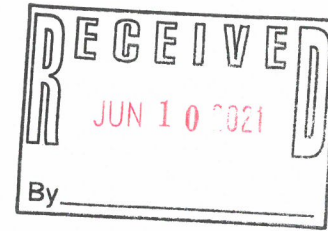




Amendment to Approved Project
City of Rochester, New Hampshire



Case # 210-16-12-03 Property Address 111 Northcoast Drive

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name L.P. Gas Equipment

Date of original Planning Board approval _____

Description of amendment To install an additional railroad track and unloading rail to the north of the existing tracks.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☒ No ☐

Applicant Name: L.P. Gas Equipment Inc.

Mailing Address: PO Box 1800, Rochester, NH 03866

Phone Number: 603-332-2080 Email Address: blefebvre@eastern.com

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee, and other necessary materials must be submitted by the applicable deadline date.

Name of applicant or agent filling out this form Norway Plains Associates Inc.

Please check box: Applicant ☐ Agent ☒

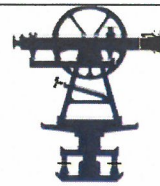
Signature of person completing form: Robert Lefebvre Date: June 8, 2021

Signature of property owner (if different): _____ Date: _____

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone (603) 335-3948
www.norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

June 9, 2021

Shanna Saunders, Director
Department of Planning and Development
33 Wakefield Street
Rochester, NH 03867-1917

Re: Amendment to Approved Project – L.P. Gas Equipment, Inc.; 111 Northcoast Drive - Tax Map 210, Lot 16.

Dear Mrs. Saunders,

On behalf of L.P. Gas Equipment Inc. and NH Northcoast Railroad, Norway Plains Associates, Inc. is pleased to submit plans and Amendment to Approved Project application for a proposed site improvements at their facility located at 111 Northcoast Drive. The parcel, Tax Map 210, Lot 16 is 23.09 acres and is currently developed as a propane and heating fuel storage and distribution facility. From our records, the past approvals with the City of Rochester were filed as case 210-16-I2-03. This application is being submitted in conjunction with an application to the City of Rochester for an amendment of an approved Site Plan for Ossipee Aggregates Corporation on the adjoining lot.

The parcel is located in the Industrial (GI) zoning district. The site consists of a small office, propane storage and heating fuel tanks and distribution stations, fuel truck parking lots, and railroad tracks. The developed land is generally flat with slopes from south to north near the railroad tracks. There is a large wetlands complex to the north near the railroad tracks as well as a wetland complex to the south and a stream. Jurisdictional wetlands within the project area were delineated by Marc E. Jacobs in December 2020.

The project is to add an additional track (called siding) and unloading riser platform on the north side of the rail lines. The additional line will be used to stage railroad cars waiting for unloading. In addition to the new railroad track, the existing chain link fence will be moved to the outside of the new track.

The result of the additional line will require a minimum impact to the jurisdictional wetlands. As designed, the project will require approval from NHDES Wetlands Bureau for a minimum impact project. The total amount of impacts to the wetlands is 2,013 square feet; 1,360 sf of permanent and 635 sf of temporary impacts. The impact areas are located to the north of the existing railroad tracks. This application has been submitted to NHDES for review and approval.

The proposed rail installation and some minor grading will occur within the Conservation Overlay district, totaling approximately 17,300 square feet. This area is located along one large wetland complex to the north of the development. As such, a Conditional Use Permit application is required.

With the use of 2:1 side slopes this impact has been reduced to the extent possible. Since the railroad line construction consists of stone ballast, there is no impervious surfaces or increased stormwater runoff from the proposed siding. Erosion controls will be installed along the limits of construction to protect the wetland resources.

Should you need additional information or have any questions, please feel free to contact our office. Otherwise, we look forward to discussing this project with staff and the Planning Board. Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By:
Scott A. Lawler, PE, Project Engineer

cc: L.P. Gas Equipment Inc.
Ossipee Aggregates Corporation
NH Northcoast Railroad

Application for Conditional Use
Conditional Uses and Buffer Reductions
Section 42.19 - Conservation Overlay District
City of Rochester, NH

Date: 6/7/2021

Property information

Tax map #: 210; Lot #(s): 16; Zoning district: General Industrial

Property address/location: 111 Northcoast Drive

Name of project (if applicable): _____

Property owner

Name (include name of individual): L.P. Gas Equipment Inc.; Robert Lefebvre

Mailing address: PO Box 1800, Rochester, NH 03866

Telephone #: 603-332-2080 Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc. c/o Scott Lawler, PE

Mailing address: PO Box 249, Rochester NH 03866-0249

Telephone #: 603 335-3948 Fax #: _____

Email address: slawler@norwayplains.com Professional license #: PE 10026

Proposed Project

Please describe the proposed project: The project is to expand the railroad storage to the north. One additional
track and loading rail will be installed. The existing chain link fence will be moved to the outside of the new rail. The work will require
a minimum impact wetland permit.

Please describe the existing conditions: The site is developed with L.P. Gas Equipment Inc business. The land
is used as storage and bulk distribution of propane which is delivered to the site via railroad cars. There is a small office on the lot. A
large portion of the parcel is wooded and undeveloped.

(continued Conditional Use application Tax Map: 210 Lot: 16)

Please fill in **one of the next two sections – for either Conditional Uses or Buffer Reductions**

Conditional Uses

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

The additional railroad storage is necessary to fulfill the high demand for propane that L.P. Gas Equipment Inc is facing. The
land outside of the COD is already developed and therefore, the track must be installed to the north of the existing tracks. It is also
necessary to build the track to the north so it can connect to the existing railroad tracks to the east of the property.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The wetland impact will not have an adverse affect on the adjacent wetlands. This will be accomplished by the installation of erosion
control and sedimentation prevention. Silt fence will be placed following the guidelines found in the NHDES NH Stormwater Manual
Volume 3.

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

The rail has been designed to minimize the impacts to the wetlands on site. Two to one side slopes are proposed to lessen the fill
needed for the construction of the new rail. The distance from the existing rail has been minimized to the extent possible.

(iv) Economic advantage is not the sole reason for the proposed location of work.

The project requires fill within the wetlands and impacts in the CO in order to best utilize the property to its fullest. Only minor impacts
are associated with the rail and unloading rack. The total impacts to the wetlands will be 1,360 square feet or permanent impact and
653 square feet of temporary impact which will be restored at the end of construction.

(Buffer Reductions on next page)

Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, **or** the application of the CO district eliminates greater than 50% of the buildable area located on the parcel **or** in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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 Conservation Commission and 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: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: _____

Date: _____

Conservation Commission Recommendation:

[office use only]

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

Comments/recommended conditions:

Conservation Commission

date

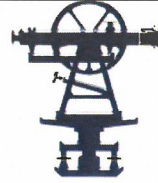
Planning Department

date

NORWAY PLAINS ASSOCIATES, INC.

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31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

June 9, 2021

Rochester Conservation Commission
Department of Planning and Development
33 Wakefield Street
Rochester, NH 03867-1917

Re: Conditional Use Application – 111 Northcoast Drive - Tax Map 210, Lot 16.

Dear Members,

On behalf of L.P. Gas Equipment Inc., Norway Plains Associates, Inc. is pleased to submit plans and Conditional Use application for a proposed wetlands and Conservation Overlay District impacts located at 111 Northcoast Drive. The parcel, Tax Map 210, Lot 16 is 23.09 acres and is currently developed as a propane and heating fuel storage and distribution facility. This application is being submitted in conjunction with an application to the City of Rochester for an amendment of an approved Site Plan.

The parcel is located in the Industrial (GI) zoning district. The site consists of a small office, propane storage and heating fuel tanks and distribution stations, fuel truck parking lots, and railroad tracks. The developed land is generally flat with slopes from south to north near the railroad tracks. There is a large wetlands complex to the north near the railroad tracks as well as a wetland complex to the south and a stream. Jurisdictional wetlands within the project area were delineated by Marc E. Jacobs in December 2020.

The project is to add an additional track (called siding) and unloading riser platform on the north side of the rail lines. The additional line will be used to stage railroad cars waiting for unloading. The result of the additional line will require a minimum impact to the wetlands and associated impacts within the Conservation Overlay District. In addition to the new railroad track, the existing chain link fence will be moved to the outside of the new track.

As designed, the project will require approval from NHDES Wetlands Bureau for a minimum impact project. The total amount of impacts to the wetlands is 2,013 square feet; 1,360 sf of permanent and 635 sf of temporary impacts. The impact areas are located to the north of the existing railroad tracks. This application has been submitted to NHDES for review and approval.

The proposed rail installation and some minor grading will occur within the Conservation Overlay district, totaling approximately 17,300 square feet. This area is located along one large wetland complex to the north of the development. With the use of 2:1 side slopes this impact has been reduced to the extent possible. Since the railroad line construction consists of stone ballast, there is no impervious surfaces or increased stormwater runoff from the proposed siding. Erosion controls will be installed along the limits of construction to protect the wetland resources.

Should the Commission need additional information or have any questions, please feel free to contact our office. Otherwise, we look forward to discussing this project with staff and the Conservation Commission. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



By: Scott A. Lawler, PE, Project Engineer

cc: L.P. Gas Equipment Inc.

LAND SURVEYORS

CIVIL ENGINEERS

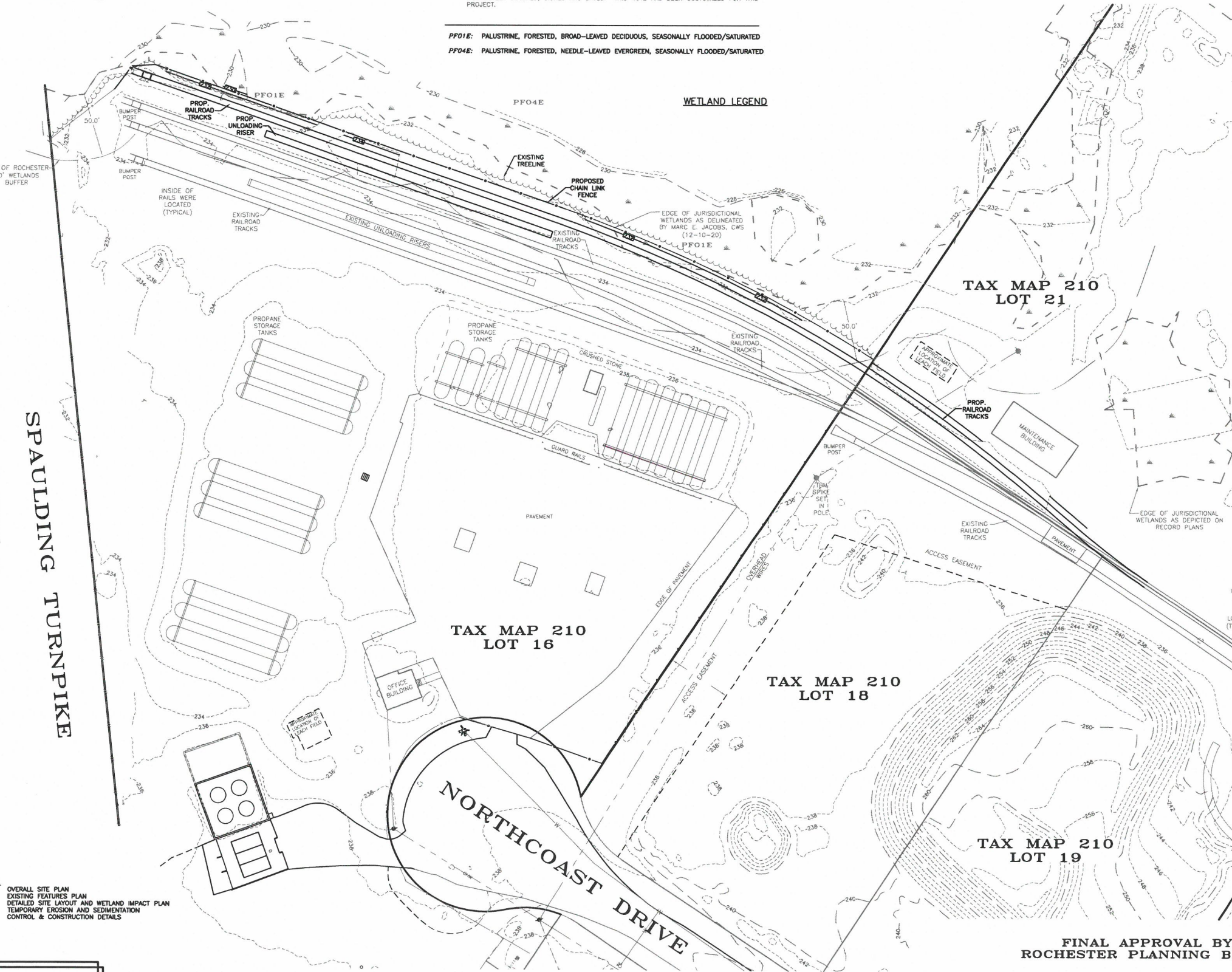
LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- WETLANDS 50 FOOT SETBACK
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING RAILROAD TRACKS
- EXISTING CONTOUR LINE
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF PAVEMENT
- EXISTING UTILITY POLE

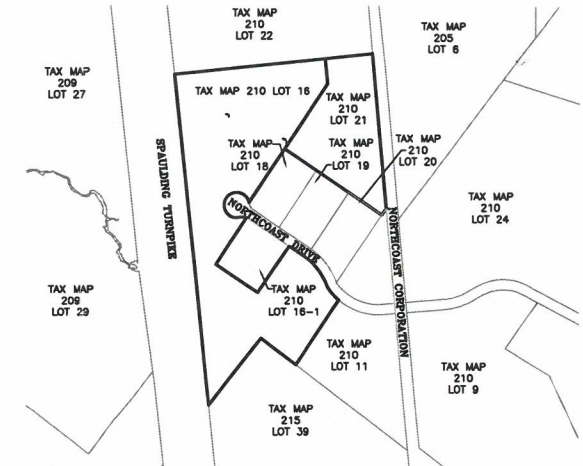
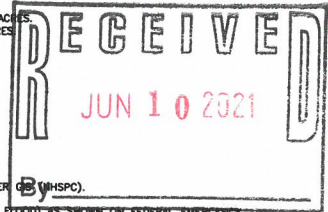
JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN DECEMBER 2020 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL AND NORTHEAST REGION, THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND CHAPTER 42 - §42-12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 6, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH CENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

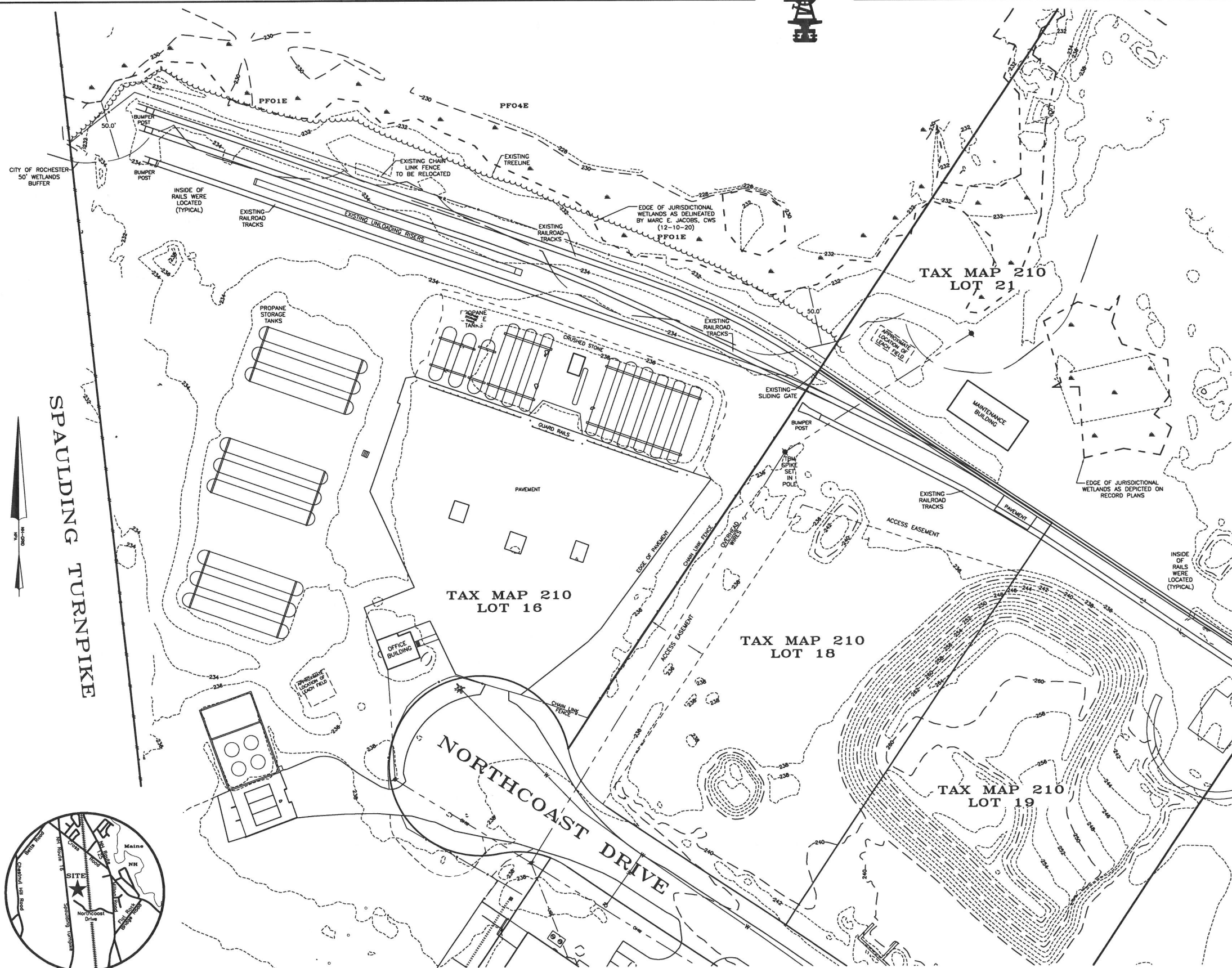
PF01E: PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED
PF04E: PALUSTRINE, FORESTED, NEEDLE-LEAVED EVERGREEN, SEASONALLY FLOODED/SATURATED

WETLAND LEGEND



- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED RAILROAD LINE EXPANSION ON TAX MAP 210, LOTS 18 & 21.
 2. THIS PARCEL IS LOCATED IN THE INDUSTRIAL (IND) ZONE.
 3. PARCEL AREAS:
MAP 210, LOT 18: 1,005,807 SQUARE FEET / 23.09 ACRES
MAP 210, LOT 21: 324,175 SQUARE FEET / 7.44 ACRES
 4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
GENERAL INDUSTRIAL ZONE
WITH BOTH MUNICIPAL SEWER AND WATER:
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'
WETLAND BUFFER = 50'
MAXIMUM LOT COVERAGE = 75%
MAXIMUM BUILDING HEIGHT = 55'
VERTICAL DATUM = NAD83.
 5. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER (CHHSPC).
 6. PARCEL IS PARTIALLY LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 33017020030 DATED MAY 17, 2005.
 7. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.





- GENERAL SITE PLAN NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON TAX MAP 210, LOTS 16 & 21.
 2. THIS PARCEL IS LOCATED IN THE INDUSTRIAL (IND) ZONE.
 3. PARCEL AREAS:
MAP 210, LOT 16: 1,005,807 SQUARE FEET / 23.09 ACRES.
MAP 210, LOT 21: 324,175 SQUARE FEET / 7.44 ACRES.
 4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
GENERAL INDUSTRIAL ZONE:
WITH BOTH MUNICIPAL SEWER AND WATER.
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACKS:
FRONT = 25'
SIDE = 20'
REAR = 25'
WETLAND BUFFER = 50'
MAXIMUM LOT COVERAGE = 75%
MAXIMUM BUILDING HEIGHT = 55'
ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
VERTICAL DATUM - MADD8.
5. PARCEL IS PARTIALLY LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 33017C0203D DATED MAY 17, 2005.
6. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

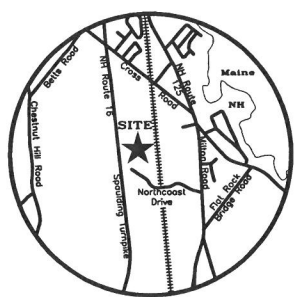
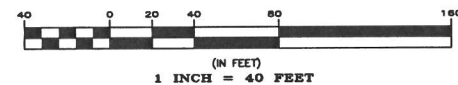
- PLAN REFERENCES:**
1. "INDUSTRIAL PARK SUBDIVISION, ROCHESTER, N.H. FOR FRANK L. KNIGHTS" DATED APRIL 28, 1987 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLANS 37A-7, 8, 9, 10, & 11
 2. "PROPOSED TRANSFER FACILITY, ROCHESTER, N.H., FOR L.P. GAS EQUIPMENT, INC." DATED MARCH 1989 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-1252
 3. "ROCHESTER, N.H., FOR L.P. GAS EQUIPMENT, INC." DATED JULY 1990 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-1252-2
 4. "PROPOSED SITE PLAN, ROCHESTER, N.H., FOR L.P. GAS EQUIPMENT, INC." DATED APRIL 1992 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-1252-3
 5. "PROPOSED SITE PLAN, TRUCK PARKING & OIL STORAGE, NORTHCOAST DRIVE, ROCHESTER, N.H., FOR L.P. GAS EQUIPMENT, INC." DATED OCTOBER 1999 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-1252-05
 6. "SITE PLAN, NORTHCOAST DRIVE, ROCHESTER, N.H., FOR L.P. GAS EQUIPMENT, INC." DATED MARCH 2003 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-1252-05
 7. "AMENDED SITE PLAN FOR NEW HAMPSHIRE NORTHCOAST RAILROAD & OUTDOOR WORLD, NORTHCOAST DRIVE, ROCHESTER, N.H." DATED DECEMBER 2002 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-2027-AS
 8. "EASEMENT PLAN, NORTHCOAST DRIVE, ROCHESTER, N.H. FOR OSSPIEE AGGREGATES CORP., INC." DATED MAY 2003 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 69-97
 9. "SUBDIVISION PLAN, NORTHCOAST DRIVE, ROCHESTER, N.H. FOR L.P. GAS EQUIPMENT, INC." DATED APRIL 2004 BY NORWAY PLAINS ASSOCIATES, INC.
 10. "AMENDED SITE PLAN FOR NEW HAMPSHIRE NORTHCOAST RAILROAD & OUTDOOR WORLD, NORTHCOAST DRIVE, ROCHESTER, N.H." DATED DECEMBER 2002 BY NORWAY PLAINS ASSOCIATES, INC. PLAN NUMBER C-2027-AS

TAX MAP 210, LOT 16
OWNER OF RECORD:
L.P. GAS EQUIPMENT, INC.
P.O. BOX 1800
ROCHESTER, NH 03864-1800
S.C.R.D. BOOK 1791, PAGE 445

TAX MAP 210, LOT 21
OWNER OF RECORD:
OSSPIEE AGGREGATES CORPORATION
ROUTE 16, P.O. BOX 237
ROCHESTER, NH 03864
S.C.R.D. BOOK 1482, PAGE 292

EXISTING FEATURES PLAN
79 & 111 NORTHCOAST DRIVE
SPAULDING TURNPIKE
STRAFFORD COUNTY
ROCHESTER
NEW HAMPSHIRE
PREPARED FOR:
L.P. GAS EQUIPMENT, INC. &
OSSPIEE AGGREGATES
CORPORATION

SCALE: 1" = 40' MARCH 2021
GRAPHIC SCALE



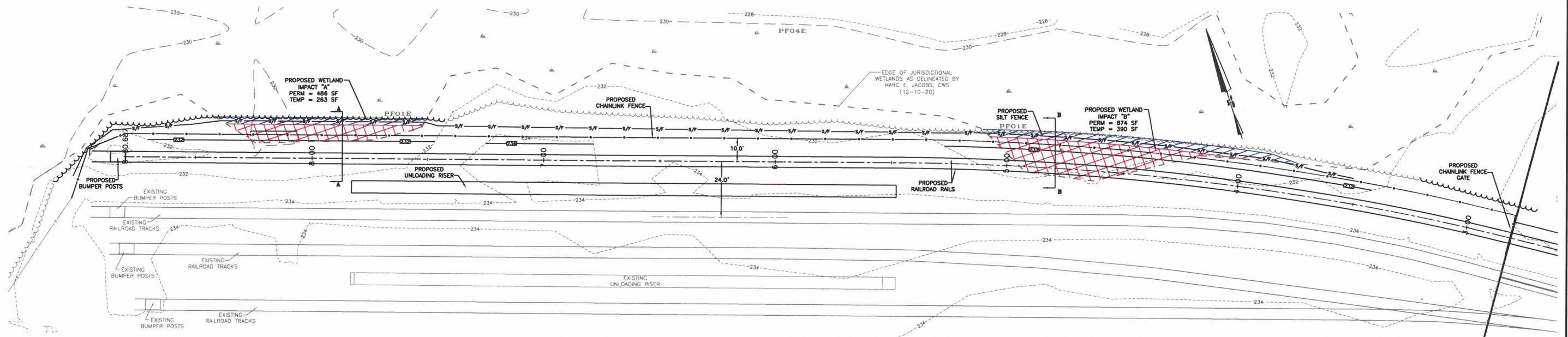
LOCUS
N.T.S.

FILE NO. 147
PLAN NO. C-3153-SP1
DWG NO. 20342

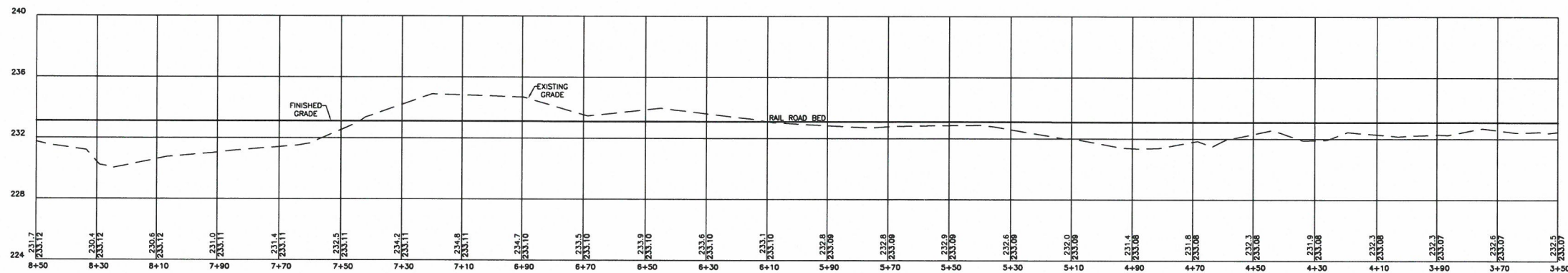


LEGEND

- LIMITS OF JURISDICTIONAL WETLANDS
- - - EXISTING CONTOUR LINE
- - - EXISTING WETLAND SYMBOL
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOURS
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY WETLAND IMPACT
- PROPOSED WETLAND IMPACT

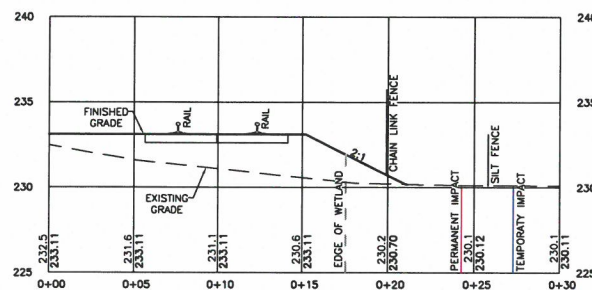
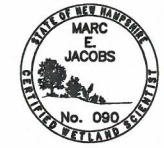


PLAN VIEW
SCALE 1" = 20'

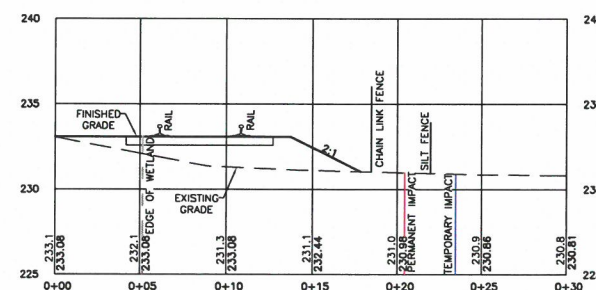


RAILROAD PROFILE
SCALE
VERTICAL 1" = 4'
HORIZONTAL 1" = 20'

JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN DECEMBER 2020 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTH-EAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. WT. 100-200 AND CHAPTER 42 - 842.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTH-EAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



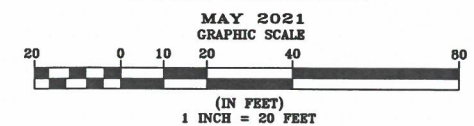
A-A CROSS SECTION
SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 5'



B-B CROSS SECTION
SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 5'

WETLANDS IMPACTS		
AREA	PERMANENT WETLAND IMPACT (SQUARE FOOT)	TEMPORARY WETLANDS IMPACT (SQUARE FOOT)
A	486 SF	263 SF
B	874 SF	390 SF
TOTAL	1,360 SF	653 SF

DETAILED SITE LAYOUT AND
WETLAND IMPACT PLAN
79 & 111 NORTHCOAST DRIVE
SPAULDING TURNPIKE
STRAFFORD COUNTY
ROCHESTER
NEW HAMPSHIRE
PREPARED FOR:
L.P. GAS EQUIPMENT, INC. &
OSSISPEE AGGREGATES
CORPORATION

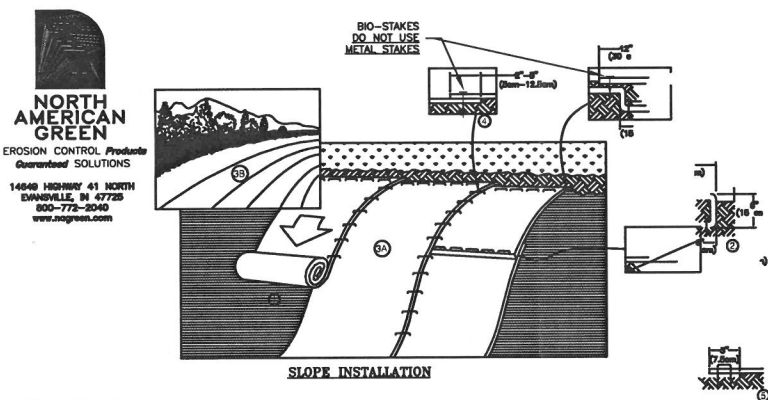


FILE NO. 147
PLAN NO. C-3153-SP1
DWC NO. 20342

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

NORWAY PLAINS ASSOCIATES, INC.

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



MAINTENANCE REQUIREMENTS:

1. ALL BLANKET AND MATS SHALL BE INSPECTED WEEKLY DURING THE CONSTRUCTION PERIOD, AND AFTER ANY RAINFALL EVENT EXCEEDING 1/2 INCH IN A 24-HOUR PERIOD.
2. ANY FAILURE SHALL BE REPAIRED IMMEDIATELY. IF WASHOUT OF THE SLOPE, DISPLACEMENT OF THE MAT, OR DAMAGE TO THE MAT OCCURS, THE AFFECTED SLOPE SHALL BE REPAIRED AND RESEEDED, AND THE AFFECTED AREA OF MAT SHALL BE RE-INSTALLED.

CONSTRUCTION SPECIFICATIONS:

1. MANUFACTURE'S INSTALLATION INSTRUCTIONS:

- A. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- B. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF BIO-STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF BIO-STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
- C. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING BIO-STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, BIO-STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- D. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
- E. CONSECUTIVE RECP's SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 8" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

2. SITE PREPARATION:

- A. PROPER SITE PREPARATION IS ESSENTIAL TO ENSURE COMPLETE CONTACT OF THE PROTECTION MATTING WITH THE SOIL. GRADE AND SHAPE AREA IF INSTALLATION.
- B. REMOVE ALL ROCKS, CLOUDS, TRASH, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKETS WILL HAVE DIRECT CONTACT WITH THE SOIL.
- C. PREPARE SEEDBED BY LOOSENING 2-3 INCHES OF TOPSOIL ABOVE FINAL GRADE.
- D. INCORPORATE AMENDMENTS, SUCH AS LIME AND FERTILIZER, INTO SOIL ACCORDING TO SOIL TEST AND THE SEEDING PLAN.

3. SEEDING:

- A. SEED AREA BEFORE BLANKET INSTALLATION FOR EROSION CONTROL AND REVEGETATION. SEEDING AFTER MAT INSTALLATION IS OFTEN SPECIFIED FOR TURF REINFORCEMENT APPLICATIONS. WHEN SEEDING PRIOR TO BLANKET INSTALLATION, ALL CHECK SLOTS AND OTHER AREAS DISTURBED DURING INSTALLATION MUST BE RESEEDED.
- B. WHEN SOIL FILLING IS SPECIFIED, SEED THE MATTING AND THE ENTIRE DISTURBED AREA AFTER INSTALLATION AND PRIOR TO FILLING THE MAT WITH SOIL.

TEMPORARY

EROSION CONTROL BLANKET DETAIL

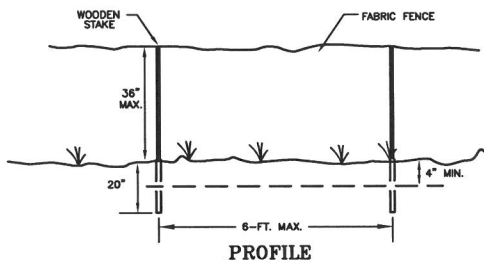
NOT TO SCALE

TEMPORARY VEGETATION
SEEDING RECOMMENDATIONS

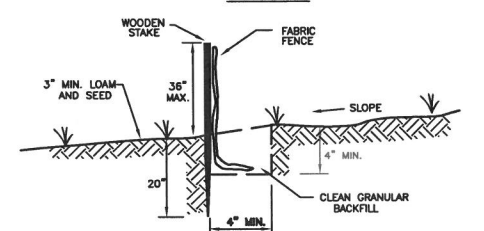
SPECIES	PER ACRE BUSHELS (BU) OR POUNDS (LBS.)	PER 1,000-SF	REMARKS
WINTER RYE	2.5 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU OR 80 LBS.	2.0 LBS.	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYE GRASS	40 LBS.	1.0 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYE GRASS	30 LBS.	0.7 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.

SOURCES:

1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLE 4-1
2. MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)



PROFILE



CROSS-SECTION

MAINTENANCE REQUIREMENTS:

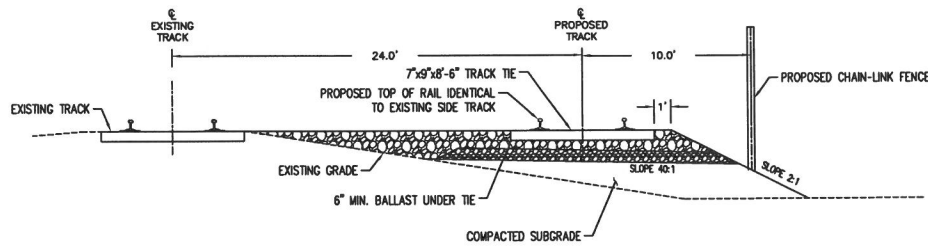
1. FENCES SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALLS.
2. SEDIMENT DEPOSITION SHALL BE REMOVED, AT A MINIMUM, WHEN DEPOSITION ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FENCE, AND MOVED TO AN APPROPRIATE LOCATION SO THE SEDIMENT IS NOT READILY TRANSPORTED BACK TOWARD THE SILT FENCE.
3. SILT FENCES SHALL BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
4. SHALL THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE PREPARED AND SEEDING.
6. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
7. SILT FENCES HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT FENCE SHALL BE REPAIRED PERIODICALLY AS REQUIRED TO MAINTAIN EFFECTIVENESS.

CONSTRUCTION SPECIFICATIONS:

1. FENCES 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 FENCE. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE FENCE SHALL BE LESS THAN 1 ACRE PER 100 LINEAR FEET OF FENCE.
3. THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHALL BE 100 FEET.
4. THE MAXIMUM SLOPE ABOVE THE FENCE SHALL BE 2:1.
5. FENCES SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE, AND:
A. THE ENDS OF THE FENCE SHALL BE FLARED UPSLOPE.
B. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 4 INCHES IN DEPTH AND INCHES IN WIDTH IN A TRENCH EXCAVATED INTO THE GROUND, OR IF SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE, OR THE PRESENCE OF HEAVY ROOTS, THE BASE OF THE FABRIC SHALL BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
C. THE SOIL SHALL BE COMPACTED OVER THE EMBEDDED FABRIC.
6. SUPPORT POSTS SHALL BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS WITH MAXIMUM POST SPACING OF 8 FEET.
7. ADJOINING SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY A MINIMUM OF 8 INCHES (24 INCHES IS PREFERRED), FOLDED AND STAPLED TO A SUPPORT POST. IF METAL POSTS ARE USED, FABRIC SHALL BE WIRE-TIED DIRECTLY TO THE POSTS WITH THREE DIAGONAL TIES.
8. SILT FENCING SHALL NOT BE STAPLED OR NAILED TO TREES.
9. THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.
10. THE FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
11. POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH DIAMETER WOOD OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 3 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM. POSTS SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE FABRIC.
12. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES AS HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
13. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
14. A MANUFACTURED SILT FENCE SYSTEM WITH INTEGRAL POSTS MAY BE USED.
15. POST SPACING SHALL NOT EXCEED 8 FEET.
16. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UP GRADIENT FROM THE BARRIER.
17. THE STANDARD STRENGTH OF FILTER FABRIC SHALL BE STAPLED OR WIRE TO THE POST, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
18. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
19. SILT FENCE MAY BE INSTALLED BY "SLICING" USING MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PROCEDURE. THE SLICING METHOD USES AN IMPLEMENT TOWED BEHIND A TRACTOR TO "PLOW" OR SLICE THE SILT FENCE MATERIAL INTO THE SOIL. THE SLICING METHOD MINIMALLY DISTURBS THE SOIL UPWARD AND SLIGHTLY DISPLACES THE SOIL, MAINTAINING THE SOIL'S PROFILE AND CREATING AN OPTIMAL CONDITION FOR SUBSEQUENT MECHANICAL COMPACTION.
20. SILT FENCES SHALL BE INSTALLED WITH "SMILES" OR "J-HOOKS" TO REDUCE THE DRAINAGE AREA THAT ANY SEGMENT WILL IMPOUND.
21. THE ENDS OF THE FENCE SHALL BE TURNED UPHILL.
22. SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND TO ALLOW FOR MAINTENANCE ACCESS WITHOUT DISTURBING THE SLOPE.
23. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION CONTROL FENCE DETAIL

NOT TO SCALE



TYPICAL PROPOSED CROSS SECTION

SCALE 1" = 5'

TEMPORARY VEGETATION:

SPECIFICATIONS:

SITE PREPARATION:

1. INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
2. GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
3. RUNOFF SHALL BE DIVERTED FROM THE SEEDBED AREA.
4. ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

SEEDBED PREPARATION:

1. STONES AND TRASH SHALL BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
3. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
4. APPLY LIME AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE RESTRICTED TO LIME, WOOD ASH OR LOW PHOSPHATE AND SLOW RELEASE NITROGEN VARIETIES, UNLESS A SOIL TEST WARRANTS OTHERWISE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER AND LIME MAY BE APPLIED AT THE FOLLOWING RATES:

LIMESTONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)*
*EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

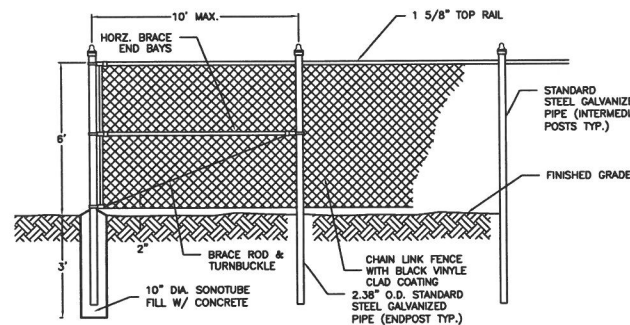
FERTILIZER APPLICATION RATE = 870 LB./ACRE (20 LB./1,000-SF)*
*LOW PHOSPHATE FERTILIZER (8-0-4) OR EQUIVALENT

SEEDING:

1. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER OR HYDRO SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
2. TEMPORARY SEED SHALL TYPICALLY OCCUR PRIOR TO SEPTEMBER 15.
3. AREAS SEEDING BETWEEN MAY 15 AND AUGUST 15 SHALL BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSSM, VOL. 3.
4. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVER WINTER PROTECTION.

MAINTENANCE REQUIREMENTS:

1. TEMPORARY SEEDING SHALL BE INSPECTED WEEKLY AFTER ANY RAINFALL EXCEEDING 1/2 INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHALL BE INSPECTED JUST PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROVIDE STABILIZATION OVER THE WINTER PERIOD.
2. BASED ON INSPECTION, AREAS SHALL BE RESEEDED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN OTHER TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED.
3. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND AREAS SHALL BE RESEEDED, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.



TYPICAL CHAINLINK FENCE

NOT TO SCALE

TEMPORARY EROSION & SEDIMENTATION
CONTROLS & CONSTRUCTION DETAILS

79 & 111 NORTHCOAST DRIVE

SPAULDING TURNPIKE

STRAFFORD COUNTY

ROCHESTER

NEW HAMPSHIRE

PREPARED FOR:

L.P. GAS EQUIPMENT, INC. &
OSSISPEE AGGREGATES CORPORATION

JUNE 2021

C-3

FILE NO. 147
PLAN NO. C-3153-SP1
DWG NO. 20342

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

NORWAY PLAINS ASSOCIATES, INC.

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