



PRELIMINARY
NOT FOR CONSTRUCTION

GOLDE PLANNING & DESIGN, INC.
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NO.	DATE	DESCRIPTION	BY

SITE & UTILITY PLAN
MAP 116 / LOT 23
SHELBY ROAD
BERLIN, N.H.

AGENT:
Clean Power Development, LLC
Renewable, Responsible & Sustainable Energy
130 Pembroke Road, Suite 100
Concord, NH 03301
Tel: (603) 224-1317



SCALE 1" = 60' ft.

DATE: 11/26/08
DWG: C3

LEGEND

- PROPERTY LINE
- 250' SHORELAND PROTECTION
- 150' WOODLAND BUFFER
- 50' SHORELAND BUFFER
- EXISTING WETLAND
- EXISTING PAVEMENT
- EXISTING GRAVEL
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED CRUSHED STONE
- PROPOSED GRAVEL
- PROPOSED FUTURE IMPROVEMENTS
- INTERMITTENT STREAM
- RETAINING WALL
- GUARDRAIL
- CHAIN LINK FENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING RAILROAD BED

ZONING SUMMARY

THE SITE IS LOCATED IN THE INDUSTRIAL BUSINESS (IB) ZONE. MIN. LOT SIZE: 10,000 S.F. STREET FRONTAGE: 100' REAR SETBACK: 20' SIDE SETBACK: 20' BUILDING HEIGHT: 35' LOT COVERAGE: 75%

LOT DATA

EXISTING MAP 116 / LOT 23
AREA = 758,436 S.F. ~ 17.41 ACRES
PROPOSED MAP 116 / LOT 23
AREA = 261,873 S.F. ~ 6.01 ACRES
PROPOSED STEAM PLANT PARCEL
AREA = 496,563 S.F. ~ 11.40 ACRES

CENTERLINE ALIGNMENT DATA

L1 Tangent Data	Length: 77.57	Course: S 28-16-00 W
C1 Curve Data	Delta: 11-51-37	Radius: 300.00 Length: 62.10
L2 Tangent Data	Length: 135.31	Course: S 40-07-37 W
C2 Curve Data	Delta: 20-42-13	Radius: 300.00 Length: 108.40
L3 Tangent Data	Length: 370.44	Course: S 19-25-24 W
C3 Curve Data	Delta: 21-55-44	Radius: 300.00 Length: 114.82
L4 Tangent Data	Length: 147.33	Course: S 02-30-21 E
C4 Curve Data	Delta: 67-31-14	Radius: 100.00 Length: 117.85
L5 Tangent Data	Length: 187.20	Course: S 70-01-35 E
C5 Curve Data	Delta: 79-56-45	Radius: 100.00 Length: 139.53
L6 Tangent Data	Length: 58.01	Course: N 30-01-41 E
C6 Curve Data	Delta: 14-55-12	Radius: 200.00 Length: 52.08
L7 Tangent Data	Length: 84.05	Course: N 15-06-29 E
C7 Curve Data	Delta: 225-45-21	Radius: 39.00 Length: 153.67
L8 Tangent Data	Length: 55.90	Course: S 60-51-51 W
C8 Curve Data	Delta: 30-50-11	Radius: 100.00 Length: 53.82
L9 Tangent Data	Length: 23.51	Course: S 30-01-41 W

UTILITY CONSTRUCTION NOTES

- CONSTRUCT 6" DUCTILE IRON WATER LINE WITH HYDRANTS. CONNECT TO EXISTING 6" MAIN. INSTALL SHUTOFF & 3/4" DOMESTIC WATER SERVICE SPLIT PRIOR TO BUILDING.
- CONSTRUCT 6" HDPE LOW PRESSURE GREY WATER LINE AND PUMP STATION. CONNECT TO EXISTING 30" FE OUTLET FROM WASTE WATER TREATMENT PLANT.
- CONSTRUCT 4" PVC SEWER SERVICE FROM PROPOSED ENERGY PLANT TO EXISTING WASTE WATER TREATMENT PLANT HEADWORKS BUILDING.
- CONSTRUCT 36" DUCTILE IRON COOLING WATER SUPPLY FROM COOLING TOWERS TO CONDENSER. CONSTRUCT 36" DUCTILE IRON COOLING WATER RETURN TO COOLING TOWERS.
- INSTALL ELEVEN (11) 400 WATT NIGHTTIME FRIENDLY POLE MOUNTED LUMINAIRES ON WOOD POLES AT A HEIGHT OF 25' (SEE LIGHTING PLAN FOR ADDITIONAL DETAILS).
- CONSTRUCT UNDERGROUND ELECTRIC TRANSMISSION CONDUITS FROM PROPOSED PLANT TO SWITCH YARD AND POWER POLE.
- CONSTRUCT NEW POWER POLES FOR OVERHEAD TRANSMISSION LINES FROM PLANT TO (PSNH) SUBSTATION.
- CONSTRUCT 16" STEEL STEAM LINE WITH 24" O.D. INSULATED CASING. CONSTRUCT 6" CONDENSATE RETURN WITH 10" O.D. INSULATED CASING. SEE OFFSITE STEAM DISTRIBUTION PLANS FOR STEAM LINE CONTINUATION.

GENERAL NOTES

- SEE GRADING & DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
- SURVEY OF EXISTING CONDITIONS PROVIDED BY TRUE ENGINEERING, INC., 19 HARVEY ROAD UNIT 19, BEDFORD, N.H. 03110 (603) 668-0075. SEE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION.
- OWNER OF RECORD: CITY OF BERLIN, 168 MAIN STREET, BERLIN, N.H. 03570.
- ERIC FONTAINE, WETLAND SCIENTIST #75, OF GOVE ENVIRONMENTAL SERVICES, INC. 6 CONTINENTAL DRIVE, BUILDING 2, UNIT H, EXETER, N.H. 03833, PERFORMED THE WETLAND MAPPING IN THE SPRING OF 2008 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF BERLIN SITE PLAN REGULATIONS.
- SEE DETAIL SHEET FOR EROSION CONTROL AND SEEDING INFORMATION.
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 16,200 S.F. CO-GENERATION PLANT WITH TWO 2,340 S.F. WOOD CHIP STORAGE SILOS AND ASSOCIATED POLLUTION CONTROL AND HANDLING EQUIPMENT.
- THE PROJECT IS LOCATED A FLOOD ZONE BOUNDARY (A3) WHICH IS ESTABLISHED AT AN ELEVATION OF 905'.
- A PORTION OF THE PROJECT IS LOCATED WITHIN THE 250' PROTECTED SHORELAND OF THE ANDROSCOGGIN RIVER.
- THE PROJECT WILL REQUIRE A DREDGE AND FILL PERMIT FROM N.H.D.E.S. TO FILL APPROXIMATELY 26,500 S.F. (0.61 ACRES) OF WETLANDS ON SITE.