

3/14/2022 2:54 PM - mgonan - F:\TJM Projects\20014 - Eversource On Call\20014-00\Rocheater AWC (1485-00)\20014-00\Rocheater AWC_C3D\PRODUCTION\Rocheater AWC Design Layout.dwg - C:\K3

GENERAL INFORMATION

OWNER/APPLICANT

MAP 136 LOT 2
PUBLIC SERVICE CO OF NH
(DBA EVERSOURCE ENERGY)
PO BOX 270
HARTFORD, CT 06141-0270
603-634-2800

PREPARED FOR

PUBLIC SERVICE CO OF NH
(DBA EVERSOURCE ENERGY)
C/O G. BRENT KILGORE
780 NORTH COMMERCIAL STREET
MANCHESTER, NH 03101
603-634-2800

RESOURCE LIST

PLANNING/ZONING DEPARTMENT

33 WAKEFIELD STREET
ROCHESTER, NH 03867-1917
603-335-1338
SHANNA B. SAUNDERS, PLANNING DIRECTOR

BUILDING DEPARTMENT

33 WAKEFIELD STREET
ROCHESTER, NH 03867
603-332-3508
JIM GRANT, BUILDING DIRECTOR

POLICE DEPARTMENT

23 WAKEFIELD STREET
ROCHESTER, NH 03867
603-330-7127
CHIEF PAUL TOUSSAINT

FIRE DEPARTMENT

37 WAKEFIELD STREET
ROCHESTER, NH 03867
603-335-7545
FIRE CHIEF MARK KLOSE

ASSOCIATED PROFESSIONALS

ARCHITECT

BODE EQUIPMENT
23 LONDONDERRY RD
LONDONDERRY, NH 03053
603-548-0518
SCOTT FAWCETT, PRESIDENT

CIVIL ENGINEER

TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
603-472-4488
NICK GOLON, PE

ABUTTERS

MAP 132 LOT 13
ROMAN CATHOLIC BISHOP
C/O FINANCE & REAL ESTATE OFFICE
153 ASH STREET
MANCHESTER, NH 03104

MAP 136 LOT 14
KELLY J & ALFRED R BUTTIGIERI
11 WEEPING WILLOW DRIVE
ROCHESTER, NH 03867

MAP 136 LOT 15
PERCY L & KATHLEEN A SPIERS
9 WEEPING WILLOW DR
ROCHESTER, NH 03867

MAP 136 LOT 16
GILBERT G COLON
7 WEEPING WILLOW DRIVE
ROCHESTER, NH 03867

MAP 136 LOT 17
BRANDY N & KIM WARREN
& WILLIAM H SHAHEEN
5 WEEPING WILLOW DRIVE
ROCHESTER, NH 03867

MAP 136 LOT 19
ADAM GAUREAULT
70 OLD DOVER ROAD
ROCHESTER, NH 03867

MAP 136 LOT 21
ROMAN CATHOLIC BISHOP OF MANCHESTER
C/O ST MARY CHURCH
71 LOWELL STREET
ROCHESTER, NH 03867

MAP 136 LOT 35
JM & LA YERARI REV. LIVING TRUST
JOHN M & LINDA A YERARI TRUSTEES
42 MEADOW LANE
ROCHESTER, NH 03867

MAP 136 LOT 36
BRADLEY J & JAMIE M WINN
44 MEADOW LANE
ROCHESTER, NH 03867

MAP 136 LOT 37
JEFFREY M & MICHELLE R LORING
50 MEADOW LANE
ROCHESTER, NH 03867

MAP 136 LOT 38
BARBARA MCCOY & JAMES CALLERY
52 MEADOW LANE
ROCHESTER, NH 03867

MAP 136 LOT 38-1
STEVEN R CHASSE &
ROBIN A REVO LIVING TRUST
C/O S & R CHASSE
56 MEADOW LANE
ROCHESTER, NH 03867

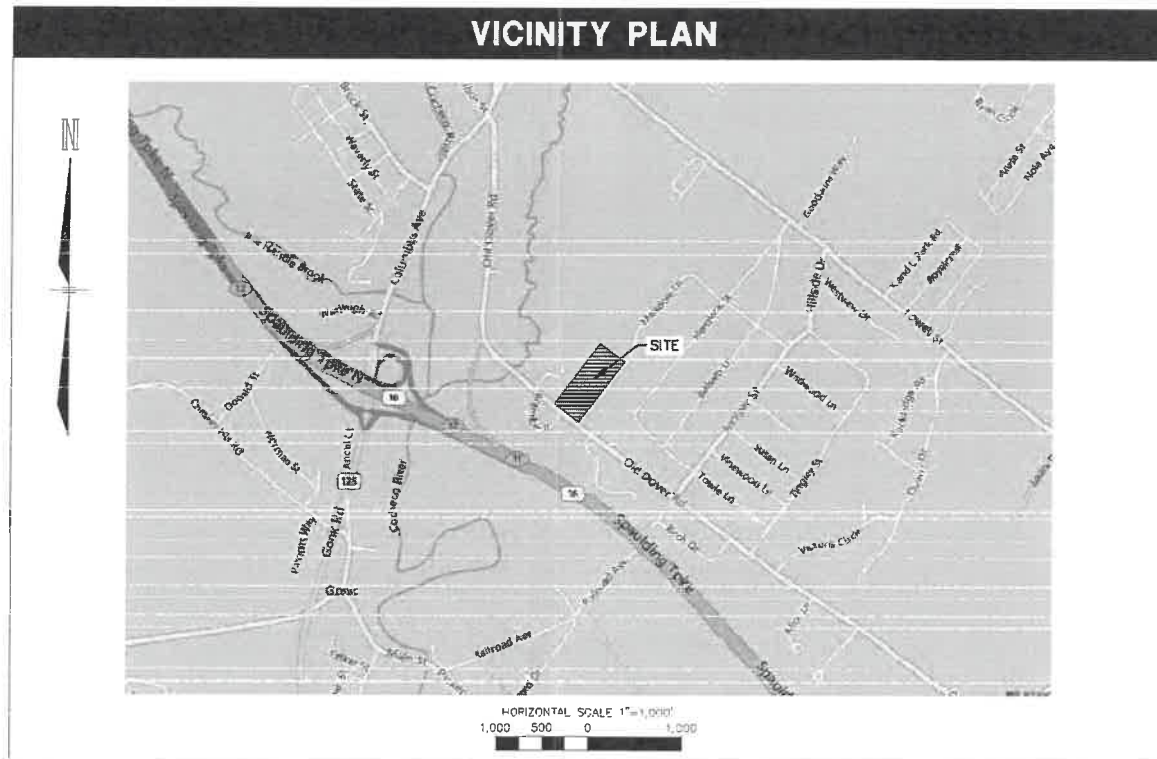
MAP 136 LOT 69
PARTRIDGE GREEN OF NH LLC
C/O HODGES DEVELOPMENT CORP
201 LOUDON ROAD
CONCORD, NH 03301

MAP 136 LOT 70
BRAMBER II CONDO ASSOCIATION
C/O EVERGREEN MGMT GROUP
17 COMMERCE DR
BEDFORD, NH 03110

EVERSOURCE ROCHESTER AWC

74 OLD DOVER RD
ROCHESTER, NEW HAMPSHIRE

VICINITY PLAN



GENERAL & SUBSEQUENT CONDITIONS OF APPROVAL

- PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO START OF CONSTRUCTION. OWNER OR THEIR DESIGNEE SHALL CONTACT THE ROCHESTER DEPARTMENT OF PLANNING AND DEVELOPMENT TWO WEEKS PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO JANUARY 3, 2023 THE OWNER OR THEIR DESIGNEE SHALL SUBMIT A MASTER PLAN FOR THE SUBJECT PARCEL TO INCLUDE POTENTIAL EXPANSION UP TO THE YEAR 2032.
- ALL LANDSCAPING SHOWN ON THE APPROVED PLANS SHALL BE MAINTAINED AND ANY DEAD OR DYING VEGETATION SHALL BE REPLACED IN A TIMELY MANNER FOR THE DURATION OF THIS SITE PLAN APPROVAL.
- ALL OUTDOOR LIGHTING (INCLUDING SECURITY LIGHTING) SHALL BE DOWN LIT AND SHIELDED SO NO DIRECT LIGHT IS VISIBLE FROM ADJACENT PROPERTIES AND ROADWAYS.
- SNOW SHALL BE REMOVED AND STORED SUCH THAT THE DRAINAGE STRUCTURES CAN FUNCTION PROPERLY AND THE REQUIRED PARKING SPACES CAN BE UTILIZED. SNOW STORAGE MAY NOT IMPACT THE CITY'S ACCESS TO THE SEWER PUMP STATION.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR BEGINNING OF SITE WORK, THE OWNER OR THEIR DESIGNEE SHALL PROVIDE SITE IMPROVEMENT AND RESTORATION SECURITY.
- AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE PROJECT SHALL BE BUILT AND EXECUTED AS SPECIFIED IN THE APPROVED PLANS UNLESS CHANGES ARE APPROVED BY THE CITY.

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INDEX OF SHEETS

SHEET	SHEET TITLE
C-01	COVER SHEET
C-02	NOTES & LEGEND
C-03	SITE LAYOUT PLAN
D-01	DETAILS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY SITE PLAN APPROVAL	#136-20-R1-21	1/3/2022	1/3/2024
CITY BUILDING PERMIT			

VARIANCE

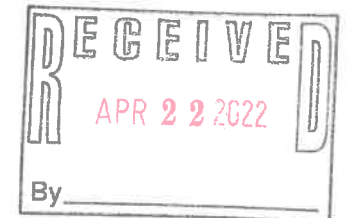
THE FOLLOWING VARIANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON OCTOBER 13, 2021:
ROCHESTER ZONING ORDINANCE CHAPTER 275, SECTION 18.1 -
TO PERMIT AN EXPANSION OF AN EXISTING WAREHOUSE USE IN THE RESIDENTIAL-1 (R1) ZONING DISTRICT

WAIVER

THE FOLLOWING WAIVER WAS GRANTED BY THE PLANNING BOARD ON JANUARY 3, 2022:
ROCHESTER SITE PLAN REGULATIONS SECTION 9(A) - HOURS OF OPERATION
*THE PLANNING BOARD GRANTS THIS WAIVER FOR EMERGENCY SITUATIONS ONLY. THIS MEANS THAT ON ANY DAY OF THE YEAR WHERE THERE IS AN EMERGENCY SITUATION THE SITE CAN OPERATE 24 HOURS A DAY. ALL OTHER DAYS OF THE YEAR THE SITE MUST OPERATE UNDER NORMAL BUSINESS HOURS AS LONG AS THE CONDITIONS OF THIS APPROVAL STAY IN PLACE. THE NOISE ORDINANCE CITES DAYTIME NOISE ALLOWED FROM 7AM TO 10 PM. IN ADDITION, IN ORDER TO OPERATE 24 HOURS A DAY THE SITE MUST REMAIN IN COMPLIANCE. THIS MEANS THE FENCE IS IN GOOD WORKING ORDER, THE VEGETATED BUFFER HAS HAD NO DIE OFFS AND THE TRUCKS ARE NOT BEING PARKED ON THE STREET.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON 1/6/2022
BOARD MEMBER: [Signature] Senior Planner
BOARD MEMBER: [Signature] 4/15/22



TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 20014-00

COVER SHEET									
EVERSOURCE ENERGY									
NEW HAMPSHIRE									
TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC									
SCALE: AS NOTED FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG DRAWING NO: C-01									
REV	DESCRIPTION	ENG/PE#	DATE	DRN	CHKD	APPR	REV	DESCRIPTION	ENG/PE#
3	REVISED PER CITY NOTICE OF DECISION	-	4/18/22	-	NG	NG	3	REVISED PER CITY NOTICE OF DECISION	-
2	REVISED PER CITY NOTICE OF DECISION	-	3/14/22	-	NG	NG	2	REVISED PER CITY NOTICE OF DECISION	-
1	REVISED PER CITY COMMENTS	-	10/9/21	-	NG	NG	1	REVISED PER CITY COMMENTS	-
DWG REV	EPN/DESCRIPTION	CONF/FILE	DATE	DRN	CHKD	APPR	DWG REV	EPN/DESCRIPTION	CONF/FILE

EVERSOURCE VER 04.10.2015
3/14/2022 2:54 PM - nigel - E:\VFM Projects\20014 - Eversource On Call\20014-00 Rochester AWC CSD\PRODUCTION\20014-00 Rochester AWC Design Layout.dwg - SITE LAYOUT

REFERENCE PLAN

1. AS-BUILT PLAN PREPARED FOR PSNH, DOVER-ROCHESTER DISTRICT OFFICE, DWG. NO. 8-628-S, PREPARED FOR PUBLIC SERVICE CO. OF NEW HAMPSHIRE, DATED SEPTEMBER 18, 1980 BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE - ENGINEERING DIVISION.

PERMITS/APPROVALS

NUMBER APPROVED EXPIRES

CITY SITE PLAN APPROVAL	#136-20-R1-21	1/3/2022	1/3/2024
CITY BUILDING PERMIT			

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ROCHESTER ZONING ORDINANCE CHAPTER 275, SECTION 18.1 -
TO PERMIT AN EXPANSION OF AN EXISTING WAREHOUSE USE IN THE RESIDENTIAL-1 (R1) ZONING DISTRICT

WAIVER

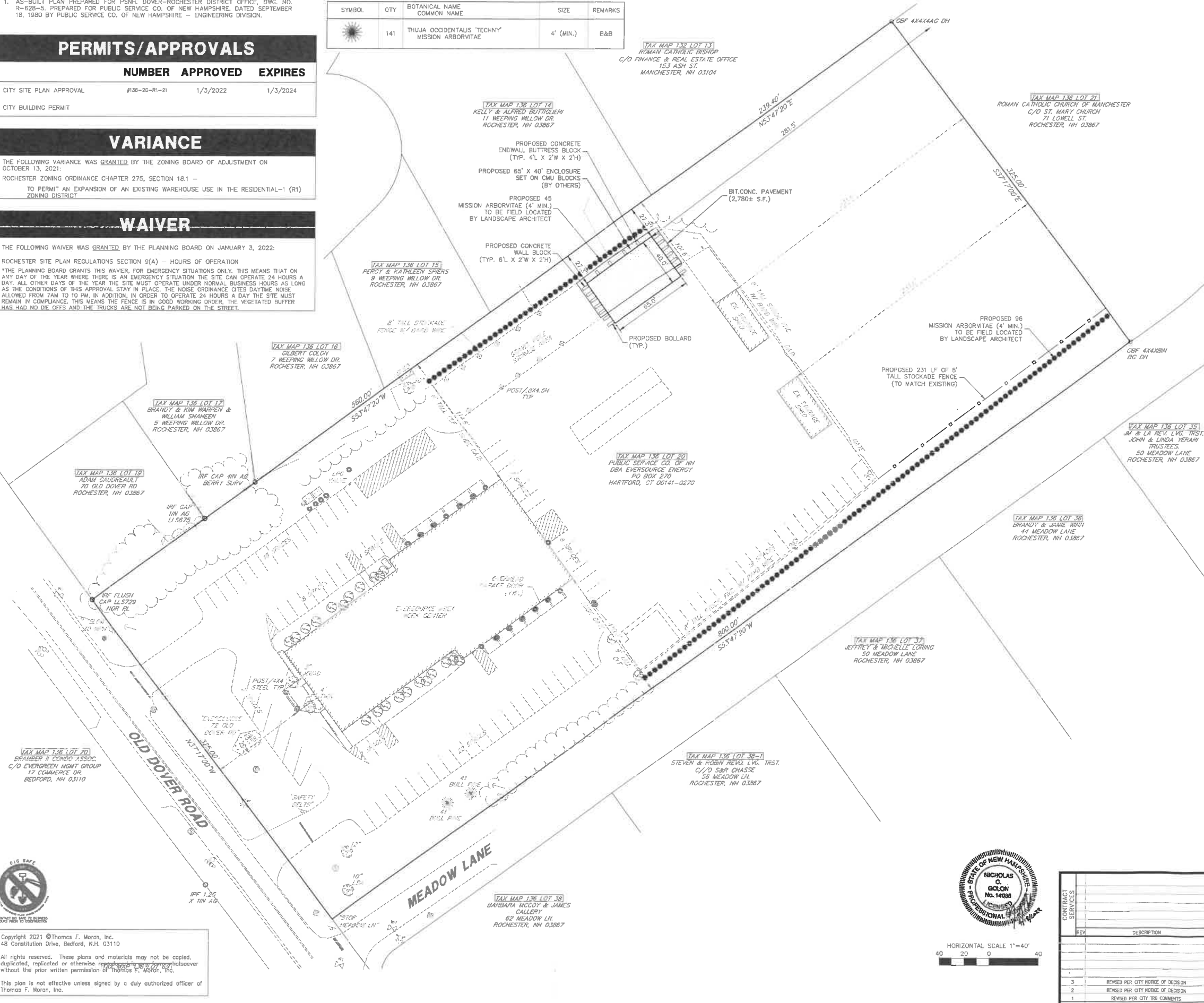
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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	141	THUJA OCCIDENTALIS 'TECHNY' MISSION ARBORVITAE	4' (MIN.)	B&B



NOTES

- OWNER OF RECORD OF MAP 136 LOT 20: PUBLIC SERVICE CO OF NH, DBA EVERSOURCE ENERGY, PO BOX 270, HARTFORD, CT 06141-0270
DEED REFERENCE TO PARCEL IS BK. 4442 PG. 263
AREA OF PARCEL = 5.973 ACRES
- THE EXISTING CONDITIONS PORTRAYED ON THIS PLAN ARE A COMPIATION OF DATA FROM PLANS OF RECORD PROVIDED BY EVERSOURCE AND THE RESULT OF A FIELD SURVEY CONDUCTED BY TFMORAN, INC. IN MARCH, 2022.
- THE PURPOSE OF THIS PLAN IS TO INSTALL AN ENCLOSURE TO HOUSE EVERSOURCE FLEET VEHICLES AT THE EXISTING EVERSOURCE ROCHESTER AREA WORK CENTER (AWC).
- DIMENSIONAL REQUIREMENTS - RESIDENTIAL-1 (R1) ZONING AND AVIATION OVERLAY DISTRICTS**
REQUIRED: EXISTING/PROPOSED:
MINIMUM LOT DIMENSIONS:
LOT AREA: 10,000 SF
LOT FRONTAGE: 100'
MINIMUM YARD DIMENSIONS:
FRONT: 10'
SIDE: 10'
REAR: 10'
MAXIMUM STRUCTURE DIMENSIONS:
STRUCTURE HEIGHT: 50'
MAX BLDG. FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
EXISTING LOT OF RECORD: 29.75' (PROPOSED)
8.5%/9.5%
54.8%/54.8%*
- PARKING REQUIREMENTS**
REQUIRED PARKING RATIO:
VEHICLE SERVICE: 1.5 SP/1,000 S.F. + 4 SPACES/BAY
OFFICE: 3 SP/1,000 S.F.
TOTAL REQUIRED = 69 SPACES
PROVIDED = 90 SPACES (EXISTING)
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
DRAINAGE: PRIVATE
SEWER: MUNICIPAL
WATER: MUNICIPAL
GAS: PRIVATE
ELECTRIC: EVERSOURCE
TELECOM: COMCAST/FARPOINT COMMUNICATIONS
- EXAMINATION OF THE FEMA FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 33017C02110, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE PROJECT IS NOT LOCATED WITH A FLOOD HAZARD AREA.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING, REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.
- NO NEW NON-EMERGENCY EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED AS PART OF THE PROPOSED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR LATER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- ALL WORK IS TO CONFORM TO THE CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN INC., ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.
- ALL WORK SHALL OCCUR WITHIN THE LIMITS OF THE RENOVATIONS SHOWN ON THIS PLAN. NO STORAGE OR STAGING SHALL OCCUR OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL BY OWNER.
- ITEMS PROPOSED TO REMAIN IN THEIR CURRENT LOCATION AND CONDITION SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR. IN THE EVENT THAT DAMAGE OCCURS, REPAIR OR REPLACEMENT SHALL BE PROVIDED (AT THE OWNER'S SOLE DISCRETION) AT NO ADDITIONAL COST.
- CONTRACTOR TO COORDINATE ELECTRICAL SERVICE LOCATION AND SPECIFICATIONS WITH OWNER.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT TFMORAN, INC. (C/O NICHOLAS COLON, PE) AT (603) 472-4488.



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HORIZONTAL SCALE 1"=40'
40 20 0 40

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2	REVISED PER CITY NOTICE OF DECISION		3/14/22	JB	NG	NG
1	REVISED PER CITY TRG COMMENTS		10/18/21	JB	JB	NG
DWG REV	EPN/DESCRIPTION	CONT/REV	DATE	DRY	CHKD	APPR

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 20014-00

SITE LAYOUT PLAN

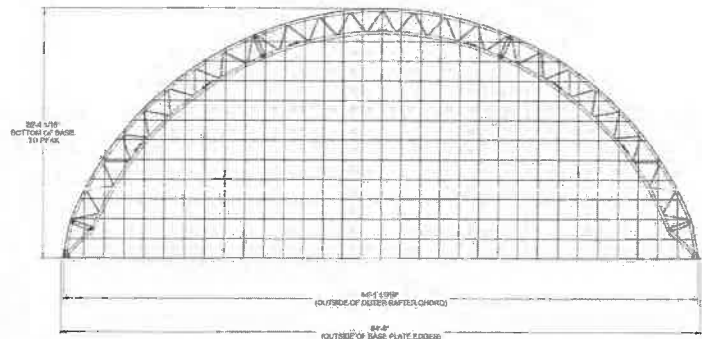
EVERSOURCE ENERGY

NEW HAMPSHIRE

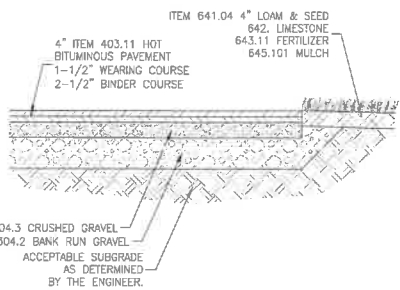
TAX MAP 136 LOT 20
74 OLD DOVER ROAD
ROCHESTER, NH 03867
EVERSOURCE ROCHESTER AWC

DESIGNED	JB
DRAWN	JB
CHECKED	JB
APPROVED	NG
DATE	8/24/21

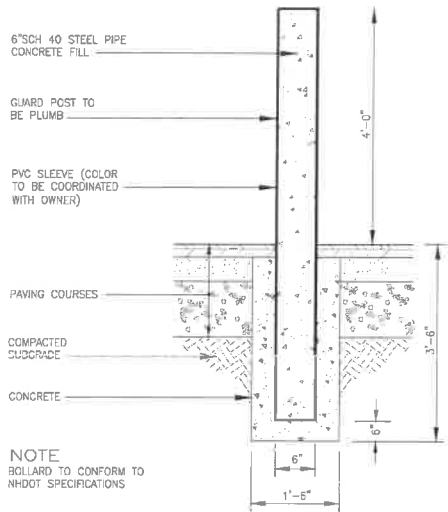
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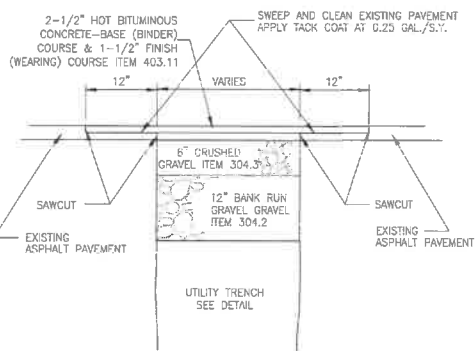
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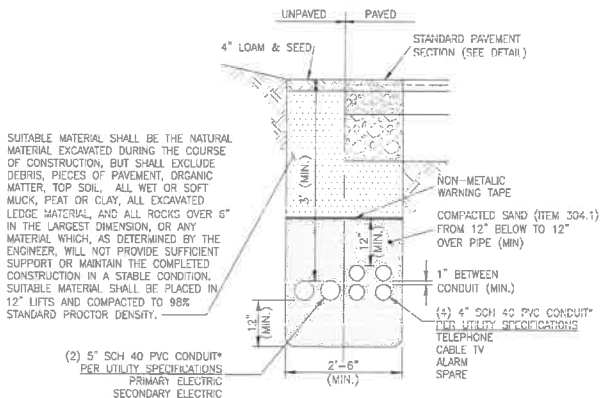
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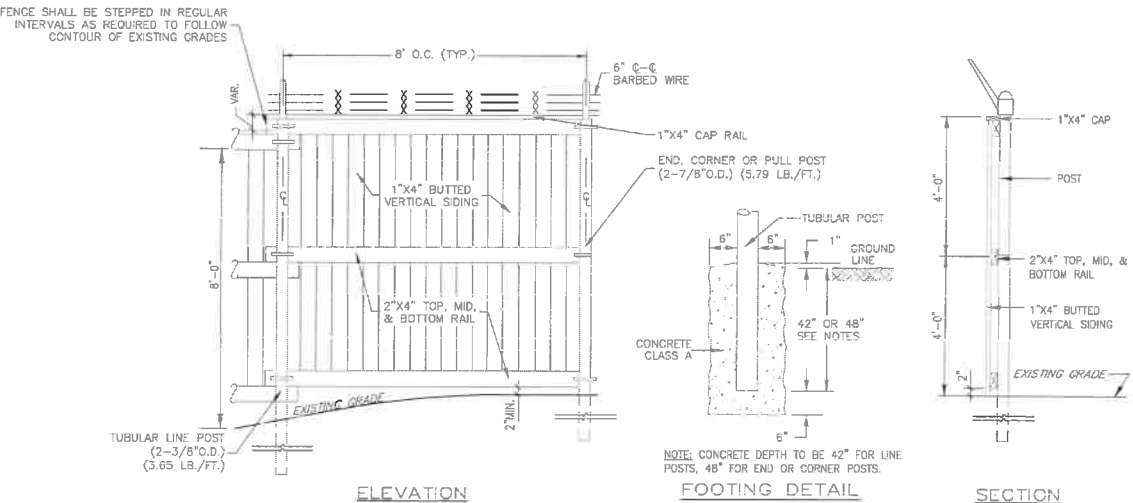
BOLLARD
NOT TO SCALE



PAVEMENT TRENCH PATCH
FLUSH NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE



WOODEN STOCKADE FENCE
NOT TO SCALE



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DETAILS	
NO.	#
1	1
DRAWN JB	
ENGINEER JB	
CHECKED JB	
APPROVED NG	
DATE 8/24/21	

TAX MAP 136 LOT 20
74 OLD DOVER ROAD
ROCHESTER, NH 03867
EVERSOURCE ROCHESTER AWC

SCALE	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG	DRAWING NO.
AS NOTED	RANGE:	D-01

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