

**Amendment to Approved Project**  
**City of Rochester, New Hampshire**

Case # numerous Property Address 306 North Main Street

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name Spaulding Commons

Date of original Planning Board approval numerous

Description of amendment Change of use of approximately 8,000 sf of existing retail space to  
a tire service facility and a slight re-configuration of the existing vehicle circulation pattern.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Name of applicant or agent filling out this form Allen & Major Associates, Inc. - Michael Malynowski

Phone Number: 781-640-7650 Email Address: mmalynowski@allenmajor.com

Applicant? ☐ Agent? ☒ Today's date 01-04-19

**Please note:** There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

----- Office use below -----

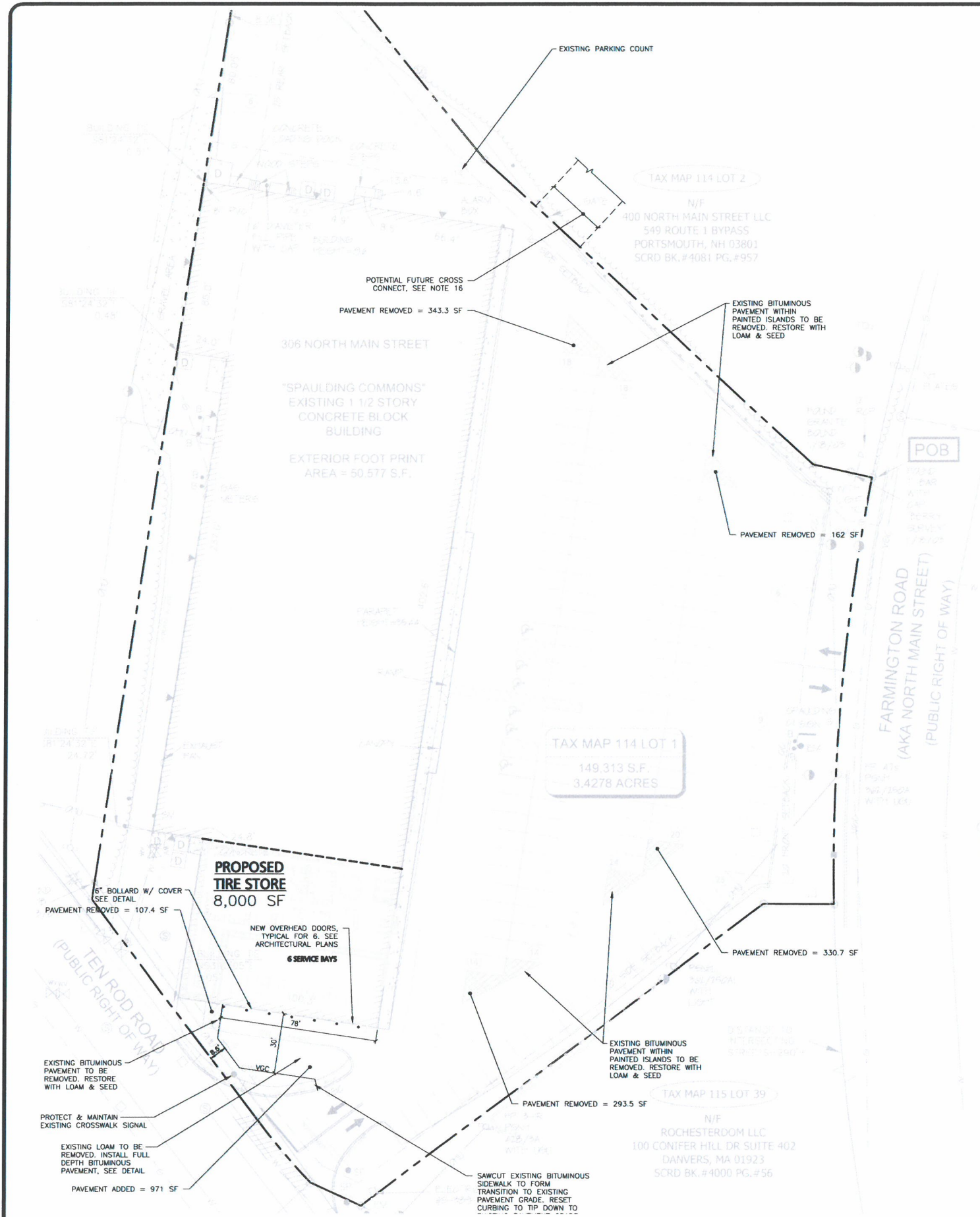
Fee required? Yes ☐ No ☐ Check # ☐ Staff initials that check received ☐

Amendment approved ☐ Amendment denied ☐ Date of Planning Board action ☐

Conditions ☐

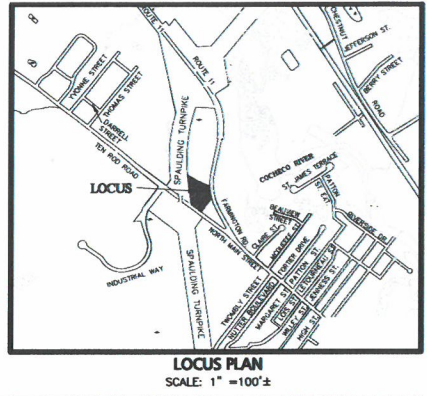
Signature: ☐ Date: ☐





ZONING SUMMARY TABLE (HIGHWAY COMMERCIAL DISTRICT)			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 S.F.	149,313 S.F.	149,313 S.F.
MINIMUM FRONTAGE	100 FEET	213.4 FEET (FARMINGTON RD)	213.4 FEET (FARMINGTON RD)
MINIMUM FRONT SETBACK	20 FEET	>20 FT	>20 FT
MINIMUM SIDE SETBACK	10 FEET	5.05 FEET (EXISTING)	5.05 FEET (EXISTING)
MINIMUM REAR SETBACK	25 FEET	0.48 FEET (EXISTING)	0.48 FEET (EXISTING)
MAXIMUM LOT COVERAGE (PERCENT)	85%	90.1%	89.9% *
MAXIMUM LOT COVERAGE (SQ. FT.)	126,916 S.F.	134,563 S.F.	134,297 S.F.
MAXIMUM STORIES	3	<3	<3

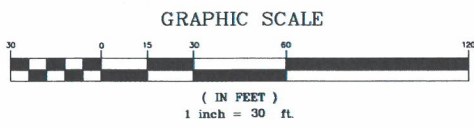
\* NET DECREASE OF APPROXIMATELY 265.9 SF FOR IMPERVIOUS SURFACE



OFF-STREET PARKING SUMMARY TABLE			
EXISTING USE	CALCULATION	MIN. REQUIRED	PROVIDED
RETAIL SALES: >30,000 GSF	1 SPACE PER 300 GSF. (50,185 SF) / (300) = 168 SPACES	168	166
PROPOSED USE	CALCULATION	MIN. REQUIRED	PROVIDED
RETAIL SALES: >30,000 GSF	1 SPACE PER 300 GSF. (42,185 SF) / (300) = 141 SPACES	141	141
MOTOR VEHICLE SERVICE STATION: 8,000 S.F.	4 SPACE PER SERVICE BAY 6 BAYS X 4 = 24 SPACES	24	25
TOTAL REQUIRED		165	166
ADA SPACES REQUIRED: REQUIRED: (151-200) TOTAL PARKING SPACES PROVIDED: 6 SPACES PROVIDED: 6 ADA SPACES, 1 BEING VAN ACCESSIBLE			

GENERAL NOTES

- PROJECT PROPOSES TO CONVERT AN EXISTING RETAIL TENANT SPACE (8,000SF ±) TO A TIRE INSTALLATION RETAIL USE WHICH IS ALLOWED WITHIN THE CURRENT ZONE. CHANGE OF USE REQUIRES REVIEW AND/OR APPROVAL OF THE PLANNING BOARD.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 114, LOT 1 PROPERTY OF REL COMMONS LLC, 306 NORTH MAIN STREET, ROCHESTER, NH, COUNTY OF STRAFFORD" AS PREPARED BY MSC, A DIVISION OF TDMORAN, INC., DATED 02-12-2015, AS PROVIDED TO A&M BY THE OWNER FOR USE IN PERMITTING THIS RE-DEVELOPMENT. ADDITIONAL TOPOGRAPHIC INFORMATION SUPPLEMENTED BY FIELD SURVEY BY A&M IN DECEMBER 2018.
- THE PARCEL IS LOCATED IN THE HIGHWAY COMMERCIAL DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 114 AS LOT 1.
- THE PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 203 OF 405, MAP NUMBER 33017C0203D WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT EITHER THE OWNER OF RECORD OR THE PLAN PREPARER.  
OWNER OF RECORD:  
REL COMMONS, LLC  
1 CATE STREET, SUITE 520  
PORTSMOUTH, NH 03801  
SCRD BK #3152 PG #596 & BK #3811 PG #528
- TOTAL PARCEL AREA: 149,313 S.F.
- SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE AND BEGIN TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCK THE USE OF ON-SITE PARKING. ANY EXCESS SNOW WILL BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH THE CITY OF ROCHESTER AND NHDES REGULATIONS.
- NO STORAGE OF HAZARDOUS MATERIALS CURRENTLY EXISTS ON SITE. ANY ANTICIPATED STORAGE OF HAZARDOUS MATERIALS BY SPECIFIC TENANT SPACES WILL BE COORDINATED WITH THE LANDLORD, STORED UTILIZING APPROPRIATE BEST MANAGEMENT PRACTICES, AND WILL REQUIRE A PERMIT FROM THE CITY.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- CURB RADI SHALL BE 10' AT CORNERS AND 3' AT PARKING STALLS UNLESS NOTED OTHERWISE.
- FOR ANY NEW SIGNAGE, A SITE SIGNAGE PACKAGE SHALL BE COORDINATED WITH THE DEPARTMENT OF BUILDING SAFETY FOR ORDINANCE AND/OR APPLICATION REQUIREMENTS.
- HANDICAPPED SIGNAGE, STRIPING FOR ALL PARKING, FIRE LANES AND ANY NECESSARY DIRECTIONAL ARROWS SHALL BE MAINTAINED AS PER APPROVED SITE PLAN OR PER THE CODE ENFORCEMENT OFFICER.
- ALL NEW WORK WILL BE IN COMPLIANCE WITH CURRENT SITE PLAN AND ZONING REGULATIONS.
- THE OWNER RESERVES THE OPTION TO MODIFY THE SITE PLAN TO ACCOMMODATE A FUTURE CONNECTION AT THE REQUEST OF THE CITY AND FOR ACCESS TO THE ADJUTING PROPERTY. THE CONNECTION SHALL BE SUBJECT TO NEGOTIATION BETWEEN BOTH PROPERTY OWNERS.



THE CITY OF ROCHESTER PLANNING BOARD

DATE OF APPROVAL: \_\_\_\_\_

CERTIFIED BY CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

By \_\_\_\_\_

STATE OF NEW HAMPSHIRE  
MICHAEL A. MALYNOWSKI  
No. 12255  
LICENSED PROFESSIONAL ENGINEER  
1-7-19

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
WJP DEVELOPMENT  
1 CATE ST, SUITE 520  
PORTSMOUTH, NH 03801

PROJECT:  
RETAIL RE-DEVELOPEMENT  
306 NORTH MAIN STREET  
ROCHESTER, NH

PROJECT NO.	2445-01	DATE:	JANUARY 7, 2019
SCALE:	1" = 20'	DWG. NAME:	C-2445-01_LAYOUT
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
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environmental consulting • landscape architecture  
www.allenmajor.com  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
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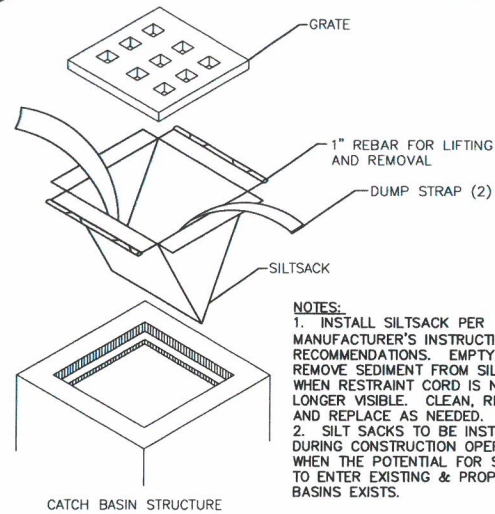
WOBBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: LAYOUT & MATERIALS PLAN	SHEET No. C-1
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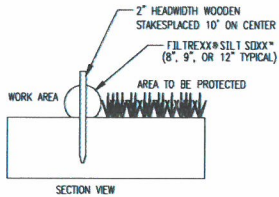


NOTES:  
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.  
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

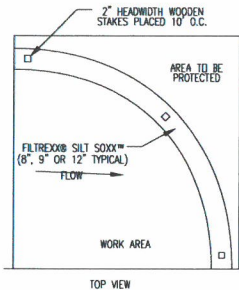
**SILTSACK® INLET DETAIL**  
NOT TO SCALE

\*OR APPROVED EQUAL

### FILTREXX SILT SOXX

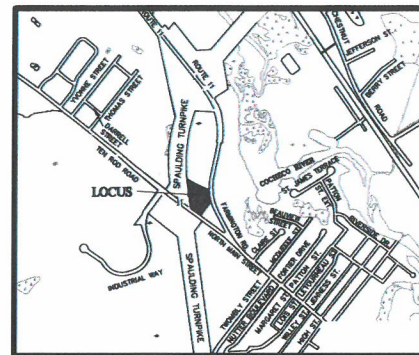
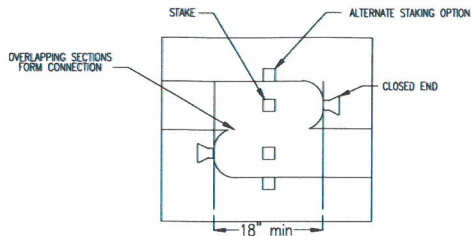


NOTES:  
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.  
2. SILT SOCKS TO BE FULLY FILLED TO MEET APPLICATION REQUIREMENTS.  
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



**SILT SOCK DETAIL**  
NOT TO SCALE

### COMPOST SOCK CONNECTION/ATTACHMENT DETAIL



**LOCUS PLAN**  
SCALE: 1" = 100'±

### GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF ROCHESTER, NHDOT, NHDES, MUTCD, AND AASHTO.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE.
3. ALL ELEVATIONS REFER TO NAVD 88.
4. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
11. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES, PIPES AND BASINS SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
13. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

### EROSION CONTROL NOTES

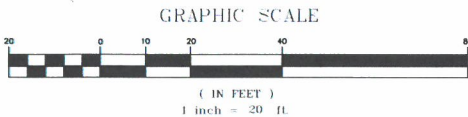
1. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER Agr 3800 RELATIVE TO INVASIVE SPECIES.
2. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
3. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
4. ALL DRIVEWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
5. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED OR HAVE RIP RAP INSTALLED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
6. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH, OR MORE, OF RAINFALL.
7. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
8. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:  
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.  
B. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.  
C. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.  
D. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
12. STANDARD WINTER NOTES:  
A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES STEEPER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.  
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.  
C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHOT ITEM 304.3.

### THE CITY OF ROCHESTER PLANNING BOARD

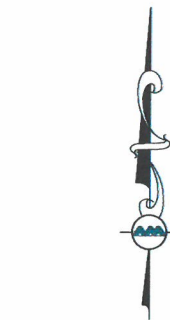
DATE OF APPROVAL:

CERTIFIED BY CHAIRMAN

DATE



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PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:

WJP DEVELOPMENT  
1 CATE ST, SUITE 520  
PORTSMOUTH, NH 03801

PROJECT:

RETAIL RE-DEVELOPEMENT  
306 NORTH MAIN STREET  
ROCHESTER, NH

PROJECT NO. 2445-01 DATE: JANUARY 7, 2019

SCALE: 1" = 20' DWG. NAME: C-2445-01\_GRADING

DESIGNED BY: SM CHECKED BY: MAM

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • land surveying  
environmental consulting • landscape architecture  
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FAX: (603) 627-5501

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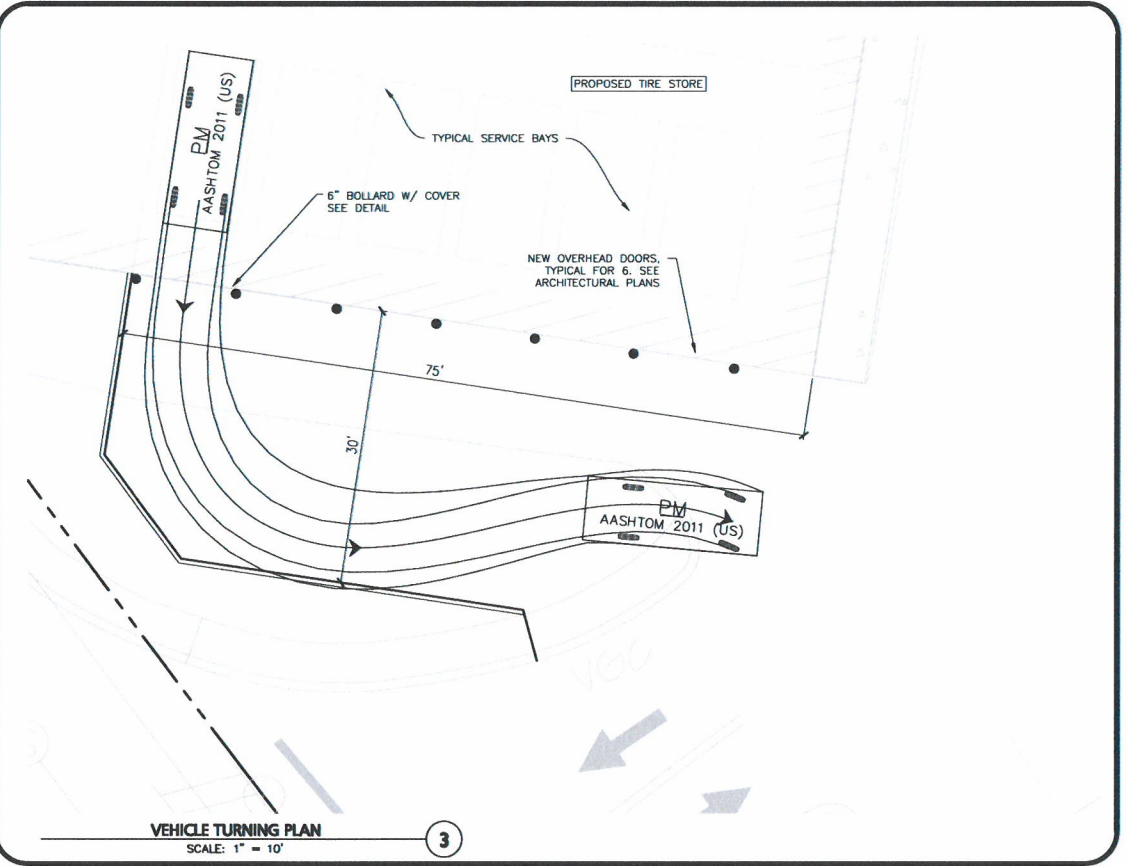
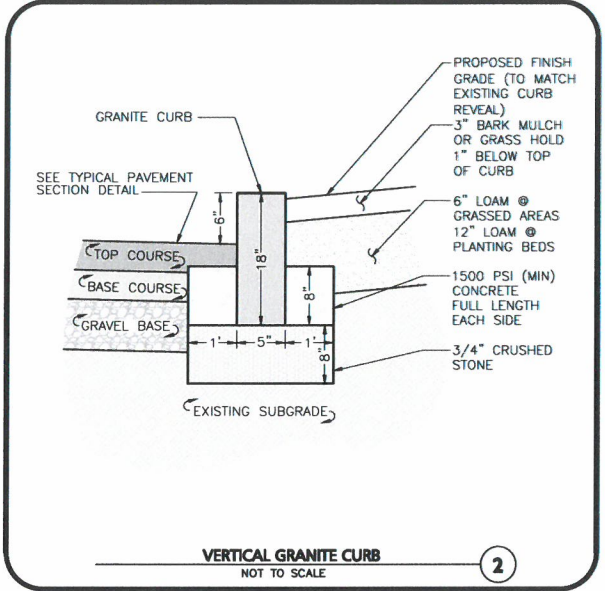
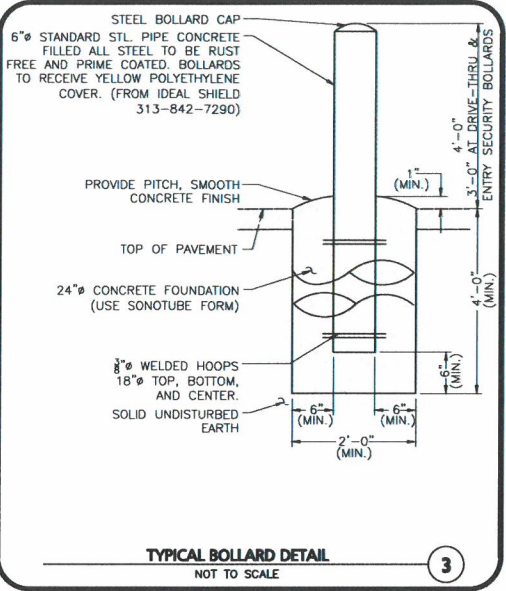
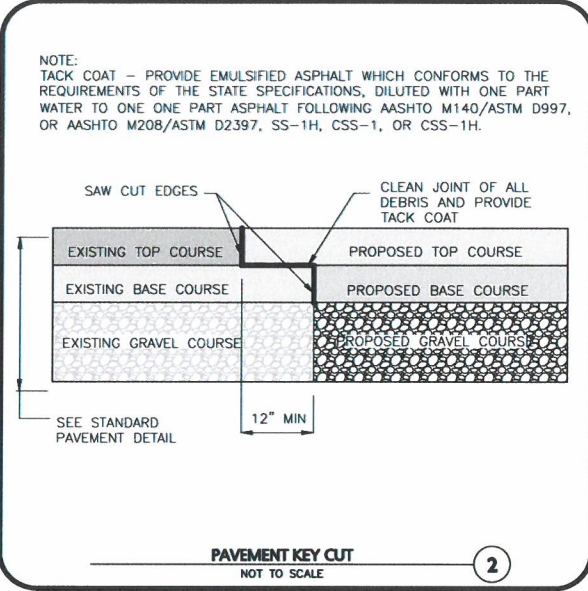
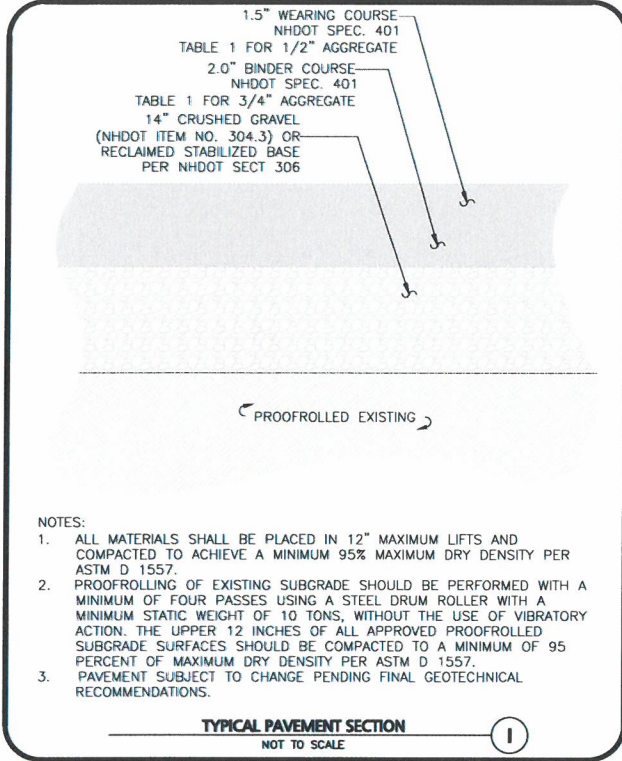
DRAWING TITLE: SHEET No.

GRADING & EROSION  
CONTROL PLAN

C-2

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STATE OF NEW HAMPSHIRE  
MICHAEL A. MALYNOWSKI  
No. 12225  
LICENSED PROFESSIONAL ENGINEER  
1-7-19

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
**WJP DEVELOPMENT**  
1 CATE ST, SUITE 520  
PORTSMOUTH, NH 03801

PROJECT:  
**RETAIL RE-DEVELOPEMENT**  
306 NORTH MAIN STREET  
ROCHESTER, NH

PROJECT NO. 2445-01    DATE: JANUARY 7, 2018

SCALE: AS SHOWN    DWG. NAME: C2445-01\_DETAILS

DESIGNED BY: SM    CHECKED BY: MAM

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • land surveying  
environmental consulting • landscape architecture  
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DRAWING TITLE:	SHEET No.
DETAILS	D-1

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- LEGEND**
- BK.2562/PG.2783  
BC  
CC  
E&R  
EP  
FP  
IRTS  
L  
MNTBS  
N/F  
NET  
PSNH  
POR  
PVC  
R  
SCRD  
UGU  
VGC  
W  
WIRE/POLE  
UTILITY POLE  
SECURITY LIGHT  
SIGN  
WATER VALVE  
HYDRANT  
SEWER MANHOLE  
CATCH BASIN  
MONITORING WELL  
CENTRAL ANGLE  
HANDICAP  
DUMPSTER  
TRANSFORMER  
ENCROACHMENT  
PARKING SPACES  
BOLLARD  
CROSS WALK LIGHT  
ELECTRIC METER  
SIGNAL POLE  
SPRINKLER VALVE  
OVERHEAD UTILITIES  
WATER LINE  
SEWER LINE  
DRAINAGE PIPE  
GAS LINE  
PROPERTY LINE  
TREE LINE  
GUARD RAIL  
CONCRETE

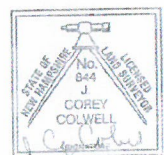
**EASEMENTS AND RESTRICTIONS:**

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 16740-17688, DATED JANUARY 20, 2015 WAS EXAMINED AS PART OF THIS SURVEY. SURVEY EXCEPTIONS CONTAINED IN SCHEDULE B SECTION 2, TRACT THREE, OF THAT COMMITMENT WHICH AFFECT THE SUBJECT PROPERTY ARE AS FOLLOWS:
- SCHEDULE B - SECTION 2 (TRACT 3) ITEM #1. RESTRICTIONS AND EASEMENTS CONTAINED IN THE DEED FROM ELM FARM MANCHESTER CORP. TO ALICE COMMONLY DATED SEPTEMBER 30, 1963 AS DESCRIBED IN SCRD BK.#770 BK.#117. (THESE EASEMENTS AND RESTRICTIONS ARE NOT DEFINED AS TO LOCATION AND THEREFORE ARE NOT PLOTTED.)
  - SCHEDULE B - SECTION 2 (TRACT 3) ITEM #2. NOTES AND MATTERS SHOWN ON SCRD PLANS #38A-41, 101-004, 101-021, 101-047 AND 104-101
  - SCHEDULE B - SECTION 2 (TRACT 3) ITEM #3. EASEMENT FROM ELM FARM MANCHESTER CORP. TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE, DATED JANUARY 5, 1968 AS DESCRIBED IN SCRD BK.#843 BK.#28. (EASEMENT IS NOT DEFINED AS TO WIDTH AND THEREFORE THE EXACT LOCATION CANNOT BE PLOTTED.)
  - SCHEDULE B - SECTION 2 (TRACT 3) ITEM #4. RIGHTS AND EASEMENTS CONVEYED TO THE STATE OF NEW HAMPSHIRE BY DEED OF R E L COMMONS, LLC DATED FEBRUARY 1, 2010 AS DESCRIBED IN SCRD BK.#381 PG.#528.

**ALTA/ACSM CERTIFICATION:**

TO R E L COMMONS, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY, C-II COMMERCIAL MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a)(b)(1)(c), 8, 9, 11(a)(b), 13, 14, 16-19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 5, 2015.



LICENSED LAND SURVEYOR #844

DATE 3-2-15

**ENCROACHMENTS:**

- PAVEMENT ENCROACHES INTO SPAULDING TURNPIKE RIGHT OF WAY BY 48 S.F.
- GRAVEL ENCROACHES INTO SPAULDING TURNPIKE RIGHT OF WAY BY 3,084 S.F.
- PAVEMENT AND PARKING ENCROACH INTO SPAULDING TURNPIKE RIGHT OF WAY BY 63 S.F.
- PAVEMENT AND PARKING ENCROACH ONTO MAP 114 LOT 2 WAY BY 309 S.F.

**NOTES:**

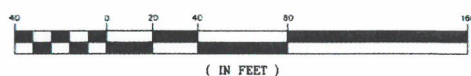
- THE PARCEL IS LOCATED IN THE HIGHWAY COMMERCIAL DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 114 AS LOT 1.
- THE PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 203 OF 405, MAP NUMBER 33017C02030 WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- OWNER OF RECORD:  
R E L COMMONS, LLC  
1 GATE STREET, SUITE 520  
PORTSMOUTH, NH 03801  
SCRD BK.#3152 PG.#596 & BK.#381 PG.#528
- ZONING REQUIREMENTS:  
LOTS  
MINIMUM LOT AREA 20,000 S.F.  
MINIMUM FRONTAGE 100'  
MINIMUM LOT AREA/DWELLING UNIT 5,000 S.F./7,500 S.F.\*  
MAXIMUM LOT COVERAGE 85%  
SETBACKS  
MINIMUM FRONT 20'  
MINIMUM SIDE 10'  
MINIMUM REAR 25'  
STANDARDS  
MAXIMUM NUMBER OF STORIES 3
- TOTAL PARCEL AREA:  
149,313 S.F.  
3.4278 ACRES
- TOTAL PARKING SPACES: 138 INCLUDING 1 HANDICAP SPACE
- UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATION AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE TO VERIFY UTILITIES.
- PURSUANT TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NO. 16, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- PURSUANT TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NO. 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS OBSERVED EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS. THESE CHANGES ARE SHOWN HEREON.
- PURSUANT TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NO. 18, THERE WAS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- PURSUANT TO TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION NO. 19, THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS AT THIS SITE.
- ALL MONUMENTS SHOWN HEREON WERE OBSERVED OR ARE TO BE SET ONCE SNOW BANKS ARE REMOVED.
- FIELD SURVEY WAS COMPLETED BY TCE IN FEBRUARY 2015, WITH A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR. SITE WAS UNDER SNOW AT THE TIME OF FIELDWORK. ADDITIONAL FEATURES MAY BE PRESENT WHICH ARE NOT SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS ASSUMED
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.

**PLAN REFERENCES:**

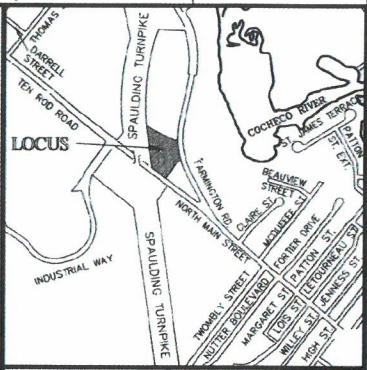
- "PLAN OF LAND OF FIRST DEVELOPMENT CORPORATION GLOBE DEPARTMENT STORES ROUTE 11, ROCHESTER N.H.", BY BERRY SURVEYING, AND ENGINEERING, DATED NOV. 27, 1990. SCRD PLAN #38A-41.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED LS 1627(1), N.H. NO. P-2892-V SPAULDING TURNPIKE, SHEET 40", BY STATE OF NEW HAMPSHIRE, DATED 7-24-53 REVISED 6-29-56.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN SPAULDING TURNPIKE PROPERTY LAYOUT SHEET 3 COUNTY OF STRAFFORD TOWN OF ROCHESTER STATE PROJECT NO. 10620-D" BY VSE, INC. AND CHA, LLP, DATED 1-31-11.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN FARMINGTON ROAD RIGHT-OF-WAY PLAN SHEET 3 COUNTY OF STRAFFORD TOWN OF ROCHESTER STATE PROJECT NO. 10620-D" BY VSE, INC. AND CHA, LLP, DATED 1-31-11.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY DESIGN SPAULDING TURNPIKE RIGHT-OF-WAY PLAN SHEET 16 COUNTY OF STRAFFORD TOWN OF ROCHESTER STATE PROJECT NO. 10620-D" BY VSE, INC. AND CHA, LLP, DATED 1-31-11.

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT IN THE WESTERLY SIDELINE OF FARMINGTON ROAD AT LAND NOW OR FORMERLY OF 400 NORTH MAIN STREET LLC, THENCE PROCEEDING ALONG SAID FARMINGTON ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET, AN ARC LENGTH OF 213.44 FEET TO A POINT AT LAND NOW OR FORMERLY OF ROCHESTERDOM LLC, THENCE TURNING AND PROCEEDING ALONG LAND OF SAID ROCHESTERDOM LLC AND LAND NOW OR FORMERLY OF THE STATE OF NEW HAMPSHIRE THE FOLLOWING COURSES: N89°42'50"W A DISTANCE OF 34.59 FEET, S52°57'49"W A DISTANCE OF 250.13 FEET TO A POINT IN THE NORTHERLY SIDELINE OF TEN ROD ROAD, THENCE TURNING AND PROCEEDING ALONG SAID SIDELINE OF TEN ROD ROAD N65°24'12"W A DISTANCE OF 27.96 FEET TO A POINT, THENCE PROCEEDING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 40.73 FEET TO A POINT, THENCE PROCEEDING N36°48'55"W A DISTANCE OF 137.43 FEET TO A POINT AT THE EASTERLY SIDELINE OF THE SPAULDING TURNPIKE, THENCE TURNING AND PROCEEDING ALONG SAID EASTERLY SIDELINE OF THE SPAULDING TURNPIKE THROUGH A NEW HAMPSHIRE HIGHWAY BOUND, N08°35'28"E A DISTANCE OF 448.91 FEET TO A NEW HAMPSHIRE HIGHWAY BOUND, THENCE PROCEEDING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,715.00 FEET, AN ARC LENGTH OF 66.89 FEET TO AN IRON ROD AT LAND NOW OR FORMERLY OF 400 NORTH MAIN STREET LLC, THENCE TURNING AND PROCEEDING ALONG LAND OF SAID 400 NORTH MAIN STREET LLC THE FOLLOWING 3 COURSES: S30°08'58"E A DISTANCE OF 183.23 FEET TO AN IRON ROD, S47°17'25"E A DISTANCE OF 223.15 FEET TO A GRANITE BOUND, S77°23'30"E A DISTANCE OF 29.53 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 149,313 S.F. (3.4278 ACRES)



**LOCATION PLAN**



ALTA / ACSM LAND TITLE SURVEY  
TAX MAP 114 LOT 1

PROPERTY OF  
R E L COMMONS, LLC  
306 NORTH MAIN STREET  
ROCHESTER, NEW HAMPSHIRE  
COUNTY OF STRAFFORD

**MSC**  
A division of TFMoran, Inc.  
Civil Engineers, Structural Engineers  
Traffic Engineers, Land Surveyors  
Landscape Architects & Scientists



PROJECT NO. 47112.00  
DATE: 02/12/2015  
SCALE: 1" = 40' (22x34)  
1" = 80' (11x17)

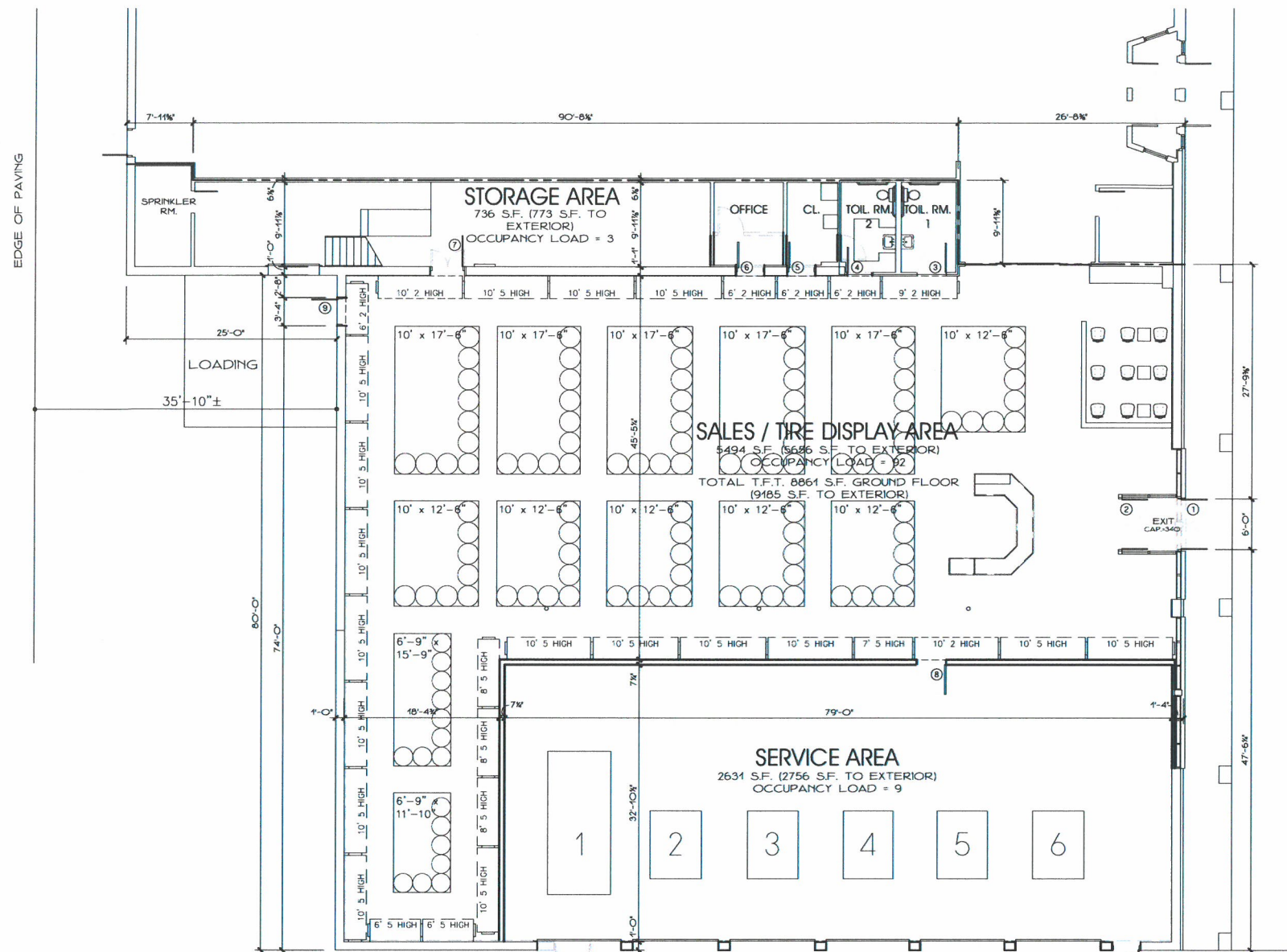
170 COMMERCIAL WAY  
SUITE 102  
PORTSMOUTH, NH 03801

PHONE: 603-433-2222  
FAX: 603-433-0910  
www.mscengr.com

DESCRIPTION  
CHECKED BY: JOC

REV. DATE  
DRAWN BY: IID





**Town Fair  
Tire Center**  
306 NORTH MAIN STREET  
ROCHESTER, NEW HAMPSHIRE  
**FLOOR PLAN &  
ELEVATIONS**  
SCALE: 1/8" = 1'-0"  
DATE: 12/27/16  
REVISED: 12/28/16

**MILLIKEN  
ASSOCIATES**  
ARCHITECTURE · PLANNING  
44 TOP O HILL ROAD  
WAPPINGERS FALLS  
NEW YORK 12590  
TEL 845 463 3030  
FAX 845 463 3210  
ARCHITECTACM@AOL.COM

DRAWING  
DRAWN BY  
DM