



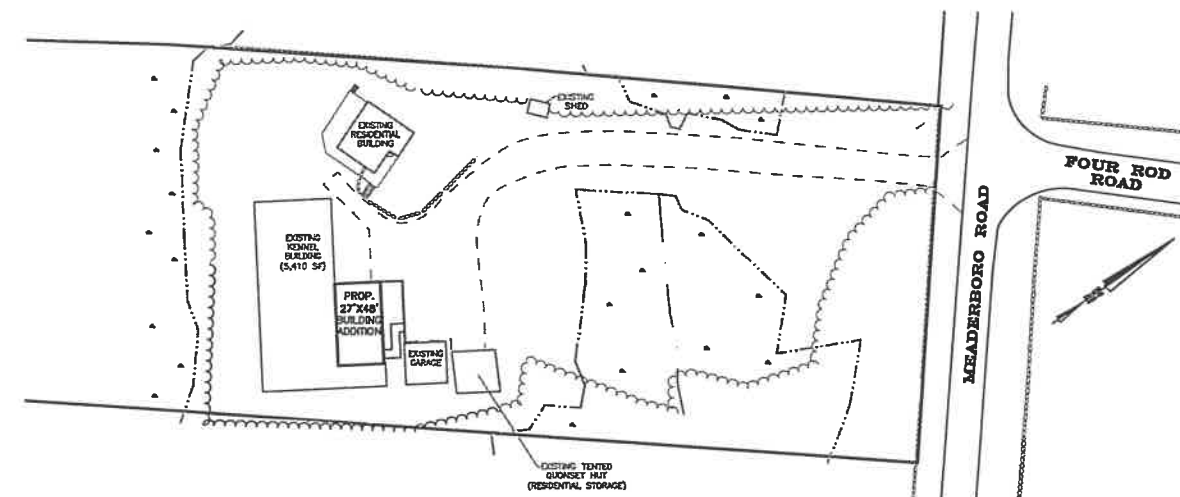
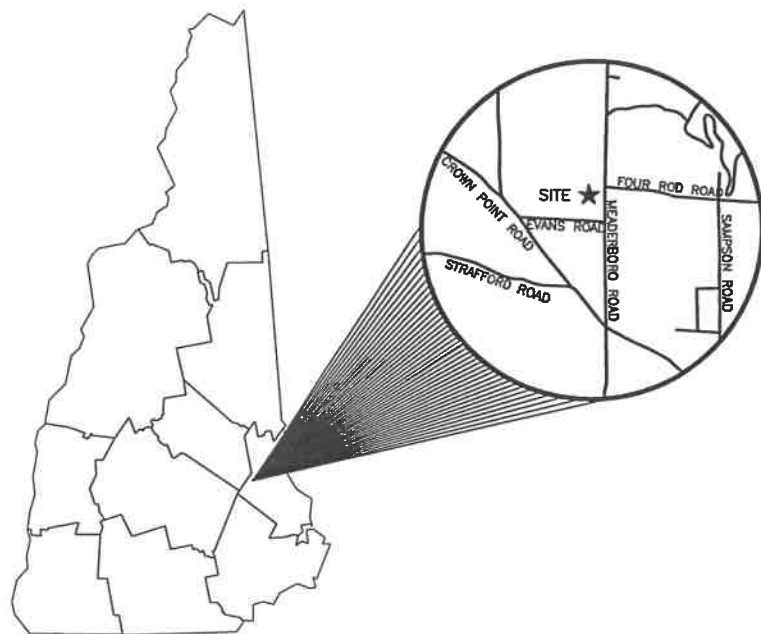
# STILLWATER KENNELS & TRAINING INC

PREPARED FOR

## STILLWATER KENNELS & TRAINING INC

100 MEADERBORO RD, ROCHESTER, NH 03867-4236

JUNE 2018



**OVERALL SITE**  
1" = 50'



**CIVIL ENGINEERS**  
NORWAY PLAINS ASSOCIATES, INC.  
2 CONTINENTAL BOULEVARD  
ROCHESTER, NEW HAMPSHIRE 03867  
(603) 335-3948

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.

**OWNER OF RECORD**  
TAX MAP 232, LOT 12  
OWNER OF RECORD:  
STILLWATER KENNELS & TRAINING INC  
100 MEADERBORO RD  
ROCHESTER, NH 03867-4236  
SCRD BOOK 3893, PAGE 701

**APPLICANT**  
STILLWATER KENNELS & TRAINING INC  
100 MEADERBORO RD  
ROCHESTER, NH 03867-4236

**STATE AND FEDERAL PERMITS:**  
STATE OF NEW HAMPSHIRE PERMIT NUMBERS:  
NHDES ALTERATION OF TERRAIN: NOT REQUIRED  
NHDES WETLANDS PERMIT: NOT REQUIRED  
NHDES DAM PERMIT: NOT REQUIRED  
NHDES SUBDIVISION PERMIT: NOT REQUIRED  
NHDES SUBSURFACE SYSTEMS PERMIT: NOT REQUIRED  
NHDES WASTEWATER PERMIT: NOT REQUIRED  
NHDOT DRIVEWAY/ENTRANCE PERMIT: NOT REQUIRED

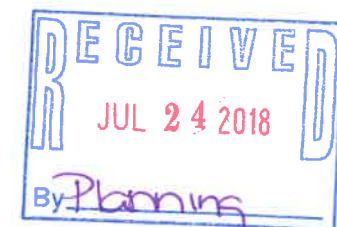
**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):**  
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: NOT REQUIRED  
NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

**FINAL APPROVAL BY**  
ROCHESTER PLANNING BOARD

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



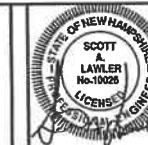
FILE NO. 184  
PLAN NO. C-29058-SP  
DWC. NO. 17195  
F.B. NO.

| SHEET INDEX |                      |           |
|-------------|----------------------|-----------|
|             | COVER                |           |
| SHEET S-1   | PLAN OF LAND         | 1" = 100' |
| SHEET E-1   | EXISTING FEATURES    | 1" = 40'  |
| SHEET C-1   | OVERALL SITE PLAN    | 1" = 100' |
| SHEET C-2   | SITE LAYOUT PLAN     | 1" = 40'  |
| SHEET C-3   | CONSTRUCTION DETAILS | AS SHOWN  |

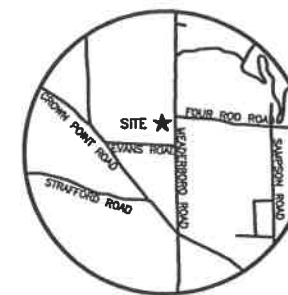
# LAND SURVEYORS



# CIVIL ENGINEERS



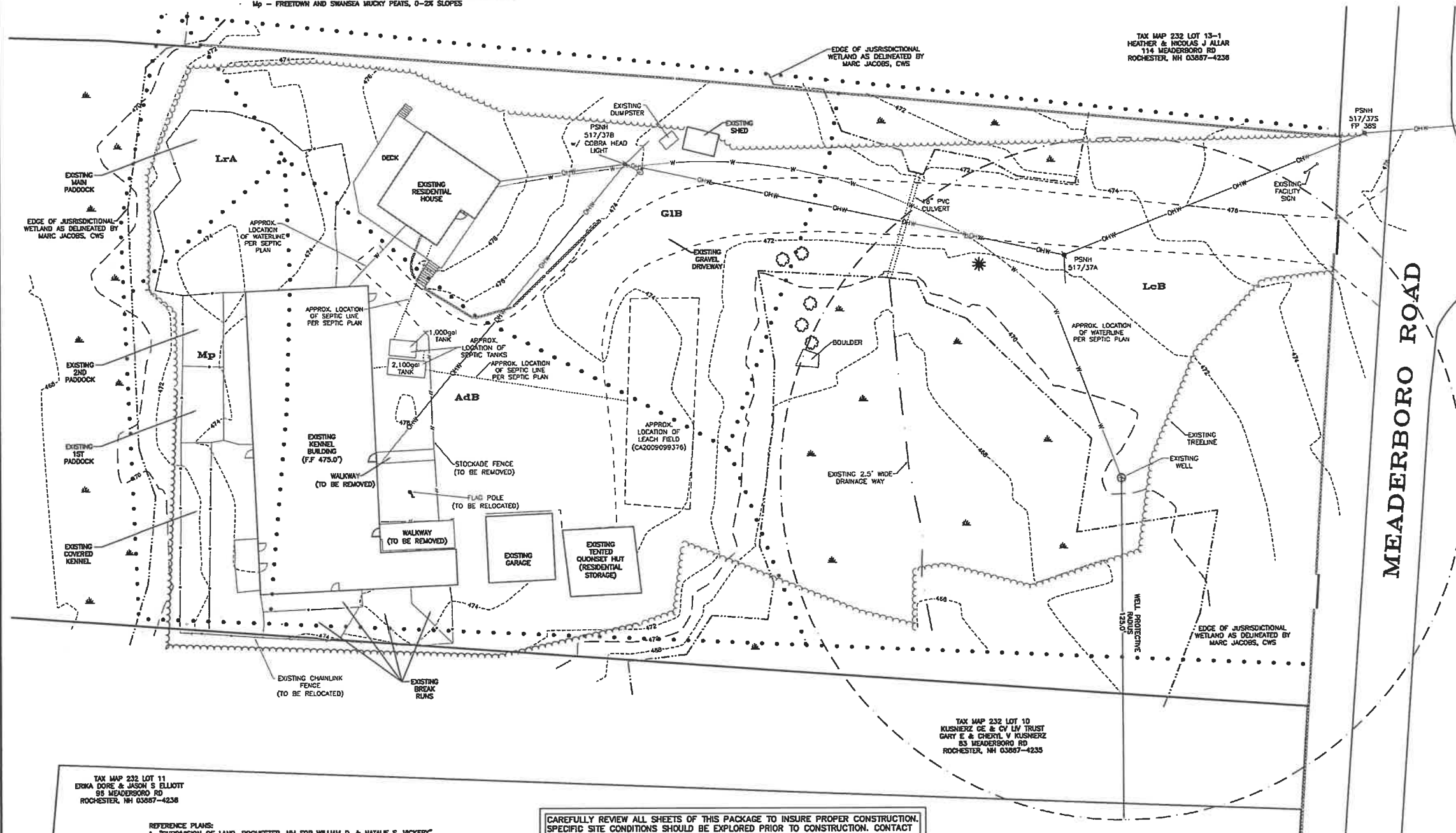
REVISIONS:  
07/23/18 - ADD EXISTING DUMPSTER LOCATION.



LOCUS  
N.T.S.

- LEGEND**
- PROPERTY LINE
  - LIMITS OF JURISDICTIONAL WETLANDS
  - EXISTING TREE LINE
  - EXISTING STONEWALLS
  - EXISTING GRAVEL EDGE
  - EXISTING CONTOUR LINE
  - EXISTING DRAIN LINE
  - EXISTING OVERHEAD WIRES
  - NRSC SOIL TYPES
  - EXISTING UTILITY POLE
  - EXISTING MONUMENT
  - EXISTING WETLANDS

- GENERAL SITE PLAN NOTES**
- THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE AND CONSERVATION OVERLAY DISTRICT.
  - TOTAL PARCEL AREA 230,888 SQUARE FEET OR 5.3 ACRES.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
  - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE.
- AGRICULTURAL**  
MINIMUM LOT AREA = 45,000 SF  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 20'  
MAXIMUM LOT COVERAGE = 30%  
MAXIMUM BUILDING HEIGHT = 35'
- ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS BASED ON NAD83.
  - PARCEL IS NOT LOCATED WITHIN ZONE A (100' FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017002120 DATED MAY 17, 2005.
  - JURISDICTIONAL WETLANDS WERE DELINEATED ON APRIL 18, 2018 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND CHAPTER 42-42.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH CENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
  - A VARIANCE FROM THE ROCHESTER ZONING BOARD OF ADJUSTMENT WAS GRANTED ON JANUARY 10, 2018; CASE 20217-14, TO ALLOW AN ADDITION TO AN ALREADY NON-CONFORMING BUILDING.
  - SEPTIC SYSTEM (CA2005099376) IS APPROVED FOR A 2-BEDROOM HOUSE AND A 20 DOG KENNEL FACILITY.
  - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.  
AaB - ACTON VERY STONY FINE SANDY LOAM, 0-8% SLOPES  
Cb - CLONCESTER FINE SANDY LOAM, 3-8% SLOPES  
LcB - LEICESTER FINE SANDY LOAM, 0-8% SLOPES  
LrA - LEICESTER-ROGERSBURG VERY STONY FINE SANDY LOAMS, 0-3% SLOPES  
Mp - FREETOWN AND SWANSEA MUCKY PEATS, 0-2% SLOPES

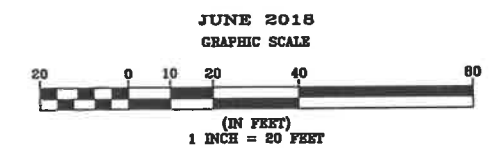


**FOUR ROD ROAD**

**MEADERBORO ROAD**

TAX MAP 232, LOT 12  
OWNER OF RECORD:  
STILLWATER KENNELS & TRAINING INC  
100 MEADERBORO RD  
ROCHESTER, NH 03867-4238  
SCRD BOOK 3893, PAGE 701

**EXISTING FEATURES  
STILLWATER KENNELS &  
TRAINING, INC.  
100 MEADERBORO ROAD  
CITY OF ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE**  
PREPARED FOR:  
**STILLWATER KENNELS &  
TRAINING, INC.**



FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

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

**NORWAY PLAINS ASSOCIATES, INC.**

31 Mooney Street, Alton, N.H. 803-875-3948

2 Continental Blvd., Rochester, N.H. 603-335-3948

E-1

FILE NO. 184  
PLAN NO. C-29058-SP  
DWG. NO. 17195  
F.B. NO.

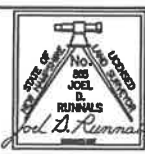
- REFERENCE PLANS:**
- "SUBDIVISION OF LAND, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY" DATED MAY 1992 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT S.C.R.D. PLAN 41-85
  - "LOT LINE REVISION PLAN, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHART REV. TRUST" DATED APRIL 2010 AND RECORDED AT S.C.R.D. PLAN 99-32
  - "SITE PLAN, MEADERBORO ROAD, ROCHESTER, NH FOR STILLWATER KENNELS" DATED APRIL 1997 BY NORWAY PLAINS ASSOCIATES ON FILE AT THE CITY OF ROCHESTER

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.

# LAND SURVEYORS



# CIVIL ENGINEERS



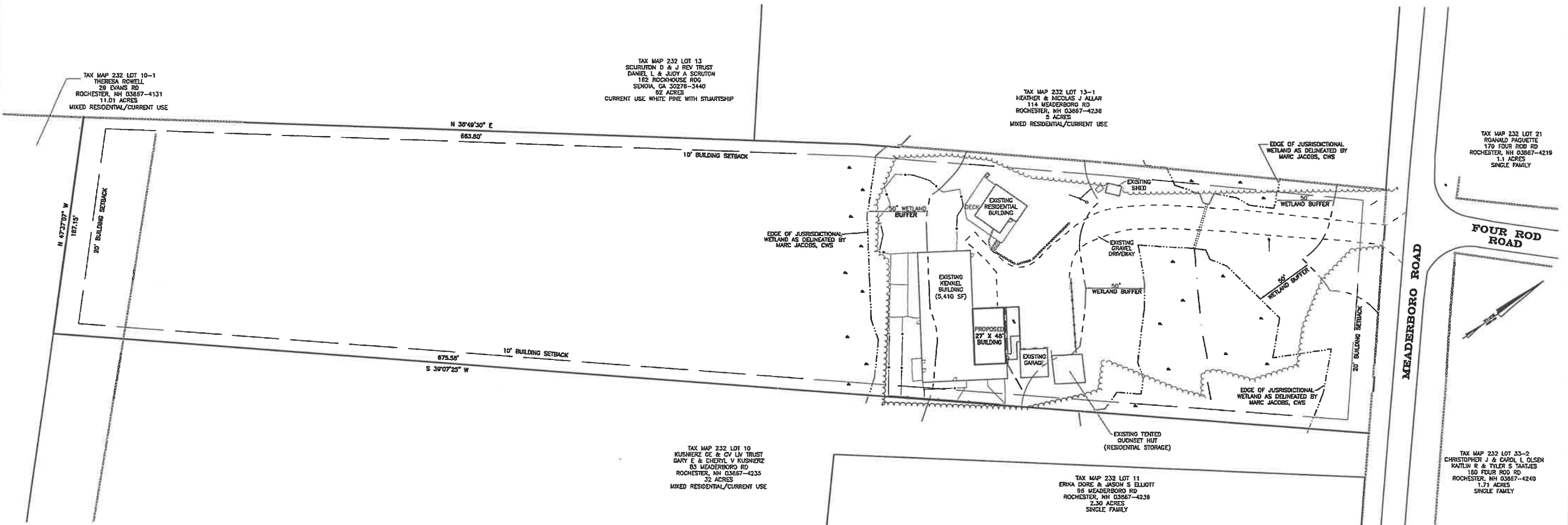
## LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- WETLANDS SETBACK
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- PROPOSED BUILDING

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.

## SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.



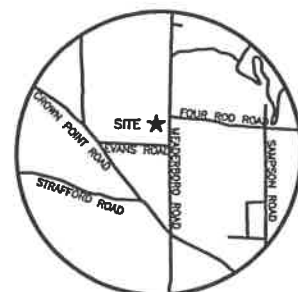
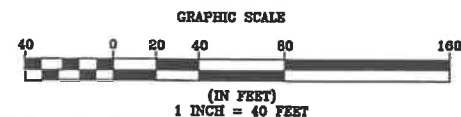
- GENERAL SITE PLAN NOTES**
- THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE AND CONSERVATION OVERLAY DISTRICT.
  - TOTAL PARCEL AREA: 230,558 SQUARE FEET OR 5.3 ACRES.
  - THE PURPOSE OF THIS PLAN IS TO PERMIT A PROPOSED BUILDING ADDITION ON THE LOT.
  - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
    - AGRICULTURAL:
      - MINIMUM LOT AREA = 45,000 SF
      - MINIMUM LOT FRONTAGE = 150 FEET
      - MINIMUM YARD SETBACKS:
        - FRONT = 20'
        - SIDE = 10'
        - REAR = 20'
      - MAXIMUM LOT COVERAGE = 30%
      - MAXIMUM BUILDING HEIGHT = 35'
    - PARKING REQUIREMENT PER CITY OF ROCHESTER SITE PLAN REGULATIONS ARTICLE III, SECTION 10A:
      - RECREATIONAL = 2 SPACES
      - TOTAL REQUIRED PARKING SPACES = 15 SPACES
      - TOTAL PROVIDED PARKING SPACES = 10 SPACES
    - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS BASED ON NAD1983.
    - PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C02120 DATED MAY 17, 2005.
    - JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED ON APRIL 18, 2018 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH CENTRAL AND NORTH EAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-800 AND CHAPTER 42-42.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH CENTRAL AND NORTH EAST 2018 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
    - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.
      - A8B - ACTION VERY STONY FINE SANDY LOAM, 0-8% SLOPES
      - GB - GLOUCESTER FINE SANDY LOAM, 3-8% SLOPES
      - L8B - LEICESTER FINE SANDY LOAM, 0-8% SLOPES
      - L8A - LEICESTER-ROCHESTER VERY STONY FINE SANDY LOAMS, 0-3% SLOPES
      - Mp - MUCKY PEATS, 0-2% SLOPES

- GENERAL SITE PLAN NOTES (CONTINUED)**
- 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.
  - 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.
  - 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.
  - SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON MEADERBORO RD AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
  - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
  - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
  - 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 FREESTANDING 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.
  - 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.
  - 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.
  - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607, (603)335-1334.
  - A VARIANCE FROM THE ROCHESTER ZONING BOARD OF ADJUSTMENT WAS GRANTED ON JANUARY 10, 2016; CASE 2017-14, TO ALLOW AN ADDITION TO AN ALREADY NON-CONFORMING BUILDING.
  - SEPTIC SYSTEM (C22009096376) IS APPROVED FOR A 2-BEDROOM HOUSE AND A 20 DOG KENNEL FACILITY.

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

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

OVERALL SITE PLAN  
TAX MAP 232, LOT 12  
100 MEADERBORO ROAD  
CITY OF ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
STILLWATER KENNELS &  
TRAINING, INC.  
JUNE 2018



LOCUS  
N.T.S.

REFERENCE PLANS:

- "SUBDIVISION OF LAND, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY" DATED MAY 1992 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT S.C.R.D., PLAN 41-65
- "LOT LINE REVISION PLAN, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHEK REV. TRUST" DATED APRIL 2010 AND RECORDED AT S.C.R.D., PLAN 98-92
- "SITE PLAN, MEADERBORO ROAD, ROCHESTER, NH FOR STILLWATER KENNELS" DATED APRIL 1997 BY NORWAY PLAINS ASSOCIATES ON FILE AT THE CITY OF ROCHESTER

FILE NO. 184  
PLAN NO. C-29058-SP  
DWG. NO. 17195  
F.B. NO.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

C-1











REVISIONS:

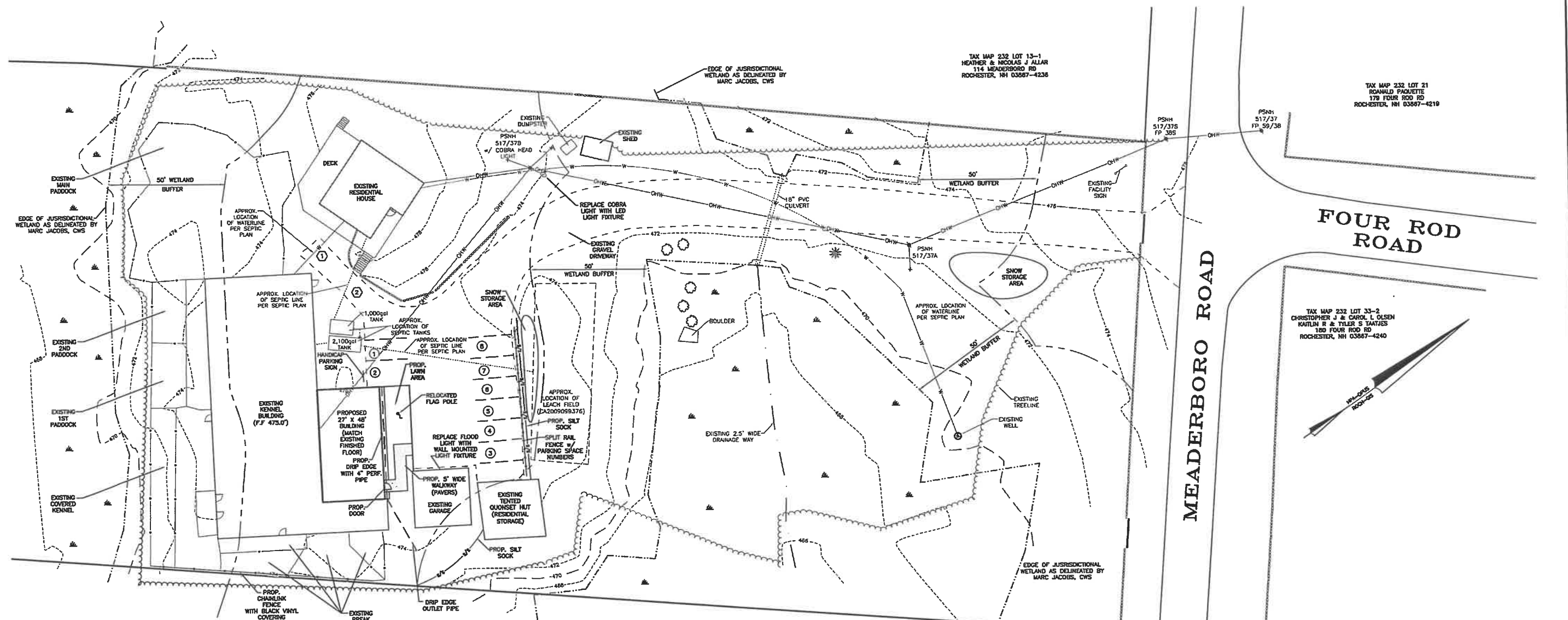
07/23/18 - ADD EXISTING DUMPSTER LOCATION, ADD PROPOSED LIGHTING, SPLIT RAIL FENCE WITH PARKING SIGNS, AND VINYL COATING ON PROP CHAIN LINK FENCE.

**LEGEND**

**DIG SAFE**



|   |  |
|---|--|
|  | PROPERTY LINE                                  |
|  | JURISDICTIONAL WETLANDS                        |
|  | EXISTING TREE LINE                             |
|  | EXISTING OVERHEAD WIRES                        |
|  | PROPOSED BUILDING                              |
|  | PROPOSED STANDARD<br>PARKING SPACES (9' x 18') |
|  | RESIDENTIAL PARKING SPACES                     |
|  | KENNEL PARKING SPACES                          |



**SITE LAYOUT PLAN  
TAX MAP 232, LOT 12  
100 MEADERBORO ROAD  
CITY OF ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
STILLWATER KENNELS &  
TRAINING, INC.**

**JUNE 2018**  
**GRAPHIC SCALE**

(IN FEET)  
1 INCH = 20 FEET

CONSTRUCTION NOTES:  
1. ALL DISTURBED AREA NOT PAVED OR GRAVEL SHALL HAVE A MINIMUM OF 4 INCHES OF LOAM, BE SEEDED AND MULCHED.

**FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD**

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

FILE NO. 184  
PLAN NO. C-29058-SP  
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31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

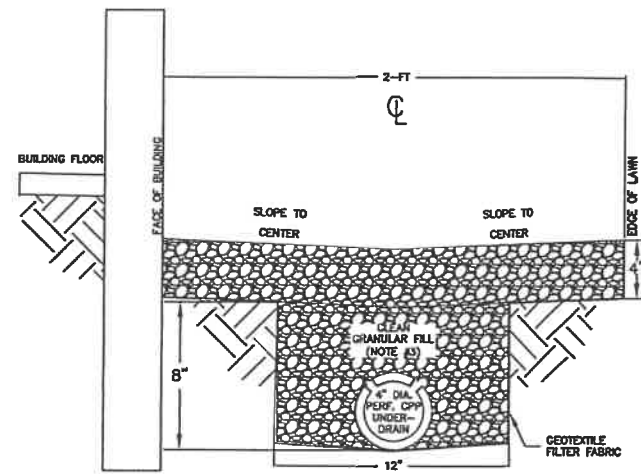
2 Continental Blvd., Rochester, N.H. 603-335-3948

C-2



REVISIONS:  
07/23/18 -- ADD FENCE AND LIGHTING DETAILS.

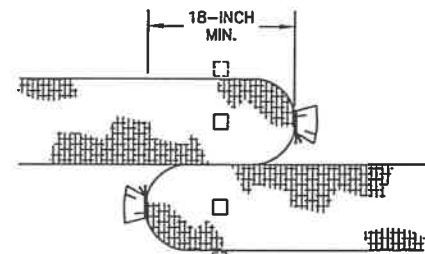
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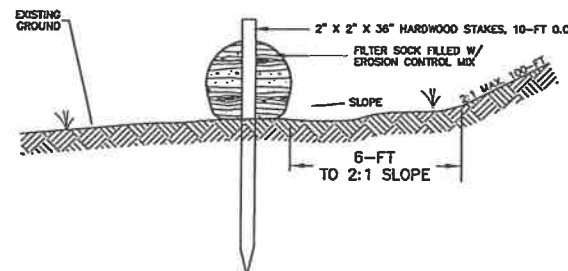
**DRIP EDGE AND UNDERDRAIN DETAIL**

NOT TO SCALE

- NOTES:
1. THE DRIP EDGE SHALL BE 2 FT. WIDE, 4 INCHES THICK, 3/4 INCH DIAMETER SEPTIC STONE.
  2. THE UNDERDRAIN SHALL BE 4 INCH DIAMETER PERFORATED CORRUGATED PLASTIC PIPE (ADD OR EQUAL) THE PERFORATED SIDE FACING UPWARD.
  3. USE CLEAN 3/4" DRAIN STONE FOR THE MATERIAL SURROUNDING THE UNDERDRAIN.
  4. OUTLET AS SHOWN



**FILTER SOCK CONNECTION PLAN VIEW**



**FILTER SOCK CROSS-SECTION**

- CONTINUOUS CONTAINED BERM (FILTER SOCK ALTERNATIVE):
1. AN ALTERNATIVE PRODUCT, THE CONTINUOUS CONTAINED BERM (OR "FILTER SOCK") CAN BE AN EFFECTIVE SEDIMENT BARRIER AS IT ADDS CONTAINMENT AND STABILITY TO A BERM OF EROSION CONTROL MIX.
  2. IN THE EVENT THAT USE OF CONTINUOUS CONTAINED BERM IS DESIRED, THE PRODUCT SELECTED SHOULD BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
  3. INSTALLATION OF CONTINUOUS CONTAINED BERMS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.

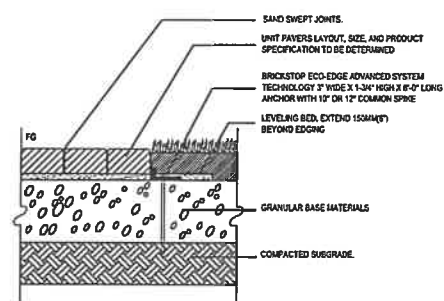
MAINTENANCE REQUIREMENTS:

1. FILTER SOCK MAINTENANCE SHALL FOLLOW THE SAME SCHEDULE AS EROSION CONTROL MIX BERMS.

- CONSTRUCTION SPECIFICATIONS:
1. COMPOSITION OF THE EROSION CONTROL MIX SHALL EITHER BE THE SAME AS EROSION CONTROL MIX BERM MATERIAL OR AS SPECIFIED BY THE FILTER SOCK MANUFACTURER.
  2. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
  3. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINE TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
  4. FILTER SOCK DIAMETER (HEIGHT) SHALL BE PER THE MANUFACTURER RECOMMENDATION FOR THE AREA OF INSTALLATION.

**CONTINUOUS CONTAINED BERM "FILTER SOCK" DETAIL**

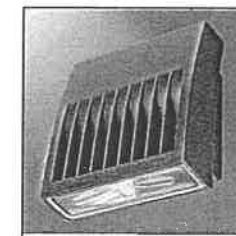
NOT TO SCALE



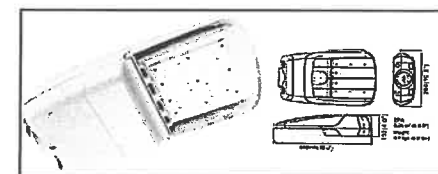
**PAVER WALKWAY DETAIL**

NOT TO SCALE

- NOTES:
1. INSTALLATION TO BE CONFORMED TO MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWINGS.
  3. THE INSTALLATION DETAIL SHOWN ABOVE HAS BEEN PROVIDED FOR REFERENCE ONLY.
  4. THE MATERIAL, DEPTH, AND COMPACTION REQUIREMENTS OF THE SUBGRADE, GRANULAR BASE, AND SETTING BED MATERIALS SHOULD ALWAYS BE DETERMINED ON A PROJECT-BY-PROJECT BASIS IN CONSULTATION WITH A SOIL AND MATERIAL TESTING SPECIALIST.
  5. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT [www.CADdeals.com/frs](http://www.CADdeals.com/frs)

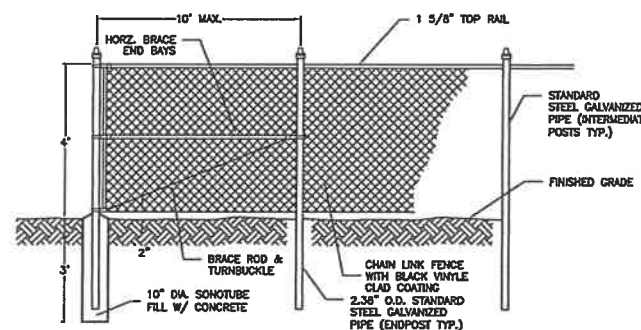


**XTOR CROSSTOUR MAXX LED BY LUMARK WALL MOUNTED FIXTURE**



**POLE MOUNTED LIGHT FIXTURE**

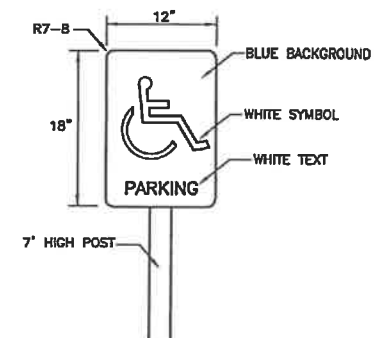
- NOTES:
1. PROPOSED COBRA HEAD LIGHT SHALL BE MOUNTED ON THE PROPOSED UTILITY POLE AT THE ENTRANCE OF THE PROPOSED ROADWAY. COORDINATE INSTALLATION WITH EVERSOURCE UTILITY COMPANY.
  2. THE PROPOSED COBRA HEAD STYLE LIGHT FIXTURE SHALL BE AN AFFINITY MOOLE S800-22W-30K-CCT-10V WITH WHITE HEADS.
  3. CONTRACTOR SHALL CONTACT THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT PRIOR TO ORDERING AND INSTALLING THE FIXTURE TO VERIFY THE FIXTURE SPECIFICATIONS.



**TYPICAL CHAINLINK FENCE**

NOT TO SCALE

| ITEM NO. | SIGN SIZE |       | TEXT    | NO. SIGNS REQ'D |
|----------|-----------|-------|---------|-----------------|
|          | HEIGHT    | WIDTH |         |                 |
| R7-8     | 18"       | 12"   | PARKING | 1               |



**SIGN DETAIL**

NOT TO SCALE

CONSTRUCTION DETAILS  
TAX MAP 232, LOT 12  
100 MEADERBORO ROAD  
CITY OF ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
STILLWATER KENNELS &  
TRAINING, INC.  
JUNE 2018

FILE NO. 184  
PLAN NO. C-29058-SP  
DWG. NO. 17195  
F.B. NO.

Client:  
Budel Construction  
Rochester, NH

Addition to Stillwater Kennels and Training  
100 Meaderboro Road  
Rochester, NH

-Preliminary-  
Not for Construction  
11-27-17

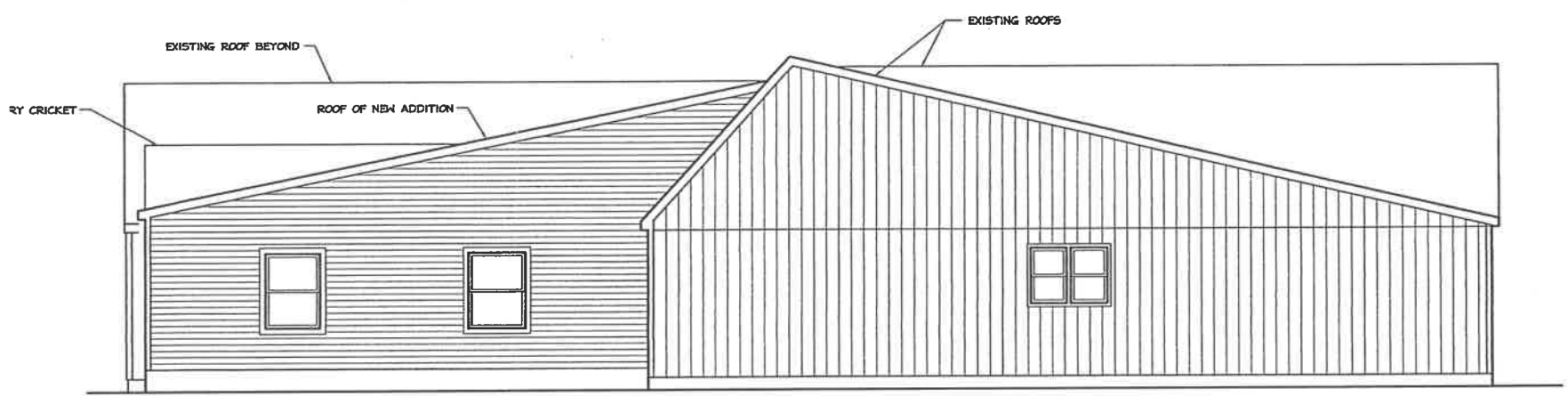
Date: x  
Scale: As Noted  
Design By: RB  
Approved By: -

| Revisions |
|-----------|
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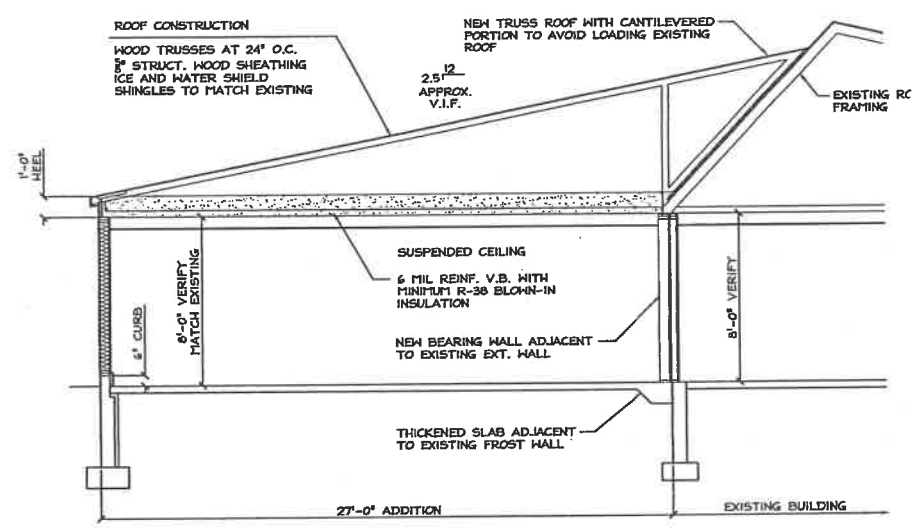
Elevations  
**A2.0**  
Project No: 171108



1 FRONT ELEVATION  
Scale: 1/4" = 1'



2 RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'



3 BUILDING SECTION  
Scale: 1/4" = 1'