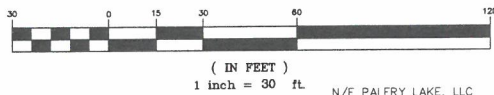


WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SITE REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE APPROVAL.

#### GRAPHIC SCALE



N/F PUBLIC SERVICE CO. OF NH  
EVERSOURCE ENERGY DBA  
P.O. BOX 270  
HARTFORD, CT 06141-0270  
TAX MAP 205, LOT 141

#### SOILS DATA:

H<sub>0</sub>A ~ HINKLEY LOAMY SAND, 0 TO 3% SLOPES  
H<sub>0</sub>B ~ HINKLEY LOAMY SAND, 15 TO 60% SLOPES  
SEE WEBSOIL

#### PARKING CALCULATIONS: SECTION 10 - PARKING AND CIRCULATION

EXISTING STATION WITH C-STORE:

1 SPACE REQUIRED FOR 250 Sq.Ft.  
C-STORE = 2,250 Sq.Ft. / 250 = 9 SPACES REQUIRED  
EXISTING SERVICE SHOP:  
4 SPACE REQUIRED PER BAY  
3 BAYS x 4 SPACES = 12 SPACES REQUIRED.  
1 SPACE REQUIRED PER 4,000 Sq.Ft. OF OUTSIDE STORAGE  
950 OUTSIDE STORAGE = 1 SPACE REQUIRED

22 TOTAL SPACES REQUIRED  
20 SPACES PROVIDED ON SITE +  
4 SPACES PROVIDED AT THE PUMPS  
24 TOTAL SPACES PROVIDED

SSL ( ) ~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)  
DSL ( ) ~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)  
SSB ( ) ~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)  
SBL ( ) ~ [SIZE] SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)  
DBL ( ) ~ [SIZE] DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

#### LEGEND:

- IRON BOUND (SET)
- DRILL HOLE (SET)
- COTTON GIN SPIKE (SET)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE
- LIGHT POST
- HYDRANT
- DRAIN MAN HOLE
- SEWER MAN HOLE
- BENCHMARK
- STREET TREE
- TEST PIT

INSTALLED 6" WHITE VINYL FENCE  
BUILDING SETBACK LINE  
OVERHEAD UTILITIES  
UNDERGROUND UTILITIES  
EXISTING WATER LINE  
PROPOSED WATER LINE  
NRCS SOIL LINE  
EXISTING TREE LINE  
PARK LINE  
PAVEMENT  
FOUND  
TO BE SET  
TYPICAL  
S.C.R.D.

#### LANDSCAPE LEGEND:

- EX. STREET TREE
- EX. SHRUB
- PROP. SHADEMASTER HONEYLOCUST (4)

#### NOTES CONTINUED:

- 30.) VEHICLES OFFERED FOR SALE MAY BE DISPLAYED IN THE DESIGNATED DISPLAY AREA ONLY.
- 31.) TWELVE UNREGISTERED VEHICLES IS A MAXIMUM THAT MAY BE DISPLAYED OR OFFERED FOR SALE AT ANY TIME. ONLY PASSENGER VEHICLES MAY BE DISPLAYED OR OFFERED FOR SALE.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -  
KENNETH A. BERRY LLS 805 DATE 4-23-19

#### NOTES CONTINUED:

- 30.) NO VEHICLES AROUND THE GAS STATION OR CONVENIENCE STORE ARE TO BE FOR SALE.

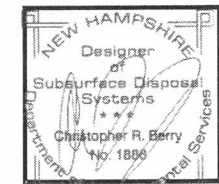
#### PLAN REFERENCES:

- 1.) "RIVERSIDE ACRES, ROCHESTER, N.H., PLAN OF LAND OF DWIGHT F. RAAB, ALBERT O. LACHANCE, BILL C. YANCEY" BY: T.W. CHESLEY DATED: OCTOBER 1956 S.C.R.D. PLAN #5 POCKET #5 FOLDER #2
- 2.) "SITE PLAN ROUTE 125/MILTON ROAD, ROCHESTER, N.H. FOR FIDAE AZOURI & SUZIE FAKHOURY REALTY TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2003
- 3.) "LAND IN ROCHESTER, N.H. BOSTON AND MAINE RAILROAD TO WILLIAM SEWELL" BY: VALUATION ENGINEER DATED: JULY 1957 S.C.R.D. PLAN #37 POCKET #1 FOLDER #10
- 4.) "LAND IN ROCHESTER, N.H. BOSTON AND MAINE RAILROAD TO WILLIAM SEWELL" BY: VALUATION ENGINEER DATED: JULY 1957 ON FILE AT THIS OFFICE
- 5.) "RIGHT OF WAY AND TRACK MAP, BOSTON AND MAINE R.R. STATION 824+70 TO STATION 877+50" V.4, NH/17 BY: VALUATION ENGINEER DATED: JUNE 30, 1914
- 6.) "SUBDIVISION PLAN FOR FIDAE AZOURI & SUZIE FAKHOURY REALTY TRUST, 172 MILTON ROAD, ROCHESTER, NH, TAX MAP 205, LOT 127" BY: BERRY SURVEYING & ENGINEERING DATED: JULY 10, 2017 S.C.R.D. : PLAN #114-080

FINAL APPROVAL  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: [Signature]  
DATE: 4/23/19

#### TEST PITS:

- #1 & #1A  
0-2" 10YR 3/3, FINE SAND, SINGLE GRAIN, LOOSE  
2-72" 10YR 4/4 FINE SAND, SINGLE GRAIN, LOOSE
- E.S.H.W.T.: N/A  
NO REFUSAL  
NO GROUND WATER  
P = 2 MIN/IN
- #2  
0-40" 10YR5/4 SAND FILL, GRANULAR, LOOSE  
40-54" 10YR3/3 LOAMY SAND, GRANULAR, FRIABLE  
54-62" 10YR5/4 LOAMY SAND, GRANULAR, FRIABLE  
62-120" 10YR5/4 MEDIUM SAND
- E.S.H.W.T.: B+  
NO REFUSAL  
NO GROUNDWATER  
P = 2 MIN/IN



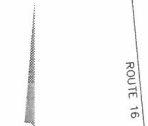
AN INSPECTION OF THE SEPTIC TANK AND DISTRIBUTION BOX WAS CONDUCTED. THE SYSTEM APPEARS TO NOT HAVE BEEN USED FOR MANY YEARS, AND IS AVAILABLE FOR CONTINUED USE. NO SIGNS OF FAILURE NOTED ON THE DATE OF INSPECTION MARCH 28, 2019

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN AUGUST OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND G.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND\_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-411-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

NO ON SITE WETLANDS FOUND

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (3)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R8-31	12"x18"	NO PARKING FIRE LANE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	RED	RED	SQUARE (2)
R6-1L R6-1R	12"x36"	ONE WAY	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1 1	BLACK	BLACK	WHITE	U-CHANNEL (2)



LOCATION PLAN  
ROCHESTER, NH  
NOT TO SCALE

#### NOTES:

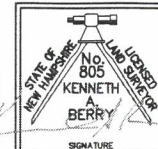
- OWNER: 174 MILTON ROAD LLC 376 SOUTH MAIN STREET MANCHESTER, NH 03102
- TAX MAP: TAX MAP 205, LOT 127-1
- LOT AREA: 66,053 Sq. Ft. 1.53 Ac.
- S.C.R.D.: BOOK 4534, PAGE 861
- ZONING: HIGHWAY COMMERCIAL FRONTAGE ~ 100.0' MINIMUM LOT SIZE ~ 20,000 Sq. Ft. FRONT SETBACK ~ 20.0' REAR SETBACK ~ 25.0' SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT) MAX. LOT COVERAGE: 85% WETLANDS BUFFER ~ 50.0'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0201B, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2017, WITH AN ERROR OF CLOSURE OF 1 PART IN 127,654.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING, APPROVED SITE PLAN DESIGN WITH SMALL MODIFICATIONS TO BRING THE PROJECT SITE CLOSER TO COMPLIANCE WITH THE CURRENT SITE REVIEW REGULATIONS.
- THIS IS A ONE SHEET PLAN SET. THIS PLAN WILL BE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667, (603) 335-1338.
- THE SITE IS SERVICED BY ON SITE SEPTIC AND MUNICIPAL WATER SERVICE.
- BOTH LOTS HAVE RECEIVED NHDES SUBDIVISION APPROVAL. ESA2017010801
- SEE LETTER FROM STONEY RIDGE ENV. STATING THERE ARE NO WETLANDS FOUND ON THIS SITE AND APPROXIMATE LOCATION OF THE OFF SITE WETLANDS IN RELATION TO THE SUBJECT PARCEL.
- A FIVE FOOT (5') LANDSCAPING BUFFER MUST BE ESTABLISHED BETWEEN THE COMMERCIAL LOT AND THE RESIDENTIAL LOT. AS OF THE DATE OF THIS PLAN THE PAVEMENT ON THE RESIDENTIAL LOT HAS BEEN REMOVED WITHIN 5' OF THE BOUNDARY LINE AND A 6" TALL WHITE VINYL FENCE HAS BEEN INSTALLED BETWEEN THE TWO LOTS ALONG THE BOUNDARY LINE.
- ANY PROPOSED USE ON THE NEW COMMERCIAL LOT (127-1) MUST COME BACK TO THE PLANNING BOARD FOR SITE PLAN REVIEW. ADDITION, ANY COMMERCIAL USE PROPOSED ON THE RESIDENTIAL LOT MUST COME BACK TO THE PLANNING BOARD FOR SITE PLAN REVIEW.
- AREA OF EXISTING IMPERVIOUS COVERAGE = 37,794 Sq.Ft.
- AREA OF PROPOSED IMPERVIOUS COVERAGE = 37,194 Sq.Ft.
- SECTION 5.B.12: 25% LANDSCAPED AREA REQUIRED. 57.22% PROVIDED
- SECTION 5.D.2: 15' FRONT BUFFER IS PROVIDED. SECTION 5.D.3: 10' SIDE BUFFER. WITH THE INSTALLATION OF THE FENCE DURING THE SUBDIVISION PROCESS THIS BUFFER IS NOW MET.
- THE APPLICANT IS TO INSTALL A BIKE RACK ON SITE.
- THE HOURS OF OPERATION ARE MONDAY THROUGH SUNDAY 5:30AM TO 11:30 PM
- THE APPROVED USES ON THIS SITE INCLUDE: GAS STATION WITH CONVENIENCE STORE, USED AUTO SALES, AND AUTO REPAIR.
- THIS PROPERTY ENJOYS THE BENEFIT OF MULTIPLE USE / SIGN VARIANCES WHICH ARE ON FILE AT THE ROCHESTER PLANNING OFFICE.
- THE APPLICANT IS TO RE-STRIPE THE PRIMARY ENTRANCE TO THE NHDOT PM9 STANDARD. THIS INCLUDES A 18" WHITE STOP BAR, A LANE DELINEATOR STRIPE 40' LONG AND A PROPOSED 30"x30" STOP SIGN.
- A STORMWATER MANAGEMENT PLAN IS TO BE DEVELOPED FOR THE PROJECT SITE. IF HOODS HAVE NOT BEEN INSTALLED IN THE BASINS, AND THEY CAN BE READILY INSTALLED WITHOUT STRUCTURE MODIFICATION, THEY ARE TO BE INSTALLED. THIS WILL BE REQUIRED WHEN THE CONTRACTOR IS ON SITE WHEREAS THE BASINS ARE INSTALLED WITH CONCRETE COVERS. COORDINATE WITH BS&E 603-332-2863 OR DPW 603-335-7575
- SNOW STORAGE TAKES PLACE AT THE FRONT, SIDES AND REAR OF THE PROJECT SITE. THE AMOUNT OF STORAGE EXCEEDS 5:1. IN THE EVENT SNOW STORAGE IS FILLED, SNOW WILL BE REMOVED FROM THE PROJECT SITE BY A QUALIFIED CONTRACTOR.
- THE PROJECT ADDRESS IS 174 MILTON ROAD. 4" LETTERS ARE REQUIRED TO BE PLACED ON THE STRUCTURE SO THAT THEY CAN BE SEEN FROM THE STREET. 4" LETTERS ARE ALSO REQUIRED TO BE PLACED ON THE PROJECT SIGN.
- THE EXISTING DUMPSTER FENCE SHALL HAVE GRAY SLATS INSTALLED WITHIN THE CHAIN LINK.
- THE APPLICANT IS TO RE-STRIPE THE PARKING LOT USING 4" WHITE LINES TO DELINEATE THE PARKING AREAS.

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863

SCALE: 1 IN. EQUALS 30 FT.

DATE: JUNE 11, 2018

FILE NO.: DB 2017-038



REVISION	DATE	DESCRIPTION
#3	4-23-19	UPDATE PER NOD
#2	3-28-19	UPDATE PER NOD
#1	6-29-18	UPDATE PER TRC & SUBSEQUENT STAFF MEETING