

NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: 01/31/2020 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 #: 137; Lot #(s): 3; Zoning district: NMU
Property address/location: 770 Columbus Ave
Name of project (if applicable): Unitil Route 125 Station
Size of site: 2.1 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): Northern Utilities Inc. (Mike Dunn)
Mailing address: 6 Liberty Lane West Hampton, NH 03842
Telephone #: 603-294-5115 Email: dunnm@unitil.com

Applicant/developer (if different from property owner)

Name (include name of individual): Matt Pelletier
Mailing address: 4 Broad St Plainville, MA 02762
Telephone #: 774-276-0364 Email: mpelletier@processpipeline.com

Engineer/designer

Name (include name of individual): Steve Reade
Mailing address: 4 Broad St. Plainville, MA 02762
Telephone #: 508-921-4657 Fax #:
Email address: sreade@processpipeline.com Professional license #: 15580

Proposed activity (check all that apply)

New building(s): N/A Site development (other structures, parking, utilities, etc.): ✓
Addition(s) onto existing building(s): N/A Demolition: N/A Change of use: N/A

Describe proposed activity/use: Gas Utility, new station

Describe existing conditions/use (vacant land?): Gas Utility

Utility information

City water? yes ☐ no ☒; How far is City water from the site? _____

City sewer? yes ☐ no ☒; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? N/A gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☒

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☒

Where will stormwater be discharged? Ground

Building information

Type of building(s): None

Building height: N/A Finished floor elevation: N/A

Other information

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

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

Number of existing employees: N/A; number of proposed employees total: N/A

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	—	—
Parking and vehicle circulation	6,787	7.42
Planted/landscaped areas (excluding drainage)	34,626	37.85
Natural/undisturbed areas (excluding wetlands)	50,063	54.73
Wetlands	—	—
Other – drainage structures, outside storage, etc.	—	—

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: 1/31/20

Signature of applicant/developer: 

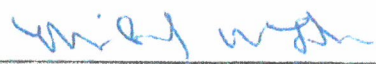
Date: 01/31/2020

Signature of agent: _____

Date: _____

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: 1/31/20



4 Broad St
Plainville, MA 02762
781.829.0524
processpipeline.com

January 31, 2020

Planning & Development Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867

Subject: Site Plan - Nonresidential Application
Unitil Route 125 Station - 770 Columbus Ave

To Whom it May Concern,

Unitil is pleased to submit the accompanying plans related to the proposed project to build a new natural gas regulator station at 770 Columbus Ave.

Unitil owns both 770 and 760 Columbus Ave. Since 1991 they have maintained an existing natural gas station located on the property of 760 Columbus Ave that serves Rochester and the surrounding areas. Over the past three years Unitil has experienced significant customer growth in the Rochester area. As part of a multi-year plan to reinforce this existing natural gas network and to support continued growth Unitil is proposing to build a second natural gas station on the property of 770 Columbus Ave. The proposed new station will be located in the northern corner of the property immediately adjacent to Unitil's existing station. There is an existing road access and a gravel lot that will be used for both stations. Traffic will not increase in the area due to the new station. Unitil currently sends a gas utility truck to the existing station once every two to three weeks for general maintenance. This will continue as they maintain both stations simultaneously.

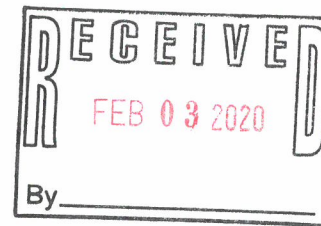
The new station will require some minor site clearing and grading of approximately 5,000 SF. The station itself will be 35 ft x 80 ft enclosed by a chain link fence with privacy slats and crushed stone covering the site. Guardrail will be placed in front of the station for protection. Inside the station there will be above and below grade piping and piping equipment. There will be small concrete sonotube foundations to support the piping. There will be no sight lighting and no generator or other sound causing equipment. The station will implement all necessary safety standards according to state and federal codes. There will be inlet and outlet isolation valves that will be a minimum of 100 FT away from the station risers and will be located in an accessible area next to the public ROW.

Unitil and PPS look forward to your review of this project. If you have any questions or comments regarding our application, please feel free to contact me.

Sincerely,
Matt Pelletier
Project Engineer
Process Pipeline Services



4 Broad St
Plainville, MA 02762
781.829.0524
processpipeline.com



January 31, 2020

Planning & Development Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867

Subject: Site Plan - Nonresidential Application
Unitil Route 125 Station - 770 Columbus Ave
Request for Waiver

To Whom it May Concern,

We are respectfully requesting a waiver to the follow Site Plan Regulations:

Section 13 - Stormwater Management

We are requesting to waive the need to conduct a drainage study. Chapter 50 Stormwater Management and Erosion Control Section 50.6.(b).(4) says construction of utilities requiring ground disturbance of greater than 20,000 SF are to provide a Construction Stormwater Management and Erosion Control Plan. The proposed disturbance of Unitil's new station is approximately 5,000 SF. Approximately 4,000 SF will be covered in crushed stone and 1,000 SF will be returned to previous condition. The only added impervious surface will be from the 17 concrete sonotube pipe supports which accounts for approximately 30 SF.

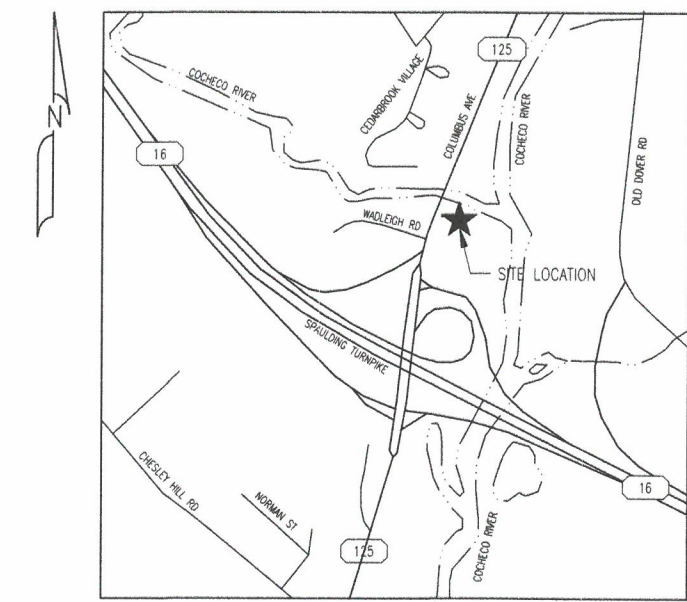
Sincerely,
Matt Pelletier
Project Engineer
Process Pipeline Services



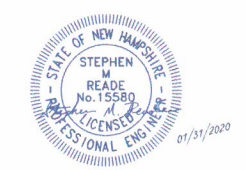
ROUTE 125 STATION
770 COLUMBUS AVE
ROCHESTER, NH 03867

INDEX OF SHEETS		
SHEET	NAME	TITLE
1	T001	COVER SHEET
2	A001	EXISTING CONDITIONS
3	A002	SITE PLAN
4	A003	EROSION AND SEDIMENTATION CONTROL PLAN
5	A004	GRADING AND FOUNDATION PLAN
6	C001	STANDARD DETAILS - 1 OF 2
7	C002	STANDARD DETAILS - 2 OF 2
1 OF 1	17196	TOPOGRAPHIC PLAN

RECEIVED
FEB 03 2020
By _____



LOCUS
SCALE: NTS



P E R M I T T I N G					
ISSUE STATUS	DATE	REVIEWED	CHECKED	APPROVED	
25% SUBMISSION					
50% SUBMISSION					
75% SUBMISSION					
90% SUBMISSION					
PERMITTING	01/31/20				
ISSUED FOR BID					
ISSUED FOR CONSTRUCTION					
AS CONSTRUCTED					
FILE NAME: 5266_C100.DWG		SIZE	NAME	REV	
PLOT DATE: 01/31/2020 2:42 PM		22X34	T001	0	
SHEET 1 OF 7					

LEGEND

---	BOUNDARY LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	DRAINAGE
---	EASEMENT
---	ELECTRIC
---	FENCE CHAIN LINK
---	FENCE POST
---	FENCE STOCKADE
---	EDGE OF GRAVEL
---	EDGE OF PAVEMENT
---	EDGE OF RIVER
---	EDGE OF WETLAND
---	GAS
---	GUARDRAIL
---	OVER HEAD WIRES
---	OVER HEAD TELEPHONE
---	OVER HEAD ELECTRIC
---	PROPERTY LINE
---	RETAINING WALL
---	RIGHT OF WAY
---	SEWER
---	SILT FENCE
---	STONEWALL
---	STREAM
---	TELEPHONE
---	TREELINE
---	WATER

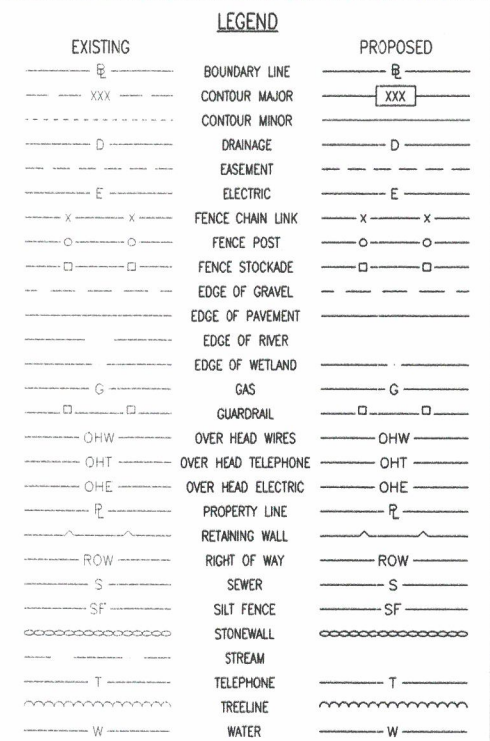
ZONING

ZONE: NEIGHBORHOOD MIXED USE	
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONTAGE	60 FT
MAXIMUM LOT AREA/UNIT	-
MINIMUM FRONT	-
MAXIMUM FRONT	25 FT
MINIMUM SIDE	5 FT
MINIMUM REAR	20 FT
MAXIMUM BUILDING FOOTPRINT	-
MAXIMUM LOT COVERAGE	90%
MAXIMUM STORIES	3
MINIMUM BUILDING HEIGHT	20 FT
MAXIMUM BUILDING HEIGHT	20 FT

NOTES:

1. THE EXISTING CONDITIONS ARE BASED ON THE PLAN TITLED "TOPOGRAPHIC PLAN; OF: NORTHERN UTILITIES PROPERTY, 770 COLUMBUS AVENUE ROCHESTER, NEW HAMPSHIRE; FOR: PROCESS PIPELINE SERVICES, INC., 1600 PROVIDENCE HIGHWAY WALPOLE, MA 02081" PREPARED BY SEBAGO TECHNICS, 75 JOHN ROBERTS RD. SUITE 1A SOUTH PORTLAND, ME 04106, DATED 08-09-17, SCALE 1" = 20'.
2. PLAN ORIENTATION IS GRID NORTH, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. ELEVATIONS ARE NAVD88.
3. THE PROPERTY IS SHOWN AS LOT 003 ON THE CITY OF ROCHESTER TAX MAP 0137 AND IS LOCATED IN THE NMU ZONING DISTRICT.

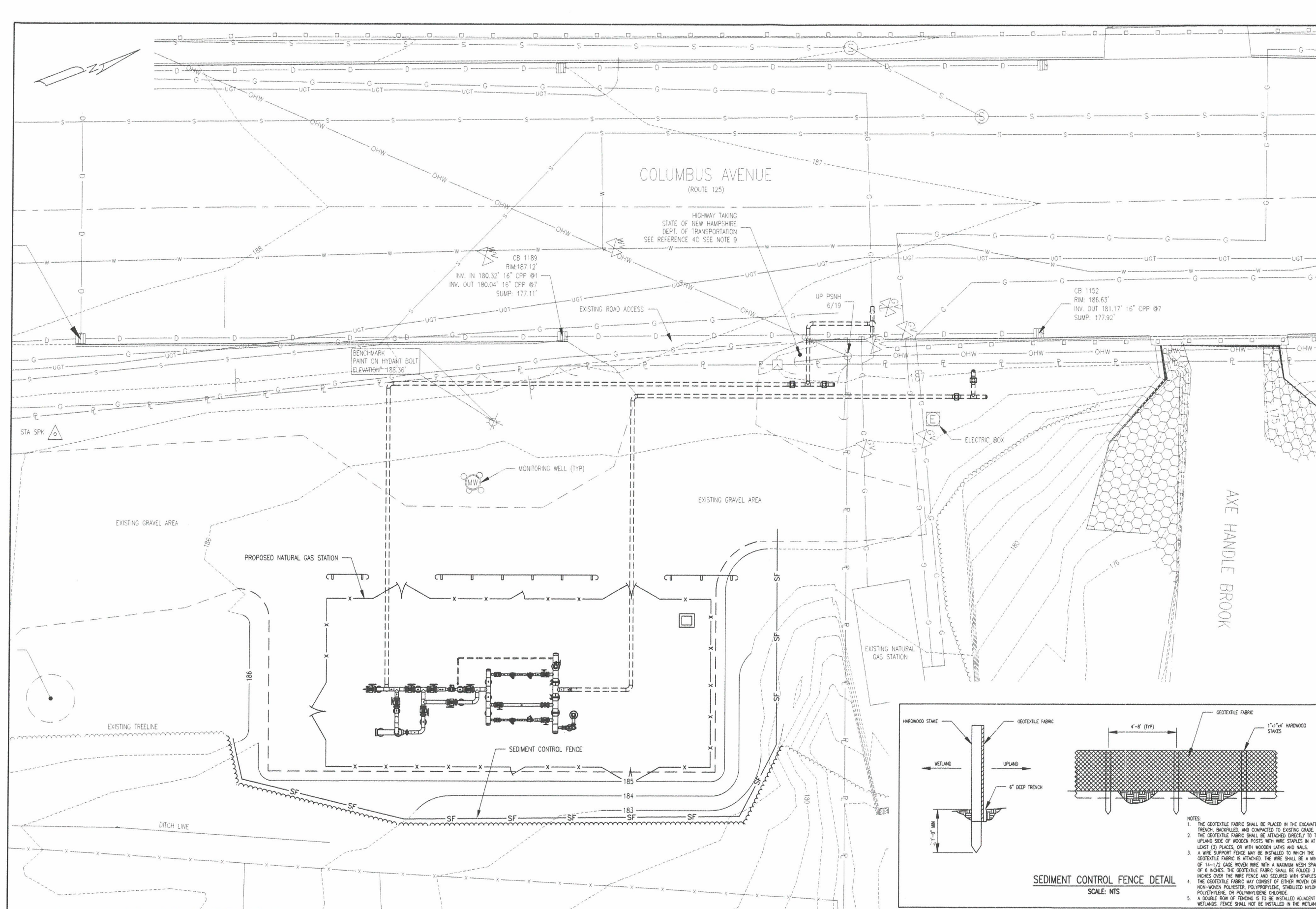
		PRJ MANAGER: MARK D. WOOD PRJ ENGINEER: MATT PELLETIER PRJ NAME: ROUTE 125 STATION PRJ NUMBER: 5266 PRJ MILESTONE: PERMITTING PRJ PHASE: PERMITTING		CLIENT INFORMATION 		GRAPHIC SCALE 		SHEET TITLE EXISTING CONDITIONS			
REV BY DATE DESCRIPTION		SEAL AND SIGNATURE		DESIGNED BY: MDW 01/31/20 DRAFTED BY: MPP 01/31/20 CHECKED BY: SMR 01/31/20 APPROVED BY: MDW 01/31/20		DESIGN MANAGER: TIM BICKFORD DESIGN ENGINEER: MIKE DUNN ACTIVATION ORDER:		REVIEWED BY: CHECKED BY: APPROVED BY:		PROJECT NAME ROUTE 125 STATION	
								PROJECT LOCATION 770 COLUMBUS AVE ROCHESTER, NH 03867		FILE NAME: 5266_C100.DWG PLOT DATE: 01/31/2020 2:42 PM SCALE: 1" = 20'-0"	
										SIZE: 22X34 NAME: A001 REV: 0 SHEET 2 OF 7	



CHAIRMAN _____ DATE _____

- NOTES:
1. THE EXISTING CONDITIONS ARE BASED ON THE PLAN TITLED "TOPOGRAPHIC PLAN; OF: NORTHERN UTILITIES PROPERTY, 770 COLUMBUS AVENUE ROCHESTER, NEW HAMPSHIRE; FOR: PROCESS PIPELINE SERVICES, INC., 1600 PROVIDENCE HIGHWAY WALPOLE, MA 02081" PREPARED BY SEBAGO TECHNICS, 75 JOHN ROBERTS RD. SUITE 1A SOUTH PORTLAND, ME 04106, DATED 08-09-17, SCALE 1" = 20'.
 2. PLAN ORIENTATION IS GRID NORTH, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. ELEVATIONS ARE NAVD88.
 3. THE PROPERTY IS SHOWN AS LOT 003 ON THE CITY OF ROCHESTER TAX MAP 0137 AND IS LOCATED IN THE NMU ZONING DISTRICT.
 4. FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT MATT PELLETIER OF PROCESS PIPELINE SERVICES.
4.1. EMAIL: MPELLETIER@PROCESSPIPELINE.COM
4.2. CELL: 774-276-0364

						<div>PRJ MANAGER: MARK D. WOOD PRJ ENGINEER: MATT PELLETIER PRJ NAME: ROUTE 125 STATION PRJ NUMBER: 5266 PRJ MILESTONE: PERMITTING PRJ PHASE: PERMITTING</div>			<div>CLIENT INFORMATION<div>Unitil</div><div>Northern Utilities, Inc.</div></div>			<div>GRAPHIC SCALE<div>1" = 10'-0"</div><div>10' 5' 0 10' 20' 30'</div></div>			SHEET TITLE SITE PLAN			<div>PROCESS PIPELINE SERVICES<div></div><div>4 Broad Street Plainville, MA 02762 781.829.0524 processpipelineservices.com</div></div>								
												PROJECT NAME ROUTE 125 STATION														
												<div>PERMITTING</div>														
												PROJECT LOCATION 770 COLUMBUS AVE ROCHESTER, NH 03867			FILE NAME: 5266_C100.DWG PLOT DATE: 01/31/2020 2:42 PM SCALE: 1" = 10'-0"			SIZE 22X34			NAME A002			REV 0		
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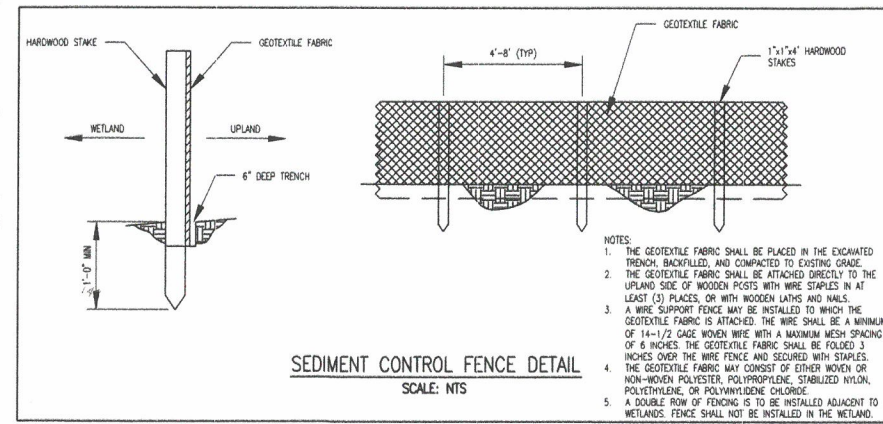


LEGEND	
EXISTING	PROPOSED

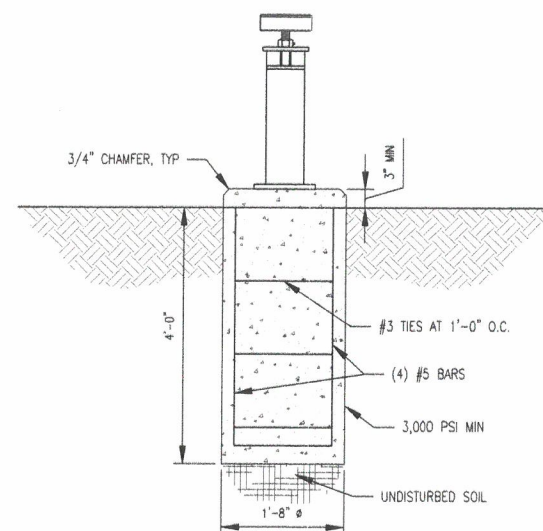
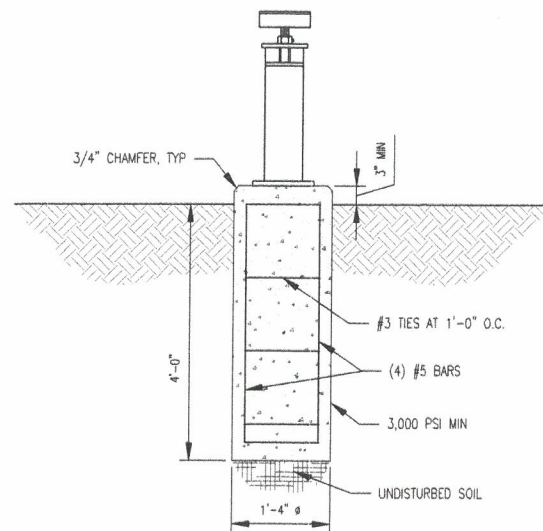
GENERAL EROSION CONTROL NOTES

- SOIL DISTURBANCE SHALL BE CONDUCTED IN A MANNER AS TO MINIMIZE EROSION TO ONLY AREAS OF ACTIVE CONSTRUCTION. STABILIZE ALL AREAS THAT HAVE REACHED FINISH GRADE AS SOON AS POSSIBLE.
- IF SEDIMENT IS TRANSPORTED OFF-SITE IT IS TO BE MONITORED. CONSTRUCT STABILIZED STONE PAD TO HELP REMOVE SEDIMENT FROM TIRES BEFORE LEAVING SITE.
- IF MATERIAL IS STOCKPILED ON-SITE IT SHALL BE ENCOMPASSED BY A SEDIMENT CONTROL FENCE. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS, WETLANDS, OR BUFFERS.
- IF Dewatering is required, CONTRACTOR IS TO PREVENT SEDIMENT LADEN WATER FROM EXITING THE PROJECT SITE AND IS TO CREATE A NON EROSION CONVEYANCE OF THE WATER AS REQUIRED. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL EXISTING AREAS AFFECTED BY CONSTRUCTION ACTIVITIES TO THE ORIGINAL UNDISTURBED CONDITIONS.

CONTRACTOR IS REQUIRED TO IMPLEMENT ALL APPLICABLE EROSION CONTROL MEASURES IN ACCORDANCE WITH GUIDELINES ESTABLISHED WITHIN THE CURRENT "NH STORMWATER MANUAL, VOL. 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" DATED 10/2008 OR LATER.



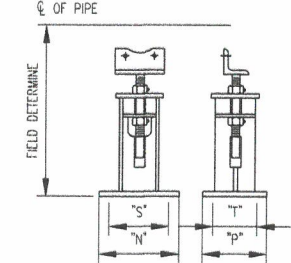
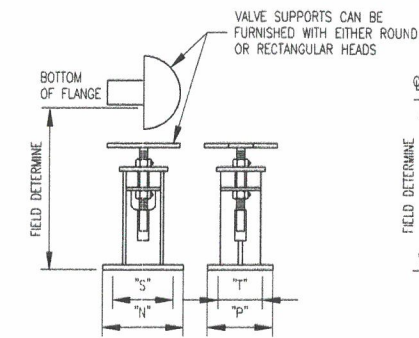
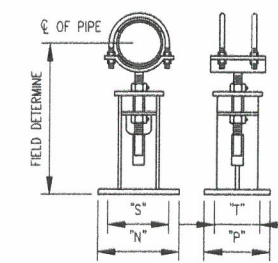
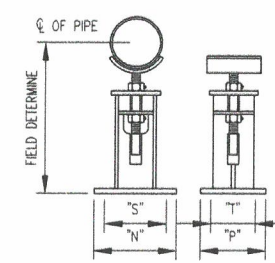
<div></div>	<div>PRJ MANAGER: MARK D. WOOD PRJ ENGINEER: MATT PELLETIER PRJ NAME: ROUTE 125 STATION PRJ NUMBER: 5266 PRJ MILESTONE: PERMITTING PRJ PHASE: PERMITTING</div>	<div>CLIENT INFORMATION</div> <div></div>	<div>GRAPHIC SCALE 1" = 10'-0"</div> <div>10' 5' 0 10' 20' 30'</div>	<div>SHEET TITLE EROSION AND SEDIMENTATION CONTROL PLAN</div>	<div>PROJECT NAME ROUTE 125 STATION</div>	<div>PROJECT LOCATION 770 COLUMBUS AVE ROCHESTER, NH 03867</div>	<div>FILE NAME: 5266_C100.DWG PLOT DATE: 01/31/2020 2:42 PM SCALE: 1" = 10'-0"</div>	<div>SIZE: 22X34 NAME: A003 REV: 0 SHEET 4 OF 7</div>
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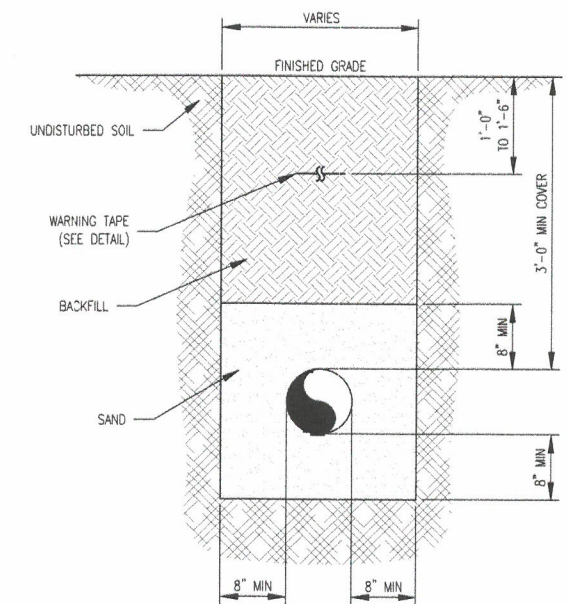
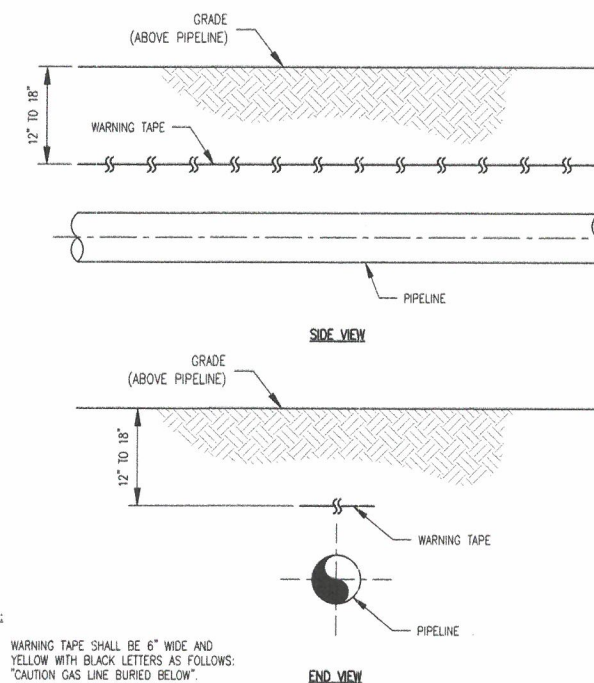
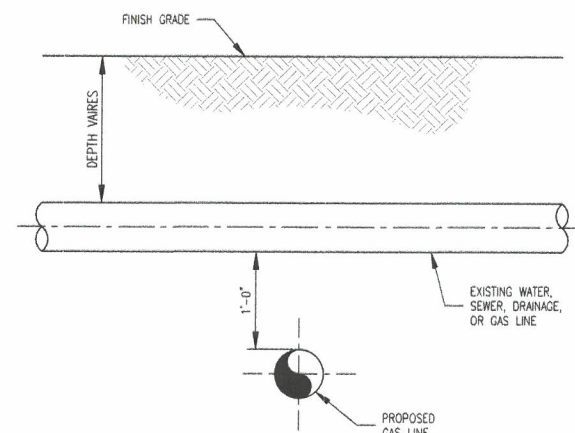
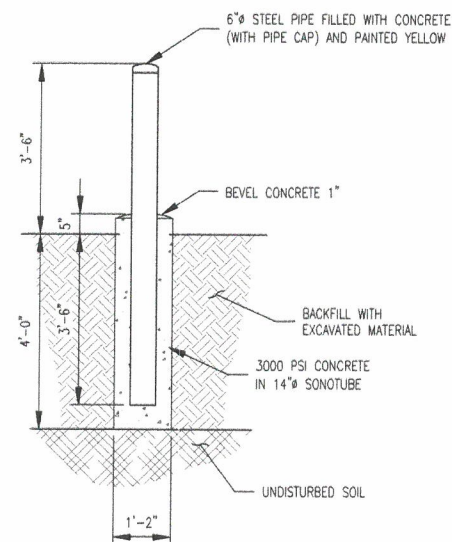
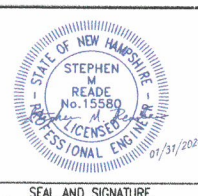
E-Z LINE FIGURE NUMBER LEGEND		
FIGURE #	HEAD TYPE	BASE PLATE TYPE
PIPE SUPPORTS		
"A"	120# CRADLE (FORMED TO FIT PIPE SIZE)	PLAIN
"C"	120# CRADLE (FORWARD TO FIT PIPE SIZE)	PLAIN (NO HOLES)
"E"	120# CRADLE (FORMED TO FIT PIPE SIZE)	W/4 SLOTTED HOLES
"B"	120# CRADLE W/2 U-BOLTS	NONE
"D"	120# CRADLE W/2 U-BOLTS	PLAIN (NO HOLES)
"F"	120# CRADLE W/2 U-BOLTS	W/4 SLOTTED HOLES
VALVE SUPPORTS		
"A" VS	RECTANGULAR OR CIRCULAR PLATE TO SUPPORT VALVE	NONE
"C" VS	RECTANGULAR OR CIRCULAR PLATE	PLAIN (NO HOLES)
"E" VS	RECTANGULAR OR CIRCULAR PLATE	W/4 SLOTTED HOLES
FLANGE SUPPORTS		
"A" FS	ANGLE HEAD TO SUPPORT FLANGE	NONE
"C" FS	ANGLE HEAD TO SUPPORT FLANGE	PLAIN (NO HOLES)
"E" FS	ANGLE HEAD TO SUPPORT FLANGE	W/4 SLOTTED HOLES

PIPE SIZE	MODEL #	BASE PLATE SIZE		THICK	HOLE CENTER		HOLE SIZE
		"N"	"P"		"T"	"S"	
2"	204	8"	6"	1/2"	5"	3-1/2"	5/8"
2-1/2"	204	8"	6"	1/2"	5"	3-1/2"	5/8"
3"	204	8"	6"	1/2"	5"	3-1/2"	5/8"
3-1/2"	204	8"	6"	1/2"	5"	3-1/2"	5/8"
4"	204	8"	6"	1/2"	5"	3-1/2"	5/8"
6"	510	10"	8"	1/2"	7"	5-1/2"	5/8"
8"	510	10"	8"	1/2"	7"	5-1/2"	5/8"
10"	510	10"	8"	1/2"	7"	5-1/2"	5/8"
12"	1218	12"	10"	5/8"	9"	7-1/2"	5/8"
14"	1218	12"	10"	5/8"	9"	7-1/2"	3/4"

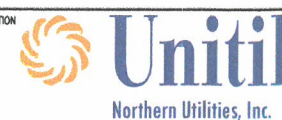
E-Z LINE PIPE SUPPORT SCHEDULE							
PIPE SIZE	MODEL #	BASE PLATE SIZE		THICK	HOLE CENTER		HOLE SIZE
		"N"	"P"		"T"	"S"	
16"	1218	12"	10"	5/8"	9"	7-1/2"	3/4"
18"	1218	12"	10"	5/8"	9"	7-1/2"	3/4"
20"	2024	12"	10"	5/8"	9"	7-1/2"	7/8"
22"	2024	12"	10"	5/8"	9"	7-1/2"	7/8"
24"	2024	12"	10"	5/8"	9"	7-1/2"	7/8"
26"	2636	14"	12"	3/4"	11"	9-1/2"	7/8"
28"	2636	14"	12"	3/4"	11"	9-1/2"	7/8"
30"	2636	14"	12"	3/4"	11"	9-1/2"	7/8"
32"	2636	14"	12"	3/4"	11"	9-1/2"	7/8"
36"	2636	14"	12"	3/4"	11"	9-1/2"	7/8"




E-Z LINE PIPE SUPPORT DETAIL
SCALE: NTS

[illegible]

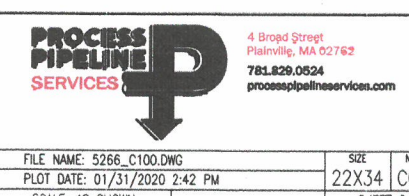
PRJ MANAGER: MARK D. WOOD		
PRJ ENGINEER: MATT PELLETIER		
PRJ NAME: ROUTE 125 STATION		
PRJ NUMBER: 5266		
PRJ MILESTONE: PERMITTING		
PRJ PHASE: PERMITTING		
DESIGNED BY:	MDW	01/31/20
DRAFTED BY:	MPP	01/31/20
CHECKED BY:	SMR	01/31/20
APPROVED BY:	MDW	01/31/20



CLIENT INFORMATION			
		<h1>Unitil</h1> <p>Northern Utilities, Inc.</p>	
DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:		
DESIGN ENGINEER: MIKE DUNN	CHECKED BY:		
ACTIVATION ORDER:	APPROVED BY:		

P E R M I T T I N G

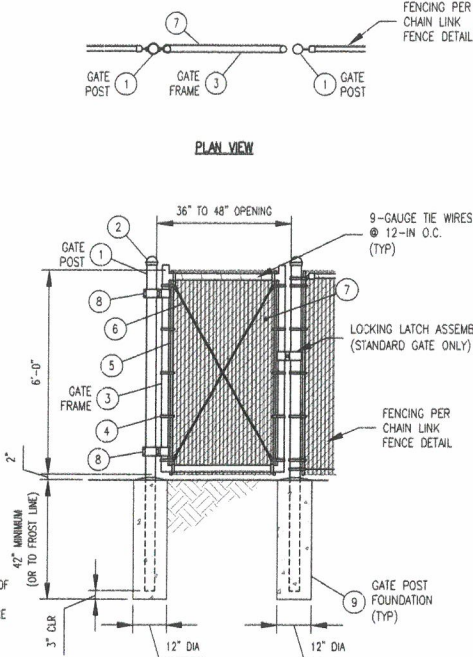
SHEET TITLE	STANDARD DETAILS 1 OF 2
PROJECT NAME	ROUTE 125 STATION
PROJECT LOCATION	770 COLUMBUS AVE ROCHESTER, NH 03867



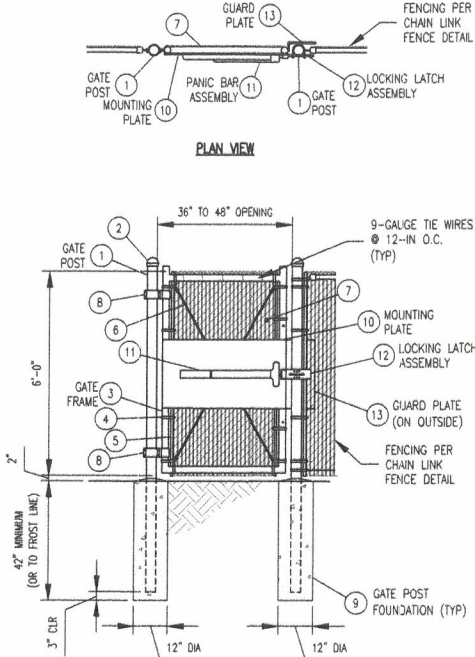
FILE NAME: 5266_C100.DWG	SIZE	NAME	REV
PLOT DATE: 01/31/2020 2:42 PM	22X34	C001	0
SCALE: AS SHOWN	SHEET 6 OF 7		

BILL OF MATERIALS	
ITEM	DESCRIPTION
1	SCH 40 GALVANIZED STEEL GATE POST, OR APPROVED EQUAL
2	GALVANIZED STEEL POST CAP
3	GALVANIZED STEEL GATE FRAME
4	GALVANIZED STEEL TENSION BAND
5	GALVANIZED STEEL TENSION BAR
6	DOUBLE TRUSS ROD ASSEMBLY
(FOUR) GALVANIZED STEEL TRUSS TIGHTENERS	
(TWO) 3/8" GALVANIZED STEEL TRUSS RODS	
7	9-GAUGE, ASTM-392, CLASS I, 2" MESH, GALVANIZED CHAIN LINK FABRIC
8	INDUSTRIAL HINGE ASSEMBLY
9	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI
BILL OF MATERIALS FOR EMERGENCY GATE ONLY	
10	24" TALL GALVANIZED STEEL MOUNTING PLATE, PLATE IS TO SPAN WIDTH OF GATE AND TO BE WELDED TO THE INSIDE OF THE VERTICAL GATE FRAME
11	PANIC BAR ASSEMBLY W/ SS MOUNTING HARDWARE
12	LOCKING LATCH ASSEMBLY W/ SS MOUNTING HARDWARE
13	24" TALL GALVANIZED STEEL PL OR ANGLE WELDED TO THE OUTSIDE OF THE VERTICAL GATE FRAME SO THAT IT OVERLAPS THE ADJACENT GATE POST WHEN GATE IS IN THE CLOSED POSITION TO PREVENT INTRUSION OR ACCESS TO LATCH ASSEMBLY BETWEEN THE FRAME AND POST

- NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 - ALL WELDING SHALL CONFORM TO AWS D1.1.
 - ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND. REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 - GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 - PRIVACY SLATS SHALL BE INSTALLED TO PROVIDE A TIGHT FIT IN FENCE FABRIC AND PROVIDE A 98% (APPROX) PRIVACY. THE SLATS SHALL BE PROVIDED IN FOREST GREEN COLOR. PRIVACY SLATS SHALL BE MANUFACTURED AND INSTALLED PER ASTM F3000/F3000M.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



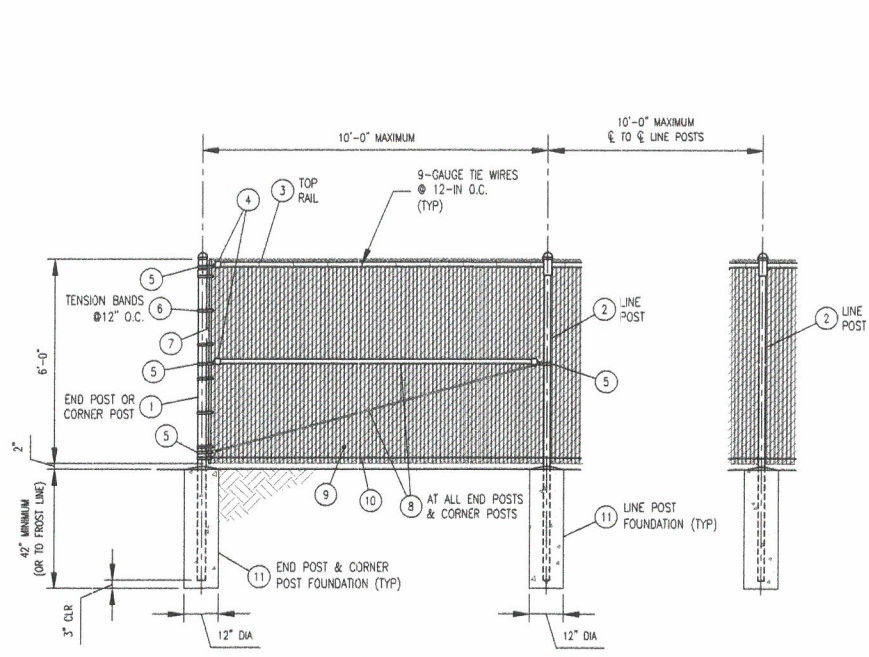
PANIC BAR PERSONNEL GATE DETAIL
WITH PRIVACY SLATS
SCALE: NTS



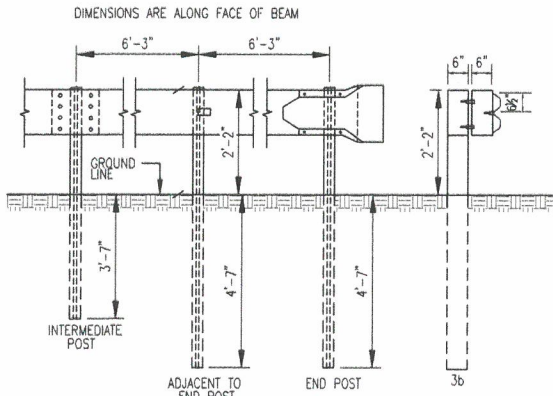
OPTIONAL PERSONNEL GATE W/ PANIC BAR
(IF SPECIFICALLY REQUESTED)

BILL OF MATERIALS	
ITEM	DESCRIPTION
1	2-1/2" SCH 40 GALVANIZED STEEL PIPE
2	2" SCH 40 GALVANIZED STEEL PIPE
3	1-1/4" SCH 40 GALVANIZED STEEL PIPE
4	1-1/4" GALVANIZED STEEL RAIL END CAP
5	GALVANIZED STEEL BRACE BAND
6	GALVANIZED STEEL TENSION BAND
7	GALVANIZED STEEL TENSION BAR
8	BRACE RAIL & TRUSS ASSEMBLY
1-1/4" SCH 40 GALVANIZED STEEL PIPE	
GALVANIZED STEEL TRUSS TIGHTENERS	
5/16" DIA GALVANIZED STEEL TRUSS ROD	
9	9-GAUGE, ASTM-392, CLASS I, 2" MESH, GALVANIZED CHAIN LINK FABRIC
10	7-GAUGE GALVANIZED STEEL TENSION WIRE
11	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

- NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 - ALL WELDING SHALL CONFORM TO AWS D1.1.
 - ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND. REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 - GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 - PRIVACY SLATS SHALL BE INSTALLED TO PROVIDE A TIGHT FIT IN FENCE FABRIC AND PROVIDE A 98% (APPROX) PRIVACY. THE SLATS SHALL BE PROVIDED IN FOREST GREEN COLOR. PRIVACY SLATS SHALL BE MANUFACTURED AND INSTALLED PER ASTM F3000/F3000M.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



CHAIN LINK FENCE DETAIL
WITH PRIVACY SLATS
SCALE: NTS

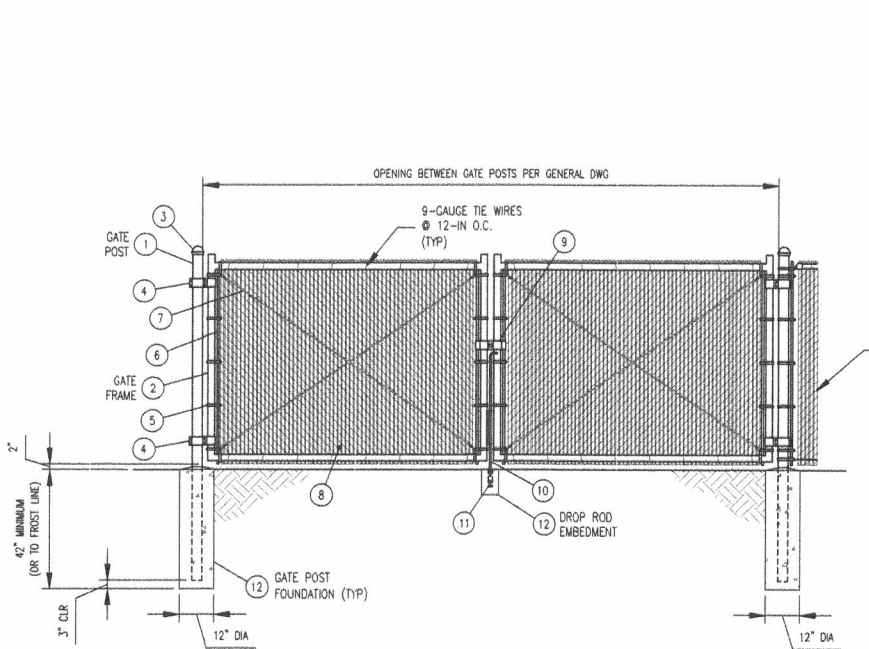


- NOTES:
- INTERMEDIATE POST SPACING SHALL BE 6'-3" UNLESS OTHERWISE SHOWN.
 - POSTS AND OFFSET BRACKETS FOR TYPE 3b GUARD RAIL SHALL BE W 6x8.5 OR APPROVED EQUAL.
 - ALL HOLES IN BEAM TO BE SHOP-PUNCHED BEFORE GALVANIZING.

GUARDRAIL TYPE 3b
SCALE: NTS

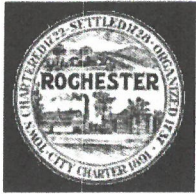
BILL OF MATERIALS	
ITEM	DESCRIPTION
1	3" SCH 40 GALVANIZED STEEL PIPE
2	2" SCH 40 GALVANIZED STEEL PIPE
3	GALVANIZED STEEL POST CAP
4	1-1/4" INDUSTRIAL GATE POST HINGE
5	GALVANIZED STEEL TENSION BAND
6	GALVANIZED STEEL TENSION BAR
7	DOUBLE TRUSS ROD ASSEMBLY
(FOUR) GALVANIZED STEEL TRUSS TIGHTENERS	
(TWO) 3/8" GALVANIZED STEEL TRUSS RODS	
8	9-GAUGE, ASTM-392, CLASS I, 2" MESH, GALVANIZED CHAIN LINK FABRIC
9	GALVANIZED STEEL LOCKING LATCH ASSEMBLY
10	GALVANIZED STEEL DROP ROD ASSEMBLY
11	GALVANIZED STEEL DROP ROD SLEEVE
12	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

- NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 - ALL WELDING SHALL CONFORM TO AWS D1.1.
 - ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND. REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 - GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 - PRIVACY SLATS SHALL BE INSTALLED TO PROVIDE A TIGHT FIT IN FENCE FABRIC AND PROVIDE A 98% (APPROX) PRIVACY. THE SLATS SHALL BE PROVIDED IN FOREST GREEN COLOR. PRIVACY SLATS SHALL BE MANUFACTURED AND INSTALLED PER ASTM F3000/F3000M.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



SWING GATE DETAIL
WITH PRIVACY SLATS
SCALE: NTS

<div><div><div>SEAL AND SIGNATURE</div><div>STEPHEN M. READE No. 15589 PROFESSIONAL ENGINEER 01/31/2020</div></div><div>PRJ MANAGER: MARK D. WOOD PRJ ENGINEER: MATT PELLETIER PRJ NAME: ROUTE 125 STATION PRJ NUMBER: 5266 PRJ MILESTONE: PERMITTING PRJ PHASE: PERMITTING DESIGNED BY: MDW 01/31/20 DRAFTED BY: MPP 01/31/20 CHECKED BY: SMR 01/31/20 APPROVED BY: MDW 01/31/20</div></div>				<div><div>CLIENT INFORMATION</div><div><div>Unitil</div><div>Northern Utilities, Inc.</div></div><div>DESIGN MANAGER: TIM BICKFORD DESIGN ENGINEER: MIKE DUNN ACTIVATION ORDER:</div></div> <div>REVIEWED BY: CHECKED BY: APPROVED BY:</div>				<div><div>SHEET TITLE</div><div>STANDARD DETAILS 2 OF 2</div></div> <div><div>PROJECT NAME</div><div>ROUTE 125 STATION</div></div> <div><div>PROJECT LOCATION</div><div>770 COLUMBUS AVE ROCHESTER, NH 03867</div></div>				<div><div>PROCESS PIPELINE SERVICES</div><div>4 Broad Street Plainville, MA 02762 781.829.0524 processpipeline.com</div></div> <div><div>FILE NAME: 5266_C100.DWG PLOT DATE: 01/31/2020 2:42 PM SCALE: AS SHOWN</div><div><div>SIZE: 22X34 NAME: C002 REV: 0 SHEET 7 OF 7</div></div></div>			
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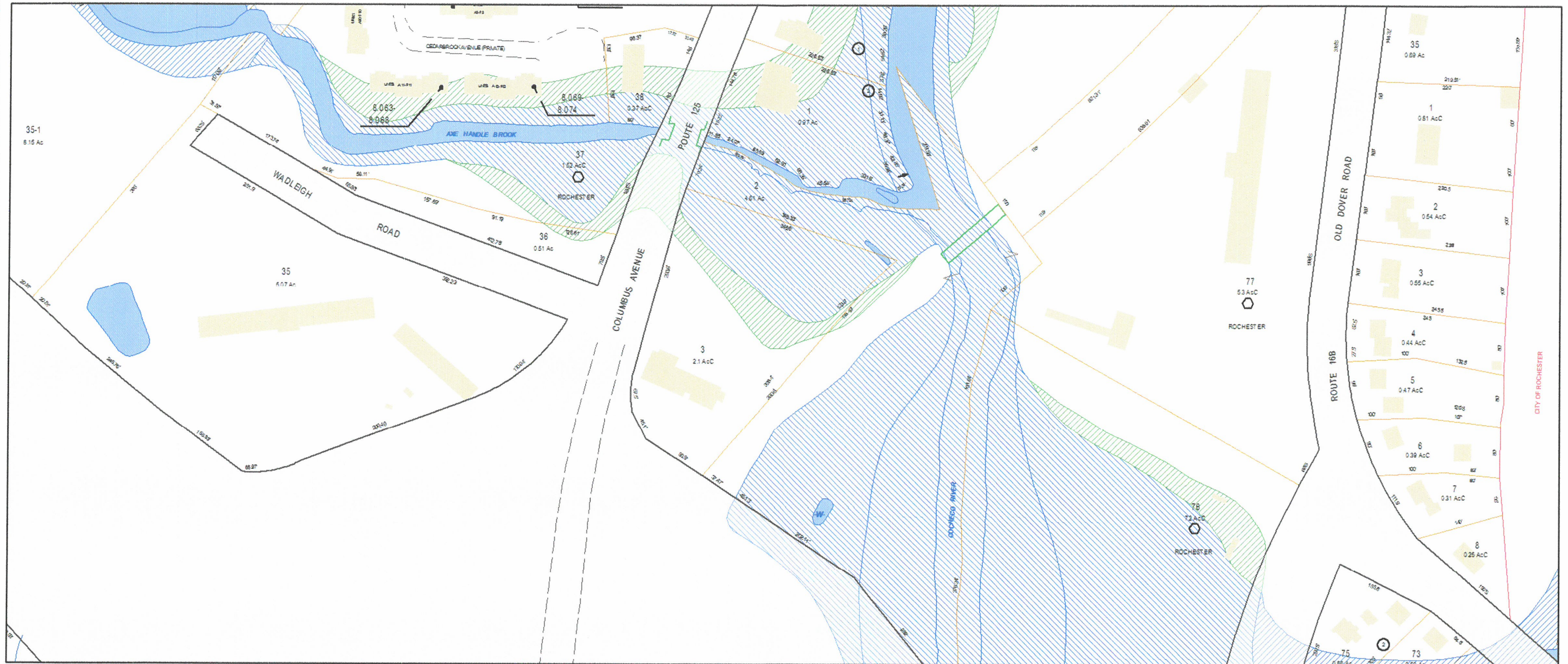


Rochester, NH

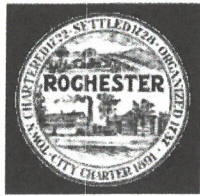
1 inch = 150 Feet



January 24, 2020



100-PROPERTYLINE	BRIDGE	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
PWATER	WATER	100 Yr - Zone A
RAILROAD	tanno_poly	100 Yr - Zone AE
ROAD	Buildings	
100-HOOKS	Right of Ways	
100-RW	Water-poly	



Rochester, NH

1 inch = 150 Feet



January 24, 2020



100-PROPERTYLINE	BRIDGE	BzB	Sb
PWATER	WATER	Gv	WATER
RAILROAD	tanno_poly	HaA	WdA
ROAD	Buildings	HcB	WfC
100-HOOKS	Right of Ways	HdC	
100-RW	Water-poly	Ru	

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