

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: 2/18/19 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 #: 125; Lot #(s): 203; Zoning district: Downtown Commercial

Property address/location: 83 South Main Street

Name of project (if applicable): Service Credit Union Branch

Size of site: 0.54 acres; overlay zoning district(s)? Historic District Overlay

Property owner

Name (include name of individual): George E. Ireland Rev. Trust, Trustee George Ireland

Mailing address: 1411 Torrey Pines Drive, Lady Lake, FL 32159-2275

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Service Credit Union, Michael Bergeron

Mailing address: 3003 Lafayette Road, Portsmouth, NH 03801-5904

Telephone #: (603) 422-8314 Email: mbergeron@servicecu.org

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc.; Scott A. Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: (603) 335-3948 Fax #: _____

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: X

(Continued Nonresidential Site Plan application Tax Map: 125 Lot: 203 Zone DC)

Describe proposed activity/use: Service Credit Union branch

Describe existing conditions/use (vacant land?): The existing building is the former D'Angelo's fast food restaurant and vacant retail store.

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? 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? Into an underground infiltration practice

Building information

Type of building(s): Existing Building

Building height: Finished floor elevation: 227.3'

Other information

parking spaces: existing: 17 total proposed: 16 ; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site 0

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

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

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	3,095	13.2
Parking and vehicle circulation	11,175	47.5
Planted/landscaped areas (excluding drainage)	1,255	5.3
Natural/undisturbed areas (excluding wetlands)	3,310	14.1
Wetlands	0	0
Other – drainage structures, outside storage, etc.	4,687	19.9

Comments

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

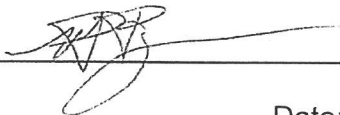
Submission of application


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: _____
MICHAEL P. BERGERON
VICE PRESIDENT - LOGISTICS

Signature of applicant/developer:  _____
Date: 3/1/2019

Signature of agent:  _____
Date: 02/22/19

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: _____



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 2/18/19

Property information

Tax map #: 125; Lot #(s): 203; Zoning district: Downtown Commercial and Historical District Overlay

Property address/location: 83 South Main Street

Name of project (if applicable): Service Credit Union Branch

Property owner

Name (include name of individual): George E. Ireland Rev. Trust, George Ireland, Trustee

Mailing address: 1411 Torrey Pines Drive, Lady Lake, FL 32159-2275

Telephone #: _____ Fax: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Service Credit Union, Michael Bergeron

Mailing address: 3003 Lafayette Road, Portsmouth, NH 03801-5904

Telephone #: (603) 422-8314 Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc; Scott A. 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 Project

Please describe the proposed project: The proposed project is to convert an existing fast-food restaurant into a Service Credit Union branch with drive-up teller window.

Please describe the existing conditions: The existing building is the former D'Angelo's
fast food restaurant and vacant retail store.

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: _____

Signature of applicant/developer:  _____

MICHAEL P. BERGERON
VICE PRESIDENT - LOGISTICS

Date: 3/1/2019



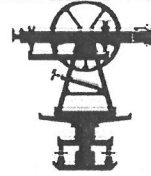
Signature of agent: _____

Date: 02/22/19

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
Phone & Fax (603) 875-3948
www.norwayplains.com
rtetreault@norwayplains.com

March 4, 2019

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

Re: Proposed Site Plan for Service Credit Union – 83 South Main Street, Map 125 Lot 203.

Dear Mr. Creighton:

On behalf of Service Credit Union, we hereby submit plans, Non-residential Site Plan Review Application and Conditional Use Application for a proposed credit union branch. Service Credit Union will be purchasing the property currently owned by George E. Ireland Revocable Trust. The property, known as Tax Map 125, Lot 203 on the City of Rochester Tax Assessing maps, is located at 83 South Main Street.

The 0.54-acre parcel is located in the Downtown Commercial Zoning District and Historic District Overlay. The building was previously occupied with a D'Angelo's eat-in and take-out restaurant and a past postal center.

The applicant is proposing to move their customer branch from 90 South Main Street. This new location will provide a better customer access as well as a drive-up teller window. The existing location will become more corporate offices and will continue to be the location of their drive-up ATM. The hours of operation at this location will be 8:30 am to 6:00 pm; Monday through Friday and 8:30 am to 1:00 pm on Saturday. There will be around 8-10 employees at the office.

The existing building will undergo major renovations on the inside to covert the building from two separate units to a single unit. Exteriorly, new windows will be installed along the northern wall and the old windows on the front and east elevations will be reframed. The old bay window on the east will be removed and a new drive-up teller window installed under a new overhang. A walk-up ATM will be placed near the new front entrance under a new overhang. The existing brick side will be kept as well as the existing metal fascia at the top of the structure. This fascia will continue to hide the existing roof mounted mechanical systems.

Access to the site will be the same as currently exist. The existing parking lot will be painted to indicate flow to the drive-thru and one parking space will be added for a total of 18 parking spaces. Signage will be installed to promote a one-way flow around the building and parking lot. The rear driveway around the building will be reconstructed to provide stacking for the drive-up teller and create a by-pass lane. A

grass island will be installed at the rear of the building with an area drain to collect stormwater from the existing roof.

The new pavement in the rear will be graded in such a manner that the storm water will flow into the catch basins located in the existing grassed area at the back of the property. As such, there will be a closed drainage system constructed to direct the roof runoff and rear pavement into an underground infiltration system. The system is designed to handle a 50-year storm event.

The site will continue to be serviced by City water and City sewer. There are no proposed changes to the landscaping at this time, although the applicant will be dressing up the existing planting this spring. Snow storage will to be located at the back of the building in the grassed area or will be hauled off site when necessary.

As stated above, this parcel is located within the Historical District Overlay. As such, an application for review is hereby submitted to the Historical District Commission. With this application, the architect, Michael J. Keane Architects, PLLC, has prepared floor plans, proposed building elevations, existing and proposed building photos and renderings. Furthermore, they have included a photo of the existing signage for the site across South Main Street, which will be utilized at this location as well.

The lighting on the site will be updated with LED fixtures and two new light poles will be installed to provide better illumination in the rear of the building. There will be wall mounted lights installed on each side of the building for illumination and provide for a safe environment. The existing pylon sign will be removed and replaced in the same location.

Since the parcel is located within the Downtown Commercial Zone, a Conditional Use Permit Application is also included within this packet. Pursuant to section 42.6.c.3.a.ii of the Zoning Ordinance, a CUP is necessary to allow for a drive through facilities in this zone. This section states that the drive through facilities shall be in the rear of the building or in the side of the building only if location at the rear is not practical. Access to the parcel is via a shared driveway with the City of Rochester municipal parking lot. It is not practical to place the drive-up teller window in the rear of the building, as vehicles waiting for the drive-up teller window would likely restrict access to the parking lot. Placement of the drive through facility on the side would allow for ample stacking of vehicles.

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

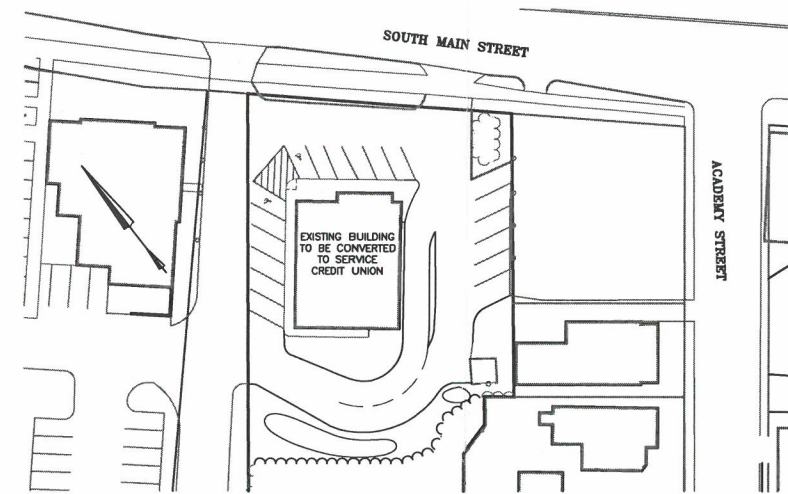
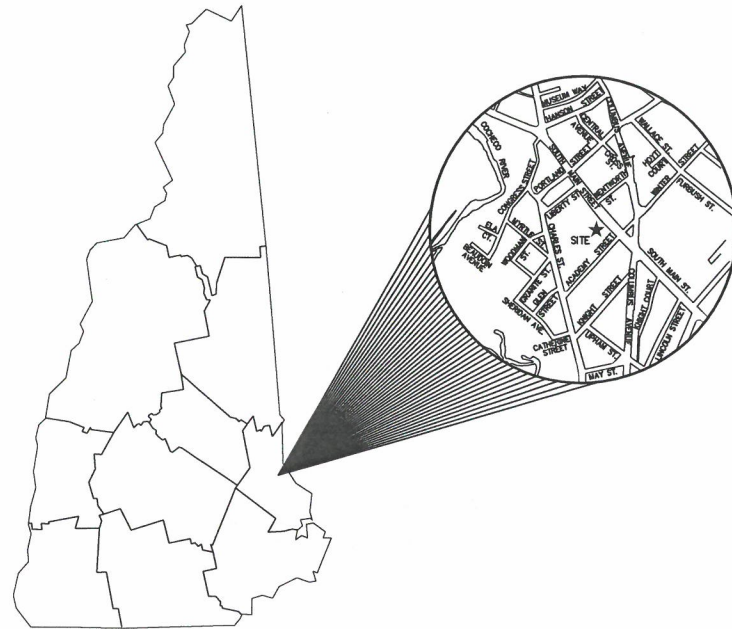
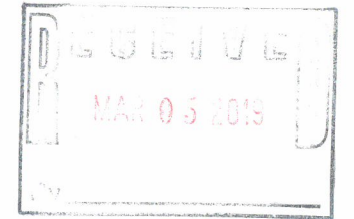
cc: Service Credit Union
George Ireland



PROPOSED SERVICE CREDIT UNION BRANCH

83 SOUTH MAIN STREET

PREPARED FOR
SERVICE CREDIT UNION
FEBRUARY 2019



OVERALL SITE
1" = 40'



CIVIL ENGINEERS

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

ARCHITECTS

mjk, MICHAEL J. KEANE ARCHITECTS, PLLC
101 KENT PLACE
NEWMARKET, NH 03857
(603) 292-1400

OWNER OF RECORD

TAX MAP 125, LOT 203
GEORGE E. IRELAND REVOCABLE TRUST
1411 TORREY PINES DRIVE
LADY LAKE, FL 32159-2275
SCRD BOOK 4337, PAGE 22

APPLICANT

SERVICE CREDIT UNION
3003 LAFAYETTE ROAD
PORTSMOUTH, NH 03801-5904
(603) 422-8314

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.

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: _____

SHEET INDEX

	COVER	
SHEET E-1	EXISTING FEATURES	1" = 10'
SHEET C-1	OVERALL SITE PLAN	1" = 20'
SHEET C-2	SITE LAYOUT PLAN	1" = 10'
SHEET C-3	GRADING AND DRAINAGE PLAN	1" = 10'
SHEET C-4	CONSTRUCTION DETAILS	AS SHOWN
SHEET C-5	STORMTECH DRAINAGE DETAILS	AS SHOWN
SHEET L-1	LIGHTING PLAN AND DETAILS	1" = 10'

FILE NO. 317
PLAN NO. C-2963/SP-1
DWG. NO. 19024
F.B. NO.

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1. GENERAL SITE PLAN NOTES
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE HISTORIC DISTRICT MAP.
3. TOTAL PARCEL AREA: 23,522 SQUARE FEET OR 0.54 ACRES.
4. THIS PARCELS ARE LOCATED IN THE DOWNTOWN COMMERCIAL (DC) AND HISTORIC DISTRICT MAP ZONES.
5. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN, THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
6. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
7. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
DOWNTOWN COMMERCIAL (DC) ZONE:
MINIMUM LOT AREA/DWELLING UNIT = 5,000 SF
MINIMUM LOT AREA = 4,000 SF
MINIMUM LOT FRONTAGE = 40 FEET
MINIMUM YARD SETBACKS:
FRONT = MAXIMUM = 10'
SIDE = NO REQUIREMENT
REAR = 15'
MAXIMUM LOT COVERAGE = NO REQUIREMENT
MINIMUM BUILDING HEIGHT = 20'
8. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS BASED ON NOV10/829.
9. THIS IS NOT LOCATED WITHIN ZONE A (100% FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C00211D MAP MAY 17, 2005.
10. THIS LOT 188 IS SUBJECT, BUT NOT LIMITED TO THE FOLLOWING:
A. AN EASEMENT OR RIGHT OF WAY IN COMMON WITH MAP 125 LOT 203 SEE SCD 448/51.
11. B. AN EASEMENT OR AGREEMENT FOR AN EMERGENCY PEDESTRIAN ACCESS EASEMENT IS REQUIRED IN SCD 1589/716.

REFERENCE PLAN

1) LEASE LINE PLAN, SOUTH MAIN ST., LIBERTY ST., & ACADEMY ST., ROCHESTER, NH FOR CITY OF ROCHESTER
DATED: MAY 1998; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 56-43

2) BOUNDARY LINE ADJUSTMENT, LANDS OF GEORGE E. IRELAND AND ORA M. FISHER, JAMES E. FISHER TRUST,
TAX MAP #51, LOTS #151 & #154, SOUTH MAIN & ACADEMY STREETS, ROCHESTER, NH
DATED: 05 NOVEMBER 1991; BY LAND TECHNICAL SERVICES, RECORDED S.C.R.D. 40-2

TAX MAP 125, LOT 203
OWNER OF RECORD:
GEORGE E. IRELAND REVOCABLE TRUST
1411 TORREY PINES DRIVE
LADY LAKE, FL 32159-2275
SCRD BOOK 4337, PAGE 22

EXISTING FEATURES PLAN
TAX MAP 125, LOT 203
83 SOUTH MAIN STREET
ROCHESTER, NH

PREPARED FOR:
SERVICE CREDIT UNION

FEBRUARY 2019

GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FEET

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

E-

LEGEND

	PROPERTY LINE
	LIMITS OF JURISDICTIONAL WETLANDS
	EXISTING TREE LINE
	EXISTING CONTOUR LINE
	EXISTING DRAIN LINE
	EXISTING OVERHEAD WIRES
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING MONUMENT
	EXISTING HYDRANT
	EXISTING WATER GATE OR SHUT-OFF VALVE
	EXISTING TEST PIT LOCATION & NUMBER
	EXISTING LOT LINES

"FRIENDLEY'S"

"FRIENDLY'S"
MAP 125, LOT 204
SIC PROPERTY LLC
5200 TOWN CENTER CIRCLE SUITE 400
BOCA RATON, FL 33486-1044
4618/195

EASEMENT AREA—
(SEE NOTE 3B)

EASEMENT AREA
(SEE NOTE 9A)

MAP 125, LOT 203
GEORGE E. IRELAND REVOCABLE TRUST
1411 TORREY PINES DRIVE
LADY LAKE, FL 32159-2275
4337/0022
FF 227.3 +/-

MAP 125, LOT 202
NORMAN P. & STACIA VETTER REVOCABLE TRUST
PO BOX 181
ROCHESTER, NH 03866-0181
4110/0706

VACANT

"MULTI-FAMILY"
MAP 125, LOT 201
THOMAS M & MELISSA M GASS
PO BOX 14
ROCHESTER, N.H. 03866
3079/919

"RESIDENTIAL"
MAP 125, LOT 199
KRZYSZTOF S. & RENATA KOZLOWSKI
9 ACADEMY STREET
ROCHESTER, NH 03867
4357/0483

FILE NO. 317
PLAN NO. C-2963/SP-1
DWG. NO. 19024
F.B. NO.

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

NORWAY PLAINS ASSOCIATES, INC.



LOCATION MAP

LAND SURVEYORS

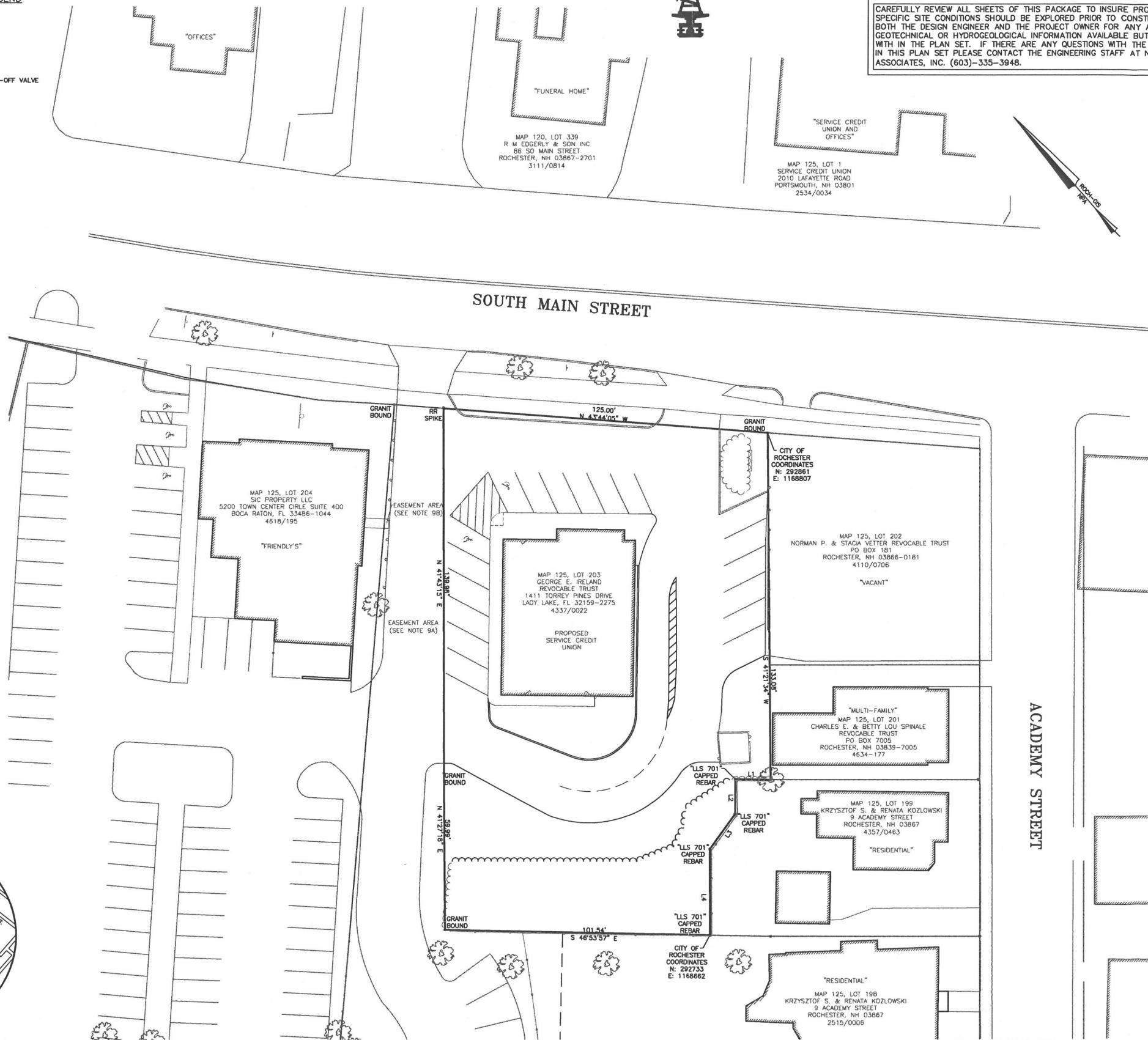


CIVIL ENGINEERS

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LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES



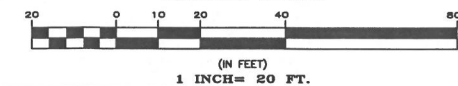
- GENERAL SITE PLAN NOTES
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED BANK AND ASSOCIATED PARKING.
 - TOTAL PARCEL AREA: 23,522 SQUARE FEET OR 0.54 ACRES.
 - THIS PARCELS ARE LOCATED IN THE DOWNTOWN COMMERCIAL (DC) ZONE AND HISTORIC OVERLAY DISTRICT.
 - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE 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:
 - DOWNTOWN COMMERCIAL (DC) ZONE:
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 - MINIMUM LOT AREA = 4,000 SF
 - MINIMUM LOT FRONTAGE = 40 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = MAXIMUM = 10'
 - SIDE = NO REQUIREMENT
 - REAR = 15'
 - MAXIMUM LOT COVERAGE = NO REQUIREMENT
 - MINIMUM BUILDING HEIGHT = 20'
 - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS BASED ON NGVD1929.
 - PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301702110 DATED MAY 17, 2005.
 - MAP 125 LOT 198 IS SUBJECT, BUT NOT LIMITED TO THE FOLLOWING:
 - A. AN EASEMENT OR RIGHT OF WAY IN COMMON WITH MAP 125 LOT 203 SEE SCRD 448/51.
 - B. AN EASEMENT AGREEMENT FOR AN EMERGENCY PEDESTRIAN ACCESS EASEMENT AS RECORDED IN SCRD 1388/718.
 - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE, CUSTOM SOIL RESOURCE REPORT FOR STRAFFORD COUNTY, NEW HAMPSHIRE:
 - WQA - WINDSOR LOAM SAND, 0 TO 3 PERCENT SLOPES
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 3867, (603) 335-1338.
 - PARKING REQUIREMENTS (SITE PLAN REGULATIONS, SECTION 10 (A)):
 - BANK - 1 SPACE PER 300 SQUARE FEET OF BUILDING
 - REQUIRED SPACES = 11 SPACES
 - PROVIDED SPACES = 18 SPACES
 - ACCESSIBLE PARKING (SITE PLAN REGULATIONS SECTION 10(D)(2)):
 - THE SPACES ARE PART OF THE ABOVE TOTAL
 - ACCESSIBLE PARKING SPACES = 0 TO 25 = 1 SPACE
 - TOTAL PROVIDED SPACES = 2 SPACE
 - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING PROVISIONS OF THE CITY OF ROCHESTER SIT PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
 - 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 (603) 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK VISIBILITY OF THE VEHICLES ON SOUTH MAIN STREET 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 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 6:00 PM SATURDAY.
 - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.
 - 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.

LINE	BEARINGS	DISTANCE
L1	S46°54'15"W	13.66'
L2	S41°52'48"W	13.36'
L3	N78°02'28"W	16.67'
L4	N41°52'48"W	13.66'

TAX MAP 125, LOT 203
OWNER OF RECORD:
GEORGE E. IRELAND REVOCABLE TRUST
1411 TORREY PINES DRIVE
LADY LAKE, FL 32159-2275
SCRD BOOK 4337, PAGE 22

OVERALL SITE PLAN
TAX MAP 125, LOT 203
83 SOUTH MAIN STREET
ROCHESTER, NH

PREPARED FOR:
SERVICE CREDIT UNION
FEBRUARY 2019
GRAPHIC SCALE



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

REFERENCE PLAN
1) "LEASE LINE PLAN, SOUTH MAIN ST., LIBERTY ST., & ACADEMY ST., ROCHESTER, NH FOR CITY OF ROCHESTER"
DATED: MAY 1998; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 56-43
2) "BOUNDARY LINE ADJUSTMENT, LANDS OF GEORGE E. IRELAND AND ORA M. FISHER, JAMES E. FISHER TRUST,
TAX MAP #51, LOTS #151 & #154, SOUTH MAIN & ACADEMY STREETS, ROCHESTER, NH"
DATED: 05 NOVEMBER 1991; BY LAND TECHNICAL SERVICES, RECORDED S.C.R.D. 40-2



FILE NO. 317
PLAN NO. C-2963/SP-1
DWG. NO. 19024
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

LAND SURVEYORS

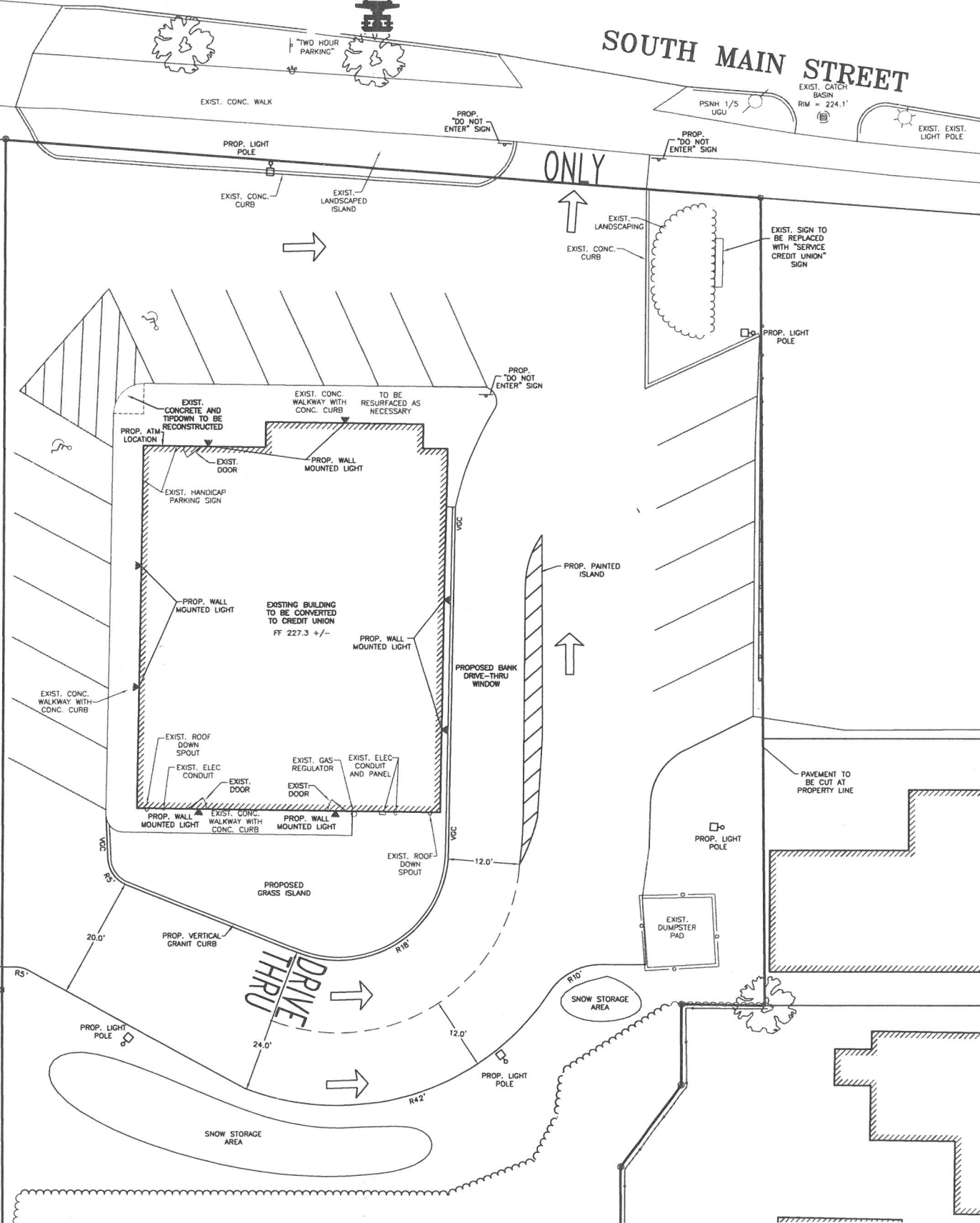
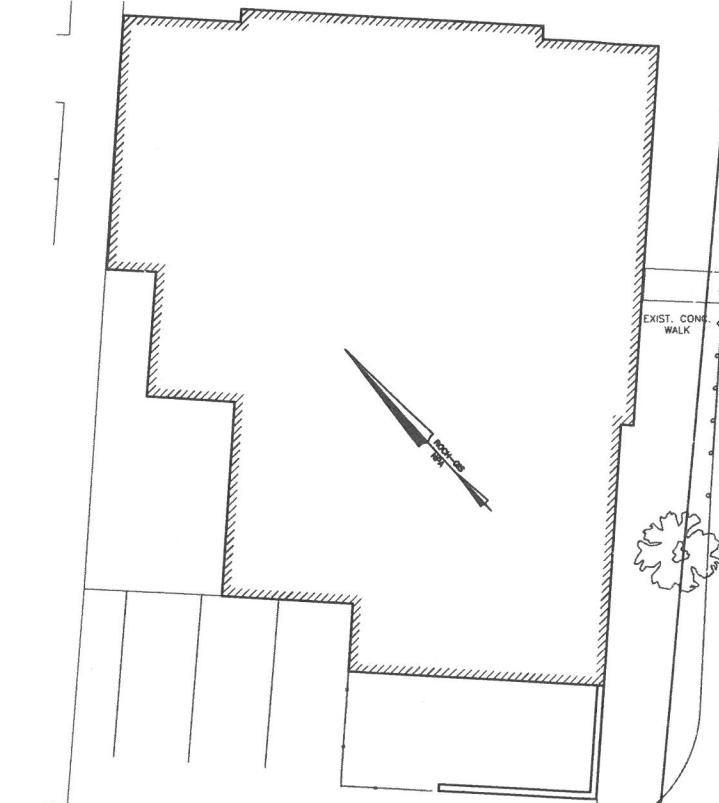
CIVIL ENGINEERS

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT WITH CURBING
- PROPOSED TREE LINE



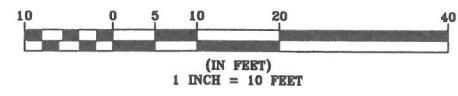
SOUTH MAIN STREET



LOCATION MAP

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 LAYOUT PLAN
TAX MAP 125, LOT 203
83 SOUTH MAIN STREET
ROCHESTER, NH
 PREPARED FOR:
SERVICE CREDIT UNION
 FEBRUARY 2019
 GRAPHIC SCALE



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

C-2

FINAL APPROVAL BY
 ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE
- EXISTING TEST PIT
- EXISTING SPOT GRADE
- P234.1' EXISTING SPOT GRADE
- P234.25' PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED DRAIN LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED AREA DRAIN
- CORRUGATED POLYETHYLENE PIPE
- CATCH BASIN



SOUTH MAIN STREET

CONSTRUCTION NOTES:

- 1.) CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888 344-7233) 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 2.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS.
- 3.) THESE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISIBLE APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLAN, BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED.
- 4.) CONTRACTOR SHALL LOCATED EXISTING SERVICES AND COORDINATE WITH THE CITY OF ROCHESTER AND/OR THE PRIVATE UTILITY COMPANIES IF WORK IS NECESSARY TO THESE SERVICES.
- 5.) ALL DISTURBED LAWN AREAS SHALL BE RELOAMED WITH A MINIMUM OF 4" OF LOAM, SEEDED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.

PROP. AREA DRAIN
RIM = 226.3'
INV. IN = 224.7'
INV. IN = 224.7'
INV. OUT = 224.6'

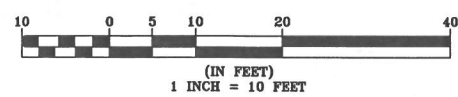
PROP. CB
RIM = 226.5'
INV. IN = 223.8'
INV. OUT = 223.8' (WITH HOOD)
SUMP = 219.8'

PROP. NYLOPLAST DRAIN BASIN
RIM = 226.5'
INV. IN = 223.7'
INV. OUT (ISOLATOR ROW) = 223.7'
INV. OUT = 223.7'
TOP OF WEIR = 224.4'

GRADING & DRAINAGE PLAN
TAX MAP 125, LOT 203
83 SOUTH MAIN STREET
ROCHESTER, NH
PREPARED FOR:
SERVICE CREDIT UNION

FEBRUARY 2019

GRAPHIC SCALE



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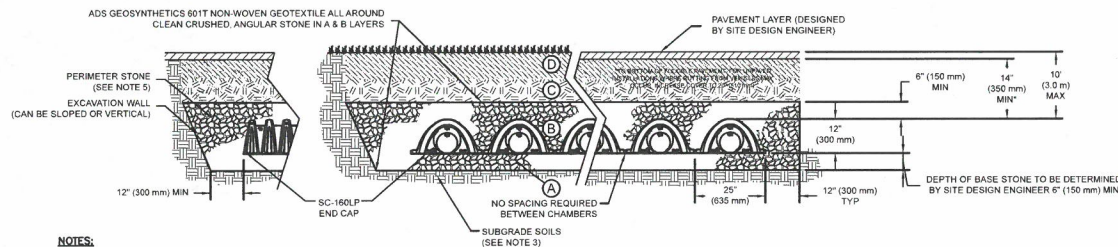
C-3

LAND SURVEYORS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES: <35% FINES OR PROCESSED AGGREGATE MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER	57, 6, 67, 68, 7, 78, 8, 89, 9, 10	ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-160LP CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ACCEPTABLE FILL MATERIALS TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-160LP OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBTAINED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET THE MATERIAL REQUIREMENTS IN ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". (NOTE: THE SC160LP CHAMBER CLASSIFICATION HAS NOT YET BEEN ADDED TO THE ASTM F2418 STANDARD)
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
a. A STRUCTURAL EVALUATION THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
b. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM

- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE: AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- CHAMBERS SHALL BE INSTALLED "TOE TO TOE". NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
• STONESHOTTER LOCATED OFF THE CHAMBER BED.
• BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
• BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG-BOOM HIRE OR EXCAVATOR.
- ADS RECOMMENDS THE USE OF "FLEXFORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP CHAMBERS IS LIMITED:
• NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
• NO RUBBER-TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
• WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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CIVIL ENGINEERS



INSPECTION & MAINTENANCE

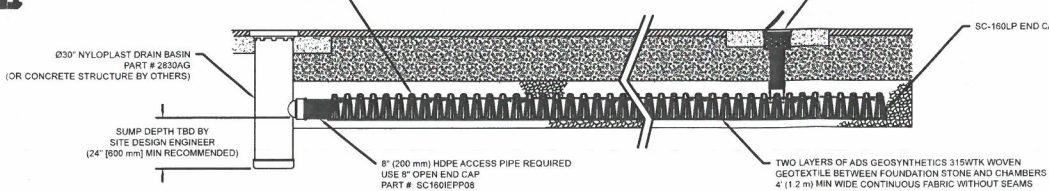
STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN.
A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED.
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW.
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED.
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN.
C. VACUUM STRUCTURE SUMP AS REQUIRED.
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

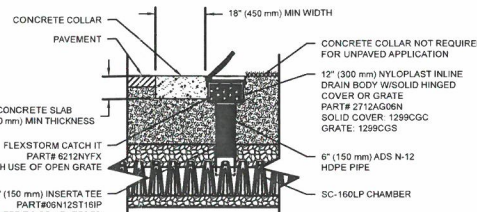
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS. **
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SC-160LP CHAMBER



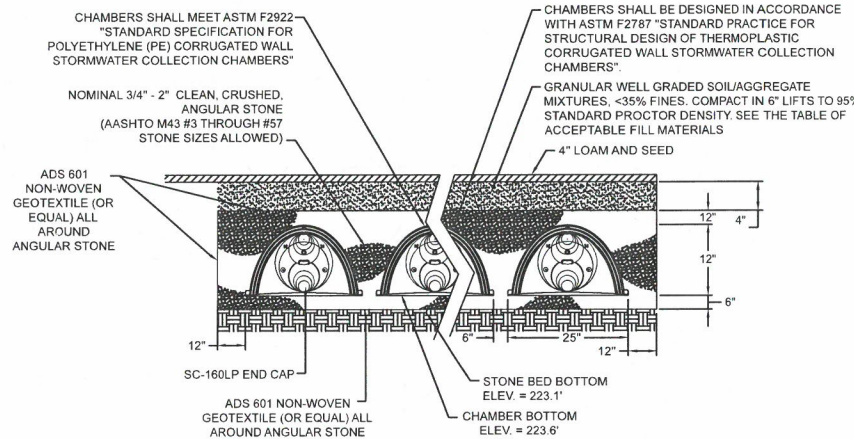
SC-160LP ISOLATOR ROW DETAIL

NOT TO SCALE



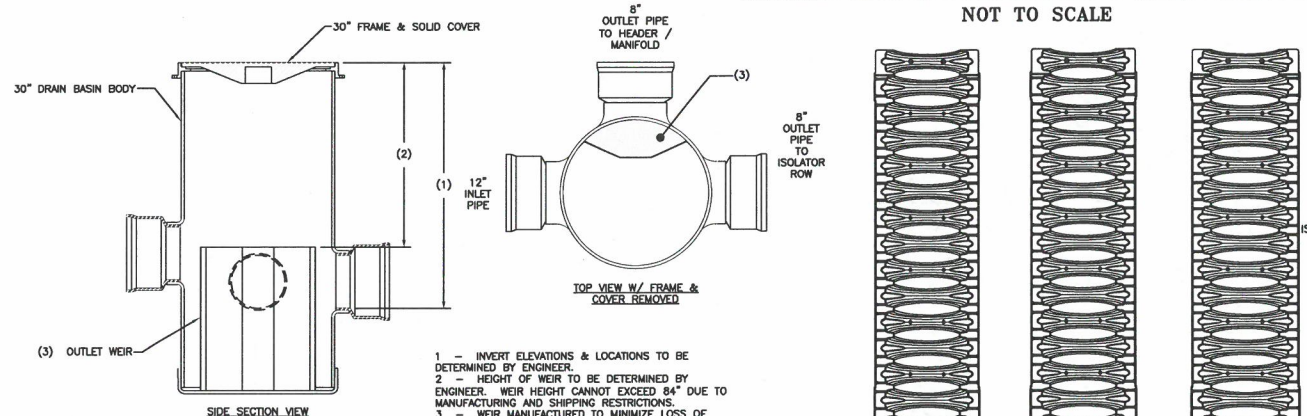
SC-160LP 6" INSPECTION PORT DETAIL

NOT TO SCALE



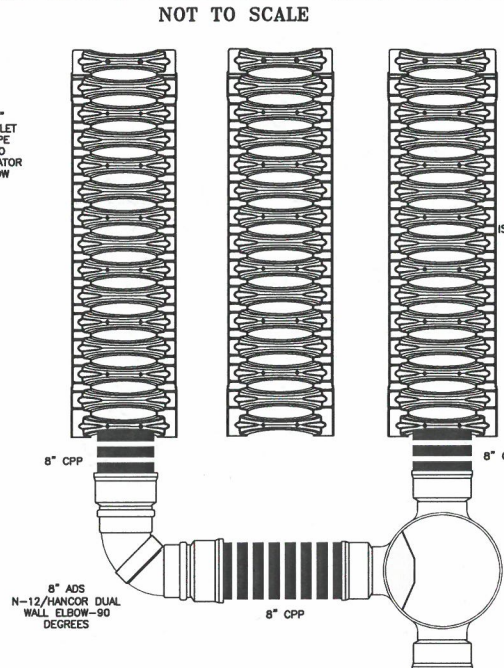
STORMTECH SC-160LP CROSS SECTION DETAIL

NOT TO SCALE



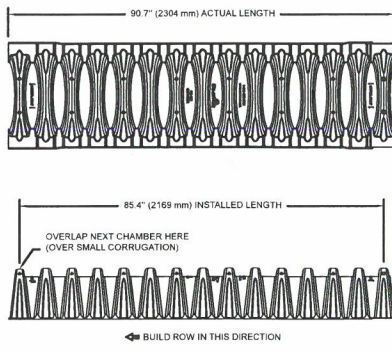
NYLOPLAST DRAIN BASIN WITH OUTLET WEIR

NOT TO SCALE



CONNECTION DETAIL

NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS	SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
35' 6\"	12' 0\" X 12' 0\" X 85' 4\"	6.85 CUBIC FEET	15.0 CUBIC FEET	24.0 lbs.
(10.9 m)	(3.05 m X 3.05 m X 25.9 m)	(0.19 m³)	(0.42 m³)	(10.9 kg)

*ASSUMES 6" (152 mm) ABOVE, 4" (100 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

PART #	STUB	A
SC160IEPP	6" (150 mm)	0.66" (16 mm)
SC160IEPP8	8" (200 mm)	0.80" (20 mm)
SC160IEPP8	8" (200 mm)	0.96" (24 mm)

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL.

SC-160LP CHAMBER DETAIL

NOT TO SCALE

STORMTECH DRAINAGE DETAILS

TAX MAP 125, LOT 203
83 SOUTH MAIN STREET
ROCHESTER, NH

PREPARED FOR:
SERVICE CREDIT UNION
FEBRUARY 2019

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FILE NO. 317
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ADVANCED DRAINAGE SYSTEMS, INC.



FOR STORMTECH
INSTRUCTIONS,
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INSTALLATION APP

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LAND SURVEYORS



CIVIL ENGINEERS

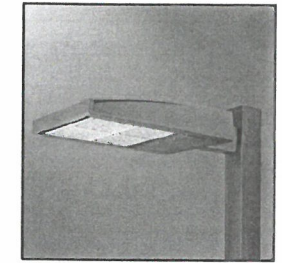
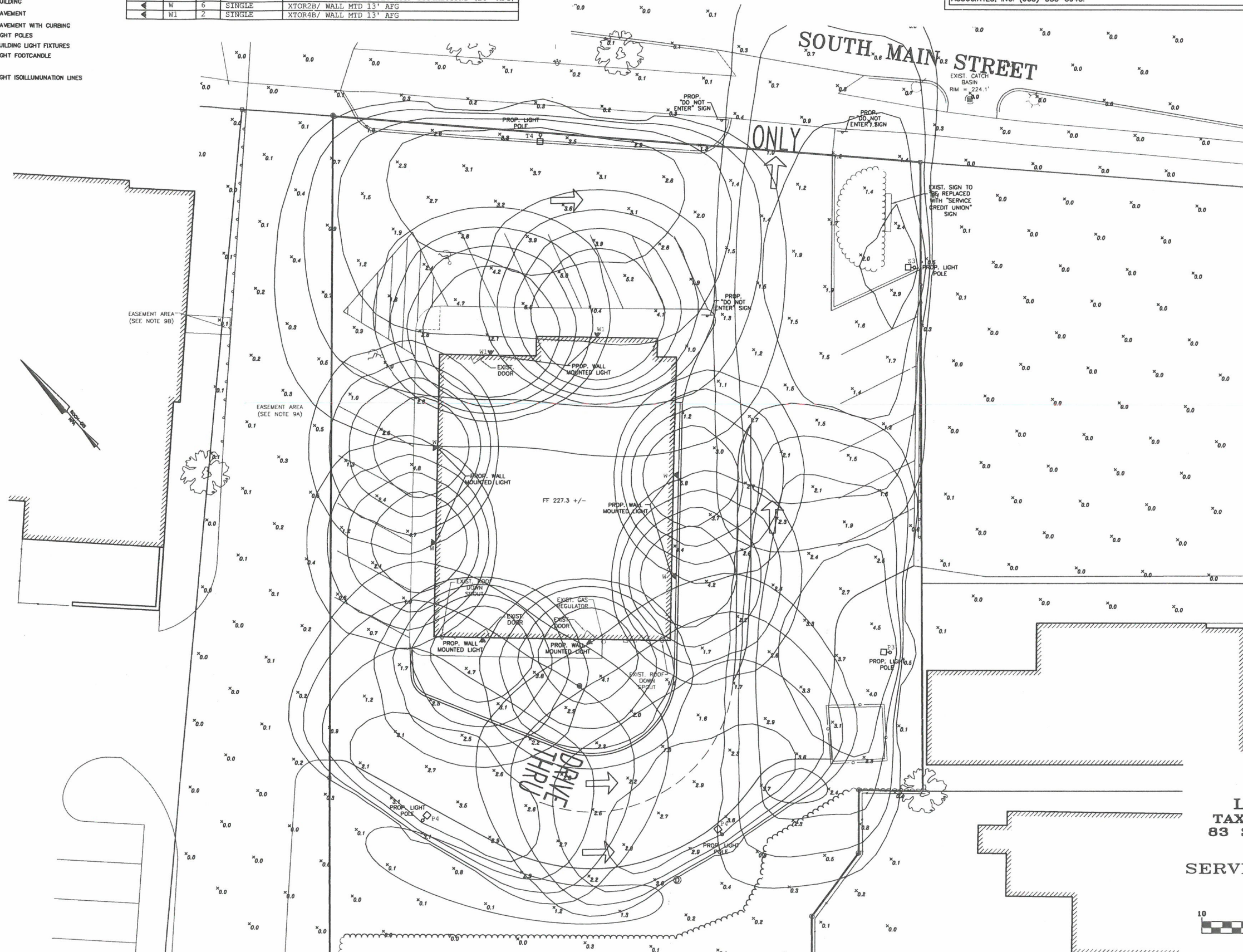
LEGEND

- PROPERTY LINE
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- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT WITH CURBING
- PROPOSED LIGHT POLES
- PROPOSED BUILDING LIGHT FIXTURES
- PROPOSED LIGHT FOOTCANDLE
- PROPOSED LIGHT ISOLUMINATION LINES

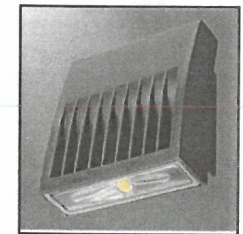
Luminaire Schedule

Symbol	Label	Qty	Arrangement	Description
P3	1	SINGLE	GLEON-AP-01-LED-E1-SL3-HSS/ SSS4A15SFN1 (15' AFG)	
P4	2	SINGLE	GLEON-AP-01-LED-E1-SL4-HSS/ SSS4A15SFN1 (15' AFG)	
S3	1	SINGLE	GLEON-AP-01-LED-E1-SL3-HSS/ SSS4A20SFN1 (20' AFG)	
T4	1	SINGLE	GLEON-AP-02-LED-E1-SL4-HSS/ SSS4A20SFN1 (20' AFG)	
W	6	SINGLE	XTOR2B/ WALL MTD 13' AFG	
W1	2	SINGLE	XTOR4B/ WALL MTD 13' AFG	

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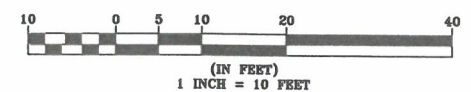
GLEON GALLEON LED BY EATON LIGHTING POLE MOUNTED FIXTURE



XTOR CROSSTOUR LED BY LUMARK WALL MOUNTED FIXTURE



LIGHTING PLAN
TAX MAP 125, LOT 203
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L-1

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

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CONSULTANTS

REVISIONS

APPROVALS

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PROJECT
PROPOSED
SERVICE CREDIT UNION BRANCH
83 SOUTH MAIN STREET
ROCHESTER, NH

FOR:
SERVICE CREDIT UNION

3003 LAFAYETTE RD
PORTSMOUTH, NH 03801

TITLE
PROPOSED PLAN

NOT FOR CONSTRUCTION
3/3/2019

DRAWN BY:

CHECKED BY:

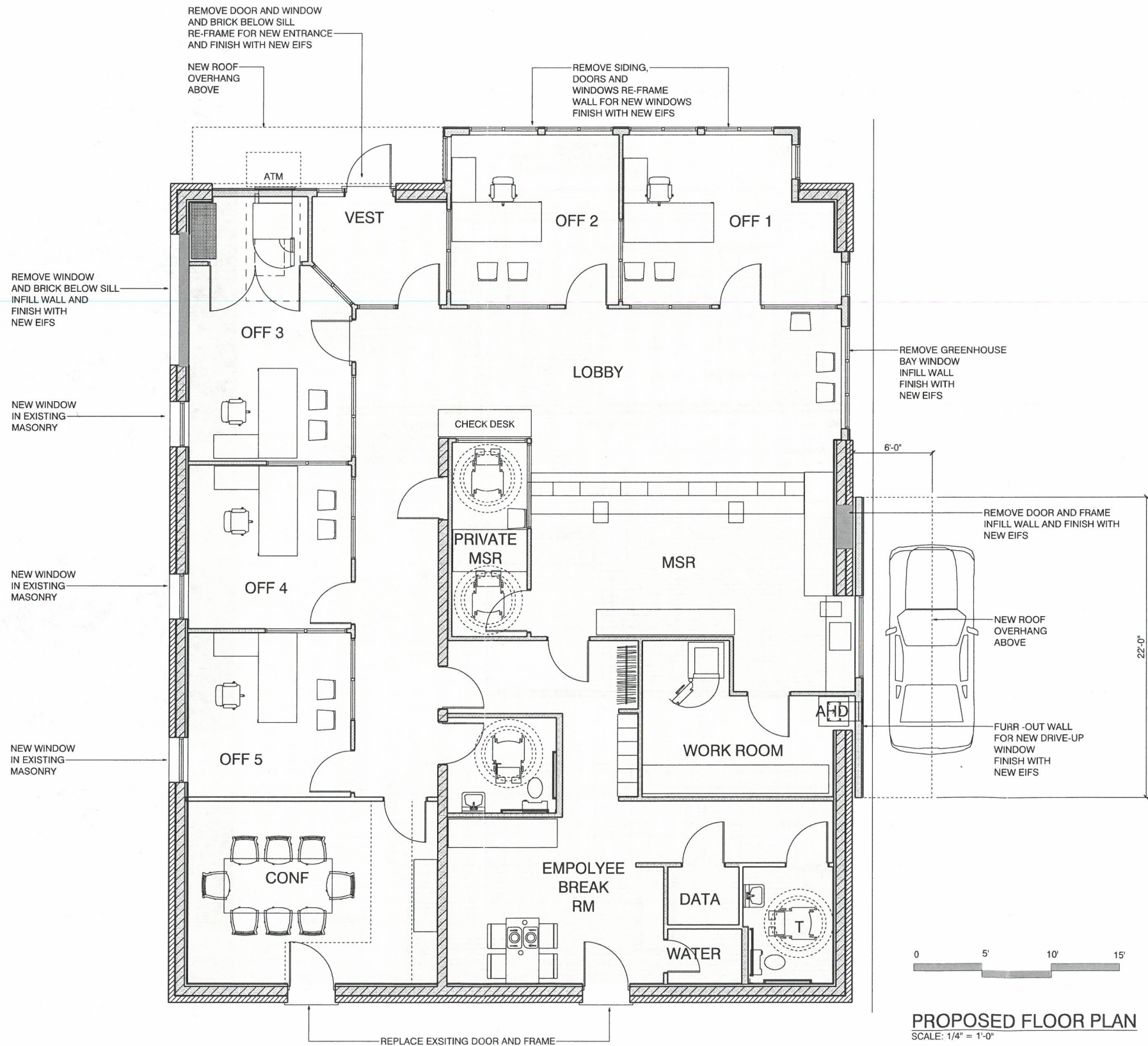
DATE:

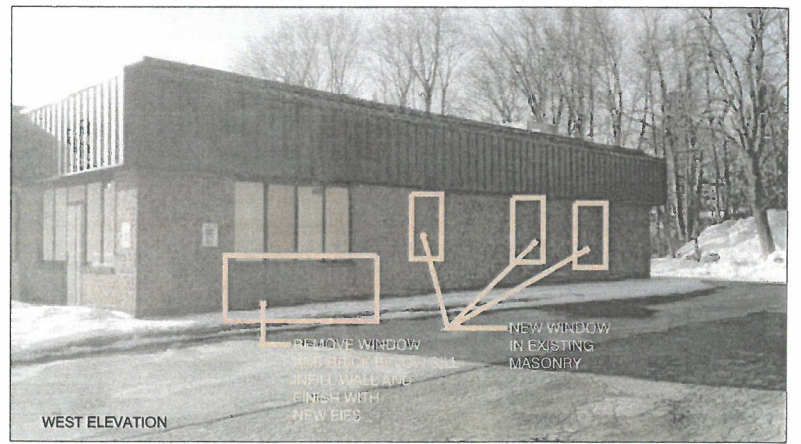
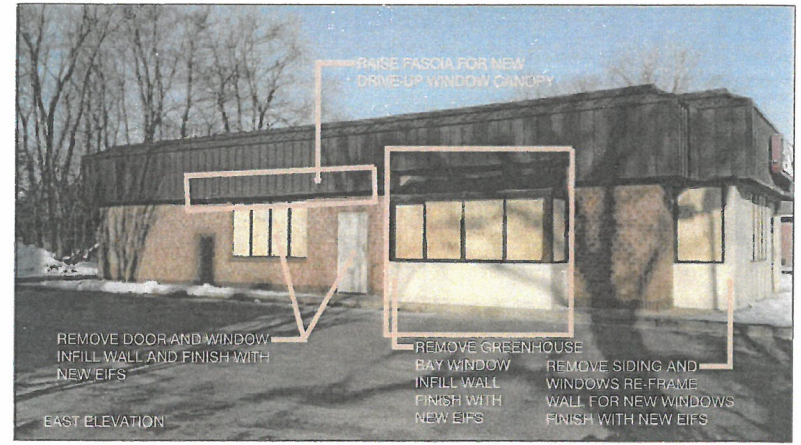
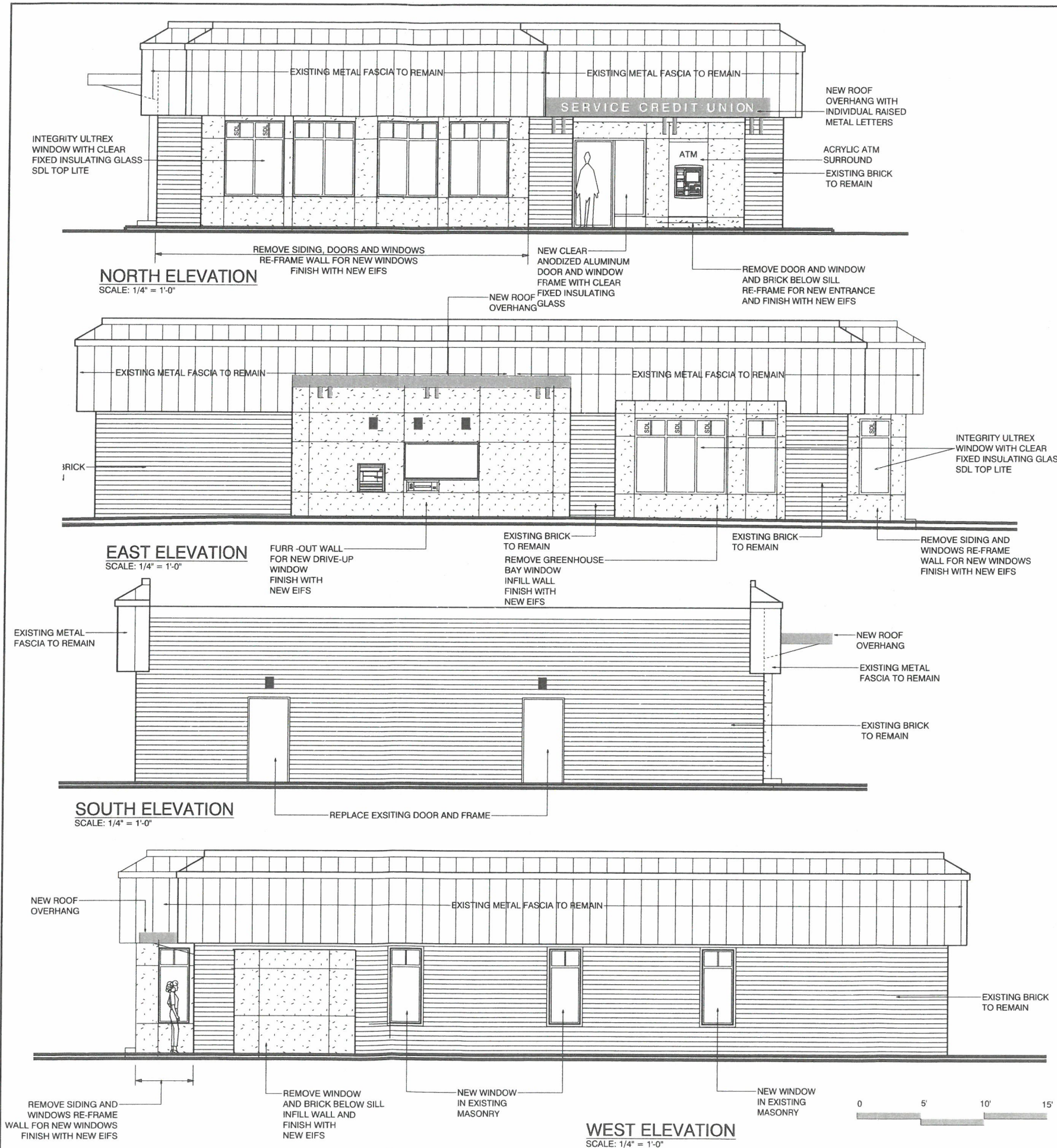
SCALE: AS NOTED

DRAWING NO.

DO NOT SCALE PRINTS

A1





EXISTING PHOTOS

mjk
Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

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PROJECT
PROPOSED
SERVICE CREDIT UNION BRANCH
83 SOUTH MAIN STREET
ROCHESTER, NH

FOR:
SERVICE CREDIT UNION

3003 LAFAYETTE RD
PORTSMOUTH, NH 03801

TITLE
PROPOSED ELEVATIONS

NOT FOR CONSTRUCTION
3/3/2019

DRAWN BY:

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DATE:

SCALE: AS NOTED

DRAWING NO.

A2

DO NOT SCALE PRINTS



VIEW FROM THE NORTHEAST



VIEW FROM THE NORTHWEST

ENTRANCE AWNING SIGN
INDIVIDUAL LETTERS SIMILAR
TO 90 SOUTH MAIN STREET LOCATION



EXISTING PYLON
SIGN TO BE REPLACED

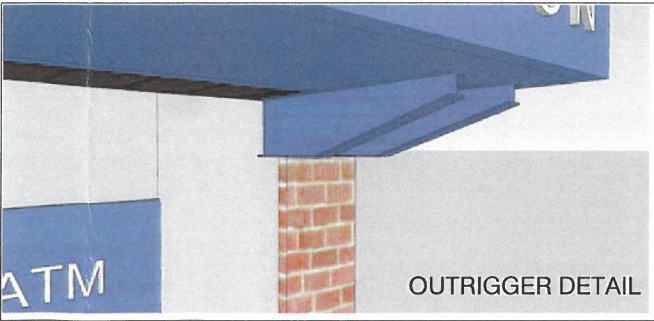
SIGNS

NEW SIGN SIMILAR TO PYLON SIGN
AT 90 SOUTH MAIN WITHOUT
PEDIMENT - ADD "DRIVE-UP" TEXT





VIEW FROM THE SOUTHEAST



OUTRIGGER DETAIL



WINDOW CORNER
DETAIL

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PROJECT
PROPOSED
SERVICE CREDIT UNION BRANCH
83 SOUTH MAIN STREET
ROCHESTER, NH

FOR:
SERVICE CREDIT UNION

3003 LAFAYETTE RD
PORTSMOUTH, NH 03801

TITLE
RENDERINGS AND SIGNS

NOT FOR CONSTRUCTION
3/3/2019

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS NOTED

DRAWING NO.

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A3