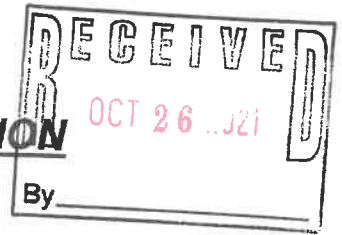




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 10-26-21

Is a conditional needed? Yes: x No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 235; Lot #(s): 27; Zoning district: RES-1

Property address/location: 7A LAURA DRIVE, ROCHESTER

Name of project (if applicable): Proposed 2 Lot Subdivision

Size of site: 1.86 acres; overlay zoning district(s)? CONSERVATION OVERLAY

Property owner

Name (include name of individual): CEM 3 HOLDINGS, LLC

Mailing address: 6439 IVARENE AVE, LOS ANGELES, CA, 90068-2823

Telephone #: 603-923-3537 Email: kurtmorton1019@yahoo.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): KENNETH A. BERRY

Mailing address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

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

Email address: JOEBERRY@BERRYSURVEYING.COM Professional license #: 805
CRBERRY@METROCAST.NET

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? NO

Number of cubic yards of earth being removed from the site? N/A

City water? yes ☐ no ☒; How far is City water from the site? OVER 1500'

City sewer? yes ☐ no ☒; How far is City sewer from the site? OVER 1500'

Wetlands: Is any fill proposed? NO; area to be filled: N/A; buffer impact? YES

Comments

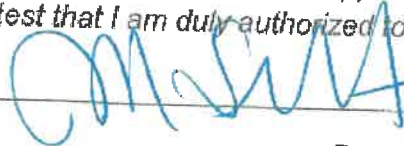
Please feel free to add any comments, additional information, or requests for waivers here:

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 Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision 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: 10-26-21

Signature of applicant/developer:



Date: _____

Signature of agent:

Date: 10-26-21

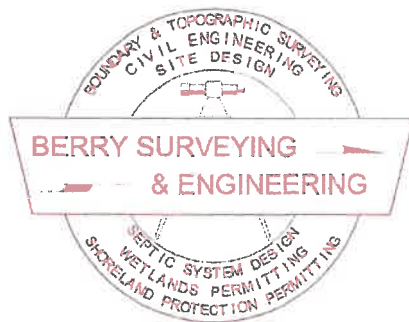
Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner:



Date: 10-26-21



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Rochester Planning Department
Attention Director of Planning Shanna Saunders

33 Wakefield Street

Rochester, NH 03867

Re: Minor 2 lot Subdivision

CEM 3 Holdings, LLC

7A Laura Drive

Rochester N.H.

October 26, 2021

Ms. Saunders,

On behalf of CEM 3 Holdings, LLC, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Minor Subdivision to subdivide the existing site into two parcels of land located at 7A Laura Drive.

Background and General Narrative:


CEM 3 Holdings, LLC owns the parcel known as 7A Laura Drive. The parcel has been surveyed by Berry Surveying & Engineering in the Spring of 2021 and a wetlands analysis was conducted by Deidra Benjamin, CWS. There are a few areas of wetlands on site. All the wetlands are over ½ acre or connected to larger wetlands through culverts, all wetlands will require all appropriate building setbacks. The existing house has been partially demolished and will be totally removed after the subdivision is approved. A conditional use permit has been submitted to have a proposed driveway go through the 25' buffer and 50' building setback. The site slopes generally from the northerly end of the lot to the southerly end. It is mostly open in the middle with a tree line around the wetland areas. The soils on site are sandy with 18-22" seasonal high-water tables.

Proposal:

The applicants are proposing to subdivide the existing parcel into two lots. Each of the new lots will have a single-family residential building, a driveway, 4k leaching area, and on site well. For access to the sites the applicant is proposing to use the existing driveway and also have a new driveway installed for the new lot. All proper erosion and sediment control measures will be taken to ensure that sediment is contained within the construction area as noted on the plans and is required per Chapter 218, when applying for a building permit.

BERRY SURVEYING & ENGINEERING


Joseph N. Berry
Project Manager


Christopher R. Berry
Principal President

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

Date: 10-26-21

Property information

Tax map #: 253 ; Lot #(s): 27 ; Zoning district: R-1

Property address/location: 7A Laura Drive

Name of project (if applicable): Proposed 2 Lot Subdivision

Property owner

Name (include name of individual): CEM 3 HOLDING LLC.

Mailing address: 6439 IVARENE AVE, LOS ANGELES, CA 90068-2823

Telephone #: 603-923-3537 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, Kenneth Berry PE, LLS, Joseph Berry PM

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

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

Email address: crberry@metrocast.net, joeberry@berrysurveying.com Professional license #: 805

Proposed Project

Please describe the proposed project: Project Proposes to use an existing culvert and driveway cut off
Laura Drive to access a proposed new building lot. There is no wetlands disturbance. Construction in an existing disturbed buffer
off 1200 square feet.

Please describe the existing conditions: The existing area is non-wooded and partially used for yard.
The area drains down to a wetland that is a man made roadside swale.

(continued Conditional Use application Tax Map: 253 Lot: 27)

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.

See Narrative

(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.

See Narrative

(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.

See Narrative

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

See Narrative

(Buffer Reductions on next page)

(continued Conditional Use application Tax Map: _____ Lot: _____)

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: 10-26-21

Signature of applicant/developer: _____

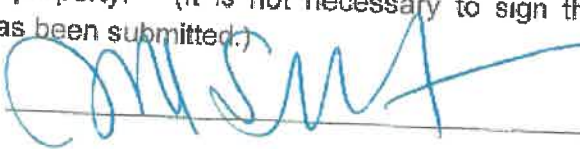
Date: _____

Signature of agent: 

Date: 10-26-21

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: 10-26-21

Conservation Commission Recommendation:

[office use only]

Name of project

Case #

Recommendation:

- ☐ Approval
- ☐ Approval with conditions
- ☐ Denial

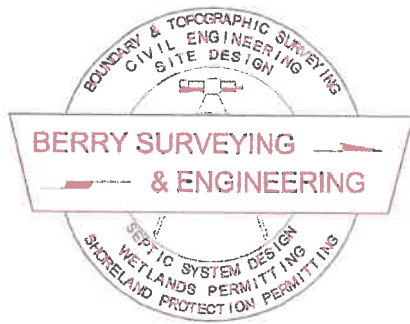
Comments/recommended conditions:

Conservation Commission

date

Planning Department

date



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

City of Rochester Planning Board
Attention: Director of Planning Shanna Saunders
33 Wakefield Street
Rochester, NH 03867

October 26, 2021

Re: Minor 2 Lot Subdivision
7A Laura Drive
Tax Map 253, Lot 27
Conditional Use Permit for Driveway Entrance

Ms. Saunders,

On behalf of our client, CEM 3 Holdings LLC, Berry Surveying & Engineering (BS&E) is submitting for TRG, Conservation Commission and Planning Board Review for a Minor 2 Lot Subdivision that requires a small conditional use permit to be granted for driveway access into the proposed lot.

The applicant owns a developed lot known as Tax Map 253, Lot 27, 7A Laura Drive. The site formerly contained a single family structure and garage structure with driveway, well, utilities and an onsite septic system. The existing structure had fallen into disrepair and has largely been demolished.

The applicant is proposing to subdivide the parcel in half, which due to wetlands and wetlands buffers, will require that the former building area be abandoned and moved away from the wetlands and wetlands buffers, reducing the existing impact on site. Areas that are wetlands are wooded on site and are typical PFO1E wetlands with an abundance of red maples. The areas outside of the wetlands areas are the former tillage and yard area of the prior owner. Much of the site has been manipulated over time. Wetland areas on site from the north side of the driveway drain down to a culvert to a more natural wetland system to the southern side of the driveway. The second lot is proposed to be serviced by an existing second driveway cut. There is an existing culvert for this existing driveway entrance and no further disturbance will be required at the street or near the wetlands area. The wetland associated with this entrance is an over excavated road side swale that is periodically maintained, which drains to the natural wetland system to the southern side of the driveway. See enclosed pictures.

The installation, or continuation of the proposed driveway will continue to cross through the wetlands buffer onto the developable area of the lot. The lot is sized to allow a single family house, well and onsite septic system all outside the wetlands buffers and setbacks. The proposed

buffer disturbance around the roadside swale is approximately 1200 square feet. (Sq.Ft.). The conditional use plan provides for sediment & erosion control devices to be used for construction, stabilization methods, limits of required clearing and a small planting plan to re-establish some growth in areas that have previously been cut and disturbed.

In accordance with Subsection 42.19 (i) (1) (A)), a conditional use permit may be granted given all four of the following criteria are satisfied. Below is the justification for the proposed disturbance within the 50' setback. This lot development requires access to developable uplands outside of the wetlands buffer, and requires 1200 Sq.Ft. of proposed disturbance within the 50' wetland buffer.

- (i) The proposed construction is essential to the productive use of land not in the COD. **The proposed subdivision demonstrates there is enough developable area outside of the wetlands buffer zone to develop an additional single family home. This conditional use permit will provide access to that developable land over an area previously disturbed and is the shortest route outside of the buffer.**
- (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 design of the driveway will match the existing grade and promote sheet flow into the wetlands, whereas there is no swales required for the small section off the existing curb cut. The construction area is proposed to contain mulch berm and provides methods for permanent stabilization, as well as a small number of wetlands buffer re-planting.**
- (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 route chosen is the shortest route into the building envelope and has clearly been used for secondary driveway access into the project site in the past.**
- (iv) Economic advantage is not the sole reason for the proposed location of work. **Direct access, through an existing disturbed buffer area, for the purposes of developing upland areas outside of buffer areas is the reason required for the work.**





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

Photo Points:




Existing Driveway


Standing on Laura Drive Looking at



Standing in the disturbed area where the proposed driveway will be looking back at Laura Drive. No vegetation removal required.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


Joseph N. Berry
Project Manager


Christopher R. Berry, SIT
Principal, President



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

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SEPTEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

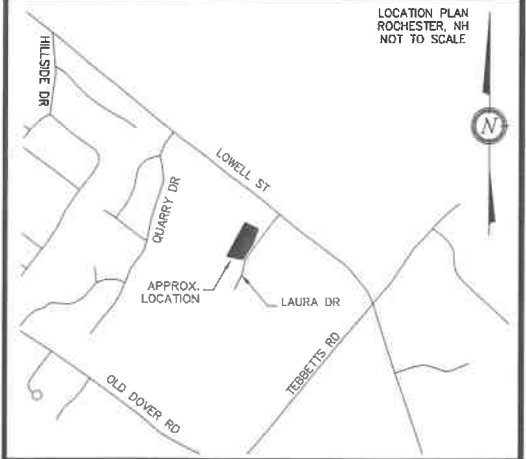
DEIDRA BENJAMIN, CWS #295

N/F GRENIER, MARTIN W. & KELLY A.
163 LOWELL ST
ROCHESTER, NH 03867-4575
TAX MAP 244, LOT 12
S.C.R.D. BOOK 1433, PAGE 391
3.54 AC±, RES. USE

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- FND TYP
- TYP
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

RLS 375
STEEL STAKE
~FND~ (0.6' HIGH)
NH GRID COORD.
N: 285204.29
E: 1174366.99
ELEV: 329.72

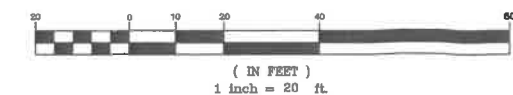


NOTES:

- OWNER: CEM 3 HOLDING LLC, 6439 IVARENE AVE, LOS ANGELES, CA 90068-2823
- TAX MAP 253, LOT 27
- LOT AREA: 81,027 Sq. Ft., 1.86 Ac.
- S.C.R.D. BOOK 4531, PAGE 237
- ZONING: RESIDENTIAL - 1 SETBACKS:
FRONT ~ 10.0'
SIDE ~ 10.0'
REAR ~ 20.0'
WETLANDS SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE 10,000 Sq. Ft., 0.23 Ac.
MIN. LOT FRONTAGE 100'
MAX. BUILDING HEIGHT 35'
- 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# - 33017C0214D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 253, LOT 27 INTO 2 INDIVIDUAL LOTS. THIS IS A 3 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, & SHEET 3 IS A WELL RADIUS EASEMENT SHEET. SHEET 1 & 3 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND WITH THE REMAINS OF A HOUSE. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
- BOTH LOTS WILL BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE. DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- BOTH LOTS WILL REQUIRE NHDES SUBDIVISION APPROVAL.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION 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 SUBDIVISION 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 SUBDIVISION APPROVAL.

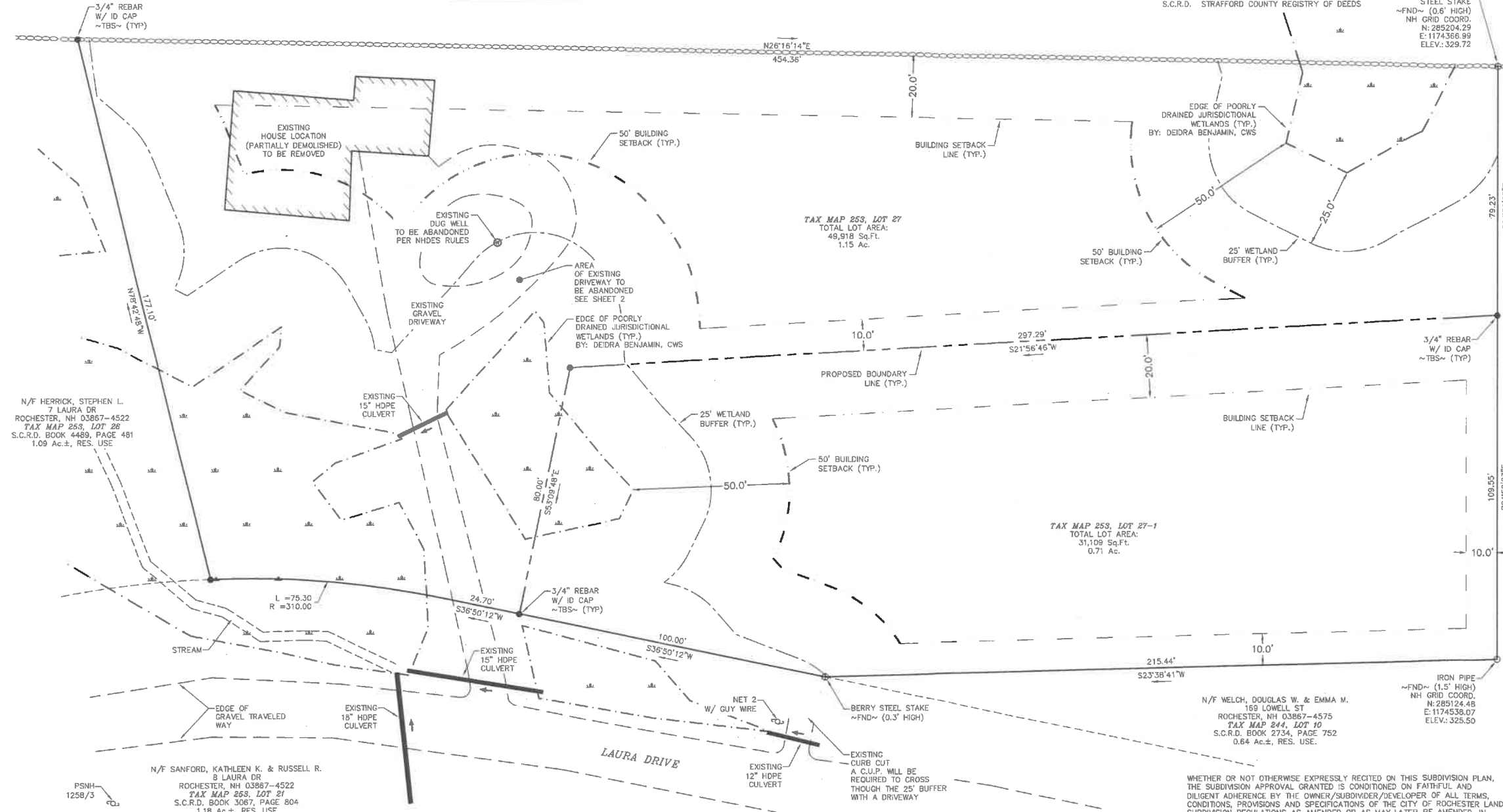
GRAPHIC SCALE



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

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-
10-26-21
KENNETH A. BERRY L.L.S. 805 DATE

| REVISION | DATE | DESCRIPTION |
|----------|------|---|
| | | SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS LLC 7A LAURA DRIVE ROCHESTER, N.H. TAX MAP 253, LOT 27 |
| | | BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 |
| | | SCALE : 1 IN. EQUALS 20 FT. |
| | | DATE : SEPTEMBER 9, 2021 |
| | | FILE NO. : DB 2021 - 074 (JNB) |



SOIL DATA:

H/B ~ HOLIS-GLOUCESTER FINE SANDY LOAMS, 3 TO 8% SLOPES
L/A ~ LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3% SLOPES
G/B ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES

SEE NRCS/WEB Soil

NOTES CONTINUED:

- EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION
- THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE.

PLAN REFERENCES:

- "PLOT PLAN SURVEY FOR EDWIN A. + PATRICIA L. DOE SHOWING PARCEL OF LAND ON LOWELL ST TO BE SOLD TO SAMULE & ROBERTA L. ROGERS"
BY: JOHN W. RANAGAN
DATED: JULY 10, 1971
S.C.R.D. PLAN #11, POCKET #1, FOLDER #11
- "PLAN OF SUBDIVISION WILLIS J. MOORE LAURA DRIVE, ROCHESTER, N.H."
BY: BERRY CONST. CO. INC.
DATED: DECEMBER 26, 1973
S.C.R.D. PLAN #44, POCKET #11, FOLDER #1
FILE NO. DB 1973-65
- "REVISED BOUNDARY SURVEY PAUL G. CLEMENTS ALFRED DUPRE ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: MAY, 1978
S.C.R.D. PLAN #17C-62
- "MINOR SUBDIVISION FOR GEORGE F. KELLEY IV LOWELL ST. ROCHESTER, N.H."
BY: MCNEANEY & ONEIL SURVEY ASSOCIATES
DATED: APRIL 15, 1988
S.C.R.D. PLAN #34-111

PLAN REFERENCES:

- "PROPOSED SUBDIVISION LAND OF CARLYLE SEAVEY OLD DOVER ROAD - ROUTE 168 ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: DECEMBER 19, 1988
S.C.R.D. PLAN #36-122
- "PLAN OF EXCHANGE OF PROPERTIES BETWEEN WILLIS J. MOORE AND RICHARD D. GUDDEN"
BY: BERRY CONST. CO. INC.
DATED: DECEMBER 26, 1973
FILE NO. DB 1973-65

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SEPTEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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DEIDRA BENJAMIN, CWS #295

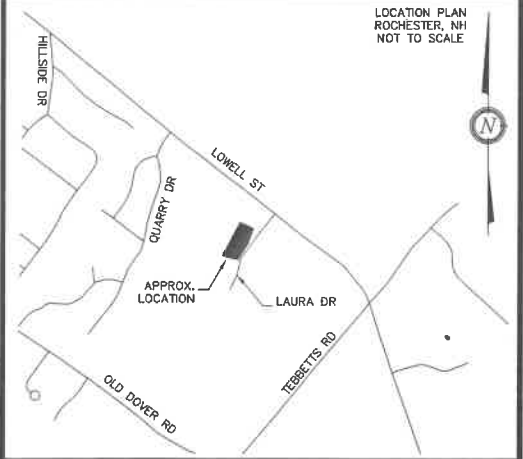
SOIL DATA:

HfB ~ HOLLIS-GLOUCESTER FINE SANDY LOAMS, 3 TO 8% SLOPES
LaA ~ LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3% SLOPES
GsB ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES

SEE NRCS/WEBSOIL

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ADJUTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- OVERHEAD UTILITIES
- NRCS SOILS
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

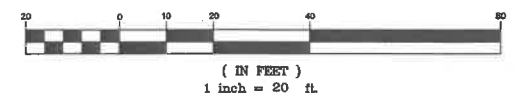


LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

NOTES:

- OWNER: CEM 3 HOLDING LLC, 6439 IVARENE AVE, LOS ANGELES, CA 90068-2823
- TAX MAP 253, LOT 27
- LOT AREA: 81,027 Sq. Ft., 1.86 Ac.
- S.C.R.D. BOOK 4531, PAGE 237
- ZONING: RESIDENTIAL - 1 SETBACKS:
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SIDE ~ 10.0'
REAR ~ 20.0'
WETLANDS SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE 10,000 Sq. Ft., 0.23 Ac.
MIN. LOT FRONTAGE 100'
MAX. BUILDING HEIGHT 35'
- 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# - 33017C0214D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 253, LOT 27 INTO 2 INDIVIDUAL LOTS. THIS IS A 3 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, & SHEET 3 IS A WELL RADIUS EASEMENT SHEET. SHEET 1 & 3 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND WITH THE REMAINS OF A HOUSE. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
- BOTH LOTS WILL BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS.
- BOTH LOTS WILL REQUIRE NHDES SUBDIVISION APPROVAL.
- SEE SHEET 1 FOR ADDITIONAL NOTES/PLAN REFERENCES & SHEET 3 FOR WELL RADIUS EASEMENTS.

GRAPHIC SCALE



LOT LOADING:
TEST PIT DATA AND WEBSOIL USED FOR SOIL FACTOR
WELL RADIUS EXCLUDED FROM TOTALS

LOT 27:
GROUP 1 SOIL 3-8% SLOPE = 6,992 Sq. Ft. = 0.160 Ac.
GROUP 4 SOIL 3-8% SLOPE = 19,305 Sq. Ft. = 0.443 Ac.
GROUP 5 SOIL = 11,590 Sq. Ft. = 0.266

Q = (0.160Ac. X 2000 GPD/Ac.)/1 FACTOR = 320 GPD
Q = (0.443Ac. X 2000 GPD/Ac.)/1.45 FACTOR = 611 GPD
Q = (0.266Ac. X 2000 GPD/Ac.)/3 FACTOR = 177 GPD
TOTAL GPD = 1108 GPD

LOT 27-1:
GROUP 1 SOIL 3-8% SLOPE = 15,414 Sq. Ft. = 0.353Ac.
GROUP 5 SOIL = 961 Sq. Ft. = 0.022

Q = (0.353 Ac. X 2000 GPD/Ac.)/1 FACTOR = 706 GPD
Q = (0.022 Ac. X 2000 GPD/Ac.)/3 FACTOR = 14 GPD

TOTAL GPD = 720 GPD

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION 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 SUBDIVISION 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 SUBDIVISION APPROVAL.

TEST PIT #1,
PERFORMED 9/16/21
BY: JOSEPH BERRY, DESIGNER #1882

0-3" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
3-22" 10YR 4/6, COURSE SAND, GRANULAR, WEAK FRIABLE
22-50" 2.5Y 6/2, COURSE SAND, GRANULAR, WEAK FRIABLE

NO REFUSAL
S.H.W.T. @ 22"
GROUND WATER @ 32"
TERMINATED @ 50"
ROOTS TO 22"
PERC. RATE = 2 MIN./IN.

TEST PIT #2,
PERFORMED 9/16/21
BY: JOSEPH BERRY, DESIGNER #1882

0-3" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
3-18" 10YR 4/6, COURSE SAND, GRANULAR, WEAK FRIABLE
18-52" 2.5Y 6/2, COURSE SAND, GRANULAR, WEAK FRIABLE

NO REFUSAL
S.H.W.T. @ 18"
GROUND WATER @ 28"
TERMINATED @ 52"
ROOTS TO 18"
PERC. RATE = 2 MIN./IN.

TEST PIT #3,
PERFORMED 9/16/21
BY: JOSEPH BERRY, DESIGNER #1882

0-2" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
2-18" 10YR 4/6, COURSE SAND, GRANULAR, WEAK FRIABLE
18-50" 2.5Y 6/2, COURSE SAND, GRANULAR, WEAK FRIABLE

NO REFUSAL
S.H.W.T. @ 18"
GROUND WATER @ 28"
TERMINATED @ 50"
ROOTS TO 18"
PERC. RATE = 2 MIN./IN.

TEST PIT #4,
PERFORMED 9/16/21
BY: JOSEPH BERRY, DESIGNER #1882

0-2" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
2-22" 10YR 5/8, COURSE SAND, GRANULAR, WEAK FRIABLE
22-51" 2.5Y 6/2, COURSE SAND, GRANULAR, WEAK FRIABLE

NO REFUSAL
S.H.W.T. @ 22"
GROUND WATER @ 25"
TERMINATED @ 51"
ROOTS TO 22"
PERC. RATE = 2 MIN./IN.

TEST PIT #5,
PERFORMED 9/16/21
BY: JOSEPH BERRY, DESIGNER #1882

0-4" 10YR 3/3, FINE SANDY LOAM, GRANULAR, FRIABLE
4-19" 10YR 5/8, COURSE SAND, GRANULAR, WEAK FRIABLE
19-51" 2.5Y 7/3, COURSE SAND, GRANULAR, WEAK FRIABLE

NO REFUSAL
S.H.W.T. @ 19"
GROUND WATER @ 25"
TERMINATED @ 51"
ROOTS TO 19"
PERC. RATE = 2 MIN./IN.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY:
DATE:

| REVISION | DATE | DESCRIPTION |
|---|------|-------------|
| <p>TOPOGRAPHIC SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS LLC 7A LAURA DRIVE ROCHESTER, N.H. TAX MAP 253, LOT 27</p> | | |
| <p>BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863</p> | | |
| <p>SCALE : 1 IN. EQUALS 20 FT. DATE : SEPTEMBER 9, 2021 FILE NO. : DB 2021 - 074 (JNB)</p> | | |

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SEPTEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA BENJAMIN, CWS #295

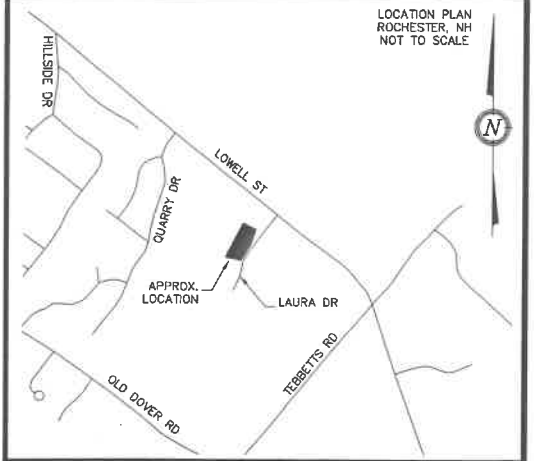
N/F GRENIER, MARTIN W. & KELLY A.
163 LOWELL ST.
ROCHESTER, NH 03867-4575
TAX MAP 244, LOT 12
S.C.R.D. BOOK 1433, PAGE 391
3.54 AC., RES. USE

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ ID CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ADJUTING LOT LINE
- POORLY DRAINED WETLAND LINE
- FND TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

RLS 375
STEEL STAKE
~FND~ (0.6' HIGH)
NH GRID COORD.
N: 285204.29
E: 1174366.99
ELEV.: 329.72

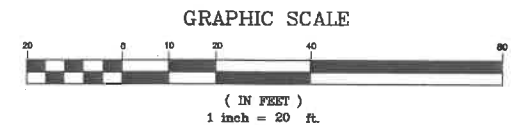
EDGE OF POORLY
DRAINED JURISDICTIONAL
WETLANDS (TYP.)
BY: DEIDRA BENJAMIN, CWS



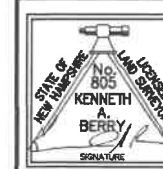
NOTES:

- 1.) OWNER: CEM 3 HOLDING LLC
6439 IVARENE AVE
LOS ANGELES, CA 90068-2823
- 2.) TAX MAP 253, LOT 27
- 3.) LOT AREA: 81,027 Sq. Ft., 1.86 Ac.
- 4.) S.C.R.D. BOOK 4531, PAGE 237
- 5.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 6.) THE INTENT OF THIS PLAN IS TO SHOW TWO WELL RADIUS EASEMENT AREAS FOR A SUBDIVISION ON TAX MAP 235, LOT 27.
- 7.) THIS IS A 3 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, & SHEET 3 IS A WELL RADIUS EASEMENT SHEET. SHEET 1 & 3 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

N/F PEACOCK, PAUL E. & ASHLEY S.
167 LOWELL ST.
ROCHESTER, NH 03867-4575
TAX MAP 244, LOT 11
S.C.R.D. BOOK 4553, PAGE 539
1.09 AC., RES. USE



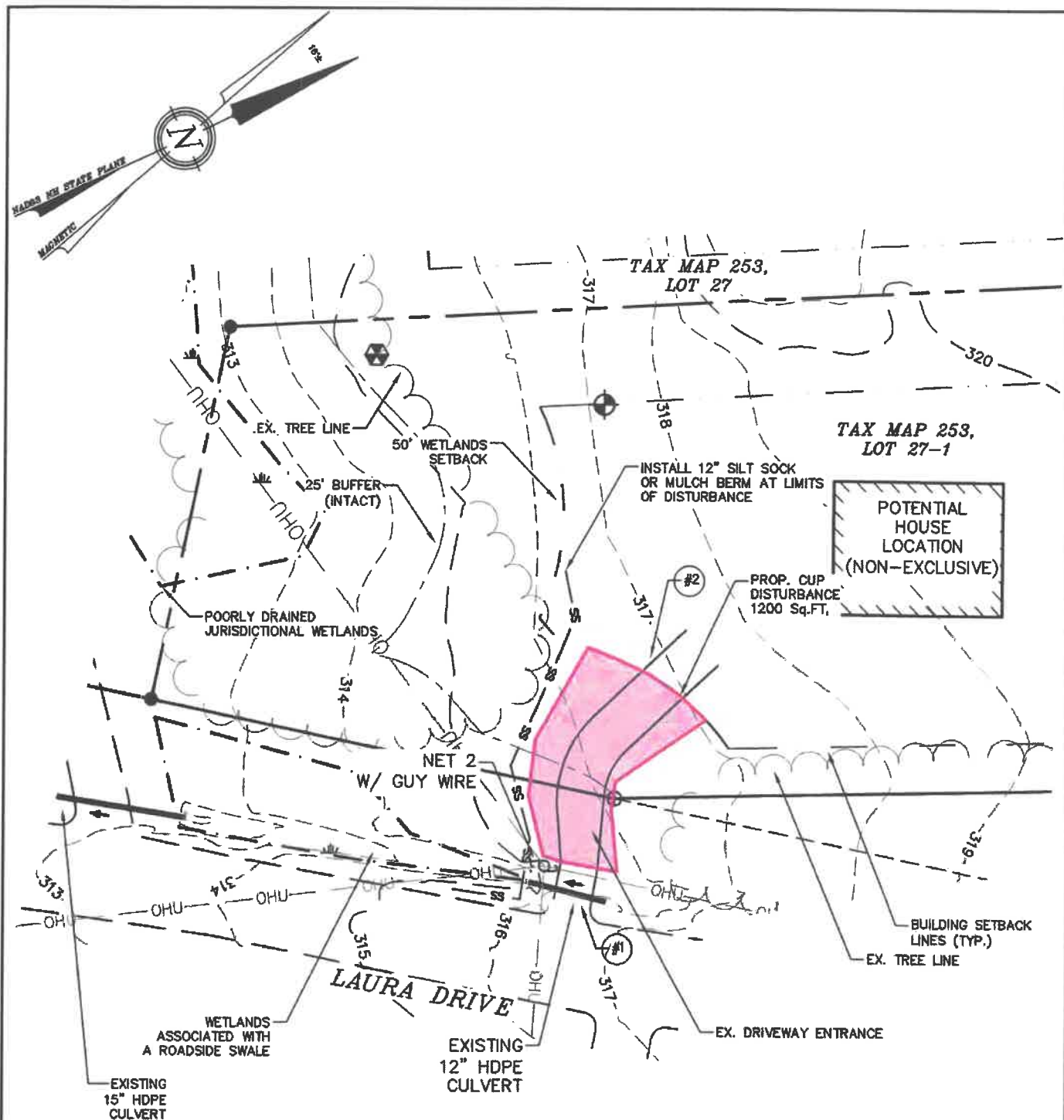
| REVISION | DATE | DESCRIPTION |
|--|------|-------------|
| EASEMENT PLAN LAND OF CEM 3 HOLDINGS LLC 7A LAURA DRIVE ROCHESTER, N.H. TAX MAP 253, LOT 27 | | |
| BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 | | |
| SCALE : 1 IN. EQUALS 20 FT. | | |
| DATE : SEPTEMBER 9, 2021 | | |
| FILE NO. : DB 2021 - 074 (JNB) | | |



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION 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 SUBDIVISION 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 SUBDIVISION APPROVAL.

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

I CERTIFY THAT THIS PLAN 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 L.L.S. 805 DATE 10-26-21



CONDITIONAL USE PERMIT PLAN
 LAND OF
 CEM 3 HOLDINGS LLC
 7A LAURA DRIVE
 ROCHESTER, N.H.
TAX MAP 253, LOT 27

BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863

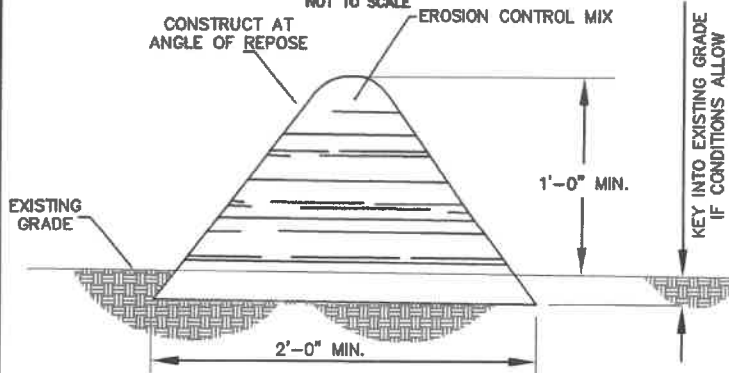
SCALE : 1 IN. EQUALS 30 FT.

DATE : OCTOBER 26, 2021

FILE NO. : DB 2021-074

EROSION CONTROL MIX BERM

NOT TO SCALE

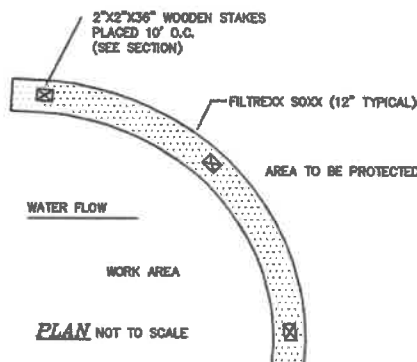


EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. 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.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 6X.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND CLUMBIED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
5. THE MIX SHALL NOT CONTAIN SILT, CLAY, OR FINE SANDS.
6. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 8-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
7. THE MIX PH SHALL BE AT BETWEEN 5.0 AND 8.0.
8. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
9. TO BE CONSTRUCTED IAW NH SWPPP #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

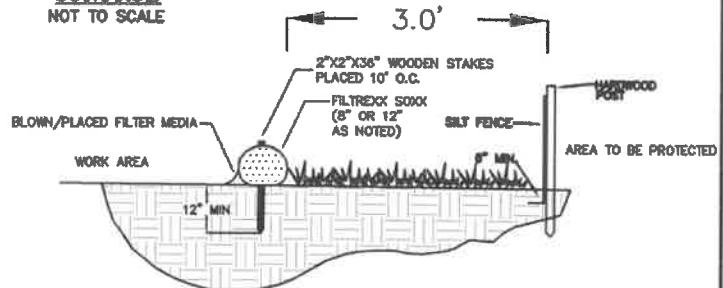
TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA CGP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
 - 11.1. A MINIMUM OF 65% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
 - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. 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.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)



FILTREXX SEDIMENT CONTROL

NOT TO SCALE



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/ROCK MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT/ROCK COMPOST/SILT/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1: EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET: FILTREXX SEDIMENT CONTROL

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

NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

SEDIMENT & EROSION CONTROL
DETAILS
CONDITIONAL USE PERMIT PLAN
LAND OF
CEM 3 HOLDINGS LLC
7A LAURA DRIVE
ROCHESTER, N.H.
TAX MAP 253, LOT 27

SHEET 2 OF 3

BERRY & SURVEYING
ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS NONE

DATE : OCTOBER 26, 2021

FILE NO. : DB 2021-074

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.

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 GUIDE

| USE | SEEDING MIXTURE 1/ | DROUGHTY | WELL DRAINED | MODERATELY WELL DRAINED | POORLY DRAINED |
|--|--------------------|----------|--------------|-------------------------|----------------|
| STEEP CUTS AND FILL, SCOUR AND DISPOSAL AREAS | A | POOR | GOOD | GOOD | POOR |
| WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOODING WATER | A | GOOD | GOOD | GOOD | POOR |
| LIGHTLY USED PARKING LOTS, CDD AREAS, UNSEED LAKES, AND LOW INTENSITY USE RECREATION SITES | A | GOOD | GOOD | GOOD | POOR |
| PLAY AREAS AND COLLECTOR FIELDS (TOPSOIL IS CRITICAL FOR GOOD TURF) | F | POOR | EXCELLENT | EXCELLENT | EXCELLENT |

* RECOMMENDED

SEEDING RATES

| MIXTURE | POUNDS PER ACRE | POUNDS PER 1,000 S.F. |
|---|-----------------|-----------------------|
| A. TALL FESCUE CREEPING RED FESCUE RED TOP TOTAL | 20 20 20 60 | 0.35 0.35 0.35 1.05 |
| B. TALL FESCUE CREEPING RED FESCUE CROWN VETCH 21 PLAY FESC TOTAL | 18 18 18 54 | 0.35 0.35 0.35 1.05 |
| C. TALL FESCUE CREEPING RED FESCUE WHITE CLOVER TOTAL | 20 20 20 60 | 0.35 0.35 0.35 1.05 |
| D. TALL FESCUE CREEPING RED FESCUE CROWN VETCH 21 PLAY FESC TOTAL | 20 20 20 60 | 0.35 0.35 0.35 1.05 |
| E. CREEPING RED FESCUE 1/2 KENTUCKY BLUEGRASS 1/2 TOTAL | 20 20 40 | 0.35 0.35 0.70 |
| F. TALL FESCUE 1 | 100 | 3.50 |

CONSERVATION MIX

| | POUNDS PER ACRE | POUNDS PER 1,000 S.F. |
|---------------------------|-----------------|-----------------------|
| TALL FESCUE (35%) | 15 | 0.35 |
| CREEPING RED FESCUE (25%) | 15 | 0.35 |
| ANNUAL RYEGRASS (12%) | 5 | 0.12 |
| PERENNIAL RYEGRASS (10%) | 5 | 0.12 |
| KENTUCKY BLUEGRASS (10%) | 15 | 0.35 |
| WHITE CLOVER (3%) | 7 | 0.16 |

SEEDING SPECIFICATIONS

- GRADING AND SHAPING
 - 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.
- SEEDBED PREPARATION
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - 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.
- ESTABLISHING A STAND
 - 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.
 (NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)
- 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.
- REFER TO TABLE(E-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRD'S FOOT TREFOIL, AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- 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.
- MULCH
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - 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 50LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
 - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - 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 TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.
 - TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

SEDIMENT & EROSION CONTROL
DETAILS
CONDITIONAL USE PERMIT PLAN
LAND OF
CEM 3 HOLDINGS LLC
7A LAURA DRIVE
ROCHESTER, N.H.
TAX MAP 253, LOT 27

SHEET 3 OF 3

BERRY SURVEYING & ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS NONE

DATE : OCTOBER 26, 2021

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