

Modification to Approved Project

City of Rochester, New Hampshire

Case # 216-11-GRD-14 Property Address 127 Marketplace Blvd; Suite 3

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

Project name The Ridge Marketplace

Date of original Planning Board approval: May 5, 2014

Description of modification: **Construction of a drive-thru lane for Tropical Smoothie within an existing parking lot. Modifications to the parking lot consist of eliminating seven (7) parking spaces to allow for a drive-thru lane that provides a queue for seven (7) cars.**

Name of applicant or agent filling out this form: Tighe & Bond (Patrick Crimmins)

Mailing Address: 177 Corporate Drive, Portsmouth, NH 03801

Phone Number: 603-433-8818 Email Address: PMCrimmins@TigheBond.com

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: [Signature] Date: 8/31/20

Signature of property owner (if different): _____ Date: _____

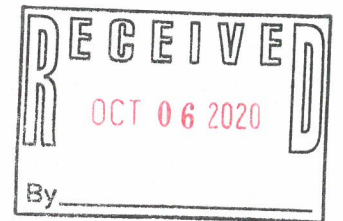
Please note: Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification. For very simple matters ("administrative modifications") approved by staff, there is no fee.

THE RIDGE MARKETPLACE

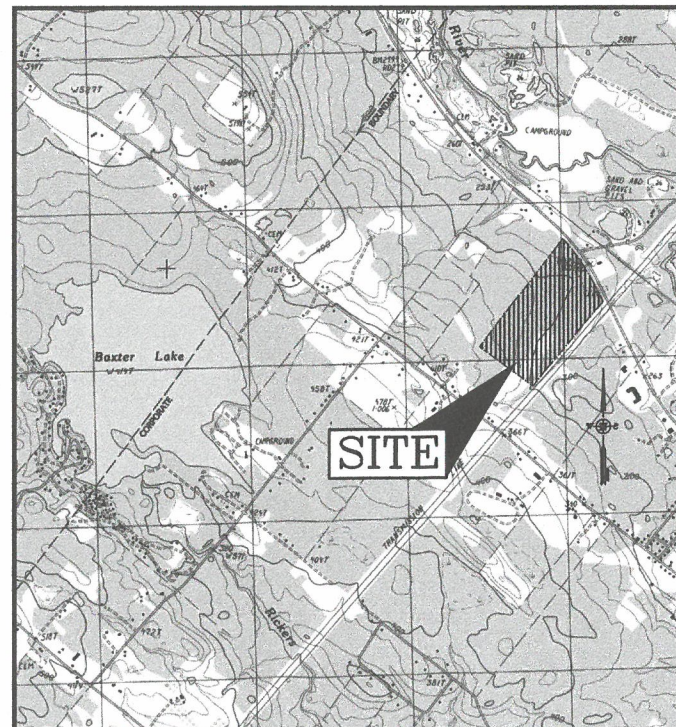
FARMINGTON ROAD (ROUTE 11) ROCHESTER, NEW HAMPSHIRE

PERMIT DRAWINGS

OCTOBER 5, 2020



LIST OF DRAWINGS		
SHEET NO.	SHEET TITLE	LAST REVISED
	COVER SHEET	10/05/2020
C-101.1	OVERALL EXISTING CONDITIONS PLAN	10/05/2020
C-101.2	EXISTING CONDITIONS / DEMOLITION PLAN	10/05/2020
C-102.1	OVERALL SITE PLAN	10/05/2020
C-102.2	SITE PLAN	10/05/2020
C-103	GRADING, DRAINAGE & EROSION CONTROL PLAN	10/05/2020
C-104	UTILITY PLAN	10/05/2020
C-501	EROSION CONTROL NOTES & DETAILS SHEET	10/05/2020
C-502	DETAILS SHEET	10/05/2020



LOCATION MAP
SCALE: 1" = 2,000'

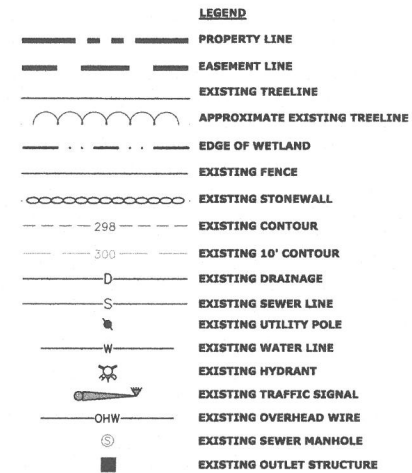
PREPARED BY:

Tighe&Bond
Engineers | Environmental Specialists

OWNER:

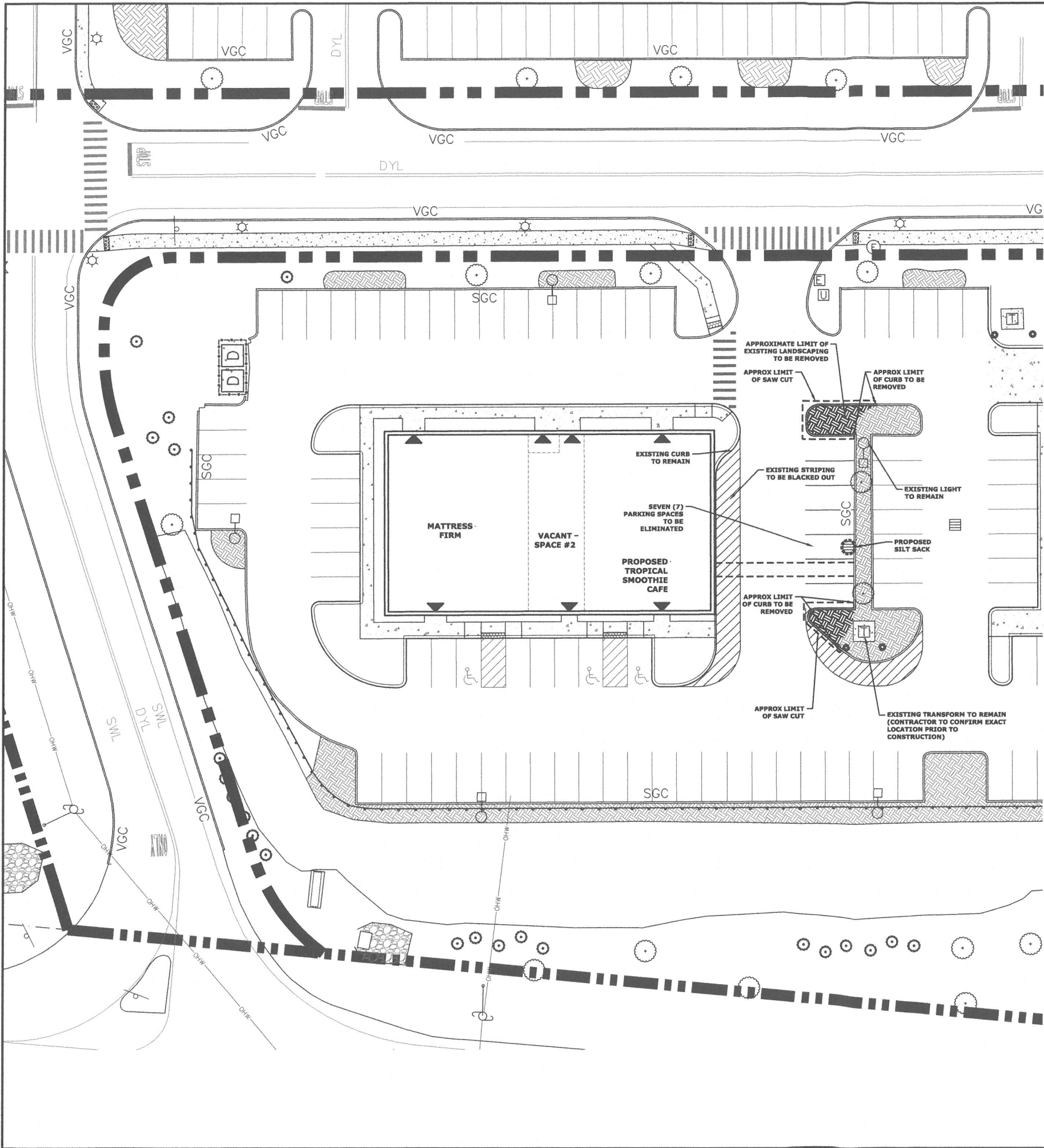
Waterstone Rochester, LLC
322 Reservoir Street
Needham, MA 02494





C-101.1

FILENAME: C:\USERS\CM\VS\SKETCH\PROJECT FOLDERS FROM J DRIVE\0105 ROUTE 11 INVESTMENTS ROCKESTER, NH\DWG-CAD\CONSTRUCTION\R-0195-3_CONST DRIVE THRU.DWG
SAVE DATE: 10/5/2020 10:47 PM
PLOT DATE: 10/5/2020 11:07 PM



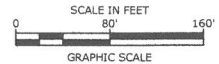
DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
6. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN.
13. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF ROCHESTER AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
14. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
15. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, HE SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
16. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.
17. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
18. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
19. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
20. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

LEGEND

- | | |
|--|---------------------------------|
| | PROPERTY LINE |
| | EXISTING TREELINE |
| | APPROXIMATE EXISTING TREELINE |
| | EDGE OF WETLAND |
| | EXISTING FENCE |
| | EXISTING STONEWALL |
| | EXISTING CONTOUR |
| | EXISTING 10' CONTOUR |
| | EXISTING DRAINAGE |
| | EXISTING UTILITY POLE |
| | EXISTING WATER LINE |
| | EXISTING HYDRANT |
| | EXISTING SEWER LINE |
| | EXISTING TRAFFIC SIGNAL |
| | EXISTING OVERHEAD WIRE |
| | EXISTING SEWER MANHOLE |
| | EXISTING OUTLET STRUCTURE |
| | SAWCUT LIMIT |
| | SILT SOCK |
| | LIMIT OF PAVEMENT TO BE REMOVED |

Tighe & Bond



THE RIDGE MARKETPLACE

Farmington Road
(Route 11)

Rochester, NH

A 10/5/20 Submitted for Modification to Approved Project

Mark Date Description

PROJECT NO: R-0195-3

FILE: R-0195-3_CONST DRIVE THRU.dwg

DRAWN BY: CML

CHECKED: PMC

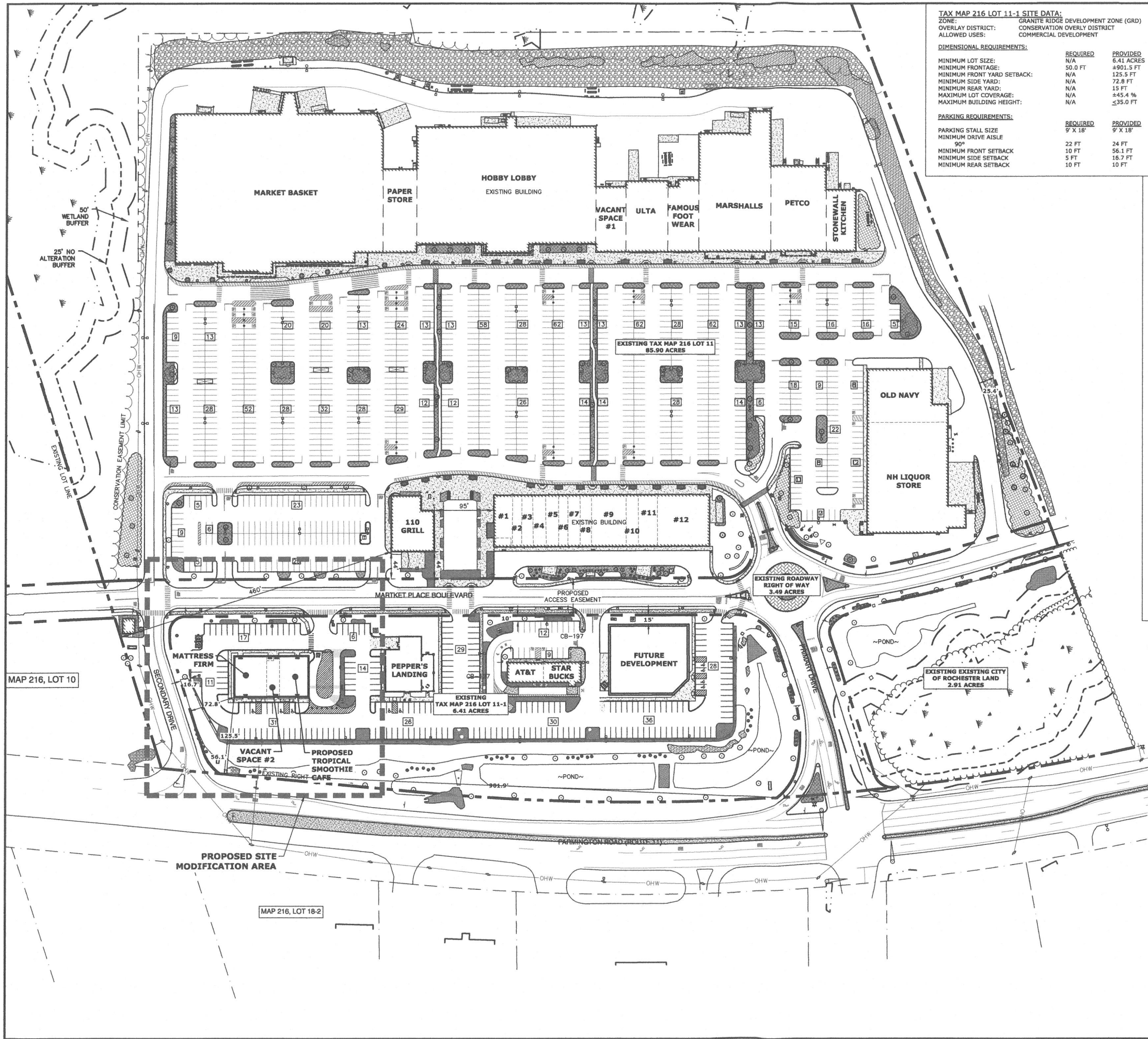
APPROVED BY: BLM

EXISTING CONDITIONS
/ DEMOLITION PLAN

SCALE: AS SHOWN

C-101.2

FILENAME: C:\USERS\CM\DESKTOP\PROJECT FOLDERS FROM J DRIVE\10195 ROUTE 11 INVESTMENTS ROCHESTER, NH\DWG-CAD\CONSTRUCTION\10195-3.CONST.DRIVE.THRU.DWG
SAVE DATE: 10/5/2020 10:47 PM
PLOT DATE: 10/5/2020 11:08 PM



TAX MAP 216 LOT 11-1 SITE DATA:

ZONE: GRANITE RIDGE DEVELOPMENT ZONE (GRD)
OVERLAY DISTRICT: CONSERVATION OVERLY DISTRICT
ALLOWED USES: COMMERCIAL DEVELOPMENT

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	6.41 ACRES
MINIMUM FRONTAGE:	N/A	±901.5 FT
MINIMUM FRONT YARD SETBACK:	N/A	125.5 FT
MINIMUM SIDE YARD:	N/A	72.8 FT
MINIMUM REAR YARD:	N/A	15 FT
MINIMUM LOT COVERAGE:	N/A	±45.4 %
MAXIMUM LOT COVERAGE:	N/A	±35.0 FT
MAXIMUM BUILDING HEIGHT:	N/A	10 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL SIZE	9' X 18'	9' X 18'
MINIMUM DRIVE AISLE	22 FT	24 FT
90°	10 FT	56.1 FT
MINIMUM FRONT SETBACK	5 FT	16.7 FT
MINIMUM SIDE SETBACK	10 FT	10 FT
MINIMUM REAR SETBACK		

PARKING CALCULATIONS:

RETAIL, OFFICE, RESTAURANT, OR SERVICE USE: 3 SPACES / 1,000 GFA

SHOPPING CENTER TENANT:	AREA (SF)	USE CATEGORY	MIN REQ'D
PAD #1			
MATTRESS FIRM	±3,484 SF	RETAIL	11 SPACES
VACANT SPACE #2	±2,500 SF		8 SPACES
PROPOSED TROPICAL SMOOTHIE	±1,664 SF	RESTAURANT	5 SPACES
PAD #2			
PEPPER'S LANDING	±5,897 SF	RESTAURANT	18 SPACES
PAD #3			
STARBUCKS	±1,913 SF	RESTAURANT	6 SPACES
AT&T	±2,000 SF	RETAIL	6 SPACES
PAD #4			
FUTURE DEVELOPMENT	±15,000 SF		45 SPACES
TOTAL:			99 SPACES
PROVIDED:			249 SPACES*

* - 11 TOTAL ADA PARKING SPACES PROVIDED

TAX MAP 216 LOT 11 SITE DATA:

ZONE: GRANITE RIDGE DEVELOPMENT ZONE (GRD)
OVERLAY DISTRICT: CONSERVATION OVERLY DISTRICT
ALLOWED USES: COMMERCIAL DEVELOPMENT

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	85.90 ACRES
MINIMUM FRONTAGE:	N/A	50.0 FT
MINIMUM FRONT YARD SETBACK:	N/A	±1,585.0 FT
MINIMUM SIDE YARD:	N/A	26.4 FT
MINIMUM REAR YARD:	N/A	0 FT
MINIMUM LOT COVERAGE:	N/A	±1,512.3 FT
MAXIMUM LOT COVERAGE:	N/A	±31.7 %
MAXIMUM BUILDING HEIGHT:	N/A	±35.0 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL SIZE	9' X 18'	9' X 18'
MINIMUM DRIVE AISLE	22 FT	24 FT
90°	10 FT	12.4 FT
MINIMUM FRONT SETBACK	5 FT	25.4 FT
MINIMUM SIDE SETBACK	10 FT	±1,473 FT
MINIMUM REAR SETBACK		

PARKING CALCULATIONS:

RETAIL, OFFICE, RESTAURANT, OR SERVICE USE: 3 SPACES / 1,000 GFA

SHOPPING CENTER TENANT:	AREA (SF)	USE CATEGORY	MIN REQ'D
BUILDING #1			
MARKET BASKET	±79,500 SF	RETAIL/GROCERY	239 SPACES
PAPER STORE	±10,414 SF	RETAIL	32 SPACES
HOBBY LOBBY	±56,626 SF	RETAIL	170 SPACES
VACANT SPACE #1	±5,000 SF		15 SPACES
ULTA	±9,457 SF	RETAIL	29 SPACES
FAMOUS FOOTWEAR	±5,300 SF	RETAIL	16 SPACES
MARSHALLS	±23,361 SF	RETAIL	71 SPACES
PETCO	±12,510 SF	RETAIL	38 SPACES
STONEWALL KITCHEN	±5,000 SF	RETAIL	15 SPACES
BUILDING #2			
110 GRILL	±5,876 SF	RESTAURANT	18 SPACES
#1 - MOOYAH	±2,257 SF	RESTAURANT	7 SPACES
#2 - AMERICAN SHAMAN	±1,262 SF	RETAIL	4 SPACES
#3 - VACANT SPACE	±1,750 SF		6 SPACES
#4 - VACANT SPACE	±1,750 SF		6 SPACES
#5 - VACANT SPACE	±1,750 SF		6 SPACES
#6 - TIARE NAIL SPA	±1,262 SF	RETAIL	4 SPACES
#7 - SUPER CUTS	±1,682 SF	RETAIL	6 SPACES
#8 - SALLY BEAUTY	±1,532 SF	RETAIL	5 SPACES
#9 - VACANT SPACE	±5,000 SF		15 SPACES
#10 - T MOBILE	±1,682 SF	RETAIL	6 SPACES
#11 - VACANT SPACE	±2,500 SF		8 SPACES
#12 - EASTERN PARADISE	±7,130 SF	RESTAURANT	22 SPACES
BUILDING #3			
OLD NAVY	±10,000 SF	RETAIL	30 SPACES
NH LIQUOR STORE	±22,000 SF	RETAIL	66 SPACES
TOTAL:			834 SPACES
PROVIDED:			1,110 SPACES*

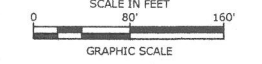
* - 30 TOTAL ADA PARKING SPACES PROVIDED

- NOTES:**
- THE PROPOSED TROPICAL SMOOTHIE CAFE WITH DRIVE-THRU IS ANTICIPATED TO CONSIST OF MOSTLY TAKEOUT SMOOTHIES AND SANDWICHES WITH FEW TABLES. THE GENERAL HOURS OF OPERATION FOR THE PROPOSED TROPICAL SMOOTHIE CAFE WILL BE FROM DAILY 8AM - 8PM (MOST CLOSE BY 7PM ON SUNDAYS).
 - OWNER SHALL BE RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF SNOW IF IT EXCEEDS DESIGNATED SNOW STORAGE AREAS.
 - DIMENSIONAL REQUIREMENTS PER CITY OF ROCHESTER ZONING ORDINANCE TABLE 19-B DIMENSIONAL STANDARDS - COMMERCIAL DISTRICTS LAST AMENDED MAY 7, 2019.
 - PARKING CALCULATIONS PER CITY OF ROCHESTER SITE PLAN REGULATIONS MOST RECENTLY AMENDED NOVEMBER 19, 2018.
- REFERENCE PLANS:**
- "AS-BUILT PLAN FOR WATER STONE DEVELOPMENT OF THE RIDGE MARKETPLACE", DATED 12/11/17, PREPARED BY DOUCET SURVEY INC.
 - "THE RIDGE MARKETPLACE FARMINGTON ROAD (ROUTE 11)", DATED AUGUST 1, 2016, PREPARED BY TIGHE & BOND.

LEGEND

---	PROPERTY LINE
---	EDGE OF WETLAND
---	25' NO ALTERATION BUFFER
---	50' WETLAND BUFFER
---	LIMIT OF CONSERVATION EASEMENT
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING STONEWALL
---	FENCE
---	GUARDRAIL
---	CONCRETE SIDEWALK/PAD
---	BITUMINOUS SIDEWALK/PAD
---	PROPOSED STANDARD DUTY PAVEMENT SECTION
---	STAMPED CONCRETE TRUCK APRON
---	PROPOSED SIGN
---	LIGHT POLE BASE
---	ACCESSIBLE PARKING SPACE
---	PROPOSED SNOW STORAGE AREA

Tighe & Bond



THE RIDGE MARKETPLACE

Farmington Road
(Route 11)

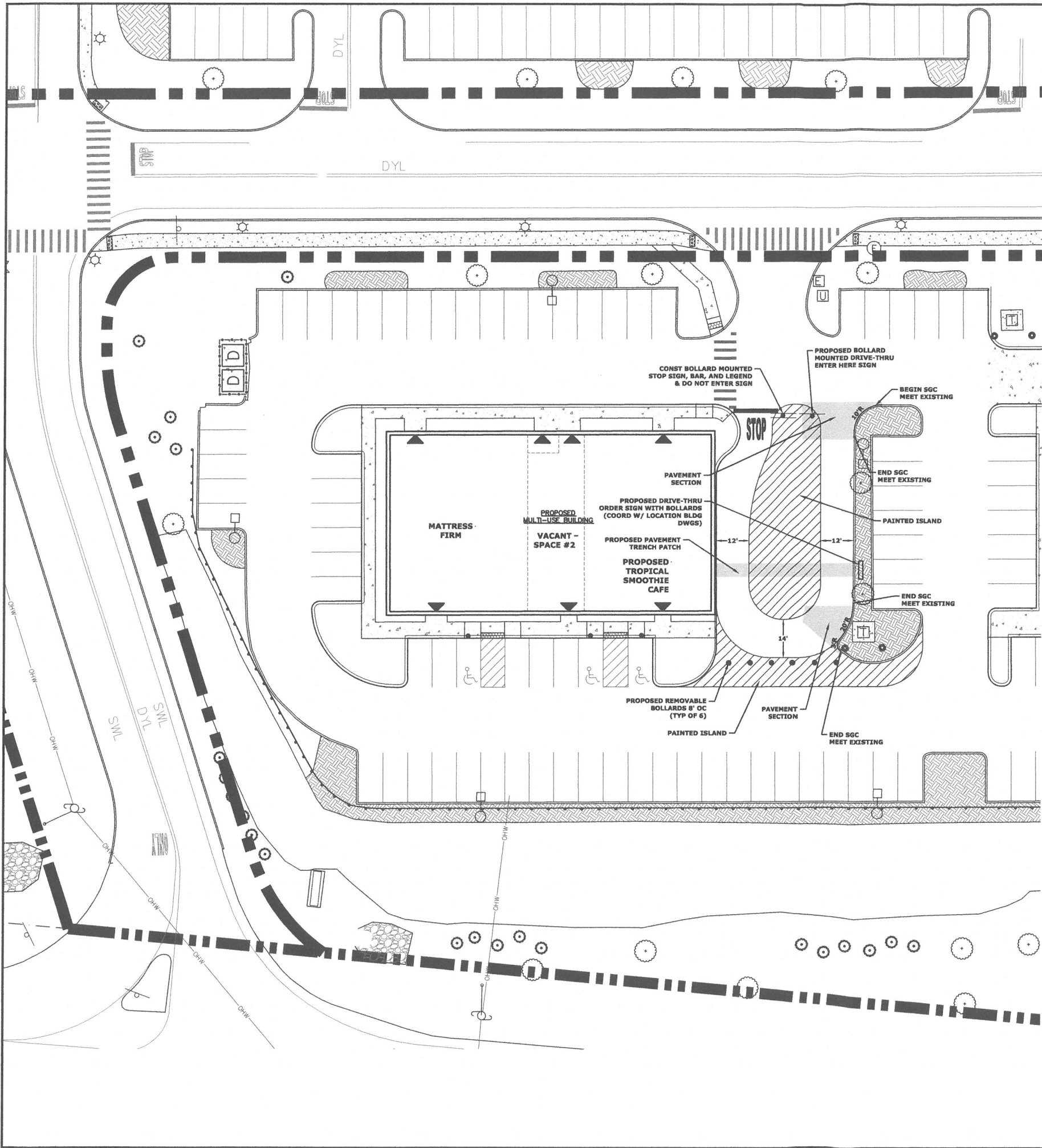
Rochester, NH

OVERALL SITE PLAN

SCALE: AS SHOWN

C-102.1

FILENAME: C:\USERS\OAK\DESKTOP\PROJECT FOLDERS FROM J DRIVE\010105 ROUTE 11 INVESTMENTS ROCHESTER, NH\DWG-CAD\CONSTRUCTION\R-0195-3_CONST DRIVE THRU.DWG
SAVE DATE: 10/5/2020 10:47 PM
PLOT DATE: 10/5/2020 11:10 PM

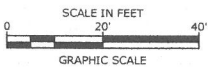


- LEGEND**
- PROPOSED CITY RIGHT OF WAY
 - PROPERTY LINE
 - MATCHLINE
 - EDGE OF WETLAND
 - EXISTING TREE LINE
 - EXISTING STONEWALL
 - FENCE
 - GUARDRAIL
 - PROPOSED PAVEMENT SECTION
 - PROPOSED SIGN
 - POLE BASE
 - PROPOSED BOLLARD

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE, MEDIAN ISLANDS, AND FIRE LANES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE, MEDIAN ISLANDS, AND FIRE LANES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS SIGNS AND SIGN POSTS.
4. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
5. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
6. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR CITY CODES & SPECIFICATIONS.
8. WORK WITHIN FRONTAGE ROAD SHALL BE COORDINATED WITH CITY OF ROCHESTER.
9. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
10. ALL WORK SHALL CONFORM TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
11. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

Tighe&Bond



**THE RIDGE
MARKETPLACE**

Farmington Road
(Route 11)

Rochester, NH

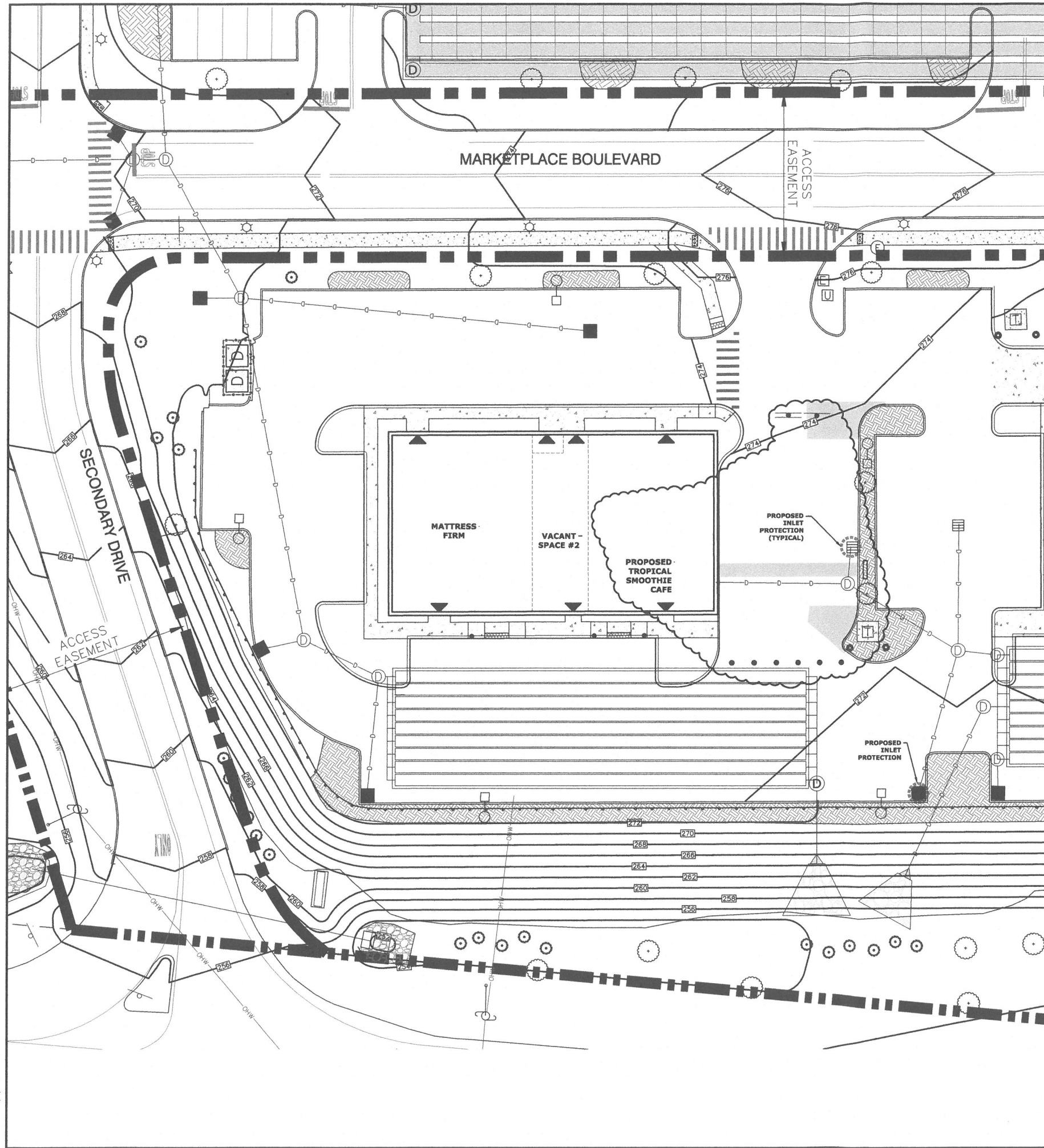
Mark	Date	Description
A	10/5/20	Submitted for Modification to Approved Project
PROJECT NO: R-0195-3		
FILE: R-0195-3_CONST DRIVE THRU.dwg		
DRAWN BY: CML		
CHECKED: PMC		
APPROVED BY: BLM		

SITE PLAN

SCALE: AS SHOWN

C-102.2

FILENAME: C:\USERS\OWA\DESKTOP\PROJECT FOLDERS FROM J DRIVE\0195 ROUTE 11 INVESTMENTS ROCHESTER, NH\DWG-CAD\CONSTRUCTION\R-0195-3_CONST DRIVE THRU.DWG
SAVE DATE: 10/5/2020 10:47 PM
PLOT DATE: 10/5/2020 11:12 PM



GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND
SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE
OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM
D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556
OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS
N-12 OR APPROVED EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
3. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO
FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE AND LAWN AREAS FREE OF
LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS,
RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
5. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCHBASINS AND DRAIN LINES, WITHIN
THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE
AND LOCAL CODES.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON EROSION CONTROL NOTES SHEET.
3. PROVIDE SILT SACK INLET PROTECTION WITHIN ALL EXISTING AND PROPOSED CATCH BASIN
INLETS WITHIN THE WORK LIMITS. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL
PAVEMENT HAS BEEN INSTALLED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
5. INSPECT INLET PROTECTION AND SILT SOCKS WEEKLY AND AFTER EACH RAIN STORM OF 0.25
INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF
FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
6. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 4" LOAM, SEED, AND
FERTILIZER OR 3" PERMANENT MULCH AND SEED.
7. CONSTRUCT EXCELSIOR MAT ON ALL SLOPES STEEPER THAN 3:1.
8. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY,
INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION
MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND
APPROVALS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE
CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT LIMITED TO,
SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION
CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED BY SILT SOCK AND SHALL BE STABILIZED BY
TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE
FROM THE DELINEATED EDGE OF WETLAND.
12. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.
13. THE ALTERATION OF TERRAIN PERMIT HOLDER MUST SUBMIT TO THE NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES A WRITTEN UPDATE OF THE PROJECT AND REVISED
PLANS DOCUMENTING THE PROJECT EVERY FIVE YEARS FROM THE DATE OF THE PERMIT.

LEGEND

---	PROPERTY LINE
-.-.-	EDGE OF WETLAND
-----	EXISTING STONEWALL
-----	EXISTING 298' CONTOUR
-----	EXISTING 300' CONTOUR
-----	EXISTING 10' CONTOUR
-----	FINISHED GRADE
-----	EXISTING DRAINAGE
-----	PROPOSED DRAINAGE
-----	PROPOSED DRAINAGE W/INSULATION (LESS THEN 4' OF COVER)
□	CATCH BASIN
○	DRAIN MANHOLE
●	YARD DRAIN
x271.6	PROPOSED SPOT GRADE
TYP.	TYPICAL
CONST.	CONSTRUCT
-----	PROPOSED SILT SOCK
-----	INLET PROTECTION BARRIER

Tighe & Bond



SCALE IN FEET
0 20' 40'
GRAPHIC SCALE

THE RIDGE MARKETPLACE

Farmington Road
(Route 11)

Rochester, NH

A 10/5/20 Submitted for Modification to Approved Project

Mark Date Description

PROJECT NO: R-0195-3

FILE: R-0195-3_CONST DRIVE THRU.dwg

DRAWN BY: CML

CHECKED: PMC

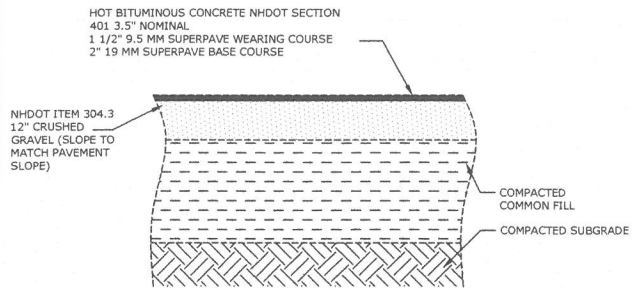
APPROVED BY: BLM

GRADING, DRAINAGE, AND
EROSION CONTROL PLAN

SCALE: AS SHOWN

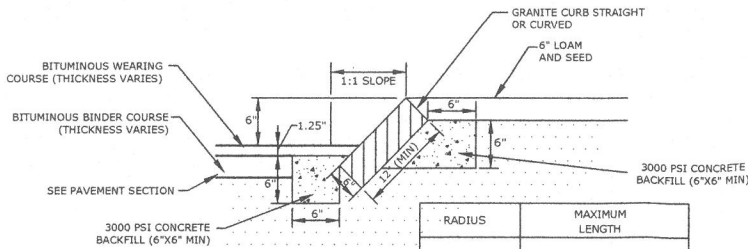
C-103

FILENAME: C:\USERS\CML\DESKTOP\PROJECT FOLDERS FROM J DRIVE\ROADS ROUTE 11 INVESTMENTS ROCHESTER, NH\DRG-CAD\CONSTRUCTION\R-0195-3_DRIVE_THRU_DETAILS.DWG
SAVE DATE: 10/3/2020 10:31 PM
PLOT DATE: 10/3/2020 11:20 PM



- NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
 4. THIS DETAIL IS FOR PLANNING PURPOSES ONLY. FINAL PAVEMENT DESIGN SHOULD BE BASED ON THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER AFTER A SITE INVESTIGATION.

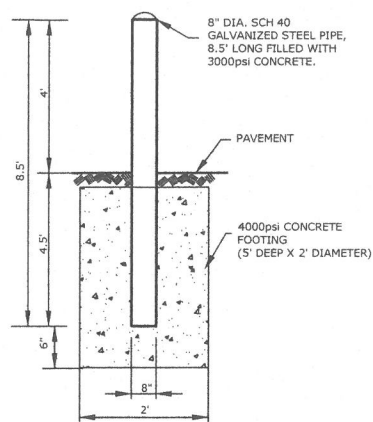
**STANDARD DUTY
PAVEMENT SECTION**
NOT TO SCALE



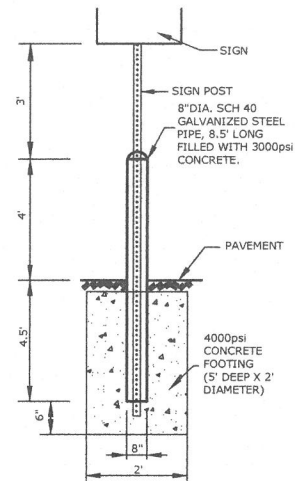
- NOTES:
1. SEE SITE PLAN FOR LIMITS OF CURBING.
 2. ADJOINING STONES OF STRAIGHT CURB LAID ON CURVES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18 INCHES.
 4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8 FEET.
 5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
 6. JOINTS BETWEEN STONES SHALL BE MORTARED.

RADIUS	MAXIMUM LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41'	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
OVER 110'	8'

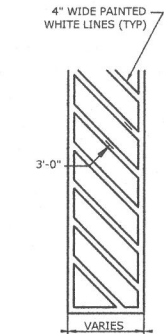
SLOPED GRANITE CURB
NOT TO SCALE



**BOLLARD
DETAIL**
NOT TO SCALE



SIGN BOLLARD
NOT TO SCALE



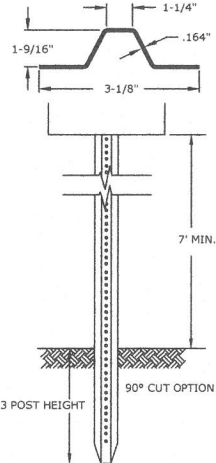
NOTE:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

PAINTED ISLAND
NOT TO SCALE

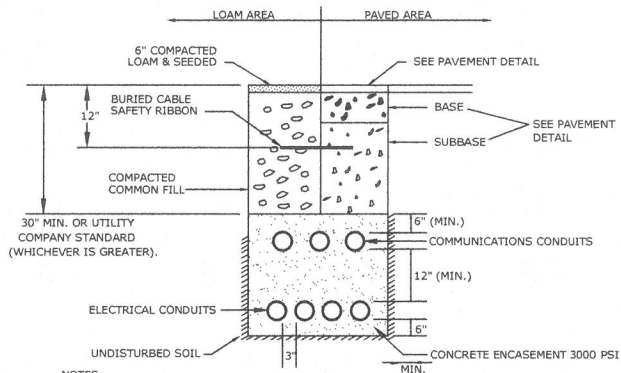


LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTE:
ALL SIGNS TO BE CONSTRUCTED PER THE LATEST EDITION OF THE FHWA STANDARD HIGHWAY SIGNS MANUAL AND INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

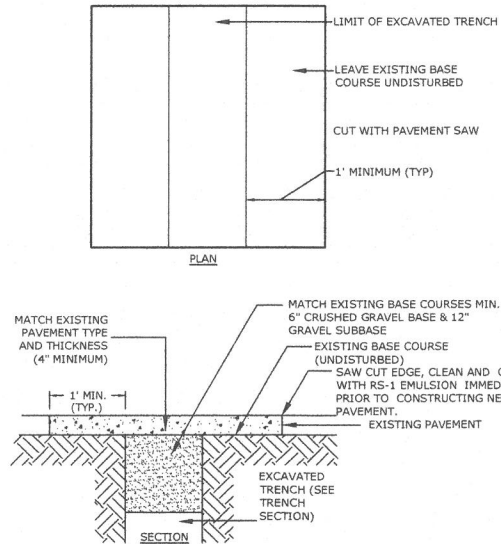


SIGN LEGEND & SIGN POST
NOT TO SCALE

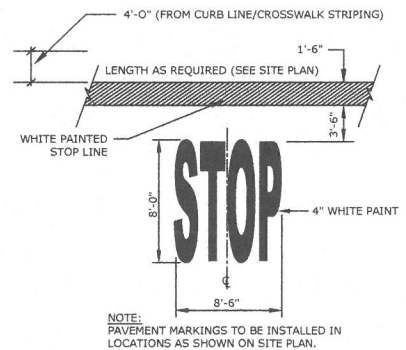


- NOTES:
1. NUMBER, MATERIAL & SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING. CONDUITS TO BE ENCASED IN CONCRETE.
 2. DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
 3. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
 5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
 6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
 7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.

**TYPICAL ELECTRICAL AND COMMUNICATION
CONDUIT**
NOT TO SCALE

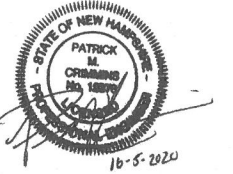


PAVEMENT TRENCH PATCH
NOT TO SCALE



STOP BAR AND LEGEND
NOT TO SCALE

Tighe&Bond



**THE RIDGE
MARKETPLACE**

**Farmington Road
(Route 11)**

Rochester, NH

Mark	Date	Description
A	10/5/20	Submitted for Modification to Approved Project
PROJECT NO: R-0195-3		
FILE: R-0195-3_drive thru details.dwg		
DRAWN BY: CML		
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APPROVED BY: BLM		

DETAILS SHEET

SCALE: AS SHOWN

C-502