



RECEIVED
SEP 08 2015
Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

(office use only. Check # _____ Amount \$ _____ Date paid _____)

Date: September 8, 2015 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 209; Lot #'s: 1; Zoning district: Granite Ridge Development District

Property address/location: 105 Farmington Road; Rochester, NH 03867

Name of project (if applicable): 105 Farmington Road

Size of site: 1.7 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): 105 Farmington, LLC (Doug Richardson)

Mailing address: 322 Reservoir Street; Needham, MA 02494

Telephone #: (781) 559-3301 Email: drichardson@waterstoneretail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as Property Owner

Mailing address: Same as Property Owner

Telephone #: Same as Property Owner Email: Same as Property Owner

Engineer/designer

Name (include name of individual): Tighe & Bond, Inc. (Kenneth A. Mavrogeorge, PE)

Mailing address: 177 Corporate Drive; Portsmouth, NH 03801

Telephone #: (603) 433-8818 Fax #: _____

Email address: kamavrogeorge@tighebond.com Professional license #: 13326

Proposed activity (check all that apply)

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

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

(Continued Nonresidential Site Plan application Tax Map: 209 Lot: 1 Zone: GRD)

Comments

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

Submission of application

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

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: 9-1-15

Signature of applicant/developer: _____

Date: 9-1-15

Signature of agent: _____

Date: 9-3-15

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: 9-1-15



W-2153-1
September 8, 2015

Mr. Seth Creighton, Chief Planner
City Hall, Second Floor
31 Wakefield Street
Rochester, NH 03867-1917

RECEIVED

SEP 08 2015

Planning Dept.

**Re: Site Plan Review Submission
Tax Map 209 Lot 1, 105 Farmington Road (Route 11)
Rochester, New Hampshire**

Dear Mr. Creighton:

On behalf of 105 Farmington, LLC, we are pleased to present the following information supporting a Site Plan Review Application for the above referenced project:

- Twenty-two (22) copies of a Non-Residential Site Plan Application;
- One (1) copy of the Site Plan Checklist;
- Three (3) 22" x 34" copies of the Site Plans dated September 8, 2015;
- Twenty-two (22) 11" x 17" copies of the Site Plans dated September 8, 2015;
- Two (2) copies of the Drainage Study with Stormwater Checklist dated September 8, 2015;
- Three (3) sets of labels for abutter notification;
- Check in the amount of \$1,407.58 for Site Plan Review and Abutter notification fee.

The proposed project is located on a 1.7 acre parcel located at 105 Farmington Road (Route 11 in Rochester, New Hampshire south of the Shoe Department and approximately 270 feet north of the Little Falls Bridge Road and Route 11 intersection.

The proposed project includes the construction of a 10,000 square foot building with approximately 8,000 sf of retail space and 2,000 sf of a drive thru fast food restaurant. The proposed project includes the construction of associated site improvements including drainage, landscaping, utilities, and site lighting. The project also includes a proposed driveway connection to the Shoe Department's parking lot to allow patrons to exit the property through the Walmart traffic signal.

The project team has met with both City staff and the NHDOT regarding this proposed development and is working on a submission to the NHDOT for a Driveway Permit. The offsite improvement plans and Traffic Impact Study will be submitted to the City for review once the Applicant's traffic engineer completes their traffic analysis.

We respectfully request to be referred to the Technical Review Group (TRG) in order to be placed on their next available meeting agenda as well as the Planning Board's October 5, 2015 meeting agenda. We are available to meet with City staff at your convenience to review the plans and address any questions.

We look forward to working with both the TRG and the Planning Board on this project.
Please contact me at (603) 433-8818 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth A. Mavrogeorge".

Kenneth A. Mavrogeorge, P.E.
Project Manager

\\Srv\Projects\W\W2153 Waterstone Granite Ridge Phase 3\ADMIN\3221531_03_Site Plan Review_Cover
Letter.Doc

Enclosures

Cc: Doug Richardson, 105 Farmington, LLC (via email)
Josh Levy, 105 Farmington, LLC (via email)

PROPOSED COMMERCIAL DEVELOPMENT
105 FARMINGTON ROAD (ROUTE 11)
ROCHESTER, NEW HAMPSHIRE
SITE PLANS
SEPTEMBER 8, 2015

RECEIVED
SEP 08 2015
Planning Dept.

Owner/Applicant: 105 Farmington Road, LLC
322 Reservoir Street
Needham, MA 02494

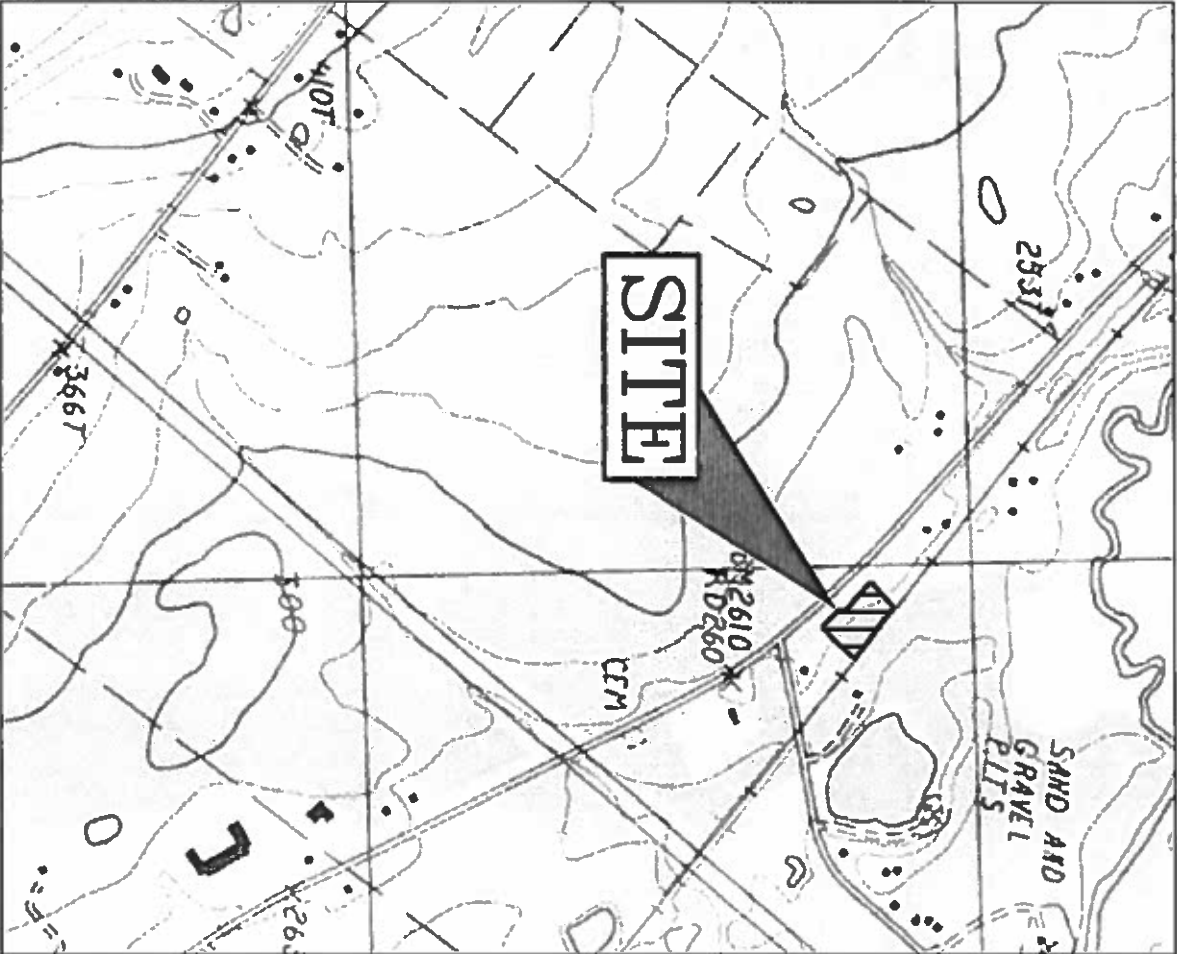
Prepared By: **Tighe&Bond**
Consulting Engineers
177 Corporate Drive
Portsmouth, NH 03801

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

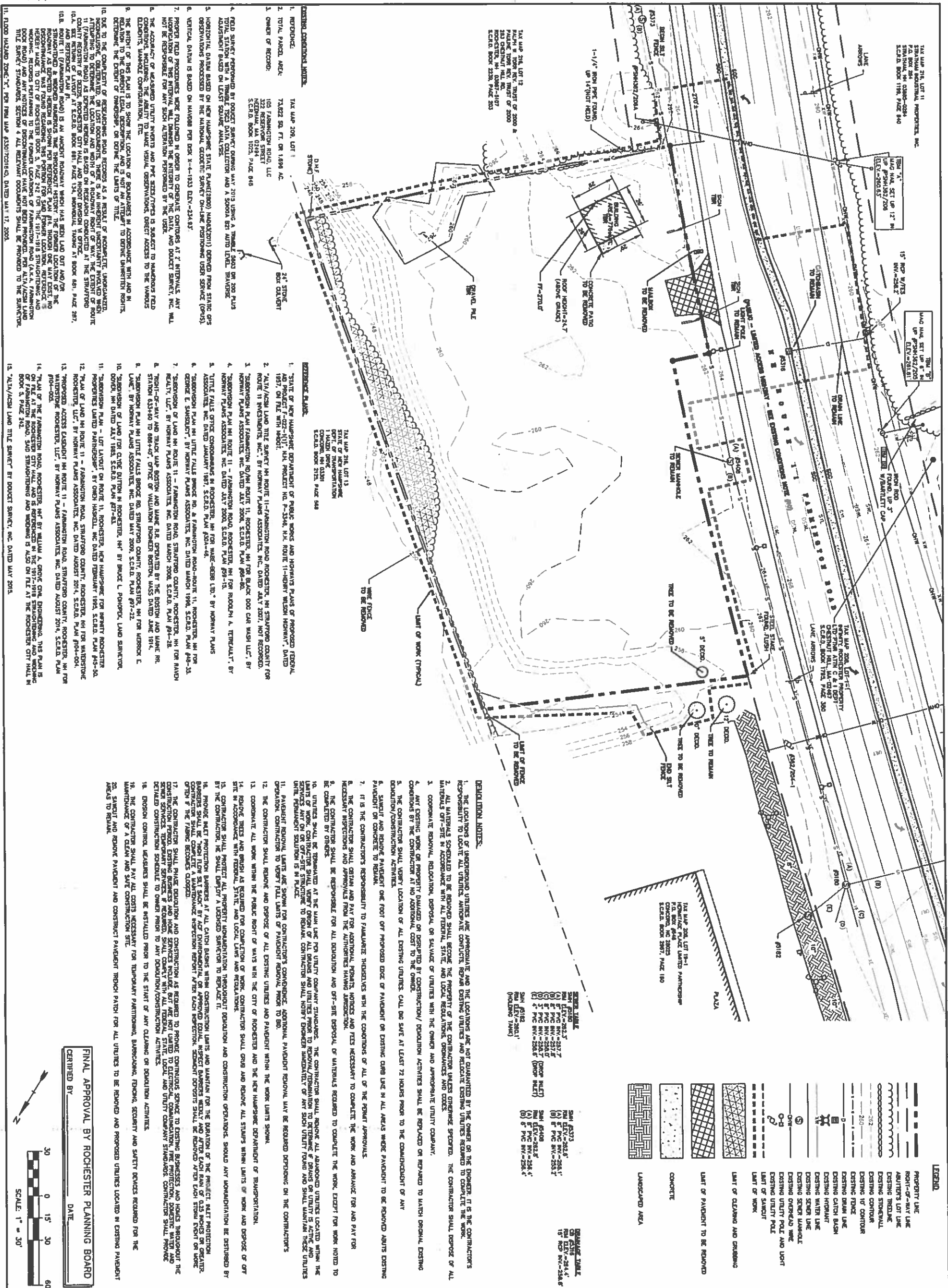
PERMIT	APPROVAL #
NHDES WASTEWATER CONNECTION	PENDING
NHDOT DRIVEWAY	PENDING



SHEET	TITLE	REVISED
1 of 2	ALTA/ACSM LAND TITLE SURVEY	5/2015
2 of 2	ALTA/ACSM LAND TITLE SURVEY	5/2015
C-1	EXISTING CONDITIONS AND DEMOLITION PLAN	9/8/2015
C-2	SITE PLAN	9/8/2015
C-3	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	9/8/2015
C-4	UTILITIES PLAN	9/8/2015
C-5	LANDSCAPE PLAN	9/8/2015
C-6	EROSION CONTROL NOTES AND DETAILS SHEET	9/8/2015
C-7	DETAILS SHEET	9/8/2015
C-8	DETAILS SHEET	9/8/2015
C-9	DETAILS SHEET	9/8/2015
C-10	DETAILS SHEET	9/8/2015
C-11	DETAILS SHEET	9/8/2015
C-12	DETAILS SHEET	9/8/2015
C-13	TRUCK TURNING PLAN	9/8/2015
C-14	PHOTOMETRIC PLAN	9/8/2015



FOR MORE INFORMATION ABOUT THESE SITE PLANS CONTACT
THE CITY OF ROCHESTER PLANNING DEPARTMENT (603) 335-1338.

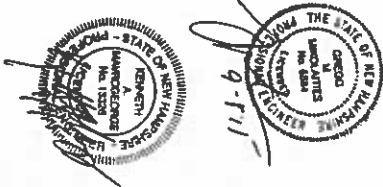


Tighe & Bond
Consulting Engineers
www.tighebond.com

**Proposed
Commercial
Development**
105 Farmington
Road
(Route 11)
Rochester, NH

EXISTING CONDITIONS AND
DEMOLITION PLAN

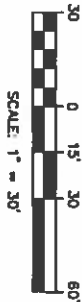
C-1



**Proposed
Commercial
Development**
**105 Farmington
Road
(Route 11)**
Rochester, NH

Task	Date	Description
PROJECT NO.	W-2153	
FILE	W-2153-C-STE.Dwg	
DATE	September 8, 2015	
DRAWN BY:	HSW	
CHECKED:	KAM	
APPROVED BY:	GAM	

SITE PLAN
SCALE: AS SHOWN



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

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE (SEE EXISTING CONDITIONS AND APPROPRIATE ADJUTER'S LOT LINE)
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING STORMWALL
 - PROPOSED FENCE
 - PROPOSED SIGN
 - PROPOSED Pylon SIGN
 - PROPOSED DUMPSTER
 - PROPOSED ACCESSIBLE PARKING SPACE
 - PROPOSED PAINTED TRAFFIC FLOW ARROW
 - PROPOSED BOLLARD
 - PROPOSED LIGHT POLE BASE
 - PROPOSED PAINTED ISLAND
 - PROPOSED CONCRETE SIDEWALK/PAD
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED STANDARD DUTY PAVEMENT
 - PROPOSED SNOW STORAGE AREA
 - PROPOSED ABOVE GROUND PROPANE TANK
 - SLOPED GRANITE CURB
 - VERTICAL GRANITE CURB
 - MONOLITHIC CONCRETE CURB
 - DIMS ROW
 - PROPOSED PARKING SPACE COUNT

SGC
VOC
MCC
JTR
25 SPACES

PROPOSED ABOVE GROUND PROPANE TANK

SLOPED GRANITE CURB

VERTICAL GRANITE CURB

MONOLITHIC CONCRETE CURB

DIMS ROW

PROPOSED PARKING SPACE COUNT

SITE DATA:
ZONE: GRANITE INDEX DEVELOPMENT ZONE (GRD)
ALLOWED USES: RETAIL/COMMERCIAL DEVELOPMENT

DIMENSIONAL REQUIREMENTS:

REQUIRED	PROVIDED
MINIMUM LOT SIZE: 3.7 ACRES	1.7 ACRES
MINIMUM FRONT SETBACK: 30 FT	88.7 FT
MINIMUM SIDE SETBACK: 10 FT	81.2 FT
MINIMUM REAR SETBACK: 10 FT	81.2 FT
MINIMUM BUILDING HEIGHT: 35 FT	45 FT

PARKING REQUIREMENTS:

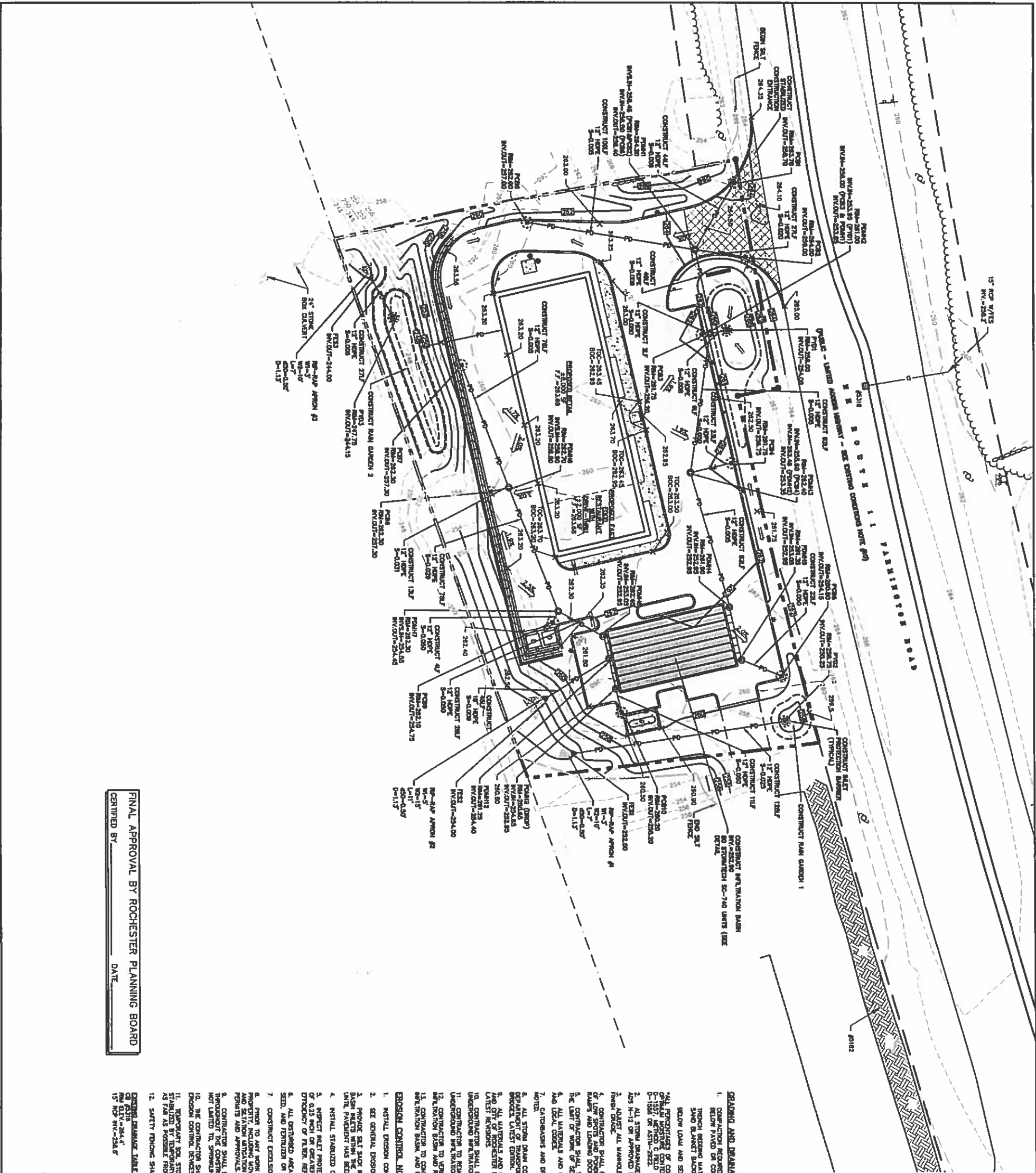
REQUIRED	PROVIDED
PARKING STALL SIZE: 8' x 18'	18 FT
MINIMUM DRIVE AISLE: 30 FT	22 FT
MINIMUM FRONT SETBACK: 10 FT	11.0 FT
MINIMUM SIDE SETBACK: 10 FT	12.5 FT
MINIMUM REAR SETBACK: 10 FT	26.9 FT
TOTAL SPACES: 40 SPACES	41 SPACES
TOTAL ACCESSIBLE SPACES: 2 SPACES	2 SPACES

RETAIL CALCULATIONS:

PARKING REQUIREMENTS (40,000 SF):
1 SPACE/210 SF = 32 SPACES
FAST FOOD REQUIREMENT:
2,000 SF/18 SEATS = 11 SPACES
PARKING REQUIREMENTS:
1 SPACE/2 SEATS = 9 SPACES
18 x 11 / 2 = 9 SPACES

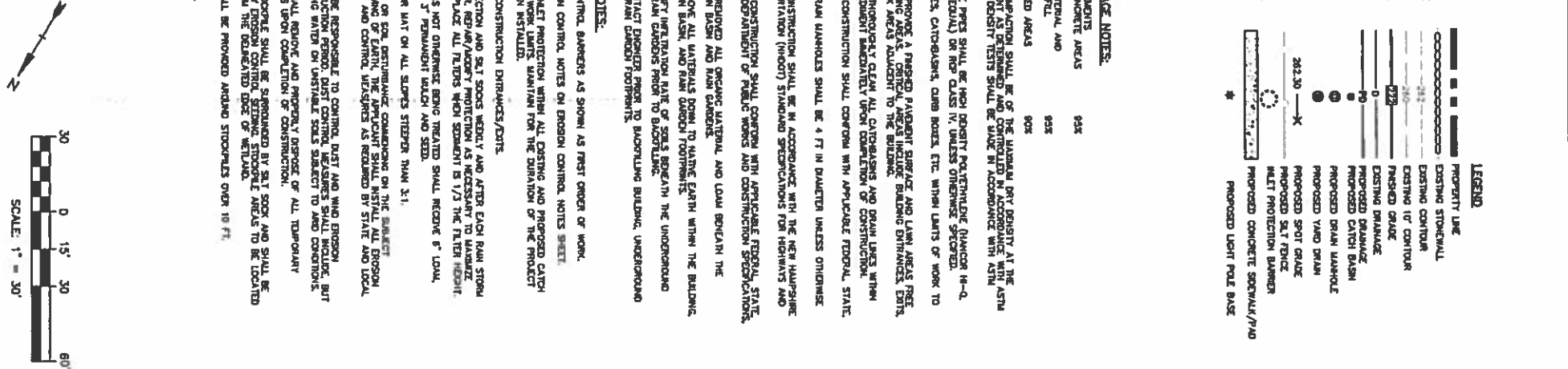
SITE NOTES:

1. STRIP PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SPACES, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CONTRACTIONS (ALL MARKINGS EXCEPT CONTRACTIONS, LEGENDS, AND THE LINES TO BE CONSTRUCTED SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CONTROLLED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, STANDARD SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION, AND THE SPECIFICATIONS WITH SUPPLEMENTAL ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SPACES, SIGNS AND SIGN POSTS.
4. CONTRACTIONS SHALL BE FOUR (4) INCH WIDE YELLOW LINES STOP BARS SHALL BE DOWNHILL (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERS BY FOUR (4) INCH WIDE LINES.
6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND DRIVELINES.
7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY CODES & SPECIFICATIONS.
9. WORK WITHIN ROUTE 11 SHALL BE COORDINATED WITH CITY OF ROCHESTER AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT).
10. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE LINEN AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CONTROLLED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
11. ALL WORK SHALL CONFORM TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURER, AND SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES WITH DECISIONS ISSUED BY THE ENGINEER. RETAINING WALL SHALL BE STAINED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.
13. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. OWNER SHALL BE RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF SNOW IF IT DECEES DESIGNATED SNOW STORAGE AREAS AS SHOWN ON THIS PLAN.



FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

- EROSION AND DRAINAGE NOTES:**
1. CONSTRUCTION REQUIREMENTS:
 - a. EROSION CONTROL: EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - b. SEDIMENT CONTROL: SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - c. EROSION CONTROL: EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - d. SEDIMENT CONTROL: SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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 12. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 13. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 14. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 15. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

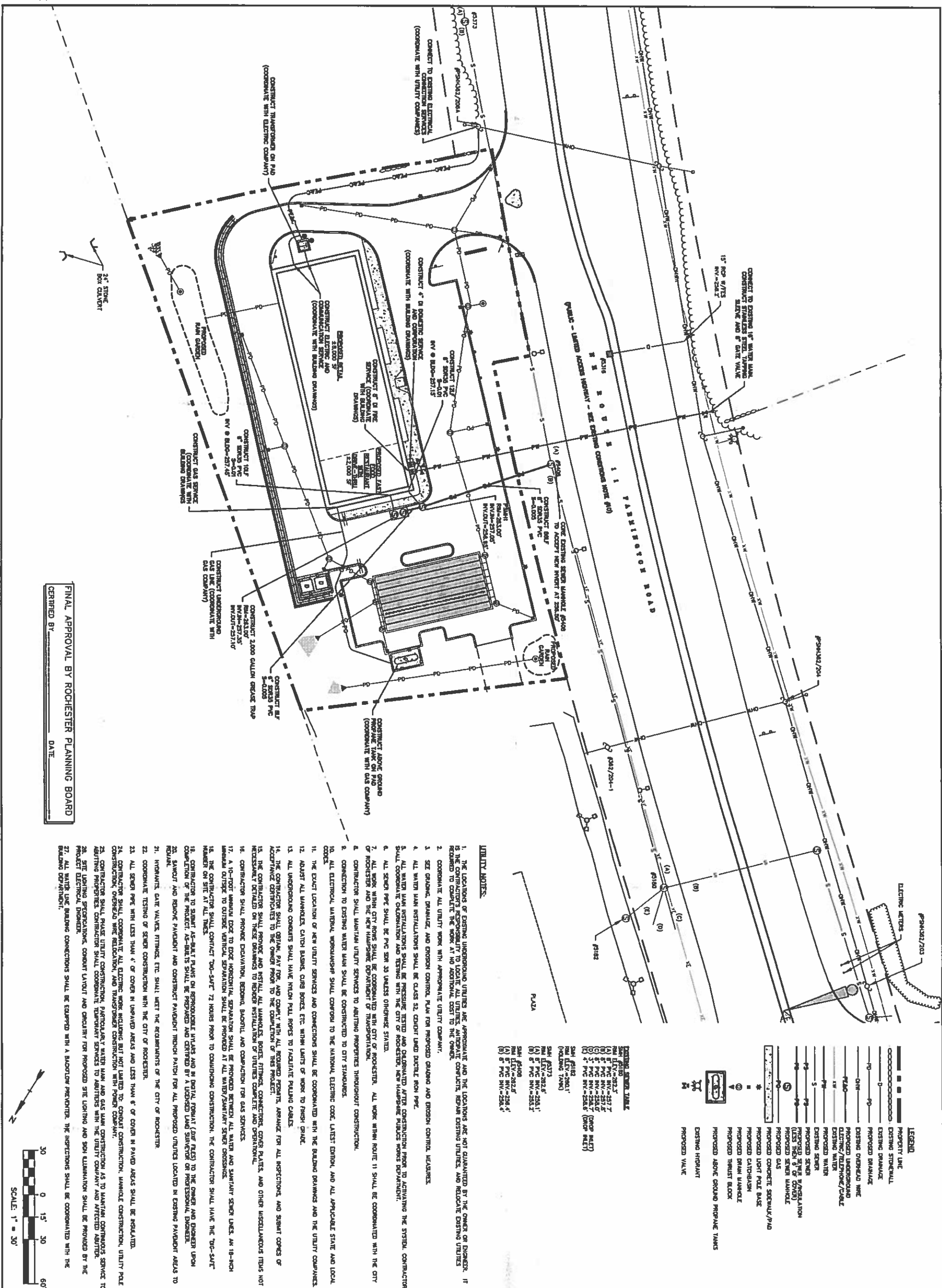


Tighe & Bond
Consulting Engineers
www.tighebond.com

PROPOSED COMMERCIAL DEVELOPMENT
105 Farmington Road
(Route 11)
Rochester, NH

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
SCALE: AS SHOWN
C-3

Drawn	Design	W-3153
FILE	W2153-C-SITE.dwg	
DATE	September 8, 2015	
DRAWN BY	HSW	
CHECKED	KAM	
APPROVED BY	CAH	



Proposed Commercial Development

105 Farmington Road (Route 11)

Rochester, NH

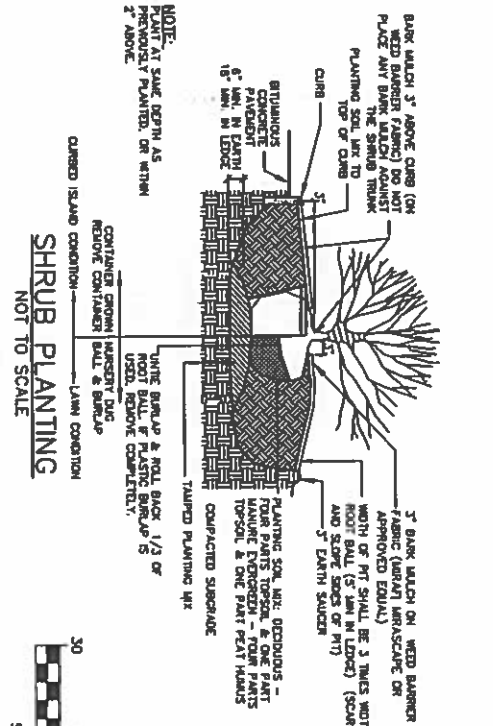
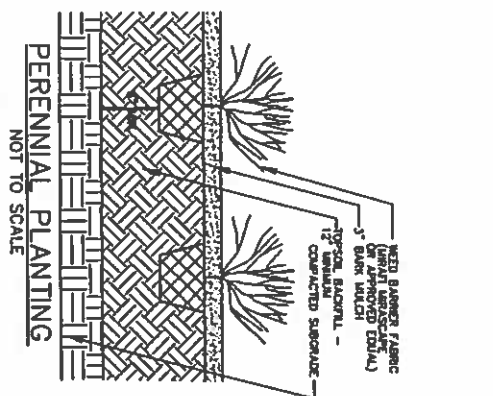
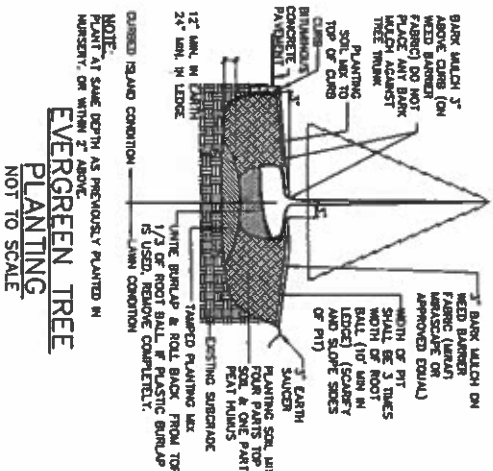
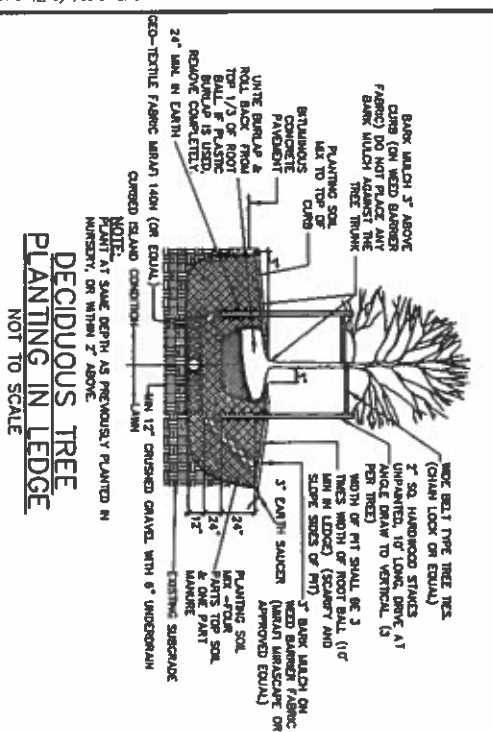
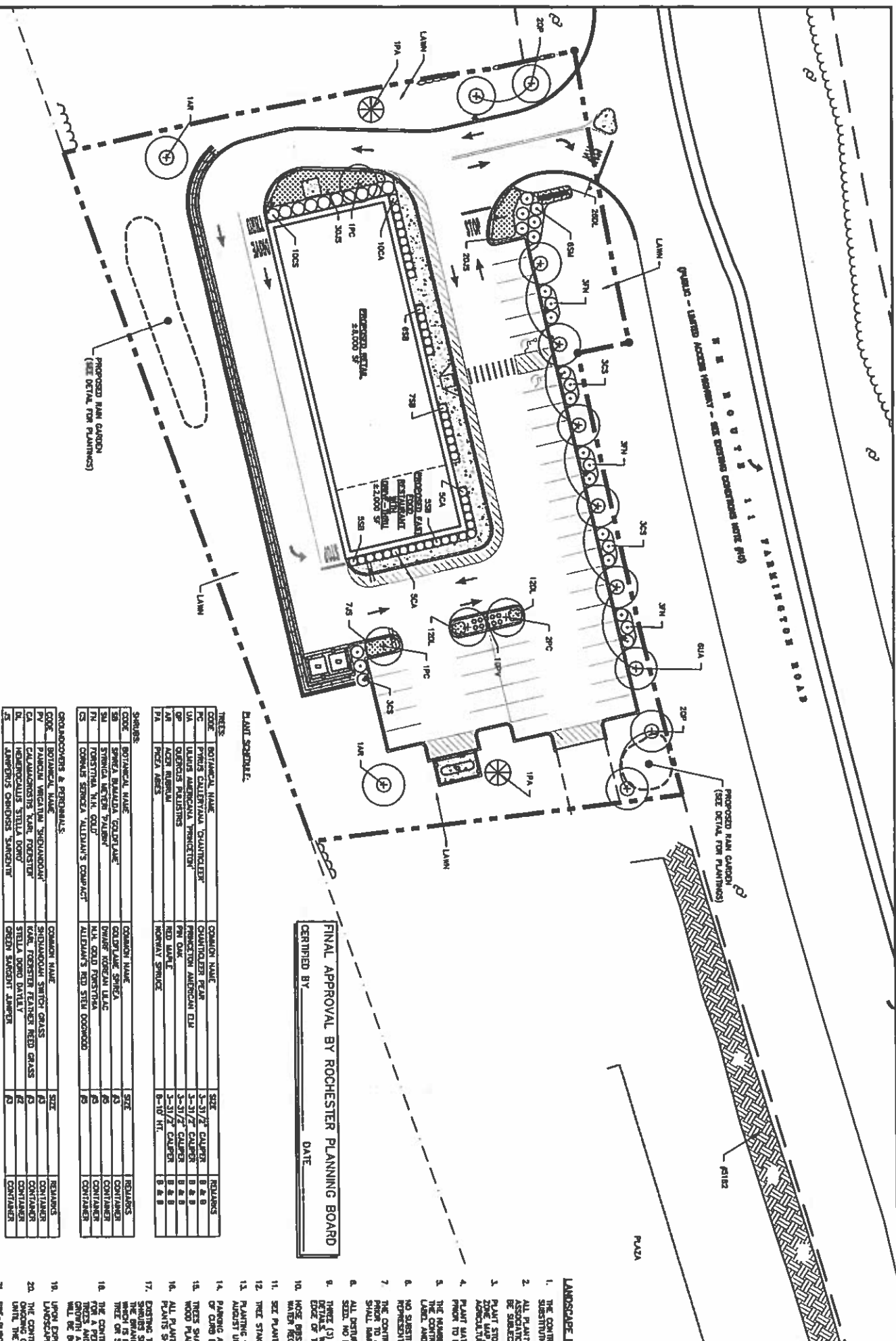
Item	Date	Description
PROJECT NO.		W-4183
TITLE		W713-C-SITE.DWG
DATE		September 8, 2015
DRAWN BY		HSW
CHECKED		KAM
APPROVED BY		GLM

UTILITIES PLAN

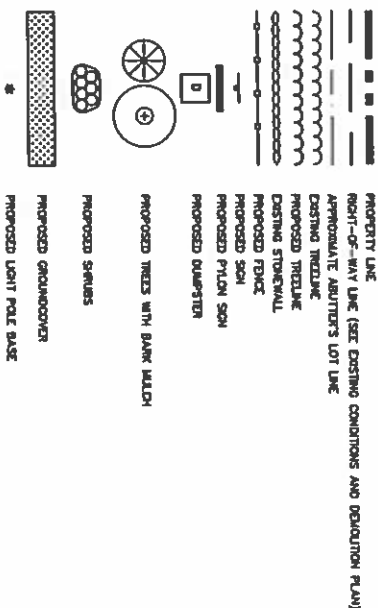
SCALE	AS SHOWN

C-4

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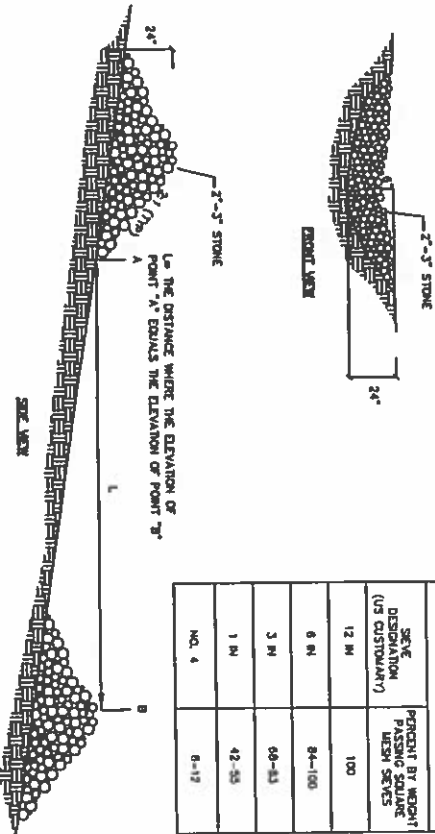
1. THE CONTRACTOR SHALL DESIGN AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THE PLAN, NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE HARDY GROWN.
2. ALL PLANTS SHALL BE HARDY GROWN AND PLANTS AND VEGEATATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS' STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL, ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HUSBANDRY ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HANDWRITER MAP. HUSBANDRY ZONE REGULATIONS ARE LOCATED AT THE END OF THIS SPECIFICATION UNDER THE TITLE "HUSBANDRY ZONES".
4. PLANT MATERIAL SHALL HAVE THE SAME RELATIONSHIP TO PAVED DRIVE AS TO THE ORIGINAL PLANNING GRADE PRIOR TO BIDDING.
5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST ON THE PLAN IS FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A SUFFICIENTLY CLOSE MATCH BETWEEN PLANTING AND UTILITIES LISTS, AND THE NUMBER OF STOCKED SHOWN ON THE DRAWINGS. THE ORDER NUMBER SHALL APPLY TO THE PLANTING LIST.
6. NO SUBSTITUTION OF PLANT VARIABLES WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL LOCATE, WATER, AND MAINTAIN ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY PLANTING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLACING LOCATIONS CAN BE DETERMINED.
8. ALL PAVED AREAS NOT TO BE PLANTED OR OTHERWISE TREATED, SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED. NO TILL SHALL BE PLACED IN ANY RETAINED AREA.
9. TREES (1") NOMINAL DIAMETER IS TO BE USED AROUND THE TREE AND GRASS PLANTING AS SPECIFIED IN THE DETAILS. WHEN BANK SLACK IS TO BE USED IN A CURED ROAD AND THE BANK SHALL BE PLACED WITH THE TOP EDGE OF THE CURB, ALL OTHER AREAS SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEED.
10. GROSS DISTURBED PLANTS SHALL BE REINSTALLED AT THE FRONT AND REAR OF ALL BUILDINGS TO SUPPLEMENT WINTER REQUIREMENTS FOR PLANTS DURING PERIODS OF PROLONGED (COORDINATE WITH BUILDING ARCHITECT).
11. SET PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
13. PLANTING SHALL BE COMPLETED FROM APRIL 1ST THROUGH OCTOBER 1ST, NO PLANTING DURING RAIN AND ADVERSE WEATHER CONDITIONS. PREVENTION AND CARE MUST BE PROVIDED.
14. PLANTING AREAS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
15. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
16. ALL PLANTS SHALL BE WATERED THOROUGHLY THREE TIMES DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, ON WORK DAYS, IF NECESSARY DURING THE FIRST GROWING SEASON.
17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SHOW TREE PLACED AT THE DEEP LINE OF THE BRANCHES OR AN 8-FOOT CIRCUMFERENCE. SHALL BE PROTECTED BY A FENCE OF COMPARABLE SIZE AND SPECIES TO THE EXISTING TREE OR SHRUB.
18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN HEALTHY, ESTABLISHMENT AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEARS MEASURED AT THE DATE OF ACCEPTANCE OF SUSTAINING MAINTENANCE, ALL GROWTH, TREES AND SHRUBS SHALL BE THE CHOICE OF THE LANDSCAPE ARCHITECT. TREES SHALL BE GROWN IN CONTAINER PLANTINGS AND SPACES FOR THREE (3) YEARS.
19. LONG EXPOSURE OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD. THE OWNER SHALL BE RESPONSIBLE FOR LONG EXPOSURE OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD. THE OWNER SHALL BE RESPONSIBLE FOR LONG EXPOSURE OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LEAVES AGAINST DAMAGE FROM OVERCROWDING CONSTRUCTION. THE PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FINAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-ANALYZED PLANT MATERIAL AND ANALYSIS FOR DEFICIENCY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-ORDAIN CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
22. ALL LANDSCAPING SHOULD BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IF THE LANDSCAPING CANNOT BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL SUBMIT APPROPRIATE SURETY TO COVER THE COMPLETE COST OF ALL PLANTING, MATERIALS, AND LABOR REQUIRED TO COMPLETE THE LANDSCAPING.
23. WEED FREE MULCH IS TO BE USED THROUGHOUT SITE.



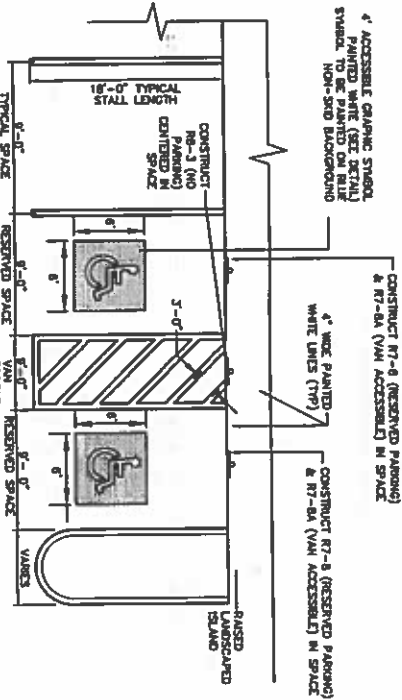


Proposed
Commercial
Development
105 Farmington
Road
(Route 11)
Rochester, NH

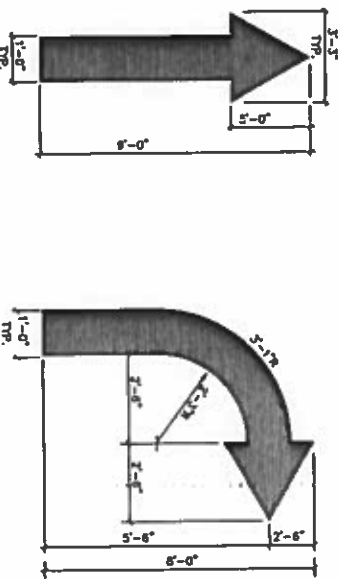
BEDD STONE SIZE	
SIZE	PERCENT BY WEIGHT PASSING SQUARE MESH SIZES
12 IN	100
6 IN	84-100
3 IN	68-83
1 IN	42-55
NO. 4	8-12



STONE CHECK DAM
NOT TO SCALE

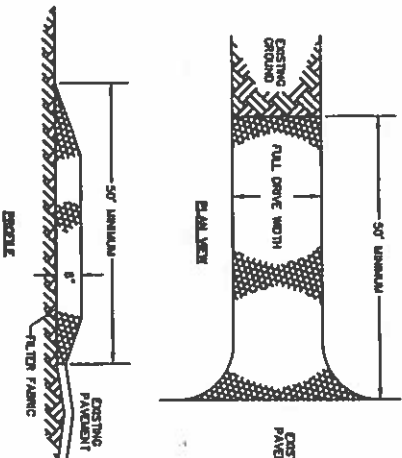
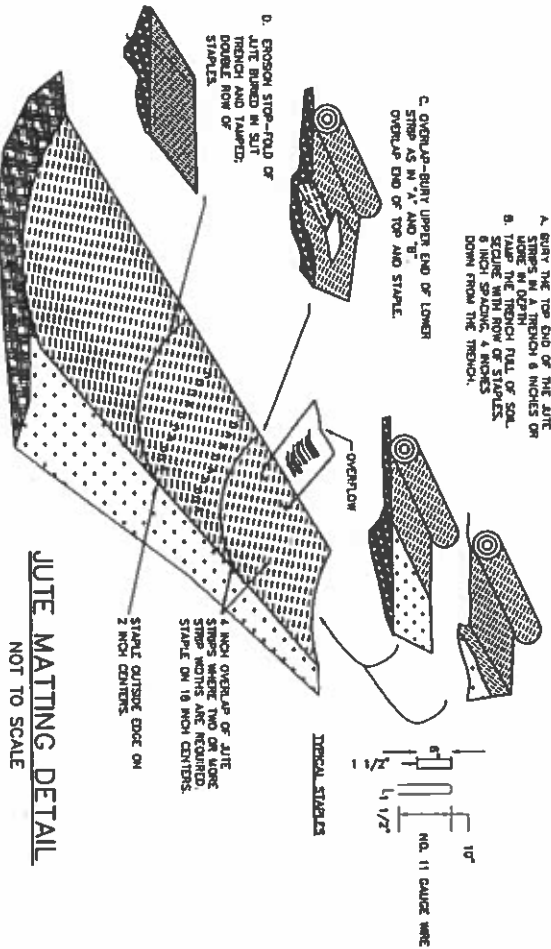


STALL STRIPING-SINGLE STRIPE
NOT TO SCALE

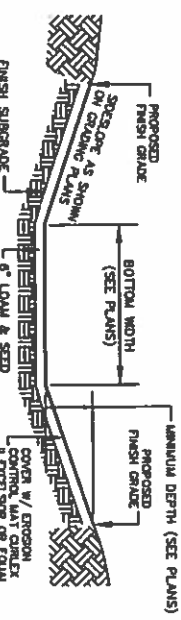


PAINTED TRAFFIC ARROW
NOT TO SCALE

JUTE MATTING DETAIL
NOT TO SCALE

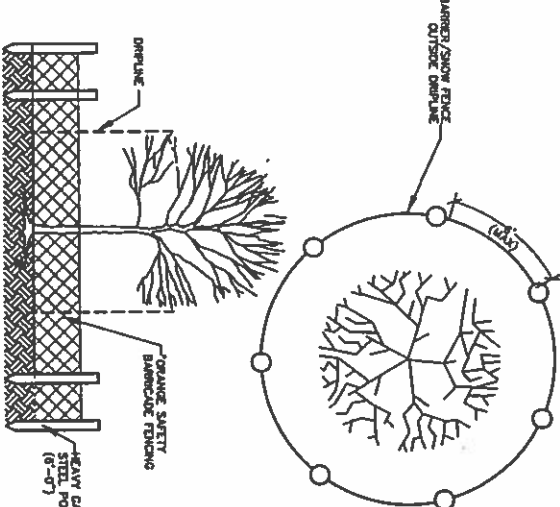
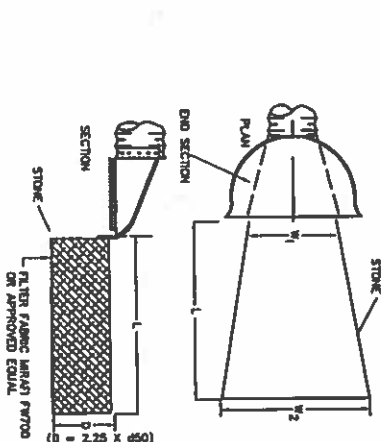


STABILIZED CONSTRUCTION
ENTRANCE
NOT TO SCALE



GRASSED SWALE
NOT TO SCALE

STONE APRON DETAIL
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE

CONCRETE WHEELCHAIR ACCESSIBLE RAMP
NOT SCALE

NOTES:
1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH RAMP.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE RAMP, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

BOLLARD
NOT TO SCALE

NOTES:
1. BOLLARD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH BOLLARD.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE BOLLARD, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

DETECTABLE WARNING SURFACE
NOT TO SCALE

NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH SURFACE.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE SURFACE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CROSSWALK STRIPING
NOT TO SCALE

NOTES:
1. CROSSWALK STRIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH STRIPING.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE STRIPING, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

STOP BAR AND LEGEND
NOT TO SCALE

NOTES:
1. STOP BAR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH STOP BAR.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE STOP BAR, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

STANDARD DUTY PAVEMENT SECTION
NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SET GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT.
3. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH PAVEMENT.
4. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
5. PLACE PAVEMENT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SET GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT.
3. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH PAVEMENT.
4. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
5. PLACE PAVEMENT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SIDEWALK TIP
NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SET GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT.
3. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH PAVEMENT.
4. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
5. PLACE PAVEMENT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

CURB TRANSITION
NOT TO SCALE

NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SET GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT.
3. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH PAVEMENT.
4. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
5. PLACE PAVEMENT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

STOP
NOT TO SCALE

NOTES:
1. STOP SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH STOP SIGN.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE STOP SIGN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

DO NOT ENTER
NOT TO SCALE

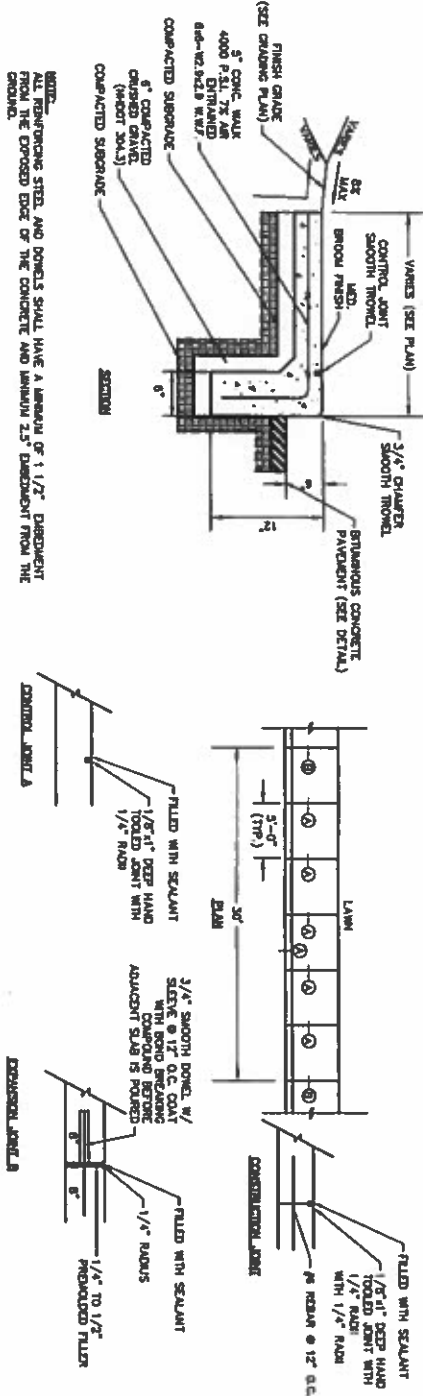
NOTES:
1. DO NOT ENTER SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH SIGN.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE SIGN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ONLY
NOT TO SCALE

NOTES:
1. RIGHT TURN ONLY SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH SIGN.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE SIGN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

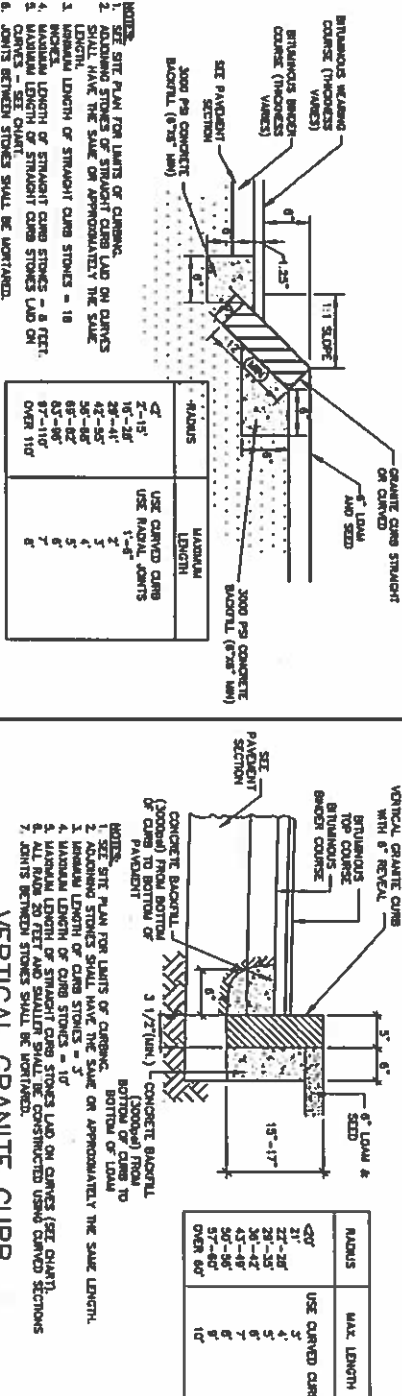
CHAIN LINK FENCE
NOT TO SCALE

NOTES:
1. CHAIN LINK FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND STATE REQUIREMENTS.
2. PROVIDE 6" COMPACTED CRUSHED GRAVEL BASE BENEATH FENCE.
3. PROVIDE 4" THICK CONCRETE SLAB ON GRAVEL BASE.
4. PLACE FENCE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



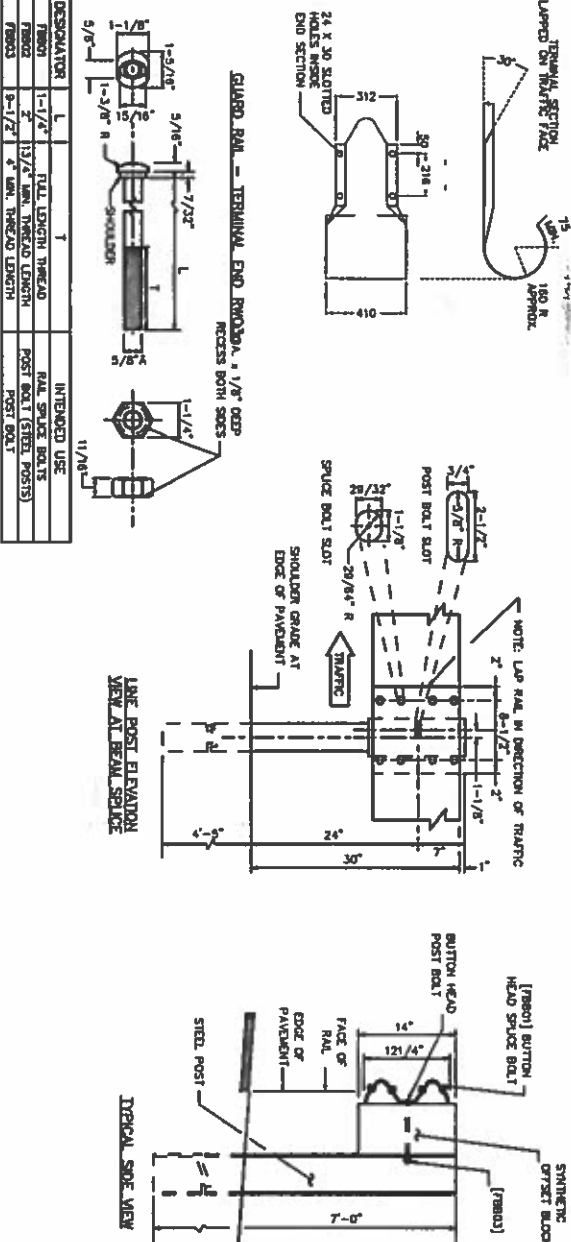
CONCRETE SIDEWALK WITH MONOLITHIC CURB

NOT TO SCALE



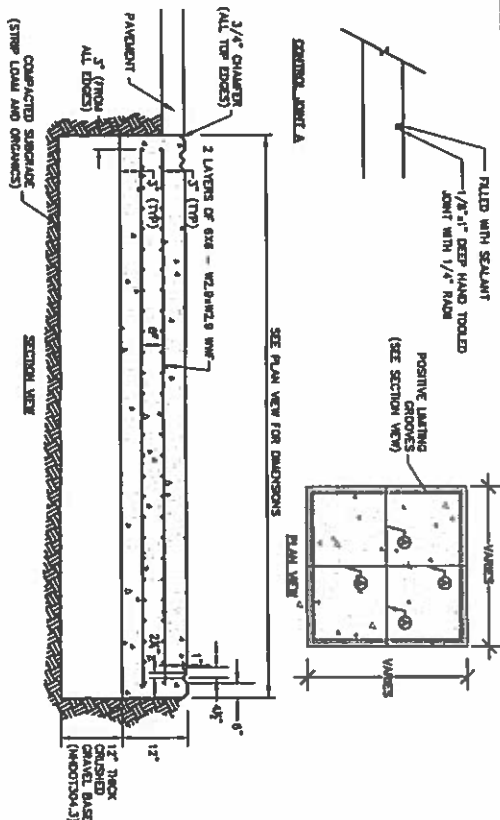
VERTICAL GRANITE CURB

NOT TO SCALE



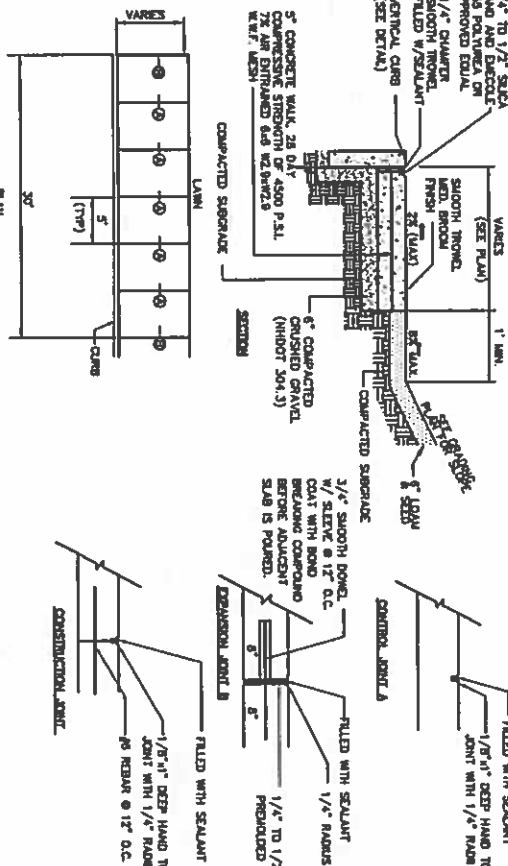
STEEL POST/STEEL BEAM GUARDRAIL

NOT TO SCALE



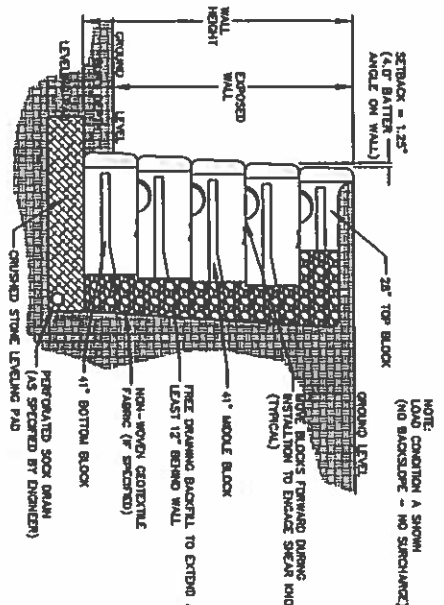
DUMPSTER PAD
NOT TO SCALE

NOT IN SCALE



CONCRETE SIDEWALK/PAD WITH GRANITE CURB

NOT TO SCALE

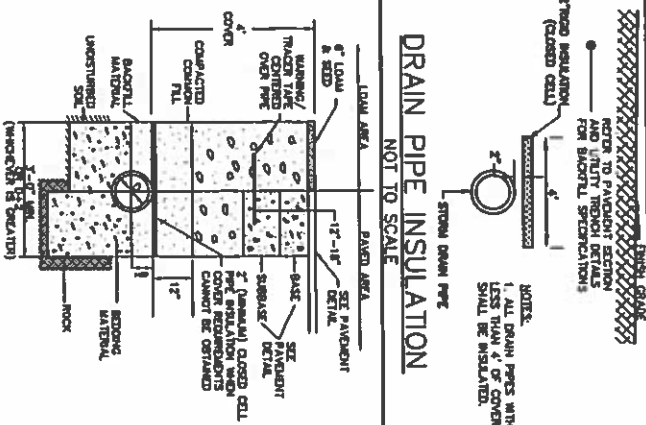


SEGMENTAL BLOCK RETAINING WALL

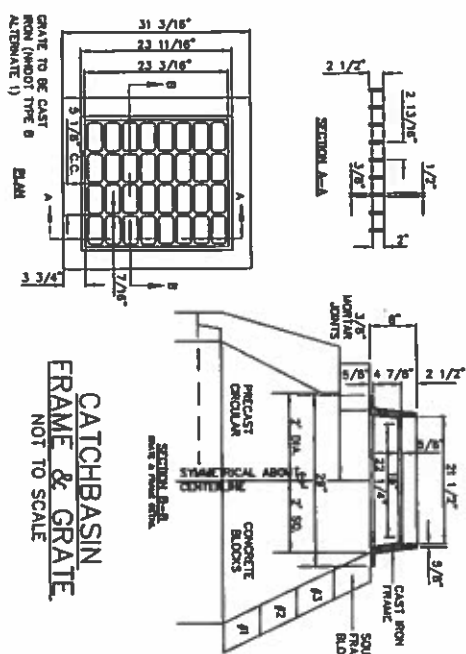
NOT TO SCALE

1. RETAINING WALL NOTES:
 - a. RETAINING WALL SHALL BE RICH ROCK OR APPROVED EQUIV.
2. THE CONTRACTOR SHALL SUBMIT DESIGN AND CALCULATIONS FOR THE RETAINING WALL THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
3. MINIMUM DESIGN PARAMETERS:
 - GLOBAL STABILITY FACTOR OF SAFETY = 1.5
 - DISTURBING FACTOR OF SAFETY = 2.0
 - SECOND FACTOR OF SAFETY = 1.5
 - SECOND FACTOR OF SAFETY = 1.5
4. WALL DESIGN SHALL CONSIDER EFFECTS OF SLOPE, TRAFFIC LOADS, BUILDING LOADS, GROUNDWATER, AND/OR FLOODING AS REQUIRED.
5. WALL DESIGN ENGINEER SHALL CONSIDER HEIGHT AND SPECIFY SAFETY RAIL WHERE REQUIRED
6. ALL INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL, AND THE WALL DESIGN ENGINEER'S DESIGN PLANS AND SPECIFICATIONS. WHERE INFORMATION ON THESE PLANS CONFLICTS WITH MANUFACTURER'S RECOMMENDATIONS, THE MANUFACTURER'S RECOMMENDATIONS SHALL SUPERSEDE.
7. THE WALL DESIGN ENGINEER SHALL COMPLETE SUFFICIENT INSPECTIONS DURING CONSTRUCTION TO CERTIFY WORK IS COMPLETED IN ACCORDANCE WITH DESIGN.
8. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF WALL WITH WALL DESIGNER'S CERTIFICATION TO OWNER.
9. CONTRACTOR SHALL DIRECT SURFACE RUNOFF AWAY FROM THE WALL DURING CONSTRUCTION.
10. CONTRACTOR SHALL SUBMIT SAMPLE TO THE OWNER FOR APPROVAL PRIOR TO WALL CONSTRUCTION.
11. ANY SURFACE DRAINAGE FEATURES, FRESH GROUNDWATER, PAVEMENT OR OTHER SURFACE TREATMENT SHALL BE INSTALLED IN THE AREA OF THE WALL IMMEDIATELY AFTER THE WALL IS COMPLETE.
12. GEOTECHNICAL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT.
13. ALL WALLS & OR OVERLIES REQUIRE INSTALLATION OF A SAFETY RAIL.
14. IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

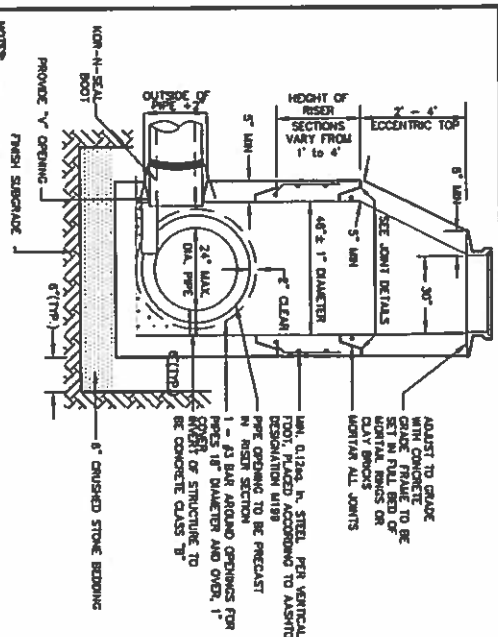
DRAIN PIPE INSULATION
NOT TO SCALE



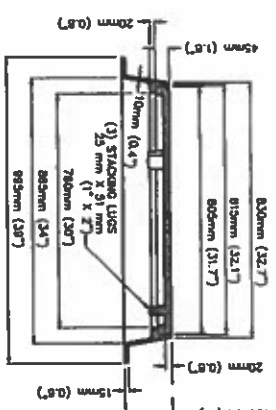
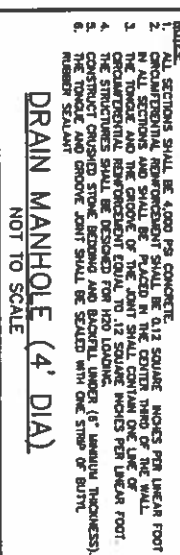
STORM DRAIN TRENCH
NOT TO SCALE



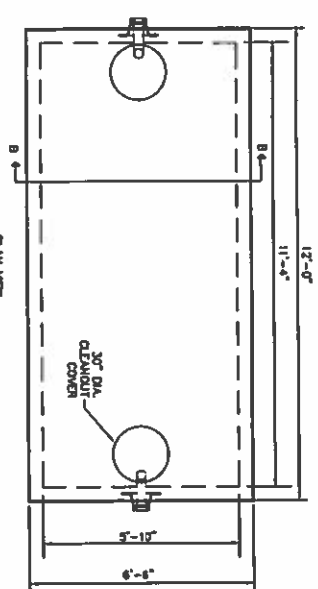
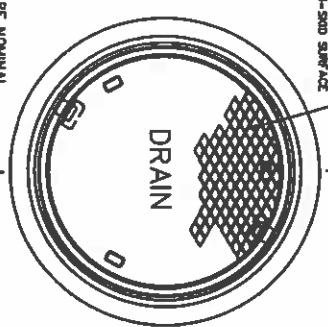
CATCHBASIN
FRAME & GRATE
NOT TO SCALE



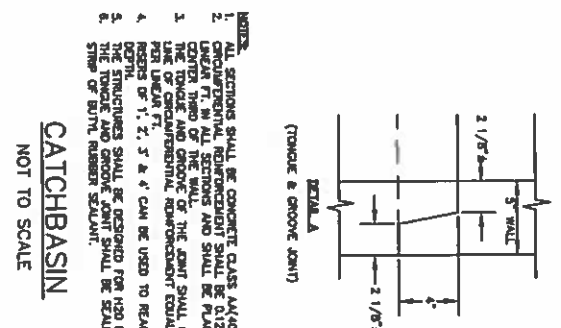
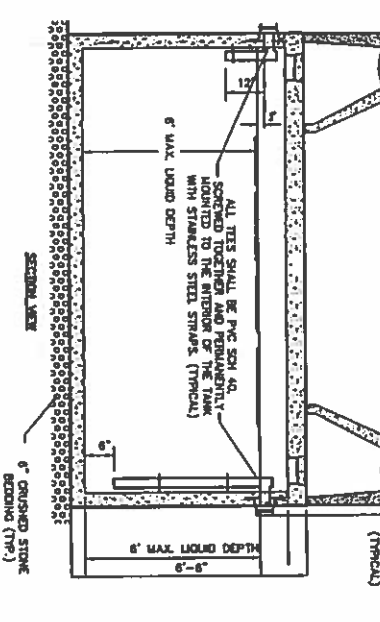
DRAIN MANHOLE (4' DIA)
NOT TO SCALE



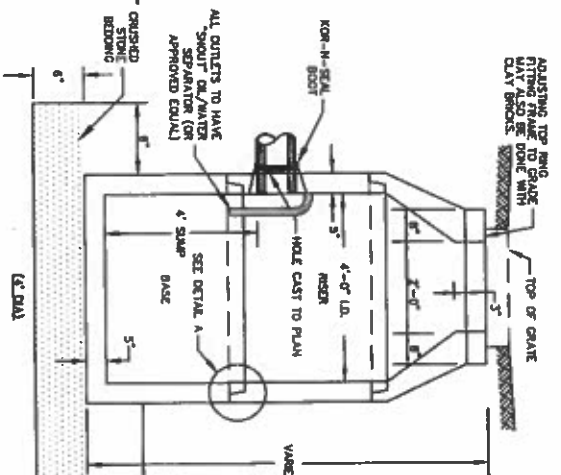
DRAIN MANHOLE FRAME & GRATE
NOT TO SCALE



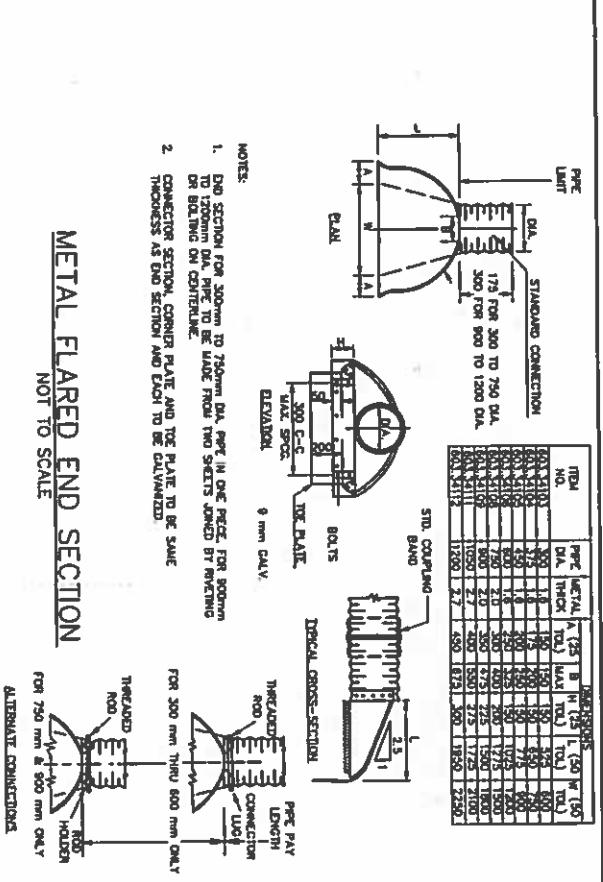
2,000 GALLON GREASE TRAP (TYP)
NOT TO SCALE



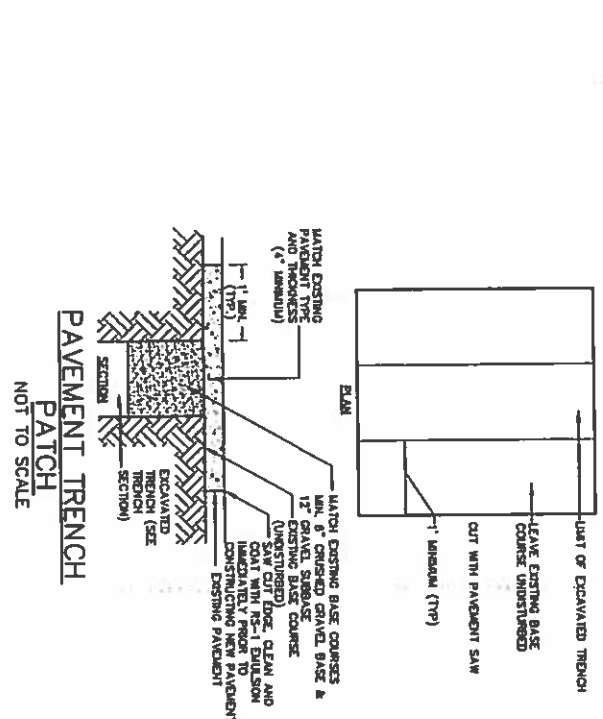
CATCHBASIN
NOT TO SCALE



METAL FLARED END SECTION
NOT TO SCALE



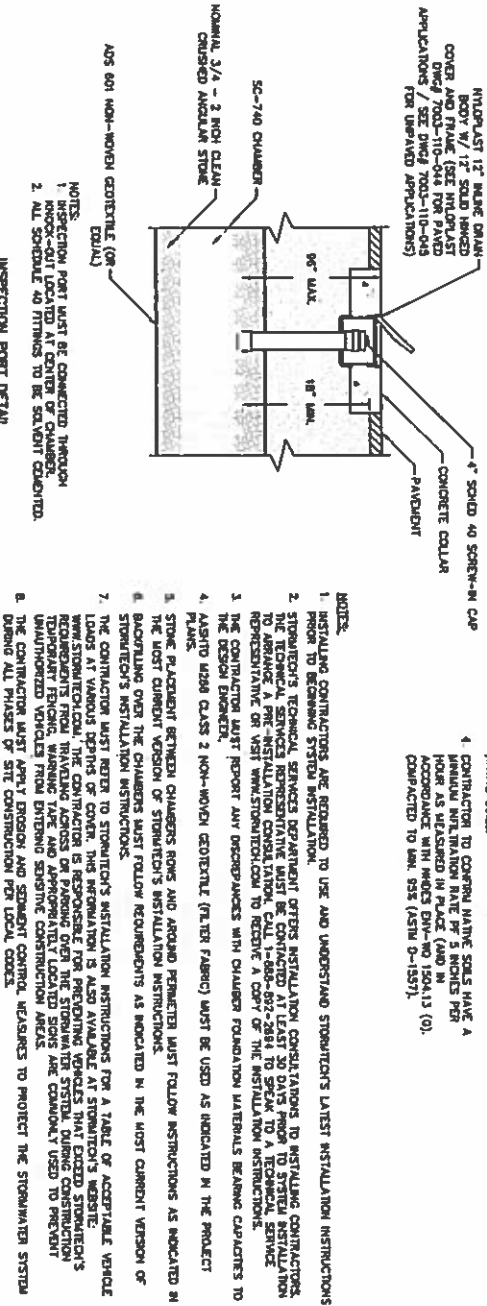
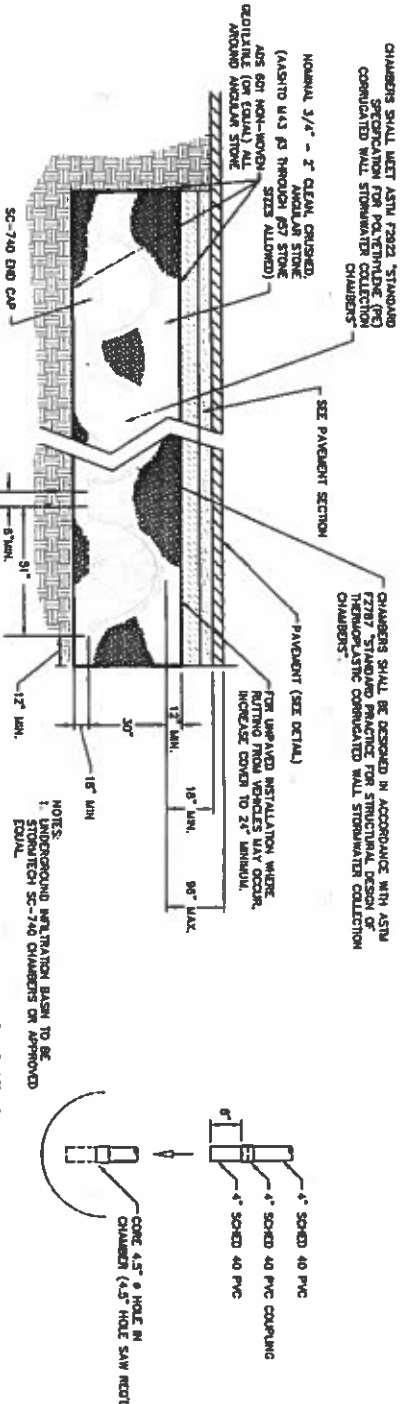
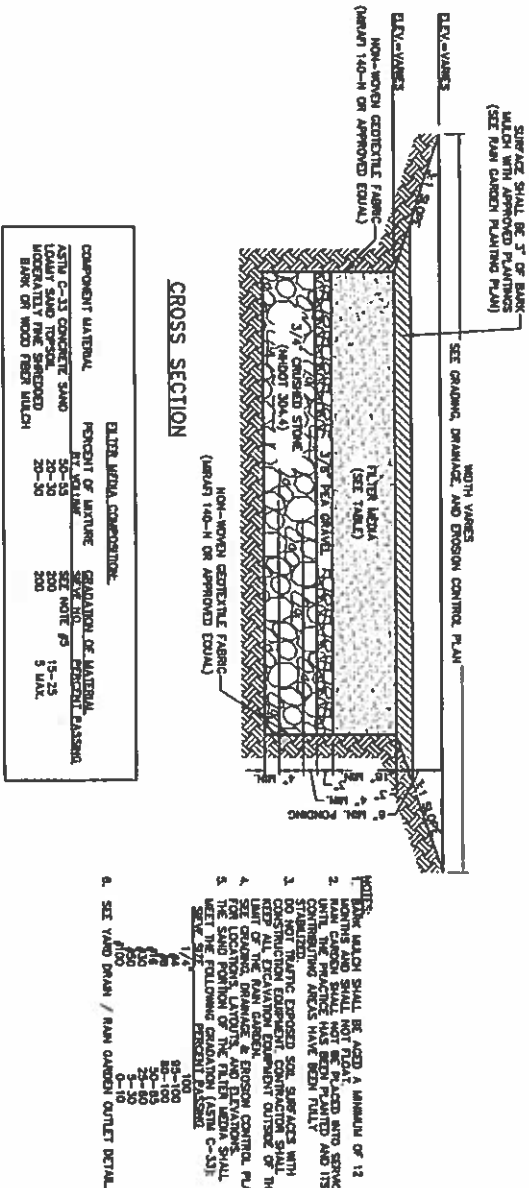
PAVEMENT TRENCH
PATCH
NOT TO SCALE



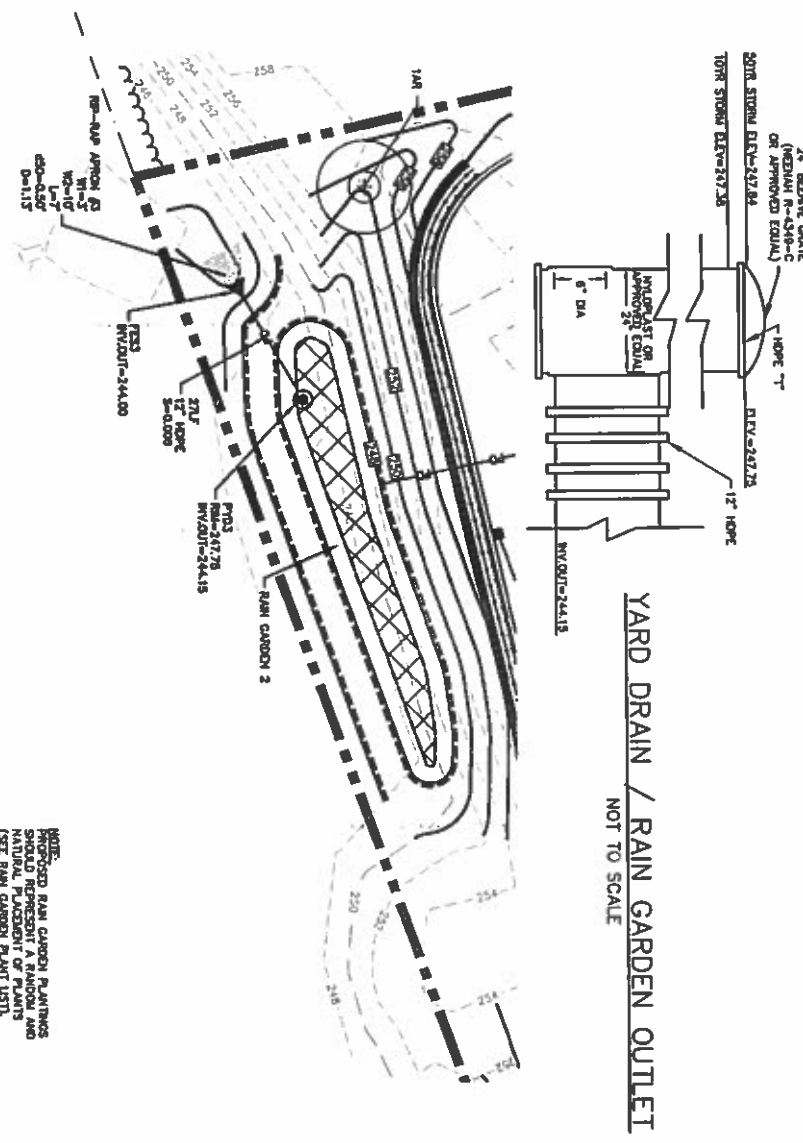
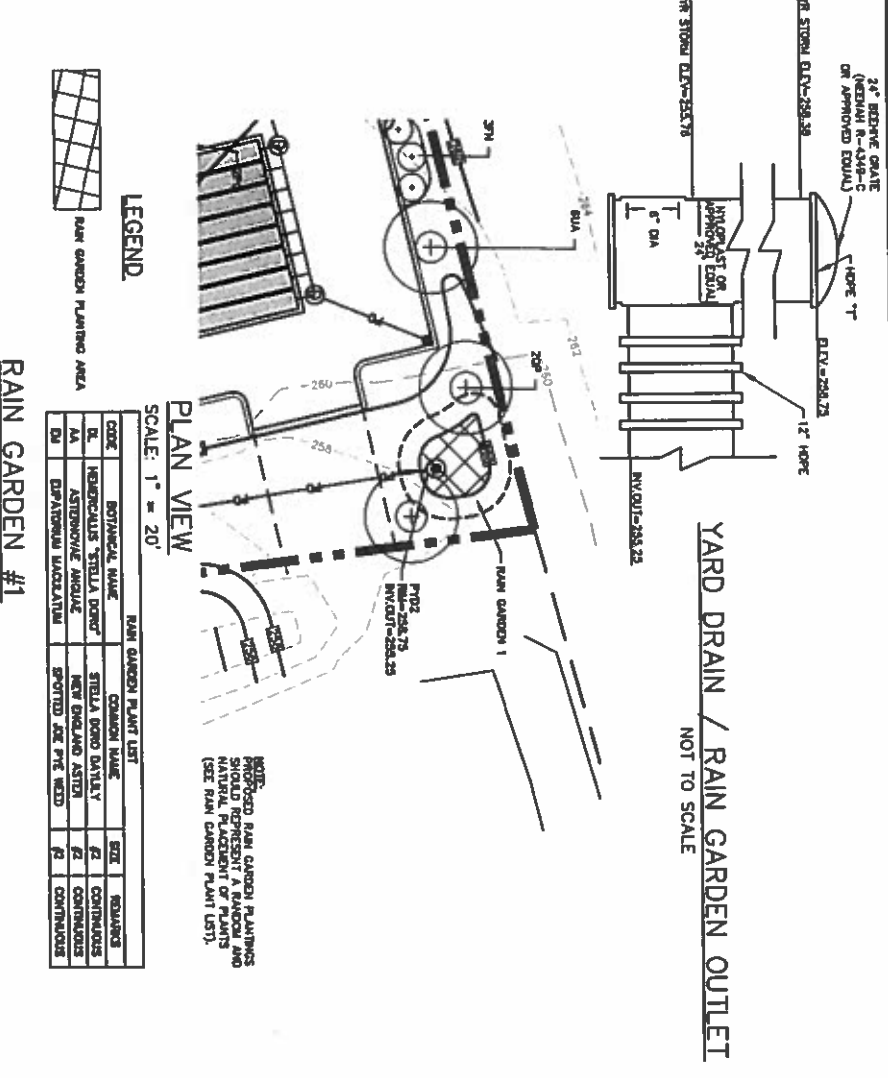
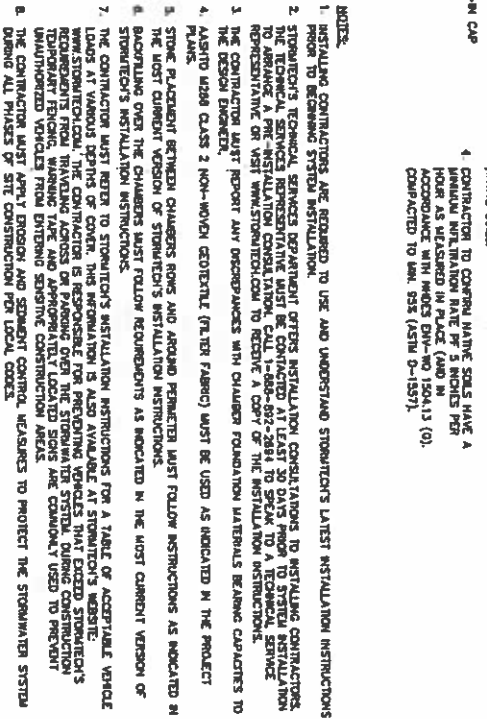
Proposed
Commercial
Development
105 Farmington
Road
(Route 11)
Rochester, NH

Scale	AS SHOWN
Scale	C-10
Project No.	W-2153
Project Name	WATERSTONE GRANITE RIDGE PHASE 3
Drawn By	NSW
Checked By	KAM
Approved By	GMM
Date	September 4, 2015
File	W-2153_DETAILS.DWG
Sheet	1 of 1

RAIN GARDEN CROSS-SECTION
(RAIN GARDEN 1 AND RAIN GARDEN 2)
NOT TO SCALE



UNDERGROUND INFILTRATION BASIN
NOT TO SCALE



RAIN GARDEN #1

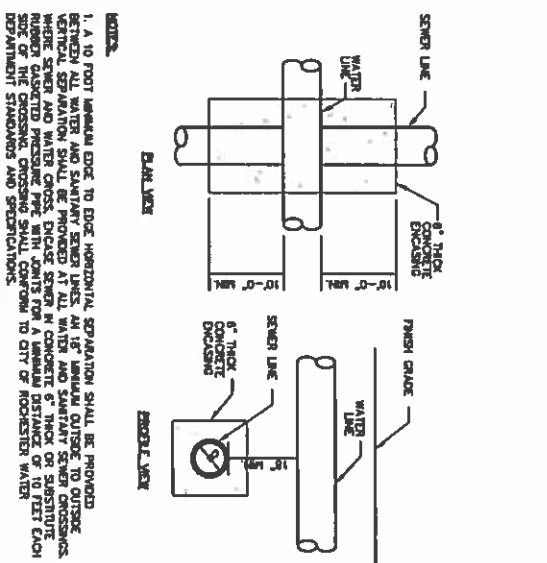
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1A	HEBERICUS STRELLA DENT	STELLA DENT DAILY	12"	CONTINUOUS
1B	ASTORICUS ANGLE	NEW ENGLAND ASTOR	12"	CONTINUOUS
1C	SPOTTED JET PTE WED	SPOTTED JET PTE WED	12"	CONTINUOUS

Proposed Commercial Development
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Rochester, NH

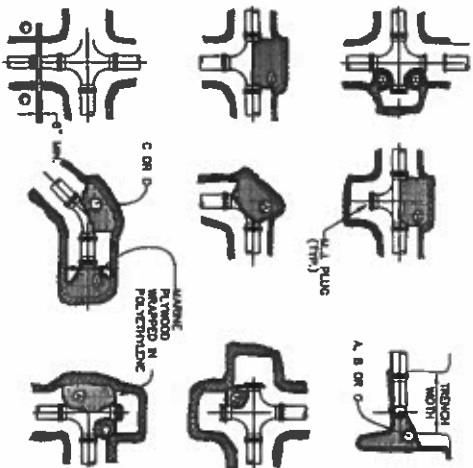
DETAILS SHEET
SCALE: AS SHOWN
C-11

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Consulting Engineers
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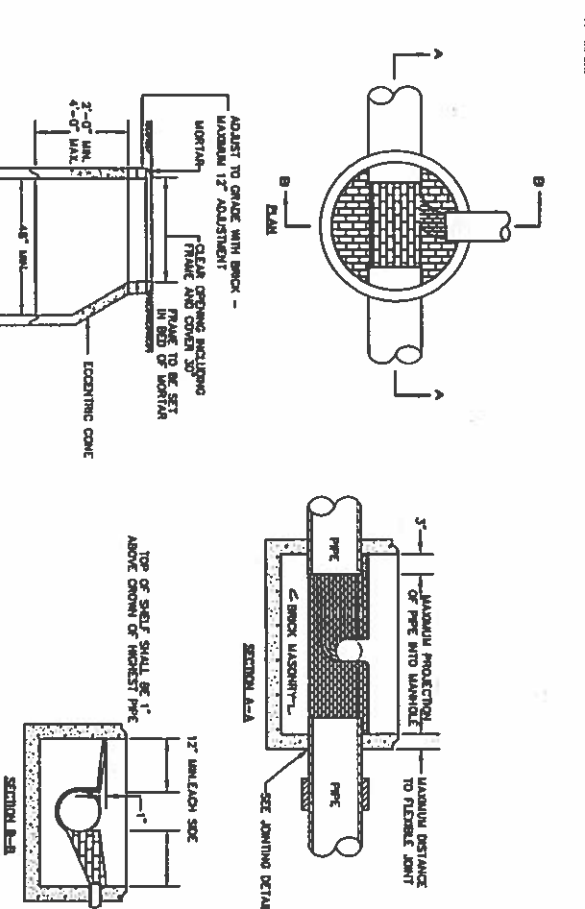
105 Farmington Road
(Route 11)
Rochester, NH



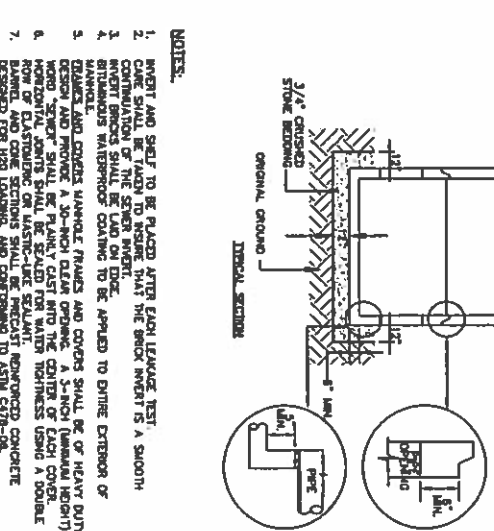
WATER & SEWER CROSSING
NOT TO SCALE



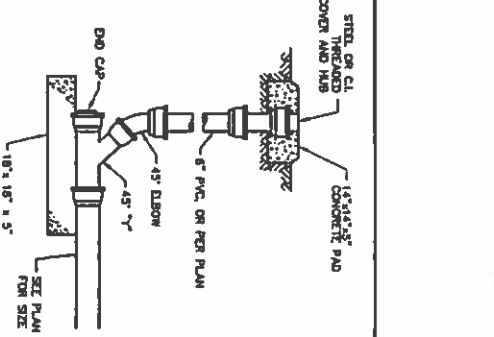
THRUST BLOCKING DETAIL
NOT TO SCALE



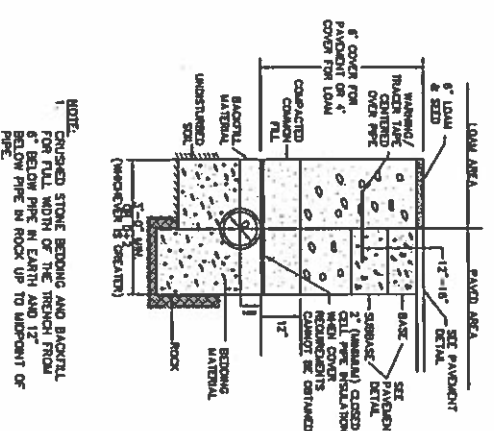
WATER/GAS TRENCH
NOT TO SCALE



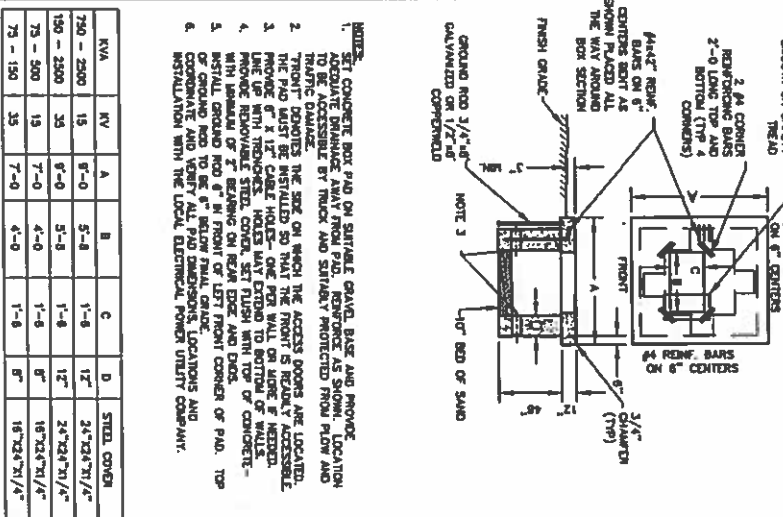
SEWER MANHOLE
NOT TO SCALE



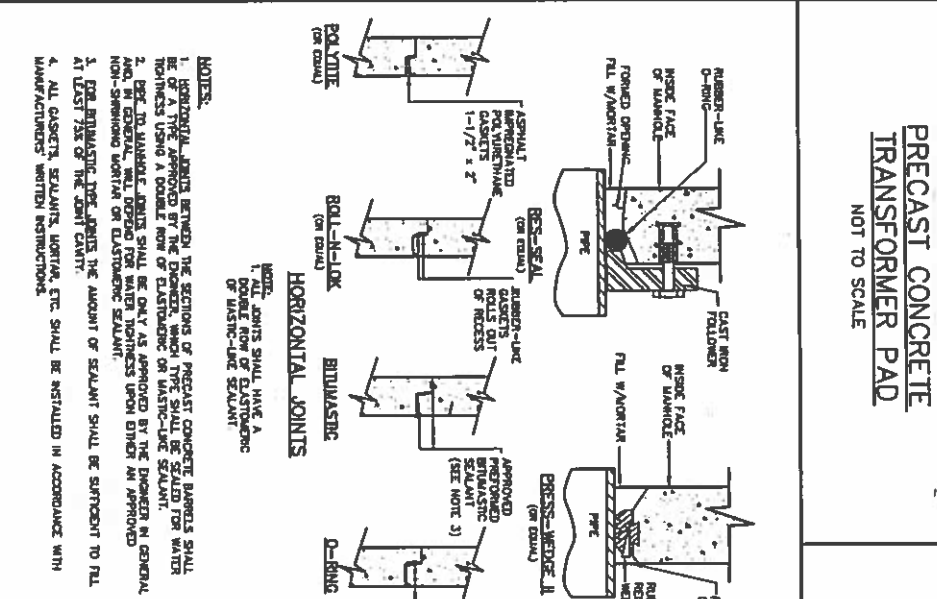
CLEAN-OUT
NOT TO SCALE



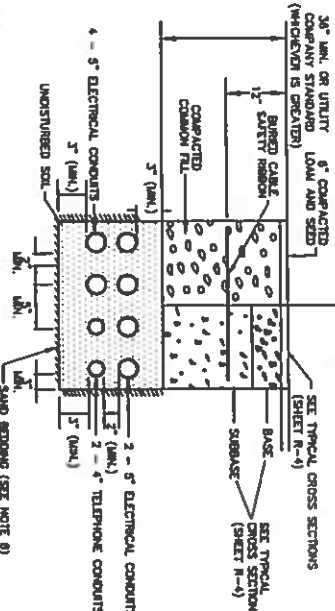
SEWER TRENCH
NOT TO SCALE



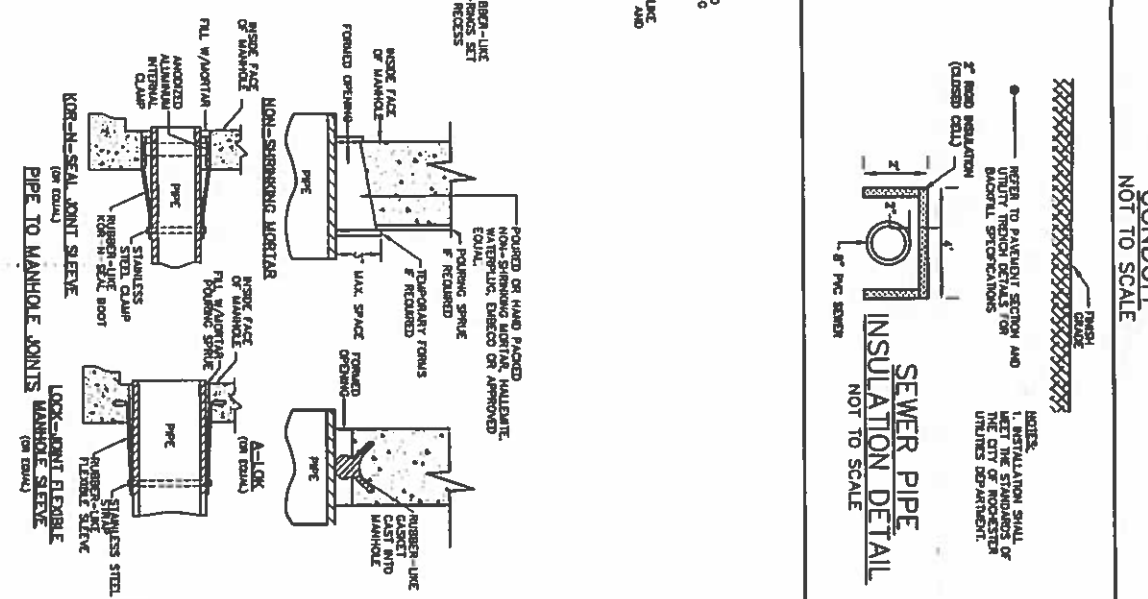
PRECAST CONCRETE
TRANSFORMER PAD
NOT TO SCALE



SEWER MANHOLE JOINTS
NOT TO SCALE



ELECTRICAL AND COMMUNICATION
CONDUIT
NOT TO SCALE

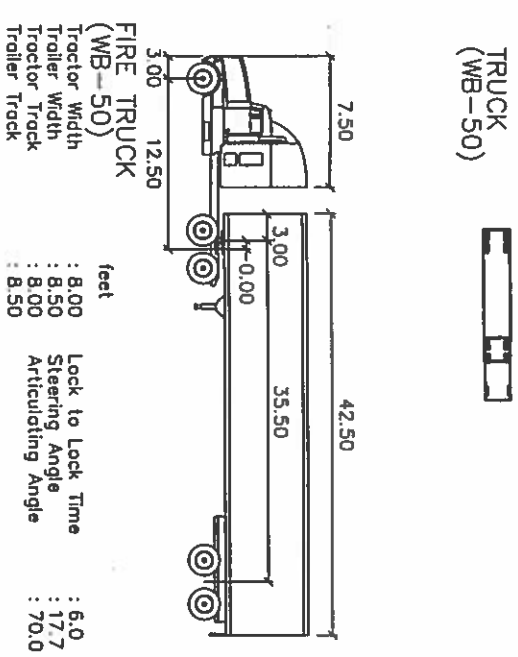
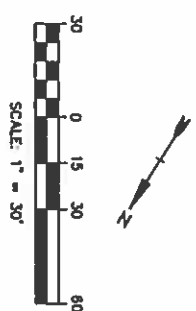
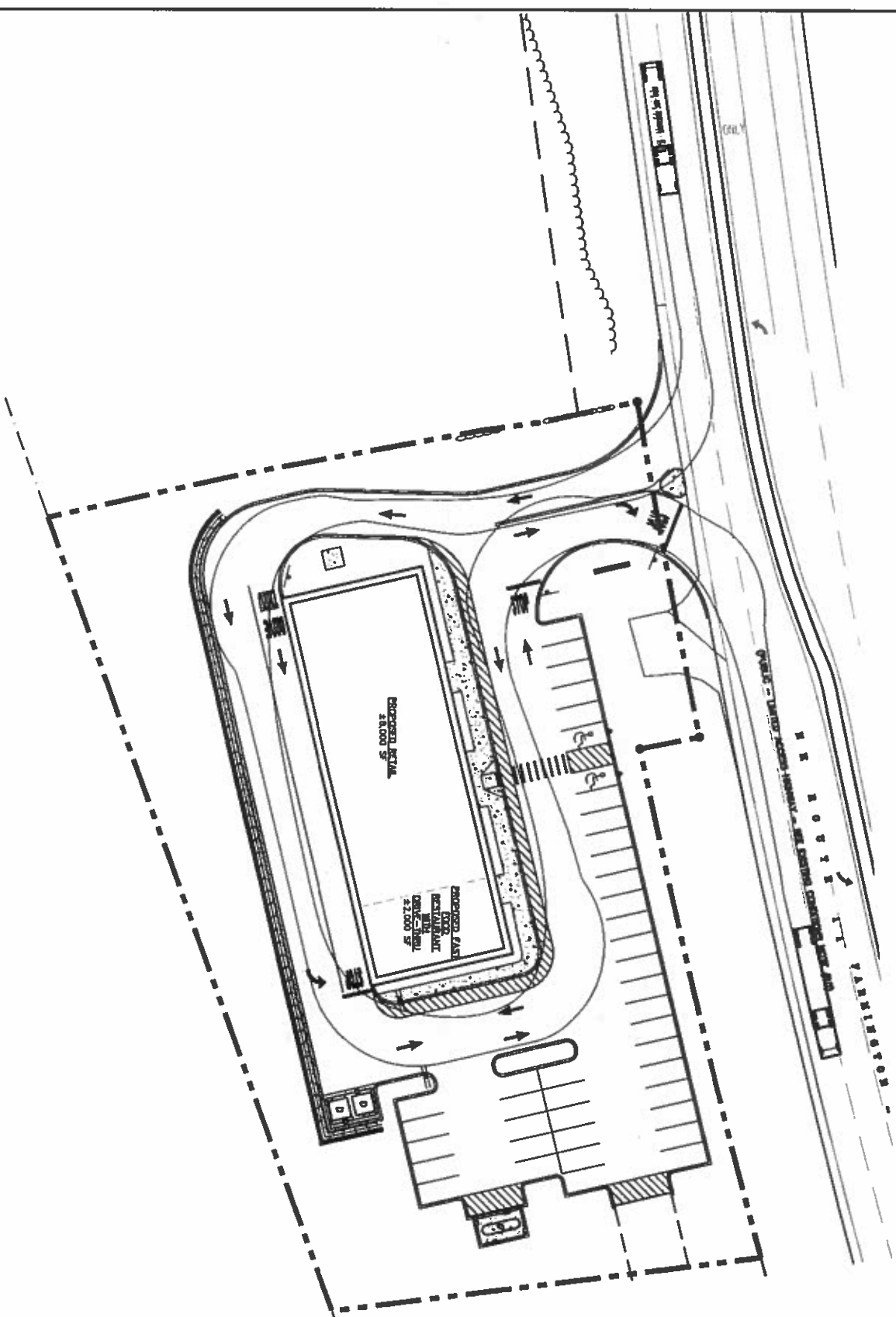


SEWER PIPE
INSULATION DETAIL
NOT TO SCALE

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PROPOSED
Commercial
Development
105 Farmington
Road
(Route 11)
Rochester, NH

SCALE: AS SHOWN
C-12



FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

**Proposed
Commercial
Development**
105 Farmington
Road
(Route 11)
Rochester, NH

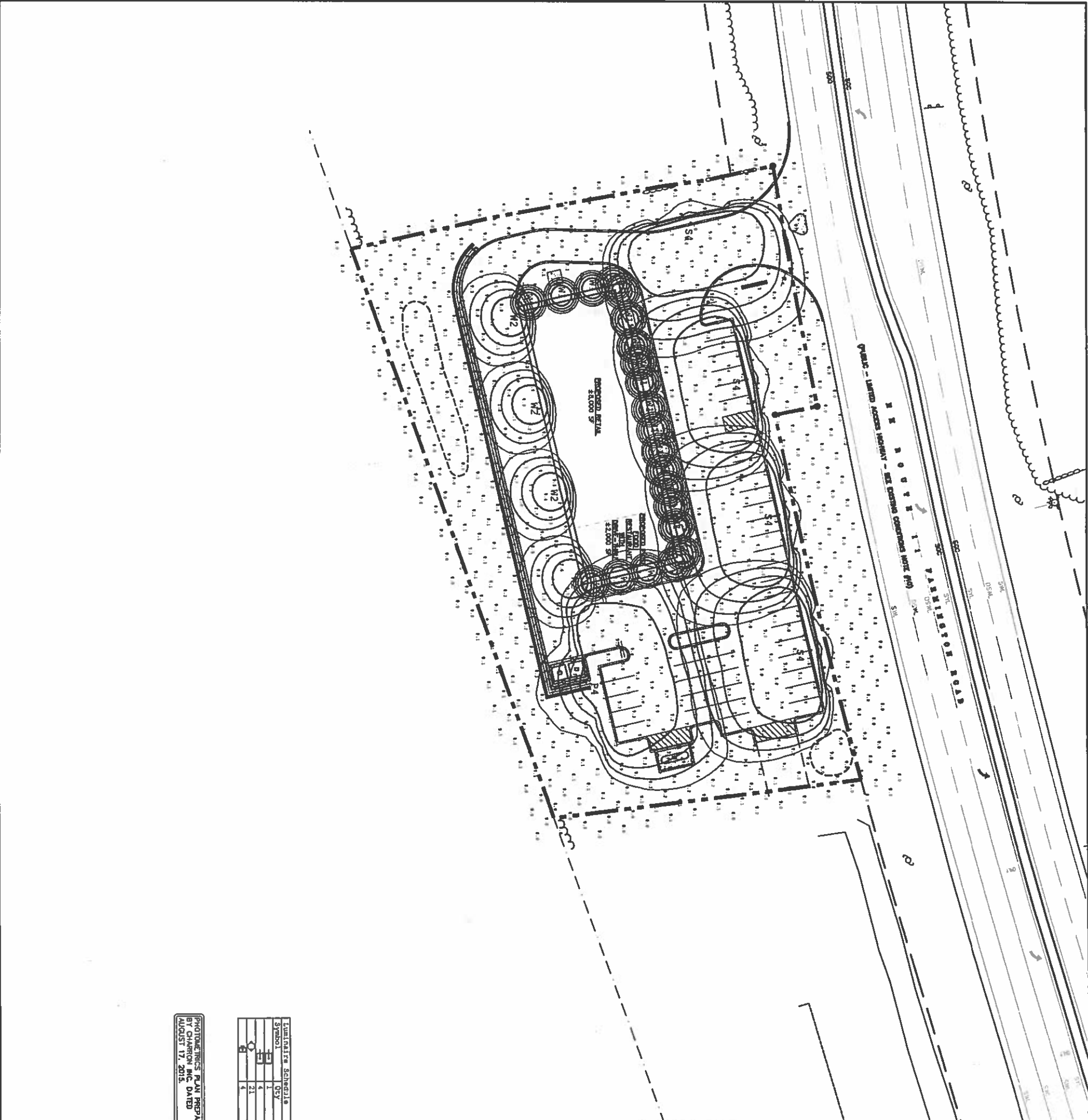
Tighe & Bond
Consulting Engineers
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TRUCK TURNING PLAN

SCALE: AS SHOWN

C-13

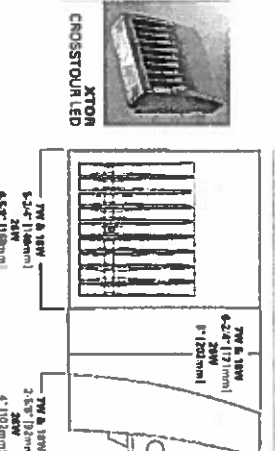
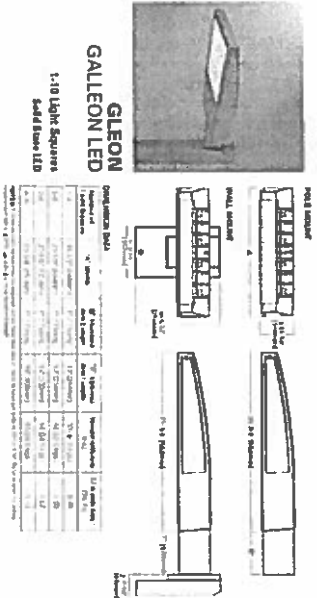
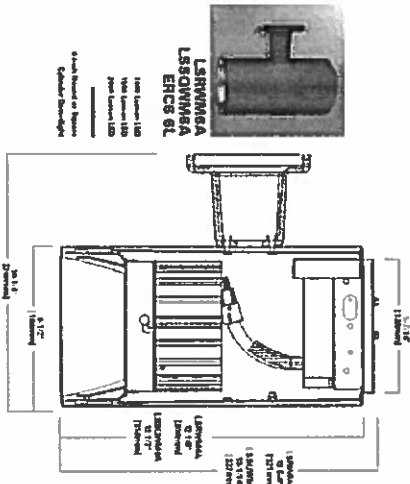
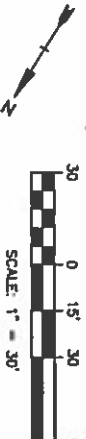


PHOTOMETRIC PLAN PREPARED BY CHANNON INC. DATED AUGUST 11, 2015

Luminaires Schedule		
Symbol	Qty	Label
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	4	W2
	1	W3
	1	W4
	1	W5
	1	W6
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Scale: 1" = 30'
Average = 3.02
Maximum = 6.1
Minimum = 0.8
Avg/Min Ratio = 3.78
Max/Min Ratio = 7.63

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____



Proposed Commercial Development
105 Farmington Road
(Route 11)
Rochester, NH