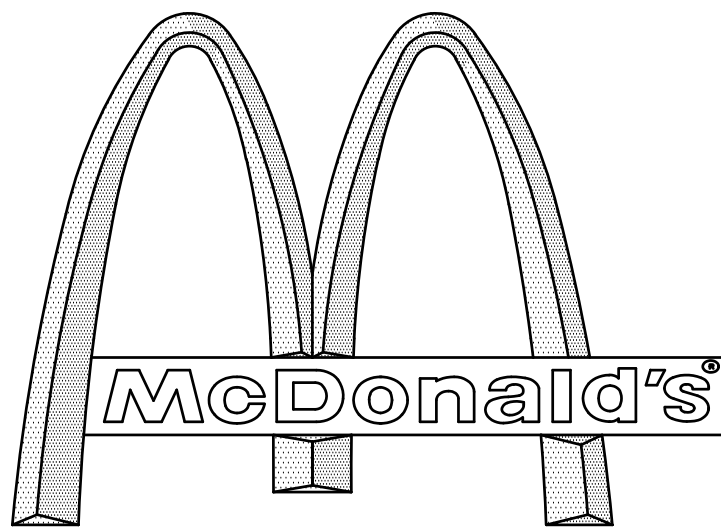


SITE DEVELOPMENT PLANS

FOR:
PROPOSED

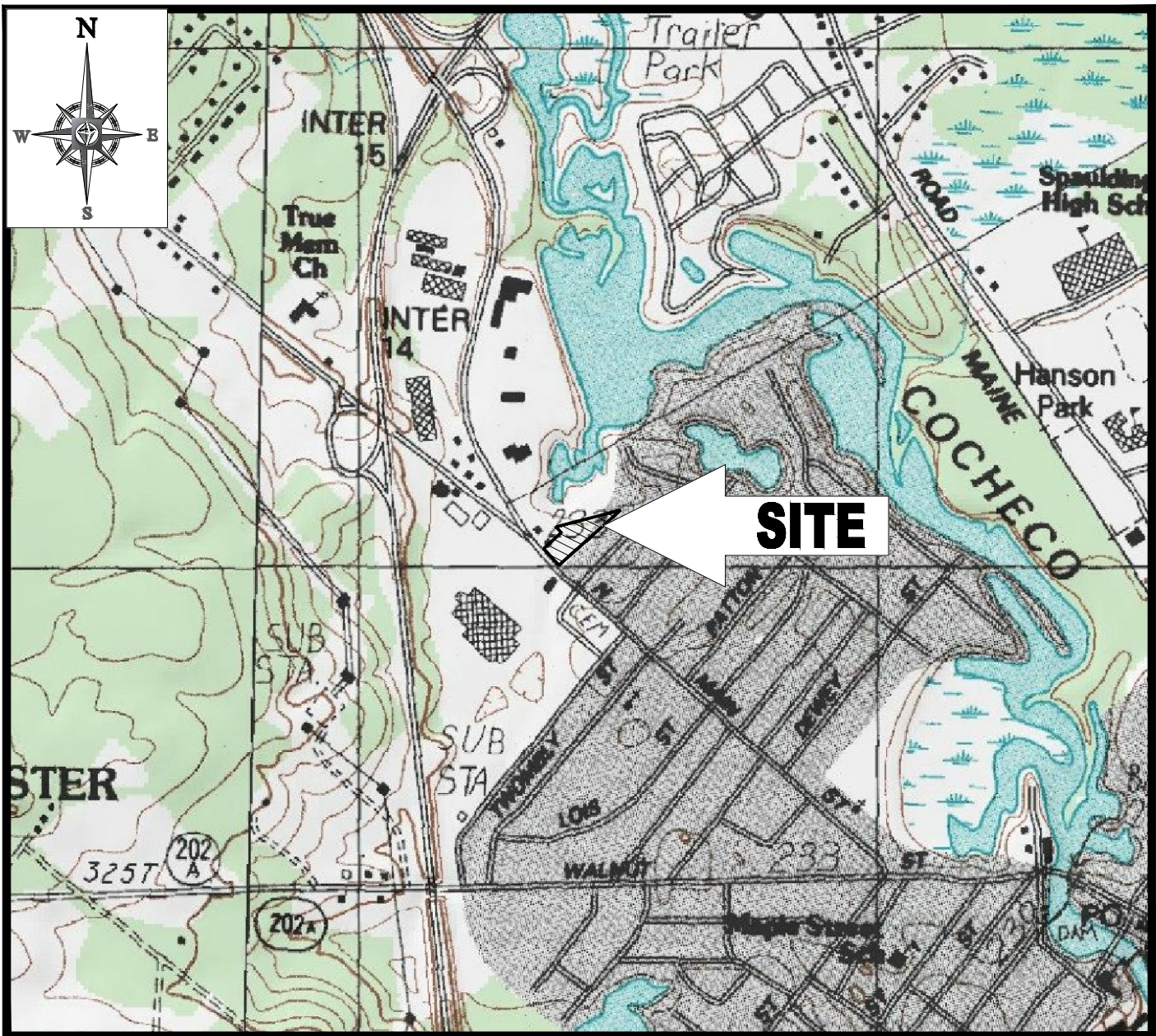


WITH DRIVE-THRU

LOCATION OF SITE:

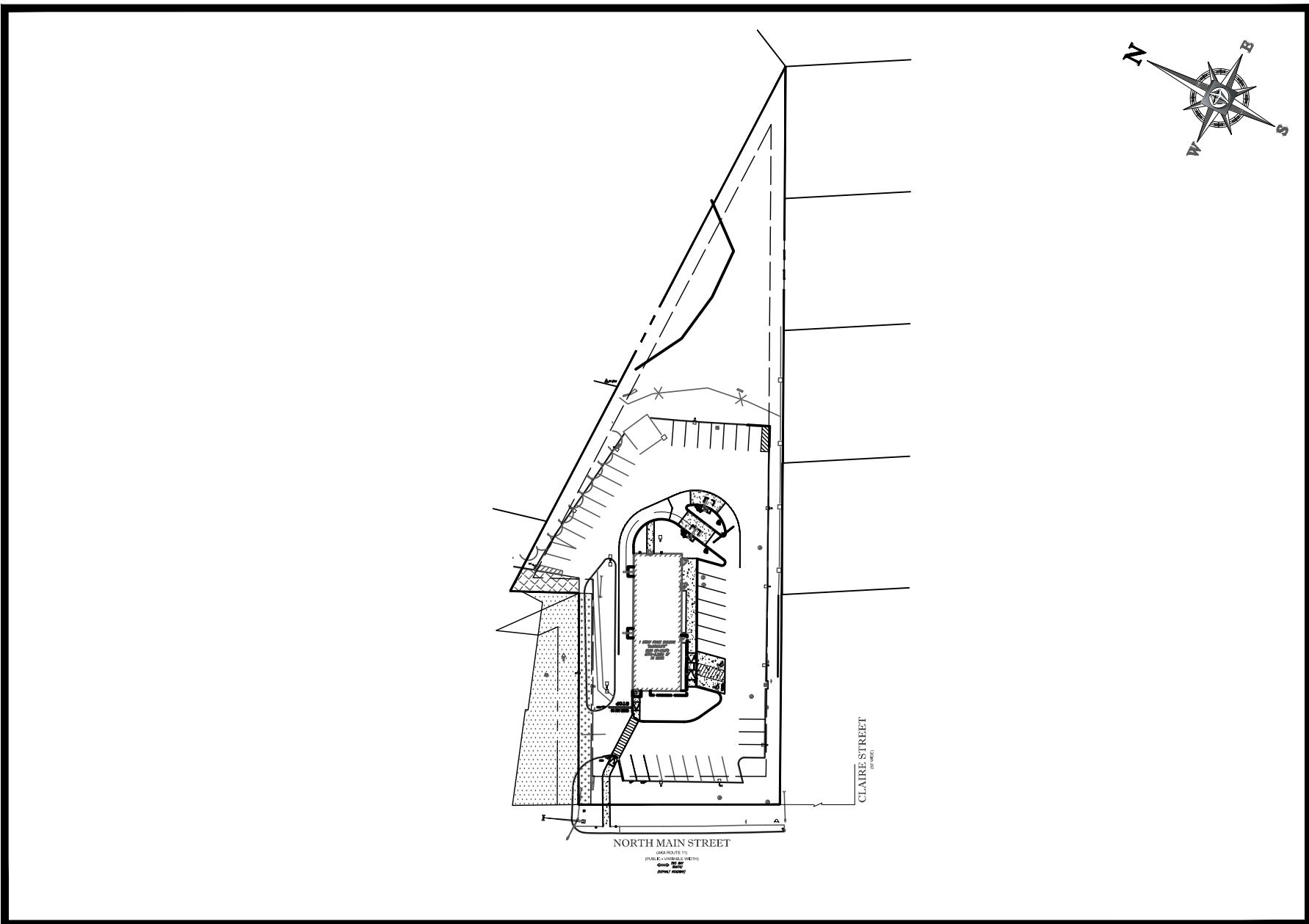
291 N. MAIN STREET
CITY OF ROCHESTER
STRAFFORD COUNTY, NEW HAMPSHIRE

LOT 42, MAP 115



LOCATION MAP

SCALE: 1"=100'
PLAN REFERENCE: MYTOPO MAPS



AREA PLAN

SCALE: 1"=100'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1 OF 10
GENERAL NOTES SHEET	C-2 OF 10
DEMOLITION PLAN	C-3 OF 10
SITE PLAN	C-4 OF 10
GRADING & DRAINAGE PLAN	C-5 OF 10
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6 OF 10
SOIL EROSION CONTROL NOTES & DETAILS SHEET	C-7 OF 10
LIGHTING PLAN	C-8 OF 10
DETAIL SHEET	C-9 OF 10
DETAIL SHEET	C-10 OF 10
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 OF 1

SHEET INDEX

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____
DATE: _____

GENERAL NOTES:

1. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
2. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
3. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
4. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
6. ALL ELEVATIONS SHOWN ARE BASED UPON: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
7. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
8. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION:

- 1.5" M.04.02- CLASS 2 TOP COURSE
- 1.5" M.04.02- CLASS 1 BASE COURSE
- 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION:

- 6.0" 4500 PSI AIR-ENTRAINED CONCRETE
- 8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
- 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEOTECHNICAL REPORT RECOMMENDATIONS. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

PARKING INFORMATION

TOTAL SPACES	7 PROPOSED SPACES	9.0' x 20.0' @ 75°
38	10 PROPOSED SPACES	9.0' x 18.0' @ 90°
	19 EXISTING SPACES	
	2 PROPOSED ACCESSIBLE SPACES	8.0'x 20.0' @ 75°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	6"	TBD	DALE STREET R.O.W
WATER	2"	TBD	DALE STREET R.O.W
STORM SEWER	12"	TBD	ON-SITE
ELECTRIC	TBD	TBD	ON-SITE
GAS	TBD	TBD	ON-SITE

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
JOB #: 03-170090
DATE: APRIL 25, 2017
REVISED: MAY 5, 2017

TYPICAL LEGEND

EXISTING		PROPOSED
PROPERTY LINE		
SETBACK		
EASEMENT		
CURB		
STORM MANHOLE		
SEWER MANHOLE		
CATCH BASIN		
WETLAND FLAG		
WETLAND LINE		
SPOT ELEVATION		
TOP & BOTTOM OF CURB		
CONTOUR		
FLOW ARROW		
PAINTED ARROW		
OVERHEAD WIRE		
GAS LINE		
TELEPHONE LINE		
ELECTRIC LINE		
WATER LINE		

SITE DEVELOPMENT PLANS

STREET ADDRESS
291 N. MAIN STREET

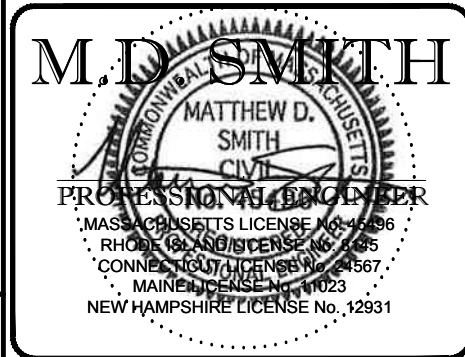
CITY STATE
ROCHESTER NEW HAMPSHIRE

COUNTY
STRAFFORD

SITE I.D.
28-0143

PLAN DESCRIPTION
COVER SHEET

BY	CFD	DJF	DJF	DESCRIPTION	DATE	REV
				ADDED LIGHTING PLAN	08/03/17	1
				PER PLANNING BOARD MEETING COMMENTS	08/16/17	2
				PER NOTICE OF DECISION COMMENTS	09/29/17	3



McDonald's

NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

OFFICE ADDRESS

DATE

SIGNATURE

APPROVED McDONALD'S AGENT

STATUS DATE BY
DRAWN BY: 7/10/17 DJF

PLAN CHECKED 7/10/17 WL

AS-BUILT

SHEET NO. C-1

OF 10



BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN PROGRAM MANAGEMENT PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

- ◆ UPSTATE NEW YORK
- ◆ NEW ENGLAND
- ◆ BOSTON, MA
- ◆ NEW YORK METRO
- ◆ NEW YORK, NY
- ◆ NEW JERSEY
- ◆ PHILADELPHIA, PA
- ◆ LEHIGH VALLEY, PA
- ◆ SOUTHEASTERN, PA
- ◆ BALTIMORE, MD
- ◆ SOUTHERN MARYLAND
- ◆ NORTHERN VIRGINIA
- ◆ CENTRAL VIRGINIA
- ◆ RALEIGH, NC
- ◆ CHARLOTTE, NC
- ◆ TAMPA, FL
- ◆ SOUTH FLORIDA

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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

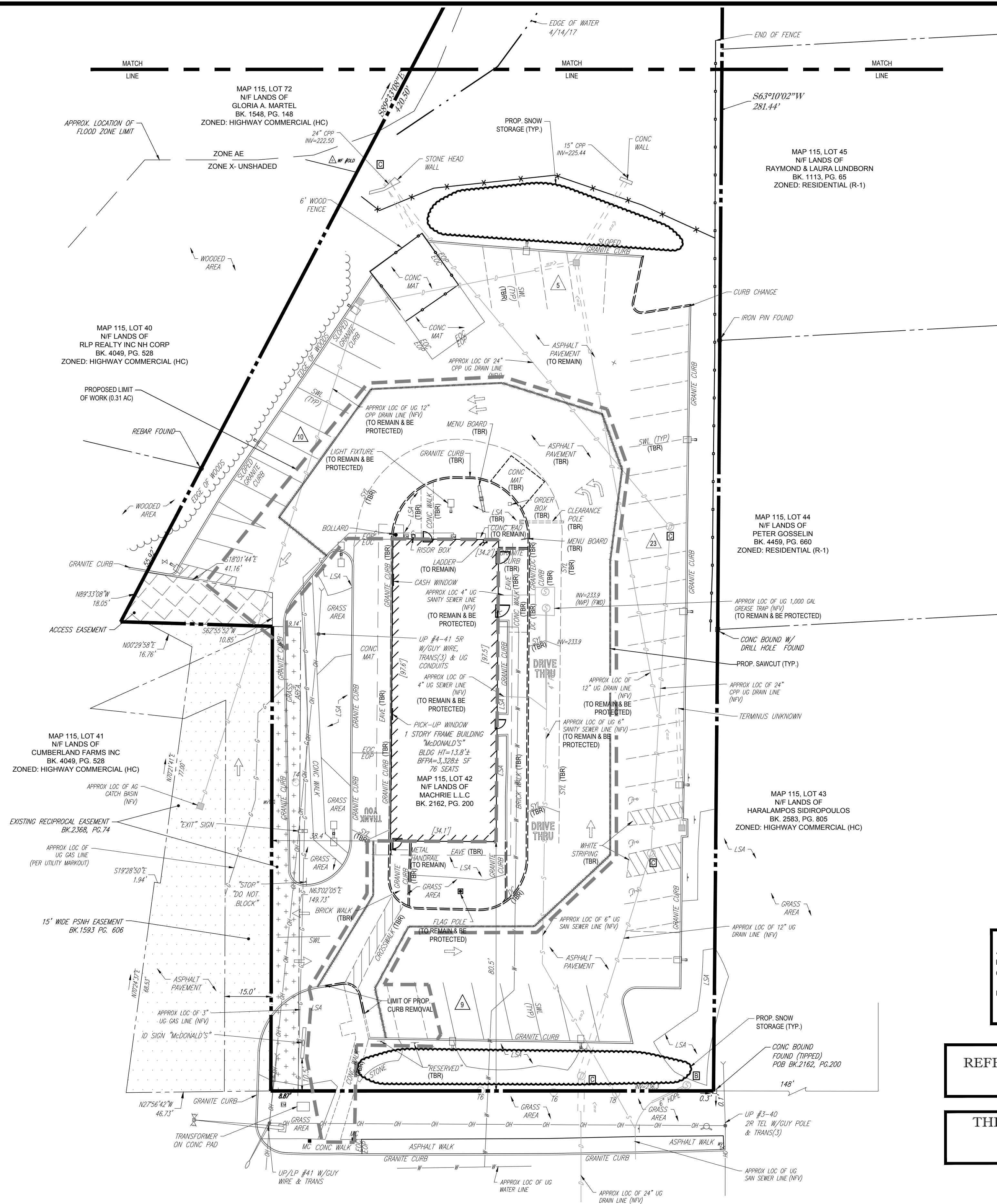
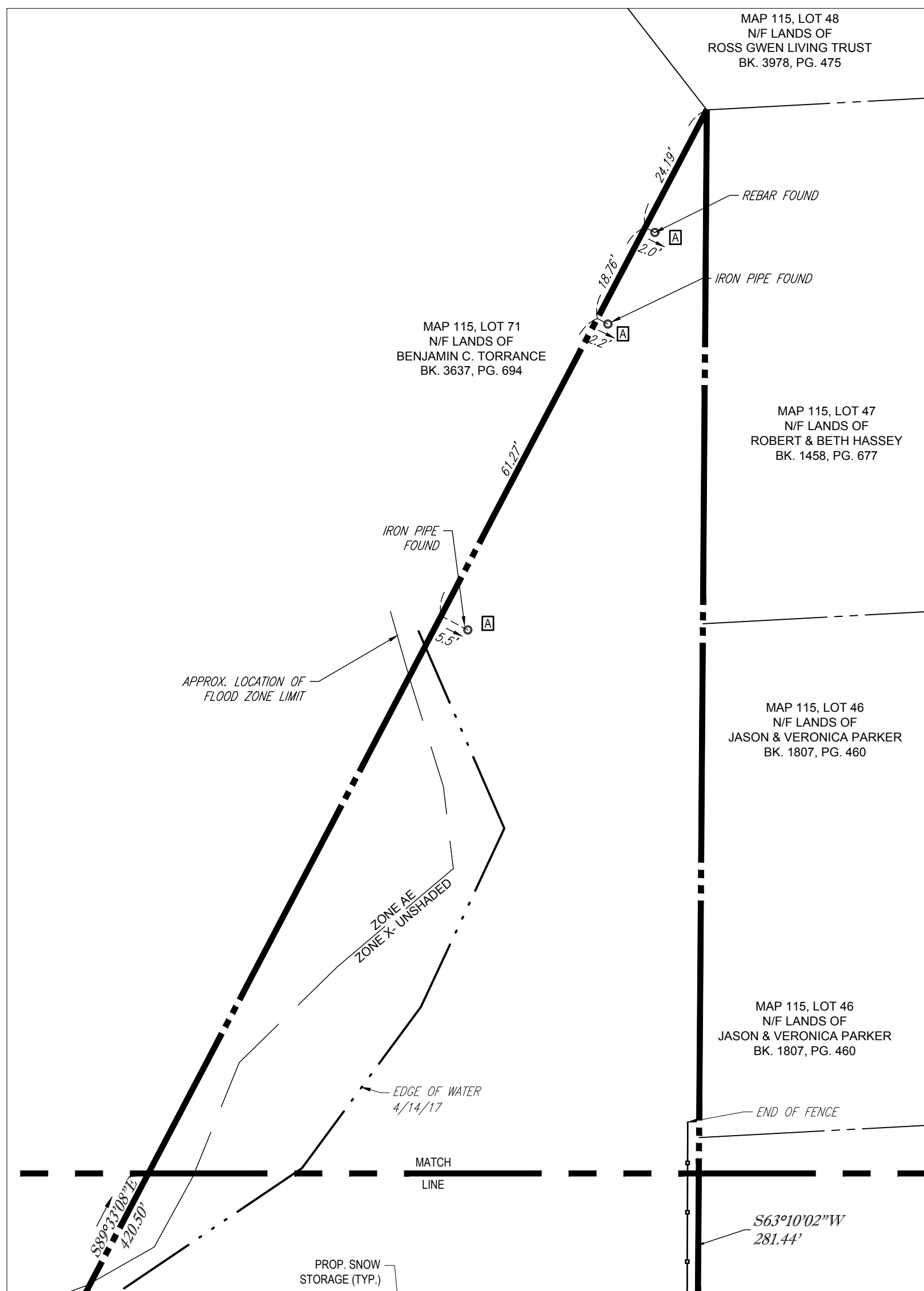
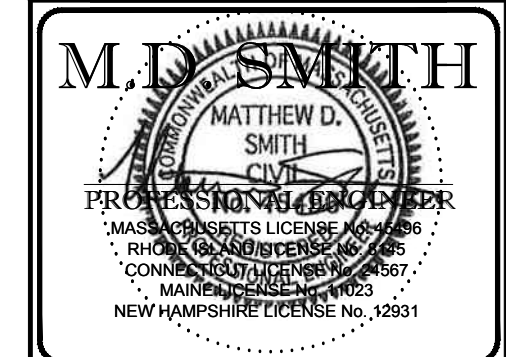
COMPLIANCE CHECK DATE

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.:
M172006

CAD I.D. #:
M172006_ss3.dwg

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NORTHEAST REGION
590 CANTON STREET
WESTWOOD, MA

OFFICE
ADDRESS

PLAN APPROVALS	
SIGNATURE	DATE

STATUS	DATE	BY
DRAWN BY:	7/10/17	DJF
PLAN CHECKED	7/10/17	WL
AS-BUILT		
SHEET NO.		
<div style="text-align: center;">  <p>C-3</p> <p>OF 10</p> </div>		



- ◆ UPSTATE NEW YORK
- ◆ NEW ENGLAND
- ◆ BOSTON, MA
- ◆ NEW YORK METRO
- ◆ NEW YORK, NY
- ◆ NEW JERSEY
- ◆ PHILADELPHIA, PA
- ◆ LEHIGH VALLEY, PA
- ◆ SOUTHEASTERN, PA
- ◆ REHOBOTH BEACH, DE
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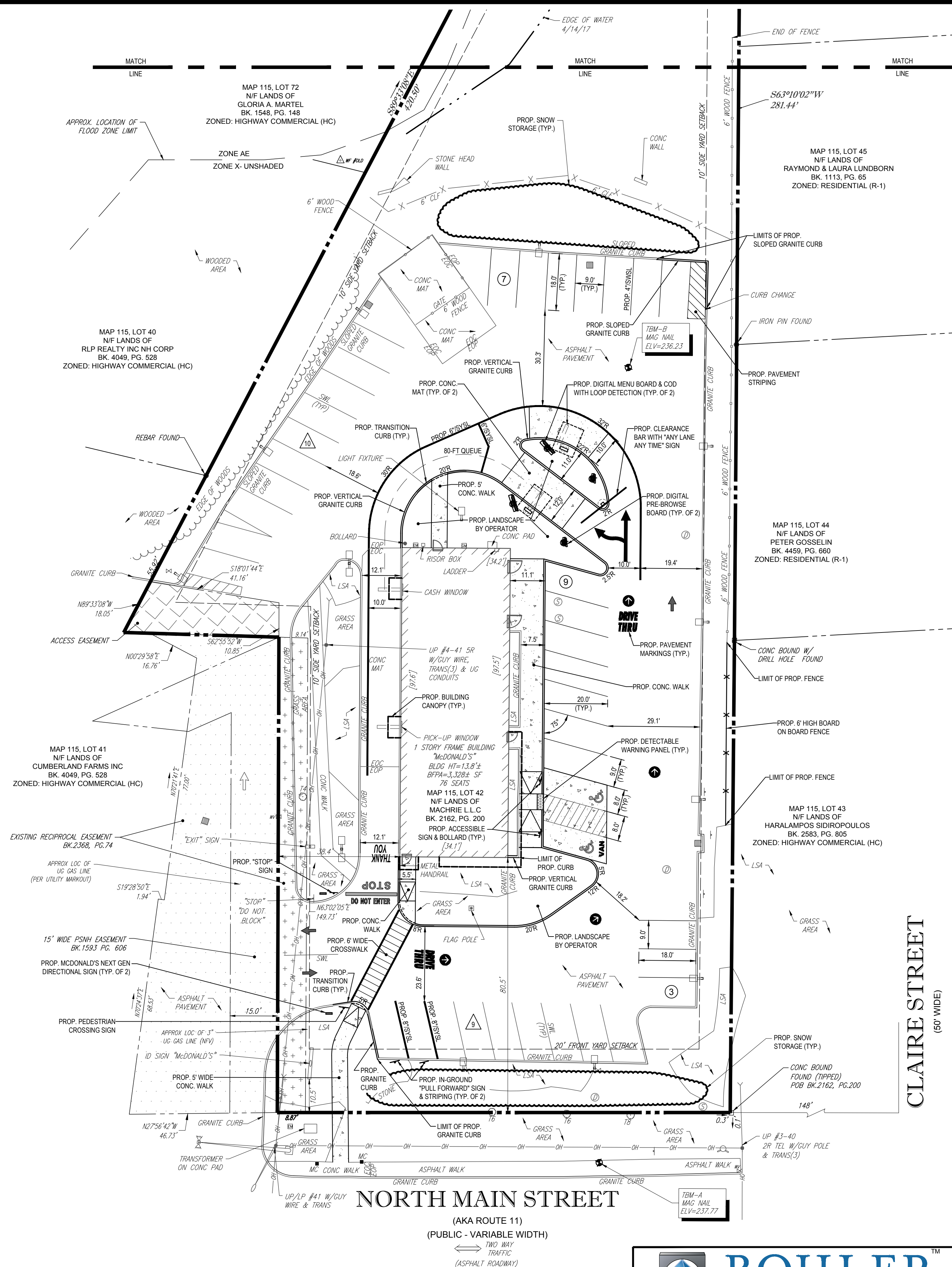
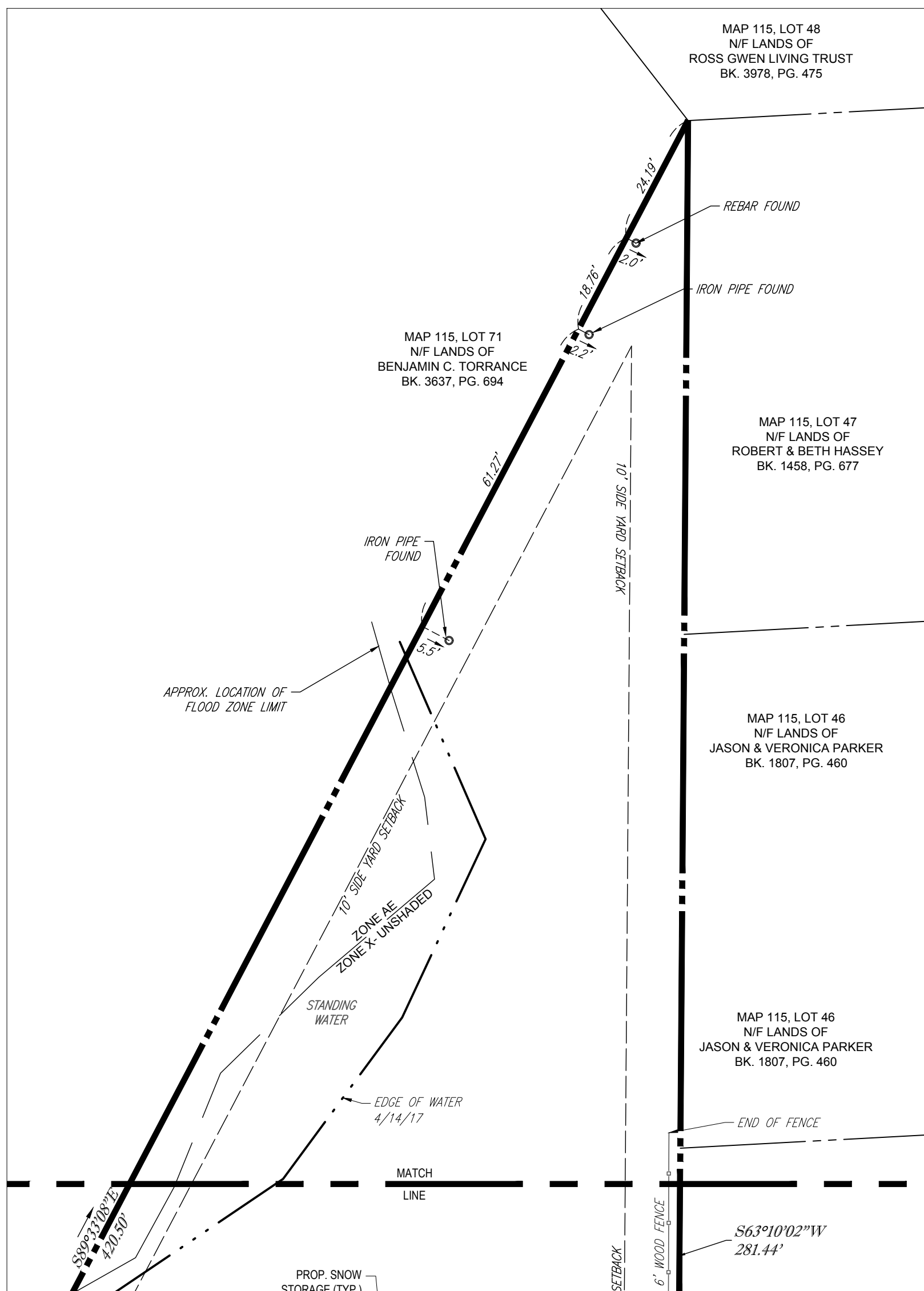
COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: M172006	
CAD I.D. #: M172006_ss3.dwg	

COUNTY
TRAFFORD

SITE I.D.

28-0143

PLAN DESCRIPTION
DEMOLITION
PLAN



1. **APPLICANT / OWNER:**
McDONALD'S USA, LLC
690 CANTON STREET,
WESTWOOD, MA, 02090
2. **PARCEL:**
LOT 42, MAP 115
291 N. MAIN STREET
ROCHESTER
STRAFFORD COUNTY, NEW HAMPSHIRE

ZONING ANALYSIS TABLE			
ZONING DISTRICT	HIGHWAY COMMERCIAL (HC) - USE: RESTAURANT, DRIVE-THRU - PERMITTED USE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SQ. FT.	57,625 SQ. FT.	NO CHANGE
MINIMUM LOT FRONTAGE	100 FT.	149.2 FT.	NO CHANGE
MAX. LOT COVERAGE	85%	5.8%	NO CHANGE
MIN. FRONT SETBACK	20 FT.	80.5 FT.	NO CHANGE
MIN. SIDE SETBACK	10 FT.	38.4 FT.	NO CHANGE
MIN. REAR SETBACK	25 FT.	N/A	N/A
MAX. BUILDING HEIGHT	3 STORIES	1 STORY	NO CHANGE
PARKING SPACES	38	47	38
PARKING CRITERIA (9x18')	REQUIRED: 1 SPACE PER EVERY 2 SEATS = 76 SEATS / 2 = 38 SPACES		
ACCESSIBLE PARKING SPACES	2	3	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 to 50 = 2 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

N/A - NOT APPLICABLE

TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	MAXIMUM 1 SIGN. MAX AREA = 75 SQ. FT. MAX HEIGHT = 30 FT.	1 "McDONALD'S" I.D. SIGN (TO REMAIN)	1 "McDONALD'S" I.D. SIGN (TO REMAIN)
BUILDING SIGNAGE			
FRONT WALL SIGN	SEE TOTAL BUILDING SIGNAGE	1 "McDONALD'S" SIGN	1 "McDONALD'S" SIGN @ 34 SF 1 "M" LOGO @ 14 SF
NON DRIVE THRU WALL SIGN	SEE TOTAL BUILDING SIGNAGE.	-	1 "M" LOGO @ 14 SF
DRIVE THRU WALL SIGN	SEE TOTAL BUILDING SIGNAGE.	-	-
REAR WALL SIGN	SEE TOTAL BUILDING SIGNAGE.	-	-
TOTAL BUILDING SIGNAGE	EACH 4 WALL SIGNS TOTAL. MAX SIGN: MAX 10% OF AREA OF BUILDING FRONTAGE.	-	62 SF

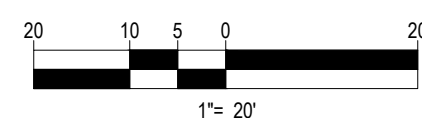
NOTE: ALL SIGN AREAS ARE "BOXED" FOR CALCULATIONS


6"/SYSL = 6" SINGLE YELLOW SOLID LINE
8"/SYSL = 8" SINGLE YELLOW SOLID LINE
4"/SWSL = 4" SINGLE WHITE SOLID LINE

REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY

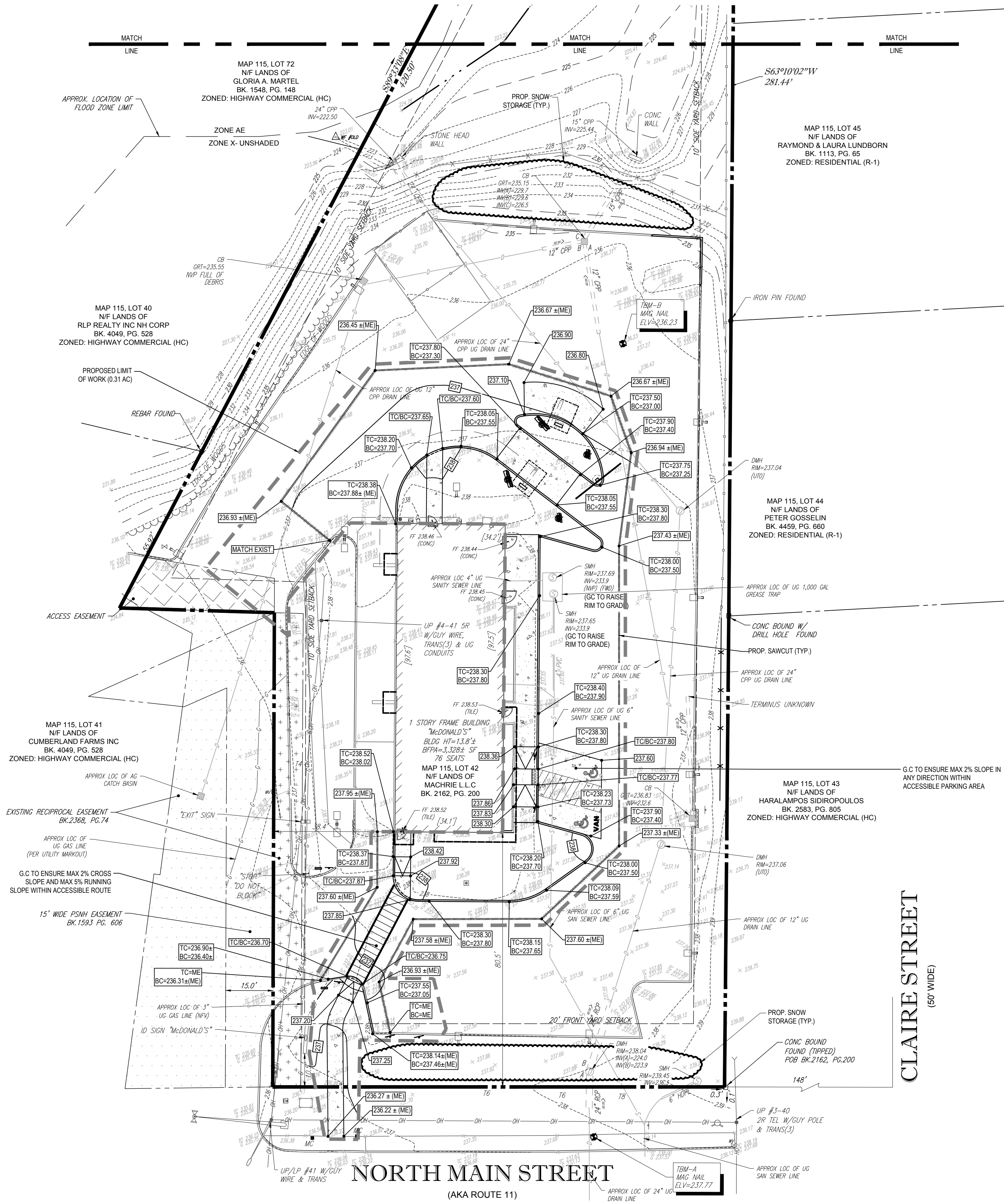
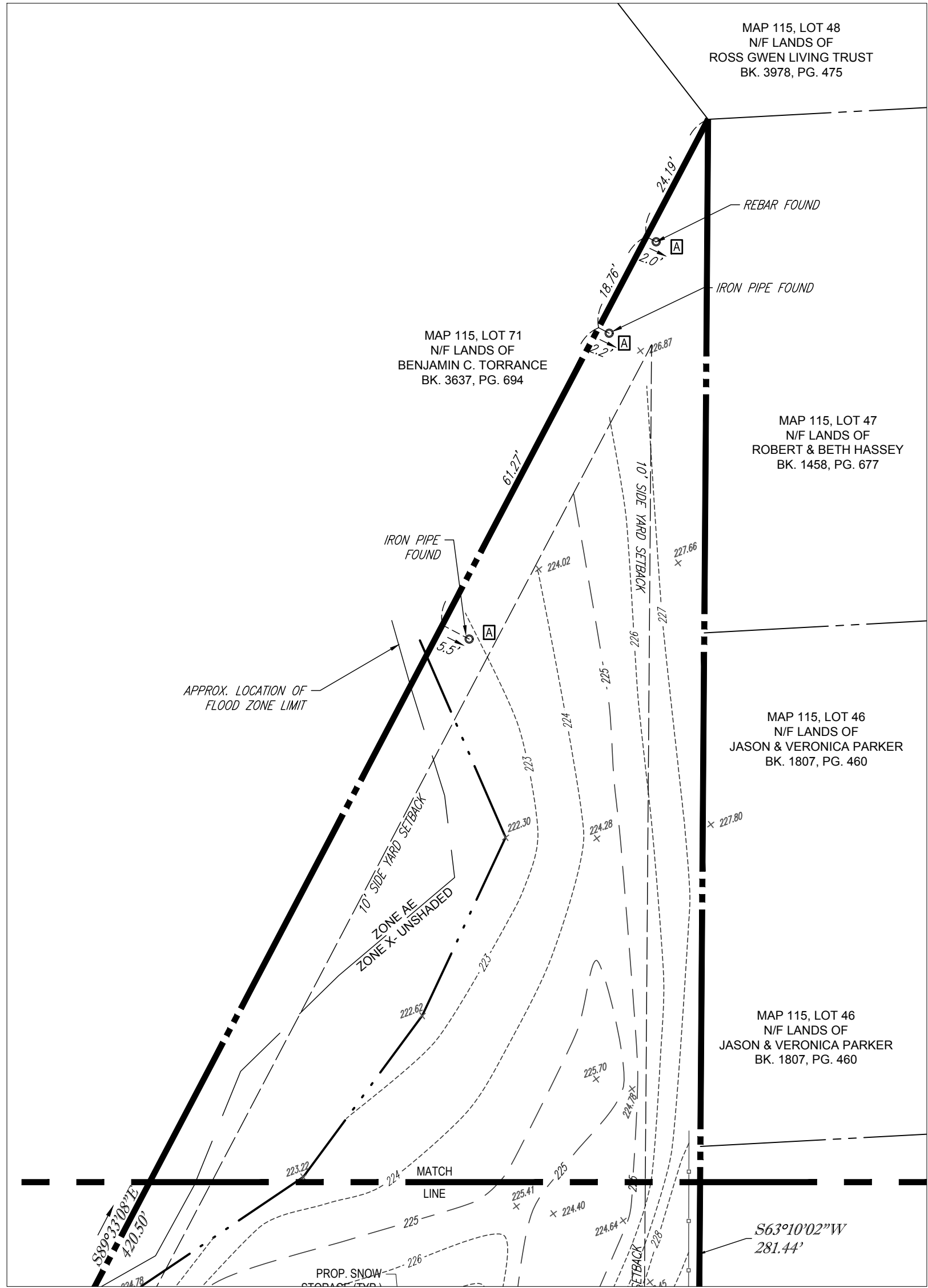
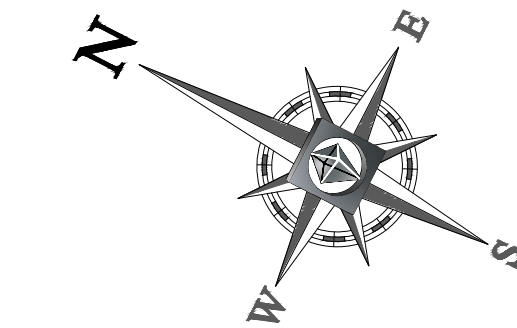
**DOOR PULL NOTE: NEW SIDEWALK
CONSTRUCTION SHALL BE ADA
COMPLIANT WITH EDGE OF NEW
SIDEWALK LOCATED NO LESS THAN
24" FROM DOOR PULL SIDE (TYP.)**



 <h1>BOHLERTM</h1> <h2>ENGINEERING</h2>		COMPLIANCE CHECK _____ DATE _____	
SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES		CONSTRUCTION CHECK _____ DATE _____	
♦ UPDATE NEW YORK NEW ENGLAND BOSTON, MA NEW YORK METRO NEW YORK, NY		♦ PHILADELPHIA, PA LEHIGH VALLEY, PA SOUTHEASTERN, PA REHOBOTH BEACH, DE BALTIMORE, MD SOUTHERN MARYLAND	
		♦ NORTHERN VIRGINIA CENTRAL VIRGINIA RALEIGH, NC CHARLOTTE, NC TAMPA, FL SOUTH FLORIDA	
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SITE DEVELOPMENT PLANS	
STREET ADDRESS	
291 N. MAIN STREET	
CITY	STATE
ROCHESTER	NEW HAMPSHIRE
COUNTY	
STRAFFORD	
SITE I.D.	PLAN DESCRIPTION
28-0143	SITE PLAN

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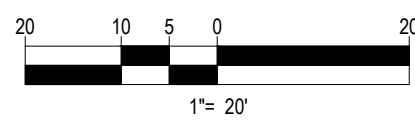


CLAIRE STREET
(50' WIDE)

NORTH MAIN STREET
(AKA ROUTE 11)
(PUBLIC - VARIABLE WIDTH)

THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET
FOR GRADING & UTILITY NOTES



**BOHLER
ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

- UPSTATE NEW YORK
- NEW ENGLAND
- BOSTON, MA
- NEW YORK METRO
- NEW YORK, NY
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Phone: (508) 480-9900
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COMPLIANCE CHECK DATE

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.:
M172006

CAD I.D. #:
M172006_ss3.dwg

SITE DEVELOPMENT PLANS

STREET ADDRESS
291 N. MAIN STREET

CITY
ROCHESTER

STATE
NEW HAMPSHIRE

COUNTY
STRAFFORD

SITE I.D.

28-0143

PLAN DESCRIPTION

GRADING &
DRAINAGE PLAN

BY	DATE	REV	DESCRIPTION
CFD	08/03/17	1	ADDED LIGHTING PLAN
DJF	08/16/17	2	PER PLANNING BOARD MEETING COMMENTS
DJF	09/29/17	3	PER NOTICE OF DECISION COMMENTS

STATUS	DATE	BY
DRAWN BY:	7/10/17	DJF
PLAN CHECKED	7/10/17	WL
AS-BUILT		

SHEET No.	C-5
OF 10	

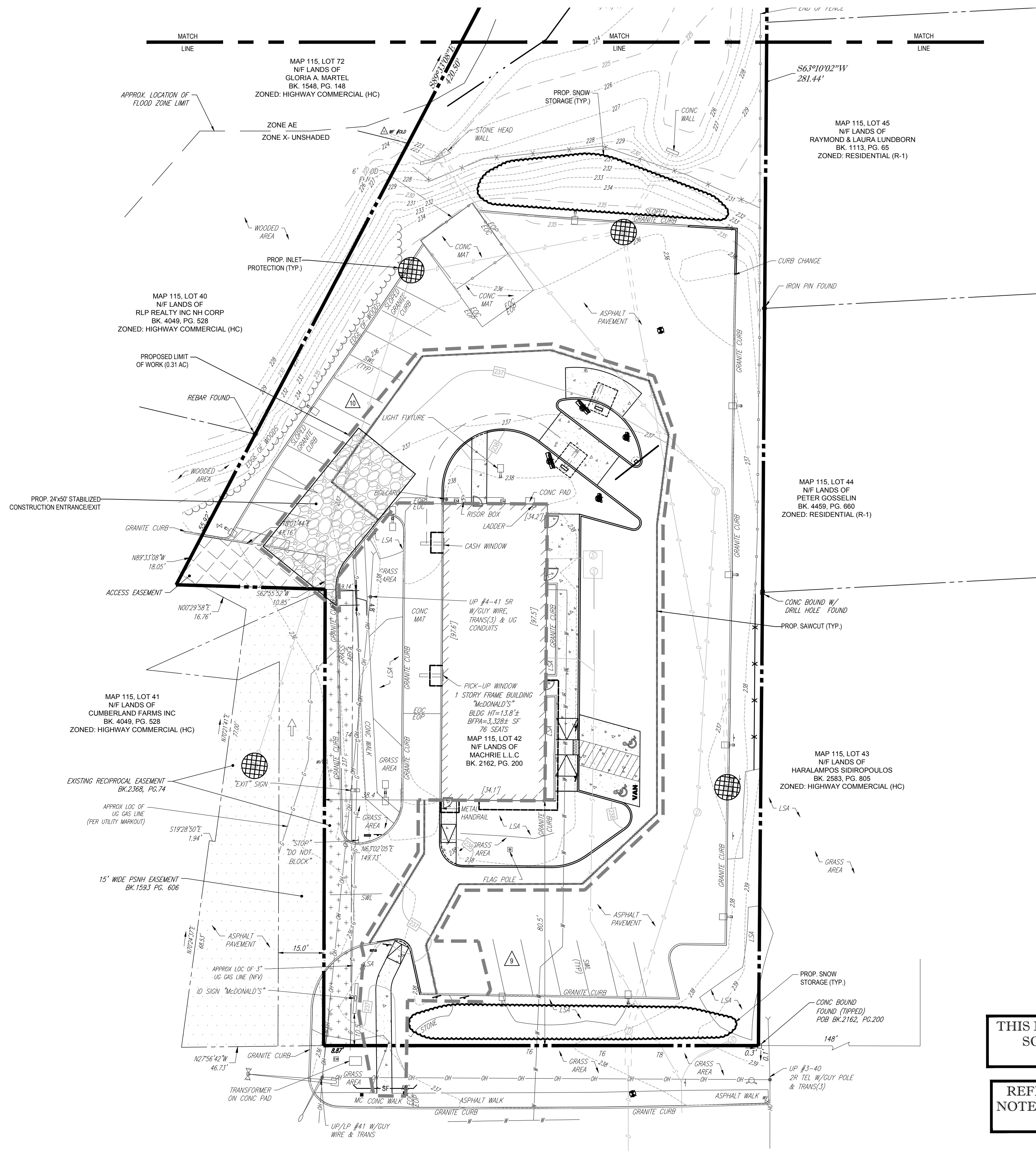
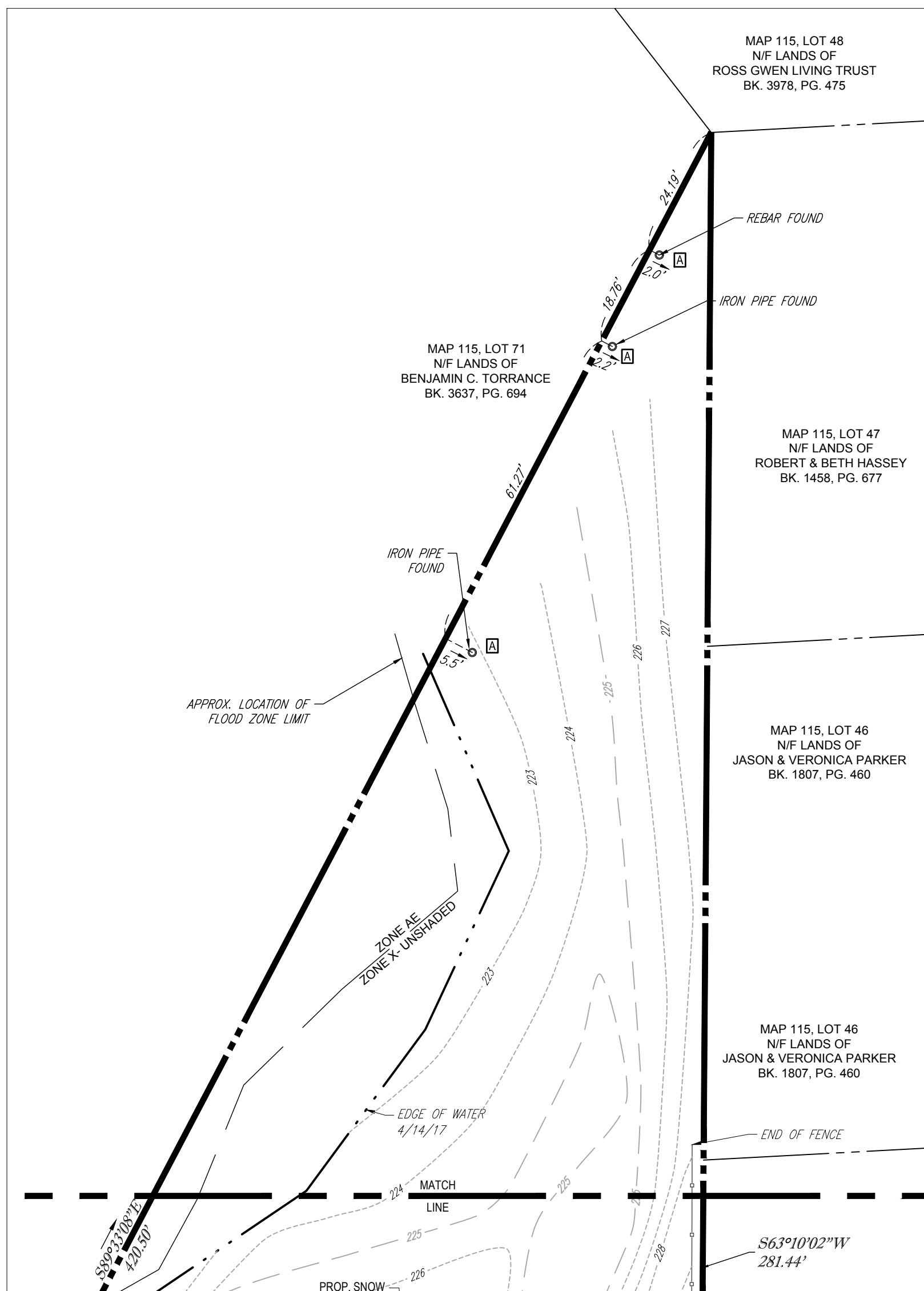
PLAN APPROVALS	SIGNATURE	DATE
APPROVED: MCDONALD'S AGENT		

OFFICE	ADDRESS	NORTHEAST REGION
	690 CANTON STREET	WESTWOOD, MA

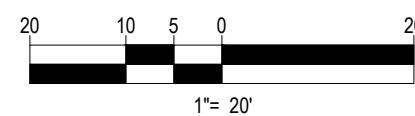
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Know what's below.
Call before you dig.



REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS



			
	<p>SITE CIVIL AND CONSULTING ENGINEERING</p>		
<p>LAND SURVEYING SUSTAINABLE DESIGN</p> <p>◆ UPRSTATE NEW YORK ◆ NEW ENGLAND ◆ BOSTON, MA ◆ NEW YORK METRO ◆ NEW YORK, NY ◆ NEW JERSEY</p>	<p>PROGRAM MANAGEMENT PERMITTING SERVICES</p> <p>◆ PHILADELPHIA, PA ◆ LEHIGH VALLEY, PA ◆ SOUTHEASTERN, PA ◆ REINHOLTH BEACH, DE ◆ BALTIMORE, MD ◆ SOUTHERN MARYLAND</p>	<p>LANDSCAPE ARCHITECTURE TRANSFORMATION SERVICES</p> <p>◆ NORTHERN VIRGINIA ◆ CENTRAL VIRGINIA ◆ RALEIGH, NC ◆ CHARLOTTE, NC ◆ TAMPA, FL ◆ SOUTH FLORIDA</p>	
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SITE DEVELOPMENT PLANS	
STREET ADDRESS	
291 N. MAIN STREET	
CITY	STATE
ROCHESTER	NEW HAMPSHIRE
COUNTY	
STRAFFORD	
SITE I.D.	PLAN DESCRIPTION
28-0143	SOIL EROSION & SEDIMENT CONTROL PLAN

STATUS		DATE	BY
DRAWN BY:		7/10/17	DJF
PLAN CHECKED		7/10/17	WL
AS-BUILT			
SHEET NO. C-6			
OF 10			

PLAN APPROVALS		DATE	BY
SIGNATURE			
APPROVED (McDONALD'S AGENT)			

OFFICE		DATE	BY
ADDRESS			
NORTHEAST REGION			
680 CANTON STREET			
WESTWOOD, MA			



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REV	DATE	DESCRIPTION	BY
1	08/03/17	ADDED LIGHTING PLAN	
2	08/16/17	PER PLANNING BOARD MEETING COMMENTS	DJF
3	09/29/17	PER NOTICE OF DECISION COMMENTS	DJF



M.D. SMITH
 PROFESSIONAL ENGINEER
 LICENSE NO. 12531
 STATE OF NEW HAMPSHIRE
 MATTHEW D. SMITH
 600 CANTON STREET
 WESTWOOD, MA 01881



EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
- 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
- 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMEING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
- 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
- 10.4. HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

MULCH		
LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	
* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.		

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD.BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
- 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
- 7.2. MULCH NETTINGS SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
- 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

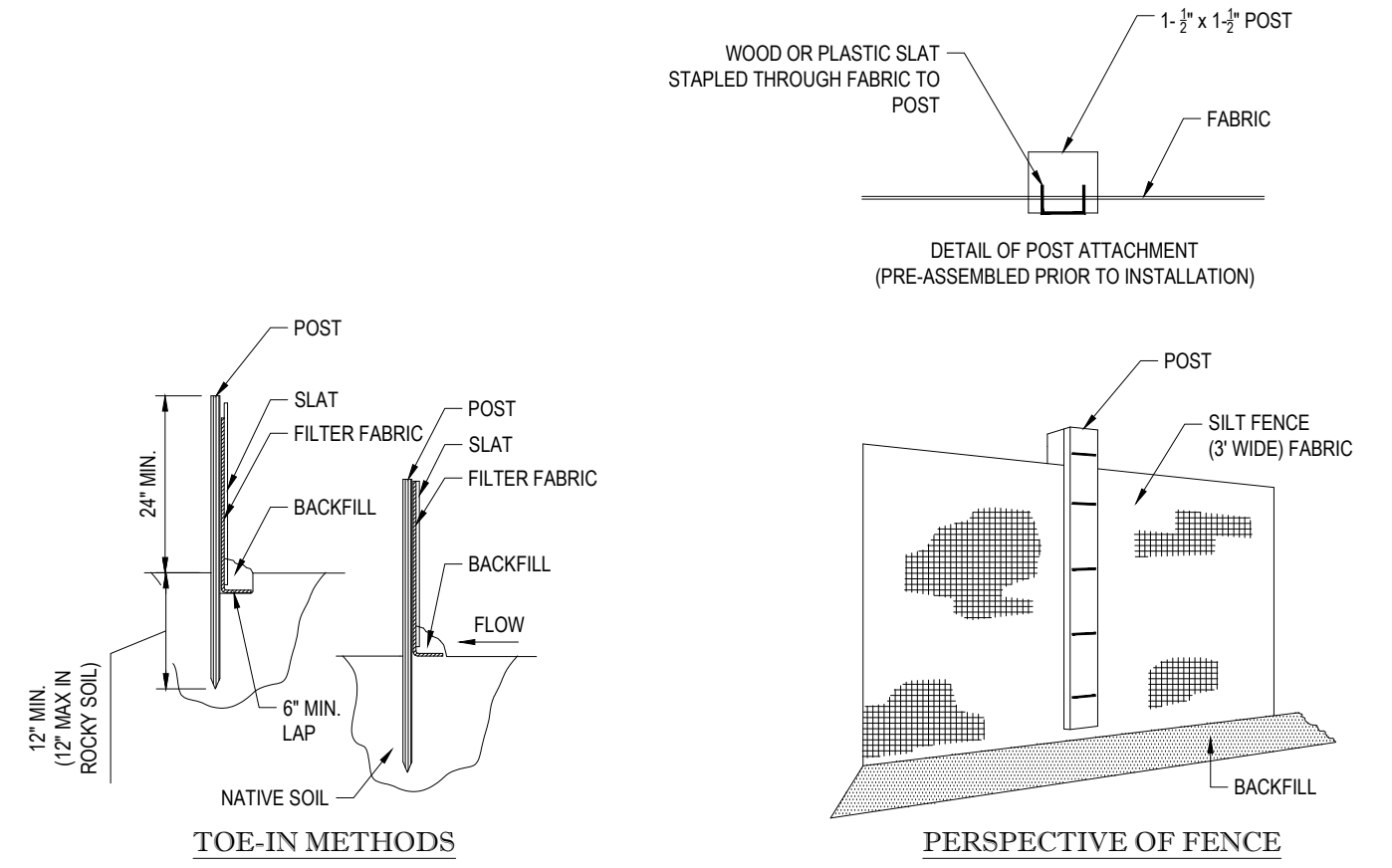
CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- A PRE-CONSTRUCTION MEETING WITH CITY STAFF IS REQUIRED. CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE(EXT. (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMP- ING FILL AT THE BASE.



TYP. SILTATION FENCE DETAIL

N.T.S.

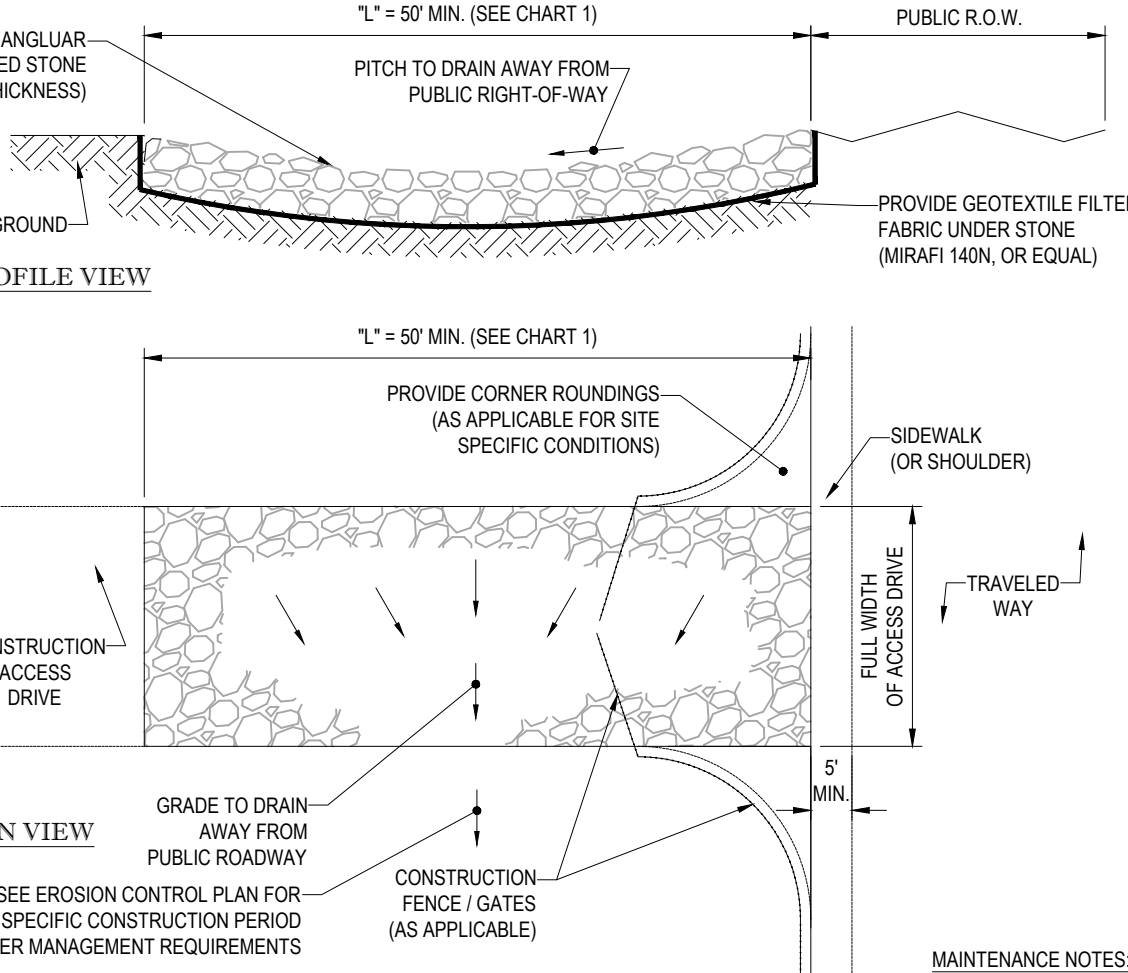


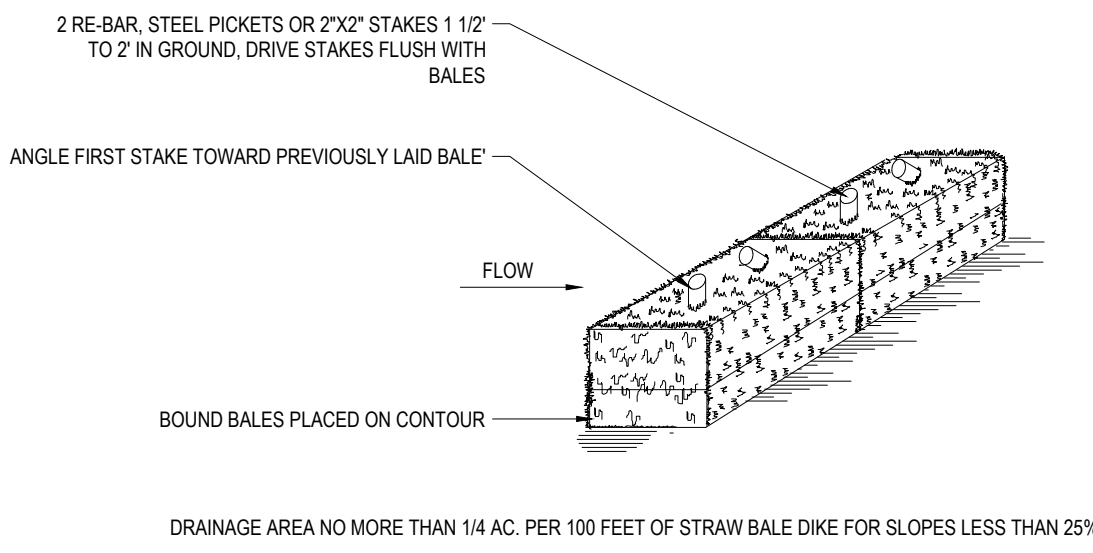
CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



STRAW BALE DETAIL

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/50 FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 38 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

TO BE USED IN EXISTING RIGHT OF WAY

FILTER SACKS (GRATED INLETS)

N.T.S.



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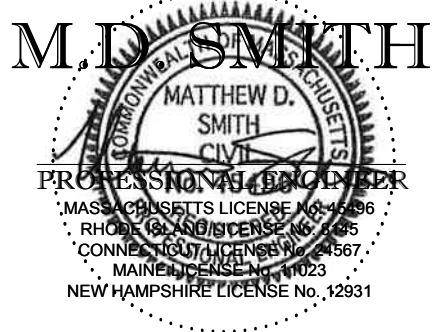
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COMPLIANCE CHECK	DATE
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CONSTRUCTION CHECK	DATE
PROJECT No.: M172006	
CAD I.D. #: M172006_ss3.dwg	

SITE DEVELOPMENT PLANS	
STREET ADDRESS 291 N. MAIN STREET	
CITY ROCHESTER	STATE NEW HAMPSHIRE
COUNTY STRAFFORD	
SITE I.D. 28-0143	PLAN DESCRIPTION SOIL EROSION CONTROL NOTES & DETAILS SHEET

STATUS	DATE	BY
DRAWN BY:	7/10/17	DJF
PLAN CHECKED	7/10/17	WL
AS-BUILT		
SHEET NO. C-7 OF 10		



McDonald's

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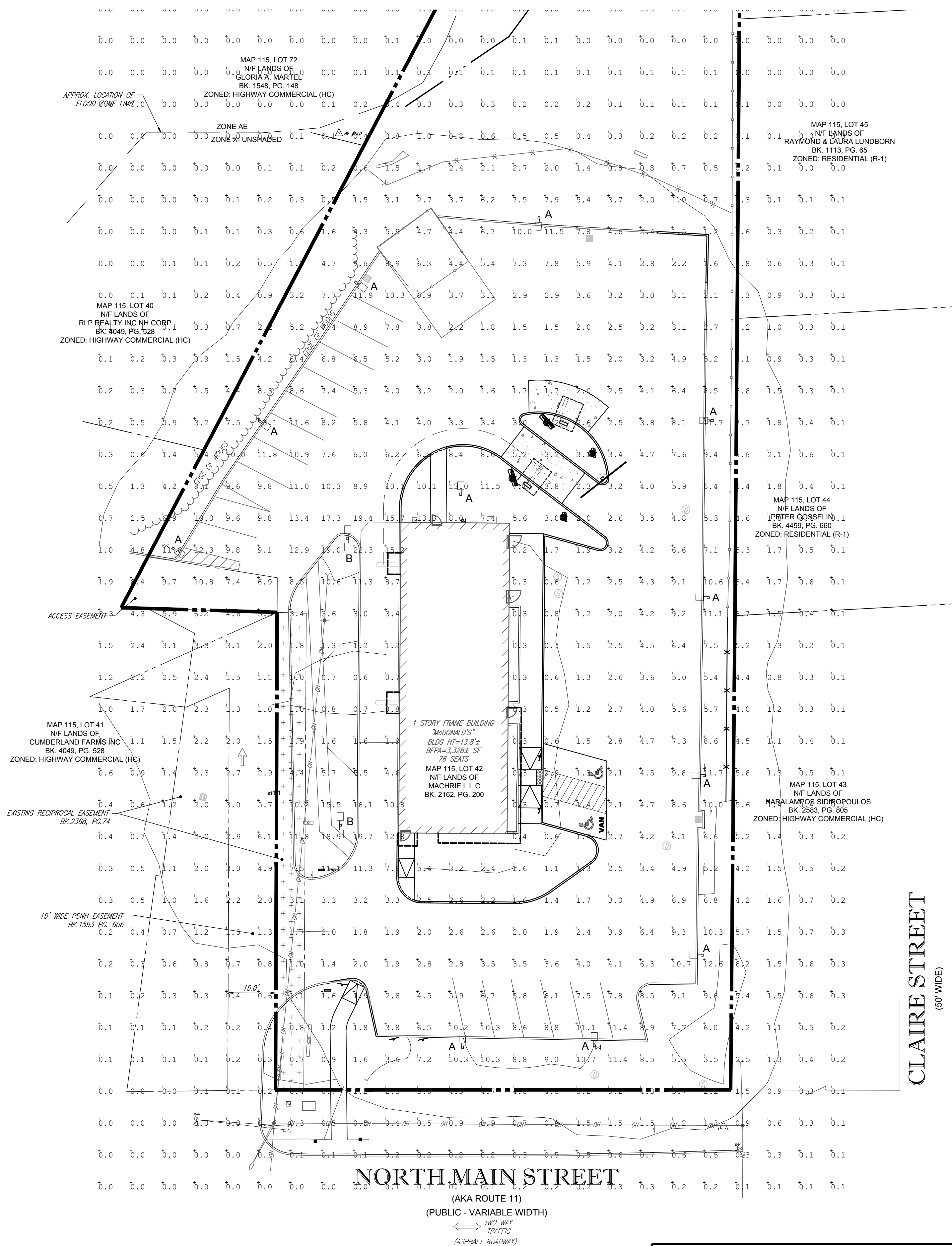
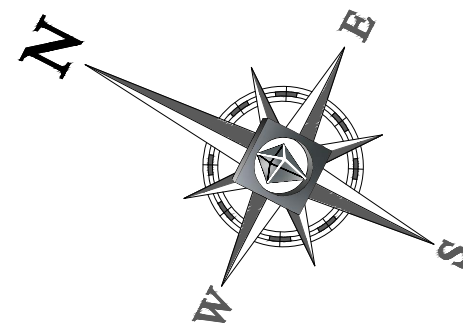
OFFICE ADDRESS

DATE

SIGNATURE

APPROVED McDONALD'S AGENT

NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA



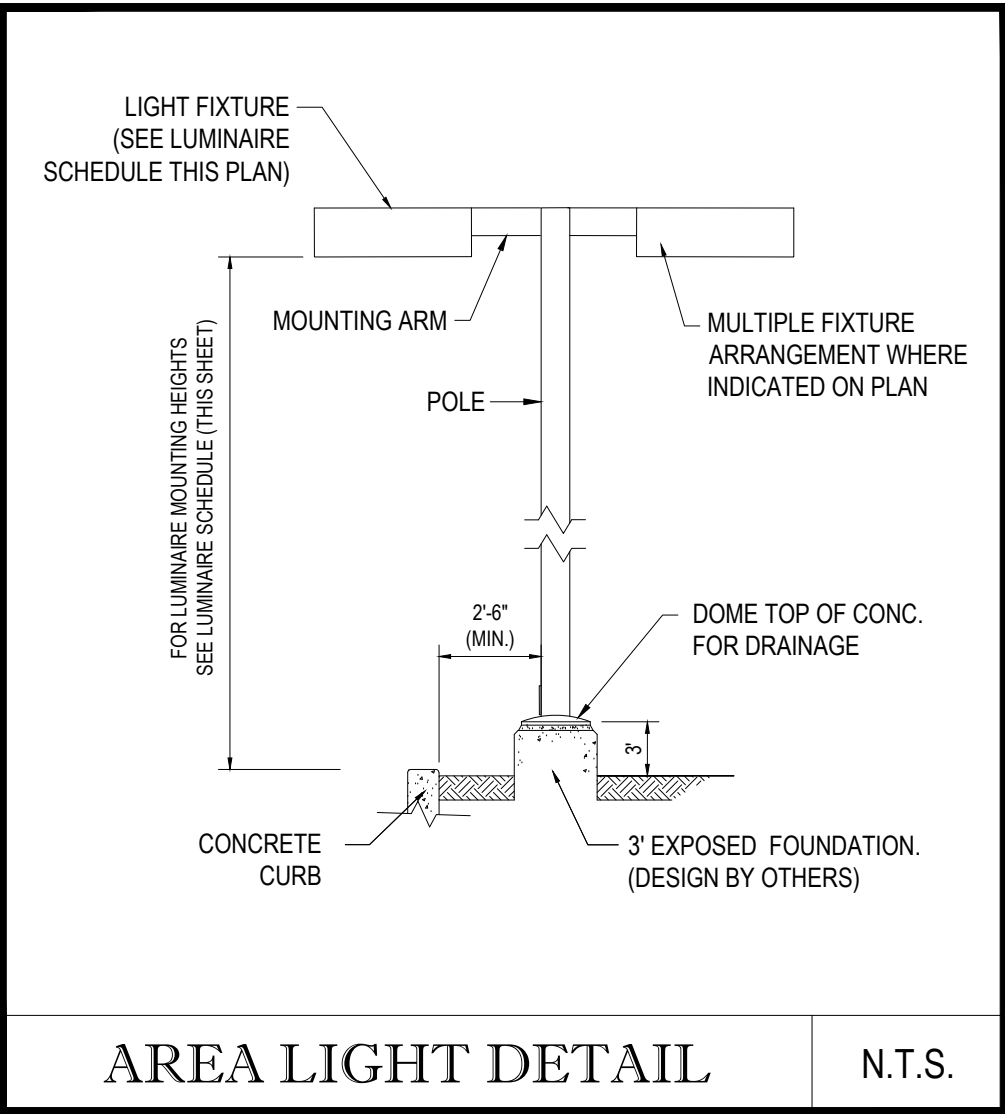
LIGHTING NOTES:

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL-HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- THE OUTSIDE LIGHTING SHALL BE SHIELDED TO MEET SITE PLAN REGULATIONS.

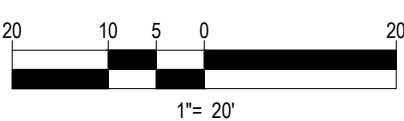
NUMERIC SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED SURFACE READINGS	ILLUMINANCE	FC	5.09	22.3	0.2	25.45	111.50
PROPERTY LINE READINGS	ILLUMINANCE	FC	3.54	11.8	0.0	N/A	N/A

LUMINAIRE SCHEDULE							
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION	MOUNTING HEIGHT	
A	11	SINGLE WITH SHIELD	40000	0.72	400 WATT METAL HALIDE AREA LIGHT CTM-3-400-PSMH-F-HSS	20'	
B	2	DOUBLE @ 180	40000	0.72	400 WATT METAL HALIDE AREA LIGHT CTM-3-400-PSMH-F-HSS	20'	

* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 80 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 80 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.
** SPECIFY COLOR
NOTE: ALL ASB FIXTURES TO BE INSTALLED TILTED AT A 30 DEGREE ANGLE, UNLESS OTHERWISE SPECIFIED.



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
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PROJECT No.: M172006	
CAD I.D. #: M172006_ss3.dwg	

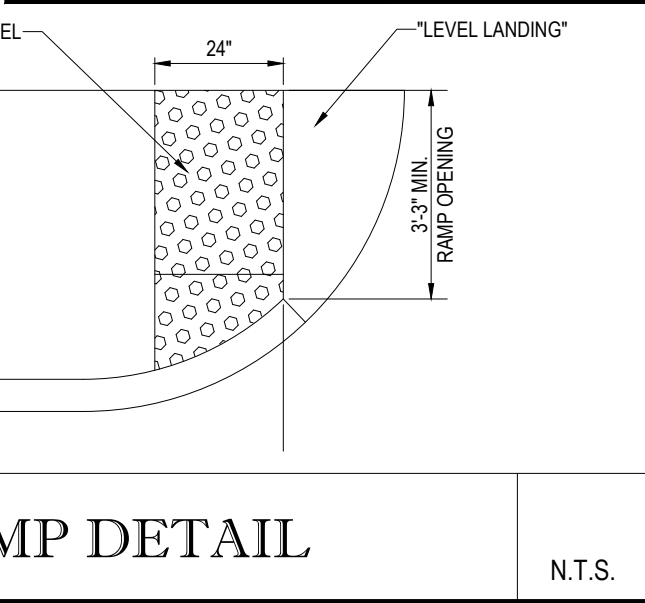
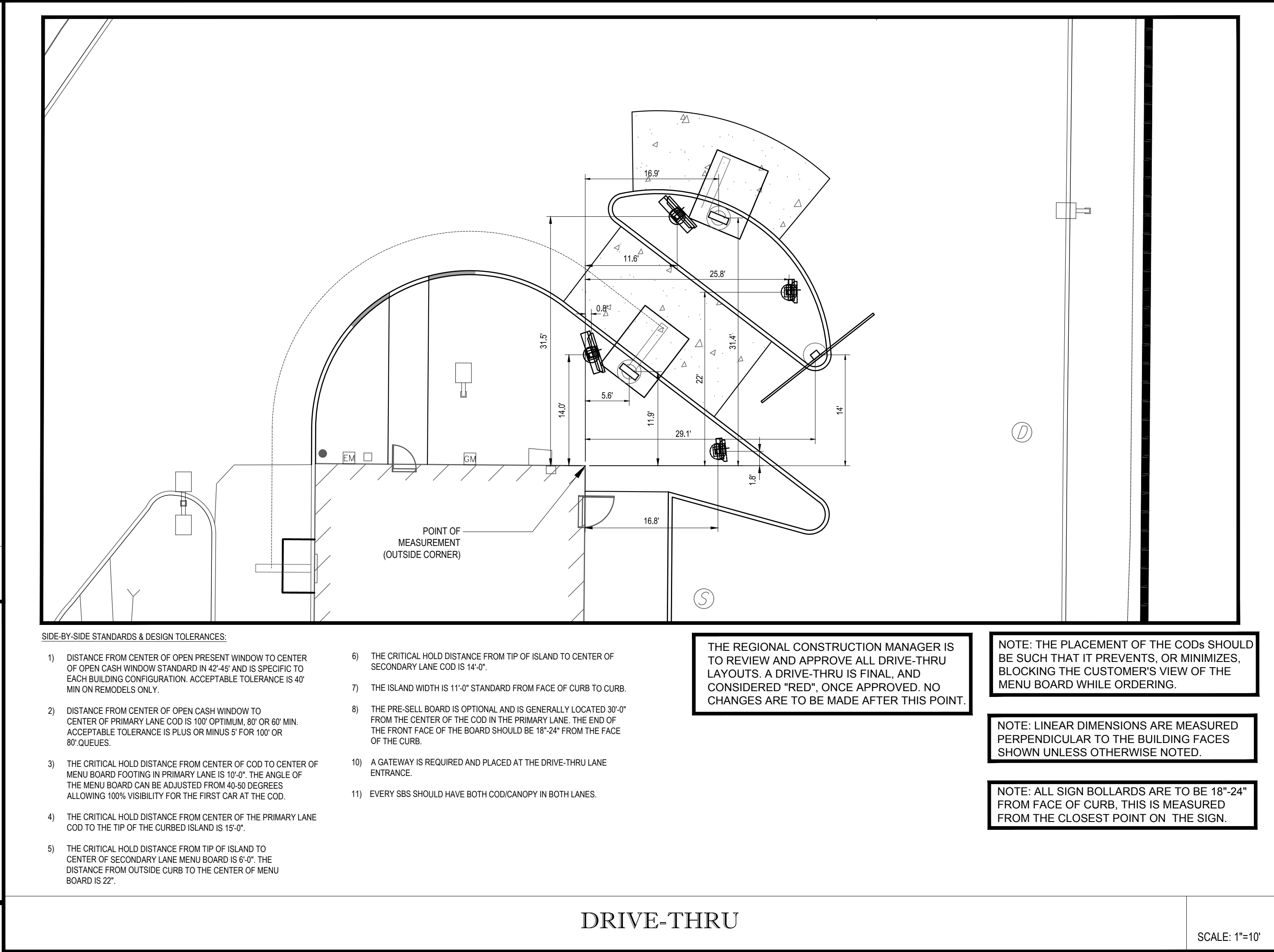
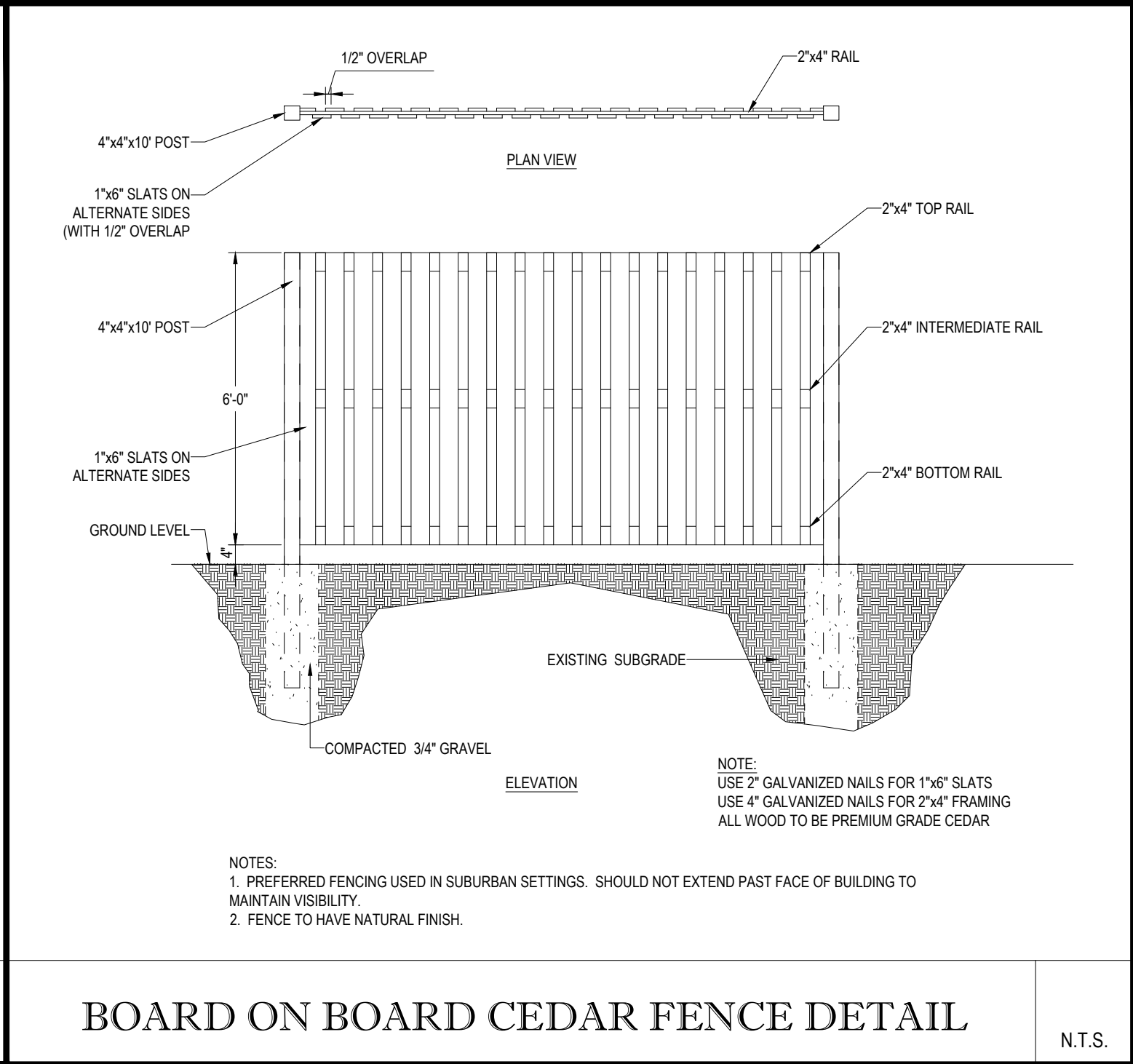
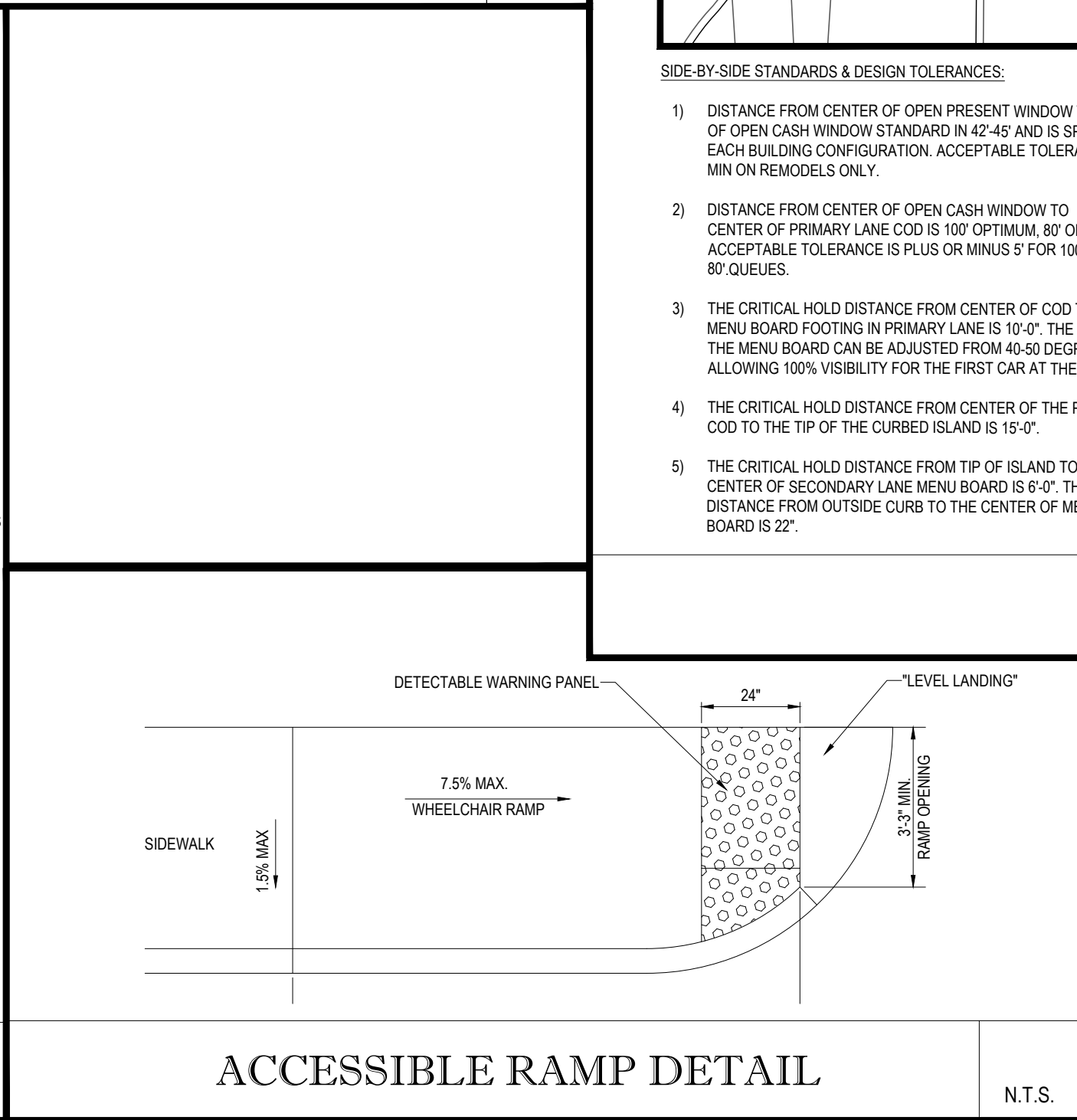
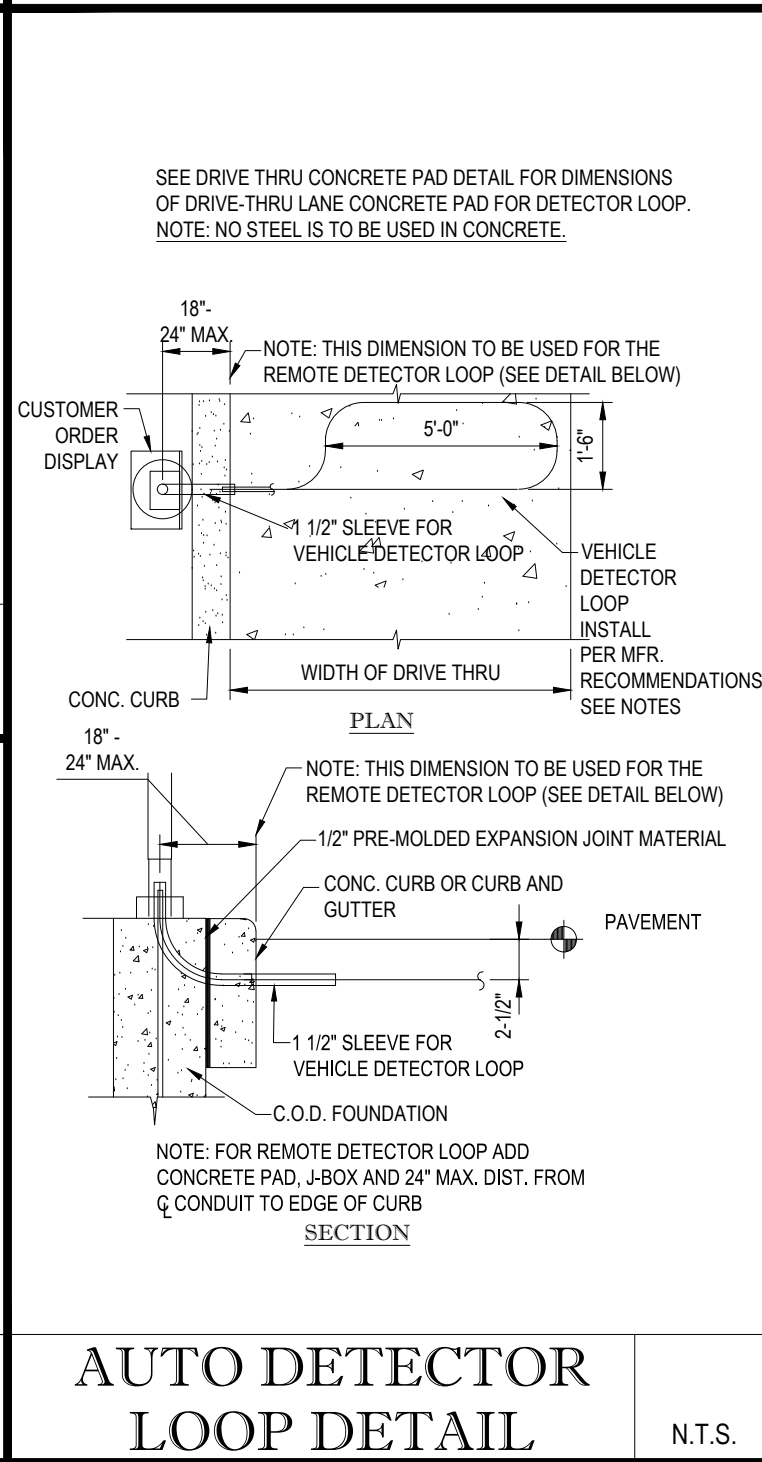
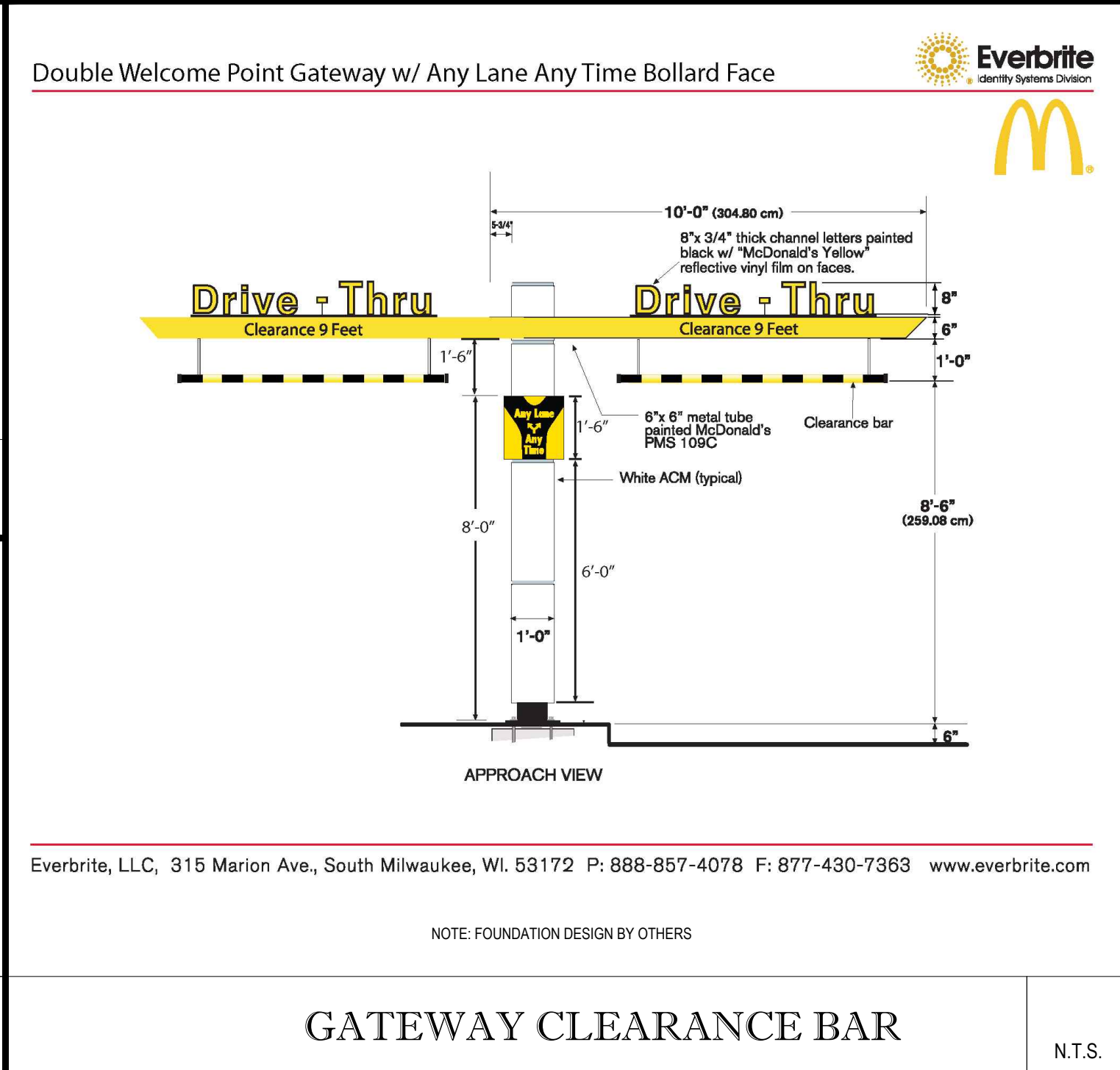
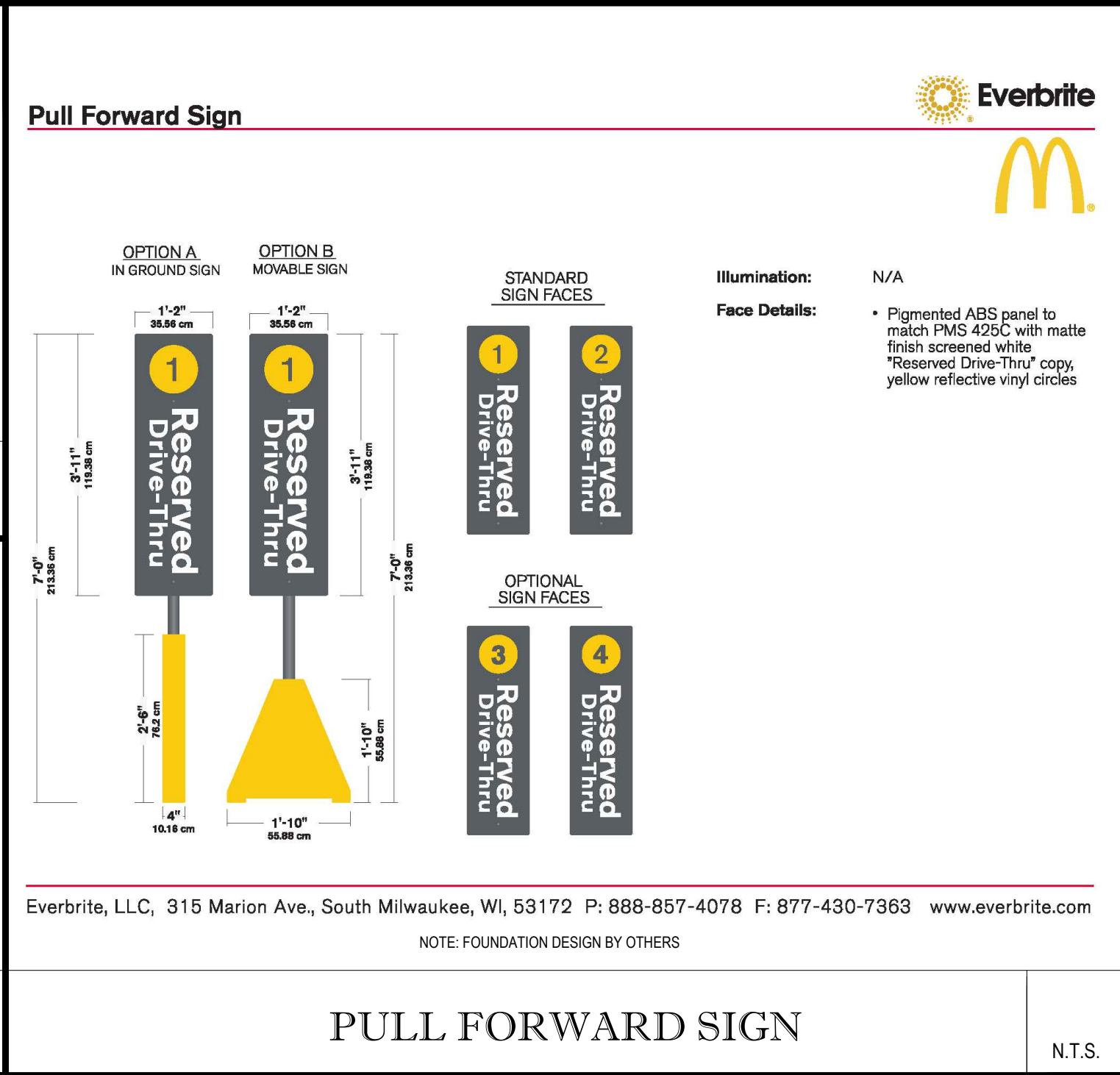
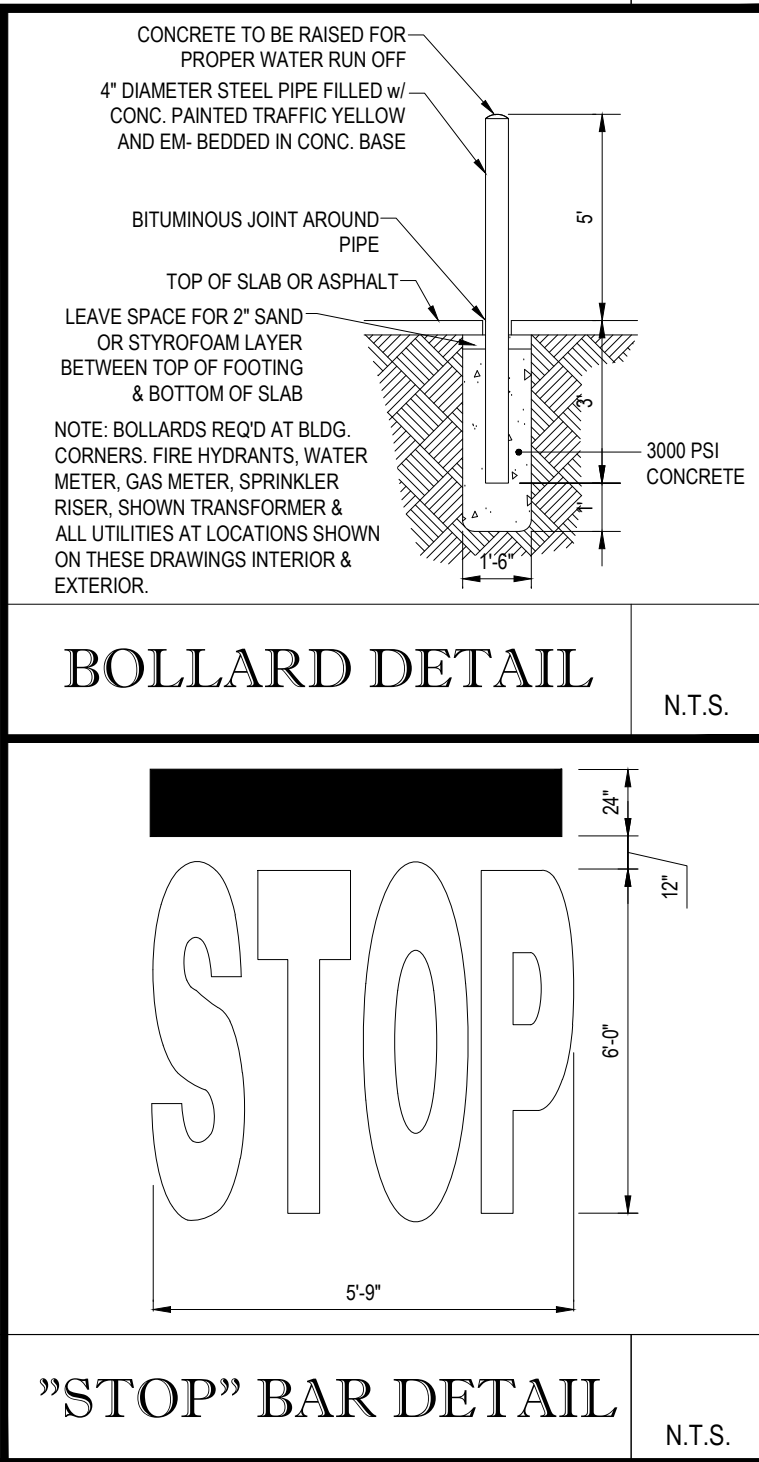
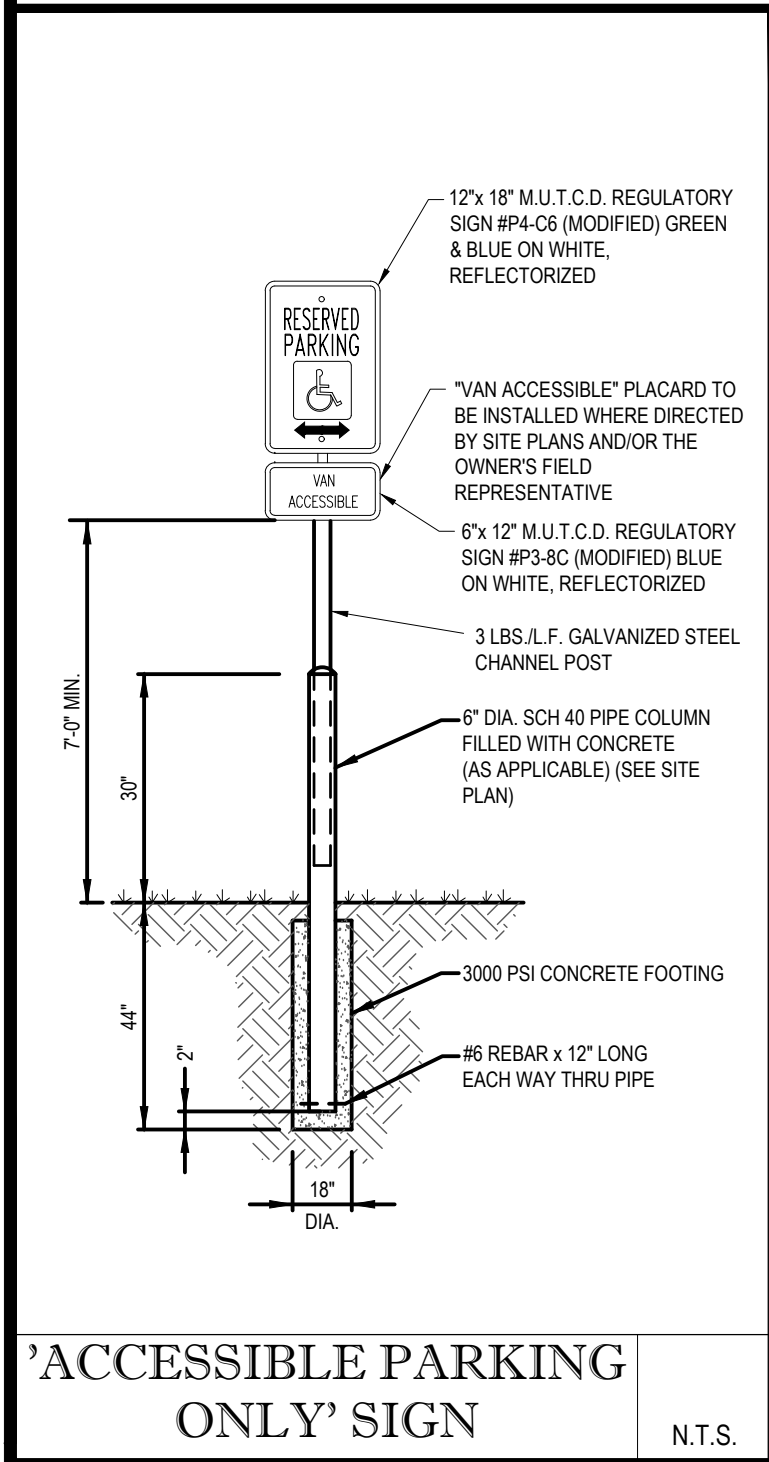
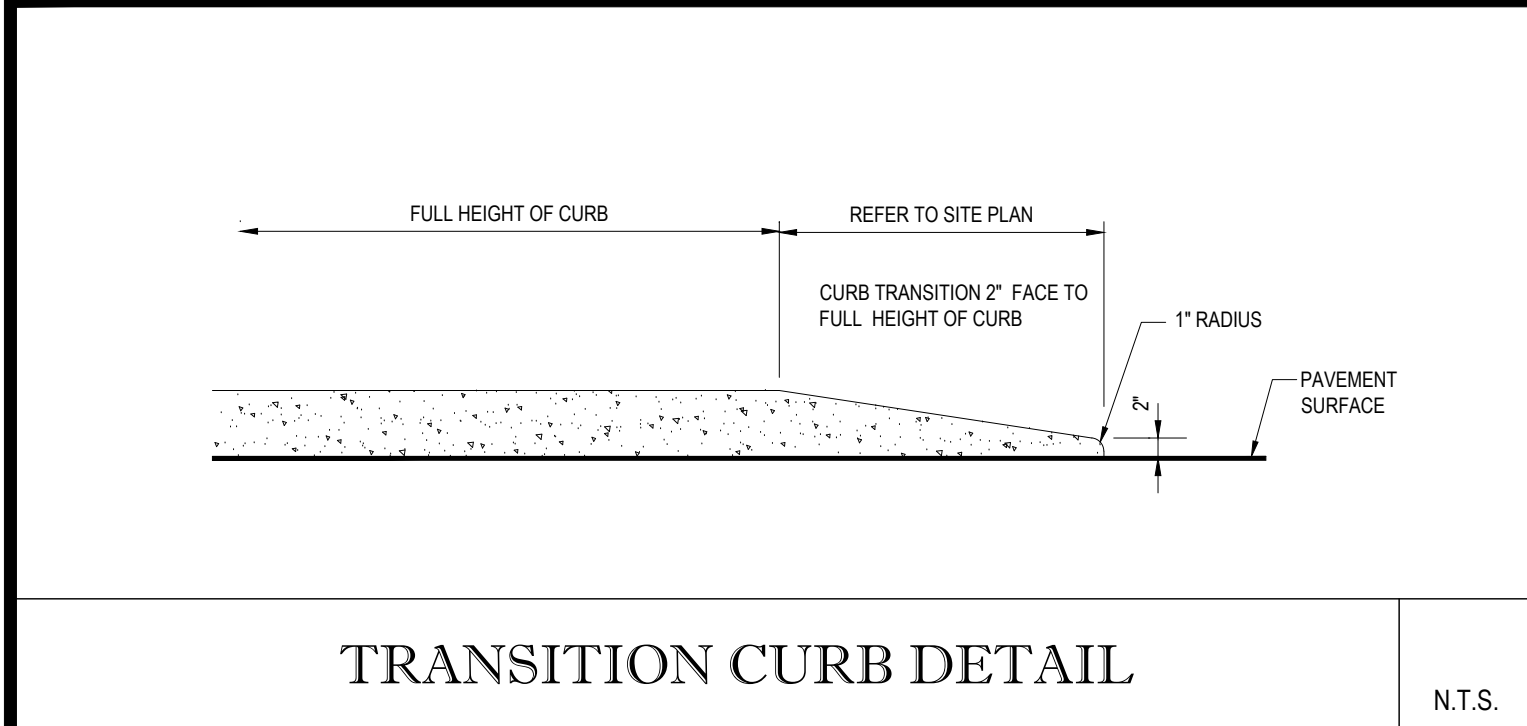
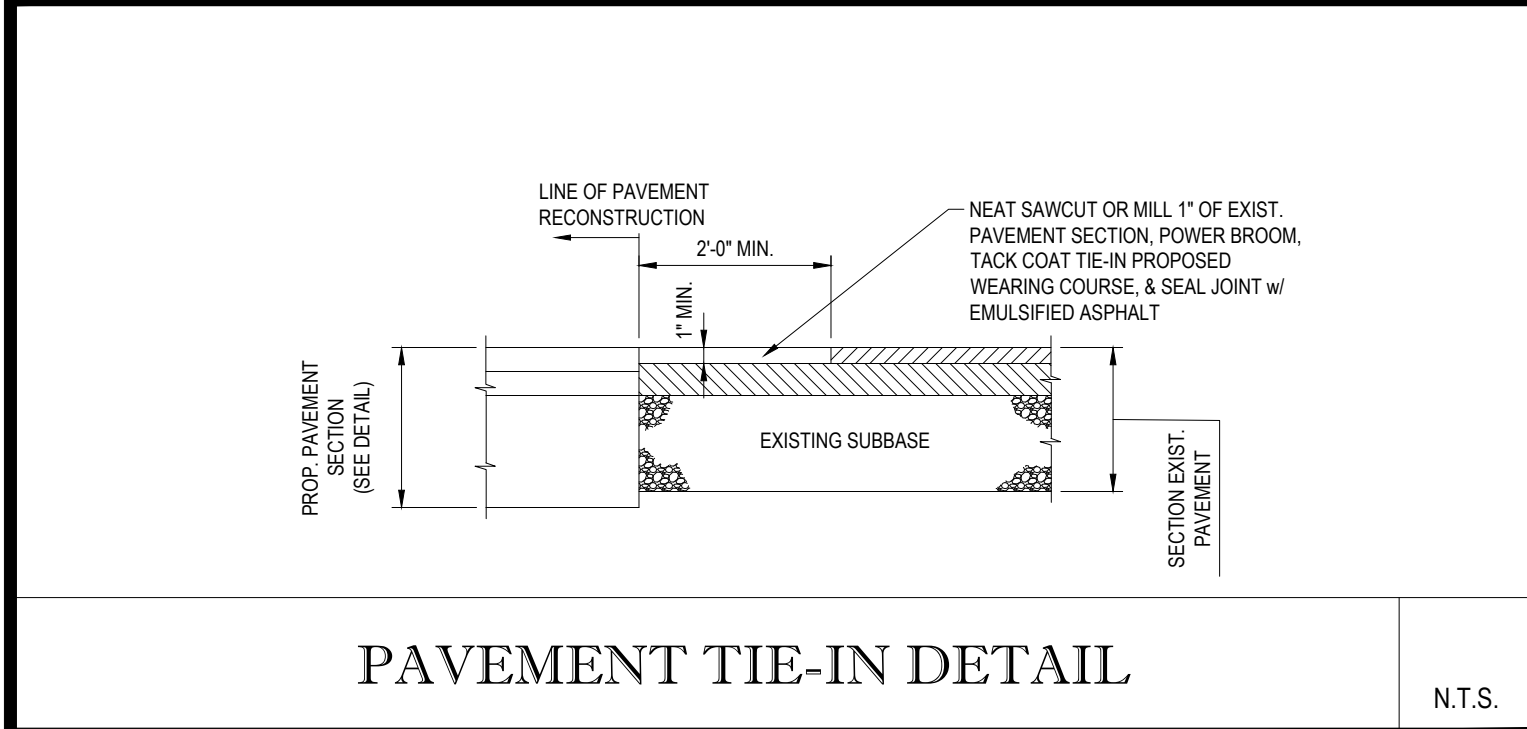
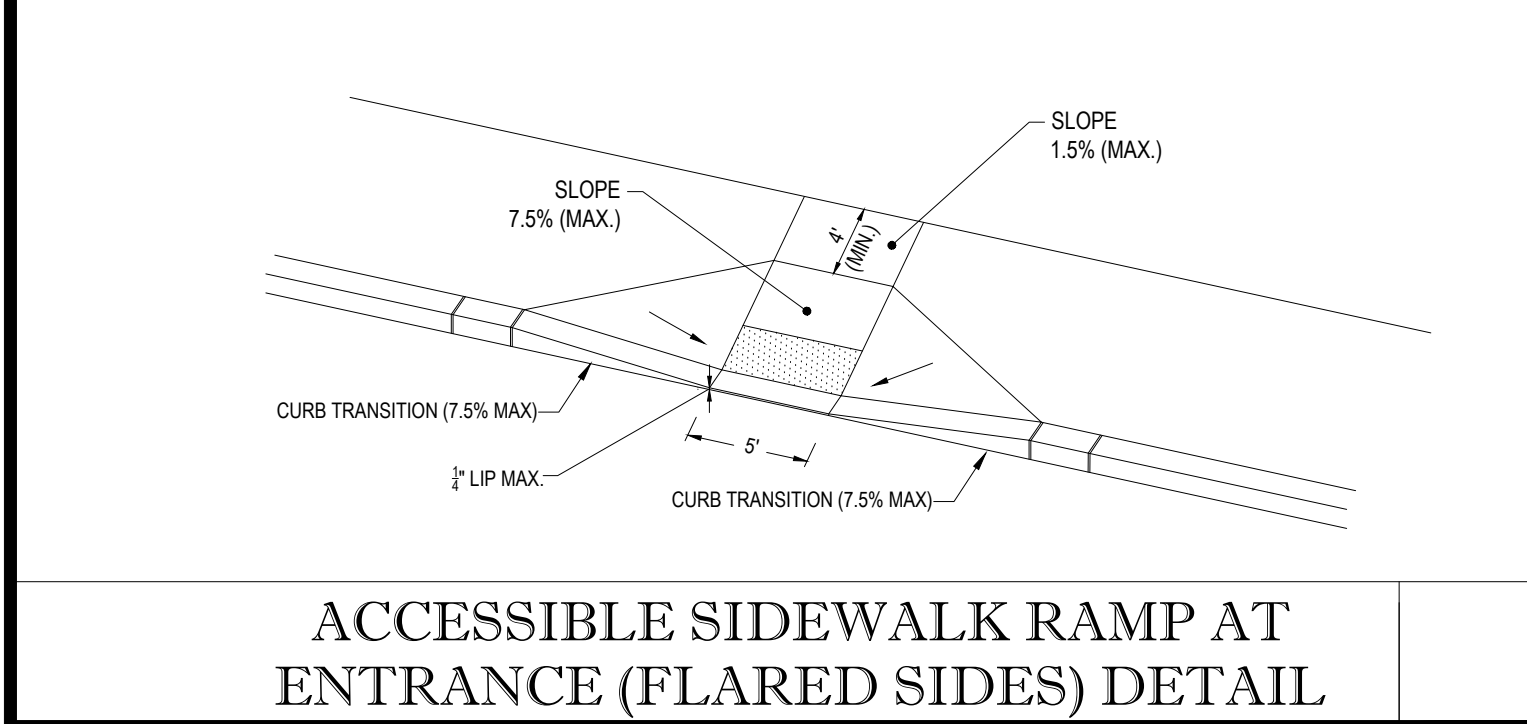
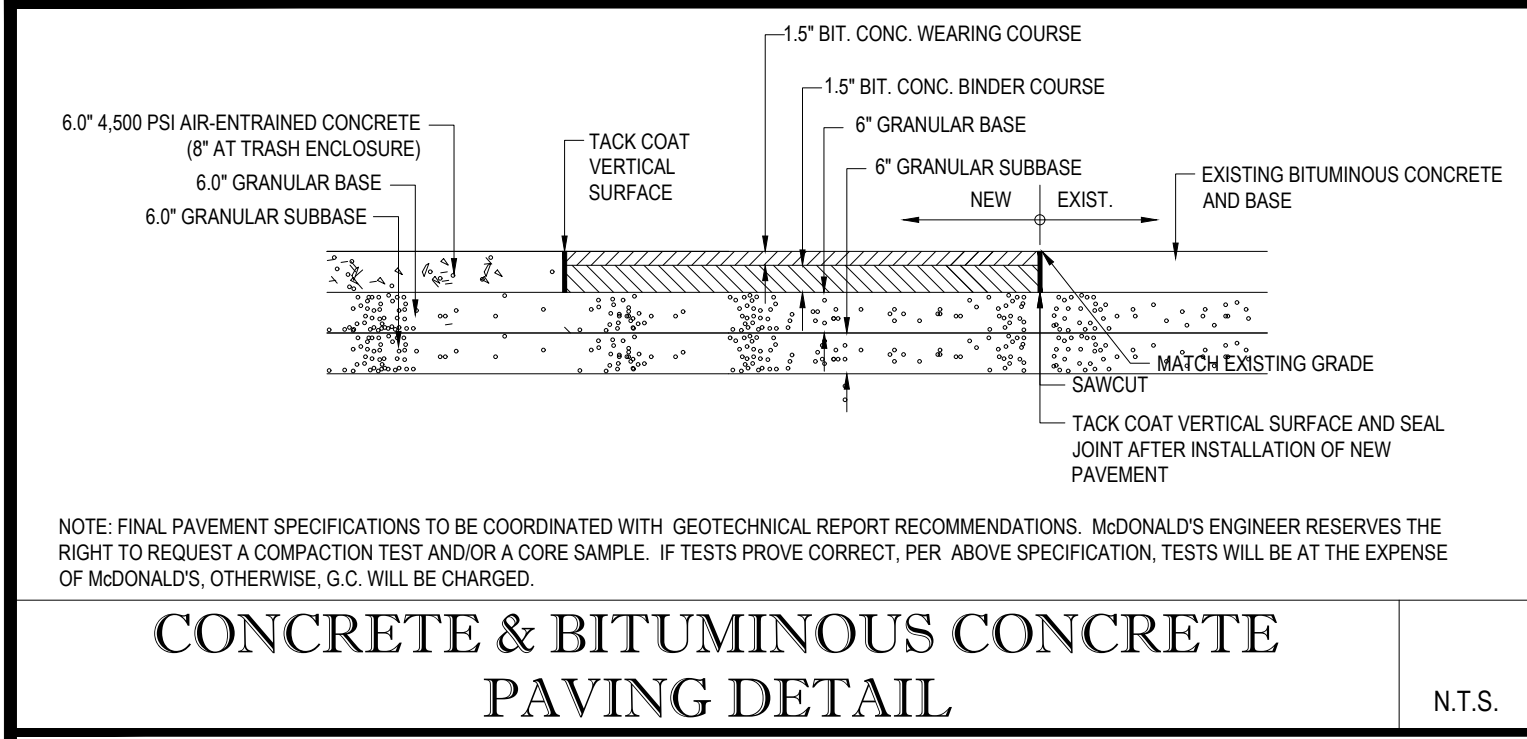
SITE DEVELOPMENT PLANS	
STREET ADDRESS 291 N. MAIN STREET	
CITY ROCHESTER	STATE NEW HAMPSHIRE
COUNTY STRAFFORD	
SITE I.D. 28-0143	PLAN DESCRIPTION LIGHTING PLAN

BY	CFD	DJF	DJF	DESCRIPTION	DATE	REV
				ADDED LIGHTING PLAN	08/03/17	1
				PER PLANNING BOARD MEETING COMMENTS	08/16/17	2
				PER NOTICE OF DECISION COMMENTS	09/29/17	3

M.D. SMITH
MATTHEW D. SMITH
PROFESSIONAL ENGINEER
NEW HAMPSHIRE LICENSE NO. 12931

McDonald's		NORTHEAST REGION 690 CANTON STREET WESTWOOD, MA	
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PLAN APPROVALS		SIGNATURE	DATE
APPROVED McDONALD'S AGENT			

STATUS	DATE	BY
DRAWN BY:	7/10/17	DJF
PLAN CHECKED	7/10/17	WL
AS-BUILT		
SHEET NO.	C-8 OF 10	



BOHLER ENGINEERING

LAND SURVEYING
SUSTAINABLE DESIGN

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES

LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

◆ UPRSTATE NEW YORK
◆ NEW ENGLAND
◆ BOSTON, MA
◆ NEW YORK METRO
◆ NEW YORK, NY
◆ NEW JERSEY

◆ PHILADELPHIA, PA
◆ LEHIGH VALLEY, PA
◆ SOUTHEASTERN, PA
◆ REHOBOTH BEACH, DE
◆ BALTIMORE, MD
◆ SOUTHERN MARYLAND

◆ NORTHERN VIRGINIA
◆ CENTRAL VIRGINIA
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◆ CHARLOTTE, NC
◆ TAMPA, FL
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352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: M172006	
CAD I.D. #: M172006_ss3.dwg	

SITE DEVELOPMENT PLANS	
STREET ADDRESS 291 N. MAIN STREET	
CITY ROCHESTER	STATE NEW HAMPSHIRE
COUNTY STRAFFORD	
SITE I.D. 28-0143	PLAN DESCRIPTION DETAIL SHEET

BY

CFD

DJF

DJF

DESCRIPTION

ADDED LIGHTING PLAN

PER PLANNING BOARD MEETING COMMENTS

PER NOTICE OF DECISION COMMENTS

DATE

08/03/17

08/16/17

09/29/17

REV

1

2

3

M.D. SMITH

PROFESSIONAL ENGINEER

NEW HAMPSHIRE LICENSE NO. 12931

SMITH

PROFESSIONAL ENGINEER

NEW HAMPSHIRE LICENSE NO. 12931

DATE

08/03/17

08/16/17

09/29/17

REV

1

2

3

PLAN APPROVALS

SIGNATURE

APPROVED McDONALD'S AGENT

DATE

08/03/17

08/16/17

09/29/17

OFFICE

ADDRESS

NORTHEAST REGION
690 CANTON STREET
WESTWOOD, MA

STATUS

DATE

BY

DRAWN BY: 7/10/17 DJF

PLAN CHECKED: 7/10/17 WL

AS-BUILT

SHEET NO. C-10

OF 10

P:\1712006\Drawings\Plan_Sss3.dwg (0:17:14.4) dms_xcnc0510_rjz3_liter34_11

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LEGEND

---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X G 123.45	EXISTING GUTTER ELEVATION
X TW 123.45	EXISTING TOP OF WALL ELEVATION
X BW 123.45	EXISTING BOTTOM OF WALL ELEVATION
X FF 123.45	EXISTING FINISHED FLOOR ELEVATION
HYDRANT	HYDRANT
W	WATER VALVE
WV	UNKNOWN VALVE
GM	GAS METER
EM	ELECTRIC METER
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
---	OBSERVED / MEASURED SEWER LINE
---	OBSERVED / MEASURED STORM DRAIN
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
TS	TRAFFIC SIGNAL POLE
AL	AREA LIGHT
BS	BOLLARD
PA	PAINTED ARROWS
CLF	CHAIN LINK FENCE
EDC	EDGE OF CONCRETE
EDP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
FD	FLOW DIRECTION
TS	TREE & TRUNK SIZE
10	PARKING SPACE COUNT
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
HT	HEIGHT
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
NVP	NO VISIBLE PIPE
UTO	UNABLE TO OPEN
PVC	POLYVINYL CHLORIDE PIPE
HDP	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
[34.2]	BUILDING DIMENSION
NFV	NOT FIELD VERIFIED

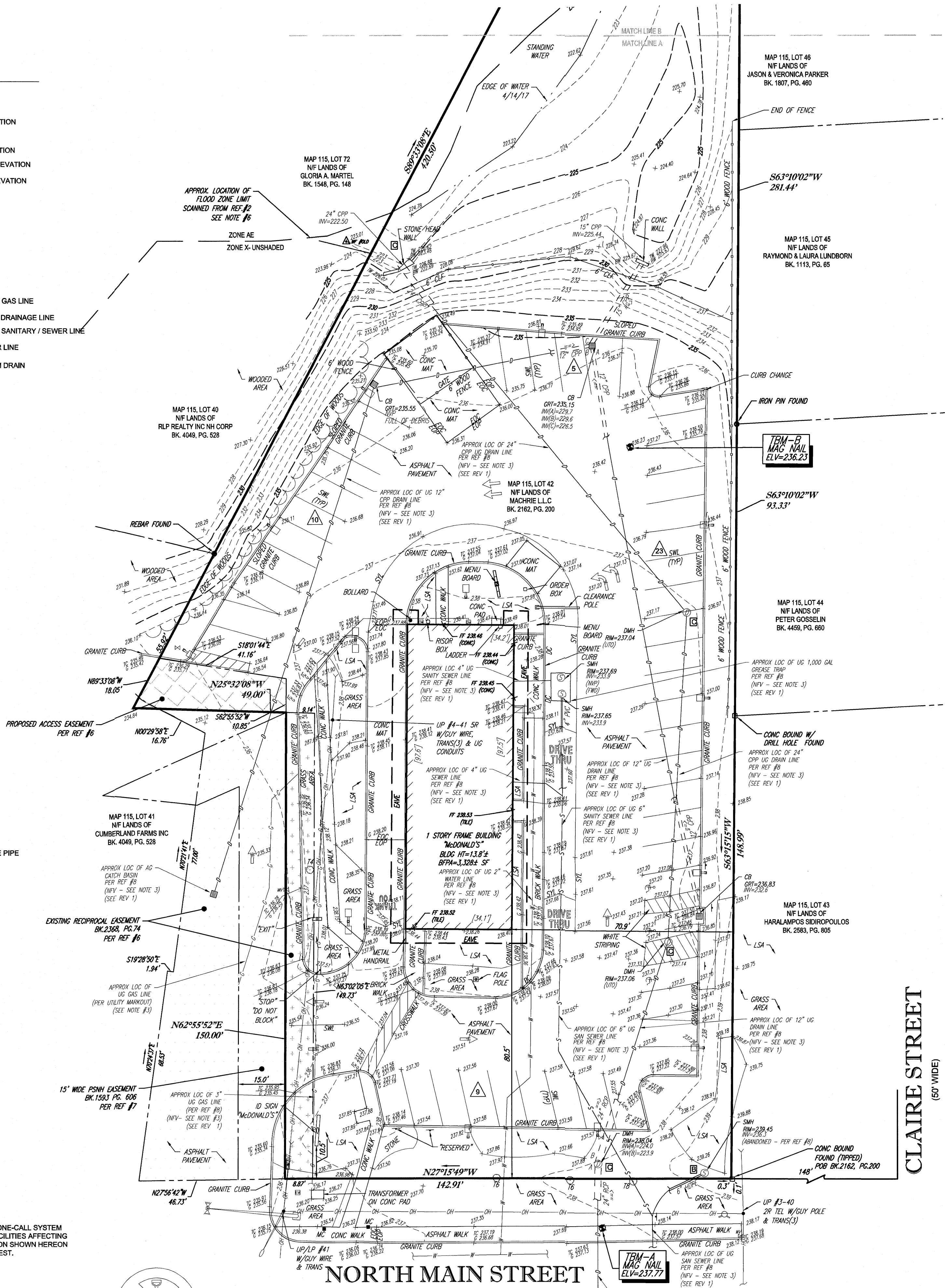
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW HAMPSHIRE ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS(S):

UTILITY COMPANY	PHONE NUMBER
BAY RING COMMUNICATIONS	800-620-9911
EASTERN PROPANE & OIL-ROCHESTER	800-623-6237
METROCAST CABLEVISION	1-800-952-1001
FAIRPOINT	1-800-984-2001
UNTIL-NORTHERN UTILITIES -NH-GAS	888-301-7700
EVERSOURCE ENERGY - PSNH	603-699-4000
ROCHESTER PUBLIC WORKS DEPARTMENT	603-328-2400
ON TARGET LOCATING	207-588-3300



THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. DO NOT SAFETY - NEW HAMPSHIRE (1-888-344-7233)

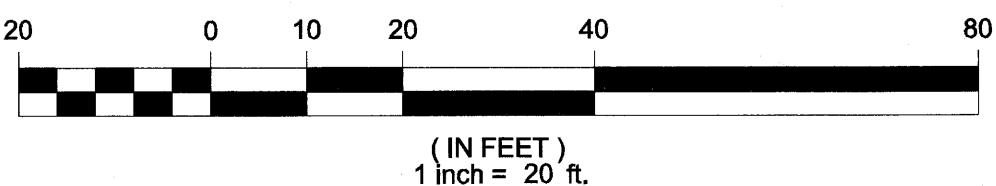


CLARE STREET
(60' WIDE)

NORTH MAIN STREET
(AKA ROUTE 11)
(PUBLIC - VARIABLE WIDTH)

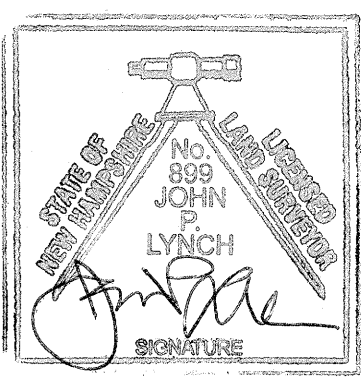
← TWO WAY TRAFFIC
(ASPHALT ROADWAY)

GRAPHIC SCALE



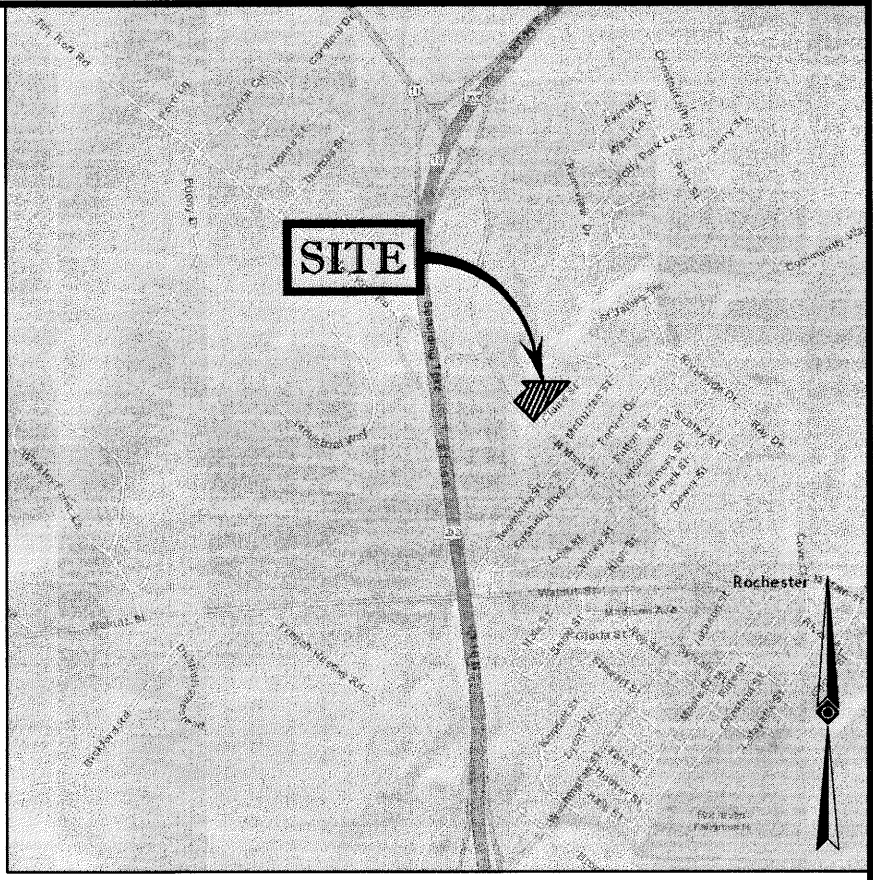
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

DATE
5/3/2017



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS

NOTES:

- PROPERTY KNOWN AS LOT 42 AS SHOWN ON THE CITY OF ROCHESTER, STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, MAP NO. 115.
 - AREA = 57,625 SQUARE FEET OR 1.323 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 0.1% CHANCE ANNUAL FLOOD, BASE FLOOD ELEVATION DETERMINED) ELEVATION = 228 NGVD 1929 (APPROX. ELEVATION 225.4 IN NAVD88 VIA CORPSCON CONVERSION) & PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT WALK. ELEVATION = 237.77
TBM-B: MAG NAIL SET IN ASPHALT. ELEVATION = 236.23
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THIS SURVEY DOES NOT SHOW THE EXISTENCE OF DELINEATED WETLANDS, HOWEVER A STANDING WATER WAS OBSERVED.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - DURING THE TIME OF THE SURVEY, WETLAND DELINEATION MARKERS WERE NOT PLACED OR OBSERVED, NO INFORMATION HAS BEEN PROVIDED BY THE CLIENT REGARDING A WETLAND SPECIALIST HIRED BY THE CLIENT.
 - RECORD UNDERGROUND WATER, TELEPHONE, ELECTRIC WERE NOT AVAILABLE AT THE TIME OF SURVEY. REQUESTS HAVE BEEN MADE TO UTILITY COMPANIES FOR THEIR RECORDS.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF CITY OF ROCHESTER, STRAFFORD COUNTY, SHEET #115.
- MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP', STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 211 OF 405; MAP NUMBER 3301702211D, EFFECTIVE DATE: MAY 17, 2005.
- MAP ENTITLED 'CLAIRE DEVELOPMENT PROPOSED SUBDIVISION', PREPARED BY JEROME J. CAPLETTE, DATED NOVEMBER 1991, FILED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 15.
- MAP ENTITLED 'LOT LINE REVISION PLAN CLARE STREET & BEAUVUE STREET ROCHESTER, N.H. FOR WILLIAM O. & GENEVIEVE TRAHAN', PREPARED BY NORWAY PLAINS ASSOCIATES, INC., DATED JULY, 2003, RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 74-2.
- MAP ENTITLED 'LOT LINE ADJUSTMENT PLAN ASSESSORS MAP 115 LOT 40 & 41 299 & 301 NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE PREPARED FOR CUMBERLAND FARMS, INC.', PREPARED BY MHF DESIGN CONSULTANTS, INC., DATED MARCH 6, 2012, RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 104-81.
- MAP ENTITLED 'EASEMENT PLAN ASSESSORS MAP 115 LOTS 41 & 42 291 & 299 NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE PREPARED FOR CUMBERLAND FARMS, INC.', PREPARED BY MHF DESIGN CONSULTANTS, INC., DATED SEPTEMBER 28, 2012, RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 104 - 93.
- MAP ENTITLED 'REVISED RECIPROCAL EASEMENT PLAN NORTH MAIN STREET ROCHESTER, N.H.', PREPARED BY NORWAY PLAINS ASSOCIATES INC., DATED JULY 2001, RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN NO. C-1945.
- MAP ENTITLED 'AS-BUILT SITE PLAN NORTH MAIN STREET ROCHESTER, N.H. FOR MCDONALDS CORPORATION', PREPARED BY NORWAY PLAINS ASSOCIATES, INC., DATED JULY 2002, ON FILE AT THE CITY OF ROCHESTER.

TABLE OF APPARENT ENCROACHMENTS

- REBARS AND IRON PIPES FOUND ALONG LOT 71
- SANITARY MANHOLE AT SOUTHWEST CORNER OF SITE
- POSSIBLE STORM DRAIN EASEMENT, UNABLE TO OPEN STRUCTURES

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

1	ADDITIONAL UTILITIES ADDED	NA	E.A.L.	J.P.L.	S-B-17
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	4-14-17				
FIELD BOOK NO.	17-04				
FIELD BOOK PG.	51				
FIELD CREW	S.B.H.				
DRAWN	PRIMA				
REVIEWED	R.D.N.				
APPROVED	J.P.L.				
DATE	4-25-17				
SCALE	1"=20'				
FILE NO.	03-170900				
DWG. NO.	1 OF 1				

BOUNDARY & TOPOGRAPHIC SURVEY
MCDONALD'S USA, LLC
291 NORTH MAIN STREET
LOT 42, MAP 115
CITY OF ROCHESTER
STAFFORD COUNTY
STATE OF NEW HAMPSHIRE
L/C# 028-0143

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUK, MA 01772
508-948-3000 - 508-948-3003 FAX
ALBANY, NY 5182175010
CHALFONTE, PA 317120800
MANHATTAN, NY 6467800411
MT LAUREL, NJ 609572099
WARREN, NJ 9086600099