

Amendment to Approved Project
City of Rochester, New Hampshire

Case # 216-8, 9, 10 Property Address 60 Farmington Road

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

Project name The Ridge - Phase II Development

Date of original Planning Board approval February 22, 2016 (See enclosed Notice of Decision)

Description of amendment This application is submitted for amended and restated approval for Phase II development at the The Ridge.

The project is proposing to amend the prior approved Phase 2 site plan with an updated master plan and a revised alignment for Marketplace Boulevard extension. The project proposes to split Phase II into

two construction phases (A & B). The enclosed package includes detail site design for Phase IIA which consists of three (3) front out parcels along Route 11 and Marketplace Boulevard extension up to the proposed

roundabout. The enclosed package includes schematic design of Phase IIB, as depicted on the overall sheets, to plan for future roadway and development improvements such as layout, grading, stormwater & utilities.

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

Name of applicant or agent filling out this form Patrick M. Crimmins, PE (Tighe & Bond)

Mailing Address: 177 Corporate Drive, Portsmouth NH, 03801

Phone Number: 603.433.8818 Email Address: PMCrimmins@TigheBond.com

Please check box: Applicant ☐ Agent ☒

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

Signature of person completing form:  Date: 2/23/21

Signature of property owner (if different):  Date: 2/22/21



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning and Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

FEB 29 2016

NOTICE OF DECISION

February 25, 2016

Josh Levy
Farmington Associates, LLC
322 Reservoir Street
Needham, MA 02494

Re: **Site plan and Conditional Use Permit to construct a 163,000 sq ft commercial development. Case# 216 – 8,9,10 – GRD – 15**

Dear Applicant:

This is to inform you that the Rochester Planning Board at its February 22, 2016 meeting **APPROVED** your application referenced above.

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Precedent Conditions [Office use only. Date certified: _____; CO signed off? _____;

As- Builts received? _____ All surety returned? _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note* If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval – by August 22, 2016 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void. See RSA 674:39 on vesting.

- 1) Plan modifications. The plan drawings are to be modified as follows:
- a) Add a "tree box filter" symbol and label to the legend.
 - b) Silt fence/erosion control is shown at the very rear of the site against the property line at the top of the proposed slope blasted slope/wall. If this erosion control is not necessary, please remove.
 - c) The final plans shall reflect any NH DOT required changes.
 - d) The final plans shall reflect any NH DES required changes.
 - e) Remove all references to the "100' tall sign".
 - f) Please resize/rescale sheet C-18 so that the southern property line is shown.
 - g) The sidewalk that is adjacent to the parking lot travel land which connects the roundabout to the dual 55,000 sq ft buildings is called out to be 6' wide concrete for $\frac{3}{4}$ of the length, and the remainder is called out to be 4' wide bituminous. Please change the bituminous to concrete.
 - h) Please call out a thrust block to be placed against the cap at the future connection.
 - i) Please get all colors on the plans to black and white to eliminate any possible shading confusion moving forward. There are some browns, blues, purples, and magentas on the plans.
 - j) Please adjust the warning tape elevation call out from 24" (min) to just read 24". The warning tape is to be located approximately 24" from the top of the pipe, not further if possible.
 - k) Please adjust the callout on the trench details for the storm drain and the sewer from "common fill" for the 12" above the pipe to "sand blanket" or a similar callout matching DOT 304.1.
 - l) Please provide a detail showing the rebus frames and grates for the CBs within the City right-of-way. There is a note in the NHDOT type B detail stating this, but it seems like it could be easy to miss.
 - m) Please provide a detail showing the pamrex frames and covers for the MHs within the city right-of-way. There is a note in the manhole frame and grate detail stating this, but it seems like it could be easy to miss.
 - n) Please adjust the fiberglass hydrant marker pole length from 24" to 48" (min).
 - o) Please adjust the insulation detail on C-12 from being titled "Sewer Pipe Insulation Detail" to "Utility Pipe Insulation Detail" as this type of insulating is for all utility piping.

- p) On sheet C-2A, the stream crossing is called out as a culvert, please revise to call it a "bridge".
 - q) Details of the decorative guardrail must be provided.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
- a) Please note on the plans that additional information and details regarding the proposed cascade and stream/wetland work can be found in the NH DES Wetlands Dredge and Fill application or relocation.
 - b) The "notes" section at the bottom of most plan sheets contains workds that are blurred or missing letters, please correct.
 - c) The "Plant Schedule" on Sheet 5-C uses the code "CA" for two different plants. Please correct.
 - d) Please add a note that the truncated domes on the detectable warning plates are to be installed in parallel with the direction of travel from the sidewalk to the crosswalk. The triangle pattern versus the square pattern is dependent on how the detectable warning plate is installed in reference to the crosswalk.
- 3) Please submit documentation of what storm event the cascade is designed to handle.
- 4) Please submit documentation of the water table in the location of the cascade, and provide a written response noting the depth (feet or inches) of earth between the bottom of the proposed cascade and the top of groundwater table.
- 5) As has been done for Route 11, please submit a traffic study/traffic analysis that lists the projected levels of service at all Marketplace Blvd intersections. It is possible that additional plan revisions may result from a review of this document.
- 6) Please eliminate or reduce by ½ the amount of wall-mount sconce lighting on the eastern sides of both the northern most 2,800 sq ft restaurant and the 17,900 sq ft retail.
- 7) Additional wall mounted lighting along the western side of the Indoor Recreation structure may be warranted (the additional lighting would light the immediately adjacent sidewalk).
- 8) At the request of Staff, the applicant is producing a plan that shows all improvements that are slated to be paid for by the City as part of the TIF/Developers Agreement. This plan will be presented to the Planning Board at the public hearing.
Staff must also review this plan because the City's land use regulations require the developer to make certain improvements; we will review for such compliance, and any resulting plan changes (if any) will be forwarded to the applicant and the applicant will incorporate them into the final plan set.

- 9) Operation & Maintenance Documents:
- a) Please specify that snow is not to be pushed into the cascade, wetland, or wetland buffer areas.
 - b) Please submit a more detailed monitoring and maintenance plan specific to the cascade and impacted stream buffer areas. These plans should specify inspection intervals, procedures relative to vegetation removal and planting, stabilization, and sediment removal.
- 10) Demo plans call for the drain line between the two CBs at the end of the Marketplace Blvd located beneath the power lines. Is this accurate? It appears to be in the other drawings as remaining.
- 11) What is the purpose of PDMH-142? It appears that it may be difficult to access and install along the edge of the steep slope.
- 12) How was the PUD modeled for the downstream treatment systems? Was there consideration taken that a constant groundwater inflow into the treatment system may cause saturation of the downstream systems and therefore decrease their functionality? While it may not greatly impact stormwater flows, it could impact the system overall.
- 13) 2" is not a common size for ductile iron pipe. Please adjust this to 2" copper or 2" SDR9 (200psi) HDPE. If the HDPE is used, then the detail will need to show tracer wire in addition to the warning tape. If copper is used, then only the warning tape is required.
- 14) NFPA 1 required hydrants at a maximum spacing of 500' apart with a potential increase in frequency based on adjacent building usage. Please review Ch. 18 of NFPA 1 and Annex I for details on hydrant spacing and required fire flow, and revise plans as necessary.
- 15) Please provide inline gate valves approximately every 500'. Please pair these valves with hydrants whenever feasible, away from the water source, to facilitate a directional flushing program.
- 16) Detail for the spacing between the large river stones is called out to be both "Native Material" and "1 thick rip-rap", please reconcile the difference and determine which is desired.
- 17) Please submit a draft easement(s) that speak to placing drainage, access ways, and other improvements on the Eversource property.
- 18) The final plans must include the street addresses of each structure. Please work with City Staff on these address numbers.
- 19) The lots must be merged. A lot merger application is required.

- 20) Easement deeds. The applicant shall provide a copy of any and all draft easements regarding the proposed private drainage structures within a proposed City Right-of-Way ("Frontage Road") in addition to other necessary deeds, including Eversource.
- 21)# Notarized Deed. Not applicable to this application.
- 22) Current use. The subject property or a portion of it is presently in Current Use. The applicant must provide to the City of Rochester Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administration Rules are satisfied. *We encourage you to contact the Assessing Department at 332-5109 as soon as possible to discuss with them the financial ramifications of converting current use land.* It will facilitate the process for you if you contact the department well in advance of commencing the project. The applicant shall provide the Planning Department with written verification from the Assessor that this has been done.
- 23) State Plane Coordinates. The plan shall be tied into the State Plane Coordinates.
- 24) Inspections. The applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit to cover the expected costs of inspections, in a amount that is determined by the Public Works Department. (The inspections will be conducted by the City of Rochester Public Works Department or its designee. The applicant must pay for inspections – at an hourly rate as determined by the Public Works Department – of the site, including all new infrastructure serving the site).
- 25) Pre-construction meeting. The pre-construction meeting agreement is to be signed by the property owner.
- 26) Other permits. All required state and federal permits must be obtained – including any water and sewer, as appropriate – with copies of permits or confirmation of approvals delivered to the Planning Department.
- 27) Drainage maintenance. A drainage maintenance agreement approved by Public Works must be executed. In addition, a stormwater operations and maintenance plan and schedule shall be submitted.
- 28) Final Drawings. (a) three sets of large black-line plus (b) one set of 11"x17" final approved site plan drawings plus (c) one electronic version by pdf or CD must be on file with the City. (The applicant need only submit additional black-line sets of drawings or individual sheets, as needed, to make three complete sets – consult with the Planning Department). At the discretion of the Planning Department minor changes to drawings (as required in precedent condition, above) may be marked by hand.
Note: If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings. (The primary set of plans was last received February 9, 2015). An updated set of architectural drawings shall be included.

General and Subsequent Conditions

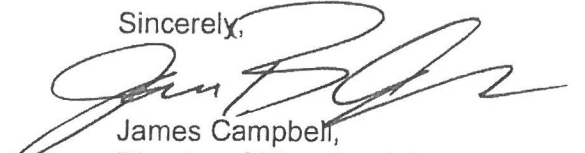
All of the conditions below are attached to this approval.

- 1) As tenants are secured and the related building facades are determined, the applicant must submit architectural elevations to be reviewed and approved by City Staff and/or the Planning Board. Also, the building facades along the frontage road shall be designed so as to not appear as the backside of the building.
- 2) As stated by the applicant, all exterior site lighting (except for security lighting) will be turned off outside of business operating hours.
- 3) The bridge should be built to NH DOT standards. Please provide verification to DPW that this bridge will meet such standards.
- 4) Once the bridge is built, please send the following information to the NHDOT for their records:
 - Bridge location
 - Plans and shop drawings
 - Specifications and Calculations
- 5)# **Site work.** No site work may be undertaken until: a) all of the precedent conditions are met; b) the pre-construction meeting with City staff has taken place; c) the limits of the proposed tree line are marked; and d) all appropriate erosion and sedimentation control structures are in place. These erosion and sedimentation control measures and the orange fence must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the City of Rochester Planning Department to arrange for the pre-construction meeting.
- 6) **Performance guarantee.** The applicant, prior to issuance of a building permit or beginning site work, shall provide site improvement and restoration security. The **performance guarantee** shall be an amount equal to 10% of the approved Construction Cost Estimate (including a 10% contingency) to ensure the proper and timely completion of site work and site restoration within the development. Before the subdivision/site plan can be recorded, lots deeded to third parties, or structure occupied the applicant shall provide a cost estimate of remaining site work including labor, and provide the City with a security equal to 110% of the estimated cost for remaining site work. (Any existing surety being held at this time may be considered toward this amount). This amount shall include preparation of as-built plans. Construction Cost estimate for this project shall be submitted for review and approval. Estimate shall be based on the Department of Public Works Construction Surety Schedule and shall include a 10% Contingency. Costs for items not specifically addressed in the Surety Schedule will be based on 1) City standards, 2) NHDOT weighted averages, 3) industry standards, or 4) contractor estimates.
- 7) **Variances.** Any and all variances must be adhered to.

- 8) Erosion control. All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
- 9) As built. Three sets of full size (measuring at least 22" x 34") or black line paper plus on full size mylar plus 1 set of 11" x 17" plus on digital pdf copy of the as-built site plans (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department prior to issuance of the Certificate of Occupancy (or use/occupancy of the site where no CO is required). The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications:....". If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the Engineer/Surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).
- 10) Execution. The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 11) Approval. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 12) Violations. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 13) Other Permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester's Building, Zoning, and Licensing Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes. Finally, please contact the Department of Public Works for any stormwater, sewer, or water permits or fees that are required.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

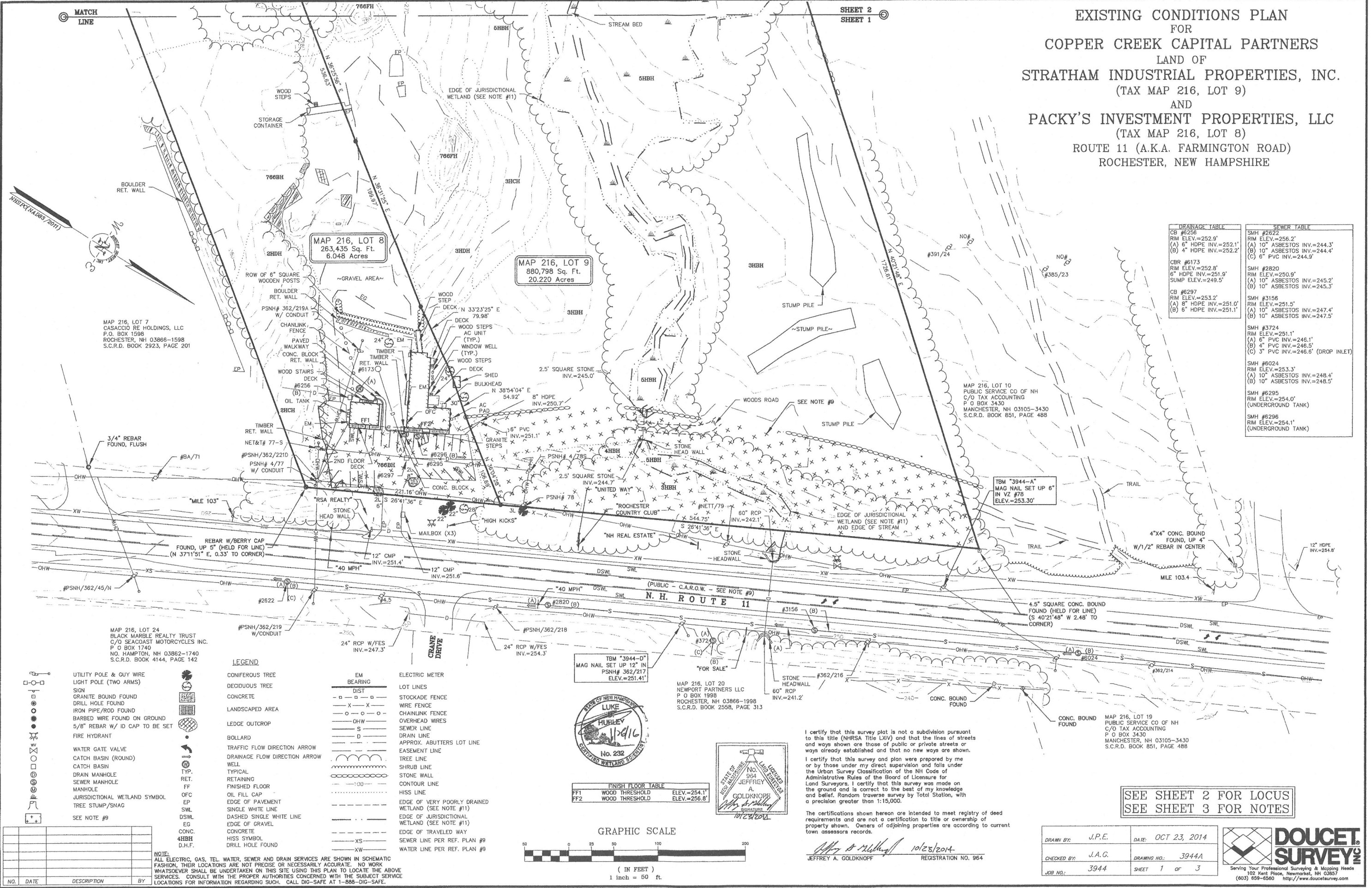
Sincerely,



James Campbell,
Director of Planning & Development

cc: Tighe & Bond
J. Grant, BZL Services (via email)
R. Vincent, Assessing (via email)
O. Friend-Gray, City Engineer (via email)
File

EXISTING CONDITIONS PLAN
FOR
COPPER CREEK CAPITAL PARTNERS
LAND OF
STRATHAM INDUSTRIAL PROPERTIES, INC.
(TAX MAP 216, LOT 9)
AND
PACKY'S INVESTMENT PROPERTIES, LLC
(TAX MAP 216, LOT 8)
ROUTE 11 (A.K.A. FARMINGTON ROAD)
ROCHESTER, NEW HAMPSHIRE

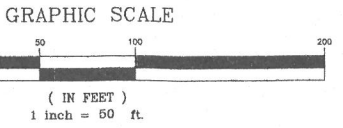


DRAINAGE TABLE		SEWER TABLE	
CB #6256	RIM ELEV.=252.9'	SMH #2622	RIM ELEV.=256.2'
(A) 6" HDPE INV.=252.1'		(A) 10" ASBESTOS INV.=244.3'	
(B) 4" HDPE INV.=252.2'		(B) 10" ASBESTOS INV.=244.4'	
		(C) 6" PVC INV.=244.9'	
CB #6173	RIM ELEV.=252.8'	SMH #2820	RIM ELEV.=250.9'
6" HDPE INV.=251.9'		(A) 10" ASBESTOS INV.=245.2'	
SUMP ELEV.=249.5'		(B) 10" ASBESTOS INV.=245.3'	
CB #6297	RIM ELEV.=253.2'	SMH #3158	RIM ELEV.=251.5'
(A) 6" HDPE INV.=251.0'		(A) 10" ASBESTOS INV.=247.4'	
(B) 6" HDPE INV.=251.1'		(B) 10" ASBESTOS INV.=247.5'	
		SMH #3724	RIM ELEV.=251.1'
		(A) 6" PVC INV.=246.1'	
		(B) 4" PVC INV.=246.5'	
		(C) 3" PVC INV.=246.6' (DROP INLET)	
		SMH #6024	RIM ELEV.=253.3'
		(A) 10" ASBESTOS INV.=248.4'	
		(B) 10" ASBESTOS INV.=248.5'	
		SMH #6295	RIM ELEV.=254.0'
		(UNDERGROUND TANK)	
		SMH #6296	RIM ELEV.=254.1'
		(UNDERGROUND TANK)	

LEGEND	
CONIFEROUS TREE	EM BEARING
DECIDUOUS TREE	DIST
CONCRETE	STOCKADE FENCE
LANDSCAPED AREA	WIRE FENCE
LEDGE OUTCROP	CHAINLINK FENCE
BOLLARD	OVERHEAD WIRES
TRAFFIC FLOW DIRECTION ARROW	SEWER LINE
DRAINAGE FLOW DIRECTION ARROW	DRAIN LINE
WELL	APPROX. ABUTTERS LOT LINE
TYPICAL	EASEMENT LINE
RETAINING	TREE LINE
FINISHED FLOOR	SHRUB LINE
OIL FILL CAP	STONE WALL
EDGE OF PAVEMENT	CONTOUR LINE
SINGLE WHITE LINE	HISS LINE
DASHED SINGLE WHITE LINE	EDGE OF VERY POORLY DRAINED WETLAND (SEE NOTE #11)
EDGE OF GRAVEL	EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #11)
CONCRETE	EDGE OF TRAVELED WAY
DRILL HOLE FOUND	SEWER LINE PER REF. PLAN #9
	WATER LINE PER REF. PLAN #9



FINISH FLOOR TABLE	
FF1	WOOD THRESHOLD ELEV.=254.1'
FF2	WOOD THRESHOLD ELEV.=256.8'



I certify that this survey plot is not a subdivision pursuant to this title (N.H.S.A. Title LXIV) and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

Jeffrey A. Goldknopf 10/23/2014
JEFFREY A. GOLDKNOPF REGISTRATION NO. 964

SEE SHEET 2 FOR LOCUS
SEE SHEET 3 FOR NOTES

DRAWN BY:	J.P.E.	DATE:	OCT 23, 2014
CHECKED BY:	J.A.G.	DRAWING NO.:	3944A
JOB NO.:	3944	SHEET	1 OF 3



1. REFERENCE: TAX MAP 261, LOTS 8 & 9
2. TOTAL PARCEL AREA: TAX MAP 261, LOT 8: 263.435 Sq. Ft. OR 6.048 Acres
TAX MAP 261, LOT 9: 880,798 Sq. Ft. OR 20.220 Acres
3. OWNER OF RECORD: MAP 216, LOT 8
SITE ADDRESS: 60 FARMINGTON ROAD
PACKWYS INVESTMENT PROPERTIES, LLC
50 FARMINGTON RD
ROCHESTER, NH 03867-4327
S.C.R.D. BOOK 2552, PAGE 335

MAP 216, LOT 9
SITE ADDRESS: 68 FARMINGTON ROAD
STRATHAM INDUSTRIAL PROPERTIES, INC
P O BOX 284
STRATHAM, NH 03885-0284
S.C.R.D. BOOK 1199, PAGE 640
4. ZONE: GRANITE RIDGE DEVELOPMENT DISTRICT (GRDD)
5. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33017C01840, DATED 5/17/05.
6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS).
7. VERTICAL DATUM IS BASED ON NAVD88 PER DISK X-4-1933 (PUBLISHED ELEV.=234.9')
8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO ALL APPLICABLE STATE AND FEDERAL LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS; DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF ROUTE 11 (FARMINGTON ROAD) AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY DEPARTMENT OF RECORDS, ROCHESTER CITY HALL, NHDOT R.O.W. OFFICE, AND THE NHDOT DIVISION VI OFFICE.
- 9A. SEE RETURN OF LAYOUT AT S.C.R.D. BOOK 681, PAGE 134, INDIVIDUAL TAKING AT BOOK 681, PAGE 287, AND REFERENCE PLAN #12.
- 9B. ROUTE 11 (FARMINGTON ROAD) & A.F. FARMINGTON DOCK ROAD IS AN ANCIENT ROADWAY WHICH HAS BEEN LAID OUT AND/OR STRAIGHTENED & WIDENED NUMEROUS TIME THROUGHOUT HISTORY. THE FORMER LOCATION OF THE ROADWAY AS DEPICTED HEREON IS SHOWN PER REFERENCE PLAN #11 AND PHYSICAL EVIDENCE AS SHOWN HEREON. REFERENCE IS HEREBY MADE TO CITY OF ROCHESTER BOOK 680 & 682 FOR THE 1917-1918 STRAIGHTENING AND WIDENING. THOUGH ONE MAY EXPECT, NO DISCONTINUANCE WAS FOUND OR PROVIDED BY THE CITY REGARDING THIS PORTION OF SAID ROADWAY.
10. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
11. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2014 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1, SITE SPECIFIC HSI MAPPING COMPLETED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2014
12. TAX MAP 261, LOT 9 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
- A. RIGHTS OF ACCESS TO/FROM ROUTE 11 (A CONTROLLED ACCESS HIGHWAY). 5 POINTS OF ACCESS WERE RESERVED ON THE WESTERLY SIDE OF ROUTE 11 IN THE DEED TO THE STATE OF NH AT VOLUME 680, PAGE 445. THE CURRENT DEED REFERENCES 3 POINTS OF ACCESS. SAID CURRENT DEED COVERS PARCELS 261, LOT 9 & 11. NHDOT SHOULD BE CONTACTED ABOUT CURRENT ACCESS LIMITATIONS. (NOT PLOTTABLE)
- B. AN EASEMENT FOR THE BENEFIT OF THE PARCEL WAS RESERVED IN THE DEED TO WATERSTONE ROCHESTER, LLC RECORDED IN VOLUME 4238, PAGE 739. (OFF SITE - NOT SHOWN HEREON)
- C. RIGHTS OF ACCESS, AIR, VIEW, LIGHT, SLOPES, AND PIPE AND DITCH RIGHTS AS GRANTED TO THE STATE OF NH BY DEED AT VOLUME 680, PAGE 445; AS AFFECTED BY COMMISSIONERS RETURN OF HIGHWAY LAYOUT AT VOLUME 681, PAGE 134. (WITHIN CURRENT STATE R.O.W.)
13. TAX MAP 261, LOT 8 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
- A. RIGHTS OF ACCESS, AIR, VIEW, LIGHT, SLOPES, AND PIPE AND DITCH RIGHTS AS GRANTED TO THE STATE OF NH BY DEED AT VOLUME 681, PAGE 286; AS AFFECTED BY COMMISSIONERS RETURN OF HIGHWAY LAYOUT AT VOLUME 681, PAGE 134. (WITHIN CURRENT STATE R.O.W.)
- B. ONE 50 FOOT RIGHT OF ACCESS FROM ROUTE 11 (A CONTROLLED ACCESS HIGHWAY) AS RESERVED IN THE DEED TO THE STATE OF NH AT VOLUME 681, PAGE 286.

1. "PROPOSED SUBDIVISION AND OF MARY E. GRENIER TEN ROAD ROCHESTER, NH," BY BERRY SURVEYING & ENGINEERING. DATED JANUARY 14, 2000. S.C.R.D. PLAN #58-39
2. "LOT LINE ADJUSTMENT FOR LAND OF JEFFERY J. & KAREN M. LABRECQUE & DONALD R. FORCER ON TEN ROAD ROCHESTER, NH 03867 TAX MAP 220 LOTS 32-5 & 32-4," BY BRUCE L. POHOPECK LAND SURVEYOR. DATED AUGUST 28, 2000. S.C.R.D. PLAN# 61-49
3. "EXISTING CONDITIONS PLAN LAND OF STRATHAM INDUSTRIAL PROPERTIES INC. & PACKY'S INVESTMENT PROPERTIES LLC ROUTE 11/ FARMINGTON RD ROCHESTER, NH TAX MAP 216 LOT 8 & 9," BY BERRY SURVEYING AND ENGINEERING DATED OCTOBER 20, 2009. (NOT RECORDED)
4. "ALTA/ACSM LAND TITLE SURVEY NH ROUTE 11/ FARMINGTON RD ROCHESTER, NH, STAFFORD COUNTY" FOR RT 11 INVESTMENTS, INC. BY NORWAY PLAINS ASSOCIATES, INC. DATED 7/2007.
5. "PLAN OF LAND OF SPENCER W. HAMILTON FARMINGTON ROAD ROCHESTER, NH" BY BERRY CONST. CO., INC. DATED JUNE 16, 1973 S.C.R.D. PLAN#38 POCKET #12 FOLDER#2.
6. "PLAN OF LAND OF RICHARD L. COUSINEAU ROUTE 11, ROCHESTER, NH" BY BERRY CONST. CO., INC. DATED FEBRUARY 5, 1975 S.C.R.D. PLAN #16 POCKET #15 FOLDER #1.
7. "SURVEY OF THE LAND OF NORTGATE APARTMENT COMPLEX ROCHESTER, NH," BY HOLDEN ENGINEERING & SURVEYING. DATED JANUARY 5, 1982. S.C.R.D. PLAN#23A-23
8. "LAND PURCHASED FROM TUFTS ESTATE IN THE TOWN OF ROCHESTER, NH," BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE ENGINEERING DEPARTMENT. DATED SEPTEMBER 1967 S.C.R.D BOOK 851 PAGES 492 & 494.
9. "STATE OF NH CITY OF ROCHESTER AS-BUILT WATER & SEWER EXTENSION PLAN & PROFILE", BY DELUCA-HOFFMAN ASSOCIATES, INC., DATED 2-23-94.
10. "PROPOSED SITE REVIEW FOR ED CASACIO, ROUTE 11, ROCHESTER, NH," BY BERRY SURVEYING AND ENGINEERING. DATED NOVEMBER 9, 1998. (NOT RECORDED)
11. "PLAN OF THE FARMINGTON ROAD, ROCHESTER, NH" BY WILLIAM A. GROVE CIVIL ENGINEERING. THIS PLAN IS ON FILE AT THE ROCHESTER CITY HALL AND IS REFERENCED IN THE 1917-1918 SEWER AND WIDENING OF FARMINGTON ROAD. SAID STRAIGHTENING AND WIDENING IS ALSO ON FILE AT THE ROCHESTER CITY HALL IN BOOK 5, PAGE 242.
12. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT F-622 OF FARMINGTON PROJECT NO. P-3344, N.H. ROUTE 11-HENRY WILSON HIGHWAY," DATED 1937, ON FILE WITH NHDOT.

[illegible]

NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

DRAINAGE CLASS	
1.	EXCESSIVELY DRAINED
2.	WELL DRAINED
3.	MODERATELY WELL DRAINED
4.	SOMEWHAT POORLY DRAINED
5.	POORLY DRAINED
6.	VERY POORLY DRAINED
7.	NOT DETERMINABLE

1. GLACIOFLUVIAL
2. GLACIAL TILL
3. MARINE OR GLACIOFLUSTRINE
VERY FINE SAND AND SILT
4. MARINE OR GLACIOFLUSTRINE
LOAMY/SANDY OVER SILT/
CLAY
5. MARINE OR GLACIOFLUSTRINE
SILT AND CLAY
6. EXCAVATED, REGRADED, OR
FILLED
7. ALLUVIAL DEPOSITS
8. ORGANIC MATERIALS
FRESH WATER
9. ORGANIC MATERIALS
TIDAL MARSH

H. INDICATES HIGH INTENSITY
SOIL MAP

P. INDICATES PRELIMINARY MAP

B. 0 TO 8%

C. 8 TO 15%

D. 15 TO 25%

E. MORE THAN 25%

1. NONE
2. BOULDERY, WITH MORE THAN 15% OF SURFACE COVERED
3. MINERAL RESTRICTIVE LAYER(S) AREA PRESENT AT LESS THAN 40 IN. DEPTH.
4. BEDROCK 0 IN. TO 20 IN. DEPTH.
5. SUBJECT TO FLOODING
6. DOES NOT MEET FILL STANDARDS.
- X. DEPTH TO BEDROCK VARIABLE, COMPLEX OF SOIL TYPES.

HIGH INTENSITY MAP SYMBOL 523BH INDICATES A POORLY DRAINED GLACIAL TILL SOIL WITH A RESTRICTIVE FEATURE, ON A SLOPE OF 0 TO 8%

UTILITY POLE & GUY WIRE
LIGHT POLE (TWO ARMS)
SIGN
GRANITE BOUND FOUND
DRILL HOLE FOUND
IRON PIPE/ROD FOUND
BARBED WIRE FOUND ON GROUND
5/8" REBAR W/ ID CAP TO BE SET
FIRE HYDRANT

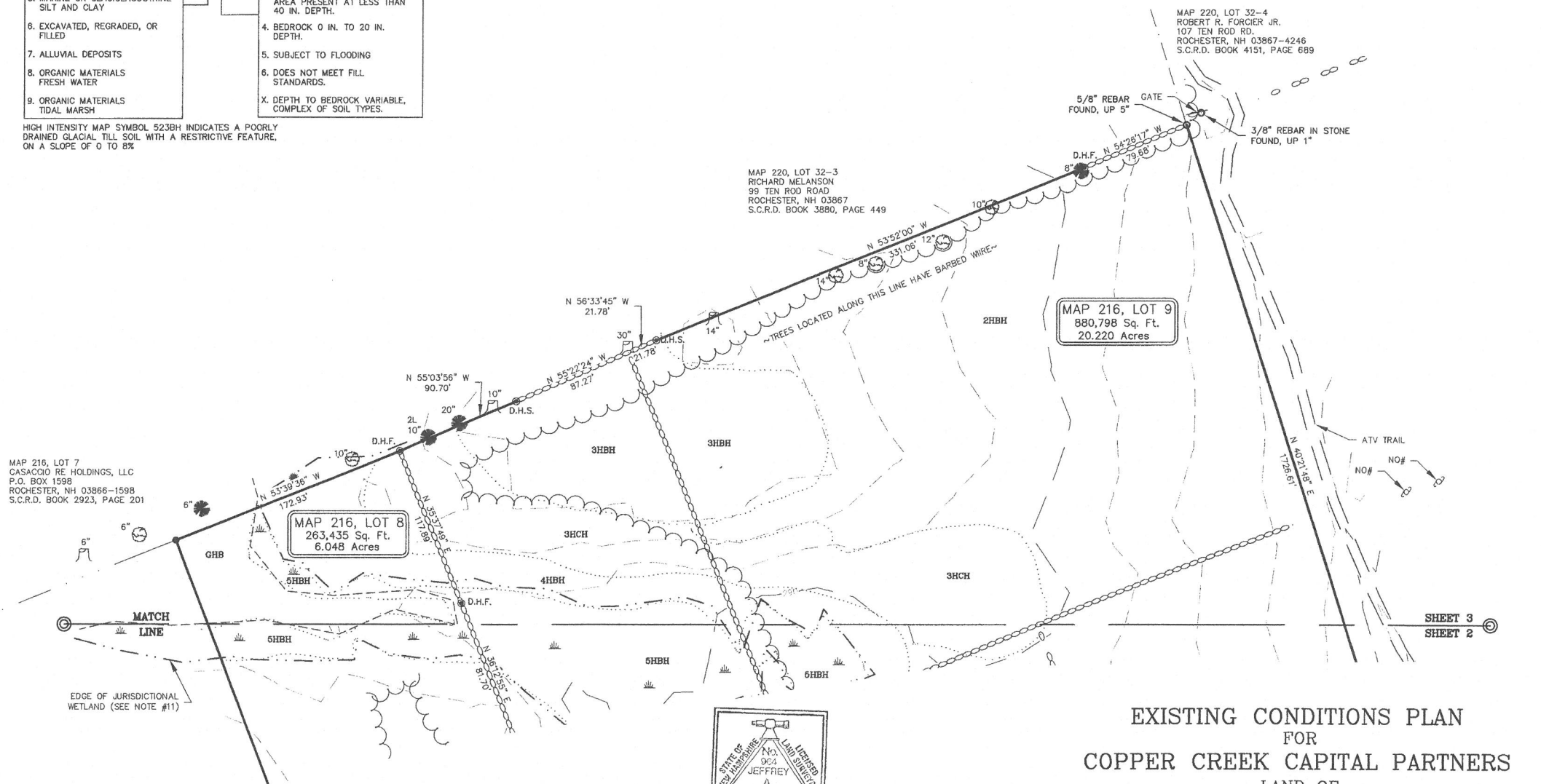
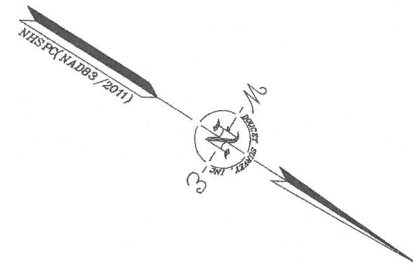
WATER GATE VALVE
CATCH BASIN (ROUND)
CATCH BASIN
DRAIN MANHOLE
SEWER MANHOLE
MANHOLE
JURISDICTIONAL WEILAND SYMBOL
TREE STUMP/SNAG

SEE NOTE #9

CONIFEROUS TREE
DECIDUOUS TREE
CONCRETE
LANDSCAPED AREA
LEDGE OUTCROP
BOLLARD
TRAFFIC FLOW DIRECTION ARROW
DRAINAGE FLOW DIRECTION ARROW
WELL
TYPICAL
RETAINING
FINISHED FLOOR
OIL FILL CAP
EDGE OF PAVEMENT
SINGLE WHITE LINE
DASHED SINGLE WHITE LINE
EDGE OF GRAVEL
CONCRETE
HISS SYMBOL
DRILL HOLE FOUND

[illegible]

ELECTRIC METER
LOT LINES
STOCKADE FENCE
WIRE FENCE
CHAINLINK FENCE
OVERHEAD WIRES
SEWER LINE
DRAIN LINE
APPROX. ABUTTERS LOT LINE
EASEMENT LINE
TREE LINE
SHRUB LINE
STONE WALL
CONTOUR LINE
HISS LINE
EDGE OF VERY POORLY DRAINED
WETLAND (SEE NOTE #11)
EDGE OF JURISDICTIONAL
WETLAND (SEE NOTE #11)
EDGE OF TRAVELED WAY
SEWER LINE PER REF. PLAN #9
WATER LINE PER REF. PLAN #9



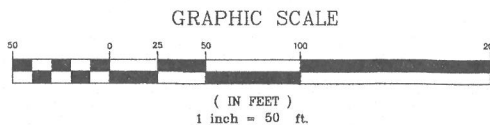
EXISTING CONDITIONS PLAN
FOR
COPPER CREEK CAPITAL PARTNERS
LAND OF
STRATHAM INDUSTRIAL PROPERTIES, INC.
(TAX MAP 216, LOT 9)
AND
PACKY'S INVESTMENT PROPERTIES, LLC
(TAX MAP 216, LOT 8)
ROUTE 11 (A.K.A. FARMINGTON ROAD)
ROCHESTER, NEW HAMPSHIRE

I certify that this survey plat is not a subdivision pursuant to this title (NHRSA Title LXIV) and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

I certify that this survey and plan were prepared by me or by those under my direct supervision and falls under the Urban Survey Classification of the NH Code of Administrative Rules of the Board of Licensure for Land Surveyors. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Total Station, with a precision greater than 1:15,000.

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

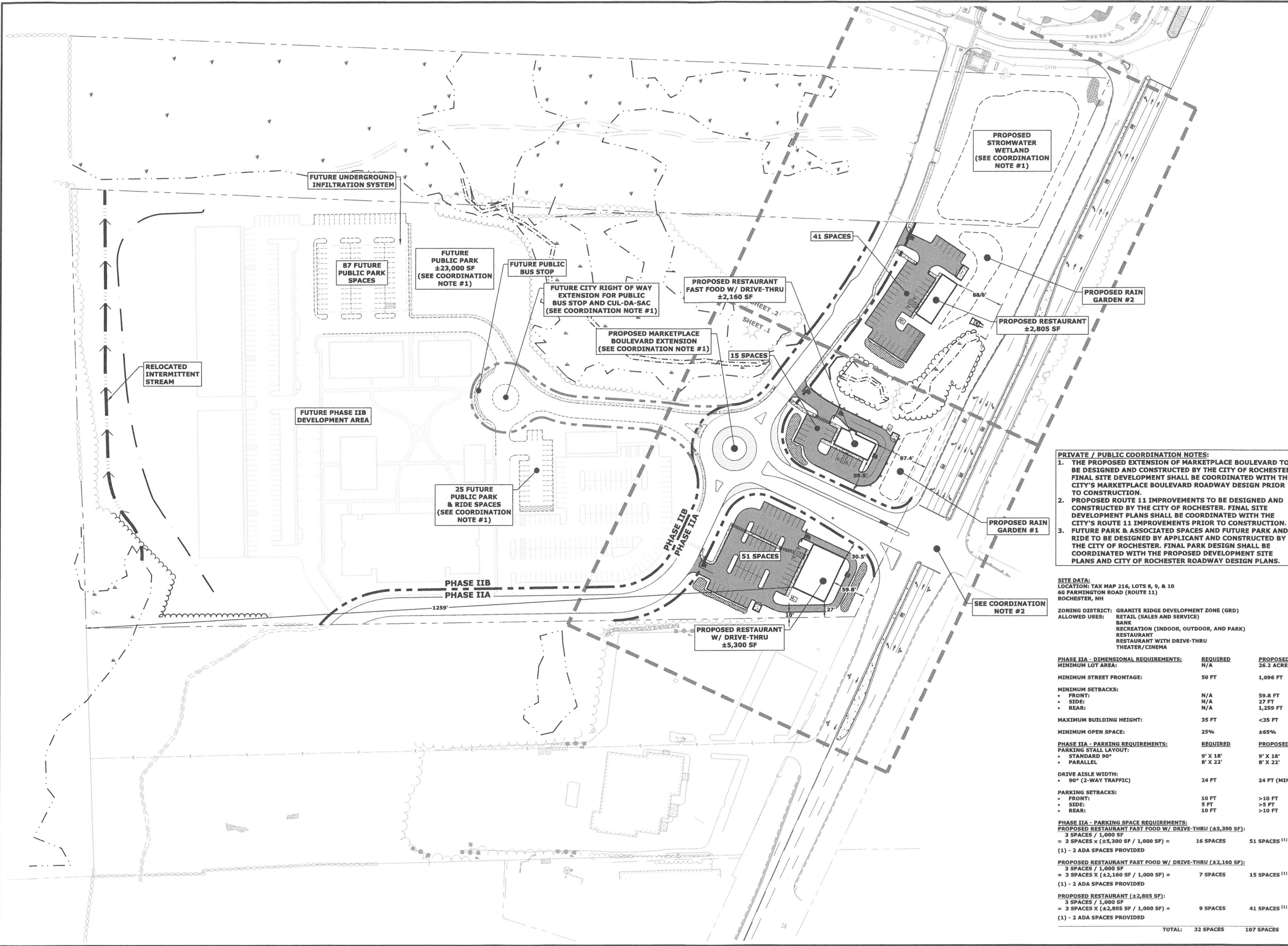
JEFFREY A. GOLDKNOPF 10/23/2014 REGISTRATION NO. 964



DRAWN BY: J.P.E.	DATE: OCT 23, 2014
CHECKED BY: J.A.G.	DRAWING NO.: 3944A
JOB NO.: 3944	SHEET 3 OF 3



Last Save Date: February 22, 2021 12:36 PM By: CML
Plot Date: Monday, February 22, 2021 Plotted By: Craig N. Langton
Tab File Location: J:\NW\5008 Waterside Reel\004 - Ridge Marketplace Phase 2\Drawings_Figures\AutoCAD\Sheet\W5008-004_DSGN.DWG Layout Tab: 0-Site



PRIVATE / PUBLIC COORDINATION NOTES:

1. THE PROPOSED EXTENSION OF MARKETPLACE BOULEVARD TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL SITE DEVELOPMENT SHALL BE COORDINATED WITH THE CITY'S MARKETPLACE BOULEVARD ROADWAY DESIGN PRIOR TO CONSTRUCTION.
2. PROPOSED ROUTE 11 IMPROVEMENTS TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL SITE DEVELOPMENT PLANS SHALL BE COORDINATED WITH THE CITY'S ROUTE 11 IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. FUTURE PARK & ASSOCIATED SPACES AND FUTURE PARK AND RIDE TO BE DESIGNED BY APPLICANT AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL PARK DESIGN SHALL BE COORDINATED WITH THE PROPOSED DEVELOPMENT SITE PLANS AND CITY OF ROCHESTER ROADWAY DESIGN PLANS.

SITE DATA:
LOCATION: TAX MAP 216, LOTS 8, 9, & 10
60 FARMINGTON ROAD (ROUTE 11)
ROCHESTER, NH

ZONING DISTRICT: GRANITE RIDGE DEVELOPMENT ZONE (GRD)
ALLOWED USES: RETAIL (SALES AND SERVICE)
BANK
RECREATION (INDOOR, OUTDOOR, AND PARK)
RESTAURANT
RESTAURANT WITH DRIVE-THRU
THEATER/CINEMA

PHASE IIA - DIMENSIONAL REQUIREMENTS:		
MINIMUM LOT AREA:	REQUIRED N/A	PROPOSED 26.2 ACRES
MINIMUM STREET FRONTAGE:	50 FT	1,096 FT
MINIMUM SETBACKS:		
• FRONT:	N/A	59.8 FT
• SIDE:	N/A	27 FT
• REAR:	N/A	1,259 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
MINIMUM OPEN SPACE:	25%	±65%
PHASE IIA - PARKING REQUIREMENTS:		
PARKING STALL LAYOUT:	REQUIRED	PROPOSED
• STANDARD 90°	9' X 18'	9' X 18'
• PARALLEL	8' X 22'	8' X 22'
DRIVE AISLE WIDTH:		
• 90° (2-WAY TRAFFIC)	24 FT	24 FT (MIN)
PARKING SETBACKS:		
• FRONT:	10 FT	>10 FT
• SIDE:	5 FT	>5 FT
• REAR:	10 FT	>10 FT
PHASE IIA - PARKING SPACE REQUIREMENTS:		
PROPOSED RESTAURANT FAST FOOD W/ DRIVE-THRU (±5,300 SF):		
3 SPACES / 1,000 SF		
= 3 SPACES X (±5,300 SF / 1,000 SF) =		
16 SPACES	51 SPACES ⁽¹⁾	
(1) - 2 ADA SPACES PROVIDED		
PROPOSED RESTAURANT FAST FOOD W/ DRIVE-THRU (±2,160 SF):		
3 SPACES / 1,000 SF		
= 3 SPACES X (±2,160 SF / 1,000 SF) =		
7 SPACES	15 SPACES ⁽¹⁾	
(1) - 2 ADA SPACES PROVIDED		
PROPOSED RESTAURANT (±2,805 SF):		
3 SPACES / 1,000 SF		
= 3 SPACES X (±2,805 SF / 1,000 SF) =		
9 SPACES	41 SPACES ⁽¹⁾	
(1) - 2 ADA SPACES PROVIDED		
TOTAL:		
32 SPACES	107 SPACES	

Tighe&Bond

SCALE IN FEET
0 80' 160'
GRAPHIC SCALE

**Proposed
Ridgeside
Development**

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

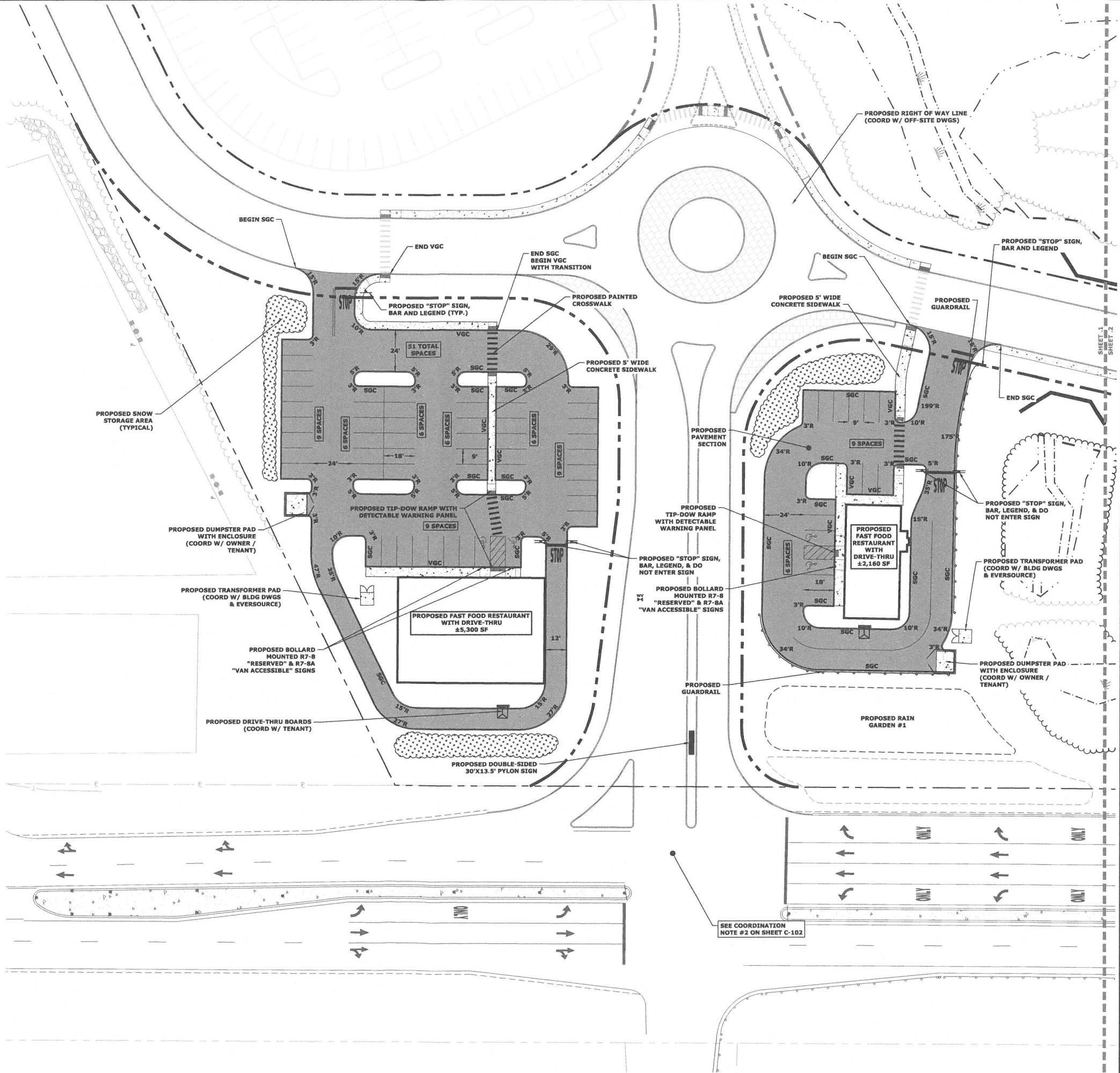
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission
MARK	DATE	DESCRIPTION
PROJECT NO:	W5008-004	
DATE:	11/25/2019	
FILE:	W5008-004_DSGN.DWG	
DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	
PHASE II OVERALL SITE PLAN		
SCALE:	AS SHOWN	
C-102		

Last Save Date: February 22, 2021 12:36 PM By: CML
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
Plot File Location: J:\NW\2008 Waterstone Road\SC4 - Ridge Marketplace Phase 2\Drawings - Figures\AutoCAD\Sheet\W5008-004_DSGN.DWG Layout Tab: Site-1

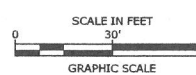
- SITE NOTES:**
1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE, MEDIAN ISLANDS, AND FIRE LANES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. CENTERLINE, MEDIAN ISLANDS, 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 FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS, AND SIGN POSTS.
 4. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCH WIDE WHITE LINES.
 5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND/OR CITY CODES & SPECIFICATIONS.
 9. WORK WITHIN ROUTE 11 SHALL BE COORDINATED WITH CITY OF ROCHESTER AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT).
 10. WORK WITHIN MARKETPLACE BOULEVARD SHALL BE COORDINATED WITH CITY OF ROCHESTER.
 11. 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.
 12. ALL WORK SHALL CONFORM TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM WALL MANUFACTURERS, AND SUBMITTING DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTED BLOCK WALL SYSTEM AS OUTLINED IN THE SPECIFICATIONS.
 14. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 15. THE APPLICANT SHALL SUBMIT ARCHITECTURAL ELEVATIONS TO THE PLANNING DEPARTMENT PRIOR TO SUBMITTING FOR A BUILDING PERMIT.
 16. ALL SIGNS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. EACH SIGN WILL REQUIRE ADHERENCE TO APPLICABLE REGULATIONS INCLUDING CITY OF ROCHESTER ZONING ORDINANCE 42.29 OR RELIEF FROM THE ROCHESTER ZONING BOARD. SIGNS ADVERTISING FOR OFF-PREMISE USES SHALL REQUIRE APPROVAL FROM THE NHDOT.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE (SEE COORD NOTE #1)
- PROPOSED FUTURE RIGHT OF WAY LINE (SEE COORD NOTE #1)
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- EXISTING LIMIT OF STREAM
- EXISTING LIMIT OF WETLAND
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED PAVEMENT SECTION
- PROPOSED CONCRETE
- PROPOSED FUTURE CONCRETE (SEE COORD NOTES)
- PROPOSED SNOW STORAGE AREAS
- PROPOSED SIGN
- PROPOSED CURB RADIUS
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED SLOPED GRANITE CURB



Tighe&Bond



Proposed Ridgeside Development

Farmington Associates, LLC

60 Farmington Road (Route 11) Rochester, NH

MARK	DATE	DESCRIPTION
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission

PROJECT NO:	W5008-004
DATE:	11/25/2019
FILE:	W5008-004_DSGN.DWG
DRAWN BY:	CML
CHECKED:	PMC
APPROVED:	BLM

PHASE IIA SITE PLAN

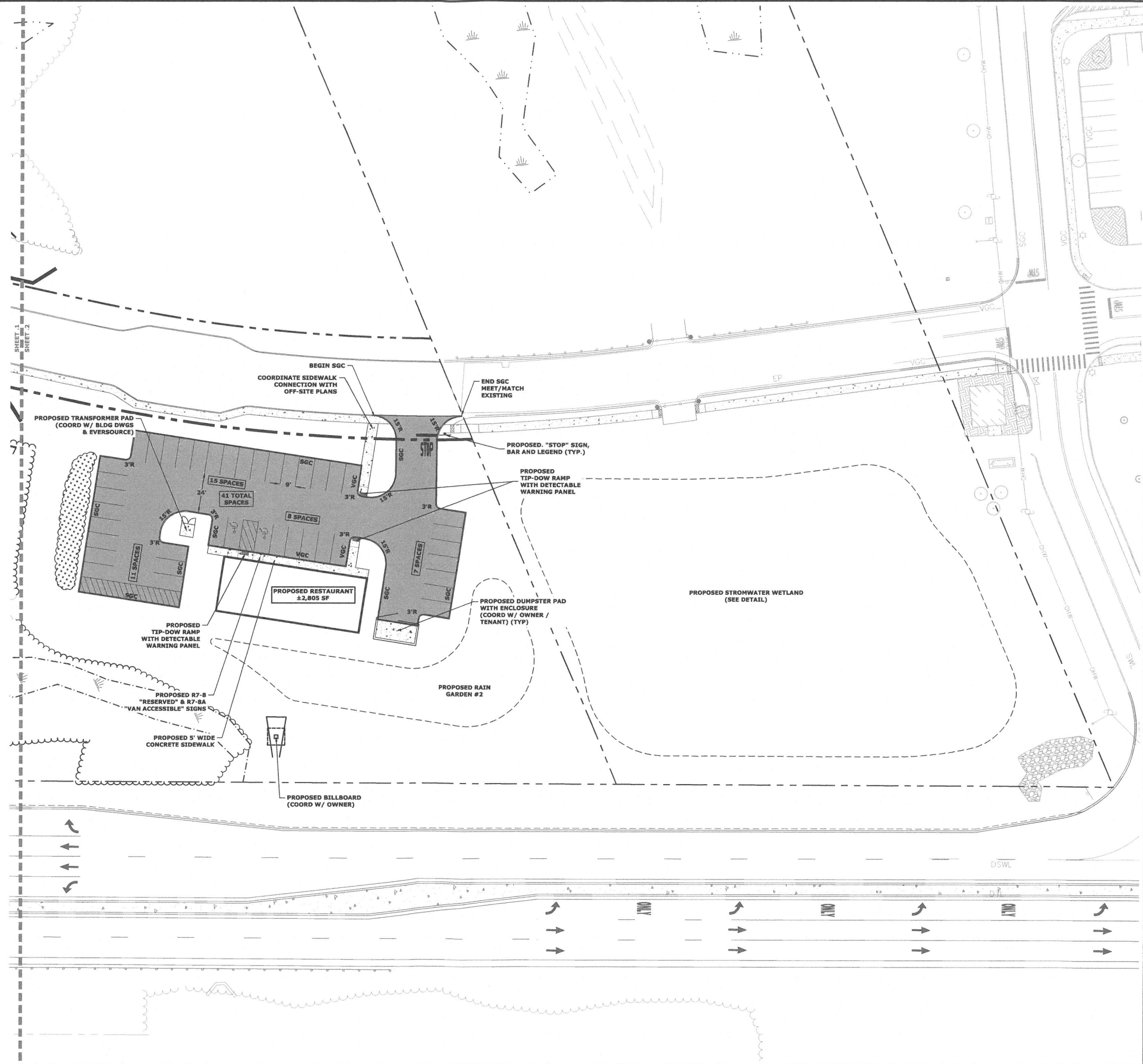
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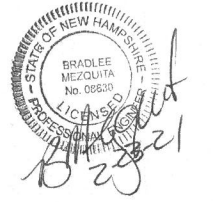
Last Save Date: February 22, 2021 12:36 PM By: CHL
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
P&B File Location: J:\W\W5008 Waterside Retail\004 - Ridge Marketplace Phase 2\Drawings_Figures\AutoCAD\Sheet\W5008-004_DSGN.DWG Layout Tab: Site-2

- 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").
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 5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 6. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 7. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND/OR CITY CODES & SPECIFICATIONS.
 9. WORK WITHIN ROUTE 11 SHALL BE COORDINATED WITH CITY OF ROCHESTER AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT).
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- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED RIGHT OF WAY LINE (SEE COORD NOTE #1)
 - PROPOSED FUTURE RIGHT OF WAY LINE (SEE COORD NOTE #1)
 - PROPOSED FENCE
 - PROPOSED GUARDRAIL
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 - PROPOSED SNOW STORAGE AREAS
 - PROPOSED SIGN
 - PROPOSED CURB RADIUS
 - PROPOSED VERTICAL GRANITE CURB
 - PROPOSED SLOPED GRANITE CURB
- 3'R
VGC
SGC



Tighe & Bond



SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

Proposed Ridgeside Development

Farmington Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

MARK	DATE	DESCRIPTION
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission
PROJECT NO:	W5008-004	
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DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	

PHASE IIA SITE PLAN

SCALE: AS SHOWN

C-102.2

Last Save Date: February 22, 2021 12:36 PM By: CHL
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
File Location: J:\V\W5008 Waterstone Retail\004 - Ridge MarketPlace Phase 2\Drawings_Figures\AutoCAD\Sheet\W5008-004_DSGN.DWG Layout Tab: Grade-1

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.

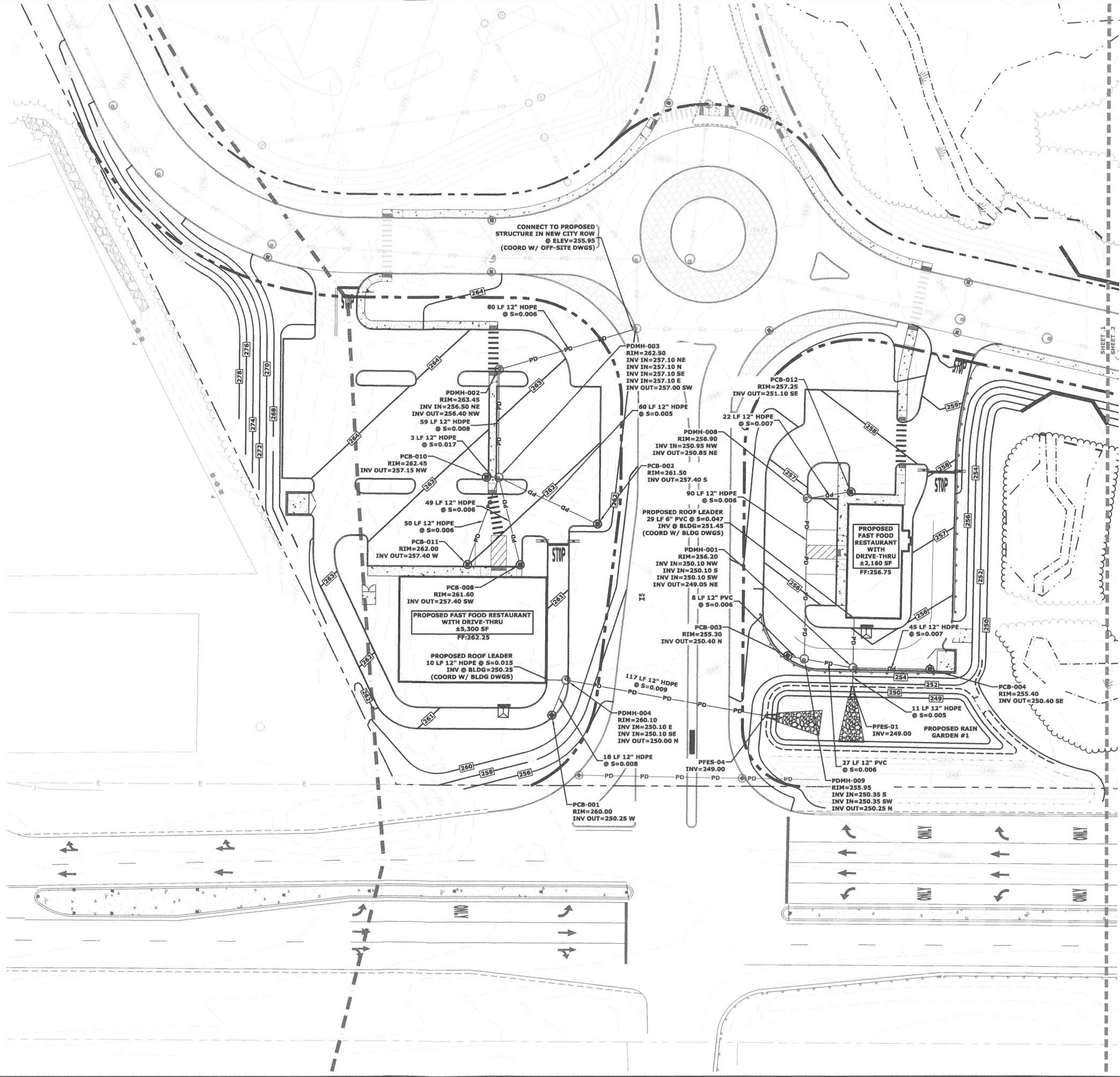
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR APPROVED EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
3. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE AND 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.
7. CATCHBASINS AND DRAIN MANHOLES SHALL BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED.
8. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (HHDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.

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 JUTE 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.

LEGEND

- LIMIT OF AQUIFER PROTECTION DISTRICT
--- EDGE OF JURISDICTIONAL WETLAND
--- EDGE OF STREAM BED
--- PD PD PROPOSED DRAINLINE
--- PD PD PROPOSED FUTURE / OFF-SITE DRAIN LINE (COORD W/ OFF-SITE DWGS)
--- 256 PROPOSED CONTOUR
--- 256 PROPOSED FUTURE / OFF-SITE CONTOUR (COORD W/ OFF-SITE DWGS)



Tighe&Bond



SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

Proposed Ridgeside Development

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

MARK	DATE	DESCRIPTION
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission

PROJECT NO:	W5008-004
DATE:	11/25/2019
FILE:	W5008-004_DSGN.DWG
DRAWN BY:	CML
CHECKED:	PMC
APPROVED:	BLM

PHASE IIA
GRADING, DRAINAGE, &
EROSION CONTROL PLAN

SCALE: AS SHOWN

C-103.1

Last Save Date: February 22, 2021 12:36 PM By: CHL
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Landon
Plot File Location: J:\W5008\Waterstone\Drawings - Ridge Marketplace Phase 2\Drawings - Figures\AutoCAD\Sheet\W5008-004_DSGN.DWG Layout Tab: Grade-2

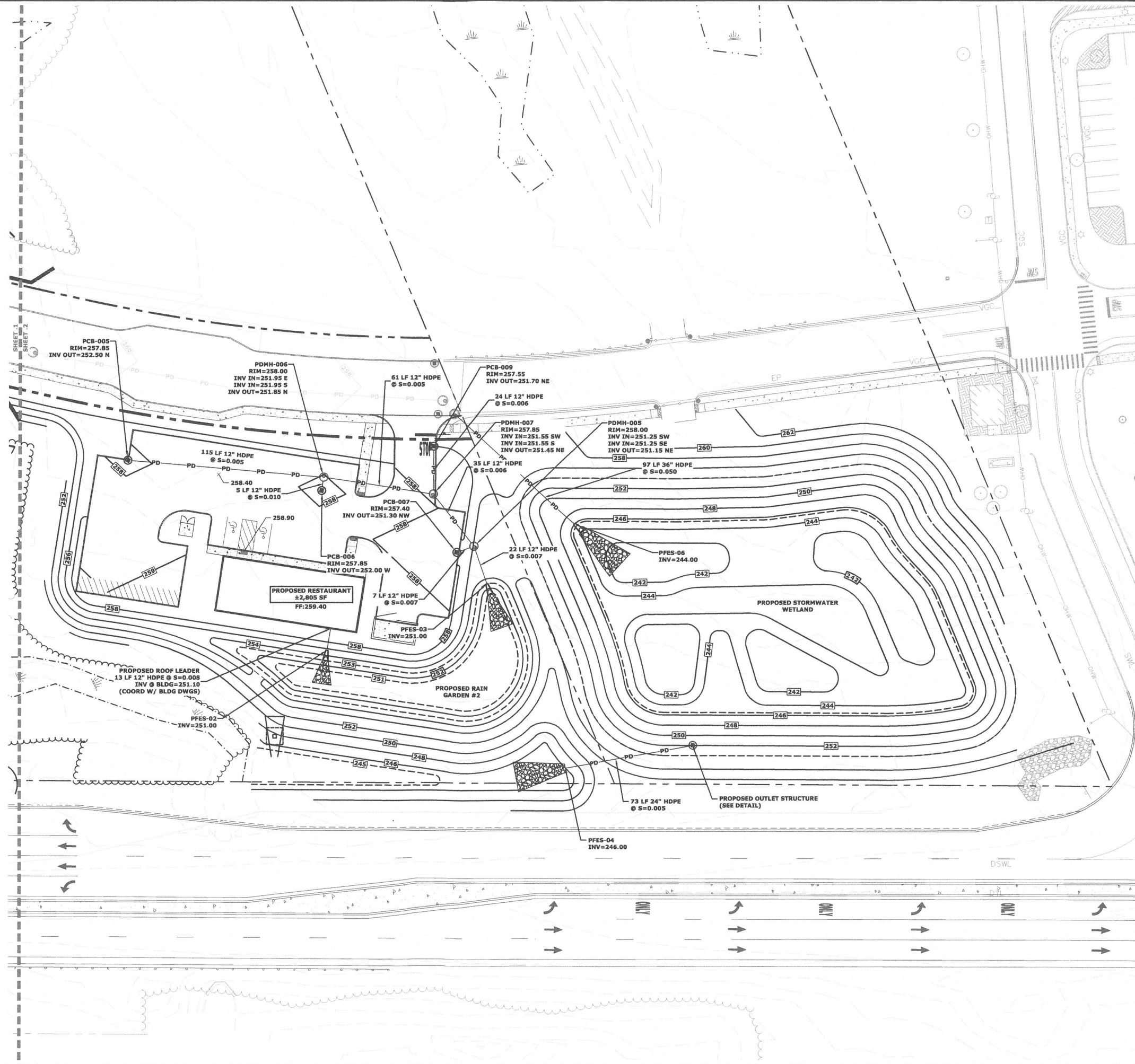
GRADING AND DRAINAGE NOTES:

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.
7. CATCHBASINS AND DRAIN MANHOLES SHALL BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED.
8. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.

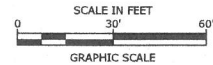
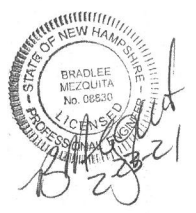
EROSION CONTROL NOTES:

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 EXCELSION JUTE 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.
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	EDGE OF JURISDICTIONAL WETLAND
	EDGE OF STREAM BED
	PROPOSED DRAINLINE
	PROPOSED FUTURE / OFF-SITE DRAIN LINE (COORD W/ OFF-SITE DWGS)
	PROPOSED CONTOUR
	PROPOSED FUTURE / OFF-SITE CONTOUR (COORD W/ OFF-SITE DWGS)



Tighe&Bond



**Proposed
Ridgeside
Development**

**Farmington
Associates, LLC**

**60 Farmington Road
(Route 11)
Rochester, NH**

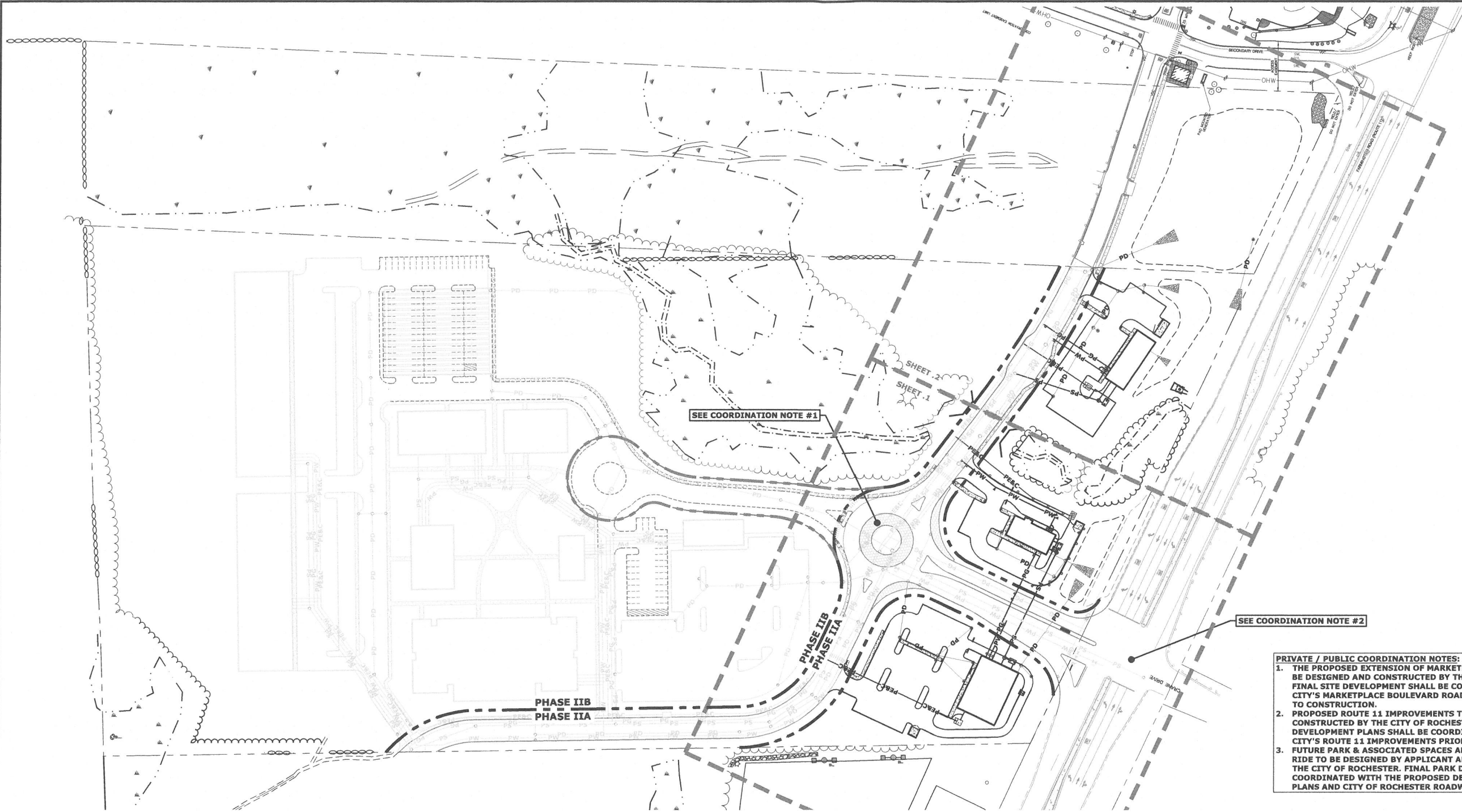
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FILE: W5008-004_DSGN.DWG		
DRAWN BY: CML		
CHECKED: PMC		
APPROVED: BLM		

**PHASE IIA
GRADING, DRAINAGE, &
EROSION CONTROL PLAN**

SCALE: AS SHOWN

C-103.2

Last Save Date: February 22, 2021 12:36 PM By: CHL
Last Plot Date: February 22, 2021 Plotted By: Craig M. Langston
TBD File Location: X:\V5008-004-DSGN\DWG Layout Tab: C-101



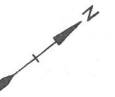
LEGEND

PS	PS	PROPOSED SEWER LINE
PS	PS	PROPOSED FUTURE / OFF-SITE SEWER LINE (COORD W/ OFF-SITE DWGS)
PW	PW	PROPOSED WATER LINE
PW	PW	PROPOSED FUTURE / OFF-SITE WATER LINE (COORD W/ OFF-SITE DWGS)
PE&C	PE&C	PROPOSED ELECTRIC AND COMMUNICATIONS
PE&C	PE&C	PROPOSED FUTURE / OFF-SITE ELECTRIC AND COMMUNICATIONS (COORD W/ OFF-SITE DWGS)
PG	PG	PROPOSED GAS LINE
PG	PG	PROPOSED FUTURE / OFF-SITE GAS LINE (COORD W/ OFF-SITE DWGS)

PRIVATE / PUBLIC COORDINATION NOTES:

1. THE PROPOSED EXTENSION OF MARKETPLACE BOULEVARD TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL SITE DEVELOPMENT SHALL BE COORDINATED WITH THE CITY'S MARKETPLACE BOULEVARD ROADWAY DESIGN PRIOR TO CONSTRUCTION.
2. PROPOSED ROUTE 11 IMPROVEMENTS TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL SITE DEVELOPMENT PLANS SHALL BE COORDINATED WITH THE CITY'S ROUTE 11 IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. FUTURE PARK & ASSOCIATED SPACES AND FUTURE PARK AND RIDE TO BE DESIGNED BY APPLICANT AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL PARK DESIGN SHALL BE COORDINATED WITH THE PROPOSED DEVELOPMENT SITE PLANS AND CITY OF ROCHESTER ROADWAY DESIGN PLANS.

Tighe&Bond



SCALE IN FEET
0 80' 160'
GRAPHIC SCALE

**Proposed
Ridgeside
Development**

**Farmington
Associates, LLC**

**60 Farmington Road
(Route 11)
Rochester, NH**

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FILE: W5008-004_DSGN.DWG		
DRAWN BY: CML		
CHECKED: PMC		
APPROVED: BLM		

**PHASE II OVERALL UTILITIES
PLAN**

SCALE: AS SHOWN

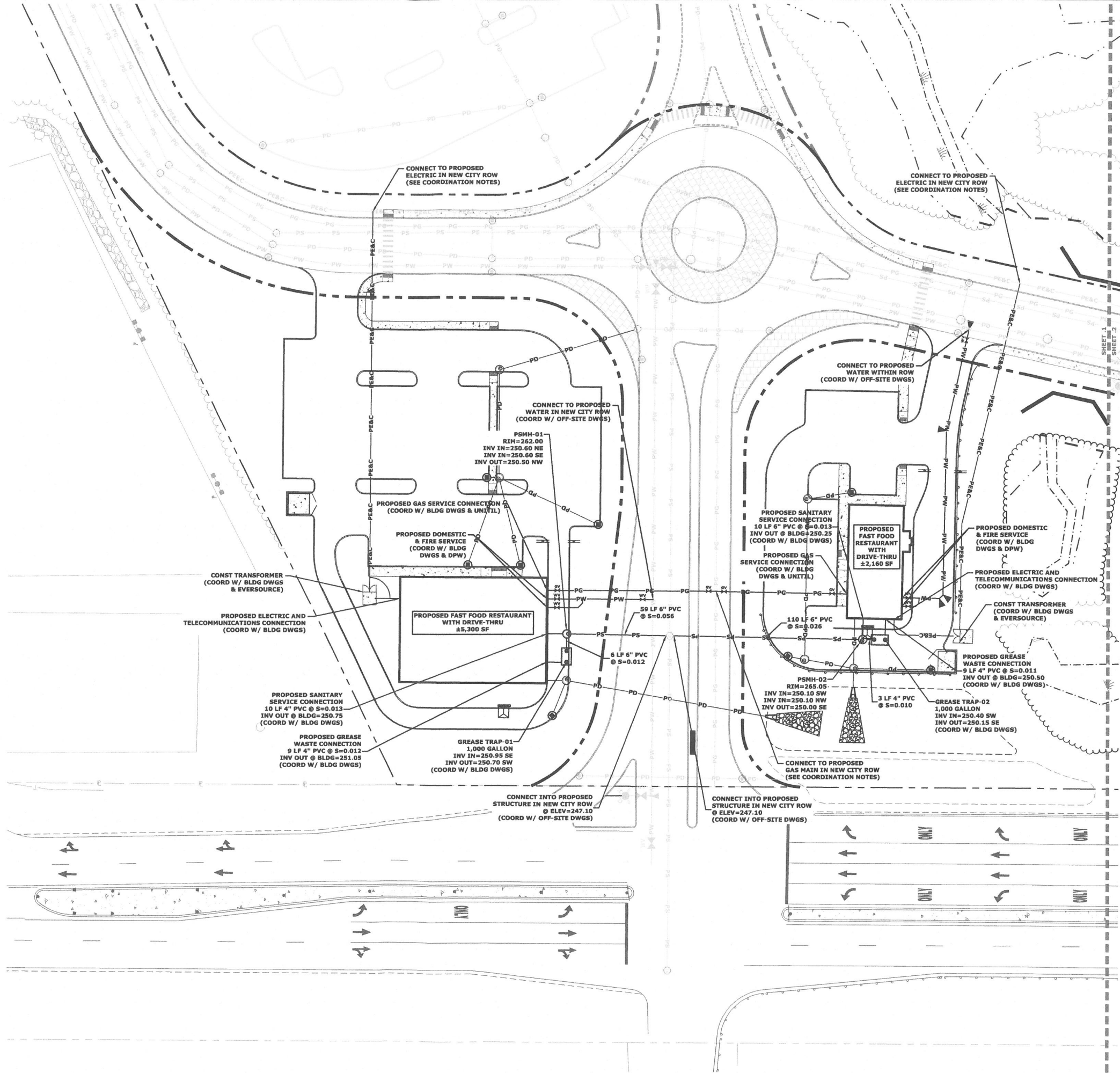
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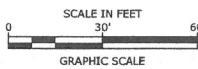
- UTILITY NOTES**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
 2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 3. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
 4. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
 5. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF ROCHESTER, NEW HAMPSHIRE PUBLIC WORKS DEPARTMENT.
 6. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
 7. ALL WORK WITHIN CITY ROWS SHALL BE COORDINATED WITH CITY OF ROCHESTER.
 8. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
 9. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY STANDARDS.
 10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
 11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
 12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 13. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 14. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
 15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
 16. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
 17. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
 18. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
 19. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DXF FILES) 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.
 20. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
 21. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER.
 22. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF ROCHESTER.
 23. ALL SEWER PIPE WITH LESS THAN 4' OF COVER IN UNPAVED AREAS AND LESS THAN 6' OF COVER IN PAVED AREAS SHALL BE INSULATED.
 24. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
 25. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
 26. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
 27. ALL WORK WITHIN ROUTE 11 SHALL BE COORDINATED WITH THE CITY OF ROCHESTER AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
 28. ALL WATER LINE BUILDING CONNECTIONS SHALL BE EQUIPPED WITH A BACKFLOW PREVENTER. THE INSPECTIONS SHALL BE COORDINATED WITH THE BUILDING DEPARTMENT.

LEGEND

- | | |
|-------------|---|
| —PS—PS— | PROPOSED SEWER LINE |
| —PS—PS— | PROPOSED FUTURE / OFF-SITE SEWER LINE
(COORD W/ OFF-SITE DWGS) |
| —PW—PW— | PROPOSED WATER LINE |
| —PW—PW— | PROPOSED FUTURE / OFF-SITE WATER LINE
(COORD W/ OFF-SITE DWGS) |
| —PE&C—PE&C— | PROPOSED ELECTRIC AND COMMUNICATIONS |
| —PE&C—PE&C— | PROPOSED FUTURE / OFF-SITE ELECTRIC
AND COMMUNICATIONS
(COORD W/ OFF-SITE DWGS) |
| —PG—PG— | PROPOSED GAS LINE |
| —PG—PG— | PROPOSED FUTURE / OFF-SITE GAS LINE
(COORD W/ OFF-SITE DWGS) |



Tighe&Bond



**Proposed
Ridgeside
Development**

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DRAWN BY: CML		
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APPROVED: BLM		

**PHASE IIA
UTILITIES PLAN**

SCALE: AS SHOWN

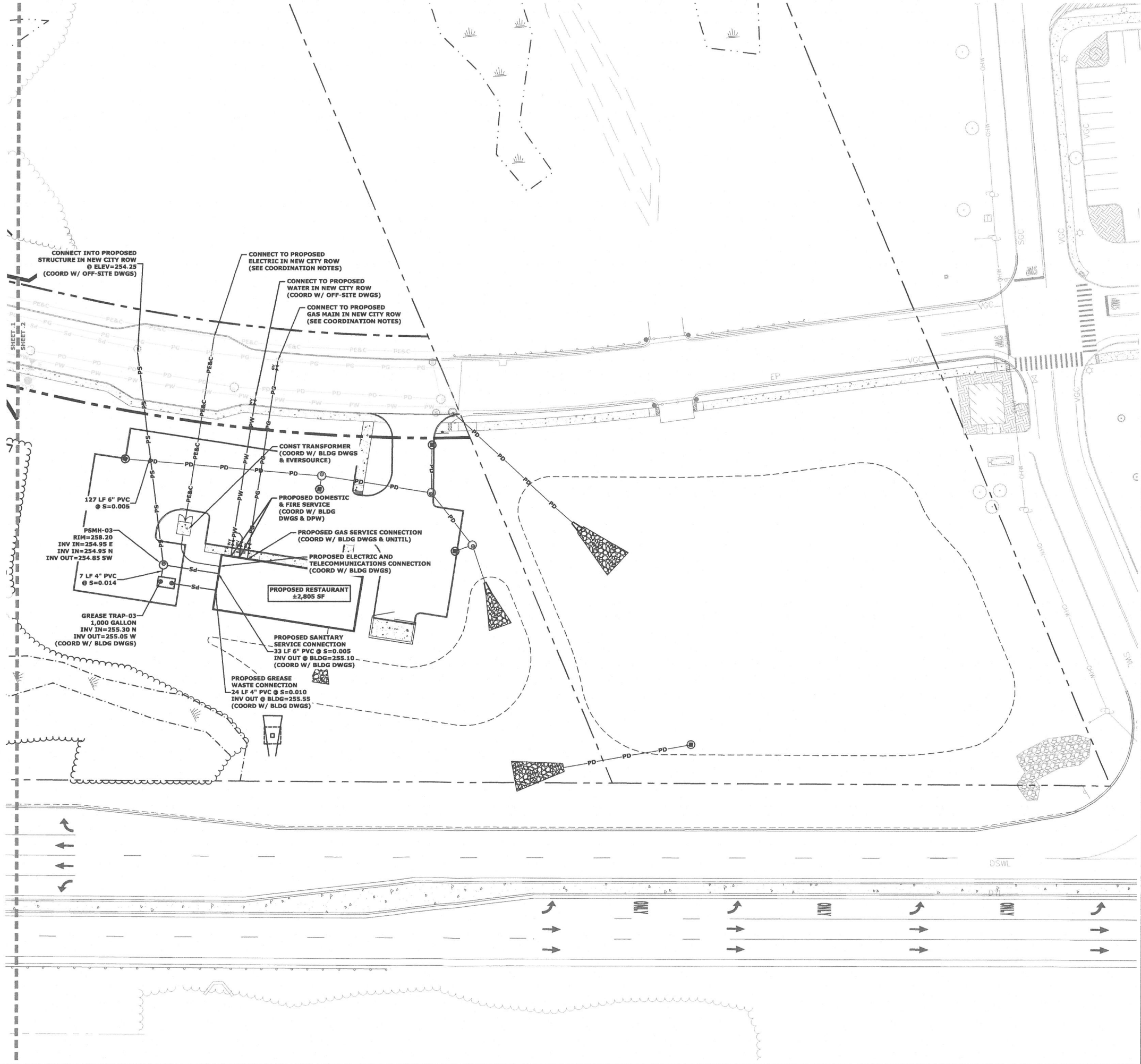
C-104.1

Last Save Date: February 22, 2021 12:36 PM By: CHL
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
Tab File Location: J:\W5008 Watersone Feeds\004 - Ridgeside MarketPlace Phase 2\Drawings - Figures\AutoCAD\Sheet\W5008-004_DSGN.DWG Layout Tab: Util-2

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Tighe&Bond



SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

**Proposed
Ridgeside
Development**

Farmington
Associates, LLC

60 Farmington Road
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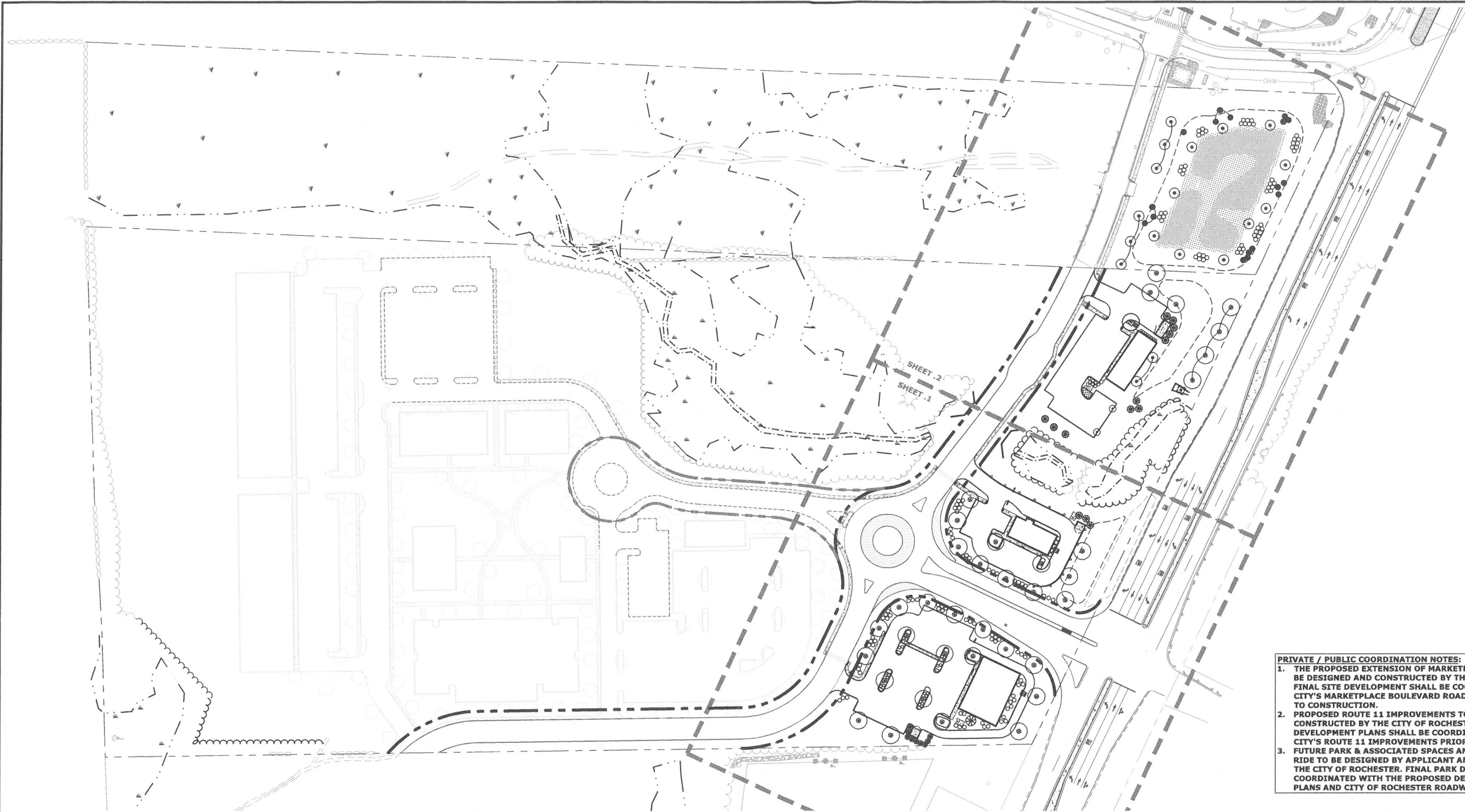
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**PHASE IIA
UTILITIES PLAN**

SCALE: AS SHOWN

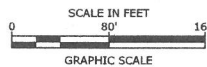
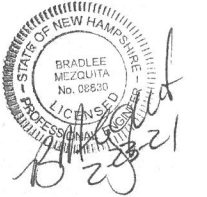
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P&B File Location: J:\W5008 Watersone Retail\004 - Ridge Marketplace Phase 2\Drawings - Figures\AutoCAD Sheet\W5008-004_DSGN.dwg Layout Tab: C-Land



- PRIVATE / PUBLIC COORDINATION NOTES:**
1. THE PROPOSED EXTENSION OF MARKETPLACE BOULEVARD TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF ROCHESTER. FINAL SITE DEVELOPMENT SHALL BE COORDINATED WITH THE CITY'S MARKETPLACE BOULEVARD ROADWAY DESIGN PRIOR TO CONSTRUCTION.
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(Route 11)
Rochester, NH

MARK	DATE	DESCRIPTION
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission
PROJECT NO: W5008-004		
DATE: 11/25/2019		
FILE: W5008-004_DSGN.DWG		
DRAWN BY: CML		
CHECKED: PMC		
APPROVED: BLM		

PHASE II OVERALL
LANDSCAPE PLAN

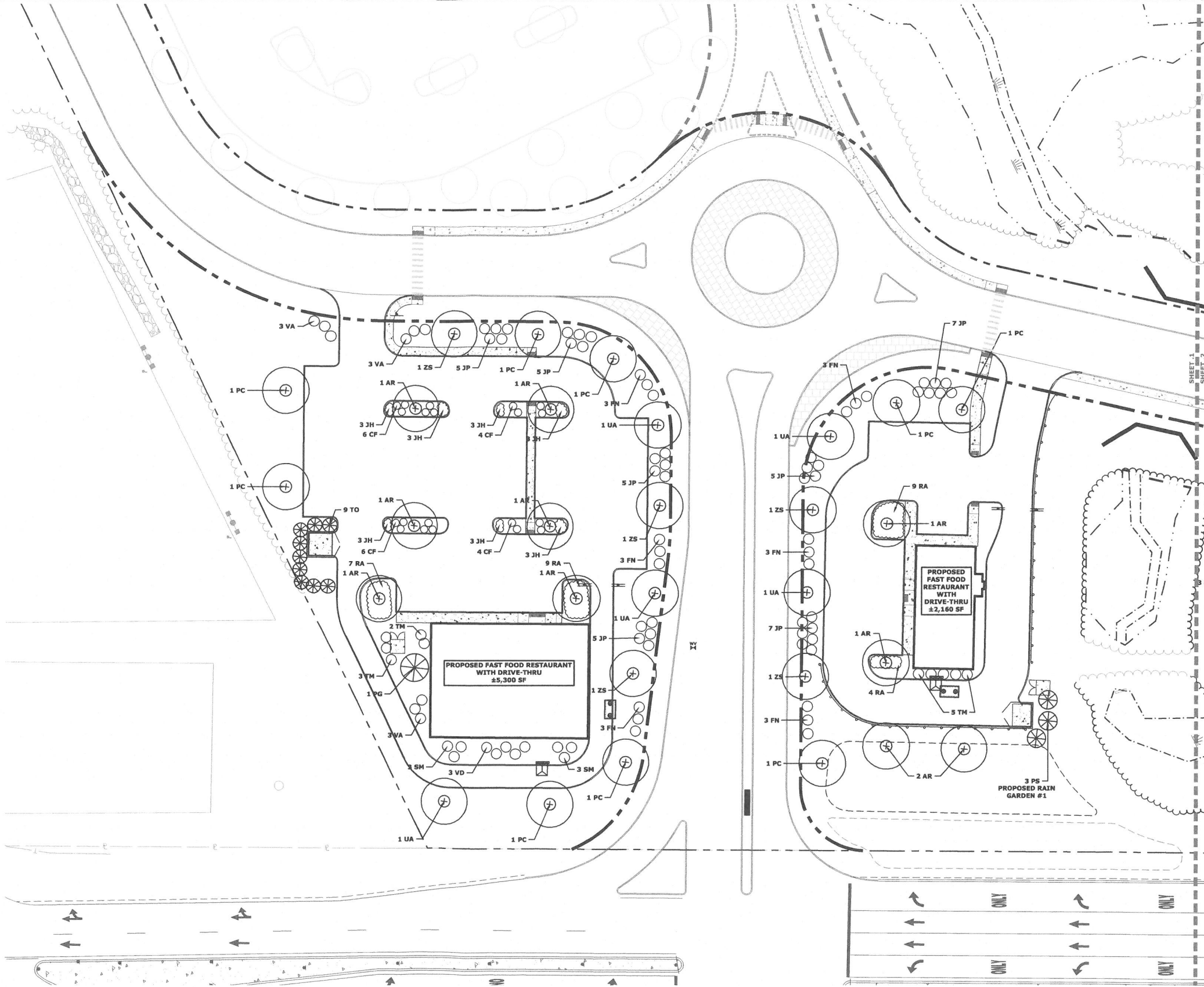
SCALE: AS SHOWN

C-105

Last Save Date: February 22, 2021, 12:36 PM By: CHL
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
Plot File Location: \\WV5205\Users\cmeall\004 - Ridge Waterplace Phase 2\Drawings Figures\AutoCAD\Sheet\W5008-004_DSGN.dwg Layout Tab: Land-1

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
4. PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
13. PLANTING SHALL BE COMPLETED FROM APRIL 1ST THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES'.
16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.



PLANT SCHEDULE:

TREES:	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GT		GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3-3 1/2" CALIPER	B & B
ZS		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3-3 1/2" CALIPER	B & B
PC		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3-3 1/2" CALIPER	B & B
UA		ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3-3 1/2" CALIPER	B & B
QR		QUERCUS RUBRA	RED OAK	3-3 1/2" CALIPER	B & B
AR		ACER RUBRUM	RED MAPLE	3-3 1/2" CALIPER	B & B
AG		ANALANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2 1/2-3" CALIPER	B & B (SINGLE STEM)
MC		MALUS CENTURION	CENTURION CRABAPPLE	2 1/2-3" CALIPER	B & B
PG		PICEA GLAUC	WHITE SPRUCE	8-10' HT.	B & B
PS		PIRUS STROBUS	WHITE PINE	8-10' HT.	B & B (SHEARED)
JC		JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	7-8' HT	B & B
MS		MAGNOLIA STELLATA	STAR MAGNOLIA	7-8' HT	B & B
TO		THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5'-6'	B & B

SHRUBS:

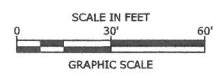
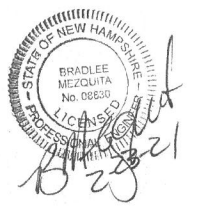
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SB	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	#3	CONTAINER
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#5	CONTAINER
VD	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	#5	CONTAINER
FN	FORSYTHIA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	#5	CONTAINER
RA	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	#3	CONTAINER
CS	CORNUS SERICEA 'ALLENMANS' COMPACT'	ALLENMANS RED STEM DOGWOOD	#5	CONTAINER
JN	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	#5	CONTAINER
JPC	JUNIPERUS PFTZERIANA 'COMPACTA'	COMPACT PFTZER JUNIPER	#3	CONTAINER
TM	TAXUS MEDIA 'TAUNTONII'	TAUNTON YEW	#5	CONTAINER
RK	ROSA KNOCKOUT	KNOCKOUT ROSE	#3	CONTAINER
VA	VIBURNUM CARLESI 'AURORA'	AURORA MAYFLOWER	5 GAL	CONTAINER
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GAL	CONTAINER

GROUNDCOVERS & PERENNIALS:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONTAINER
CF	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	#3	CONTAINER
J5	JUNIPERUS CHINENSIS 'SARGENT'	GREEN SARGENT JUNIPER	#3	CONTAINER
DL	HEMEROCALLIS 'STELLA DORO'	STELLA DORO DAYLILY	#2	CONTAINER
RG	RUDBECKIA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	#2	CONTAINER
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#2	CONTAINER
SP	SEDUM PURPUREUM 'VERA JAMESON'	VERA JAMESON SEDUM	#2	CONTAINER
NW	NEPETA 'WALKERS LOW'	WALKERS LOW CATMINT	#2	CONTAINER
H	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	#2	CONTAINER

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GOLDSTURM BLACK EYED SUSAN	#2	CONTAINER
PURPLE CONEFLOWER	#2	CONTAINER
VERA JAMESON SEDUM	#2	CONTAINER
WALKERS LOW CATMINT	#2	CONTAINER
ROYAL STANDARD HOSTA	#2	CONTAINER

Tighe&Bond



Proposed
Ridgeside
Development

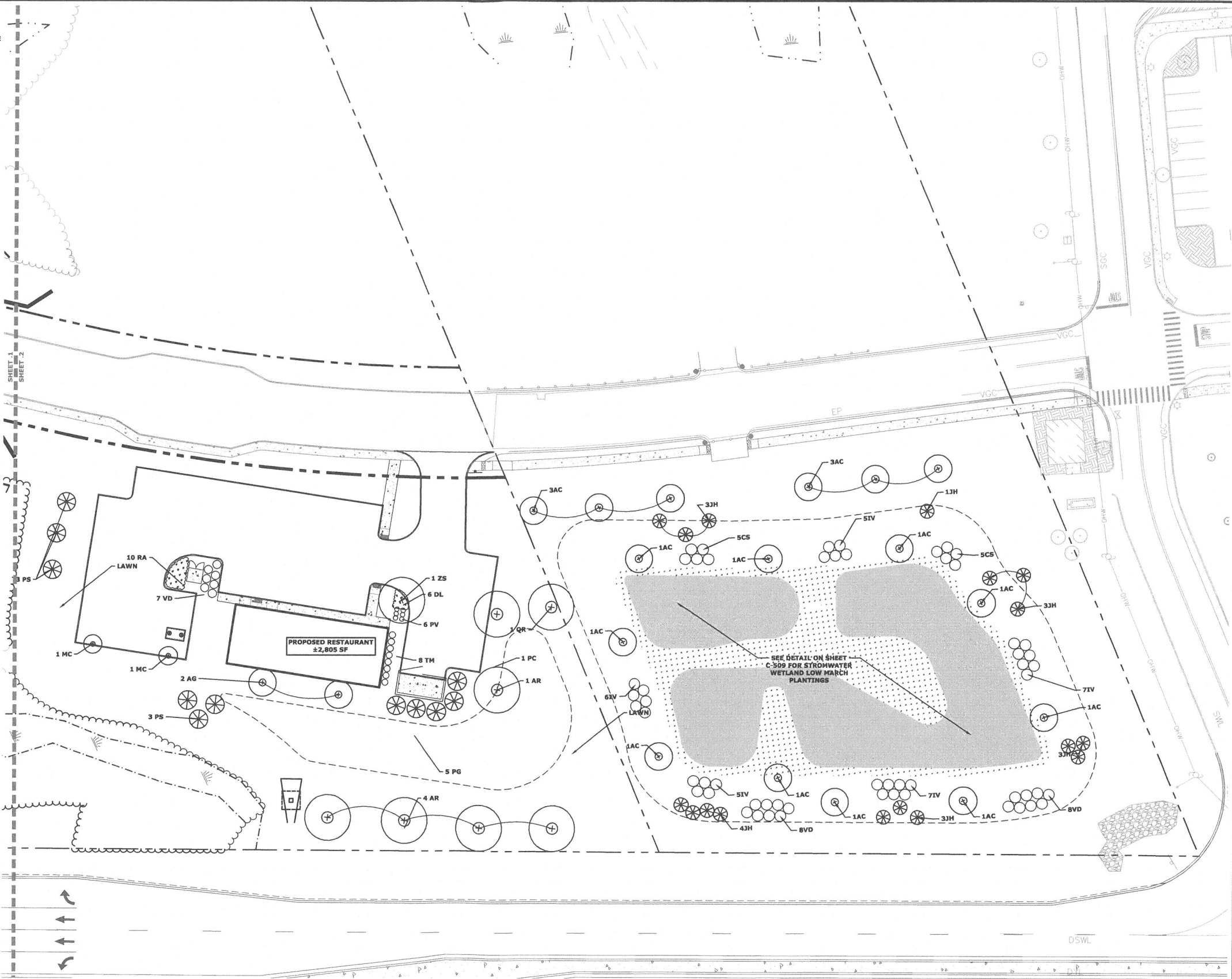
Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

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PHASE IIA LANDSCAPE PLAN		
SCALE: AS SHOWN		
C-105.1		

Last Save Date: February 22, 2021 12:36 PM By: CHL
Direct: Monday, February 22, 2021 Picked By: Craig N. Langton
TSS: The Location: 311 W 509 Waterstone Location
Figures: AutoCAD/Sheet\W5008-004_DSGN.dwg Layout Tab: Land-2

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JC	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	7 - 8' HT.	B & B
MS	MAGNOLIA STELLATA	STAR MAGNOLIA	7 - 8' HT.	B & B
TO	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5'-6'	B & B

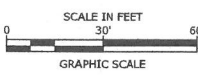
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FN	FORSTYTHIA 'NORTHERN GOLD'	NORTHERN GOLD FORSTYTHIA	#5	CONTAINER
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RK	ROSA KNOCKOUT	KNOCKOUT ROSE	#3	CONTAINER
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Tighe&Bond



**Proposed
Ridgeside
Development**

**Farmington
Associates, LLC**

**60 Farmington Road
(Route 11)
Rochester, NH**

MARK	DATE	DESCRIPTION
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DRAWN BY:	CHL	
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**PHASE IIA
LANDSCAPE PLAN**

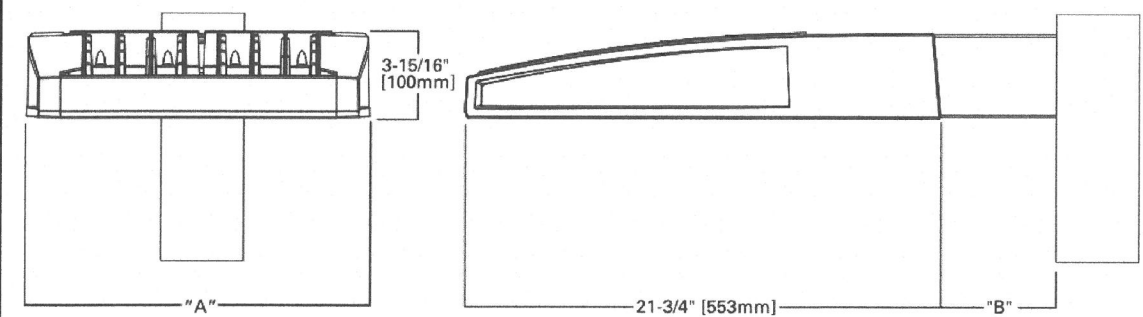
SCALE: AS SHOWN

C-105.2

Last Save Date: February 22, 2021 12:36 PM By: CNL
Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
File Location: J:\W5008 Watersone Retail\004 - Ridge Marketplace Phase 2\Drawings_Figures\AutoCAD\Sheet\W5008-004_DSGN.dwg Layout Tab: Photo-1



DIMENSIONS

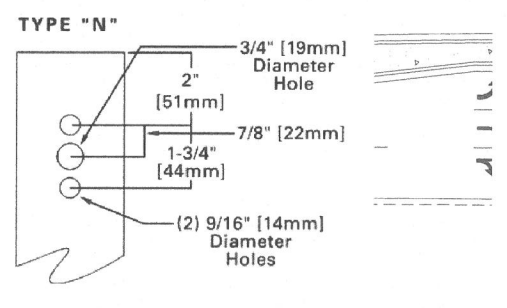


DIMENSION DATA










Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm 2 (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

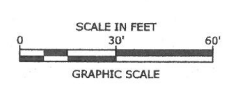
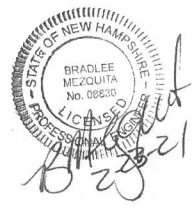
NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



StatArea_2 CENTER PARKING LOT AREA Illuminance (Fc) Average = 1.82 Maximum = 4.1 Minimum = 0.5 Avg/Min Ratio = 3.64 Max/Min Ratio = 8.20		StatArea_3 SOUTHERN COMM/RETAIL PARKING LOT Illuminance (Fc) Average = 2.07 Maximum = 3.9 Minimum = 0.6 Avg/Min Ratio = 3.45 Max/Min Ratio = 6.50		StatArea_4 CENTER COMM/RETAIL PARKING LOT Illuminance (Fc) Average = 2.32 Maximum = 4.3 Minimum = 0.7 Avg/Min Ratio = 3.31 Max/Min Ratio = 6.14		StatArea_5 NORTHERN COMM/RETAIL PARKING LOT Illuminance (Fc) Average = 2.18 Maximum = 4.1 Minimum = 0.6 Avg/Min Ratio = 3.63 Max/Min Ratio = 6.83	
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Luminaire Schedule			
Symbol	Qty	Label	Description
	14	P3	SINGLE GLEON-AF-01-LED-E1-SL3/ SSS4A17.5SFN1 MTD ON 2.5' BASE BY OTHERS (20' AFG)
	5	P4	SINGLE GLEON-AF-01-LED-E1-SL4 / SSS4A17.5SFN1 MTD ON A 2.5' BASE BY OTHERS (20' AFG)
	2	P5-2	BACK-BACK GLEON-AF-01-LED-E1-SWQ/ SSS4A20SFN2 (20' AFG)
	7	S4	SINGLE GLEON-AF-02-LED-E1-SL4-HSS/ SSS4A20SFN1 (20' AFG)
	5	S5-2	BACK-BACK GLEON-AF-02-LED-E1-SWQ/ SSS4A20SFN2 (20' AFG)
	4	S5-2-P	BACK-BACK GLEON-AF-02-LED-E1-SWQ/ SSS4A17.5SFN2 MTD ON A 2.5' BASE BY OTHERS (20' AFG)
	11	W1	SINGLE GWC-AF-01-LED-E1-SL3-600 / WALL MTD 12' AFG
	10	W3	SINGLE GWC-AF-01-LED-E1-SL3 / WALL MTD 20' AFG
	9	W4	SINGLE GWC-AF-01-LED-E1-SL4 / WALL MTD 20' AFG



Proposed
Ridgeside
Development

Farmington
Associates, LLC

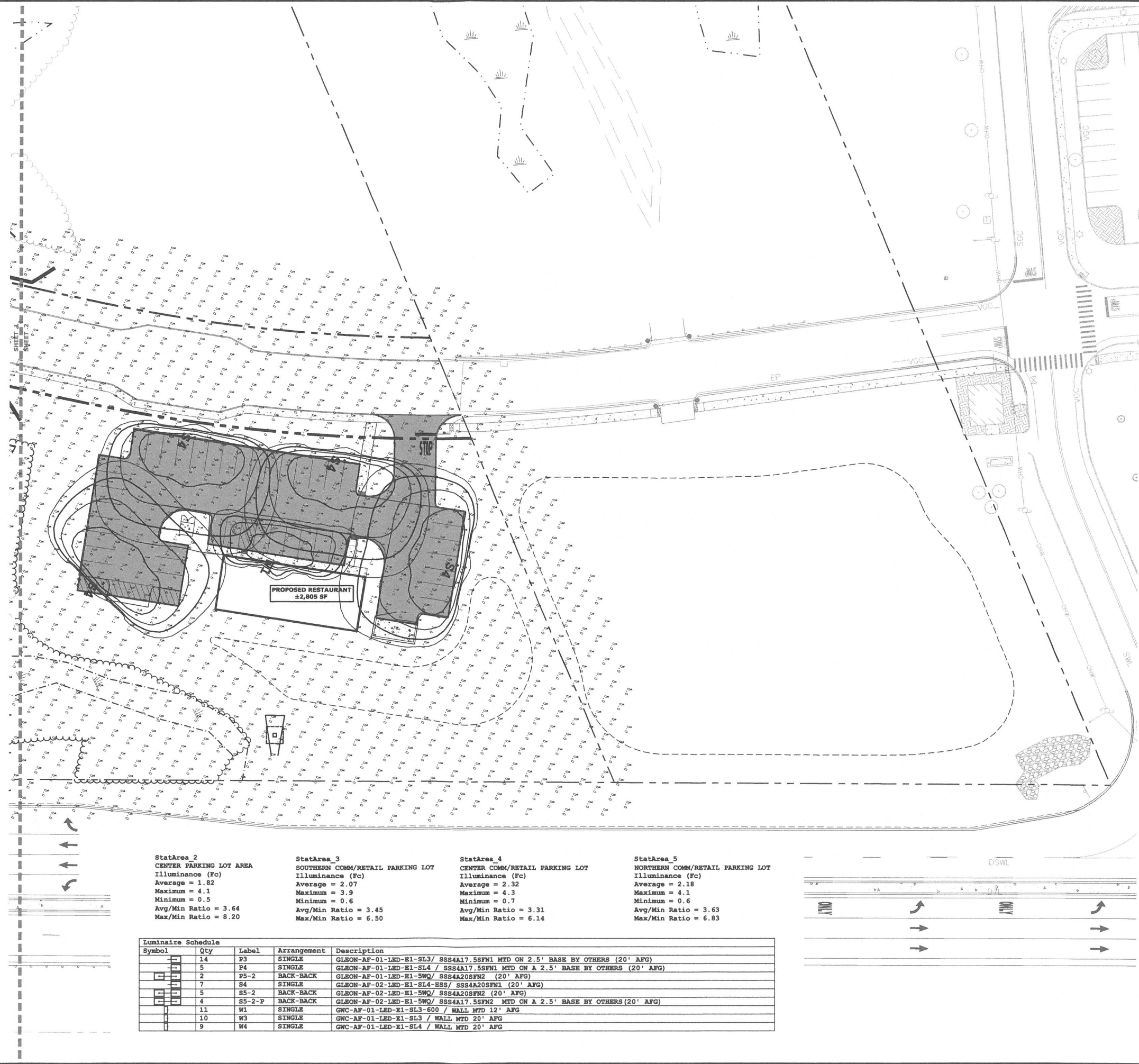
60 Farmington Road
(Route 11)
Rochester, NH

MARK	DATE	DESCRIPTION
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PROJECT NO: W5008-004		
DATE: 11/25/2019		
FILE: W5008-004_DSGN.DWG		
DRAWN BY: CML		
CHECKED BY: PMC		
APPROVED BY: BLM		

PHASE IIA
PHOTOMETRICS PLAN

SCALE: AS SHOWN

Last Save Date: February 22, 2021 12:36 PM By: CNL
Plot Date: Monday, February 22, 2021 Plotted By: Craig N. Langton
R&B File Location: J:\W\W5008 Waterstone Retail\004 - Ridge Marketplace Phase 2 Drawings - Figures\AutoCAD\Sheet\W5008-004_DSGN.dwg Layout Tab: Photo-2



StatArea 2
CENTER PARKING LOT AREA
Illuminance (Fc)
Average = 1.82
Maximum = 4.1
Minimum = 0.5
Avg/Min Ratio = 3.64
Max/Min Ratio = 8.20

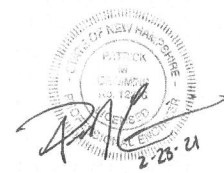
StatArea 3
SOUTHERN COMM/RETAIL PARKING LOT
Illuminance (Fc)
Average = 2.07
Maximum = 3.9
Minimum = 0.6
Avg/Min Ratio = 3.45
Max/Min Ratio = 6.50

StatArea 4
CENTER COMM/RETAIL PARKING LOT
Illuminance (Fc)
Average = 2.32
Maximum = 4.3
Minimum = 0.7
Avg/Min Ratio = 3.31
Max/Min Ratio = 6.14

StatArea 5
NORTHERN COMM/RETAIL PARKING LOT
Illuminance (Fc)
Average = 2.18
Maximum = 4.1
Minimum = 0.6
Avg/Min Ratio = 3.63
Max/Min Ratio = 6.83

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
[Symbol]	14	P3	SINGLE	GLEON-AF-01-LED-E1-SL3/ SSS4A17.58FN1 MTD ON 2.5' BASE BY OTHERS (20' AFG)
[Symbol]	5	P4	SINGLE	GLEON-AF-01-LED-E1-SL4 / SSS4A17.58FN1 MTD ON A 2.5' BASE BY OTHERS (20' AFG)
[Symbol]	2	P5-2	BACK-BACK	GLEON-AF-01-LED-E1-SWQ/ SSS4A20SFN2 (20' AFG)
[Symbol]	7	S4	SINGLE	GLEON-AF-02-LED-E1-SL4-HSS/ SSS4A20SFN1 (20' AFG)
[Symbol]	5	S5-2	BACK-BACK	GLEON-AF-02-LED-E1-SWQ/ SSS4A20SFN2 (20' AFG)
[Symbol]	4	S5-2-P	BACK-BACK	GLEON-AF-02-LED-E1-SWQ/ SSS4A17.58FN2 MTD ON A 2.5' BASE BY OTHERS (20' AFG)
[Symbol]	11	W1	SINGLE	GWC-AF-01-LED-E1-SL3-600 / WALL MTD 12' AFG
[Symbol]	10	W3	SINGLE	GWC-AF-01-LED-E1-SL3 / WALL MTD 20' AFG
[Symbol]	9	W4	SINGLE	GWC-AF-01-LED-E1-SL4 / WALL MTD 20' AFG

Tighe&Bond



SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

Proposed Ridgeside Development

Farmington Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

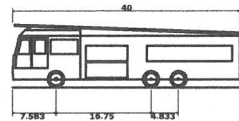
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PHASE IIA
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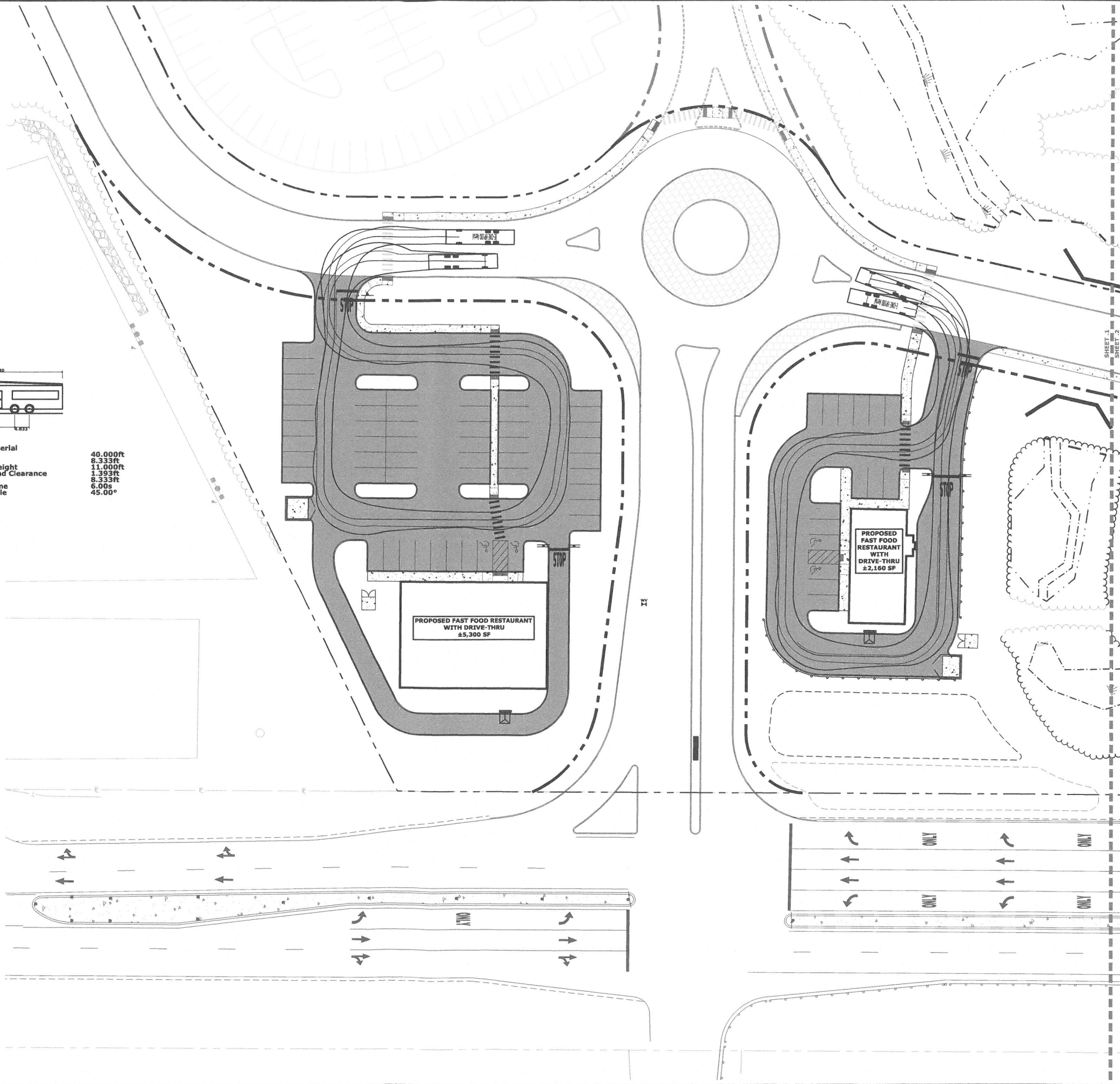
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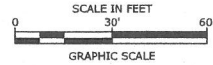
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E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



Tighe&Bond



Proposed Ridgeside Development

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

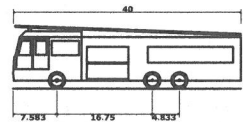
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APPROVED:	BLM	

PHASE IIA TRUCK TURNING PLAN

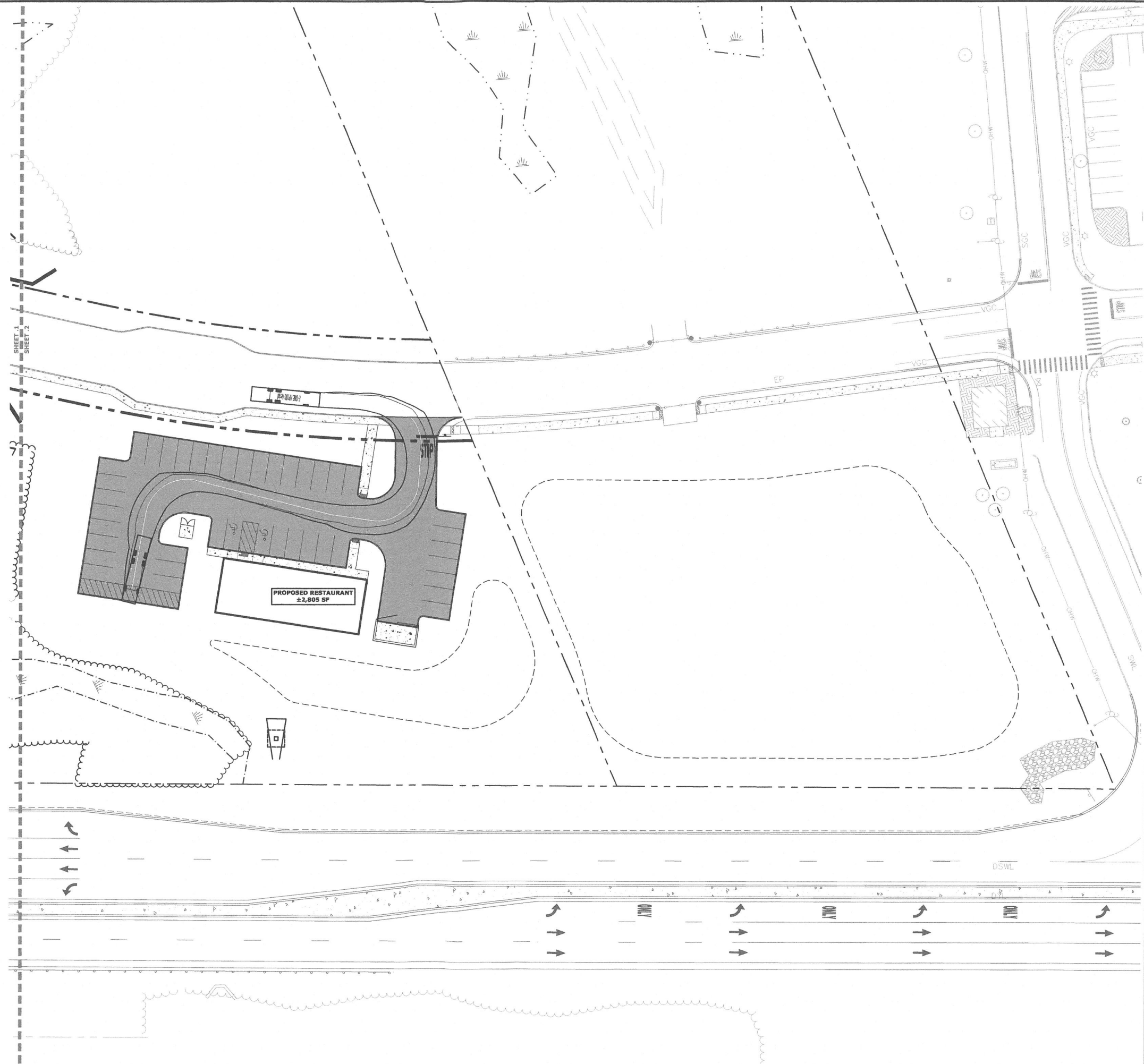
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C-107.1

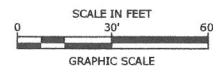
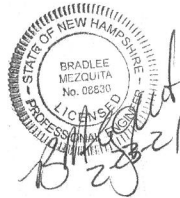
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Plot File Location: J:\W5008 Waterstone Retail\004 - Ridge Marketplace Phase 2\Drawings - Figures\AutoCAD\Sheet\W5008-004_DSGN.dwg Layout Tab: Truck-2



E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



Tighe&Bond



Proposed Ridgeside Development

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

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APPROVED:	BLM	

PHASE IIA TRUCK TURNING PLAN

SCALE: AS SHOWN

C-107.2

GENERAL PROJECT INFORMATION

PROJECT OWNER: FARMINGTON ASSOCIATES, LLC
322 RESERVOIR STREET
NEEDHAM, MA 02494

PROJECT NAME: PROPOSED COMMERCIAL DEVELOPMENT
PROJECT ADDRESS: 60 FARMINGTON ROAD
ROCHESTER, NH 03867

PROJECT MAP / LOT: MAP 216 / LOTS 8, 9, 10
PROJECT LATITUDE: 43° 19' 45" N
PROJECT LONGITUDE: 71° 00' 18" W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A COMMERCIAL DEVELOPMENT WITH ASSOCIATED PARKING, DRAINAGE, UTILITIES, LANDSCAPING AND A NEW FRONTAGE ROAD CONSISTENT WITH THE CITY OF ROCHESTER'S MASTER PLAN.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY ±25.0 ACRES.

SOIL CHARACTERISTICS

BASED ON SITE SPECIFIC SOIL SURVEY CONDUCTED BY NHSC, INC. THE SITE CONSISTS MAINLY OF MODERATELY WELL TO POORLY DRAINED SOILS WITH HYDROLOGIC SOIL GROUPS A, B, C, AND D.

NAME OF RECEIVING WATERS

THE STORM WATER RUNOFF WILL BE DISCHARGED VIA OVERLAND FLOW TO UNNAMED STREAM WHICH ULTIMATELY FLOWS TO THE COCHECO RIVER.

CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

- CUT AND CLEAR TREES.
- CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
 - NEW CONSTRUCTION
 - DEVELOPMENT OF BORROW PIT AREAS
 - DISPOSAL OF SEDIMENT SPOIL, STUMP AND OTHER SOLID WASTE
 - FLOOD PLAIN EXCAVATION WORK
 - STREAM CHANNEL MODIFICATIONS
 - CONTROL OF DUST
 - CONSTRUCTION OF ACCESS AND HAUL ROAD
 - NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
 - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
- ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR AND DISPOSE OF DEBRIS.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
- GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDD AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
- SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
- FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

SPECIAL CONSTRUCTION NOTES:

- THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
- THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
- LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE. - THIS NOTE IS APPLICABLE TO SINGLE/DUPLEX FAMILY SUBDIVISIONS, WHEN LOT DEVELOPMENT IS NOT PART OF THE PERMIT.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
- PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
- CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
- SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
- INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS 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.
- CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION:

- AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
 - E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
- WINTER STABILIZATION PRACTICES:
 - A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
 - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

- AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
- STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
 - A. TEMPORARY SEEDING;
 - B. MULCHING;
- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
- DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
- DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
- DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

STOCKPILES:

- LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
- ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
- PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

- THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

- TEMPORARY GRASS COVER:
 - A. SEEDBED PREPARATION:
 - a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
 - B. SEEDING:
 - a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
 - b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
 - c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
 - C. MAINTENANCE:
 - a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
- PERMANENT MEASURES AND PLANTINGS:
 - A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
 - B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
 - C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
 - D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
 - E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
 - F. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDD, AND ALL NOXIOUS WEEDS REMOVED;
 - G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDD AREAS UNTIL ACCEPTED;
 - H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREeping RED FESCUE	50 LBS/ACRE
KENTUCKY BLUEGRASS	100 LBS/ACRE
PERRENIAL RYE GRASS	50 LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

- DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
 - A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

- THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
 - A. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
 - B. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
 - C. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
 - D. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

- FIRE-FIGHTING ACTIVITIES;
- FIRE HYDRANT FLUSHING;
- WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
- WATER USED TO CONTROL DUST;
- POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
- ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
- PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
- UNCONTAMINATED GROUND WATER OR SPRING WATER;
- FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING;
- LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

- WASTE MATERIAL:
 - A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
 - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
 - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- HAZARDOUS WASTE:
 - A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
 - B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- SANITARY WASTE:
 - A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

- CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
- THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
 - A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
 - a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
 - b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
 - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
 - d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
 - e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
 - g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
 - B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
 - a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
 - c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
 - C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
 - a. PETROLEUM PRODUCTS:
 - i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
 - ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
 - iv. INSPECT FUEL STORAGE AREAS WEEKLY;
 - v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
 - vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
 - vii. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
 - viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
 - (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
 - (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
 - (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
 - (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
 - (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
 - ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
<https://www.des.nh.gov/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF>
 - b. FERTILIZERS:
 - i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
 - ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
 - iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
 - c. PAINTS:
 - i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
 - ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
 - iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
 - SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
 - a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
 - b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;

- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
 - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
 - THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
- CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
 - CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
 - IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
 - CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
 - CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
 - CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

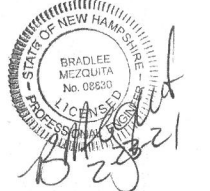
EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

- THIS PROJECT (DOES NOT) EXCEED(S) ONE (1) ACRE OF DISTURBANCE AND THUS (DOES NOT) REQUIRE(S) A SWPPP. THE SWPPP SHALL BE PREPARED BY THE ENGINEER (CONTRACTOR). THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ON-SITE AT ALL TIMES.
- THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
 - A. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE ENGINEER (CONTRACTOR) AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
 - B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
 - C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
 - D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

BLASTING NOTES:

- CONTRACTOR SHALL CONTACT THE NHDES PRIOR TO COMMENCING ANY BLASTING ACTIVITIES
- FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT:
 - A. A BLASTING PLAN THAT IDENTIFIES:
 - a. WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
 - b. THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
 - c. SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES;
 - 3. IF MORE THAN 5000 CUBIC YARDS OF BLAST ROCK WILL BE GENERATED AND THERE ARE ONE OR MORE PUBLIC DRINKING WATER WELLS WITHIN 2000 FEET OF THE BLASTING ACTIVITIES, A PLAN TO MONITOR GROUNDWATER TO DETECT ANY CONTAMINATION IN SUFFICIENT TIME TO PROTECT THE WATER SUPPLY WELLS SHALL BE PROVIDED TO THE NHDES. THE GROUNDWATER MONITORING PLAN SHALL INCLUDE:
 - A. MONITORING FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA:
 - a. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY THE NHDES.
 - B. THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
 - a. LOADING PRACTICES - THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
 - i. DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS;
 - ii. EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
 - iii. SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACED IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
 - iv. LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED;
 - v. LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT;
 - vi. EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.
 - b. EXPLOSIVE SELECTION - THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
 - i. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION;
 - ii. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER
 - c. PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
 - d. MUCK PILES MANAGEMENT - MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
 - i. REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE;
 - ii. MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
 - SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT DURING BLASTING OPERATIONS. THE MEASURES TO PREVENT SUCH RELEASES SHALL BE DETAILED IN THE GROUNDWATER MONITORING REPORT AND COMPLY WITH THE MEASURES AND BEST MANAGEMENT PRACTICES LISTED ON THIS SHEET.

Tighe&Bond



**Proposed
Ridgeside
Development**

**Farmington
Associates, LLC**

**60 Farmington Road
(Route 11)
Rochester, NH**

MARK	DATE	DESCRIPTION
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission
PROJECT NO: W5008-004		
DATE: 11/25/2019		
FILE: W5008-004_DTLS.DWG		
DRAWN BY: CML		
CHECKED: PMC		
APPROVED: BLM		

**EROSION CONTROL, NOTES,
& DETAILS SHEET**

SCALE: AS SHOWN

C-501



Proposed Ridgeside Development

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

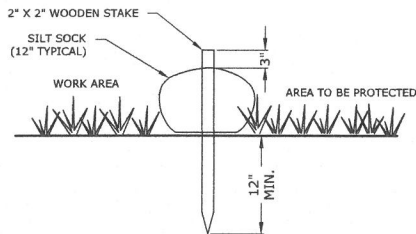
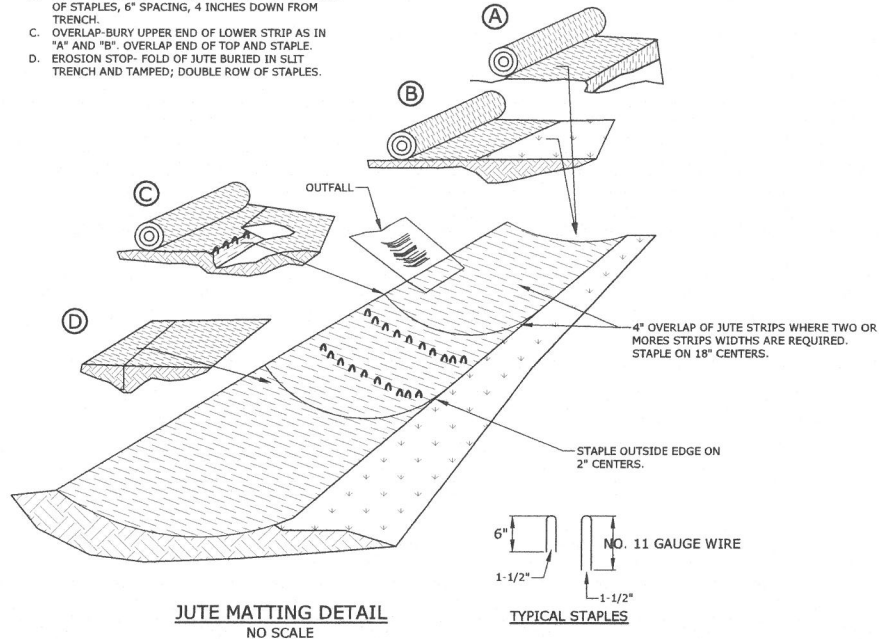
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DETAILS SHEET

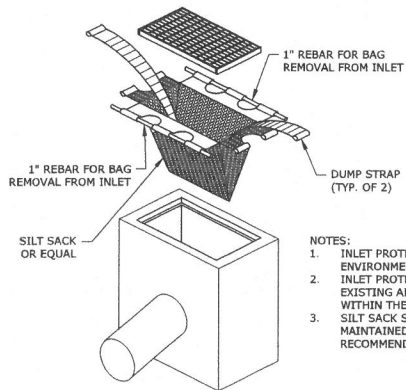
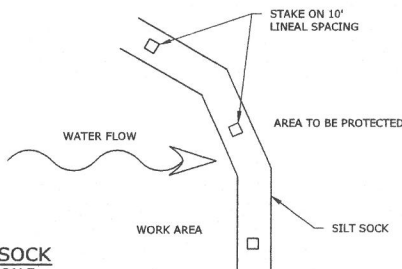
SCALE: AS SHOWN

C-502

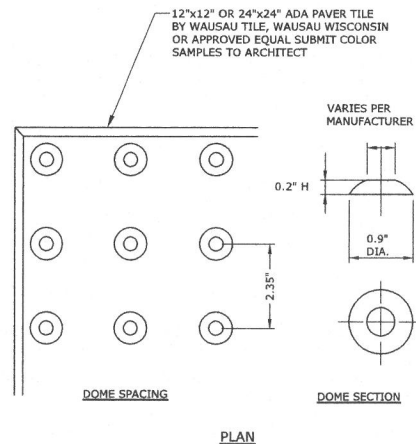
- NOTES:
- BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6" OR MORE IN DEPTH.
 - TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6" SPACING, 4 INCHES DOWN FROM TRENCH.
 - OVERLAP-BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP AND STAPLE.
 - EROSION STOP- FOLD OF JUTE BURIED IN SLIT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.



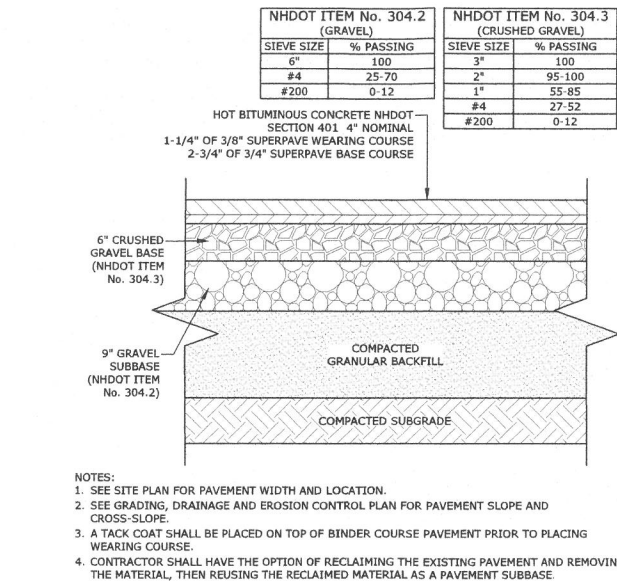
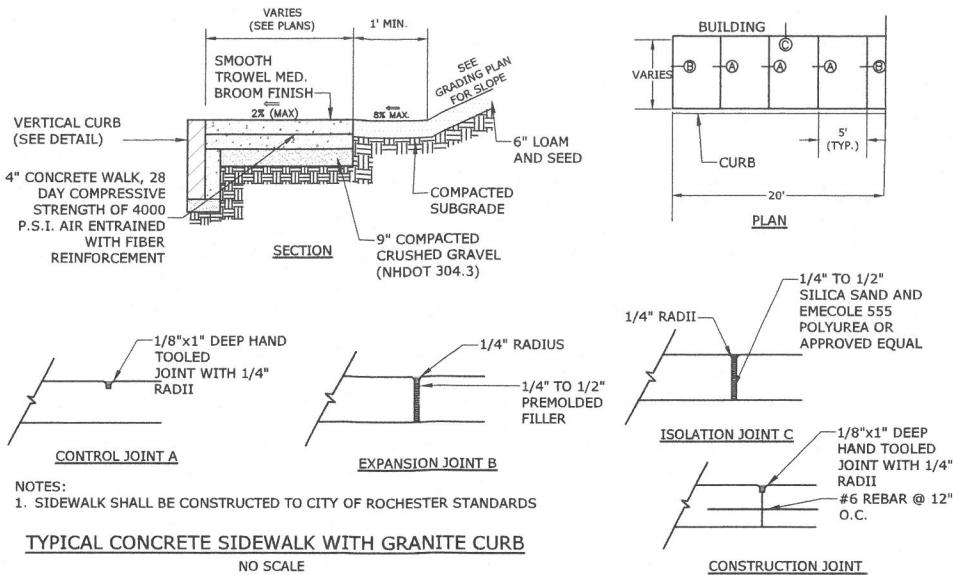
- NOTES:
- SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR APPROVED EQUAL.
 - SILT SOCK SHALL BE FILLED WITH FILTERMEDIA BY FILTREXX OR APPROVED EQUAL.
 - WHERE TWO SILT SOCKS ARE JOINED, A MINIMUM OF 2 FEET OF OVERLAP SHALL BE MAINTAINED.
 - SILT SOCKS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR TO INSTALL SILT SOCK IN J-HOOK OR SMILE CONFIGURATION TO LIMIT CONCENTRATION OF STORMWATER RUNOFF AT A SINGLE DISCHARGE POINT.



- NOTES:
- INLET PROTECTION BARRIER SHALL BE SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
 - INLET PROTECTION BARRIER SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS LOCATED WITHIN THE LIMIT OF WORK.
 - SILT SACK SHALL BE INSPECTED REGULARLY AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

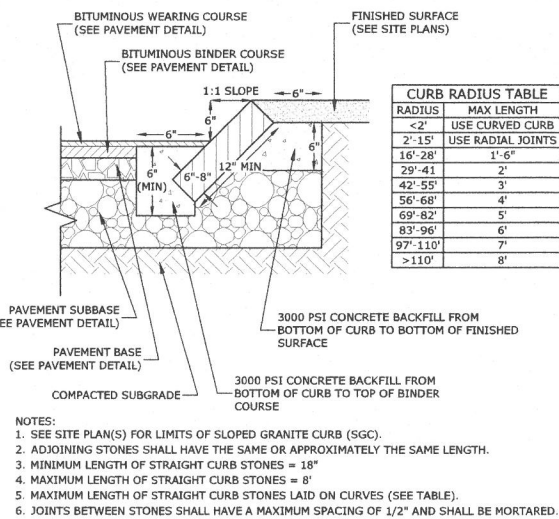
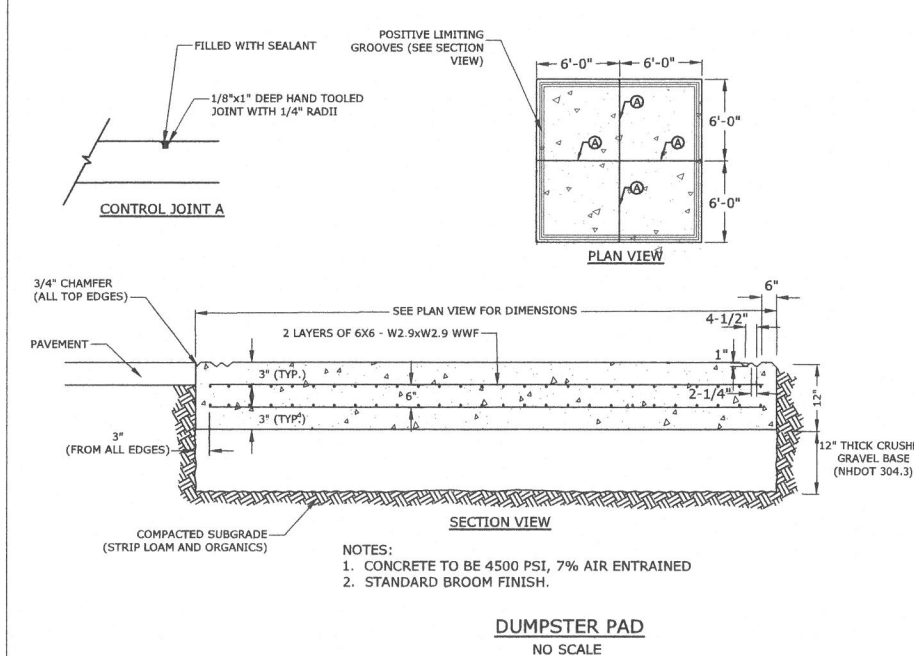
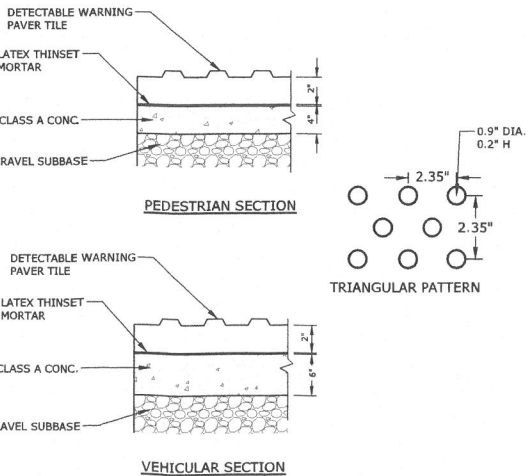


NOTE:
CURB RAMPS SHALL HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP, A HEIGHT OF NOMINAL 0.2 INCHES, THE DETECTABLE SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE SHALL CONTRAST VISUALLY WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT).



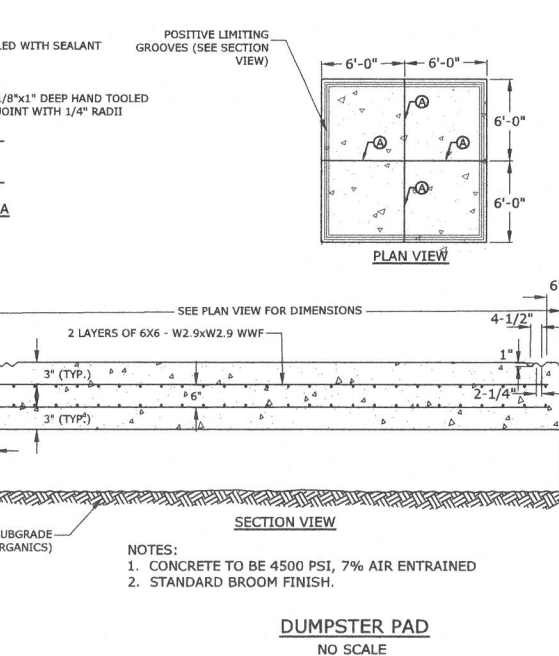
STANDARD DUTY PAVEMENT SECTION

NO SCALE



SLOPED GRANITE CURB

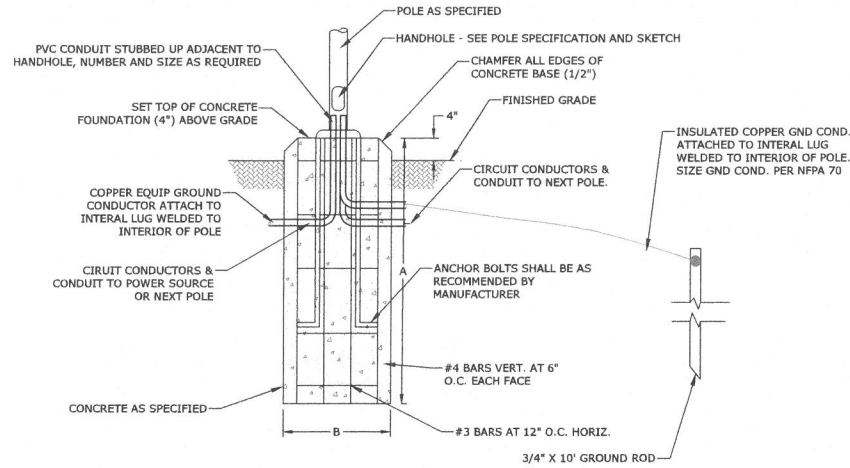
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- NOTES:
- CONCRETE TO BE 4500 PSI, 7% AIR ENTRAINED
 - STANDARD BROOM FINISH.

DUMPSTER PAD

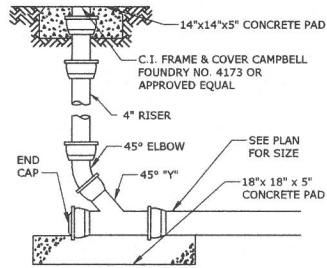
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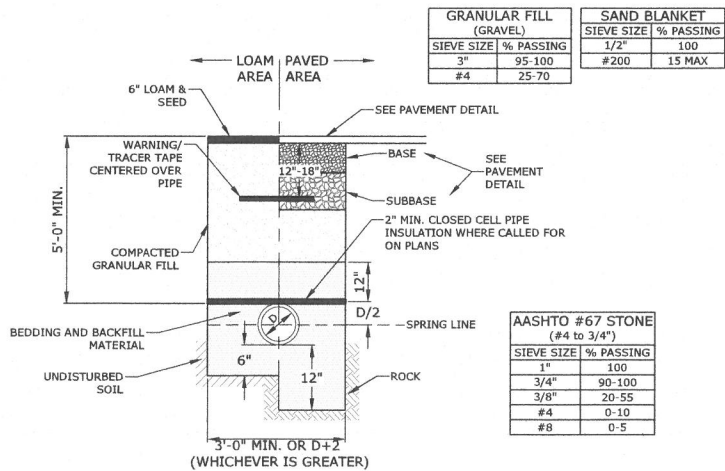
POLE HEIGHT	A	B
8'-12"	36"	12"
13'-20"	42"	16"
21'-25"	72"	24"

- NOTES:
- ALL LIGHT POLES, LUMINAIRES, AND WIRE TO BE FURNISHED AND INSTALLED BY THE POWER COMPANY, UNLESS OTHERWISE DIRECTED.
 - ANCHOR BOLTS, GROUND ROD & GROUND WIRE TO BE FURNISHED BY THE POWER COMPANY AND INSTALLED BY THE CONTRACTOR, UNLESS OTHERWISE DIRECTED.
 - BOLT CIRCLE DIAMETER SHALL BE VERIFIED WITH THE POWER COMPANY.
 - ALL BASES SHALL BE LOCATED 10'-0" (TO CENTER) FROM FACE OF CURB OR EDGE OF PAVED SHOULDER, UNLESS OTHERWISE NOTED.
 - REINFORCEMENT SHALL CONFORM TO SECTION 544 OF THE STANDARD SPECIFICATIONS.
 - ANY ANCHOR BOLTS DAMAGED DURING INSTALLATION SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER.
 - UPON INSTALLATION, ANCHOR BOLT THREADS SHALL BE CLEANED WITH A WIRE BRUSH.
 - TERRAIN SURROUNDING BASE MUST BE GRADED AS SHOWN IN DETAIL "A" TO PREVENT IMPACTING VEHICLES FORM SNAGGING ON BASE.

LIGHT POLE BASE
NO SCALE



CLEAN-OUT
NO SCALE



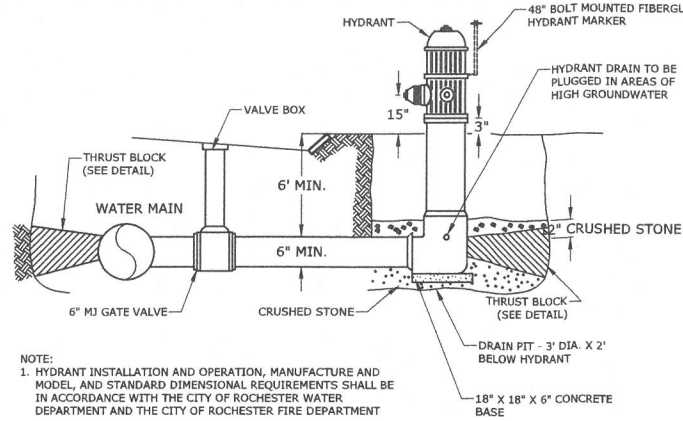
GRANULAR FILL (GRAVEL)	
SIEVE SIZE	% PASSING
3"	95-100
#4	25-70

SAND BLANKET	
SIEVE SIZE	% PASSING
1/2"	100
#200	15 MAX

AASHTO #67 STONE (#4 to 3/4")	
SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	20-55
#4	0-10
#8	0-5

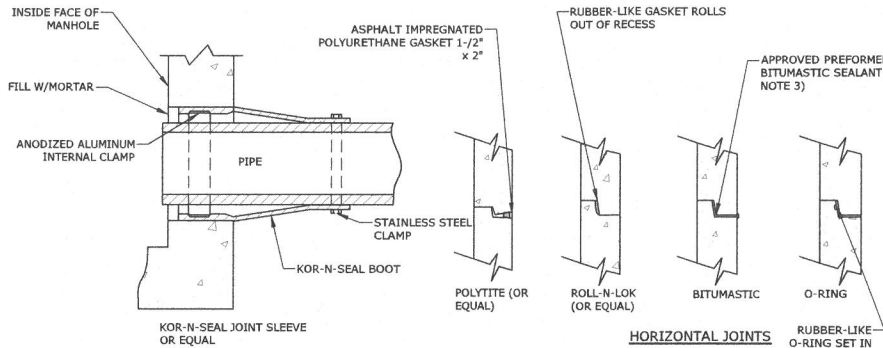
- NOTES:
- SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
 - ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF ROCHESTER.

WATER TRENCH
NO SCALE



- NOTE:
- HYDRANT INSTALLATION AND OPERATION, MANUFACTURE AND MODEL, AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER WATER DEPARTMENT AND THE CITY OF ROCHESTER FIRE DEPARTMENT

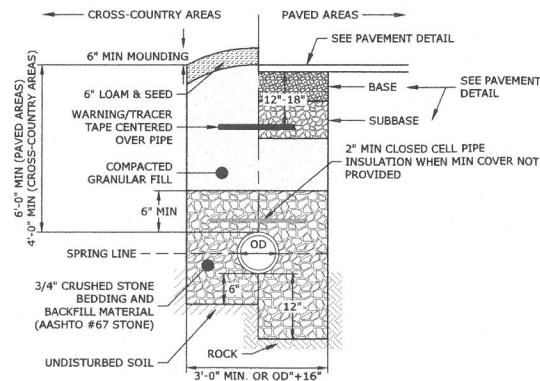
FIRE HYDRANT
NO SCALE



PIPE TO MANHOLE JOINTS

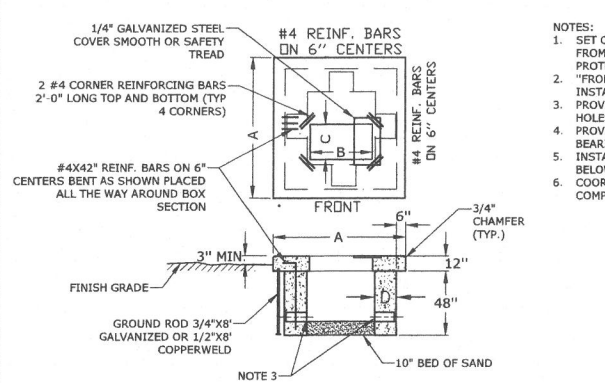
- NOTES:
- HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF ROCHESTER DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
 - PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF ROCHESTER STANDARD.
 - FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
 - ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

MANHOLE JOINTS
NO SCALE



- NOTES:
- 3/4" CRUSHED STONE BEDDING AND BACKFILL MATERIAL FOR FULL WIDTH OF THE TRENCH FROM MINIMUM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO MINIMUM OF 6" OVER THE TOP OF THE PIPE.
 - SANITARY SEWER SHALL BE INSTALLED PER THE CITY DEPARTMENT OF PUBLIC WORKS STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF ROCHESTER.

TYPICAL SEWER TRENCH
NO SCALE



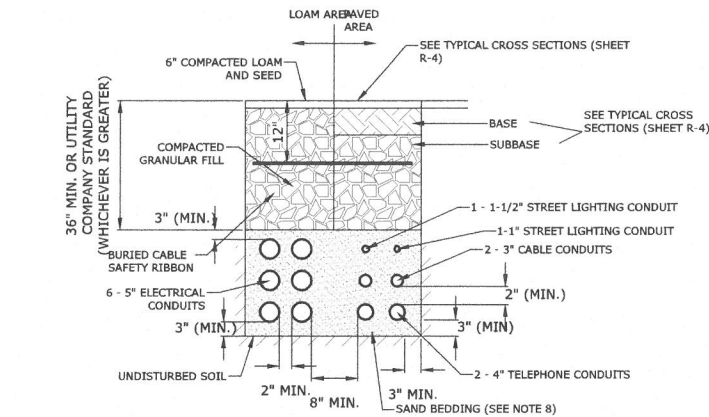
PRECAST CONCRETE TRANSFORMER PAD
NO SCALE

- NOTES:
- SET CONCRETE BOX PAD ON SUITABLE GRAVEL BASE AND PROVIDE ADEQUATE DRAINAGE AWAY FROM PAD. REINFORCE AS SHOWN. LOCATION TO BE ACCESSIBLE BY TRUCK AND SUITABLY PROTECTED FROM PLOW AND TRAFFIC DAMAGE.
 - "FRONT" DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED. THE PAD MUST BE INSTALLED SO THAT THE FRONT IS READILY ACCESSIBLE.
 - PROVIDE 8" X 12" CABLE HOLES - ONE PER WALL OR MORE IF NEEDED. LINE UP WITH TRENCHES. HOLES MAY EXTEND TO BOTTOM OF WALLS.
 - PROVIDE REMOVABLE STEEL COVER, SET FLUSH WITH TOP OF CONCRETE - WITH MINIMUM OF 2" BEARING ON REAR EDGE AND ENDS.
 - INSTALL GROUND ROD 6" IN FRONT OF LEFT FRONT CORNER OF PAD. TOP OF GROUND ROD TO BE 6" BELOW FINAL GRADE.
 - COORDINATE AND VERIFY ALL INFORMATION WITH THE LOCAL ELECTRICAL POWER UTILITY COMPANY.

KVA	KV	A	B	C	D	STEEL COVER
750-2500	15	9'-0"	5'-8"	1'-6"	12"	24"X24"X1/4"
150-2500	35	9'-0"	5'-8"	1'-6"	12"	24"X24"X1/4"
75-500	15	7'-0"	4'-0"	1'-6"	0'-8"	16"X24"X1/4"
75-150	35	7'-0"	4'-0"	1'-6"	0'-8"	16"X24"X1/4"

GRANULAR FILL (GRAVEL)	
SIEVE SIZE	% PASSING
3"	95-100
#4	25-70

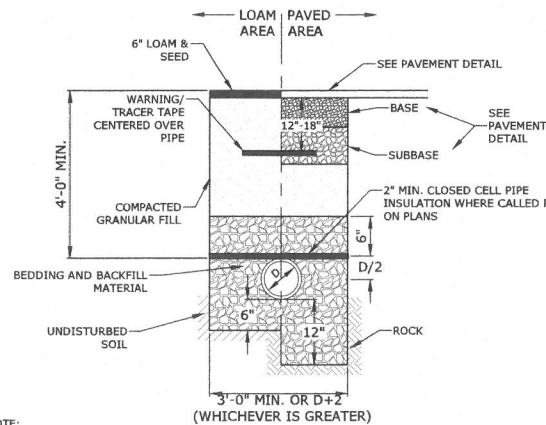
SAND BLANKET	
SIEVE SIZE	% PASSING
1/2"	100
#200	15 MAX



AASHTO #67 STOM (#4 to 3/4")	
SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	20-55
#4	0-10
#8	0-5

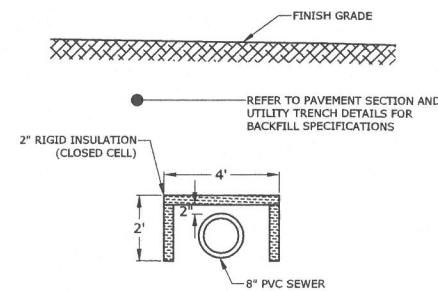
- NOTE:
- NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL UTILITY OR AS SHOWN ON ELECTRICAL DRAWINGS.
 - CONTRACTOR TO PROVIDE ONE SPARE CONDUIT FOR EACH UTILITY TO BUILDING.
 - DIMENSIONS SHOWN REPRESENT OWNERS MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT SHALL NOT BE LESS THAN THOSE SHOWN.
 - NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 - 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.
 - 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.
 - 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.
 - ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 36 TO 48 INCH RADIUS.
 - SAND BEDDING TO BE REPLACED WITH CONCRETE ENCASEMENT WHERE COVER IS LESS THAN 3 FEET, WHEN LOCATED BELOW PAVEMENT, OR WHERE SHOWN ON THE UTILITIES PLAN.

ELECTRICAL AND COMMUNICATION CONDUIT
NO SCALE



- NOTE:
- CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 - ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF ROCHESTER.

STORM DRAIN TRENCH
NO SCALE



- NOTE:
- INSTALLATION SHALL MEET THE STANDARDS OF THE CITY OF ROCHESTER.

SEWER INSULATION DETAIL
NO SCALE



Proposed Ridgeside Development

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

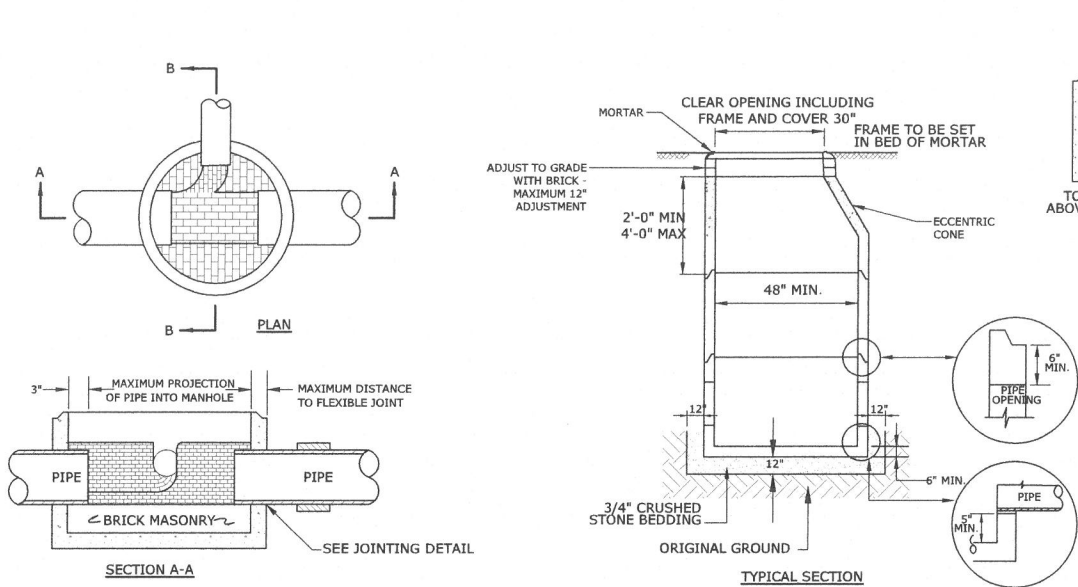
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A	11/25/2019	Site Plan Review Submission
PROJECT NO:	W5008-004	
DATE:	11/25/2019	
FILE:	W5008-004_DTLS.DWG	
DRAWN BY:	CHL	
CHECKED:	PMC	
APPROVED:	BLM	

DETAILS SHEET

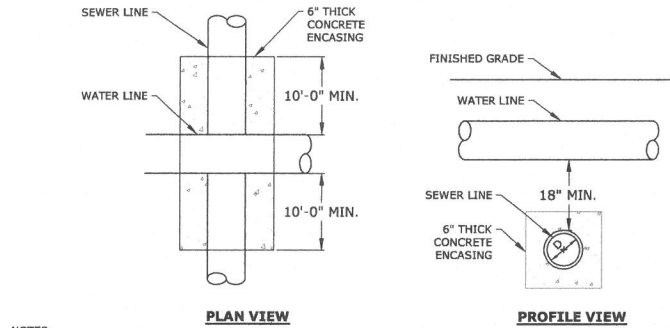
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C-505

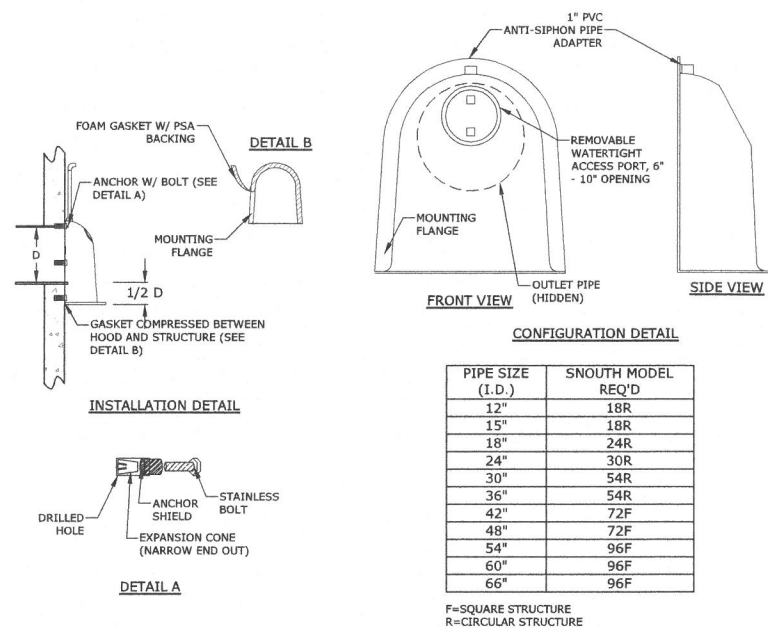
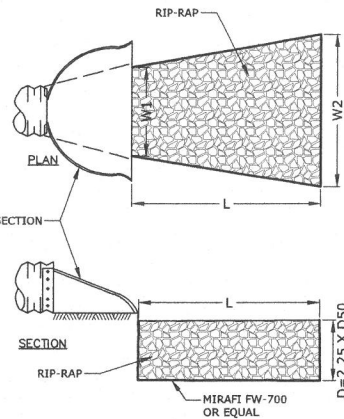
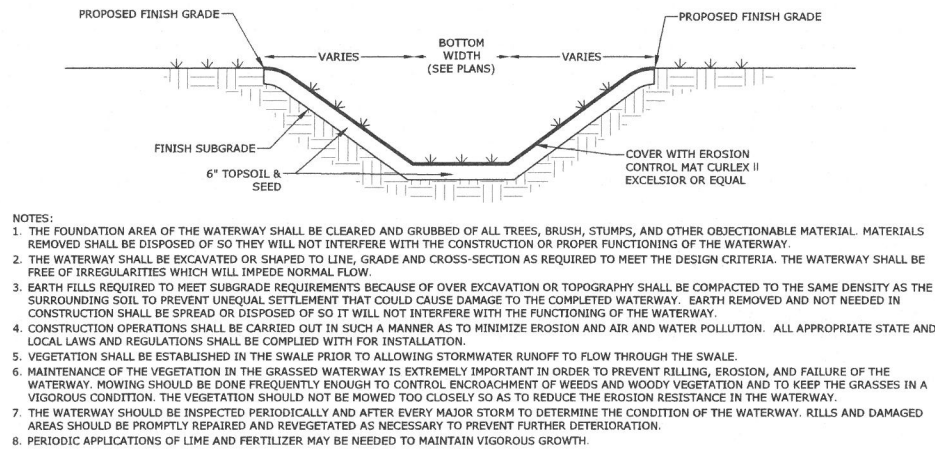
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Plot Date: Monday, February 22, 2021 Plotted By: Craig M. Langton
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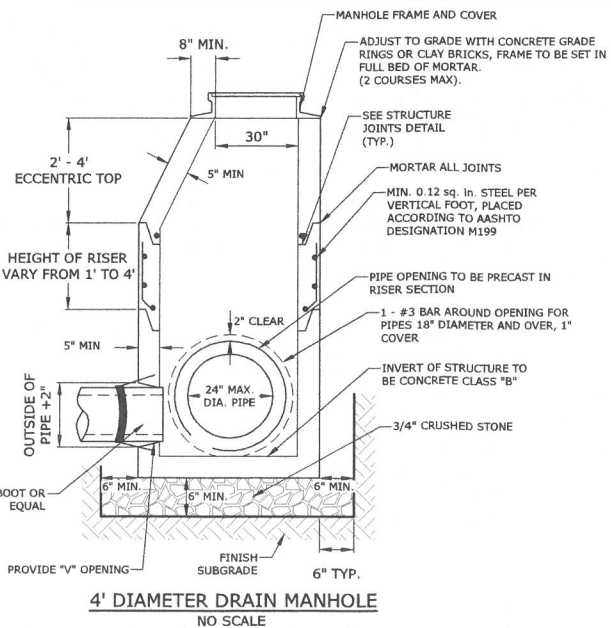
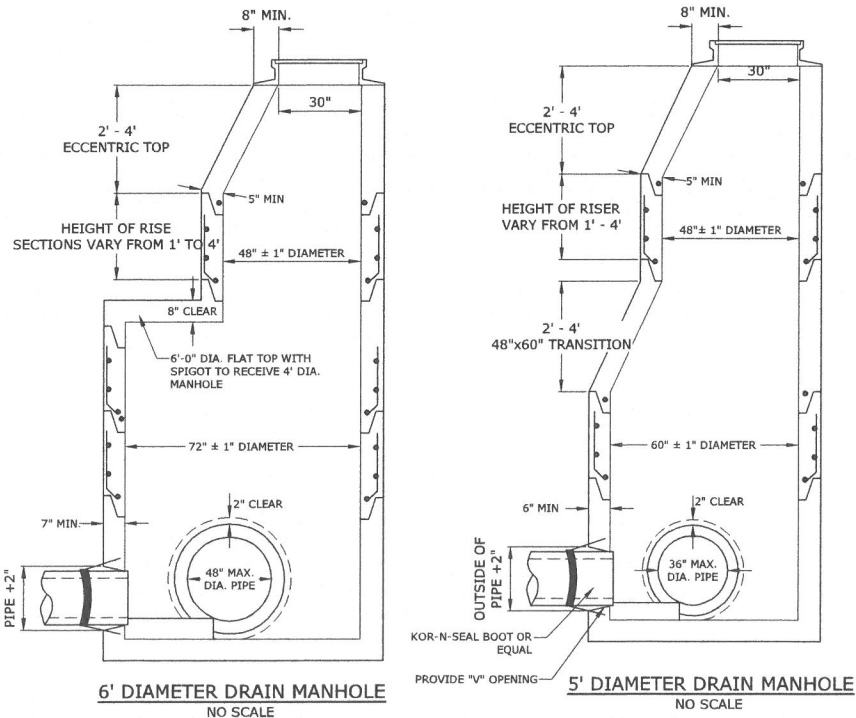
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WATER & SEWER CROSSING
NO SCALE



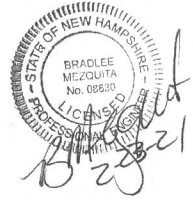
OIL-WATER-DEBRIS SEPARATOR
NO SCALE



- NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
 4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
 5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS).
 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

DIAMETER	WALL THICKNESS (MIN.)	FLOOR THICKNESS (MIN.)
4'	5"	6"
5'	6"	8"
6'	7"	8"
8'	9"	10"

Tighe&Bond



Proposed Ridgeside Development

Farmington Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

MARK	DATE	DESCRIPTION
B	2/23/2021	Amended Site Plan Review Submission
A	11/25/2019	Site Plan Review Submission
PROJECT NO: W5008-004		
DATE: 11/25/2019		
FILE: W5008-004_DTLs.DWG		
DRAWN BY: CML		
CHECKED: PMC		
APPROVED: BLM		

DETAILS SHEET

SCALE: AS SHOWN

C-506



Proposed
Ridgeside
Development

Farmington
Associates, LLC

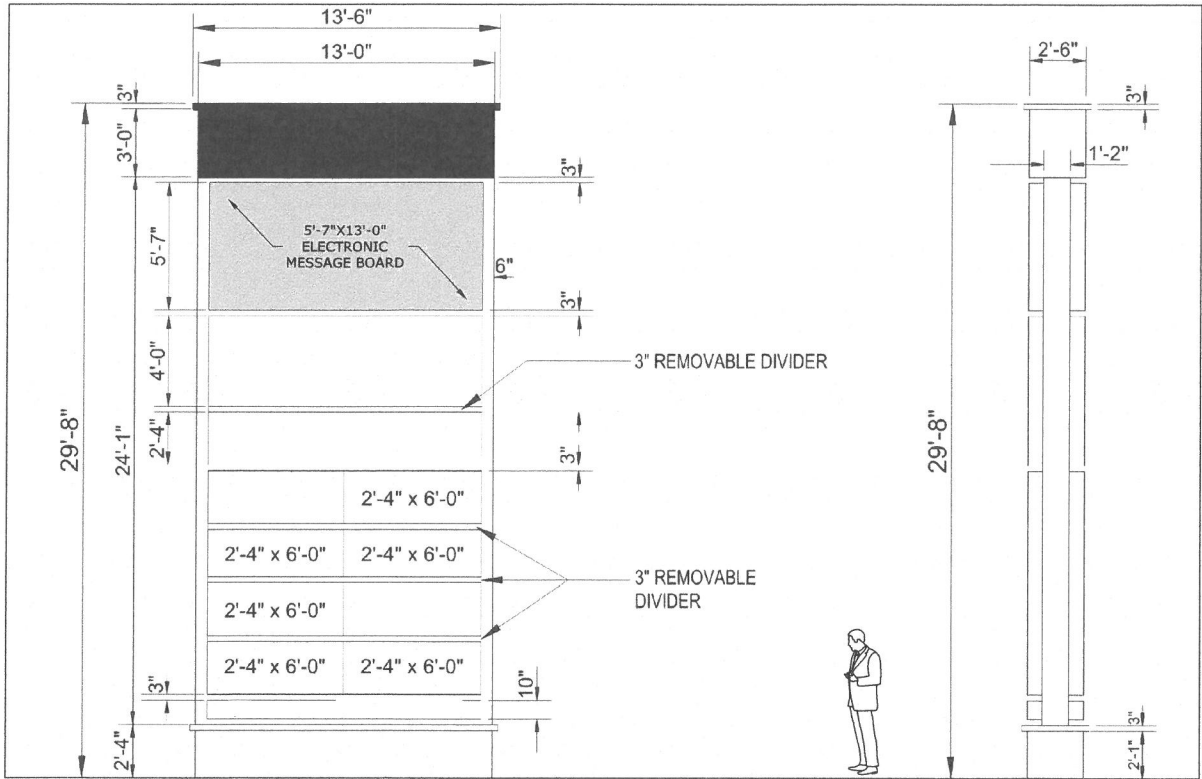
60 Farmington Road
(Route 11)
Rochester, NH

MARK	DATE	DESCRIPTION
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PROJECT NO:	W5008-004	
DATE:	2/23/2021	
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DRAWN BY:	CML	
CHECKED:	PMC	
APPROVED:	BLM	

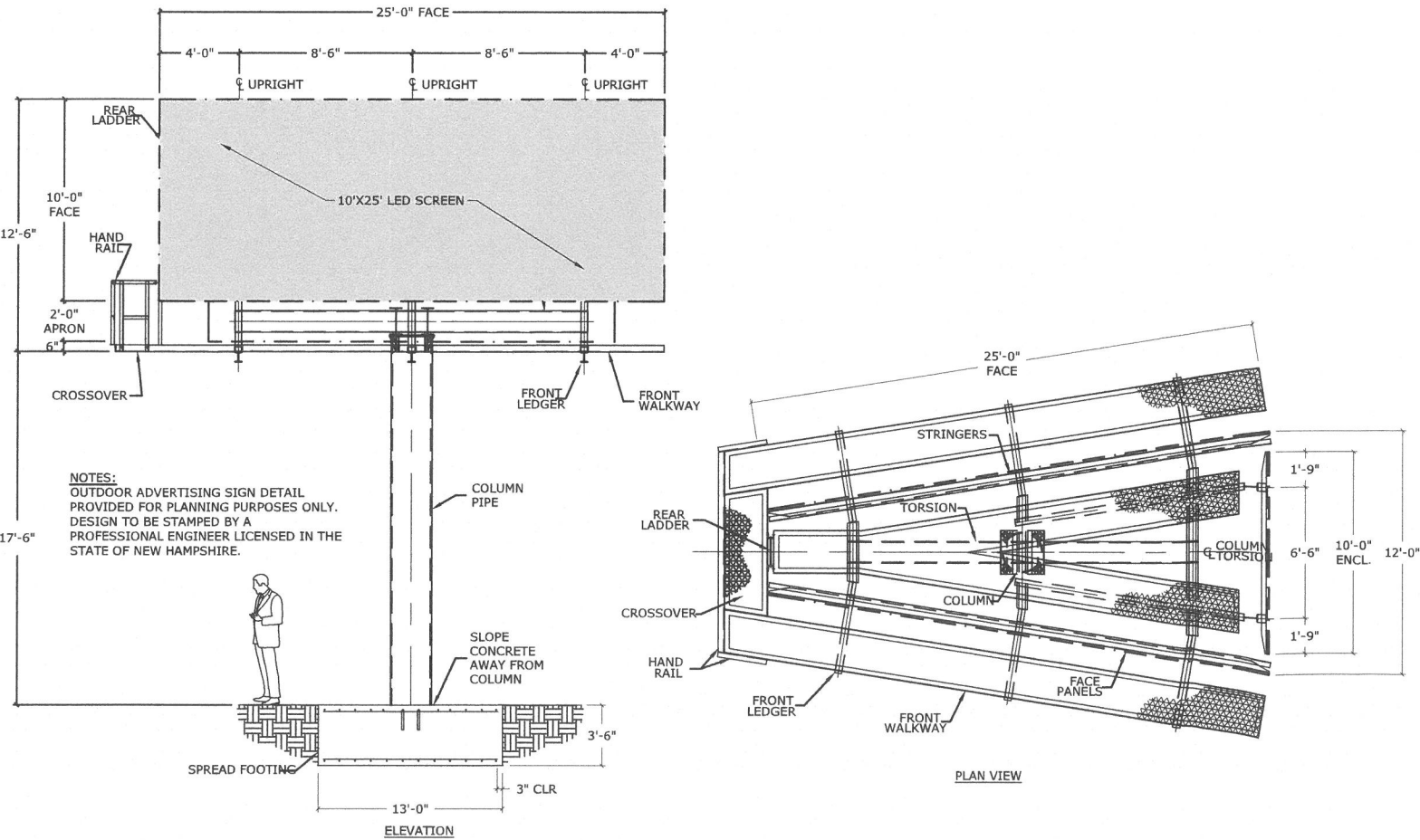
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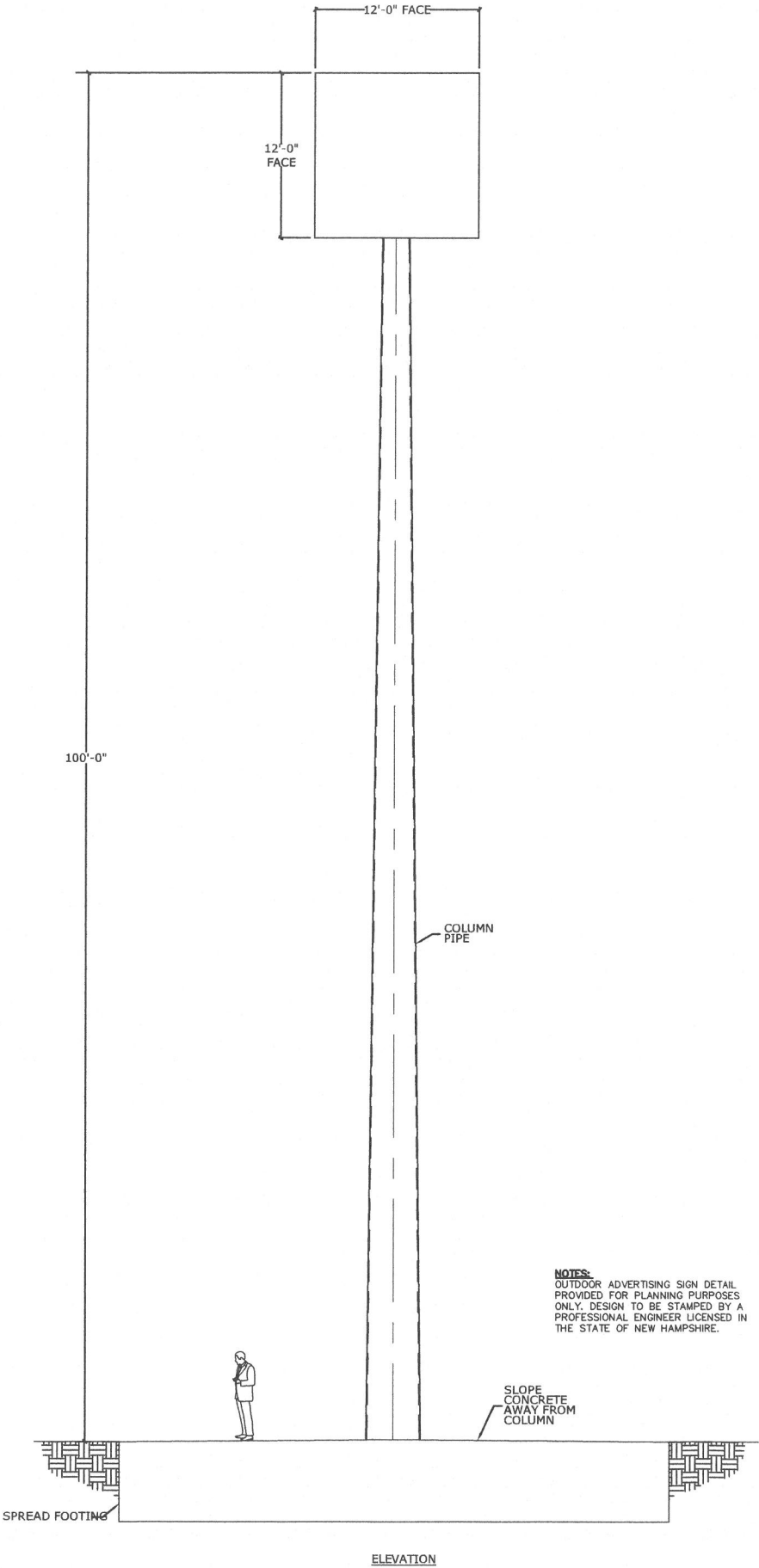
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PYLON SIGN
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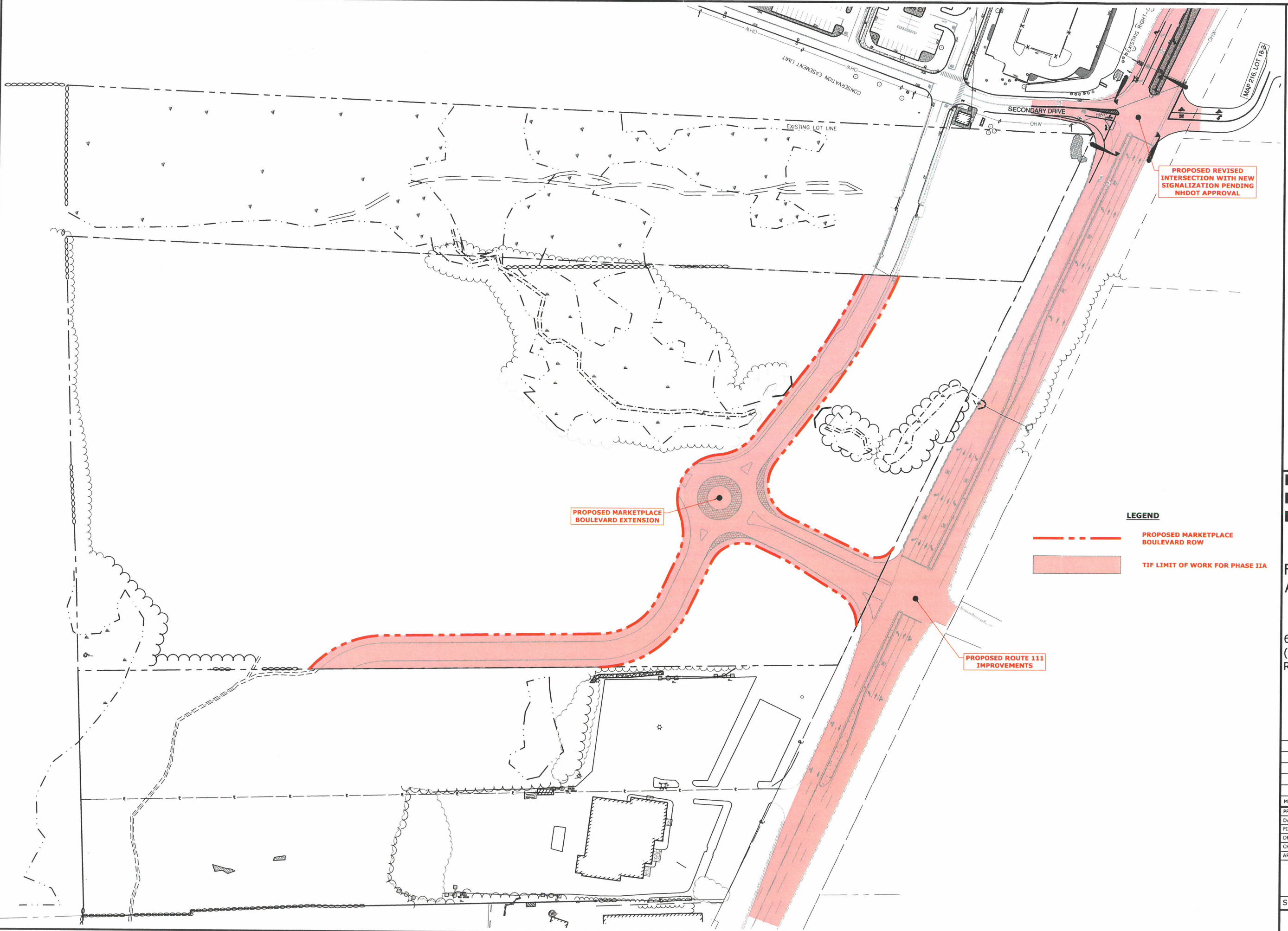


OUTDOOR ADVERTISING SIGN
NO SCALE



100' TALL ADVERTISING SIGN
NO SCALE

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Project No: W5008-004
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PROPOSED MARKETPLACE
BOULEVARD EXTENSION

PROPOSED ROUTE 111
IMPROVEMENTS

PROPOSED REVISED
INTERSECTION WITH NEW
SIGNALIZATION PENDING
NHDOT APPROVAL

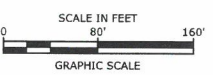
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- PROPOSED MARKETPLACE
BOULEVARD ROW
- TIF LIMIT OF WORK FOR PHASE IIA

Tighe&Bond



DRAFT



Proposed
Ridgeside
Development

Farmington
Associates, LLC

60 Farmington Road
(Route 11)
Rochester, NH

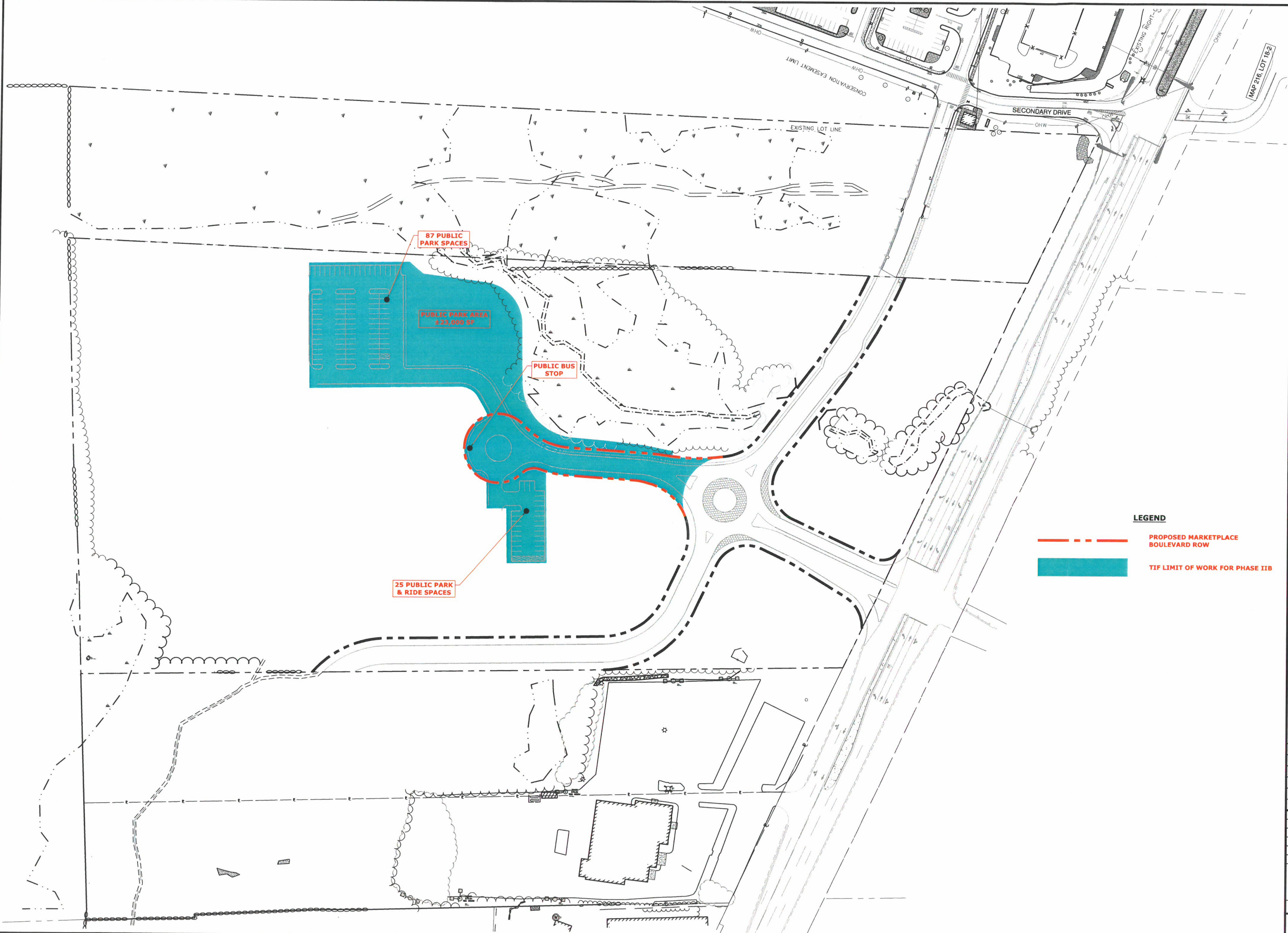
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APPROVED:	BLM	

PHASE IIA PLAN

SCALE: AS SHOWN

EXHIBIT A

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LEGEND

- PROPOSED MARKETPLACE BOULEVARD ROW
- TIF LIMIT OF WORK FOR PHASE IIB

Tighe&Bond



DRAFT

Proposed
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Development

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Rochester, NH

MARK	DATE	DESCRIPTION
PROJECT NO:	W5008-004	
DATE:	2/11/2021	
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PHASE IIB PLAN

SCALE: AS SHOWN

EXHIBIT A