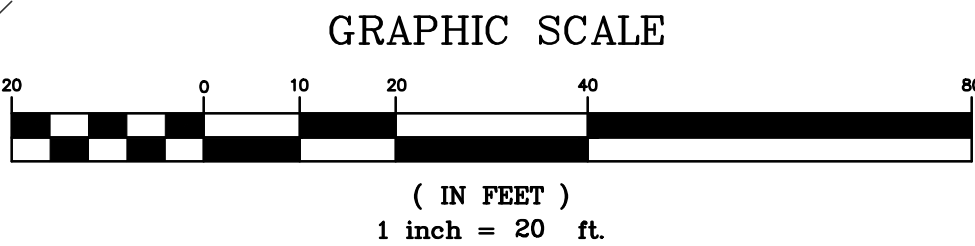
SOIL DATA:
HaA ~ HINCKLEY LOAMY SAND, 0 TO 3% SLOPES
HaB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
HbE ~ HINCKLEY LOAMY SAND, 15 TO 60% SLOPES

SEE WEBSOL

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

- 1.) OWNER:
(A) CPJ PROPERTIES, LLC.
880 CENTRAL AVE.
DOVER, NH 03820
(B) CHARLES S. JR. & PAUL E. ARVENITIS
181A MILTON ROAD
ROCHESTER, NH 03868-8714
(C) CHARLES S. JR. & PAUL E. ARVENITIS &
BRANSCOMBE, JOHN J.
181A MILTON ROAD
ROCHESTER, NH 03868-8714
- 2.) TAX MAP:
(A) TAX MAP 205, LOT 134
(B) TAX MAP 204, LOT 83
(C) TAX MAP 205, LOT 137
- 3.) LOT AREA:
(A) 99,219 Sq. Ft., 2.27 Ac. .
(B) 114,206 Sq. Ft., 2.62 Ac.
(C) 254,757 Sq. Ft., 5.84
- 4.) S.C.R.D.
(A) BOOK 3087, PAGE 459
(B) BOOK 1357, PAGE 84
(C) BOOK 1349, PAGE 619
- 5.) ZONING: HIGHWAY COMMERCIAL
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT)
MAX. LOT COVERAGE: 85%
WETLANDS BUFFER ~ 50.0'
AGRICULTURAL (OTHER USES BESIDES RESIDENTIAL)
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF TAX MAP 205, LOT 137 & TAX MAP 204 LOT 83 DO FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 3301702020D, DATED: MAY 17, 2005, TAX MAP 205, LOT 134 DOES NOT FALL IN THE FLOOD PLAIN SHOWN ON THE SAME MAP
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 27,621.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 205, LOT 134 & 137 & TAX MAP 204, LOT 83 AS OF THE DATE OF THIS PLAN.
- 10.) FOR MORE INFORMATION ON THIS MINOR SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 11.) NO WETLANDS FOUND IN THE AREA OF INTENSE SURVEY SEE SHEET 2 FOR WETLAND NOTE.

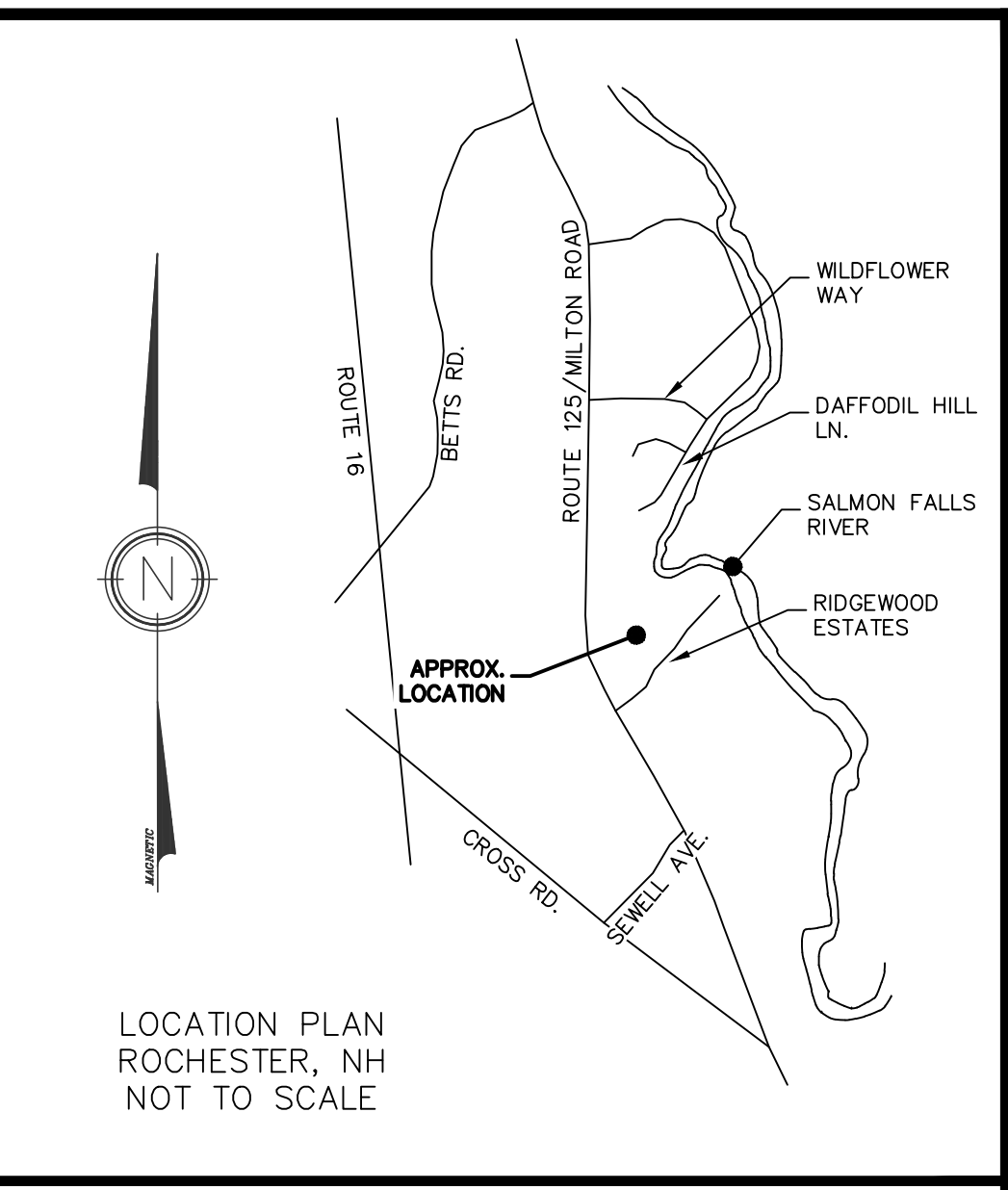
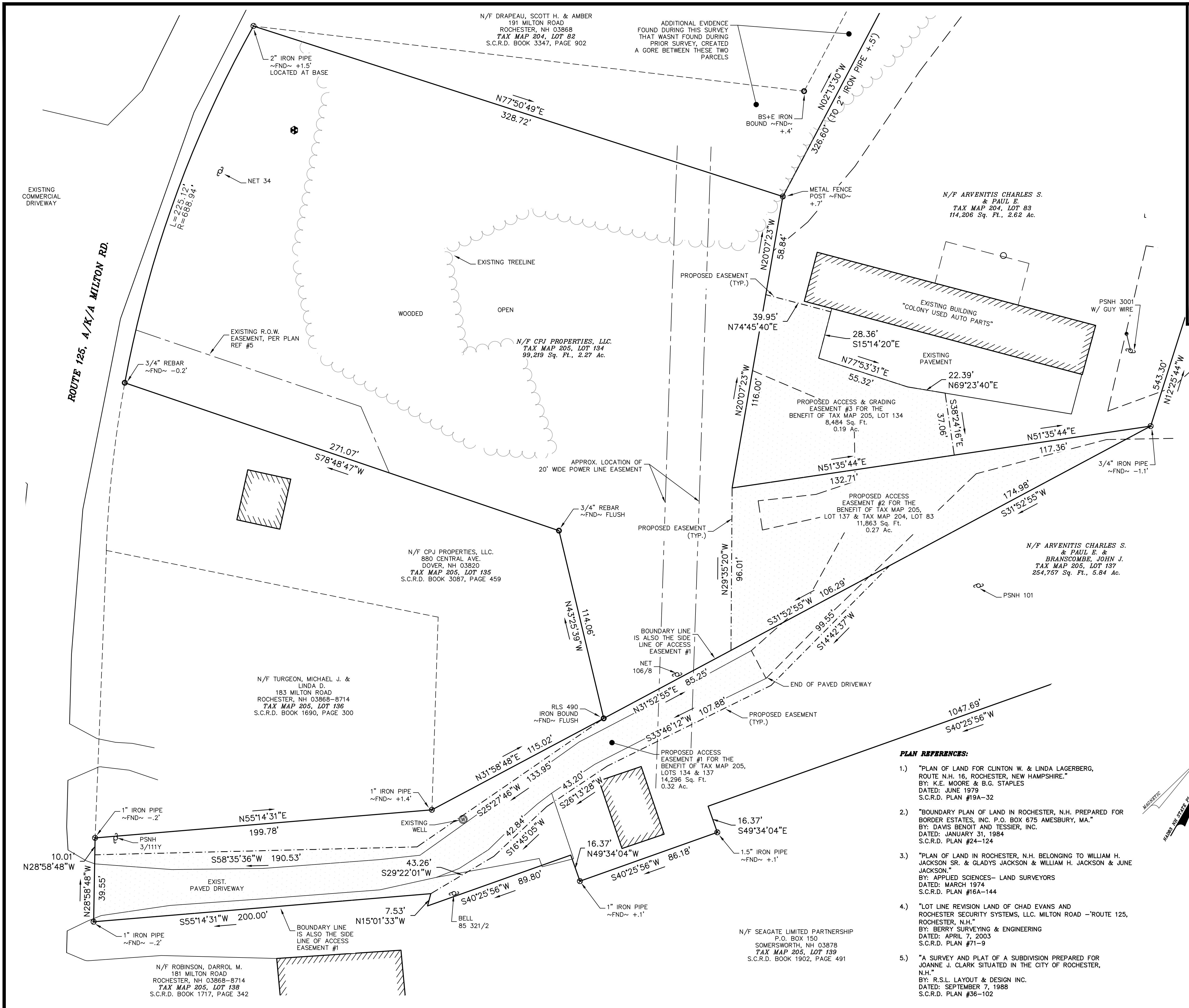


I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
7-10-17
KENNETH A. BERRY LLS 805 DATE

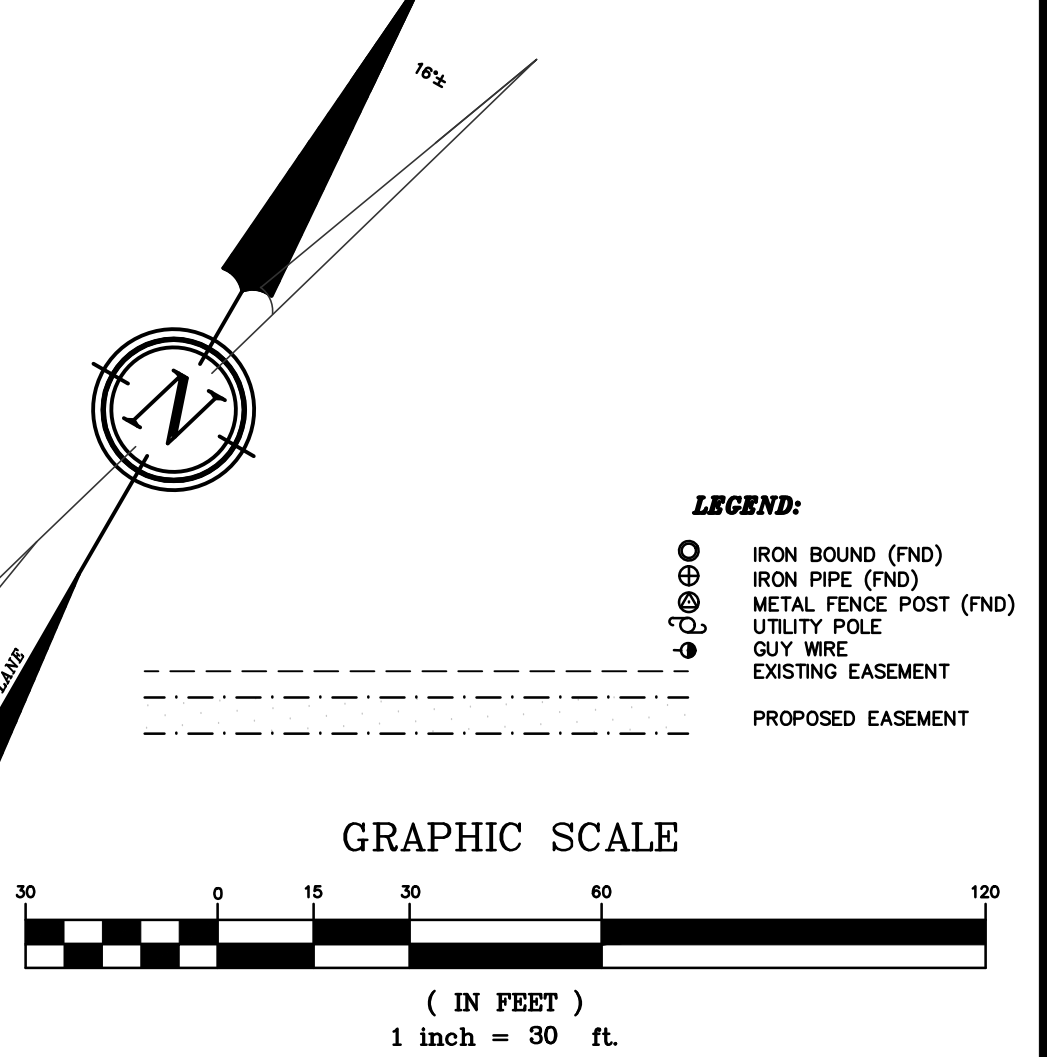
EXISTING CONDITIONS PLAN (20 SCALE)
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2016-049

STATE OF
NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LAND SURVEYOR
SIGNATURE



- NOTES:**
- 1.) OWNER:
(A) CPJ PROPERTIES, LLC.
880 CENTRAL AVE.
DOVER, NH 03820
(B) CHARLES S. JR. & PAUL E. ARVENITIS
181A MILTON ROAD
ROCHESTER, NH 03868-8714
(C) CHARLES S. JR. & PAUL E. ARVENITIS &
BRANSCOMBE, JOHN J.
181A MILTON ROAD
ROCHESTER, NH 03868-8714
 - 2.) TAX MAP:
(A) TAX MAP 205, LOT 134
(B) TAX MAP 204, LOT 83
(C) TAX MAP 205, LOT 137
 - 3.) LOT AREA:
(A) 99,219 Sq. Ft., 2.27 Ac.
(B) 114,206 Sq. Ft., 2.62 Ac.
(C) 254,757 Sq. Ft., 5.84
 - 4.) S.C.R.D.
(A) BOOK 3087, PAGE 459
(B) BOOK 1357, PAGE 84
(C) BOOK 1349, PAGE 619
 - 5.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL
COORDINATES BASED ON NAD83. COORDINATES GATHERED USING
TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 6.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A
CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2016,
WITH AN ERROR OF CLOSURE OF 1 PART IN 27,621.
 - 7.) THE INTENT OF THIS PLAN IS TO SHOW THREE PROPOSED EASEMENTS
AREAS.



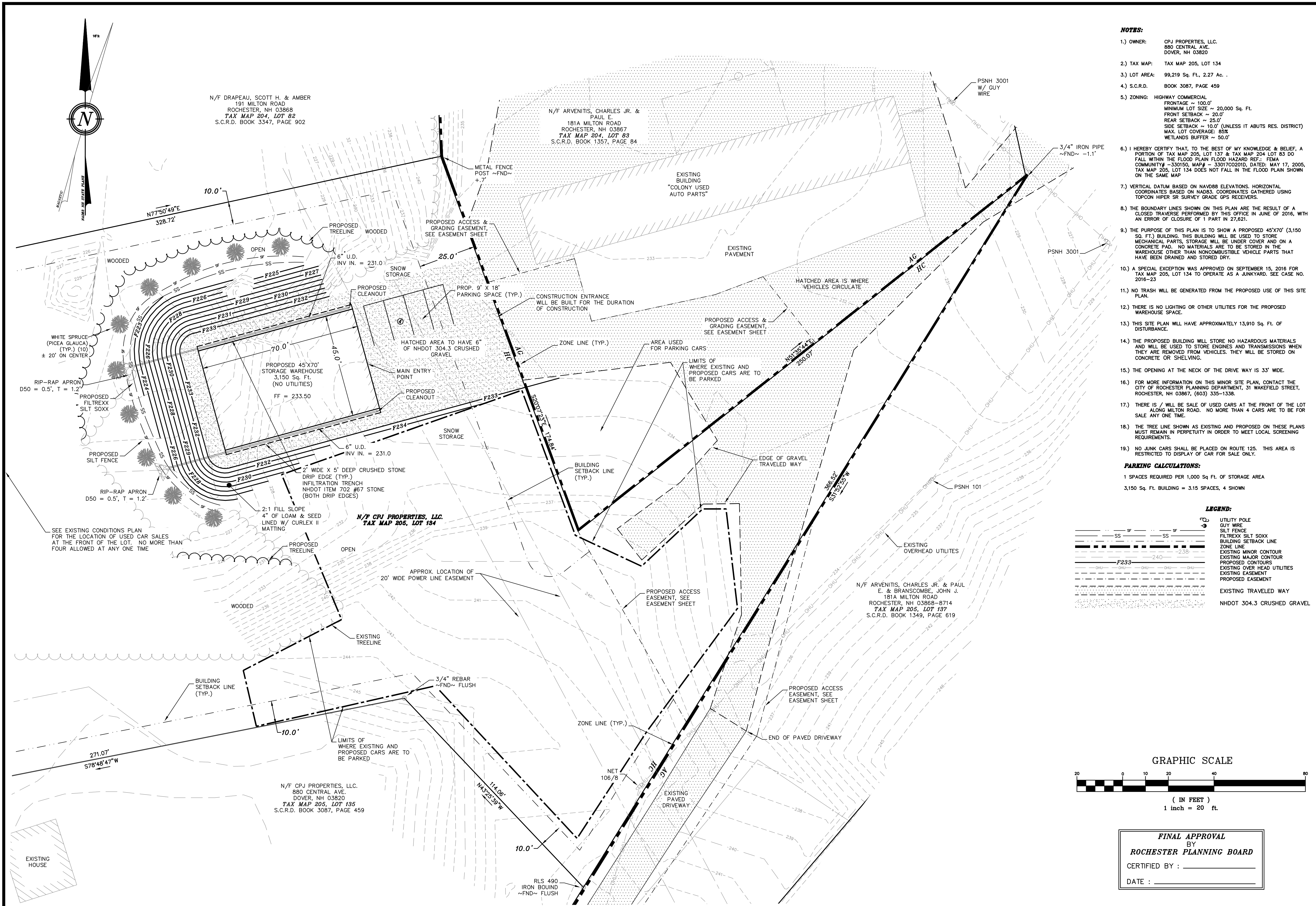
REVISION	DATE	DESCRIPTION

EASEMENT PLAN
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2016-049

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
L.L.S. 805
SIGNATURE

SHEET 4 OF 7



NOTES:

- 1.) OWNER: CPJ PROPERTIES, LLC.
880 CENTRAL AVE.
DOVER, NH 03820
- 2.) TAX MAP: TAX MAP 205, LOT 134
- 3.) LOT AREA: 99,219 Sq. Ft., 2.27 Ac. .
- 4.) S.C.R.D. BOOK 3087, PAGE 459
- 5.) ZONING: HIGHWAY COMMERCIAL
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT)
MAX. LOT COVERAGE: 85%
WETLANDS BUFFER ~ 50.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF TAX MAP 205, LOT 137 & TAX MAP 204 LOT 83 DO FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330150, MAP# - 33017C0201D, DATED: MAY 17, 2005, TAX MAP 205, LOT 134 DOES NOT FALL IN THE FLOOD PLAIN SHOWN ON THE SAME MAP
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 27,621.
- 9.) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 45'x70' (3,150 SQ. FT.) BUILDING. THIS BUILDING WILL BE USED TO STORE MECHANICAL PARTS, STORAGE WILL BE UNDER COVER AND ON A CONCRETE PAD. NO MATERIALS ARE TO BE STORED IN THE WAREHOUSE OTHER THAN NONCOMBUSTIBLE VEHICLE PARTS THAT HAVE BEEN DRAINED AND STORED DRY.
- 10.) A SPECIAL EXCEPTION WAS APPROVED ON SEPTEMBER 15, 2016 FOR TAX MAP 205, LOT 134 TO OPERATE AS A JUNKYARD. SEE CASE NO. 2016-23
- 11.) NO TRASH WILL BE GENERATED FROM THE PROPOSED USE OF THIS SITE PLAN.
- 12.) THERE IS NO LIGHTING OR OTHER UTILITIES FOR THE PROPOSED WAREHOUSE SPACE.
- 13.) THIS SITE PLAN WILL HAVE APPROXIMATELY 13,910 Sq. Ft. OF DISTURBANCE.
- 14.) THE PROPOSED BUILDING WILL STORE NO HAZARDOUS MATERIALS AND WILL BE USED TO STORE ENGINES AND TRANSMISSIONS WHEN THEY ARE REMOVED FROM VEHICLES. THEY WILL BE STORED ON CONCRETE OR SHELVEING.
- 15.) THE OPENING AT THE NECK OF THE DRIVE WAY IS 33' WIDE.
- 16.) FOR MORE INFORMATION ON THIS MINOR SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 17.) THERE IS / WILL BE SALE OF USED CARS AT THE FRONT OF THE LOT ALONG MILTON ROAD. NO MORE THAN 4 CARS ARE TO BE FOR SALE ANY ONE TIME.
- 18.) THE TREE LINE SHOWN AS EXISTING AND PROPOSED ON THESE PLANS MUST REMAIN IN PERPETUITY IN ORDER TO MEET LOCAL SCREENING REQUIREMENTS.
- 19.) NO JUNK CARS SHALL BE PLACED ON ROUTE 125. THIS AREA IS RESTRICTED TO DISPLAY OF CAR FOR SALE ONLY.

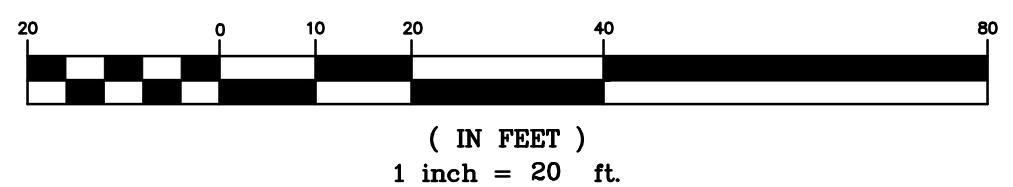
PARKING CALCULATIONS:

1 SPACES REQUIRED PER 1,000 Sq Ft. OF STORAGE AREA
3,150 Sq. Ft. BUILDING = 3.15 SPACES, 4 SHOWN

LEGEND:

- UTILITY POLE
- GUY WIRE
- SILT FENCE
- FILTREXX SILT SOXX
- BUILDING SETBACK LINE
- ZONE LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOURS
- EXISTING OVER HEAD UTILITIES
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING TRAVELED WAY
- NHDOT 304.3 CRUSHED GRAVEL

GRAPHIC SCALE



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

REVISED PER NOD		DATE	DESCRIPTION
REVISED PER TRG COMMENT			
#2	7-10-17	4-24-17	
#1			

PROPOSED SITE PLAN
FOR COLONY USED AUTO PARTS
LAND OF
CPJ PROPERTIES, LLC.
ROUTE 125/MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 134

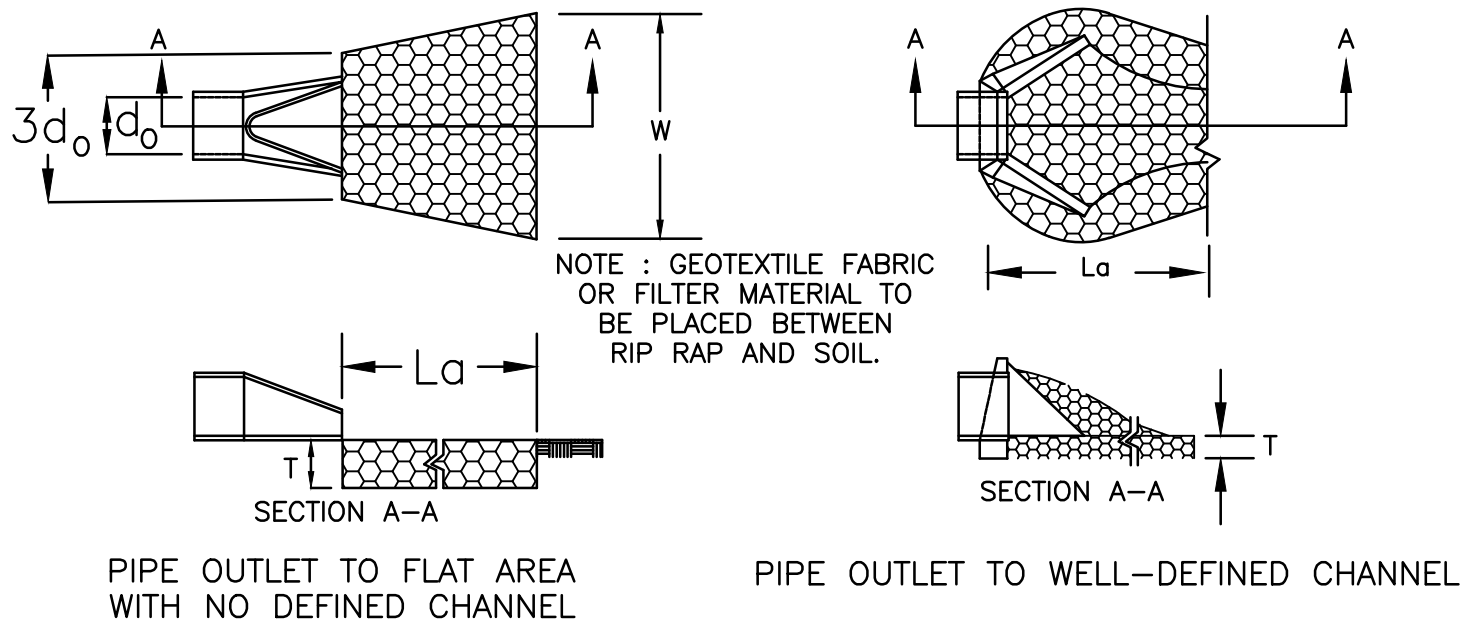
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2016-049

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

EVISION	DATE	DESCRIPTION	
		REVISED PER NOD	REVISED PER TRG COMMENT
#2	7-10-17		
#1	4-24-17		

E10

PIPE OUTLET PROTECTION

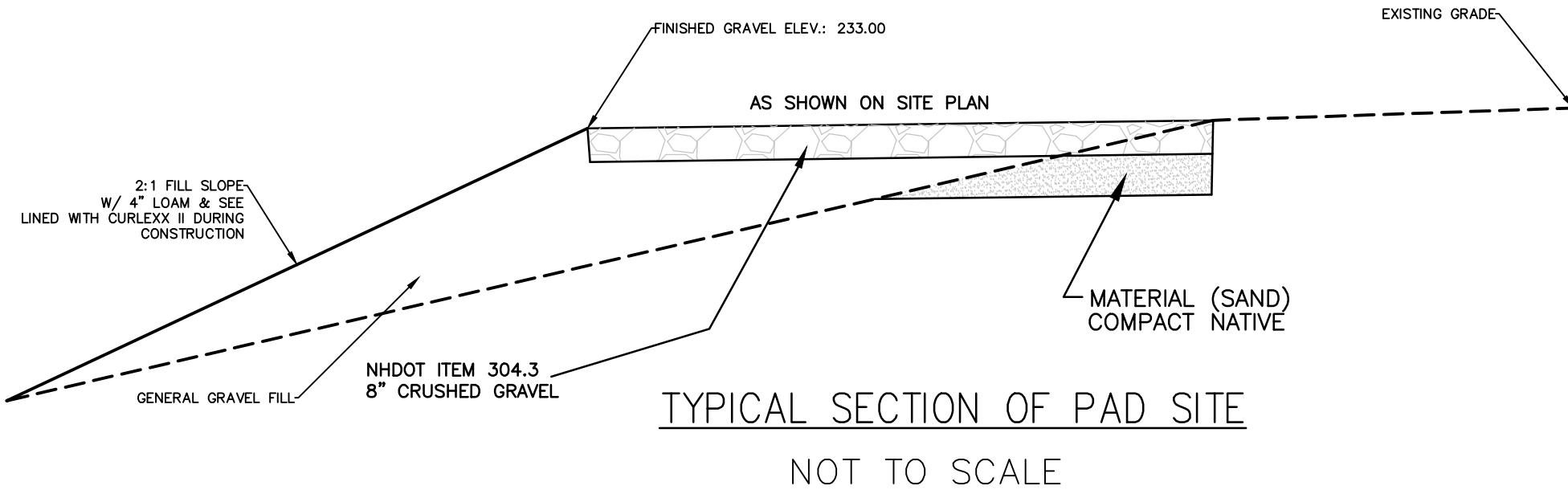


PIPE OUTLET PROTECTION
CONSTRUCTION SPECIFICATIONS

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.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
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.

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES				
d50 SIZE=	0.5	FEET	18	INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO		
100%	3	4		
85%	2.5	3.5		
50%	2	3		
15%	0.5	1		

E11



CROSS SECTION NOTES

1. ALL FILL TO BRING PAD SITE TO SUBGRADE SHALL BE INSTALLED IN LIFTS NO GREATER THAN 12\"/>
2. ALL FILL SHALL BE COMPACTED TO 95% MINIMUM.

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.

E13

E12

SEEDING GUIDE					
USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	POOR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	GOOD	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT: SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

SEEDING RATES

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	42	0.95
TOTAL	82	1.85
B. TALL FESCUE	10	0.35
CREeping RED FESCUE	15	0.35
CROWN VETCH	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	24	0.55
CREeping RED FESCUE	24	0.55
BIRD FOOT TREFOIL	24	0.55
TOTAL	72	1.65
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 2/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

SEEDING SPECIFICATIONS

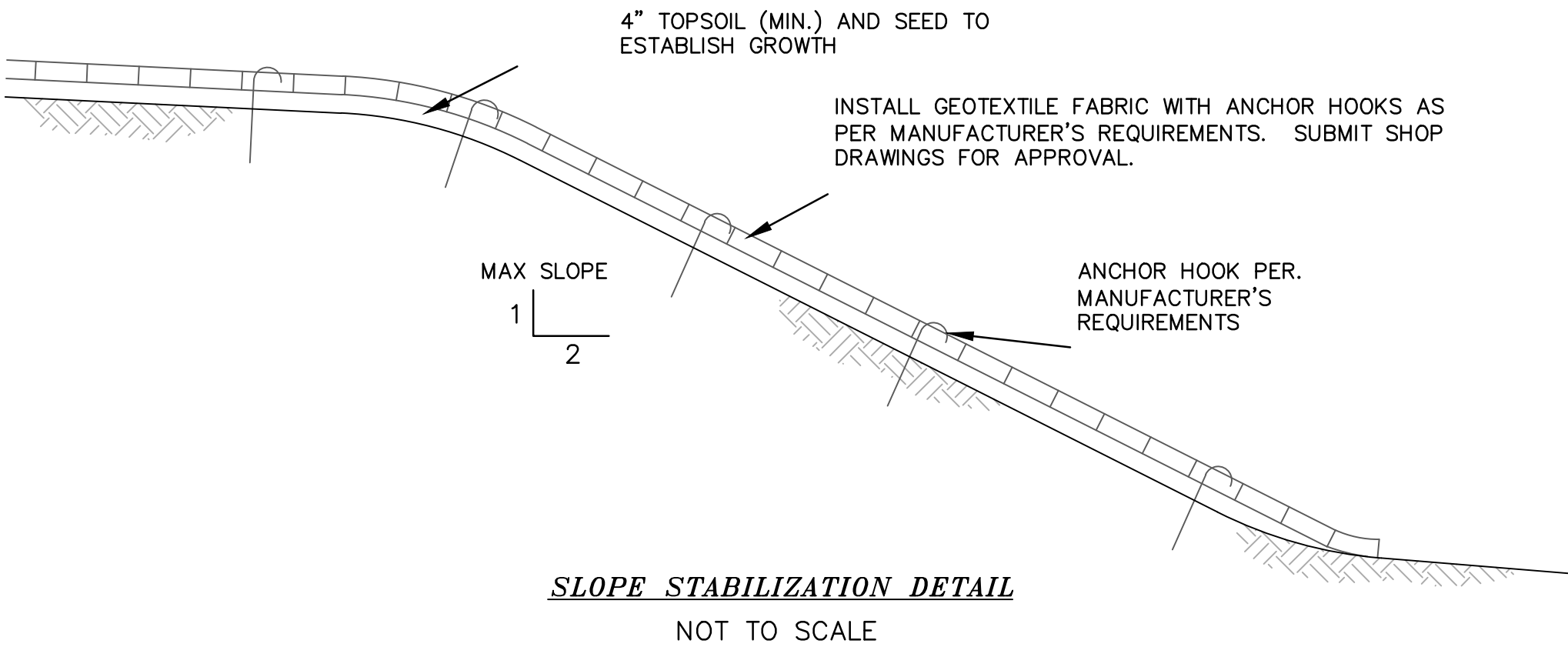
1. Grading and Shaping
 - a. Slopes shall not be steeper than 2:1;3:1 slopes or flatter are preferred. Where mowing will be done, 3:1 slopes or flatter are recommended.
2. Seedbed Preparation
 - a. Surface and seepage water should be drained or diverted from the site to prevent drowning or winter killing 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 seedbed 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 1,00lbs. 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.
(Note: This is the equivalent of 500lbs. per acre of 10-20-20 fertilizer or 1,000lbs. per acre of 5-10-10.)
 - b. Seed should be spread uniformly by the method most appropriate for the site. Methods include broadcasting, drilling and hydroseeding. Where broadcasting is used, cover seed with .25 inch of soil or less, by cultipacking or raking.
 - c. Refer to Table(G-E1 this sheet) for appropriate seed mixtures and Table(H-E1 this sheet) for rates of seeding. All legumes (crownvetch, birdsfoot trefoil, and flatpea) must be inoculated with their specific inoculant.
 - d. When seeded areas are mulched, plantings may be made from early spring to early October. When seeded areas are not mulched, plantings should be made from early spring to May 20 or from August 10 to September 1.
 - e. Mulch
 - a. Hay, straw, or other mulch, when needed, should be applied immediately after seeding.
 - b. Mulch will be held in place using appropriate techniques from the Best Management Practice for mulching. Hay or straw mulch shall be placed at a rate of 90lbs per 1000 s.f.
 - f. Maintenance to Establish a Stand
 - a. Planted area should be protected from damage by fire, grazing, traffic, and dense weed growth.
 - b. Fertilization needs should be determined by onsite inspections. Supplemental fertilizer is usually the key to fully complete the establishment of the stand because most perennial stake 2 to 3 years to become established.
 - c. In waterways, channels, or swales where uniform flow conditions are anticipated, occasional mowing may be necessary to control growth of woody vegetation.

DEFINITION OF STABLE:

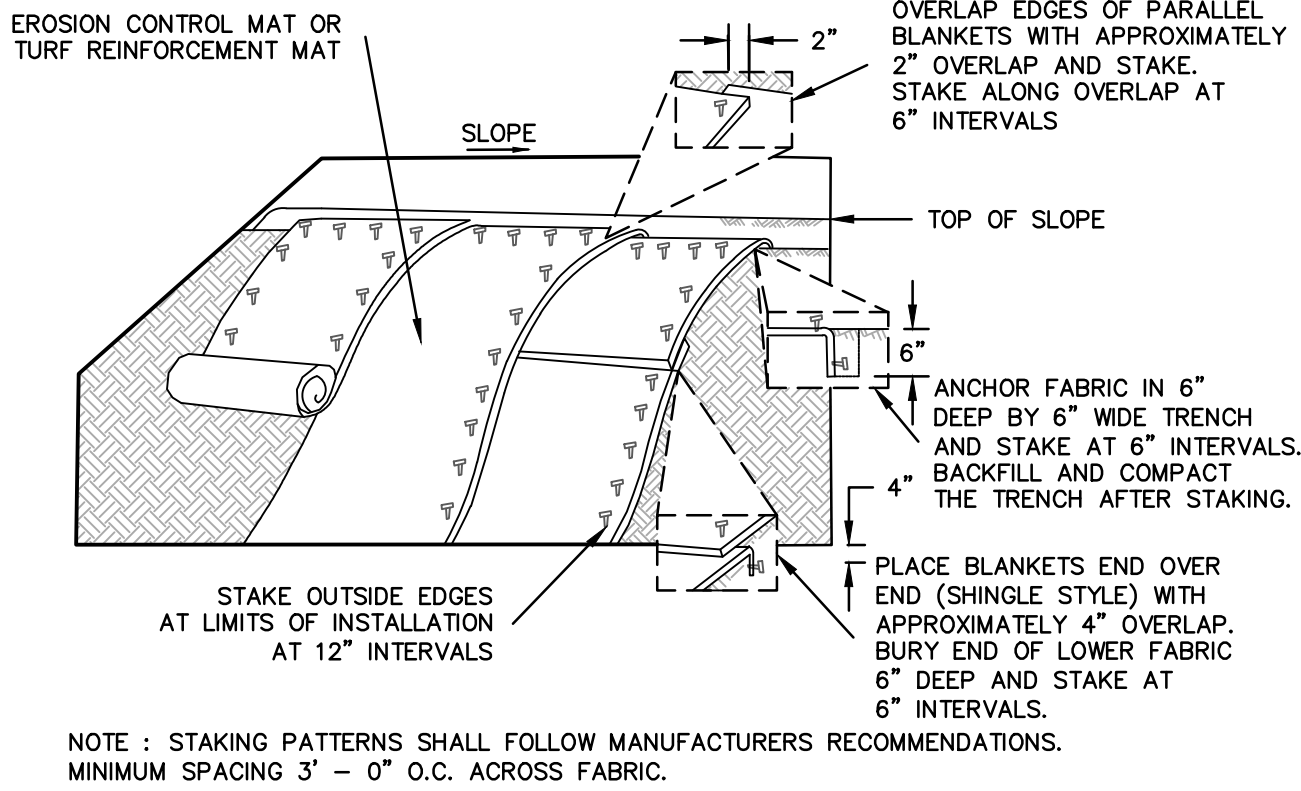
1. WHEN A BASE COURSE GRAVEL HAS BEEN INSTALLED IN AN AREA TO BE PAVED
2. WHEN A MINIMUM OF 85% STABILIZATION OCCURS
3. WHEN A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. WHEN PROPER EROSION CONTROL BLANKETS, SUCH AS CURLEX II, C350 OR OTHER DOT APPROVED MATTING, HAS BEEN INSTALLED PROPERLY.

E17

E14



E15



INSTALLATION OF
EROSION CONTROL FABRICS

NOT TO SCALE

E16

CONSTRUCTION SEQUENCE:

- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO ANY EARTH MOVING OPERATION & OR DIRECTING RUNOFF TO THEM.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. BRING PAD SITE TO GRADE USING APPROVED MATERIALS.
- 6.) INSTALL PAD SITE AND START VERTICAL CONSTRUCTION.
- 7.) INSTALL DRIP EDGE AND INFILTRATION TRENCH.
- 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.
- 9.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. NONE PROPOSED AT THIS TIME HOWEVER THE ON SITE STORM WATER INSPECTOR MAY REQUIRE ADDITIONAL CONTROLS.
- 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 RE-VEGETATE ALL DISTURBED AREAS.
- 14.) TOP AND COMPACT AREAS NEEDING CRUSHED GRAVEL, IF DISTURBED DURING CONSTRUCTION.

E-102

		7-10-17 4-24-17	REVISED PER NOD REVISED PER TRG COMMENT
#2 #1			
REVISION	DATE	DESCRIPTION	

EROSION & SEDIMENT CONTROL & MISC. DETAILS	
FOR COLONY USED AUTO PARTS LAND OF CPU PROPERTIES, LLC. ROUTE 125/MILTON ROAD ROCHESTER, N.H. TAX MAP 205, LOT 134	

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863	SCALE : AS NOTED	DATE : APRIL 4, 2017	FILE NO. : DB 2016-049
	SHEET 7 OF 7		