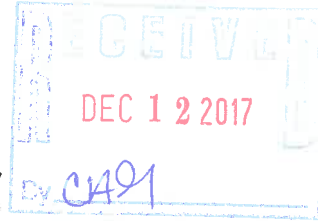




## **NONRESIDENTIAL SITE PLAN APPLICATION**

City of Rochester, New Hampshire



[office use only. Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date paid \_\_\_\_\_]

Date: 10 August 2017 Is a conditional use needed? Yes: \_\_\_\_\_ No: X Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

### **Property information**

Tax map #: 115; Lot #'s: 32, 33, & 36; Zoning district: Highway Commercial (HC)

Property address/location: Ten Rod Road Annex

Name of project (if applicable): Brock Properties

Size of site: 0.96 ac, 0.67 ac. & 0.54 ac acres; overlay zoning district(s)? \_\_\_\_\_

### **Property owner**

Name (include name of individual): Brock Properties, LLC

Mailing address: 298 North Main Street, Rochester NH 03867

Telephone #: 603 332-4065 Email: sbrock@brocksonline.com

### **Applicant/developer** (if different from property owner)

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

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### **Engineer/designer**

Name (include name of individual): Norway Plains Associates, Inc. c/o Scott Lawler, PE

Mailing address: PO Box 249; Rochester, NH 03866-0249

Telephone #: 603 335-3948 Fax #: 603 332-0098

Email address: slawler@norwayplains.com Professional license #: PE 10026

### **Proposed activity** (check all that apply)

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

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

(Continued Nonresidential Site Plan application Tax Map: 115 Lot: 32, 33, & 36 Zone HC )

Describe proposed activity/use: The proposed project is to install outdoor storage rack system and increase pavement to facilitate loading and unloading of trucks

Describe existing conditions/use (vacant land?): Lots 32 & 33 are existing lumber storage buildings for a retail facility and Lot 36 is currently vacant although portions are the old Ten Rod Road and an old residential house lot.

Utility information

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

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

If City water, what are the estimated total daily needs?   0   gallons per day

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

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

Where will stormwater be discharged? Small retention basin with overflow into City drainage system

Building information

Type of building(s): None

Building height: n/a Finished floor elevation: n/a

Other information

# parking spaces: existing:   0   total proposed: none; Are there pertinent covenants?       

Number of cubic yards of earth being removed from the site Less than 50 cy

Number of existing employees:   0  ; number of proposed employees total:   0  

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

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

Proposed <i>post-development</i> disposition of site (should total 100%)							
	Square Footage				% Overall Site		
	Lot 32	Lot 33	Lot 36		Lot 32	Lot 33	Lot 36
Building footprints					43.11	28.52	0.00
Building 1	10075	910	0				
Building 2	3395	11400	0				
Building 3	0	1570	0				
Total	13470	13880	0				
Parking and vehicle circulation	17776	34800	17360		56.89	71.48	74.10
Planted/landscaped areas	0	0	5005		0.00	0.00	21.40
Drainage Structures	0	0	1050		0.00	0	4.50
Total	31246	48680	23415		100.00	100.00	100.00

(Continued Nonresidential Site Plan application Tax Map: 115 Lot: 32, 33 & 36 Zone HC )

### Comments

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

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### 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: 11-8-2017

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_

Date: 12/12/2017

### 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: 11-8-2017

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Fax (603)332-0098  
Phone (603) 335-3948 / (800) 479-3948  
slawler@norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
www.norwayplains.com  
Phone & Fax (603) 875-3948  
rtetreault@norwayplains.com

December 12, 2017

Seth Creighton, Chief Planner  
Department of Planning and Development  
Second Floor, City Hall  
31 Wakefield Street  
Rochester, NH 03867-1917

**Re: Brocks Properties, LLC – Ten Rod Road Annex., Map 115, Lots 32, 33, & 36.**

Dear Mr. Creighton:

On behalf of the Brocks Properties, LLC, we hereby submit plans and Non-residential Site Plan application for the construction of outside storage racks and increased parking and circulation at their Ten Rod Road Annex properties. The proposed storage racks will be installed under the existing building overhang on Tax Map 115, Lot 33 and the increased parking and circulation will be located on Tax Map 115, Lot 36. A new chain link fence and gates will be installed on all three of their properties.

The parcels are located in the Highway Commercial Zoning District and vary in size from 0.96 acres down to 0.54 acres. Lots 32 and 33 are currently developed with multiple buildings, parking and storage areas that support the Brock's Plywood Sales business. Lot 36 is currently undeveloped, but contains portions of the old Ten Rod Road and paved driveway. An existing single-family residence was located on this lot, but was removed in 2009/2010 when NHDOT reconstructed the Ten Rod Road intersection with North Main Street. At which point, the old portion of the City roadway was terminated and became Ten Rod Road Annex.

The applicant is proposing to install steel racks under the existing roof overhang to allow for storage of building supply materials. The rack will be approximately 115 feet long and about 15 feet tall. The rack will sit on a new concrete foundation and will be attached to the existing building for support.

To accommodate the new material rack and for increased circulation of the company trucks, new pavement will be installed on the vacant lot, Lot 36. As noted above, the single-family house was removed during the reconfiguration of Ten Rod Road and North Main Street intersection. Portions of the old paved driveway and Ten Rod Road are still in place. The proposal is to enlarge the pavement, tying into the old pavement as shown on the plans.

Additionally, the owners are proposing to have a new chain link fence installed around the new pavement and along the Ten Rod Road Annex. New sliding gates will control access into the lots and will be installed on Ten Rod Road Annex. There will not be any access from the new Ten Rod Road. Evergreen trees will be planted along the Ten Rod Road, similar to those planted by the State, to help buffer the site improvements.

The result of the new pavement, there will be approximately 1,600 square feet of impervious surface. The stormwater from the existing and proposed surfaces will be directed towards a small infiltration basin to be constructed at the lower end of the property. The stormwater that doesn't infiltrate back into the ground will flow overland to an existing catch basin located in the grass.

Although there are underground utilities within the old roadway, there are no proposed services nor will there be any disturbance to them. The parking area will not be illuminated at this time. Excess snow will be plowed down by the end of the pavement, which will allow the snow melt to flow into the infiltration basin.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**



By: Scott A. Lawler, PE, Project Engineer

cc: Brocks Properties, LLC

# LAND SURVEYORS

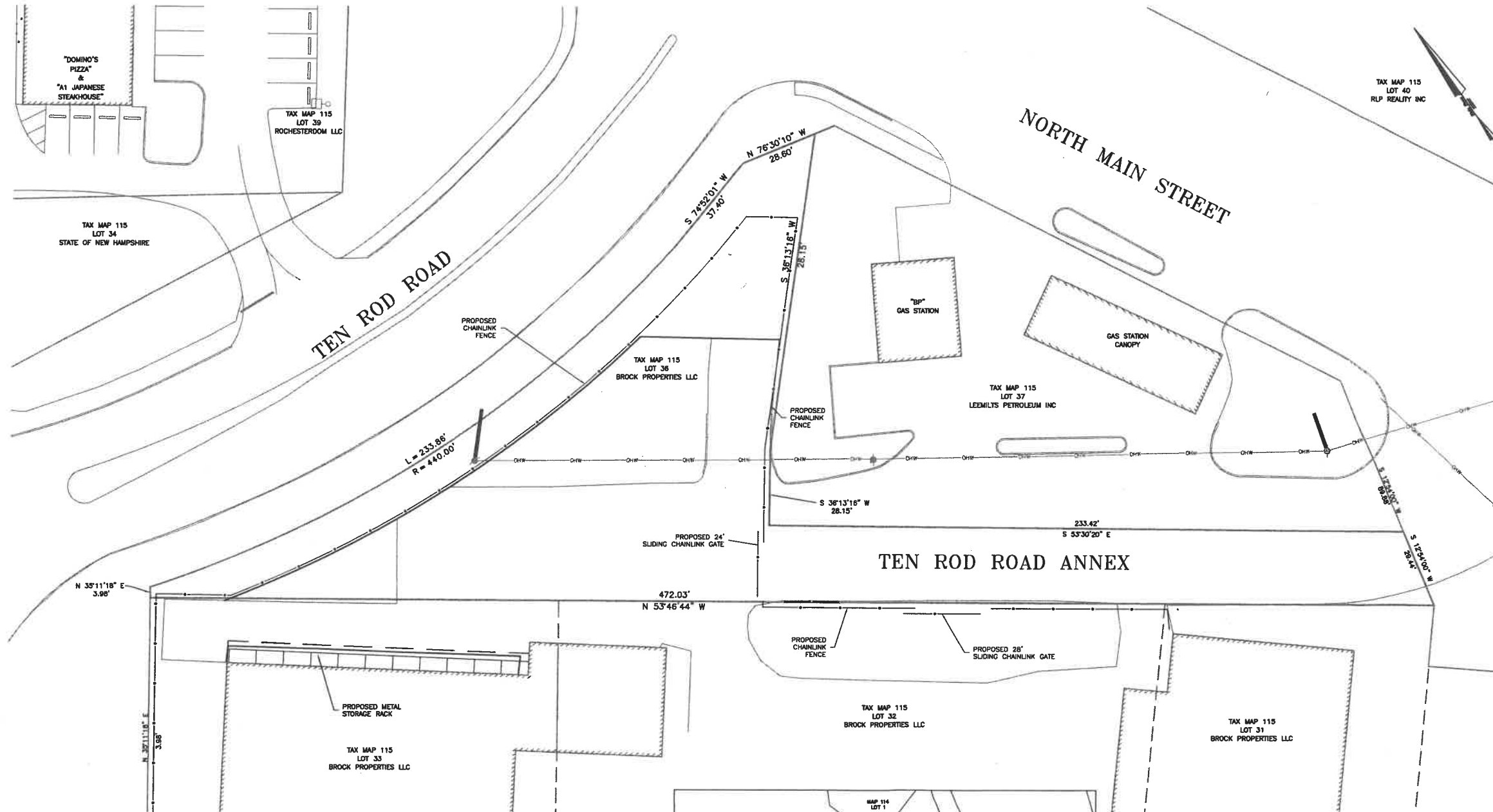
# CIVIL ENGINEERS



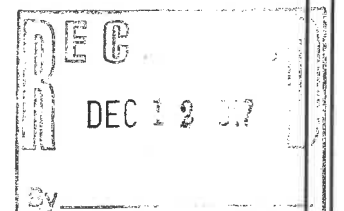
## LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING CHAINLINK FENCE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CHAINLINK FENCE

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE INSTALLATION OF STORAGE RACKS, ADDITIONAL PAVED PARKING AND FENCING ON TAX MAP 115 LOTS 32, 33, 36.
  2. THIS PARCEL IS LOCATED IN THE HIGHWAY COMMERCIAL DISTRICT.
  3. TOTAL PARCEL AREA:  
MAP 115 LOT 32 = 0.98 ACRES  
MAP 115 LOT 33 = 0.67 ACRES  
MAP 115 LOT 36 = 0.54 ACRES
  4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
HIGHWAY COMMERCIAL DISTRICT:  
MINIMUM LOT AREA = 20,000 SF  
MINIMUM LOT FRONTAGE = 100 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 25'
  5. MAXIMUM LOT COVERAGE = 65%
  6. MAXIMUM BUILDING HEIGHT = NONE
  7. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS = CITY OF ROCHESTER GIS.
  8. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEM.
  9. SOIL SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
  10. HSB = HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
  11. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS PRIOR TO ANY WORK BEING PERFORMED.
  12. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATES OF THE SURVEY JULY 2017. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED.
  13. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBERS 33017002119 & 33017002030.
  14. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
  15. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
  16. THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
  17. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
  18. SNOW SHALL NOT BE PAID IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON TEN ROD ROAD ANNEX.
  19. ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 8:00 P.M. SATURDAY.
  20. THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS REVIEW TO ENSURE COMPLIANCE WITH THAT ORDINANCE AND OTHER APPLICABLE CODES. INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNIFICANT CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED PRESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
  21. ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
  22. NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.



OWNER OF RECORD  
BROCK PROPERTIES, LLC.  
298 NORTH MAIN STREET  
ROCHESTER, NH 03867

MAP 115 LOT 32  
TOTAL PARCEL AREA = 0.98 AC  
BOOK 3893-PAGE 412  
MAP 115 LOT 33  
TOTAL PARCEL AREA = 0.67 AC  
BOOK 3893-PAGE 412  
MAP 115 LOT 36  
TOTAL PARCEL AREA = 0.54 AC  
BOOK 4303-PAGE 273

OVERALL SITE PLAN  
TAX MAP 115 LOTS 32, 33, 36  
TEN ROD ROAD &  
TEN ROD ROAD ANNEX  
ROCHESTER, NH  
PREPARED FOR:  
BROCK PROPERTIES, LLC  
GRAPHIC SCALE



1 INCH = 20 FEET  
DECEMBER 2017

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

C-1

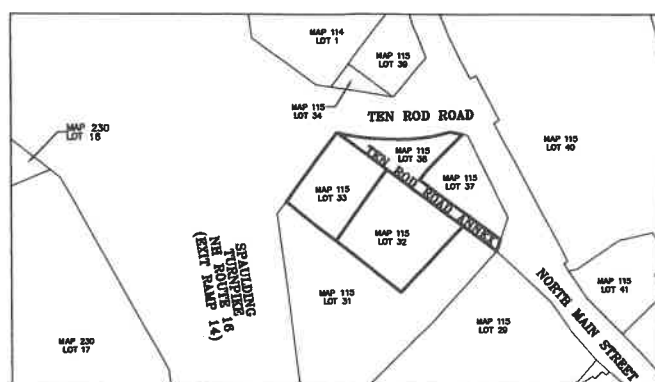
FILE NO. 128  
PLAN NO. C-2677-1  
DWG. NO. 17016/SP-1  
F.B. NO.

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

MAP-LOT	ADDRESS	OWNER
115-39	300 NO MAIN ST	ROCHESTERROOM LLC
115-34	9 TEN ROD ROAD	STATE OF NEW HAMPSHIRE
115-36	5 TEN ROD ROAD	BROCK PROPERTIES LLC
115-33	8 TEN ROD ROAD	BROCK PROPERTIES LLC
115-32	4 TEN ROD ROAD	BROCK PROPERTIES LLC
115-31	298 NO MAIN ST	BROCK PROPERTIES LLC
115-29	290 NO MAIN ST	HANNAFORD BROS CO
115-40	4 TEN ROD ROAD	RLC REALTY INC
114-01	308 NO MAIN ST	REL COMMONS LLC
115-41	299 NO MAIN ST	VSH REALTY INC V0853
115-42	291 NO MAIN ST	291 NO MAIN ST LLC
122-83	103 WALNUT ST	PUBLIC SERVICE CO OF NH
230-17	10 INDUSTRIAL WAY	CLOUTIER ROGER TRUST
230-18	0 TEN ROD ROAD	CITY OF ROCHESTER

PLAN REFERENCES:  
1. "PARCEL DISPOSITION PLAN - TAX MAP 115, LOTS 36 & 37 - NORTH MAIN STREET, TEN ROD ROAD AND TEN ROD ROAD ANNEX - ROCHESTER, NH PREPARED FOR BROCK PROPERTIES, LLC & LEEMILTS PETROLEUM, INC" DATED JULY 2014 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE S.C.R.D AS PLAN 108-078.



FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET INDEX	
C-1	OVERALL SITE PLAN
E-1	EXISTING FEATURE PLAN
C-2	PROPOSED SITE LAYOUT PLAN
C-3	CONSTRUCTION DETAILS
	1" = 20'
	1" = 20'
	1" = 20'
	AS SHOWN

# LAND SURVEYORS

# CIVIL ENGINEERS

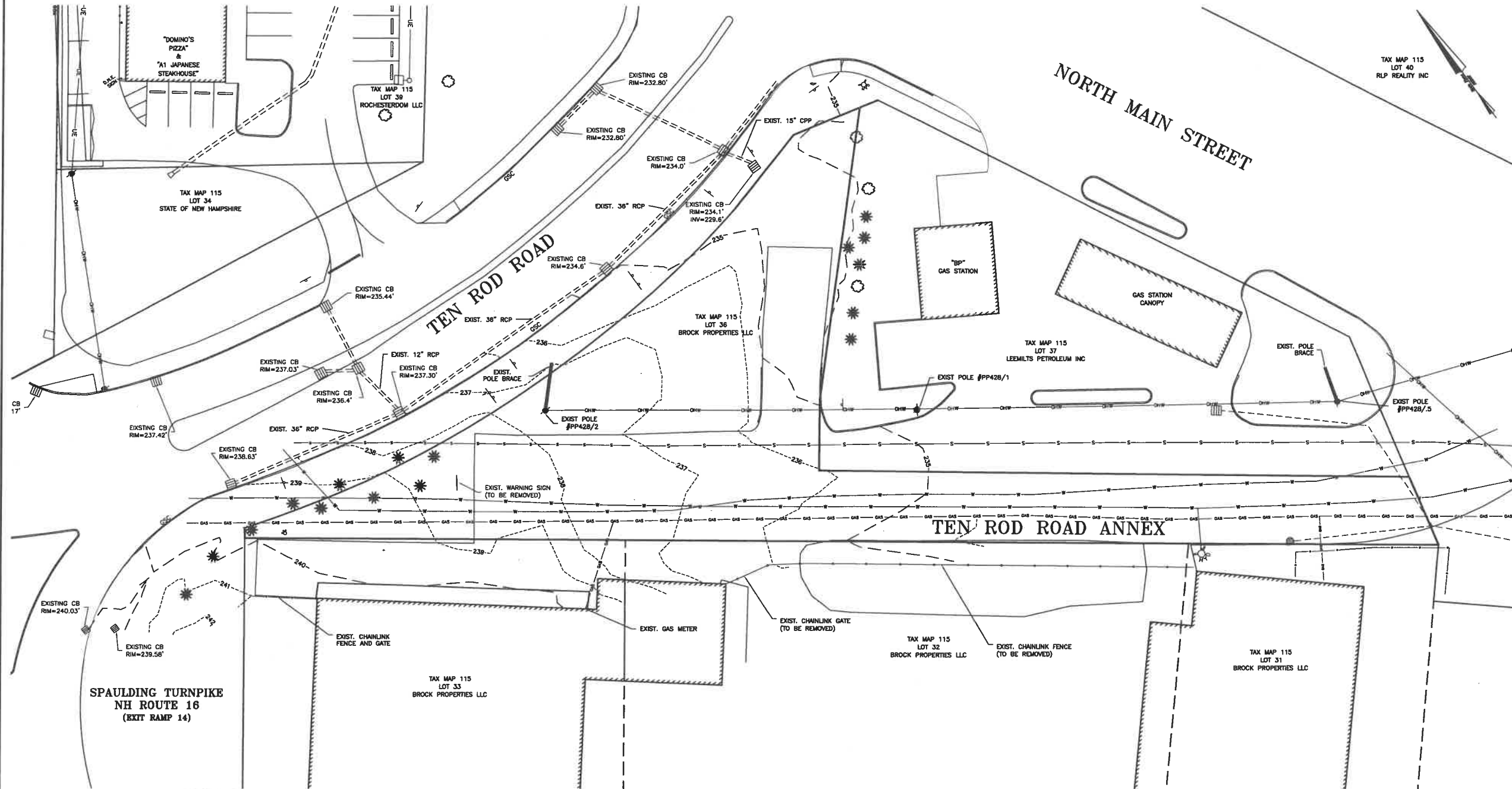
## LEGEND

—	PROPERTY LINE	+	EXISTING UTILITY POLE
- - -	EXISTING EDGE OF PAVEMENT	⊕	EXISTING CATCH BASIN
- - -	EXISTING TREE LINE	⊙	EXISTING SEWER MANHOLE
- - -	EXISTING CONTOUR LINE	⊗	EXISTING MONUMENT
- - -	EXISTING DRAIN LINE	⊗	EXISTING HYDRANT
- - -	EXISTING OVERHEAD WIRES	⊗	EXISTING WATER GATE OR SHUT-OFF VALVE
- - -	EXISTING WATER LINE	⊗	EXISTING TREE
- - -	EXISTING SEWER LINE	⊗	
- - -	EXISTING UNDERGROUND ELECTRIC	⊗	
- - -	EXISTING CHAINLINK FENCE	⊗	

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON TAX MAP 115 LOTS 32, 33, 36
  2. THIS PARCEL IS LOCATED IN THE HIGHWAY COMMERCIAL DISTRICT.
  3. TOTAL PARCEL AREA:  
MAP 115 LOT 32 = 0.96 ACRES  
MAP 115 LOT 33 = 0.67 ACRES  
MAP 115 LOT 36 = 0.54 ACRES
  4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
HIGHWAY COMMERCIAL DISTRICT:  
MINIMUM LOT AREA = 20,000 SF  
MINIMUM LOT FRONTAGE = 100 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 25'
  5. MAXIMUM LOT COVERAGE = 85%  
MAXIMUM BUILDING HEIGHT = NONE
  6. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
  7. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEM.
  8. SOIL SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.  
H2B - HINKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
  9. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS PRIOR TO ANY WORK BEING PERFORMED.
  10. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATES OF THE SURVEY JULY 2017. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED.
  11. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBERS 3301702110 & 3301702030.
  12. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.



**EXISTING FEATURES**  
TAX MAP 115 LOTS 32, 33, 36  
TEN ROD ROAD &  
TEN ROD ROAD ANNEX  
ROCHESTER, NH  
PREPARED FOR:  
**BROCK PROPERTIES, LLC**

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



(IN FEET)  
1 INCH = 20 FEET

DECEMBER 2017

FILE NO. 128  
PLAN NO. C-2677-1  
DWG. NO. 17016/SP-1  
F.B. NO.

LOCUS MAP  
n/a

31 MOONEY STREET, ALTON, NH 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

E-1



# LAND SURVEYORS

# CIVIL ENGINEERS

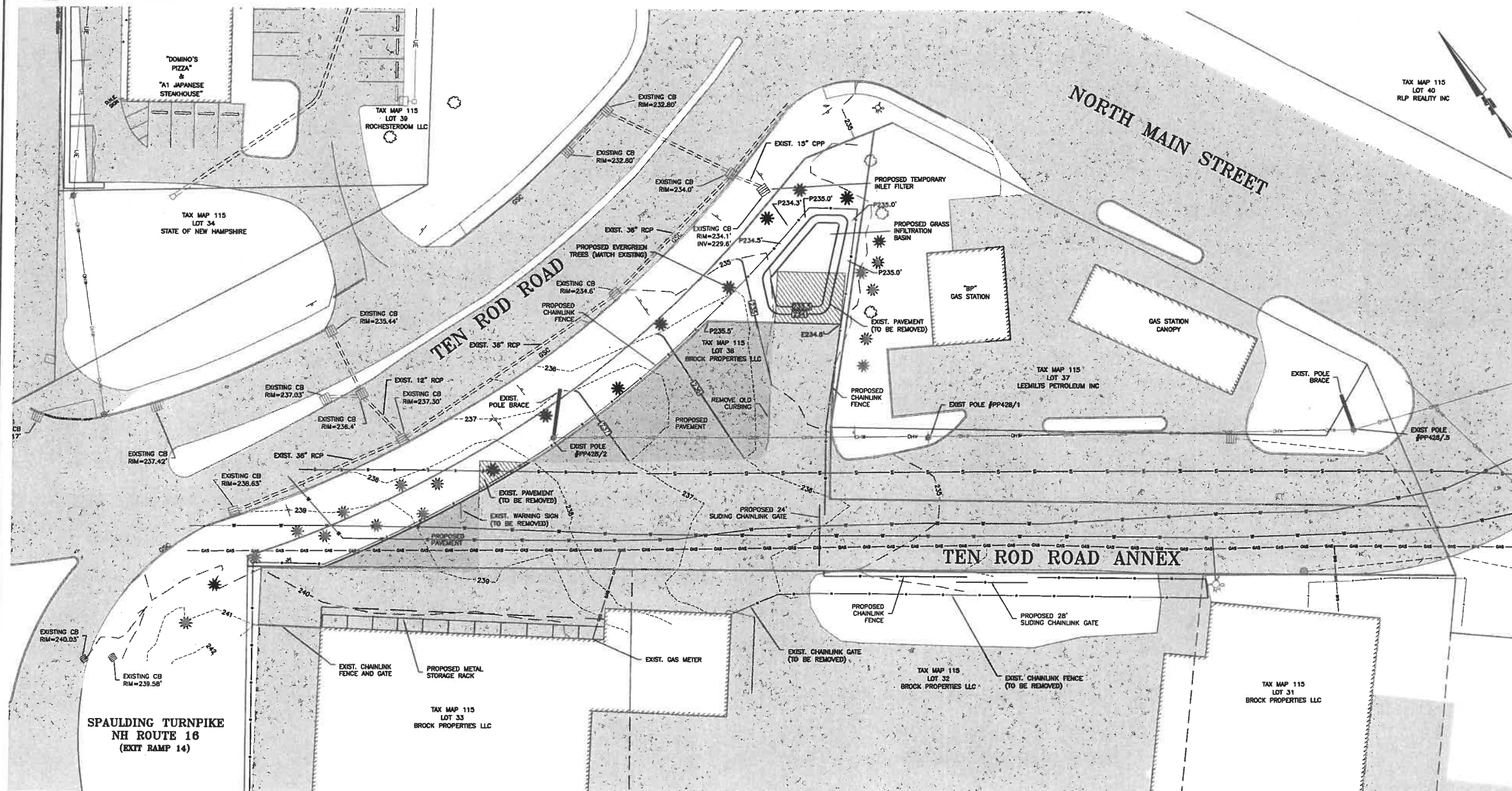
**LEGEND**

PROPERTY LINE	EXISTING UTILITY POLE	EXISTING PAVEMENT
EXISTING EDGE OF PAVEMENT	EXISTING CATCH BASIN	EXISTING PAVEMENT (TO BE REMOVED)
EXISTING TREE LINE	EXISTING SEWER MANHOLE	PROPOSED PAVEMENT
EXISTING CONTOUR LINE	EXISTING MONUMENT	
EXISTING DRAIN LINE	EXISTING HYDRANT	
EXISTING OVERHEAD WIRES	EXISTING WATER GATE VALVES	
EXISTING WATER LINE	EXISTING TREE	
EXISTING SEWER LINE	PROPOSED TREE	
EXISTING UNDERGROUND ELECTRIC		
EXISTING CHAINLINK FENCE		
PROPOSED EDGE OF PAVEMENT		
PROPOSED CHAINLINK FENCE		
PROPOSED CONTOUR LINE		

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



- CONSTRUCTION NOTES:**
- ALL DISTURBED AREAS NOT BEING PAVED SHALL HAVE A MINIMUM OF 4" LOAM, SEEDED AND MULCHED.
  - PROPOSED EVERGREEN TREES SPECIES TO MATCH EXISTING TREES ALONG TEN ROD ROAD, SPACED 30' ON CENTER.
  - THE CONTRACTOR SHALL DETERMINE IF ANY OF THE OLD FOUNDATION IS LOCATED WITHIN THE PROPOSED PAVEMENT PRIOR TO PAVEMENT. IF ANY FOUNDATION IS FOUND, IT SHALL BE REMOVED AND PROPERLY DISPOSED WITH OFF SITE. THE AREA SHALL BE FILLED IN 12" LIFTS AND COMPACTED TO 95% PROCTOR.
  - THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT OR THE PRIVATE UTILITY COMPANIES, IF ANY EXISTING SERVICES ARE ENCOUNTERED WITHIN THE OLD FOUNDATION AREA.



**PROPOSED SITE LAYOUT PLAN**  
**TAX MAP 115 LOTS 32, 33, 36**  
**TEN ROD ROAD &**  
**TEN ROD ROAD ANNEX**  
**ROCHESTER, NH**

PREPARED FOR:  
**BROCK PROPERTIES, LLC**

GRAPHIC SCALE



(IN FEET)  
 1 INCH = 20 FEET

DECEMBER 2017

FINAL APPROVAL BY  
 ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FILE NO. 128  
 PLAN NO. C-2677-1  
 DWC. NO. 17016/SP-1  
 F.B. NO.

LOCUS MAP  
 nts

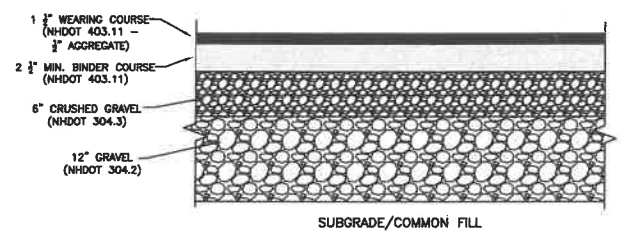
31 MOONEY STREET, ALTON, NH 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

C-2



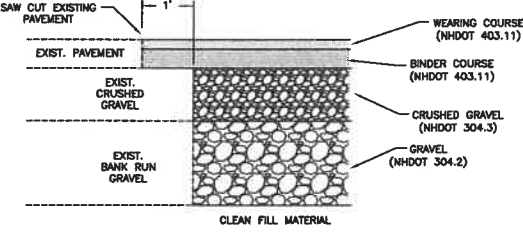


**PARKING LOT CROSS-SECTIONS**

NOT TO SCALE

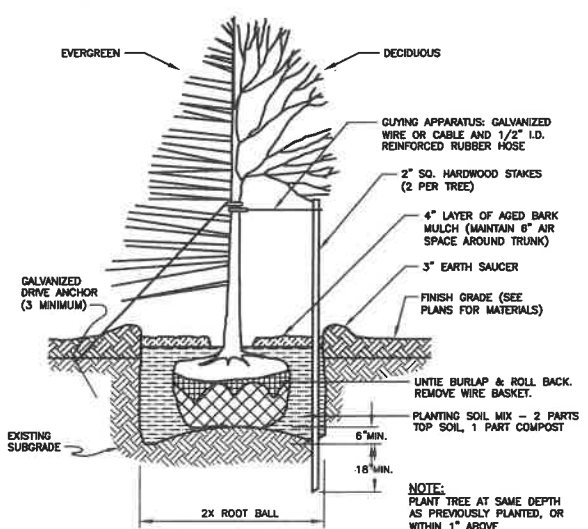
**PAVEMENT NOTES:**

1. PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
2. PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
3. PLACE CRUSHED GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
4. PAVEMENT MUST BE INSTALLED IN TWO COURSES, A BINDER COURSE AND A WEARING COURSE.



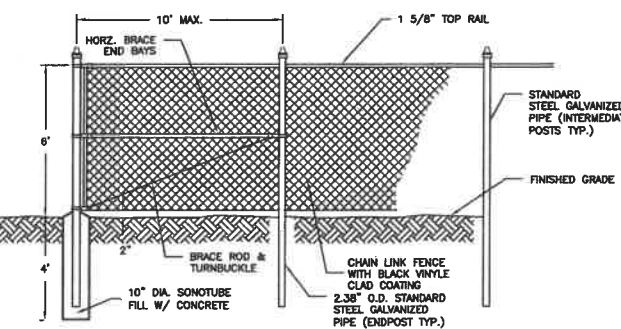
**TYPICAL PAVEMENT MATCHING DETAIL**

NOT TO SCALE



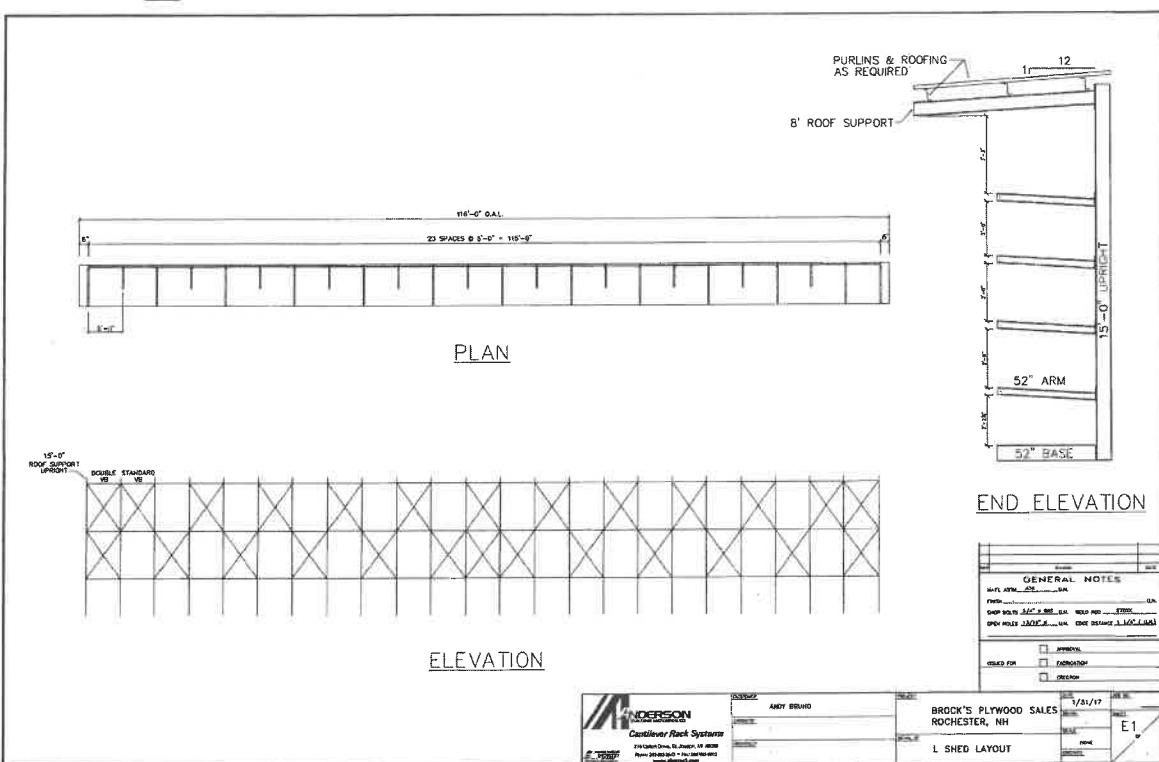
**TYPICAL TREE PLANTING DETAIL**

NOT TO SCALE



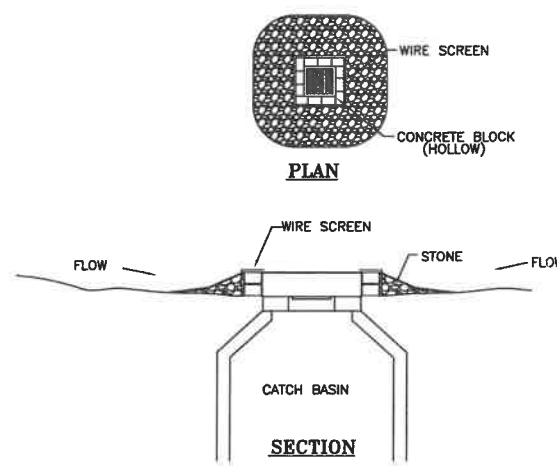
**TYPICAL CHAINLINK FENCE**

NOT TO SCALE



**STORAGE RACK DETAIL**

NOT TO SCALE



**BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER**

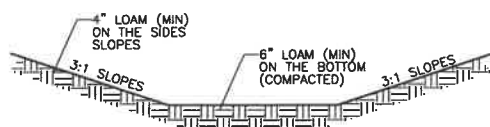
NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDE IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4-INCH, 8-INCH AND 12-INCH WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12 INCHES HIGH AND NO GREATER THAN 24 INCHES HIGH.
2. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED.
3. STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN IN FIGURE 18.7. STONE GRADATION SHALL BE WELL GRADED WITH THE MAXIMUM STONE SIZE OF 6 INCHES AND MINIMUM STONE SIZE OF 1 INCH.
4. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

**MAINTENANCE**

1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



**RETENTION POND BOTTOM DETAIL**

NOT TO SCALE

**NOTES:**

1. ALL DISTURBED SLOPES SHALL BE LOAMED, SEEDED AND MULCHED PRIOR TO DIRECTING RUN-OFF INTO THE RETENTION POND.
2. THE POND SHALL BE MOWED AND KEPT CLEAN OF DEBRIS.
3. ANY SOIL FERTILIZER USED IN THE AREA INSIDE AND AROUND THE POND SHALL BE LOW IN PHOSPHATE AND SLOW RELEASE NITROGEN OR LIMESTONE.
4. FERTILIZATION SHOULD NOT BE DONE UNTIL VEGETATION HAS GERMINATED.

**INFILTRATION BASIN:**

**SPECIFICATIONS:**

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHALL BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED.
5. CONSTRUCT THE INFILTRATION BASIN TO THE GRADES DEPICTED ON THE PLAN AND CROSS-SECTION.
6. LOAM AND SEED ONLY THE SLOPES OF THE INFILTRATION BASIN AS PRESCRIBED IN THE PERMANENT VEGETATION NOTES FOUND ON SHEET C-4. SEED MIXTURE = A.
7. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

**MAINTENANCE REQUIREMENTS:**

1. INSPECT PRETREATMENT MEASURES (I.E. SEDIMENT FOREBAY(S), HOODED CATCH BASINS, ETC.) AT LEAST TWICE A YEAR AND AFTER EVERY STORM GREATER THAN 2.5 INCHES OF RAIN OVER A 24-HOUR PERIOD.
2. INSPECT INFILTRATION SURFACE BI-ANNUALLY. ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
3. INSPECT INFILTRATION SURFACE AFTER ANY RAINFALL EVENT OF 2.5-INCHES OR GREATER IN A 24-HOUR PERIOD.
4. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION. REPAIR AREA OF REMOVAL AS NECESSARY TO RESTORE INFILTRATION CAPACITY.
5. PERFORM MAINTENANCE AND REHABILITATION BASED ON INSPECTIONS.
6. REMOVE DEBRIS (IF ANY) FROM INFILTRATION BASIN INLET BASED ON INSPECTION.
7. CONDUCT PERIODIC MOWING OF THE INFILTRATION BASIN SLOPES AND EMBANKMENTS (MINIMUM TWICE A YEAR) TO ELIMINATE WOODY GROWTH FROM THE EMBANKMENTS AND BOTTOM. MOWING THE INFILTRATION BASIN EMBANKMENTS WHEN MOWING THE REST OF THE SITE IS RECOMMENDED.
8. IF THE INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL (I.E. PROFESSIONAL ENGINEER, CERTIFIED SOILS SCIENTIST, ETC.) SHALL ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION SURFACE.

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F.B. NO.

31 MOONEY STREET, ALTON, NH 603-875-3948

**CONSTRUCTION DETAILS**  
**TAX MAP 115, LOTS 32, 33, 36**  
**TEN ROD ROAD &**  
**TEN ROD ROAD ANNEX**  
**ROCHESTER, NH**  
**PREPARED FOR:**  
**BROCK PROPERTIES, LLC**  
**DECEMBER 2017**

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948