



RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts., etc.)
City of Rochester, New Hampshire

Date: June 10, 2014 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 237; Lot #(s): 8-1; Zoning district: PUD

Property address/location: Fillmore Boulevard

Name of project (if applicable): The Townhomes at Highfield Commons

Size of site: 21.90 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): 183 Washington Street LLC

Mailing address: 501 D.W. Highway, Unit F, Merrimack, NH 03054

Telephone #: 603-424-6904 Fax #: 603-424-8998

Applicant/developer (if different from property owner)

Name (include name of individual): Same as Above

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Keach Nordstrom Associates

Mailing address: 10 Commerce Park North, Suite 3B

Telephone #: 603-627-2881 Fax #: 603-627-2915

Email address: jmeritt@keachnordstrom.com Professional license #: 11778

Proposed use

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 32; number of existing dwelling units: 16

Proposed bedrooms/unit: 3; total number of proposed bedrooms: 88

(continued Residential Site Plan application Tax Map: 237 Lot: 8-1)

New building(s)? 4 addition(s)/modifications to existing building(s)? _____

Townhouses/rowhouses: 16 flats: 16 duplexes: _____ freestanding detached units: _____

Proposed ownership - leasehold: X fee simple conveyance: _____ condominiums: X

Utility information

City water? yes X no _____; How far is City water from the site? on site

City sewer? yes X no _____; How far is City sewer from the site? on site

If City water, what are the estimated total daily needs? 14,400 gallons per day

Where will stormwater be discharged? Detention basins

Other information

parking spaces: existing: 0 total proposed: _____; Are there pertinent covenants? _____

Describe existing conditions/use (vacant land?): Currently vacant land

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

Wetlands: Is any fill proposed? _____; area to be filled: _____; buffer impact? _____

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	44,382SF	4.65%
Parking and vehicle circulation	68,772SF	7.22%
Planted/landscaped areas (excluding drainage)	92,391SF	9.68%
Natural/undisturbed areas (excluding wetlands)	512,042SF	53.68%
Wetlands	175,780SF	18.42%
Other – drainage structures, outside storage, etc.	60,597SF	6.35%

Comments

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

(continued Residential Site Plan application Tax Map: 237 Lot: 8-1)

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: 6/10/14

Signature of applicant/developer: 

Date: 6/10/14

Signature of agent: 

Date: 6/10/14

Authorization to enter subject property

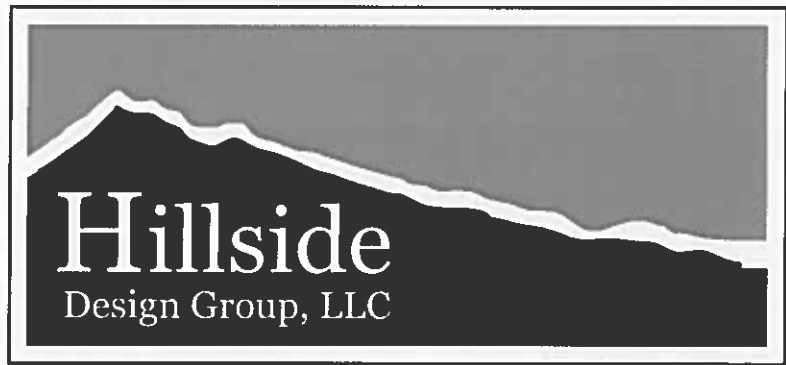
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: 6/10/14

June 10, 2014

City of Rochester
Planning Department
Attn: Jim Campbell
31 Wakefield Street
Rochester, New Hampshire 03867



Re: Site Plan Narrative - "The Townhomes at Highfield Commons"
Phase 2B - Tax Map 237; Lot 8-1 - Fillmore Blvd.
Rochester, New Hampshire 03867
HDG Project # 2010-0831-1

Dear Chairman and Board Members:

The above referenced project is being submitted for Site Plan Approval from the City of Rochester Planning Board. The proposed project is for Phase 2B of the Highfield Commons development. This phase consist of the permitting the second phase of the townhomes project and calls for the next 32 residential townhome units on the subject parcel with all supporting infrastructure.

As some members of the planning board may remember this section of the Highfield Commons planned unit development was originally designed for 144 garden style apartments on site. Based on our current product and our vision for the full build out of this project we are constructing a more aesthetically pleasing structure that still yields a reasonable density and fits with the character of our product. This second phase 2B is for another 32 units with the final goal of 96 units at this location.

The applicant has included all required supporting information for your review and comment of this project within the submittal package.

If you have any questions or comments please contact me at (603) 424-1132.

Sincerely,



Matthew J. Peterson - Project Manager
Hillside Design Group, Inc.
501 D.W. Highway, Unit F
Merrimack, NH 03054

Site Plan Checklist (residential and nonresidential)

****To be filled out by applicant/agent (with notes to be inserted by staff)***

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: The Townhomes at Highfield Commons Map: 237 Lot: 8-1

Date: 6/10/2014

Applicant/agent: Hillside Design Group LLC Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>22</u> sets completed application	☒	☐	☐	☐	_____
Total application fee	☒	☐	☐	☐	_____
<u>22</u> sets letters of intent	☒	☐	☐	☐	_____
<u>3</u> sets of full-size plans	☒	☐	☐	☐	_____
<u>22</u> sets of 11 X 17 reductions	☒	☐	☐	☐	_____
Completed abutters list	☒	☐	☐	☐	_____
Copy of existing covenants, easements, deed restrictions	☐	☐	☒	☐	_____

Plan Information

Basic information including:	☒	☐	☐	☐	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	☒	☐	☐	☐	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	☒	☐	☐	☐	_____
City tax map & lot #'s	☒	☐	☐	☐	_____
Notation on plans: "For more information about this site plan contact...."	☒	☐	☐	☐	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	☒	☐	☐	☐	_____
References to neighboring plans and subdivisions	☒	☐	☐	☐	_____
Surveyed property lines including: • existing and proposed bearings • existing and proposed distances • pins, stakes, bounds • monuments • benchmarks	☒	☐	☐	☐	_____
Include error of closure statement	☒	☐	☐	☐	_____
Information on abutting properties: • owner name • owner address • tax map and lot # • square footage of lots • approximate building footprints • use	☒	☐	☐	☐	_____

Zoning

Zoning designations of subject tract and in vicinity of tract	☒	☐	☐	☐	_____
Zoning requirements for district: • frontage • lot dimensions/density • all setbacks • lot coverage	☒	☐	☐	☐	_____
Zoning overlay districts	☒	☐	☐	☐	_____

Existing Topographic Features:

Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	☒	☐	☐	☐	_____
Soil types and boundaries	☒	☐	☐	☐	_____
Soil test pit locations, profiles, and Depth to water table and ledge	☒	☐	☐	☐	_____
Percolation test locations and results	☒	☐	☐	☐	_____

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	☒	☐	☐	☐	_____
Wetlands including name of certified Wetlands scientist who delineated	☒	☐	☐	☐	_____
Statement whether located in flood area, And if so, 100 year flood elevation	☒	☐	☐	☐	_____
Delineation of trees and open areas	☒	☐	☐	☐	_____
Overview of types of trees and vegetation	☐	☐	☒	☐	_____
Stone walls and archaeological features	☒	☐	☐	☐	_____
Locations of trails and paths	☐	☐	☒	☐	_____
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	☐	☐	☒	☐	_____

Building Information

Existing buildings/structures including square footage and use	☒	☐	☐	☐	_____
Proposed building/structures including • square footage • first floor elevation • use • # bedrooms per unit if residential	☒	☐	☐	☐	_____
Elevation drawing of proposed buildings and structures as follows: • Showing all four sides • Drawn to scale with dimensions • Showing exterior materials • Showing exterior colors	☒	☐	☐	☐	_____

Circulation and Parking Plans

Existing and proposed driveways and access points including: • Width of opening • Turning radii • Cross section of driveway	☒	☐	☐	☐	_____
Curbing & edge treatment	☒	☐	☐	☐	_____
Traffic control devices, if appropriate:	☒	☐	☐	☐	_____

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	☒	☐	☐	☐	
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	☒	☐	☐	☐	
Handicap spaces	☐	☐	☒	☐	
Loading area	☐	☐	☒	☐	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	☒	☐	☐	☐	
Bicycle rack, if appropriate	☐	☐	☒	☐	
Buffers, landscaping & screening	☒	☐	☐	☐	
Snow storage areas/plan	☐	☐	☒	☐	

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	☒	☐	☐	☐	
Sewer lines/septic and leaching areas	☒	☐	☐	☐	
Pump stations	☐	☐	☒	☐	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	☒	☐	☐	☐	
Fire hydrant location(s) and details	☒	☐	☐	☐	
Electric, telephone, cable TV (underground or overhead)	☒	☐	☐	☐	
Gas lines	☒	☐	☐	☐	
Fire alarm connections	☐	☐	☒	☐	
Treatment of solid waste (dumpsters?)	☐	☐	☒	☐	<u>Curb Side pickup</u>
Handling of oil, grease, chemicals hazardous materials/waste	☐	☐	☒	☐	

Landscaping Plan

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	☒	☐	☐	☐	_____
Proposed ground cover, shrubbery, and trees including: • botanical and common names • locations and spacing • total number of each species • size at installation	☒	☐	☐	☐	_____
Planting plan (size of holes, depth of planting, soil amendments, etc.)	☒	☐	☐	☐	_____
Irrigation: system? soaker hose? Manual? underground, etc.	☐	☐	☒	☐	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	☒	☐	☐	☐	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	☒	☐	☐	☐	_____
Fencing/screening	☒	☐	☐	☐	_____
<u>Signage</u>					
Location and type of signs: • Attached to building • Freestanding • Directional, if appropriate	☐	☐	☒	☐	_____
Dimensions of signs: • Height • Area • Setback	☐	☐	☒	☐	_____
Elevation drawings with colors & materials	☐	☐	☒	☐	_____
Type of Illumination, if proposed	☐	☐	☒	☐	_____

Outdoor Lighting

	Yes	No	N/A	Waiver Requested	Comments
Locations	☒	☐	☐	☐	_____
Height of fixtures	☒	☐	☐	☐	_____
Wattage	☒	☐	☐	☐	_____
Type of light (high pressure sodium, etc)	☒	☐	☐	☐	_____
Design/cut sheets of fixtures	☒	☐	☐	☐	_____
Illumination study, if appropriate	☒	☐	☐	☐	_____

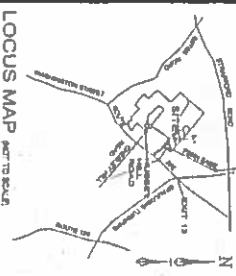
Other Elements

Traffic study, if appropriate	☐	☐	☒	☐	_____
Drainage study with calculations, storm Water impact analysis, and mitigation plan	☒	☐	☐	☐	_____
Grading plan (including finish grades)	☒	☐	☐	☐	_____
Erosion and sedimentation plan	☒	☐	☐	☐	_____
Proposed covenants, easements, And deed restrictions, if any	☐	☐	☒	☐	_____
Fiscal impact study, if requested	☐	☐	☒	☐	_____

Additional Comments:

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

1) TITLED ALLOCATION PLAN OF HIGH-RISE BUILDING -
PAGE 1, OWNED BY 183 WASHINGTON STREET, LLC, TAX MAP
227 LOTS 6 & 1, WASHINGTON STREET, PRIVATE TRAIL, CLARITY HILL
ROAD AND BROADWAY ROAD, ROCKFORD, NEW HAMPSHIRE.
DATED AUG. 22, 2012. LAST REVISION: 2012. PREPARED BY THIS
OFFICE. SEE RECORD PLANS 100-18 THROUGH 100-24.



NOTES

- [illegible]

SYMBOL LEGEND

- o ROOM PAPER TALK
 - o ROOM FILM
 - o DRILL HOLE
 - o ROOM ROD TALK
 - o ROOM w/COOL BE SET
 - o PLASTIC BOARD w/ROCK BE SET
 - o CHAIRS THREE w/ WOOD
 - o DECORATION TREE w/ WOOD
 - o OTHER STONE WALL
- RAFTING PROPERTY LINE

IDENTITY THIEF THE PLAY IS THE STORY OF AN ACTUAL FIELD SLAVEY SALE WITH TOPICS OF THE PIVOTAL OF CLOSING BY ALL LIVES WITHIN AND CONSIDERING THE SUBJECT PROPERTY IS BETTER THAN 10 IN 1000.

IDENTITY THIEF THE SLAVEY PLAY, IS NOT A SLAVEHOLDING PRACTICE TO THE TITLE, AND NOT THE LIVES OF SLAVES AND WHITE WOMEN ARE BORN OF PLEASANT OR PAINFUL SITUATIONS FOR THEIR ALLEGED ESTABLISHED AND THAT NO NEW WAY AND BOOK.

IDENTITY THIEF THE COPY OF THE PLAY WAS GIVEN TO ME BY THE INDEPENDENT IN AMERICA BORN IN ACCORDANCE WITH THE STORY.



NO.	DATE	DESCRIPTION	BY
2	6/27/75	RECEIVE APPROV. FROM	BOB
1	3/29/75	DEPOSIT DETAIL	BOB

EXISTING CONDITIONS PLAN FOR
"HIGHFIELD PLACE"
PHASE 2 MULTI-FAMILY Y DEVELOPMENT
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8-1
59 FILMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
DATE PREPARED: 2/2013
SCALE: 1" = 50'

183 MARKET STREET
ROCHESTER, NH 03601
TEL: (603) 447-4282 OR 738-8203
FAX: (603) 447-7800
WWW.183WSSTREET.COM

Joseph M. Wickett
L.L.D.

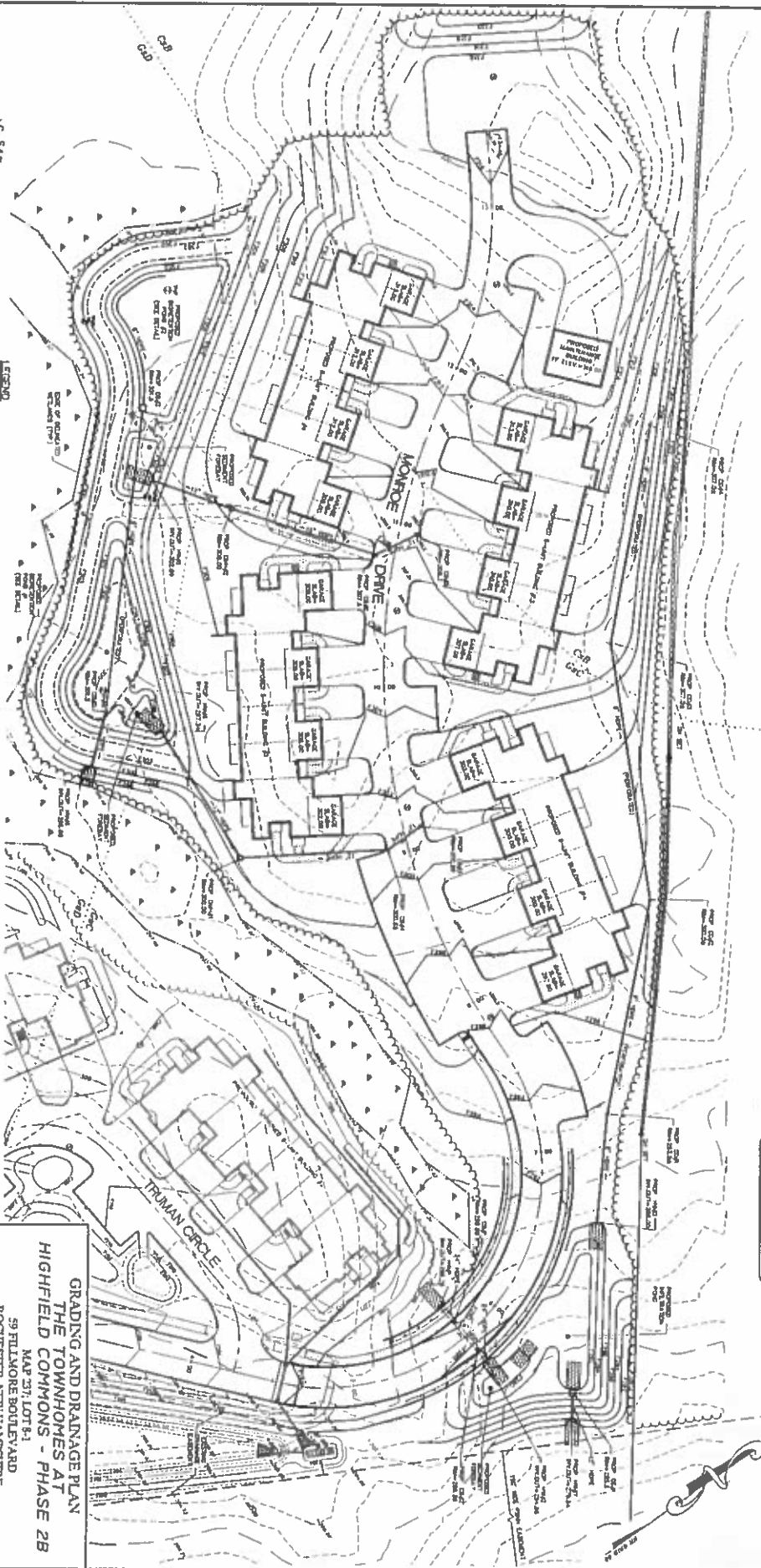
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET 31 SHEET 1 OF 1

F.B.P. JOB #2003154

DATE: JAN 8 2004	OFFICER: 1000
------------------	---------------

LOAD & SEED ALL



NOTES

[illegible]

1563ND

- [illegible]

CONSTRUCTION NOTES:

[illegible]

SOS. SOL. MAP LEGEND

- | | |
|-----|--|
| CAD | CHALKING UP STORY FINE SMOOTY LAME
3 TO 150 BUCKS |
| CAG | CHALKING UP STORY FINE SMOOTY LAME
8 TO 150 BUCKS |
| CAC | CHALKING UP STORY FINE SMOOTY LAME
8 TO 150 BUCKS |
| CAD | CHALKING UP STORY FINE SMOOTY LAME
3 TO 150 BUCKS |

GRAPHIC SCALE



**GRADING AND DRAINAGE PLAN
THE TOWNHOMES AT
HIGHFIELD COMMONS - PHASE 2B**

39 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
05601-1000

1813 AUGUSTION STREET, L.L.
SOT. D. W. HODMAN, SALT &
MORTAR, 1813 AUGUSTION STREET

183 MAGNUSON STREET, L.L.
201 N. E. HIGHWAY 1, SUITE F
PORTLAND, OR 97202

KVA
ELECTRONICS ASSOCIATES, INC.

Care Management Lead Agency Leadership Conference
for Cooperative Care Work, Suite 800, Building #9 65110 Painesville OH 44078-0001

[illegible]

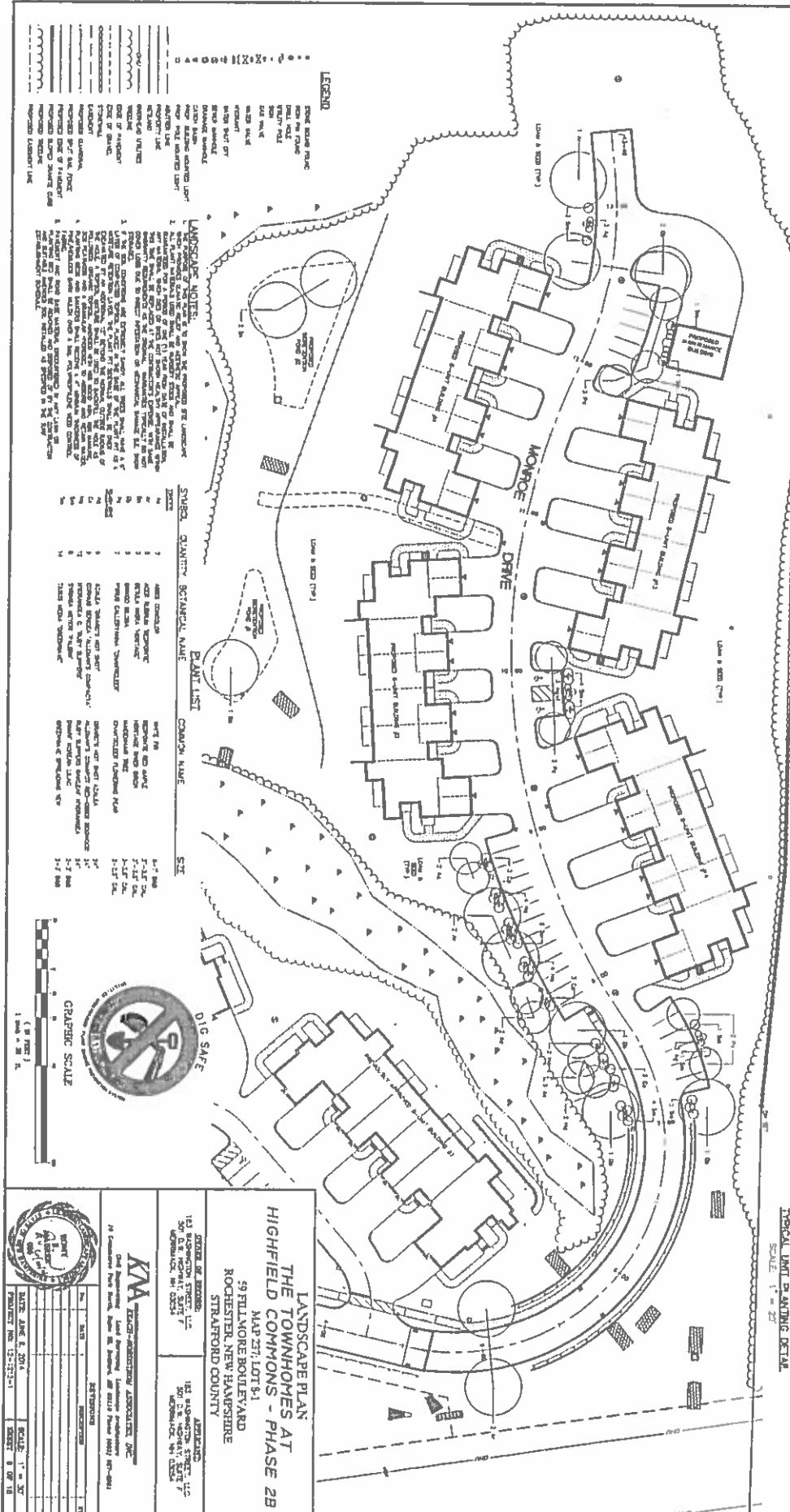
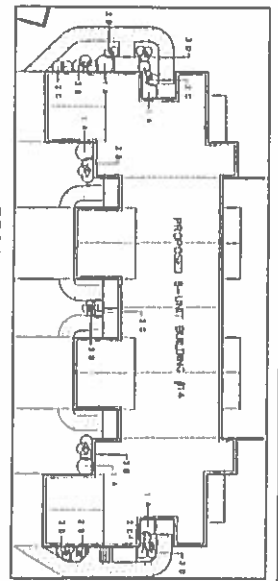
[illegible]

NOTES FOR PLANTING AND RETENTION PONDS

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.

PLANT SCHEDULE

CATEGORY	BOTANICAL NAME	COMMON NAME	SIZE
A	USA BURNING BUSH	BURNING BUSH	3-4' H
B	USA BURNING BUSH	BURNING BUSH	3-4' H
C	USA BURNING BUSH	BURNING BUSH	3-4' H
D	USA BURNING BUSH	BURNING BUSH	3-4' H



THE TOWNHOMES AT HIGHFIELD

59 FILLMORE BOULEVARD

ROCHESTER, NEW HAMPSHIRE

STRAFFORD COUNTY

DATE: 10/1/10

SCALE: 1" = 2'

PROJECT NO: 10-10-10-1

DESIGNED BY: [Firm Name]

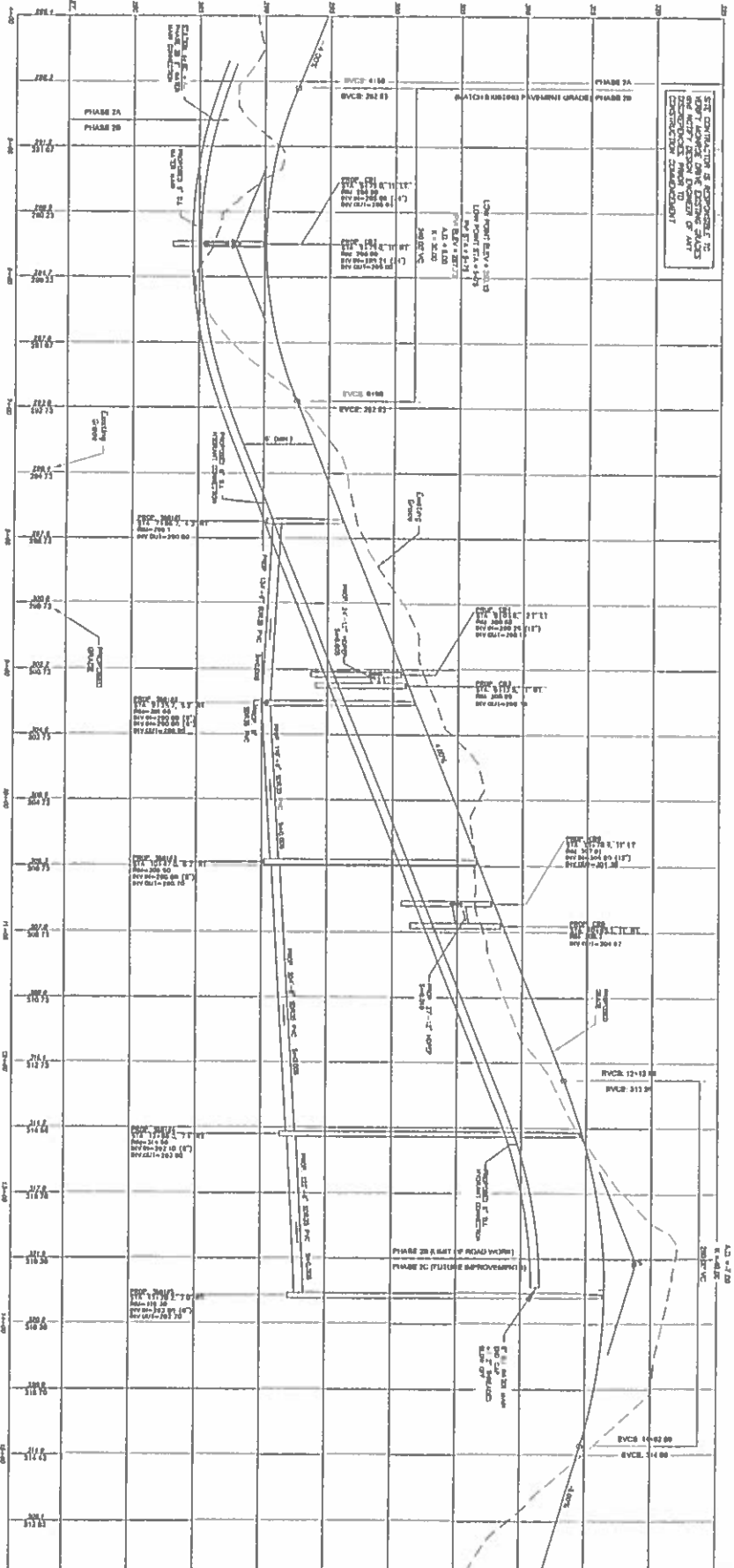
DATE: 10/1/10

SCALE: 1" = 2'

PROJECT NO: 10-10-10-1

[illegible]

MONROE DRIVE (PHASE 2A)



MONROE DRIVE ROADWAY & SEWER PROFILE, PHASE 2B (STATION 4+58 TO 12+46)
 SCALE: 1" = 40' (HORIZ)
 1" = 4' (VERT)

ROADWAY & SEWER PROFILE (MONROE DRIVE)
THE TOWNHOUSES AT HIGHFIELD
CONDITIONS: PHASE 2B
 59 TILMONT BOULEVARD
 ROCHESTER, NEW HAMPSHIRE
 STRAFFORD COUNTY

OWNER OF RECORD:
 163 BASSINGTON STREET, LLC
 50 WILSON AVENUE, 3RD FLOOR
 ROCHESTER, NH 05601

DESIGNER:
 163 BASSINGTON STREET, LLC
 50 WILSON AVENUE, 3RD FLOOR
 ROCHESTER, NH 05601

DATE: JAN 8, 2014
PROJECT NO: 13-122-1

SCALE: 1" = 40' H, 1" = 4' V
SHEET: 10 OF 18



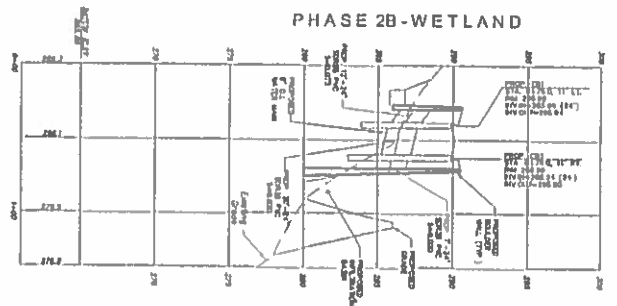
OWNER OF RECORD:
 163 BASSINGTON STREET, LLC
 50 WILSON AVENUE, 3RD FLOOR
 ROCHESTER, NH 05601

DESIGNER:
 163 BASSINGTON STREET, LLC
 50 WILSON AVENUE, 3RD FLOOR
 ROCHESTER, NH 05601

DATE: JAN 8, 2014
PROJECT NO: 13-122-1

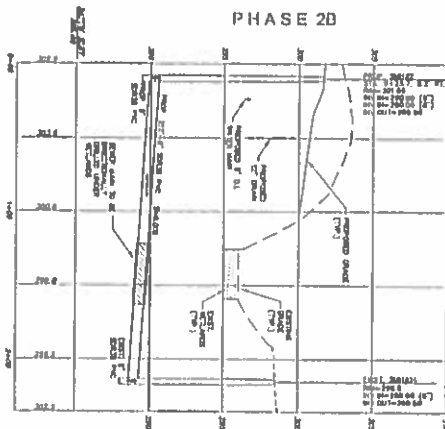
SCALE: 1" = 40' H, 1" = 4' V
SHEET: 10 OF 18

DATE: JAN 8, 2014
PROJECT NO: 13-122-1



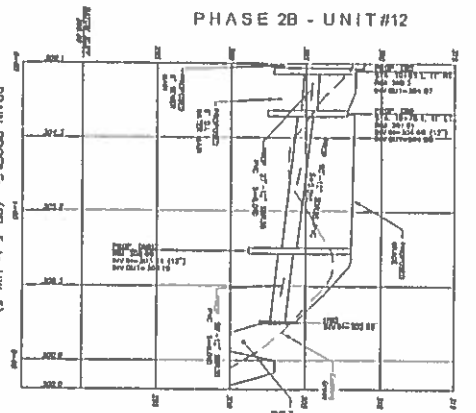
PHASE 2B-PSNH EASEMENT

DRAIN PROFILE: (HW-1 to HW-2)
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



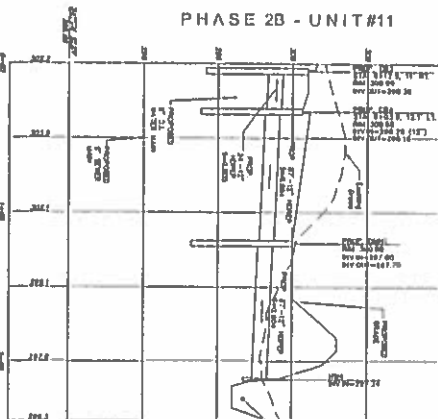
PHASE 2A

SEWER PROFILE: (SHT-1 to EXISTING SHT-24)
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



PHASE 2B - WETLAND

DRAIN PROFILE: (DB-5 to HW-5)
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



PHASE 2B - BIORETENTION BASIN #1

DRAIN PROFILE: (DB-3 to HW-4)
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)

DRAINAGE PROFILES
THE TOWNHOUSES AT HIGHFIELD COMMONS - PHASE 2B
MAP 2B-1 LOT 61
39 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

DESIGNED BY:
183 BROADVIEW STREET, LLC
301 D. B. BROWN, JR. DRIVE
ROCHESTER, NH 03003

APPROVED BY:
183 BROADVIEW STREET, LLC
301 D. B. BROWN, JR. DRIVE
ROCHESTER, NH 03003

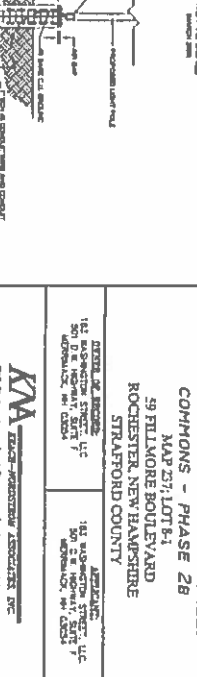
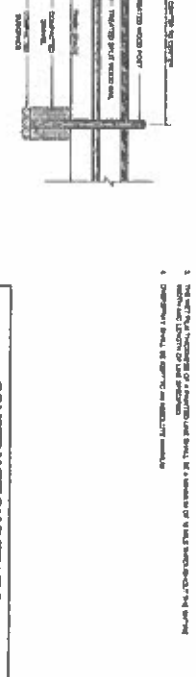
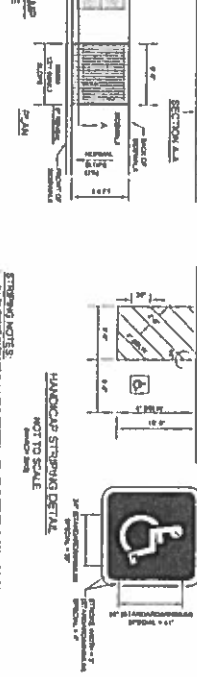
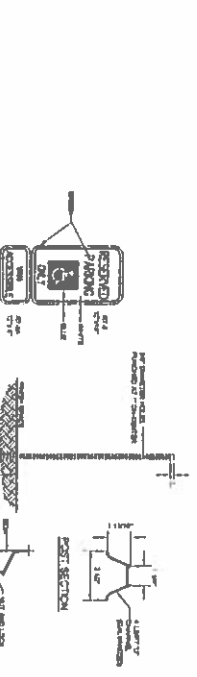
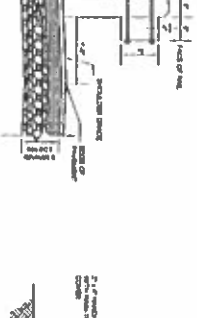
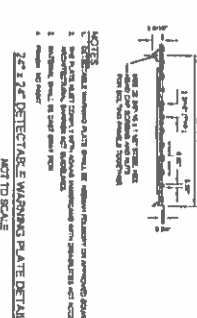
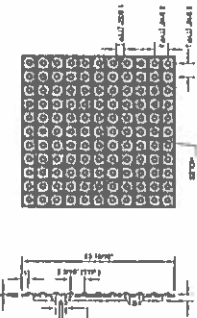
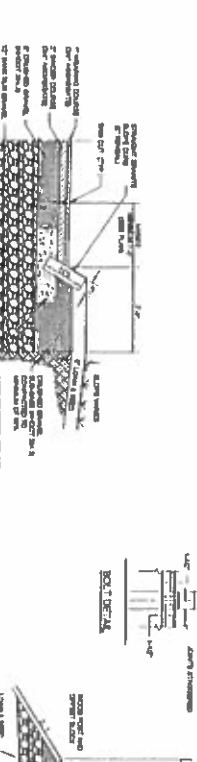
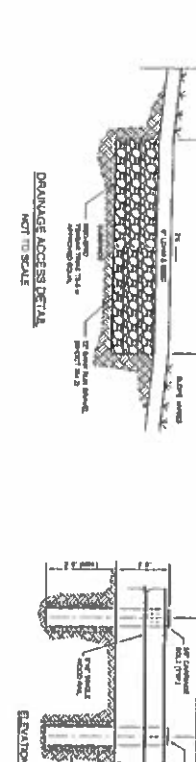
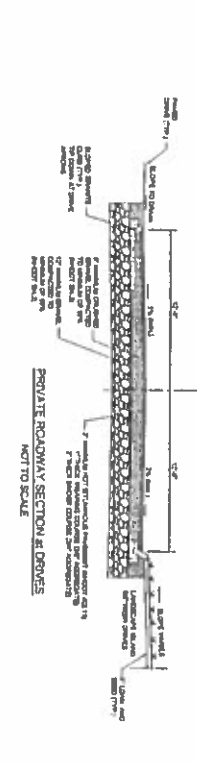
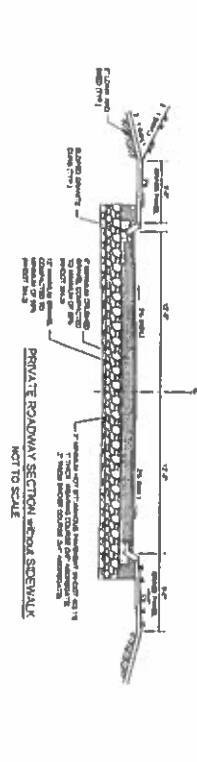
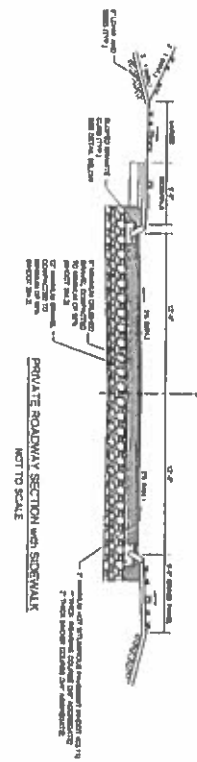
DATE: 08/11/2014
SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)

PROJECT: 08/11/2014
SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)

PROJECT: 08/11/2014
SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)

PROJECT: 08/11/2014
SCALE: 1" = 40' (HORIZ.)
1" = 4' (VERT.)



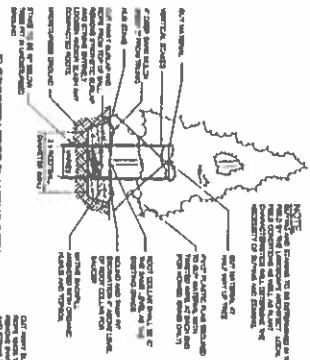


CONSTRUCTION DETAILS
THE TOWNHOMES AT HIGHFIELD COMMONS - PHASE 2B
MAP 27, LOT 61
59 PILGRIM BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

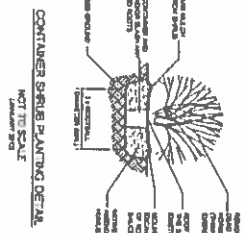
OWNER: KMC ASSOCIATES, INC.
151 BOSTON STREET, LLC
ROCHESTER, NH 03063

DESIGNER: KMC ASSOCIATES, INC.
151 BOSTON STREET, LLC
ROCHESTER, NH 03063

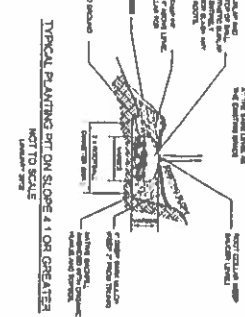
DATE: 12/11/11
SCALE: AS SHOWN
PROJECT: 12-11-11



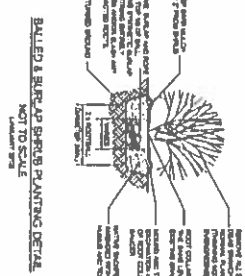
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
Landscape Pro



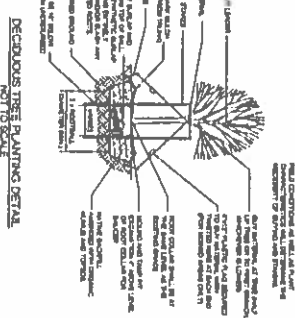
CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE
Landscape Pro



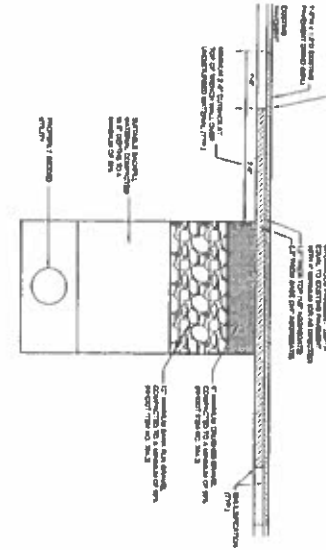
TYPICAL PLANTING PIT ON SLOPE 4:1 ON OPERATOR
NOT TO SCALE
Landscape Pro



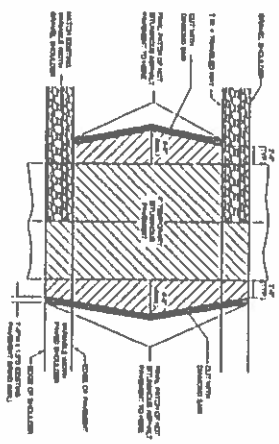
BULB & BI-RAD PLANTING DETAIL
NOT TO SCALE
Landscape Pro



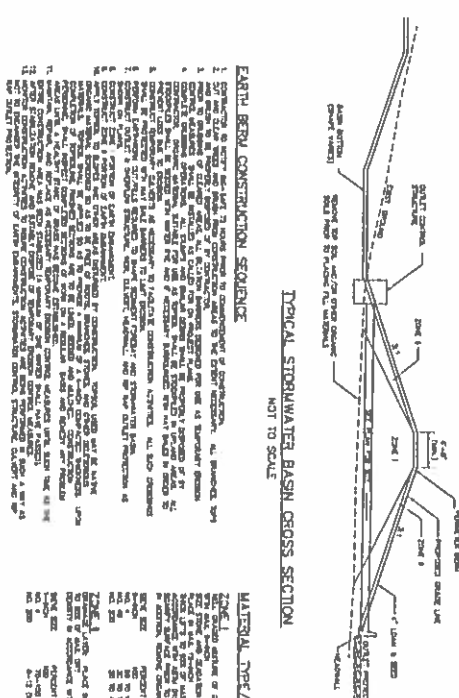
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
Landscape Pro



TYPICAL STORMWATER BASIN CROSS SECTION
NOT TO SCALE



PERMANENT PAVEMENT REPAIR
NOT TO SCALE
Landscape Pro



EARTH BERM CONSTRUCTION SEQUENCE

1. CONSTRUCTION OF EARTH BERM SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
2. THE EARTH BERM SHALL BE CONSTRUCTED IN TWO (2) LIFTS.
3. THE FIRST LIFT SHALL BE 18\"/>

- ### THREE ESTABLISHMENT SCHEDULE
- PREPARATION AND EXECUTION**
1. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 2. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 3. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 4. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 5. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 6. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 7. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 8. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 9. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 10. THE PREPARATION AND EXECUTION OF THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:

- ### MATERIALS
1. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 2. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 3. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 4. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 5. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 6. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 7. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 8. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 9. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
 10. THE MATERIALS TO BE USED IN THE THREE ESTABLISHMENT SCHEDULE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:

CONSTRUCTION DETAILS

THE TOWNHOMES AT HIGHFIELD

COMMONS - PHASE 2B

MAP 27, LOT 61

99 FULLMORE BOULEVARD

ROCHESTER, NEW HAMPSHIRE

STRAFFORD COUNTY

DESIGNED BY: K&M ASSOCIATES, INC.

DATE: MAY 1, 2014

PROJECT: PHASE 2B

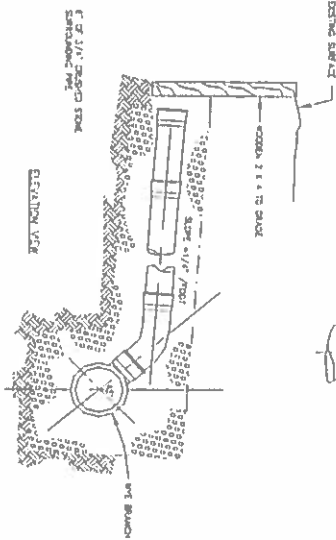
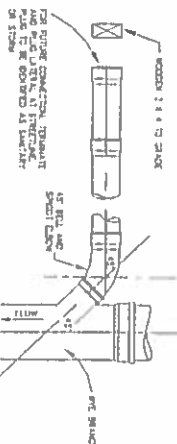
CLIENT: K&M ASSOCIATES, INC.

ADDRESS: 99 FULLMORE BOULEVARD, ROCHESTER, NH 03073

SCALE: AS SHOWN

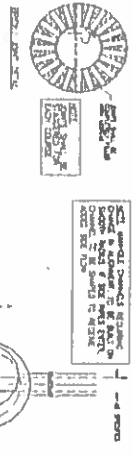
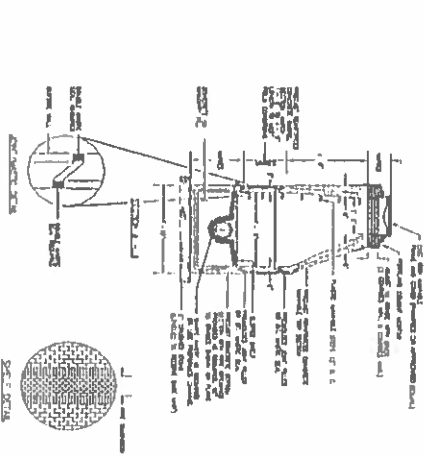
DATE: MAY 1, 2014

		CONSTRUCTION DETAILS THE TOWNHOMES AT HAMPFIELD COMMONS - PHASE 2B MAY 27th, LOT B-1 59 FILLMORE BOULEVARD ROCHESTER, NEW HAMPSHIRE STRAFFORD COUNTY	
DATE OF ISSUE: 11-21-94 11-21-94 11-21-94 11-21-94 11-21-94		APPROVAL: 11-21-94 11-21-94 11-21-94 11-21-94 11-21-94	
PROJECT: 11-21-94 11-21-94 11-21-94 11-21-94 11-21-94		REVISIONS: 11-21-94 11-21-94 11-21-94 11-21-94 11-21-94	
SCALE: 11-21-94 11-21-94 11-21-94 11-21-94 11-21-94		NOTES: 11-21-94 11-21-94 11-21-94 11-21-94 11-21-94	

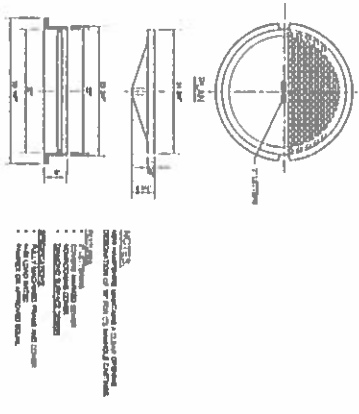


- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF STRAFFORD COUNTY, NEW HAMPSHIRE.
 2. THE MANHOLE SHALL BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.
 3. THE MANHOLE SHALL BE 36\"/>

SANITARY SEWER SERVICE DETAIL
NOT TO SCALE



SANITARY SEWER MANHOLE
NOT TO SCALE



SEWER MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF STRAFFORD COUNTY, NEW HAMPSHIRE.
 2. THE MANHOLE SHALL BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.
 3. THE MANHOLE SHALL BE 36\"/>

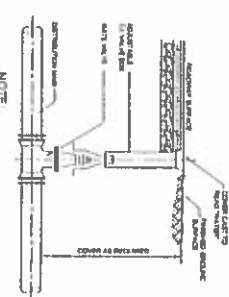
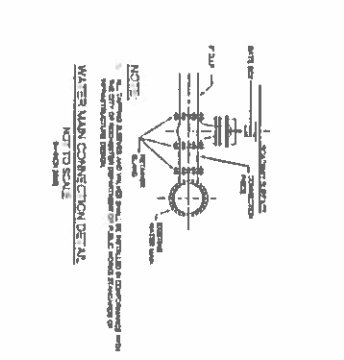
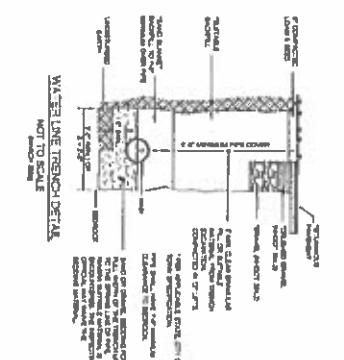
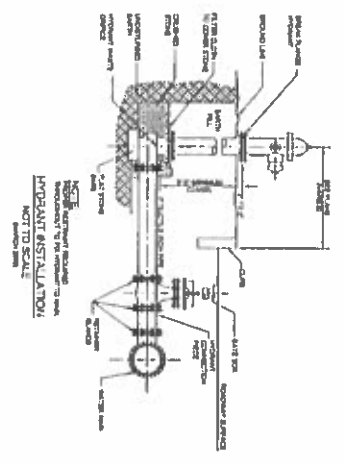
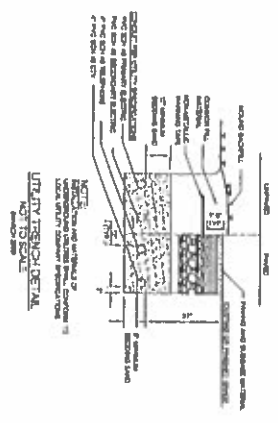
CONSTRUCTION DETAILS
THE TOWNHOMES AT HIGHFIELD COMMONS - PHASE 2B

MAP 27, LOT 8-1
59 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

DATE OF RECORD	APPROVED
10/15/2014	10/15/2014

KMA
KMA ENGINEERING ASSOCIATES, INC.
Civil Engineering, Land Planning, Landscape Architecture
100 Main Street, Suite 200, Rochester, NH 03061
Tel: 603.333.3333 Fax: 603.333.3334

DATE	BY	REVISION
10/15/2014	10/15/2014	10/15/2014



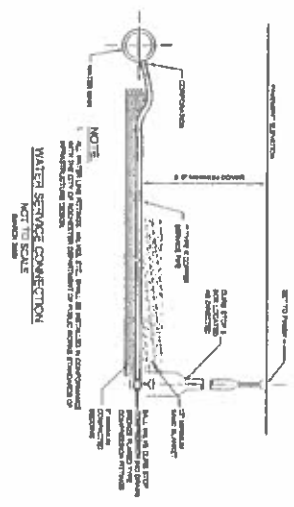
NOTE: WATER GATE VALVE SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS OF WATER GATE VALVE. (SECTION 200)

Valve Size	Valve Type	Valve Material	Valve Weight
12"	Gate Valve	Cast Iron	1,200 lbs
18"	Gate Valve	Cast Iron	1,800 lbs
24"	Gate Valve	Cast Iron	2,400 lbs
30"	Gate Valve	Cast Iron	3,000 lbs
36"	Gate Valve	Cast Iron	3,600 lbs
42"	Gate Valve	Cast Iron	4,200 lbs
48"	Gate Valve	Cast Iron	4,800 lbs
54"	Gate Valve	Cast Iron	5,400 lbs
60"	Gate Valve	Cast Iron	6,000 lbs

NOTE: WATER GATE VALVE SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS OF WATER GATE VALVE. (SECTION 200)

THRUST BLOCK DETAIL
NOT TO SCALE

WATER PIPE SEWER PIPE SEPARATION
NOT TO SCALE



CONSTRUCTION DETAILS

THE TOWNHOMES AT HIGHFIELD COMMONS - PHASE 2B

MAP 37, LOT 3-1
59 FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

OWNER:
KNA
KNAUF-ROCHESTER ASSOCIATES, INC.
112 WASHINGTON STREET, 11th FLOOR
ROCHESTER, NY 14603

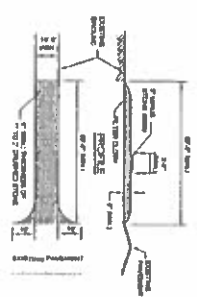
DESIGNER:
KNA
KNAUF-ROCHESTER ASSOCIATES, INC.
112 WASHINGTON STREET, 11th FLOOR
ROCHESTER, NY 14603

DATE: JUNE 6, 2014

PROJECT NO.: 12-17-2-1

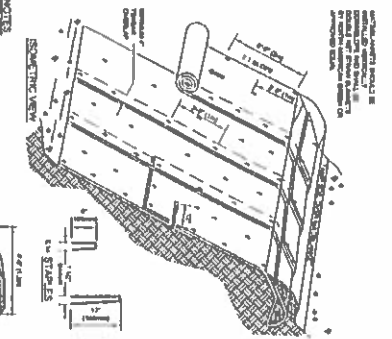
SCALE: AS SHOWN

SHEET: 17 OF 18



PLAN VIEW
NOT TO SCALE

MAINTENANCE
1. The wall shall be maintained in good condition and shall be repaired or replaced as needed.
2. The wall shall be kept free of debris and vegetation.
3. The wall shall be kept free of water and moisture.
4. The wall shall be kept free of erosion and settlement.
5. The wall shall be kept free of damage and deterioration.
6. The wall shall be kept free of fire and explosion.
7. The wall shall be kept free of pollution and contamination.
8. The wall shall be kept free of noise and vibration.
9. The wall shall be kept free of health and safety hazards.
10. The wall shall be kept free of environmental impacts.

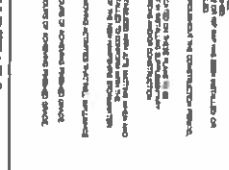
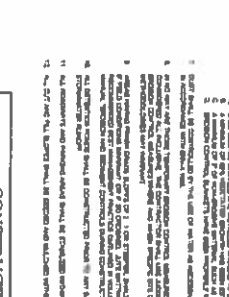
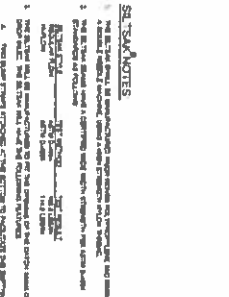
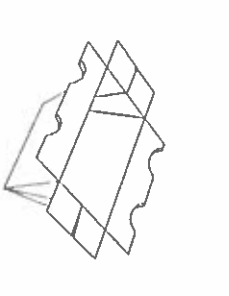
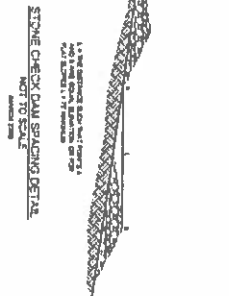
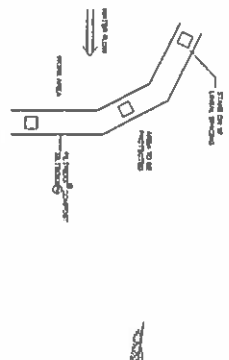


ELEVATION VIEW
NOT TO SCALE

EROSION CONTROL BLANKETS, SLOPE INSTALLATION
NOT TO SCALE

REFERENCE CONSTRUCTION STANDARDS/SPECIFICATIONS
1. The wall shall be constructed in accordance with the following standards and specifications:
2. The wall shall be constructed in accordance with the following standards and specifications:
3. The wall shall be constructed in accordance with the following standards and specifications:
4. The wall shall be constructed in accordance with the following standards and specifications:
5. The wall shall be constructed in accordance with the following standards and specifications:
6. The wall shall be constructed in accordance with the following standards and specifications:
7. The wall shall be constructed in accordance with the following standards and specifications:
8. The wall shall be constructed in accordance with the following standards and specifications:
9. The wall shall be constructed in accordance with the following standards and specifications:
10. The wall shall be constructed in accordance with the following standards and specifications:

EROSION CONTROL NOTES
1. The wall shall be constructed in accordance with the following standards and specifications:
2. The wall shall be constructed in accordance with the following standards and specifications:
3. The wall shall be constructed in accordance with the following standards and specifications:
4. The wall shall be constructed in accordance with the following standards and specifications:
5. The wall shall be constructed in accordance with the following standards and specifications:
6. The wall shall be constructed in accordance with the following standards and specifications:
7. The wall shall be constructed in accordance with the following standards and specifications:
8. The wall shall be constructed in accordance with the following standards and specifications:
9. The wall shall be constructed in accordance with the following standards and specifications:
10. The wall shall be constructed in accordance with the following standards and specifications:



PLAN VIEW
NOT TO SCALE

STONE CHECK DAM SECTION DETAIL
NOT TO SCALE

PLAN VIEW
NOT TO SCALE

PLAN VIEW
NOT TO SCALE

PLAN VIEW
NOT TO SCALE

PLAN VIEW
NOT TO SCALE

CONSTRUCTION DETAILS

THE TOWNHOMES AT HIGHFIELD

COMPHONS - PHASE 2B

MAP 27, LOT 84

59 FLEMING ROAD

ROCHESTER, NEW HAMPSHIRE

STRAFFORD COUNTY

OWNER
152 ALBANY STREET, LLC
152 ALBANY STREET, LLC
ROCHESTER, NH 03061

ARCHITECT
152 ALBANY STREET, LLC
152 ALBANY STREET, LLC
ROCHESTER, NH 03061

CONSTRUCTION DETAILS

THE TOWNHOMES AT HIGHFIELD

COMPHONS - PHASE 2B

MAP 27, LOT 84

59 FLEMING ROAD

ROCHESTER, NEW HAMPSHIRE

STRAFFORD COUNTY

CONSTRUCTION DETAILS

THE TOWNHOMES AT HIGHFIELD

COMPHONS - PHASE 2B

MAP 27, LOT 84

59 FLEMING ROAD

ROCHESTER, NEW HAMPSHIRE

STRAFFORD COUNTY