



RECEIVED
FEB 23 2016
Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

[office use only. Check # N/A Amount \$ _____ Date paid _____]

Date: 2/22/2016 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 #: 125; Lot #'s): 115; Zoning district: R2

Property address/location: 536 Columbus Avenue

Name of project (if applicable): Columbus Avenue Parking Lot Improvements Project

Size of site: 0.40 acres; overlay zoning district(s)? None

Property owner

Name (include name of individual): City of Rochester, John Storer, P.E., Public Works Director

Mailing address: 31 Wakefield Street, Rochester, NH 03867

Telephone #: (603) 332-4096 Email: john.storer@rochester.nh

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designer

Name (include name of individual): David Cedarholm, P.E. (Tighe & Bond)

Mailing address: 177 Corporate Dr., Portsmouth, NH 03801

Telephone #: (603) 433-8818 Fax #: (603) 433-8988

Email address: dcedarholm@tighebond.com Professional license #: NH 0917

Proposed activity (check all that apply)

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

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

(Continued Nonresidential Site Plan application Tax Map: 125 Lot: 151 Zone R2)

Describe proposed activity/use: This parking lot expansion project will provide 16 additional parking spaces including 1 additional handicapped accessible space.

Describe existing conditions/use (vacant land?): The parcel contains an existing parking area for 16 vehicles as well as vacant land that has recently been used for temporary construction staging.

Utility information

City water? yes ☐ no ☒ ; How far is City water from the site? _____

City sewer? yes ☐ no ☒ ; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? _____ gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☐

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☐

Where will stormwater be discharged? Infiltrated via a bioretention structure. Runoff from >1" rainstorm will discharge into the City's stormdrain.

Building information

Type of building(s): N/A

Building height: N/A Finished floor elevation: N/A

Other information

parking spaces: existing: 16 total proposed: 16 ; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site None

Number of existing employees: N/A ; number of proposed employees total: _____

Check any that are proposed: variance ☐ ; special exception ☐ ; conditional use ☐

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation	11,500	65
Planted/landscaped areas (excluding drainage)	6,070	35
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

(Continued Nonresidential Site Plan application Tax Map: 125 Lot: 151 Zone R2)

Comments

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

Please refer to enclosed Waiver Request Letter

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: D. W. Fritzsche

Date: FEB 22 2016

Signature of applicant/developer: _____

Date: _____

Signature of agent: D. W. Fritzsche

Date: 22 Feb 2016

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: D. W. Fritzsche

FEB 22 2016

Columbus Ave Parking Lot Expansion

TO: Planning Board - City of Rochester, NH
FROM: David Cedarholm, P.E.
Senior Project Manager, Tighe & Bond, Inc.
DATE: February 22, 2016

This project narrative has been provided as part of the Design Review Application for the proposed improvements to the City of Rochester's existing municipal parking lot located at 536 Columbus Avenue in Rochester, New Hampshire. The intent of this project is to expand the number of parking spaces from 16 to 32 spaces and to maintain consistency with the existing and new portions of the parking lot to (1) create a sense of continuity between the old and the new, and (2) to limit triggering the need for extensive upgrades to the existing parking lot. This review will provide an opportunity to assess the merits of the proposed improvements and the site upon which the project is located.

Reference Plans

- Site Plans dated February 17, 2016

Background Information

The subject parking lot is located near a number of businesses including the China Palace Restaurant at the corner of Columbus Ave and South Main Street which has been in need of additional parking. The parcel in which the parking lot is located is a former railroad right-of-way which accounts for the linear configuration of the lot. When the existing parking lot was initially conceived it was to provide parking for approximately 32 vehicles, however for reasons that are unknown the parking lot was constructed with only 15 standard parking spaces and 1 handicapped accessible parking space.

The site soils are classified as a Windsor Loamy Sand and due to their excessively drained quality there is no history of extended standing water at the site of the soils despite the lack of a drainage outlet. The land survey in which the site design is based on was performed by Norway Plains Associates, Inc. in October 2015, and although a formal boundary survey was not performed the property boundaries are indicated on the plan with significant confidence due to property being a former railroad right-of-way and historically well documented.

Proposed Project

At this time the proposed project features the following components which are consistent with the existing parking lot:

- 30 standard parking spaces - 9 ft x 18 ft angled at 45 degrees
- 2 handicapped accessible parking spaces - 9 ft x 18 ft
- Realignment of 280 ft of the 8 ft wide multi-use path with a new path entrance off Lambert Court
- Shift the vehicle entrance approximately 225 ft south with configuration consistent with the existing
- 140 linear feet of Vinyl or PVC stockade fence to match the existing fence

- 120 wood multi-use path railing
- Bioretention swale sized to treat 100% of the stormwater runoff from the 1-inch 24-hr rainstorm (100% of the Water Quality Volume)
- 4 additional street lights
- Signage to match the existing parking lot.

The stormwater management approach is consistent with the existing parking lot and utilizes one central catch basin located on the west side with all the pavement sloping toward it. The difference between drainage system of the existing and proposed parking area is that the green strip between Columbus Ave and the parking area is shaped into a bioretention swale that is sized to treat 100% of the Water Quality Volume. A deep sump catch basin with an oil separator hood is also provided and the existing trees along Columbus Ave will be incorporated into the bioretention swale as reasonably practicable.

To minimize the project impact to abutters the stockade fence along the east side of the multi-use path will be extend southerly on the site using the same style stockade fence that currently resides along the east property boundary. In addition, a new entrance to the multi-use path from Lambert Court is being provided to make the path more accessible to pedestrians and cyclists. A multi-use path railing is being provided near Lambert Court to prevent vehicles from entering the parking lot from Lambert Court.

**WAIVER REQUEST LETTER
PROPOSED COLUMBUS AVE PARKING LOT IMPROVEMENTS
536 COLUMBUS AVE (ROUTE 125)
ROCHESTER, NEW HAMPSHIRE
February 22, 2016**

The intent of this project is to expand an existing parking lot to include as many similar features as practical for a sense of continuity, and to limit triggering the need for extensive upgrades to the existing parking lot. The new portion of the parking lot will feature a green approach to stormwater management, preservation of existing landscaping, and continuity of multi-use path for pedestrian and bicycle access; however, a number of waivers relative to the Site Development Plan and Stormwater Management are being requested from the following Site Plan Regulations and pertinent sections of the City Code:

Site Plan Regulations

Section 5 - Site Development Plan

(7)(n) *A waiver from strict compliance with this section is requested. The property boundaries are indicated on the plans according to a land survey and deed research performed by Norway Plains Associates, Inc. No property bounds or monuments were located at the site; however, Norway Plains Associates is confident that the property boundaries are shown with appropriate accuracy for the project on account of the property being a former railroad right-of-way and the ownership history being well documented.*

Section 7 - Miscellaneous Design Standards

(C) Monumentation - See above waiver request associated with Section 5

Section 10 - Parking and Circulation

(F) General Requirements for parking Lots and Circulation

(6) *A waiver from strict compliance with maintaining 20 foot wide driveway is being requested and to allow a 16 foot wide entrance as a traffic calming measure, to foster a pedestrian friendly environment and to be more consistent with the existing entrance and exit.*

Section 11 - Pedestrian, Bicycle, and Transit Facilities

(A) Sidewalks

(10) *A waiver from strict compliance with this section is being requested relative to providing curbing to separate the side multi-use path from parking and driving areas. No curbing is proposed for consistency with the existing parking lot.*

(14) *A waiver from strict compliance with maintaining 5 foot wide planting strip is being requested. Due to the narrow width of the site a 3.5 to 5 foot wide planting strip is provided.*

Section 14 - Traffic and Access Management

(B) Access Management

(5) Driveway Design

(c) See above waiver request associated with Section 10

Rochester Zoning Ordinance

Section 50 - Stormwater Management and Erosion Control

Section 50.6 - Applicability

(a) Permit and SWMP - *A waiver from strict compliance with this section is being requested. This project is being performed on behalf of the City and it would be impractical for the City to issue itself a permit. It would also be redundant for the City*

to prepare a site specific SWMP for an individual parking lot when DPW maintains a city wide Stormwater Management Plan as part of the MS4 General Permit compliance program.

Section 50.8 - Design Standards

(a) Temporary/Construction Stormwater Management Design

(4)(C) *A waiver from strict compliance with this section is being requested. In lieu of performing a comprehensive drainage analysis to model the peak stormwater runoff rates and volumes for the specified design storms, the proposed Site Plan includes provisions for a bioretention swale sized to treat 100% stormwater volume from the 1-inch 24-hour storm event (aka - 100% of the Water Quality Volume). The excessively drained Windsor Loamy Sand soils at the site make this possible. Stormwater runoff in excess of the 1-inch 24-hour storm event is discharge to the existing drainage system on Columbus Ave.*

(c) Permanent Stormwater Management Technical Design Criteria

(2) *A waiver from strict compliance with this section is being requested. A green approach to provide water control measures is being incorporated into new portion of the parking lot to comply with Section 50.8(b)(4) for Municipal Projects, while maintaining the same general configuration and appearance of the existing parking. The configuration of the existing parking lot works very well from a traffic flow perspective, and the drainage system efficiently manages the stormwater runoff, however it includes no provisions for water quality treatment of stormwater. The proposed expanded portion of the parking lot expansion is a near duplication of the existing lot, however it incorporates a bioretention swale that will treat the full Water Quality Volume.*

Section 50.9 – Application, Approval and Review

(a) Initial Application Requirements

A waiver from strict compliance with this section is being requested. Please see above comments associate with Section 50.6 regarding the City issuing itself a Permit and developing a site specific SWMP, and comments associated with Section 50.8 regarding incorporating a green approach to stormwater treatment into the project.

(B) Final Application Requirements

A waiver from strict compliance with this section is being requested. Please see above comments associate with Section 50.6 regarding the City issuing itself a Permit and developing a site specific SWMP, and comments associated with Section 50.8 regarding incorporating a green approach to stormwater treatment into the project.

Section 50.10 – Responsibility for Installation/Construction/Inspection

A waiver from strict compliance with this section is being requested. Please see above comments associate with Section 50.6 regarding the City issuing itself a Permit and developing a site specific SWMP.

Section 50.11 – Maintenance and Inspection

A waiver from strict compliance with this section is being requested. Please see above comments associate with Section 50.6 regarding the City issuing itself a Permit and developing a site specific SWMP.

COLUMBUS AVENUE PARKING LOT EXPANSION ROCHESTER, NEW HAMPSHIRE SITE PLANS

FEBRUARY 17, 2016

RECEIVED
FEB 23 2016
Planning Dept.

Applicant:

City of Rochester, New Hampshire
45 Old Dover Road
Rochester, New Hampshire 03867

Prepared By:

Tighe & Bond
Consulting Engineers
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818 info@tgbond.com

Survey Consultant:

Norway Plains Associates, Inc.
2 Continental Blvd.
Rochester, New Hampshire 03867



LIST OF DRAWINGS		
SHEET NO.	TITLE	LAST REVISED
	COVER SHEET	02/17/16
C-01	EXISTING CONDITIONS/DEMOLITION PLAN	02/17/16
C-02	SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN	02/17/16
C-03	EROSION CONTROL NOTES & DETAILS SHEET	02/17/16
C-04	DETAILS SHEET	02/17/16

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

FOR PLANNING
BOARD APPROVAL

1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
3. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.



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

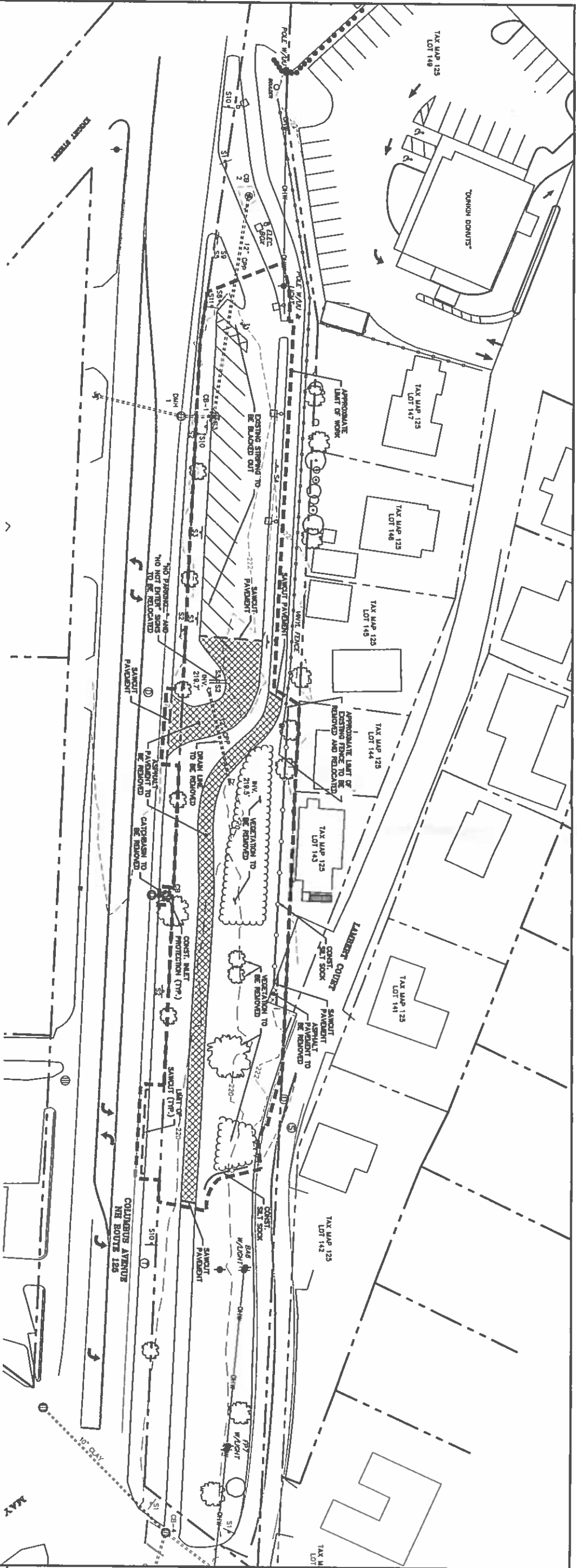
FOR PLANNING
BOARD APPROVAL

City of Rochester
Columbus Avenue
Parking Lot

Rochester,
New Hampshire

February 17, 2016

FILE	PROJECT NO.	DATE	BY	CHECKED	APPROVED BY
EXISTING CONDITIONS/ DEMOLITION PLAN	R-2017-2 SITE.DWG	01/13/16	DM	DM	DM
SCALE	AS SHOWN				
C-01					



DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
6. SAWCUT AND REMOVE PAVEMENT TWO FEET OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED AVOIDS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. THE CONTRACTOR SHALL REMOVE ALL ADJACENT UTILITIES AND ASSOCIATED APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY DEPTH OF ALL REMOVED UTILITIES. CONTRACTOR SHALL MAINTAIN RECORD OF ALL UTILITIES REMOVED. CONTRACTOR SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY TOLL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT IDENTIFIED AS BEING REMOVED WITHIN THE WORK LIMITS SHOWN AND UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: PAVEMENT, UNDERGROUND PIPES, SPOKS, FENCES, TREES AND LANDSCAPING.
13. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF ROCHESTER AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
15. CONTRACTOR SHALL PROTECT ALL PROPERTY ADJACENT TO THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY ADJACENT PROPERTY BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH LOW SLIT SACK" BY AGC ENVIRONMENTAL, OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND REPAIR OR REPLACE AS NEEDED. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION.
17. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESSES AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, STATE, LOCAL, AND UTILITY COMPANY STANDARDS. DEMOLITION SHALL PROCEED DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEANING OR DEMOLITION ACTIVITIES.
19. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADE, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
20. SAWCUT AND REMOVE PAVEMENT TYPICAL PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

REFERENCE PLANS:

1. "TESTING FEATURES PLAN TAX MAP 125, LOT 141, 528 COLUMBUS AVENUE, ROCHESTER, NH", SHEET E-1, PREPARED BY NORWAY PLANS ASSOCIATES, INC., DATED OCTOBER 2015.

W/ADJUT SUBJECT PARCEL:

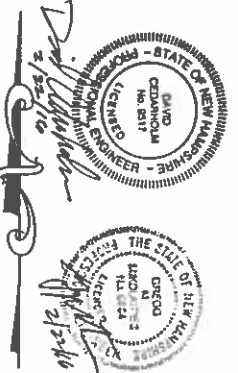
- 125/151 CITY OF ROCHESTER, 31 WAREFIELD STREET, ROCHESTER, NH 03607
SCD BOX 350, PAGE 891
- W/ADJUT SUBJECTS:
- 125/127 MICHAEL REDDARD & MARIE THROCKMOL, 28 LINCOLN STREET, ROCHESTER, NH 03607
SCD BOX 3718, PAGE 530
- 125/142 CHRISTOPHER & BRENDA EDWARDS, 28 LAMBERT COURT, ROCHESTER, NH 03607
SCD BOX 1733, PAGE 448
- 125/141 ROBERT & DOROTHY DENHAM, 22 LAMBERT COURT, ROCHESTER, NH 03607
SCD BOX 3150, PAGE 441
- 125/143 GEORGE & YVONNETTE PELLETIER, 18 LAMBERT COURT ROCHESTER, NH 03607
SCD BOX 3758, PAGE 591
- 125/144 JASON FINCH, 204 WALNUT STREET, ROCHESTER, NH 03607
SCD BOX 3218, PAGE 113
- 125/145 TONY & ANNE SHERIDAN, 15 LAMBERT COURT, NH 03607
SCD BOX 3072, PAGE 9
- 125/146 MICHELLE & DEAN LAMBERT, 11 LAMBERT COURT, NH 03607
SCD BOX 3002, PAGE 839
- 125/147 JAMES MOORE, 9 LAMBERT COURT, ROCHESTER, NH 03607
SCD BOX 3002, PAGE 839
- 125/148 HORIZON TRUST OF NH, PO BOX 986, DOVER, NH 03820
SCD BOX 4136, PAGE 848
- 125/150 STELLA COON NEW TRUST, 101 SOUTH MAIN STREET, ROCHESTER, NH 03607
SCD BOX 3631, PAGE 478

LEGEND

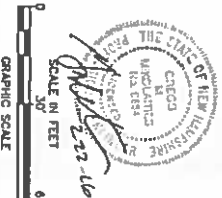
- 51 - STOP
- 52 - 2' HIGH PAVEMENT
- 53 - DO NOT ENTER
- 54 - DIRECTION TURNING LINES
- 55 - HAZARDOUS
- 56 - NH ROUTES
- 57 - ROCHESTER, MAIN STREET
- 58 - PROPOSED UTILITY POLE
- 59 - EXISTING SIGN
- 60 - EXISTING CATCHBASIN
- 61 - PROPOSED INLET PROTECTION
- 62 - EXISTING SEWER MANHOLE
- 63 - EXISTING DRAIN MANHOLE
- 64 - EXISTING LIMIT POLE
- 65 - PROPOSED PAVEMENT TO BE REMOVED
- 66 - APPROXIMATE LIMIT OF WORK
- 67 - PROPOSED LOCATION OF SAWCUT
- 68 - PROPOSED LIMIT OF SLIT SOCK
- 69 - EXISTING WHOLE FENCE
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- 100 - EXISTING WHOLE FENCE

SCALE IN FEET
30' 60'

GRAPHIC SCALE



FOR PLANNING
BOARD APPROVAL



SCALE IN FEET
0' 30' 60'

City of Rochester
Columbus Avenue
Parking Lot

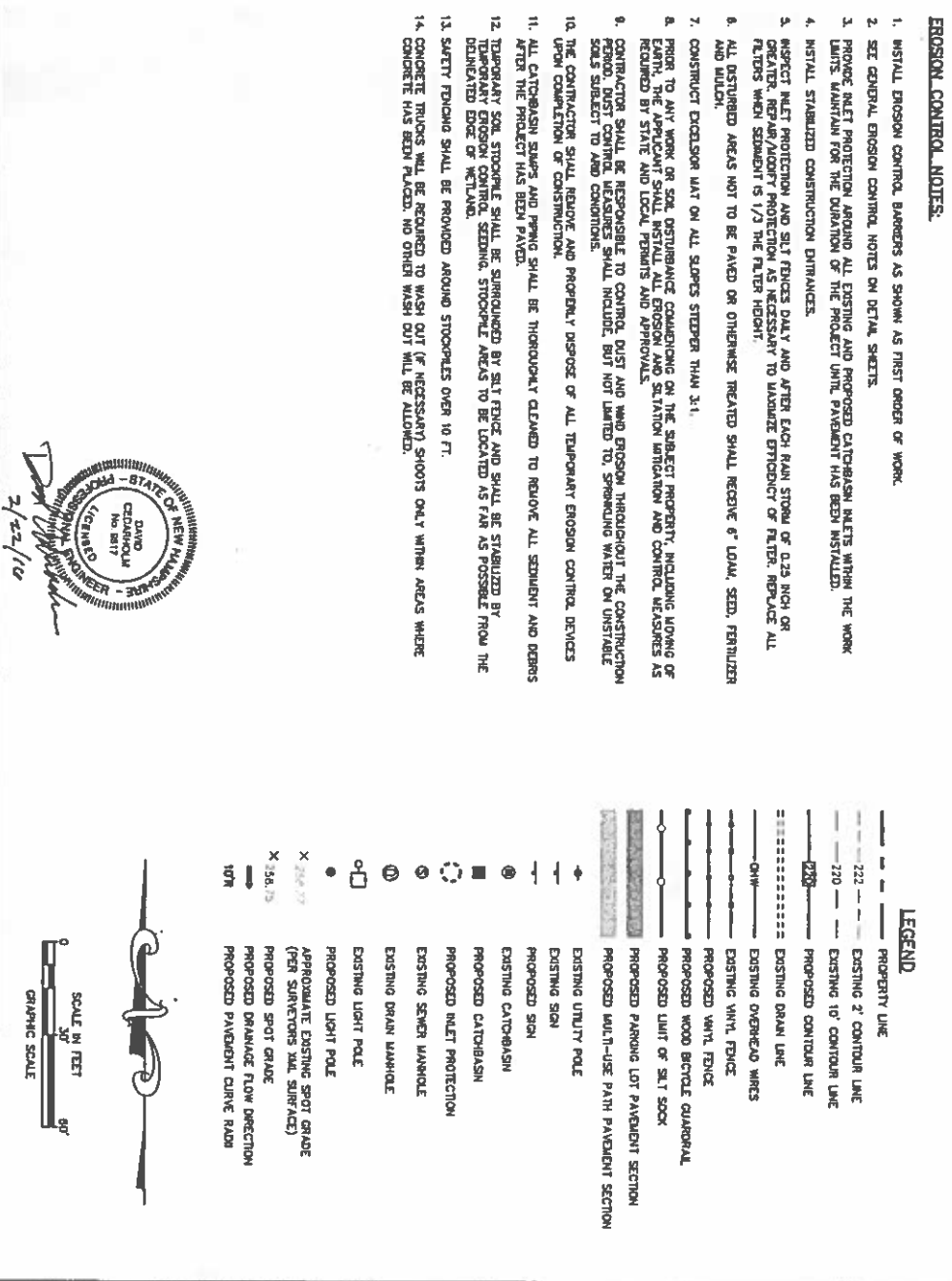
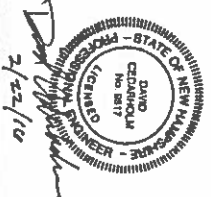
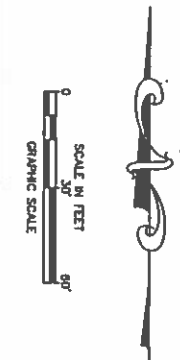
Rochester,
New Hampshire

February 17, 2016

Plan Date	Description
PROJECT NO.	R0100
FILE	R-0001-1 SITE DRAIN
DRAWN BY	CM
CHECKED	DCI
APPROVED BY	GM

SITE, GRADING, DRAINAGE &
EROSION CONTROL PLAN

SCALE: AS SHOWN
C-02



LEGEND

- PROPERTY LINE
- EXISTING 2' CONTOUR LINE
- EXISTING 10' CONTOUR LINE
- EXISTING CONTOUR LINE
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING VINYL FENCE
- PROPOSED VINYL FENCE
- PROPOSED WOOD BICYCLE GUARDRAIL
- PROPOSED UNIT OF SAT SOIL
- PROPOSED PARKING LOT PAVEMENT SECTION
- PROPOSED MULTI-USE PATH PAVEMENT SECTION
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED INLET PROTECTION
- EXISTING SENSER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- APPROXIMATE EXISTING SPOT GRADE (PER SURVEYORS XAL SURFACE)
- PROPOSED SPOT GRADE
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED PAVEMENT CURVE RADII

EROSION CONTROL NOTES:

- INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
- SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEETS.
- PROVIDE EROSION PROTECTION AROUND ALL EXISTING AND PROPOSED CATCHBASIN INLETS WITHIN THE WORK LIMITS MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- INSPECT EROSION PROTECTION AND SLOPE STABILIZATION AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/ADJUST PROTECTION AS NECESSARY TO MAINTAIN EROSION PROTECTION. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/2 THE FILTER HEIGHT.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LODM, SEED, FERTILIZER AND MULCH.
- CONSTRUCT EXCESSOR MAT ON ALL SLOPES STEEPER THAN 3:1.
- PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND STABILIZATION MATERIAL AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO AERO CONDITIONS.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
- ALL CATCHBASIN SWALES AND PAVING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
- TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SAT FENCE AND SHALL BE STABILIZED BY DEBRIS/SEDIMENT EROSION CONTROL. SEEDING, STOCKPILE AREAS TO BE LOCKED AS FAR AS POSSIBLE FROM THE DISTURBED EDGE OF THE LOT.
- SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
- CONCRETE TROUSERS WILL BE REQUIRED TO WASH OUT (IF NECESSARY) SHOOTS ONLY WITHIN AREAS WHERE CONCRETE HAS BEEN PLACED. NO OTHER WASH OUT WILL BE ALLOWED.

GRADING AND DRAINAGE NOTES:

- COMPACTION REQUIREMENTS:
 - BELOW PAVED OR CONCRETE AREAS 95%
 - TRENCH BEDDING MATERIAL AND SAND BLANKET BEDDING 95%
 - BELOW LODM AND SEED AREAS 90%
- ALL ABOVE PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (MANHOLE H-4, ADS H-12 OR APPROVED EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- ADJUST ALL MANHOLES, CATCH BASINS, DRAIN BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAMP AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPES AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
- CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LODM, SEED FERTILIZER AND MULCH.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
- ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH REBUS FRAMES AND GRATES, OR GAS SEPARATOR HOODS AND 4" SUMP.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITIONS.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MATERIAL AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR TO PROVIDE BUREAU AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PAVES HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- COORDINATE WITH SURVEY CONSULTANT FOR BENCH MARK INFORMATION.

SITE NOTES:

- STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW THERMOPLASTIC CENTRIFUGAL AND MEDIAN ISLANDS TO BE CONSTRUCTED USING YELLOW THERMOPLASTIC PAINT). ALL THERMOPLASTIC SHALL MEET THE REQUIREMENTS OF ASTM D4248 TYPE "T".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICANS WITH DISABILITIES ACT SYMBOLS, SIGNS AND SIGN POSTS.
- SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY OF ROCHESTER CODES AND SPECIFICATIONS.
- WORK WITHIN COLUMBUS AVENUE SHALL BE COORDINATED WITH CITY OF ROCHESTER AND THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MATERIAL AND IN DIGITAL FORMAT (DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR TO PROVIDE BUREAU AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PAVES HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.

PROJECT NAME AND LOCATION	43-17-58"N COLLIERUS AVENUE PARKING LOT EXPANSION 530 COLLIERUS AVENUE ROCHESTER, NEW HAMPSHIRE
	

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.70 ACRES.

SOIL CHARACTERISTICS
BASED ON THE USCS SOIL SURVEY FOR STRATFORD COUNTY THE SOILS CONSIST OF WINDSOR LOAMY SANDS WHICH ARE WELL DRAINED TO EXCESSIVELY WELL DRAINED SOILS.

SEQUENCE OF MAJOR ACTIVITIES

2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES, EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT MAY PRELUDE STORMWATER RUNOFF SUCH AS:
 - NEW CONSTRUCTION
 - EXISTING CONSTRUCTION
 - REPAIR OF EXISTING EROSION CONTROL MEASURES
 - CONTROL OF DIRT
3. ALL PERMANENT DETENTION SITES TO RECEIVING WATER SHALL BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL MEASURES PRIOR TO DIRECTING RUNOFF TO THEM.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. GRADE PARKING AREAS - ALL PARKING AREAS SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. SEDIMENT AND TEMPORARY SEEDING AND MULCHING - ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
7. DRAINAGE - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DRAINAGE, ETC. MULCH AND SEED AS REQUIRED.
8. TRAILS, ETC. MATCHED AND SEED AS REQUIRED.
9. FRESH PAVING, ALL PAVED AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. COMPLETE PERMANENT SEEDING AND MULCHING.
11. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTE: THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
NAME OF PROPOSED WATER
THE STORM WATER RUNOFF WILL BE DIRECTED TO AN EXISTING CLOSED DRAINAGE SYSTEM LOCATED
WITHIN COLUMBUS AVENUE.

EROSION AND SEDIMENT CONTROL AND STABILIZATION PRACTICES

- A. STABILIZATION SHALL BE INITIATED ON ALL LOSE STOCKPIRES AND DISTURBED AREAS WHEN THE STABILIZATION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY (20) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 1. MULCHING
 2. MULCHING AND SEEDING
 - B. DURING CONSTRUCTION, EROSION WILL BE CONTROLLED AROUND THE SITE WITH EARTH Dikes, PILING THROUGH HAZARDOUS MATERIALS, AND SLOPE PROTECTORS. ALL STRONG DRAIN BASIN INLETS SHALL BE PROVIDED WITH PLANTED IDLE SECTIONS AND TRASH BASKETS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.
 - C. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 2. A NUMBER OF GRASS VEGETATED GROWTH HAS BEEN ESTABLISHED.
 3. EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 4. EROSION CONTROL MEASURES HAVE BEEN PROVEN TO BE INSTALLED.
- WINTER STABILIZATION PRACTICES:
- STABILIZATION OF DISTURBED AREAS MUST BE COMPLETED BY NOVEMBER 15.


TEMPORARY SEEDING

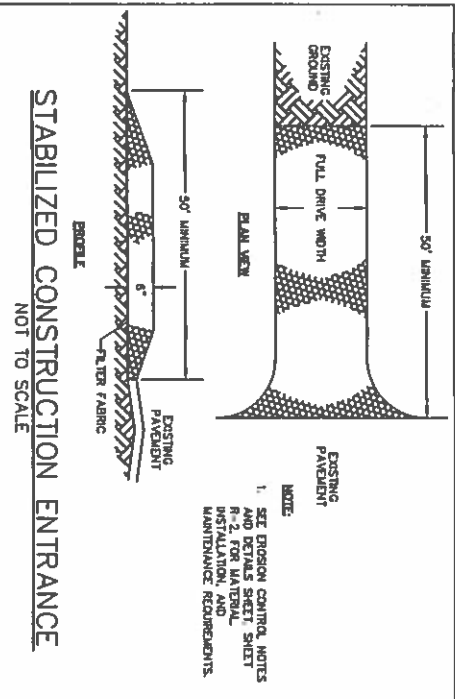
- E. POST-CONSTRUCTION MEASURES
 1. THING
 - A. APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS THAT RESIST DECOMPOSITION SUCH AS OTHER IMPROVEMENT OR DIRT TO ESTABLISH SURFACE WHERE VEGETATION STABILIZATION IS INTENDED TO ESTABLISH.
 - B. WHITE STABILIZATION SHALL WEIOT OR EXCEED THE FOLLOWING REQUIREMENTS.
 2. CONSIDERATIONS
 - A. HEAVY FLOW OR VENTILATE PLANTIC AND INTENDED FOR AREAS OF CONCENTRATED FLOWS.
 - B. IF WOOD CHIPS ARE USED IN UNPROTECTED AREAS (TREES & SHRUBS), A SUPERFICIAL APPLICATION OF CHEMICAL FERTILIZER SHOULD BE APPLIED AT A RATE OF TWO POUNDS OF 10-0-5 PER 100 SQUARE FEET OF MASH.
 - C. IF PLASTIC LINER IS USED, A PLASTIC FILTER CLOTH SHALL BE PLACED BETWEEN THE GROUND AND THE STONE.
 3. SPECIFICATIONS
 - A. WOOD CHIPS OR AGGREGATE SHALL BE USED ON SLOPES NO STEEPER THAN 3 HORIZONTALITY.
 - B. PERMANENT MULCH SHALL BE 3 INCHES OR MORE IN DEPTH.
 - C. WOOD CHIPS SHALL BE APPLIED AT A RATE OF 500-800 POUNDS PER 1,000 SQUARE FEET ON 10-20 TONS PER Acre. WOOD CHIPS SHALL BE OREIN ON AN-ORIENTED AND FREE OF OBSTRUCTIONED CORNERS MATERIALS.
 - D. AGGREGATE COVER (GRAVEL, CRUSHED STONE OR SLUG) SHALL BE WASHED, 1/4 INCH TO 2 1/2 INCHES.
 - E. MATERIALS SHALL BE APPLIED AT A RATE OF 8 CUBIC YARDS PER 1,000 SQUARE FEET.
 4. MAINTENANCE
 - A. WOOD CHIPS SHALL BE MONITORED FOR DECOMPOSITION AND NEW APPLICATIONS LAIE.
 - B. CRUSHED STONE SHALL BE MONITORED FOR WASH OUT AND SIPPING DOWN SLOPE. IF EITHER OCCURS, NEW MATERIAL SHALL BE PROVIDED ON THE BAREIN AREAS.

2. HAZARDOUS PRODUCT THE FOLLOWING BEA

3. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
 - A. HAZARDOUS MATERIALS
HAZARDOUS MATERIALS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT
RECYCLABLES AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT
 - B. PRODUCT INFORMATION
PRODUCT INFORMATION
SUPERVISOR PRODUCT THAT MUST BE DISCARDED ACCORDING TO THE
MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
 - C. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
 1. ALL ON SITE VEHICLES WILL BE MAINTAINED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE
MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY
SEALED CONTAINERS WHICH ARE CLEARLY LABELED WITH APPROPRIATE DANGER WARNINGS USED
FOR THE PRODUCTS BEING APPLIED ACCORDING TO THE LABEL/CONTAINER'S RECOMMENDATIONS.
 2. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE
SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL BY THE EQUIPPED TRAILERS.
THE CONTENTS OF ANY CONTAINLY USED BAYS OF FERTILIZER WILL BE TRANSFERRED TO A
SCALABLE PLASTIC BIN TO AVOID SPILLS.

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- NOTE:
1. COORDINATE INLET PROTECTION WITH MANUFACTURER AND SITE
 2. SILT SACKS SHALL BE USED IN CATCHBASIN WHERE PATH IS WITHIN SLOPE OF INLET. SILT SACKS FOR TRENCH OPENING LENGTH AS REQUIRED.
- 1" REBAR FOR BAG REMOVAL FROM INLET
- 1" REBAR FOR BAG REMOVAL FROM INLET
- GRATE STRAIN (1/4" OR 3/8")
- SILT SACK
NOT TO SCALE
- 



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**FOR PLANNING
BOARD APPROVAL**

City of Rochester

**Columbus Avenue
Parking Lot**

**Rochester,
New Hampshire**

February 17, 2016

EROSION CONTROL NOTES
AND DETAILS SHEET

SCALE: AS SHOWN

C-03

