

Modification to Approved Project
City of Rochester, New Hampshire

Case # 217-17-R16 Property Address 15 A Norway Plains

Type of project: Site Plan x; Subdivision _____; Line Adjustment _____; Other _____

Project name Town Houses at Norway Plains

Date of original Planning Board approval Novemeber 14, 2016

Description of modification: Convert from 3 Story Units to Single level living, same bedrooms.

Convert from garages under units to parking in front of units

Name of applicant or agent filling out this form Rob Graham

Mailing Address 81 Lakeview drive

Phone Number: 603-479-3666 Email Address: Rob@Graham-consult.com

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: [Signature] Date: 9/15/20

Signature of property owner (if different): [Signature] Date: 9/15/20

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

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CONSULTANTS

REVISIONS

APPROVALS

Accept: only original stamp and signature
copies may contain unauthorized modifications

PROJECT

PROPOSED
MULTI-FAMILY DEVELOPMENT
15 NORWAY PLAINS ROAD,
ROCHESTER, NH
FOR
EKIMBOR, LLC
81 LAKEVIEW RD
NOTTINGHAM, NH,

TITLE

GARDEN STYLE CONCEPT

DRAWN BY:

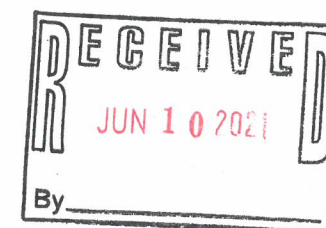
CHECKED BY:

DATE:

SCALE: AS NOTED

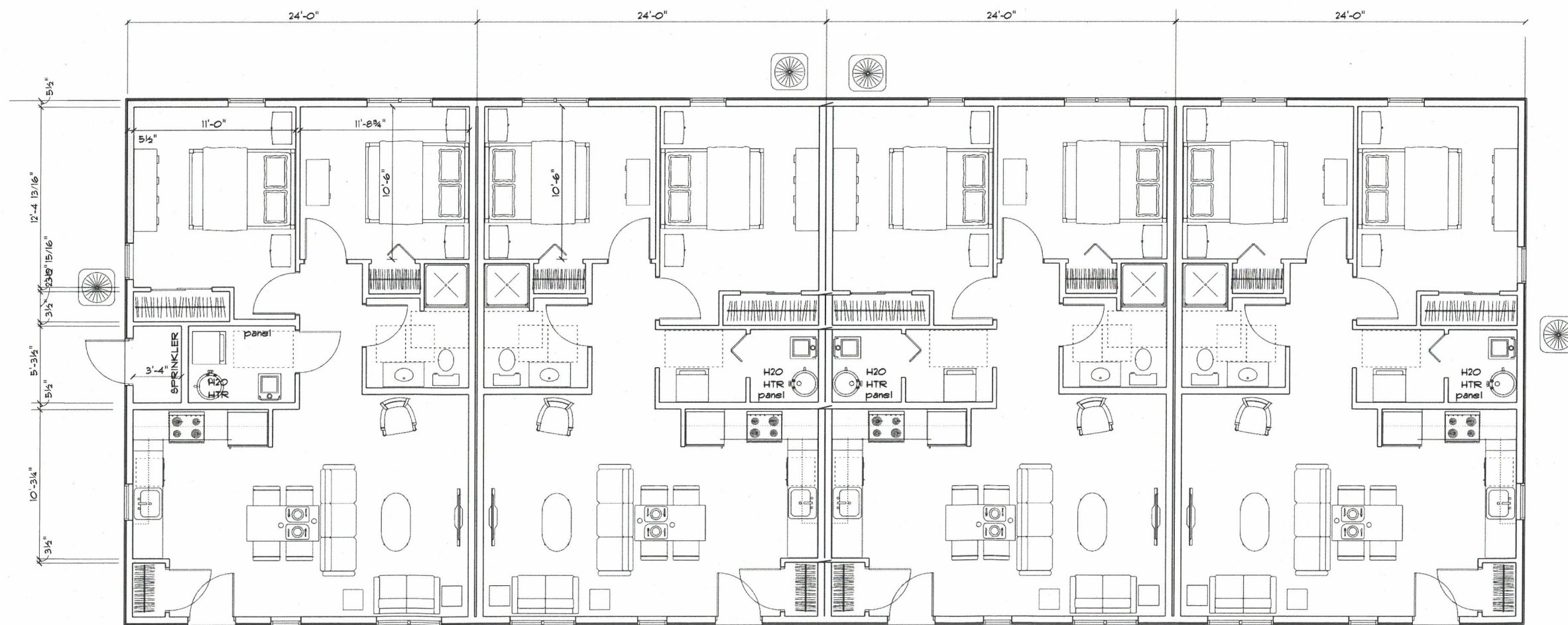
DRAWING NO.

A-4



PROGRESS PRINT
Wednesday, August 19, 2020

DO NOT SCALE PRINTS



4 X 2-BEDROOM PLAN

GARDEN STYLE UNIT PLAN
SCALE: 1/4" = 1'-0"

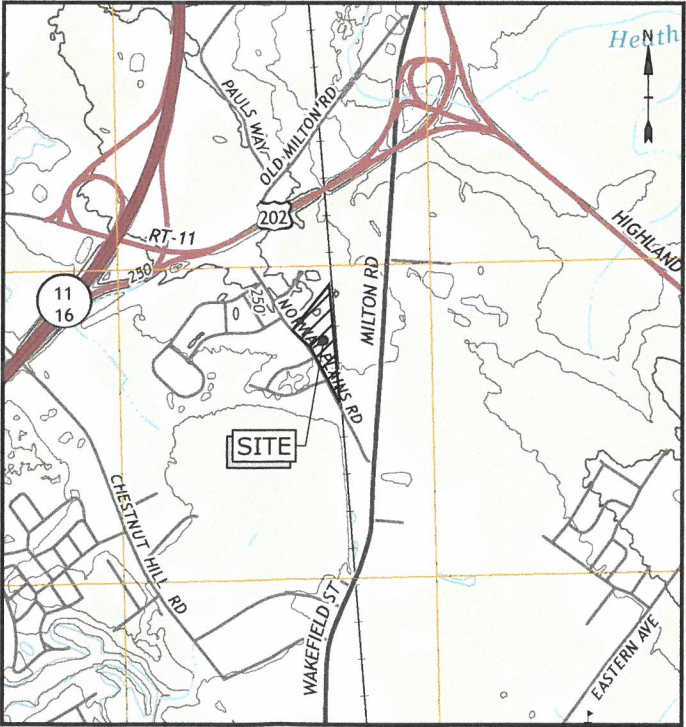


PROPOSED MULTI-FAMILY DEVELOPMENT
15 NORWAY PLAINS ROAD
ROCHESTER, NEW HAMPSHIRE
(TAX MAP 215 LOT 17 AND LOT 17-1)
SITE PLANS

SEPTEMBER 6, 2016
(REVISED: JUNE 10, 2021)



LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
G-001	GENERAL NOTES, LEGEND AND ABBREVIATIONS
G-002	EROSION CONTROL NOTES SHEET
G-003	PERMITS
G-004	NHDES APPROVED SEWER SPECIFICATIONS
1 OF 1	EXISTING CONDITIONS
V-101	EXISTING CONDITIONS/DEMOLITION PLAN
C-101	SITE PLAN
C-102	GRADING PLAN
C-103	UTILITIES PLAN
C-104	SEWER PLAN AND PROFILE
L-101	LANDSCAPE PLAN
C-501	DETAILS SHEET
C-502	DETAILS SHEET
C-503	DETAILS SHEET
C-504	DETAILS SHEET
C-505	DETAILS SHEET
C-506	DETAILS SHEET
C-601	ADDRESS PLAN
F-101	FIRE TRUCK TURNING PLAN
E-101	PHOTOMETRICS PLAN



LOCATION MAP
SCALE: 1" = 1000'

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY _____ DATE _____

PREPARED BY:
Tighe&Bond
www.tighebond.com

SURVEYOR:
North Easterly Surveying, Inc.
191 State Road, Suite 1
Kittery, ME 03904

PREPARED FOR:
Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH
03290
Michael Anderson
2637 E Atlantic Blvd #172
Pompano Beach FL
33062-4939

OWNER:
The Estate of Bruce J. Roberts
15 Norway Plains Road
Rochester, NH 03868

PERMIT	APPROVAL #
ROCHESTER SITE PLAN REVIEW	215-17-R2-16
ROCHESTER SUBDIVISION	215-17-R2-16
ROCHESTER ZBA	2016-20 & 2016-29
NHDES AoT	AoT-1197
NHDES WASTEWATER CONNECTION	D2016-1106

COMPLETE SET 19 SHEETS

FOR MORE INFORMATION CONTACT:

THE CITY OF ROCHESTER PLANNING DEPARTMENT AT (603) 335-1338

Last Saved: 6/10/2021 1:21:21 PM By: CHK
Tighe & Bond, Inc. (603) 335-1338
General Proposals, Norway Plains Subdivision Drawings, Figures\AutoCAD\Sheet\Current Plan Sheets\G0093-COVER.dwg

- NOTES:
1. THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
 3. TIGHE AND BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE AND BOND.

Last Saved: 11/30/2016 8:37am By: CM Tighe & Bond\JLG(G0693 - Rob Graham) - General Proposals\Norway Plains Subdivision\Drawings - Figures\AutoCAD\Sheet\Current Plan Sheets\G0693-G-001_GENERAL-NOTES.dwg

GENERAL NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE SURVEYOR OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. COORDINATE ALL WORK WITHIN NORWAY PLAINS ROAD WITH THE CITY OF ROCHESTER.
3. CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE CITY OF ROCHESTER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER AND CONFORM TO THE CITY OF ROCHESTER STANDARDS.
5. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISHED GRADE.
6. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
7. SEE NORTH EASTERLY SURVEYING, INC. "EXISTING CONDITIONS PLAN", PREPARED BY NORTH EASTERLY SURVEYING, INC ON JUNE, 22, 2016 FOR BENCHMARK INFORMATION.
8. CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
9. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER, AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL, AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
10. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISIONS.
11. ORANGE SNOW FENCE IS TO BE PLACED ALONG THE LIMITS OF CLEARING PRIOR TO ANY ONSITE CUTTING/ACTIVITY.
12. AS BUILT LOCATIONS OF THE SITE FEATURE CHANGES MADE FOR THE MODIFICATION TO APPROVED PROJECT APPLICATION SUBMISSION ON JUNE 11, 2021 WAS BASED SITE PLAN MARK UPS PROVIDED BY SEVERINO TRUCKING CO. INC. ON JUNE 10, 2021.

CONSTRUCTION SCHEDULE:

1. CONSTRUCTION IS ANTICIPATED TO BEGIN IN SPRING 2017 AND BE COMPLETE BY FALL 2019.

DEMOLITION NOTES:

1. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
2. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
3. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
6. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES WITHIN THE WORK LIMITS SHOWN AND CALLED OUT TO BE REMOVED. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO: PAVEMENT, PROCESSED ROCK FILL, CATCH BASINS, UNDERGROUND PIPING, SIGNS, TREES, AND SHRUBS. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE EXISTING FEATURES THAT MUST BE REMOVED TO COMPLETE THE WORK BUT ARE NOT CALLED OUT TO BE REMOVED ON THE DEMOLITION PLANS. EXISTING FEATURES CALLED OUT TO BE REMOVED BUT THAT ARE LOCATED OUTSIDE THE LIMIT OF WORK SHALL BE REMOVED BY THE DEVELOPER'S SITE CONTRACTOR.
8. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
9. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY BY THE CONTRACTOR, CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO REPLACE IT.
10. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
11. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.

SITE NOTES:

1. STOP BARS SHALL BE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
2. SEE DETAILS SHEETS FOR PAVEMENT MARKINGS, SIGNS, AND SIGN POSTS.
3. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE WHITE LINES.
4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
5. ALL WORK SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
6. ALL SIGNS SHALL CONFORM WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
7. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

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. 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.
4. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH 4' SUMPS.
5. ALL DRAINAGE PIPE WITH LESS THAN 4' OF COVER SHALL BE INSULATED WITH 2 INCH RIGID FOAM INSULATION.
6. CATCHBASINS AND DRAIN MANHOLES SHALL BE 4 FT IN DIAMETER UNLESS OTHERWISE NOTED.
7. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

UTILITY NOTES:

1. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
SEWER/WATER/DRAINAGE: CITY OF ROCHESTER
ELECTRIC: EVERSOURCE ENERGY (FORMERLY PSNH)
TELEPHONE/DATA: METROCAST AND /OR FAIRPOINT
2. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
3. 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 PUBLICS WORKS DEPARTMENT.
4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.

5. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO CITY OF ROCHESTER STANDARDS.
6. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
7. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
8. 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.
9. 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.
10. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER.
11. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF ROCHESTER.
12. ALL SEWER PIPE WITH LESS THAN 4' OF COVER IN UNPAVED AREAS AND LESS THAN 6' OF COVER IN PAVED AREAS SHALL BE INSULATED.
13. 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 EVERSOURCE AND FAIRPOINT COMMUNICATIONS.

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 SIX (6) INCHES OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
9. THREE (3) INCH 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 SIX (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 15TH 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.
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 (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL RASSES, 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.

EXISTING DRAINAGE AND SEWER STRUCTURE TABLE											
		S.M.H. #1	S.M.H. #2	S.M.H. #3	S.M.H. #4	S.M.H. #5	C.B. #1	C.B. #2	C.B. #3	C.B. #4	C.B. #5
SIZE		32" DIA.	32" DIA.	32" DIA.	32" DIA.	32" DIA.	24" DIA.	22"x24"	24" DIA.	24"x24"	22"x24"
RIM ELEVATION		246.95'	244.20'	240.80'	238.60'	239.85'	240.45'	239.55'	239.15'	238.05'	237.25'
SUMP		239.75'	237.40'	233.95'	232.00'	230.95'	237.90'	235.50'	235.00'	234.60'	233.45'
PIPE "A"	INVERT	239.80'	237.55'	234.00'	232.00'	231.10'	238.70'	237.20'	236.80'	236.20'	235.65'
	TYPE	10" P.V.C.	10" P.V.C.	10" P.V.C.	10" P.V.C.	12" P.V.C.	12" C.P.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.	14" R.C.P.
PIPE "B"	INVERT	239.75'	237.40'	233.95'	232.00'	230.95'	238.60'	237.45'	236.60'	236.30'	
	TYPE	10" P.V.C.	10" P.V.C.	10" P.V.C.	12" P.V.C.	12" P.V.C.	12" C.M.P.	12" C.P.P.	12" C.P.P.	12" C.P.P.	
PIPE "C"	INVERT	239.80'			232.00'						
	TYPE	10" P.V.C.			10" P.V.C.						

SOIL DELINEATION NOTES:

A SITE SPECIFIC SOIL SURVEY WAS PREPARED ON JUNE 29, 2016, BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE #10, JANUARY 2011.

THE SOIL DELINEATION WAS CONDUCTED WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NHDES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. A REPORT HAS BEEN PREPARED THAT ACCOMPANIES THIS SOILS DELINEATION.

SOIL LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
89	CHATFIELD, FINE SANDY LOAM	B
444	NEWFIELDS, FINE SANDY LOAM	B
500	UDORTHENTS, LOAMY	B (ESTIMATED)
546/P	WALPOLE, FINE SANDY LOAM	D (ESTIMATED)
600/P	ENDOQUENTS, LOAMY	D (ESTIMATED)

SLOPES: 0-8% = B
DRAINAGE: POORLY DRAINED = /P

TEST PIT DATA

TEST PITS CONDUCTED BY GOVE ENVIRONMENTAL SERVICES ON 5/17/16. TEST PITS WERE LOGGED BY JIM GOVE AND VIEWED BY ROBERT GRAHAM OF EKIEMBOR, LLC.

TEST PIT #1

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-12"	10YR3/2	LS	GR	FR	
12-24"	10YR5/4	LS	GR	FR	
24-50"	2.5Y5/3	S	SG	L	7.5YR5/6 C/P
REFUSAL AT 50", ESHWT AT 24", OBSERVED WATER 42"					

TEST PIT #2

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-6"	10YR3/2	FSL	GR	FR	
6-22"	10YR4/6	FSL	GR	FR	
22-55"	2.5Y5/3	LS	OM	FR	7.5YR5/6 C/P
REFUSAL AT 55", ESHWT AT 22", OBSERVED WATER 50"					

TEST PIT #3

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-9"	10YR3/2	LS	GR	FR	
9-23"	10YR5/4	LS	GR	FR	
23-67"	2.5Y5/3	FSL	OM	FI	5YR5/6 C/P
REFUSAL AT 50", ESHWT AT 23", OBSERVED WATER - NONE, RESTRICTIVE LAYER AT 23"					

TEST PIT #4

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-12"	10YR3/2	FSL	GR	FR	
12-19"	2.5Y6/2	FSL	GR	FR	
19-23"	10YR4/6	FSL	GR	FR	
23-68"	2.5Y5/3	FSL	OM	FI	5YR5/6 C/P
REFUSAL AT 68", ESHWT AT 23", OBSERVED WATER 60", RESTRICTIVE LAYER AT 23"					

TEST PIT #5

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-9"	10YR3/2	FSL	GR	FR	
9-33"	10YR4/6	FSL	GR	FR	
33"	BEDROCK				
REFUSAL AT 33", ESHWT AT 33"					

TEST PIT #6

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-6"	10YR3/2	FSL	GR	FR	
6-35"	10YR4/6	FSL	GR	FR	
35"	BEDROCK				
REFUSAL AT 35", ESHWT AT 35"					

TEST PIT #7

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-4"	10YR3/2	FSL	GR	FR	
4-28"	10YR4/6	FSL	GR	FR	
28-52"	2.5Y5/3	LS	OM	FI	7.5YR5/6 C/P
REFUSAL AT 52", ESHWT AT 28", OBSERVED WATER - NONE, RESTRICTIVE LAYER AT 28"					

TEST PIT #8

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-14"	10YR4/4	SAND	MASSIVE	FRIABLE	NONE
14-26"	10YR4/6	L. SAND	MASSIVE	FRIABLE	NONE
26-30"	2.5Y5/3	L. SAND	MASSIVE	FRIABLE	7.5YR5/6, 5%
30+"	REFUSAL				
REFUSAL AT 30", ESHWT AT 26"					

TEST PIT #9

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-20"	10YR3/3	GR. SAND	MASSIVE	FRIABLE	NONE
20-24"	10YR3/2	F.S.LOAM	GRANULAR	FRIABLE	NONE
24-30"	10YR5/6	F.S.LOAM	GRANULAR	FRIABLE	NONE
30-63"	2.5Y5/3	L. SAND	MASSIVE	FRIABLE	7.5YR4/6, 10%
63+"	REFUSAL				
REFUSAL AT 63", ESHWT AT 30"					

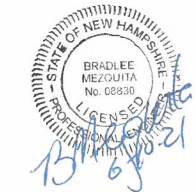
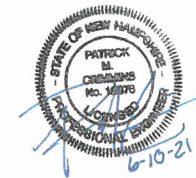
TEST PIT #10

DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCE	REDOX FEATURES
0-12"	10YR4/4	GR. SAND	MASSIVE	FRIABLE	NONE
12-27"	10YR5/6	L. SAND	MASSIVE	FRIABLE	NONE
27-32"	10YR6/2	L. SAND	MASSIVE	FRIABLE	7.5YR4/6, 10%
32-33"	10YR2/1	SAND	MASSIVE	VERY FIRM	7.5YR4/6, 10%
33-87"	10YR4/3	SAND	MASSIVE	FRIABLE	7.5YR4/6, 10%
87+"	REFUSAL				
REFUSAL AT 87", ESHWT AT 27"					

LEGEND

	EXISTING PROPERTY LINE		TEST PIT (SEE ABOVE)
	PROPOSED PROPERTY LINE		EXISTING SANITARY SEWER MANHOLE
	WETLAND LINE		PROPOSED SANITARY SEWER MANHOLE
	TREELINE		PROPOSED SPOT GRADE
	EXISTING STONEWALL		PROPOSED FINISHED FLOOR ELEVATION
	EXISTING WATER LINE		EXISTING CATCH BASIN
	PROPOSED WATER LINE		PROPOSED CATCH BASIN
	EXISTING SEWER LINE		EXISTING DRAIN MANHOLE
	PROPOSED SANITARY SEWER LINE		PROPOSED DRAIN MANHOLE
	EXISTING OVERHEAD ELECTRIC		PROPOSED UNDERGROUND PROPANE TANK
	PROPOSED OVERHEAD ELECTRIC		PROPOSED SIGN
	PROPOSED UNDERGROUND ELECTRIC		PROPOSED LIGHT
	PROPOSED TRANSFORMER		INLET PROTECTION BARRIER
	1 FT CONTOUR		EXISTING UTILITY POLE
	5 FT CONTOUR		PROPOSED UTILITY POLE
	PROPOSED GRADE		EXISTING FIRE HYDRANT
	EXISTING DRAIN LINE		PROPOSED FIRE HYDRANT
	PROPOSED DRAIN LINE		EXISTING WATER VALVE
	PROPOSED PIPE WITH 2 INCH RIGID FOAM INSULATION		PROPOSED WATER VALVE
	PERIMETER CONTROL BARRIER		
	PROPOSED GAS LINE		
	PROPOSED STABILIZED CONSTRUCTION LOCATION		
	LIMIT OF CLEARING AND GRUBBING		
	FENCE		
	PROPOSED RIP RAP		

Tighe&Bond
www.tighebond.com



Proposed Multi-family Development

Norway Plains Road Site Plans

Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH
03290</

Last Saved: 11/30/2016
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Tighe & Bond, NewProjeG0693 - Ron Graham - General Proposal, Norway Plains Subdivision Drawings - Figure AutoCAD Sheet Current Plan Sheets G0693-c-002 EROSION CONTROL NOTES.dwg

PROJECT NAME AND LOCATION
NORWAY PLAINS ROAD SUBDIVISION
15 NORWAY PLAINS ROAD
ROCHESTER, NH 03868

43°-19'-28"N
70°-58'-40"W

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

DISTURBED AREA
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY ±4.1 ACRES.

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

NAME OF RECEIVING WATERS
THE STORM WATER RUNOFF WILL BE DISCHARGED VIA OVERLAND FLOW TO UNNAMED WETLAND WHICH ULTIMATELY FLOWS TO THE COHECO RIVER.

SEQUENCE OF MAJOR ACTIVITIES
1. ORANGE SNOW FENCE IS TO BE PLACED ALONG THE LIMITS OF CLEARING PRIOR TO ANY ONSITE CUTTING/ACTIVITY.
2. CUT AND CLEAR TREES.
3. 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
4. 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.
5. CLEAR AND DISPOSE OF DEBRIS.
6. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
7. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES HALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTE: THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.

EROSION CONTROL NOTES
1. 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.
2. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALE, SILT FENCES, SILT SACKS AND SILT SOCKS, AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
3. 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.
4. PERIMETER CONTROLS INCLUDING SILT FENCES, HAY BALE BARRIERS, AND/OR SILT SOCKS SHALL MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
5. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
6. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED, AND FERTILIZER.
7. 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.
8. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

STABILIZATION
1. 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.
2. WINTER STABILIZATION PRACTICES:
A. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHOR NETTING, ELSEWHERE.
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITION.
C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER WHDOT ITEM 504.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
3. 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
4. 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 AND HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
5. 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 HAY BALE BARRIERS AND SILT FENCES 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 NOVEMBER 15.

DUST CONTROL:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. 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.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS INCLUDING BUT NOT LIMITED TO ROUTE 11 (FARMINGTON ROAD).

STOCKPILES
1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. 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.
4. 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 ENTRANCES PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION
1. TEMPORARY GRASS COVER
A. SEEDBED PREPARATION:
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
1. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
3. 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
1. 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.).

5. VEGETATIVE PRACTICE
A. FOR PERMANENT MEASURES AND PLANTINGS.
1. 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.
2. 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.
3. 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.
4. 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.
6. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE.
7. 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 RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
8. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED.
9. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

CREeping RED FESCUE	50 LBS/ACRE
KENTUCKY BLUEGRASS	100 LBS/ACRE
PERENNIAL 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.
10. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL)
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
1. 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
1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
2. FIRE HYDRANT FLUSHINGS
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
4. WATER USED TO CONTROL DUST
5. POTABLE WATER INC. UNCONTAMINATED WATER LINE FLUSHINGS
6. ROUTINE EXTERNAL BUILDING WASH DOWN -NO DETERGENTS
7. PAVEMENT WASH WATERS -NO SPILLS OR DETERGENTS
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATE
9. UNCONTAMINATED GROUND WATER OR SPRING WATER
10. FOUNDATION OR FOOTING DRAINS -NOT CONTAMINATED
11. UNCONTAMINATED EXCAVATION DEWATERING
12. LANDSCAPE IRRIGATION
WASTE DISPOSAL
1. WASTE MATERIALS
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.
2. 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.
3. 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
1. 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.
2. 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 PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:
1. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE.
2. ALL 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.
3. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
5. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
6. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
B. HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
1. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
3. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
C. PRODUCT SPECIFICATION PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
1. PETROLEUM PRODUCTS:
a. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE.
b. 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.
2. FERTILIZERS:
a. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS.
b. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
c. 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.

PAINTS:
a. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.
b. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM.
c. 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:
1. 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.
2. 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.
3. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED.
6. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

VEHICLE FUELING AND MAINTENANCE PRACTICE:
1. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICAL FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY.
2. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY.
3. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED.
4. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA.
5. CONTRACTOR SHALL VEHICLES SHALL BE INSPECTED REGULARLY FOR LEAKS AND DAMAGE.
6. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES
THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT.
1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER.
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR.
3. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES.
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

BLASTING NOTES
IF MORE THAN 5000 CUBIC YARDS ARE TO BE BLASTED A BLASTING PLAN SHALL BE PROVIDED. BLASTING PLAN SHALL INCLUDE:
A. LOCATION AND IDENTIFICATION OF DRINKING WATER WELLS LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES.
B. A GROUNDWATER QUALITY SAMPLING PROGRAM, APPROVED BY NHDES PRIOR TO INITIATING BLASTING, TO MONITOR 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.
1. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.
2. THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
C. LOADING PRACTICES
THE FOLLOWING BASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
1. 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.
2. 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.
3. SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
4. 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.
5. 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.
6. 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.
D. EXPLOSIVE SELECTION
THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
1. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
2. 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.
E. PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
F. MUCK PILE 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:
1. REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
2. MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
G. SPILL PREVENTION MEASURES AND SPILL MITIGATION
SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
1. THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
a. STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE;
b. SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
c. LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY;
d. INSPECT STORAGE AREAS WEEKLY;
e. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
f. 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; AND
g. 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.
2. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
a. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
b. PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
c. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
d. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES; AND
e. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
3. 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.
4. 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. (SEE HTTP://DES.NH.GOV/ORGANIZATION/COMMISSIONER/ PIP/FACTSHEETS/DWGB/ DOCUMENTS/DWGB-22-6.PDF)

Tighe & Bond

www.tighebond.com

STATE OF NEW HAMPSHIRE
GREGG M.
MIKOLAJTICS
No. 6884
LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE
KENNETH A.
MAYRODGEORGE
No. 13999
LICENSED PROFESSIONAL ENGINEER

Proposed
Multi-family
Development

Norway Plains Road
Site Plans

Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH
03290

Michael Anderson
2637 E Atlantic Blvd #172
Pompano Beach FL 33062-4939

Rochester, New
Hampshire

1.	12/16/16	RESPONSE TO CITY COMMENTS
A	10/11/2016	City Review Comments
MARK	DATE	DESCRIPTION
PROJECT NO:	G-0693	
DATE:	09/06/2016	
FILE:	G0693-G-002_EROSION-CONTROL-NOTES.dwg	
DRAWN BY:	ERC/KAM	
CHECKED:	KAM	
APPROVED:	BLM	

EROSION CONTROL NOTES

SCALE: AS SHOWN

G-002

Last Saved: 12/20/2016 10:17:09 AM
Plotted On: Jan 13, 2017 9:17 AM
Tighe & Bond, Inc. Projects\G0693 - Robert Graham - General Proposals - Norway Plains Subdivision Drawings - Figures\AutoCAD\Sheet\Current Plan Sheets\G0693-G-003.dwg



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03607-1917
(603) 335-1338 - Fax (603) 335-1555
Web Site: www.rochesternh.net

Planning and Development
Conservation Commission
Natural Resource Commission
Arts & Culture Commission

NOTICE OF DECISION

November 14, 2016

Robert Graham
Michael Anderson
Robert Graham & Michael Anderson Tenants in Common
2037 East Atlantic Boulevard
Pompano Beach, FL 33062

Re: 215-17-R2-16
Case# 215-17-R2-16

Dear Applicant:

This is to inform you that the Rochester Planning Board at its November 7, 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 their heirs, successors, and assigns.

Prerequisite Conditions: (This is a list of conditions that must be met before the application can be approved.)

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 May 7, 2017 - 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 higher 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. See RSA 478:2 on voting.

1) **Plan modification:** Make the following modifications to the plan drawings:

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BUILDING, ZONING & LICENSING SERVICES
31 Wakefield Street
Rochester, New Hampshire 03607-1917
(603) 335-3976 - Fax (603) 335-1912
Web Site: www.rochesternh.net

ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

August 19, 2016

2016-20 Ekimor, LLC applicant requests a **Variance** to permit 545 sq. ft. of 10' x 10' x 10' porch on R2-1. Instead of the required 7,500 sq. ft. per unit.
This request is according to the City's Zoning Ordinance Chapter 42:19, Section 5.8.
Location: 15 Norway Plains Rd. Map 0215 Lot 0017 Block 0000, Residential 2 Zone.

The variance was **APPROVED** with the following stipulations:
1. The porch to remain relatively maintained.
2. No more than forty (40) two bedroom units.

The variance will not be contrary to the public interest because: it will not reduce safety from fire, panic, and other dangers. The spirit of the ordinance is observed because: it will not reduce safety from fire, panic, and other dangers. If granted, the benefit to this individual applicant outweighs any harm to the community as a whole. The value of the surrounding properties will not be diminished because: it will not generate levels of noise, light, activity or traffic that are significantly different from that which currently exist.

Michael Anderson
Michael Anderson
Rochester Zoning Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the Department of Building, Zoning and Licensing Services at 332-3508 ext. 1, to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.
Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Department of Building, Zoning and Licensing within thirty (30) days (calendar days) starting the day after the decision is made. If a rehearing is granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing is granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

cc: Ekimor, LLC
Kam McCarney, P.E.
Attorney for Ekimor, LLC



BUILDING, ZONING & LICENSING SERVICES
31 Wakefield Street
Rochester, New Hampshire 03607-1917
(603) 335-3976 - Fax (603) 335-1912
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ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

October 13, 2016

2016-20 Ekimor, LLC applicant requests a **Variance** to the terms of Article 42.20, Section 5.11.B, and asked that said terms be waived to permit a Multifamily Development within 43.6 feet of a single family residence where 100 feet is required.
Location: 15 Norway Plains Road, 0215-0017-0000, Residential 2 Zone

The variance was **APPROVED** as requested for the following reasons:
The variance will not be contrary to the public interest because: it will not diminish the value of buildings. The spirit of the ordinance observed because: it will not hinder the proper use of natural resources. If granted, the benefit to this individual applicant, outweighs any harm to the community as a whole. The value of the surrounding properties will not be diminished because: it will not generate levels of noise, light, activity or traffic that are significantly different from that which currently exist.

Michael Anderson
Michael Anderson
Rochester Zoning Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the Department of Building, Zoning and Licensing Services at 332-3508 ext. 1, to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.
Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Department of Building, Zoning and Licensing within thirty (30) days (calendar days) starting the day after the decision is made. If a rehearing is granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing is granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

cc: Michael Anderson
Tighe & Bond
Attorney for Ekimor, LLC

Department for specifications, and add the requirements to plan notes/details.
5) No parking signs are required along the sides of the proposed street and Norway Plains Road (as suggested by the Department of Public Works).
6) \$5,000 will be provided by the applicant for additional sidewalks on Milton Road.
7) **Current Use:** The subject property is not in Current Use.
8) **State plan coordinates:** The plans are to be tied into the State Plane Coordinate System.
9) **Inspection:** The applicant must sign the **Agreement for Payment of Inspection Fee** and make a cash deposit to cover the anticipated costs of inspection. In an amount that is determined by the Public Works Department. (The inspection 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.)
10) **Pre-construction meeting:** The pre-construction meeting agreement is to be signed by the applicant's owner.
11) **Other permits:** All required State and Federal permits must be obtained - including any valid, aerial, as applicable - with copies of permits or confirmation of approvals delivered to the Planning Department.
12) **Final Drawings:** If required by the Department of Public Works, a change of plan/interference agreement approved by Public Works must be executed.
13) **Final Drawings:** (a) One set 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 conditions, above) may be marked by hand. Note: If there are significant changes to be made to the plans, as specified above, one full size **black-line plus** must be sent to the Planning Department for review prior to producing these final drawings. (The primary set of plans was last received October 11, 2016). An updated set of architectural drawings shall be included.
















14) **General and Subsequent Conditions**
All of the conditions below are attached to this approval.
1) These buildings will require sprinklers, alarms, and off-site monitoring.
2) The applicant is required to provide legal agreements between the applicant and the City will be required before the applicant can work within the City neighborhood.
3) **Exemption:** The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.

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Last Saved: 12/20/2015 9:41:38 AM By: Iam Tighe & Bond\\s\Projects\G0693 - Rob Graham - General Proposals\\Norway Plains Subdivision\Drawings - Figures\AutoCAD\Sheet\Current Plan Sheets\G0693-G-003.dwg

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Proposed Multi-family Development

Norway Plains Road Site Plans

Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH
03290

Michael Anderson
2637 E Atlantic Blvd #172
Pompano Beach FL 33062-4939

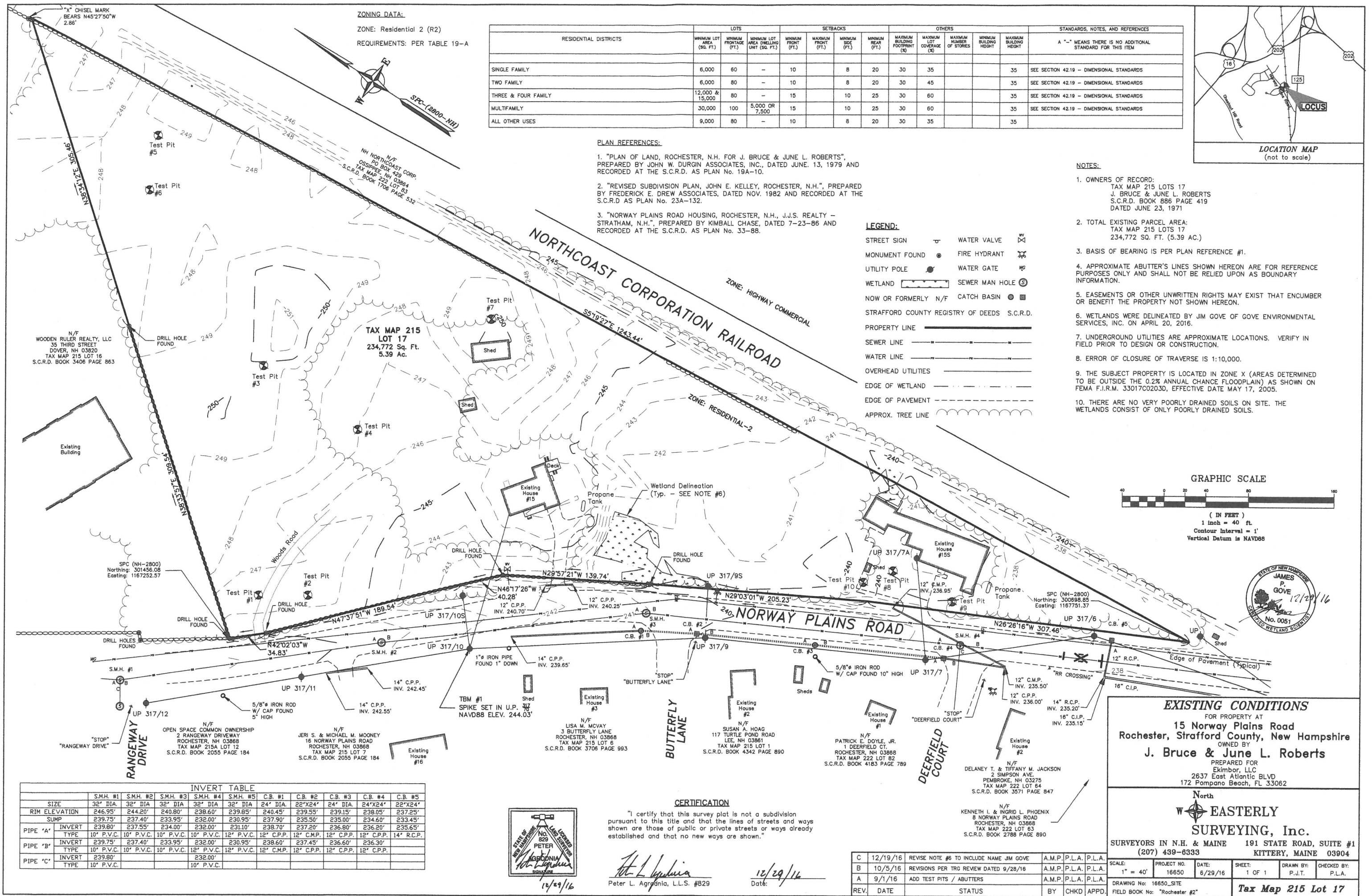
Rochester, New Hampshire

MARK	DATE	DESCRIPTION
PROJECT NO:	G-0693	
DATE:	01/13/2017	
FILE:	G0693-G-003.dwg	
DRAWN BY:	ERC/KAM	
CHECKED:	KAM	
APPROVED:	BLM	

NHDES APPROVED
SEWER SPECIFICATIONS

SCALE: AS SHOWN

G-004

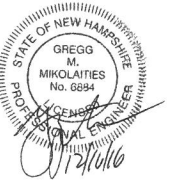




NOTE:
SEE NOTES AND LEGEND SHEET (SHEET G-001) FOR EXISTING
DRAINAGE AND SEWER STRUCTURE TABLE, LEGEND, AND NOTES.

LEGEND

- TREELINE
- SILT SOCK
- INLET PROTECTION BARRIER
- LIMIT OF CLEARING AND GRUBBING



**Proposed
Multi-family
Development**

**Norway Plains Road
Site Plans**

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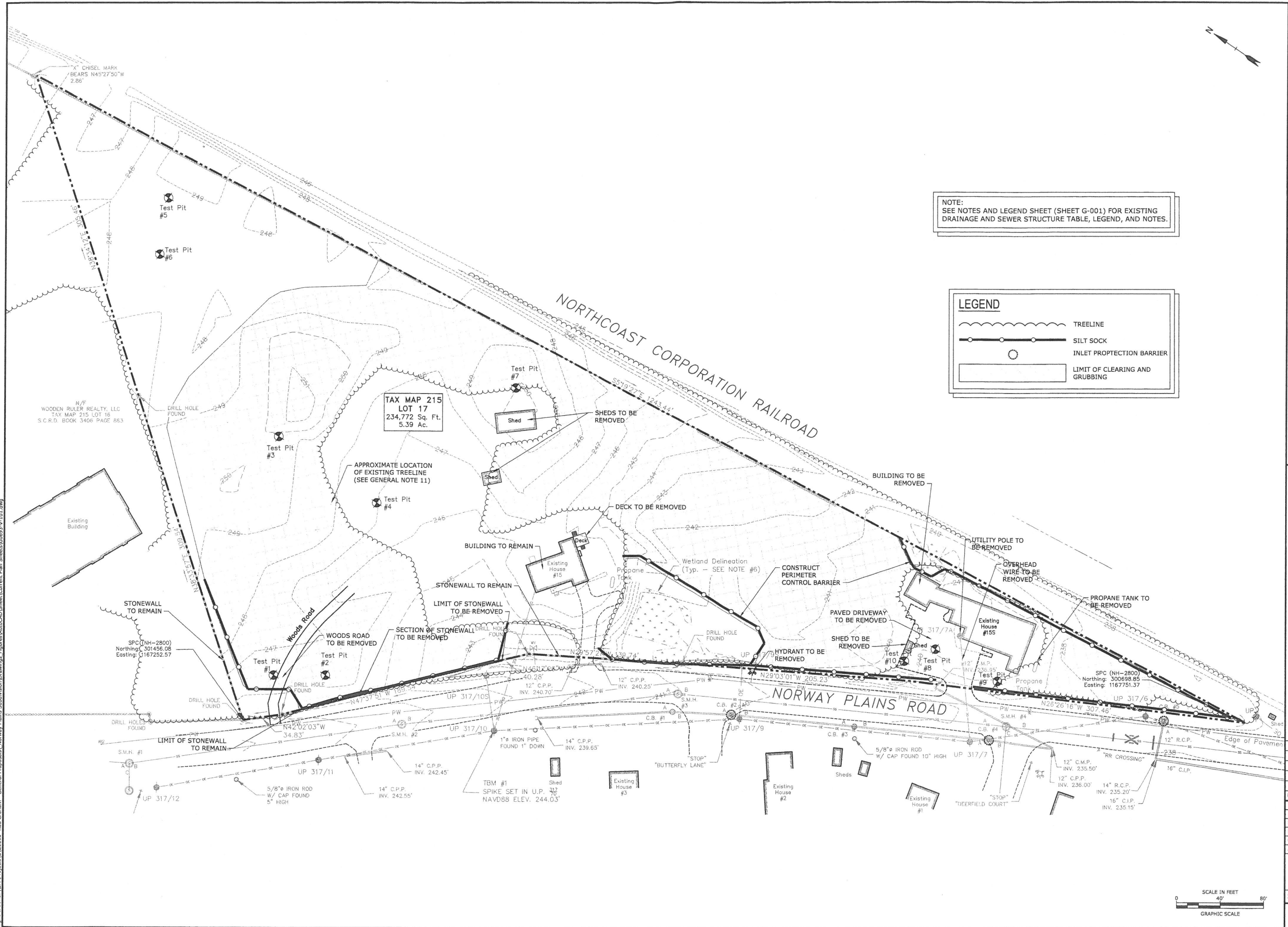
Rochester, New
Hampshire

1	12/16/2016	Revised per City Comment
A	10/11/2016	City Review Comments
MARK	DATE	DESCRIPTION
PROJECT NO:	G-0693	
DATE:	09/06/2016	
FILE:	G0693-V-101.dwg	
DRAWN BY:	ERC/KAM	
CHECKED:	KAM	
APPROVED:	BLM	

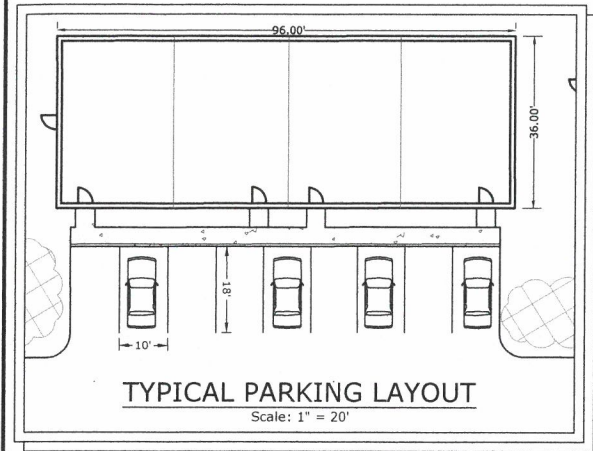
EXISTING
CONDITIONS/DEMOLITION
PLAN

SCALE: AS SHOWN

V-101



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	BUILDING TYPE	LOT AREA SQ FT	FRONTAGE	SETBACKS			BUILDING FOOTPRINT (%)	LOT COVERAGE	BUILDING HEIGHT	UNITS
				FRONT	SIDE	REAR				
REQUIRED	TOWNHOUSE	7,500 /UNIT MIN.	80' MIN.	15.0'	10.0'	25.0'	30% MAX.	60% MAX.	35' MAX.	4
LOT 17	TOWNHOUSE	218,112**	775'	50.0'	10.0'	25.0'	16%*	40%*	≤35'	4
REQUIRED	TWO FAMILY	9,000	80' MIN.	10.0'	8.0'	20.0'	30% MAX.	45% MAX.	35' MAX.	2
LOT 17-1	TWO FAMILY	16,660	142'	56.6'	17.4'	20.0'	9%	17%*	≤35'	2

*ASSUMES 36' x 96' BUILDING FOOTPRINT
** 218,112 sf / 40 UNITS = 5452 sf/UNIT
VARIANCE GRANTED FOR REDUCED LOT DENSITY ON AUGUST 10, 2016

PARKING CALCULATIONS:			
RESIDENTIAL	REQUIRED (SINGLE FAMILY)	REQUIRED (FOUR FAMILY)	PROVIDED
PARKING STALLS	-	2 (PER UNIT) 2 X 40 = 80 SPACES	90 SPACES
VISITOR PARKING	-	-	6 SPACES
TOTAL PARKING	-	-	96 SPACES

SNOW STORAGE CALCULATIONS		
=53,533 SF OF IMPERVIOUS AREA TO BE CLEARED	X	1SF 10 SF OF AREA CLEARED
=5,353 SF OF SNOW STORAGE AREA REQUIRED		
6,296 SF OF SNOW STORAGE AREA PROVIDED > 5,353 SF REQUIRED		

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY _____ DATE _____

- SPECIAL NOTES:
1. APPLICANT SHALL BE RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF SNOW IF IT EXCEEDS DESIGNATED SNOW STORAGE AREAS.
 2. REFUSE AND RECYCLING PICK UP SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/ASSOCIATION. RECYCLING AND REFUSE BINS WILL BE PICKED UP AT EACH BUILDING BY A PRIVATE CONTRACTOR.
 3. PRIOR TO PLAN CERTIFICATION, THE APPLICANT SHALL PROVIDE A COPY OF THE MANAGEMENT AGREEMENT AND STORMWATER OPERATIONS AND MAINTENANCE PLAN TO THE PLANNING DEPARTMENT.

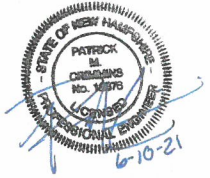
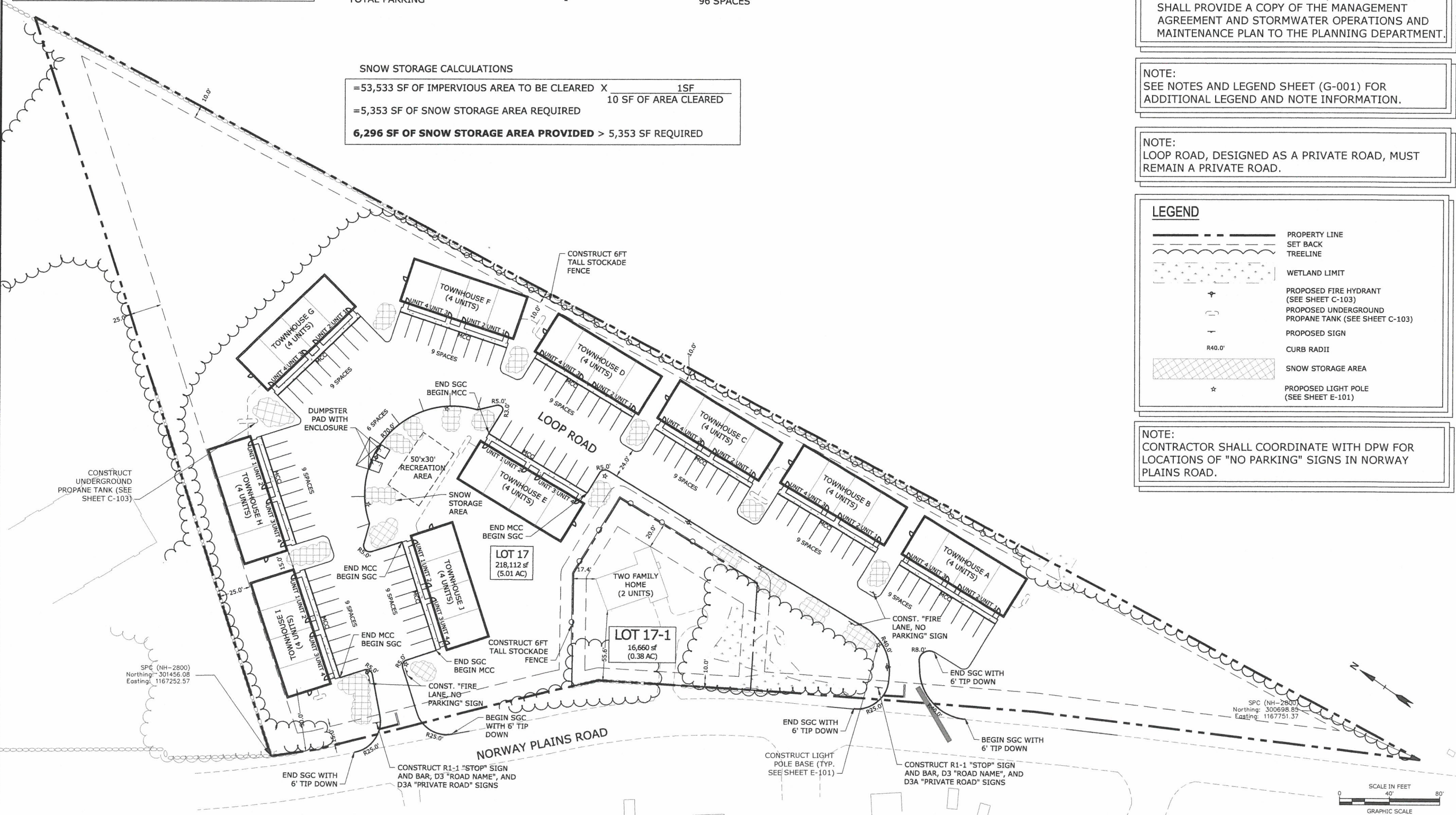
NOTE:
SEE NOTES AND LEGEND SHEET (G-001) FOR ADDITIONAL LEGEND AND NOTE INFORMATION.

NOTE:
LOOP ROAD, DESIGNED AS A PRIVATE ROAD, MUST REMAIN A PRIVATE ROAD.

LEGEND

- PROPERTY LINE
- SET BACK TREELINE
- WETLAND LIMIT
- PROPOSED FIRE HYDRANT (SEE SHEET C-103)
- PROPOSED UNDERGROUND PROPANE TANK (SEE SHEET C-103)
- PROPOSED SIGN
- CURB RADII
- SNOW STORAGE AREA
- PROPOSED LIGHT POLE (SEE SHEET E-101)

NOTE:
CONTRACTOR SHALL COORDINATE WITH DPW FOR LOCATIONS OF "NO PARKING" SIGNS IN NORWAY PLAINS ROAD.



Proposed Multi-family Development

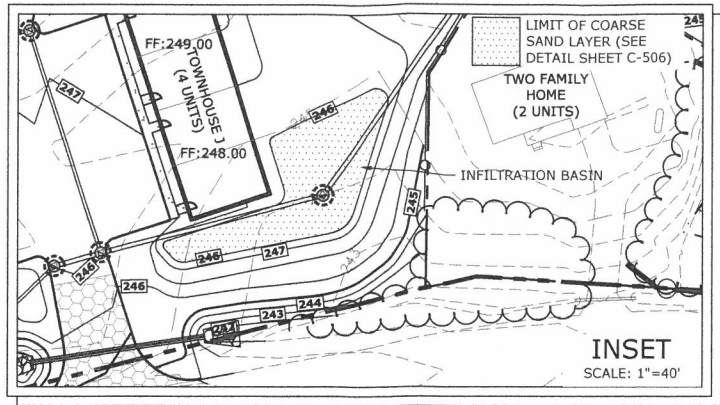
Norway Plains Road Site Plans

Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH 03290

Michael Anderson
2637 E Atlantic Blvd #172
Pompano Beach FL 33062-4939

Rochester, New Hampshire

MARK	DATE	DESCRIPTION
3.	6/10/2021	MODIFICATION TO APPROVED PROJECT APPLICATION
2.	3/23/2018	REVISED FOOTPRINTS
1.	12/16/2016	RESPONSE TO CITY COMMENTS
A	10/11/2016	City Review Comments
PROJECT NO: G-0693		
DATE: 09/06/2016		
FILE: G0693-C-101.dwg		
DRAWN BY: ERC/KAM		
CHECKED: KAM		
APPROVED: BLM		
SITE PLAN		
SCALE: AS SHOWN		
C-101		



NOTE:
1. SEE NOTES AND LEGEND SHEET FOR ADDITIONAL LEGEND, DRAINAGE STRUCTURE TABLES AND NOTE INFORMATION.
2. STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM STORMWATER MANAGEMENT PRACTICES UNTIL THE INFILTRATION BASIN AND GRAVEL WETLANDS ARE STABILIZED.

LEGEND

PERIMETER CONTROL BARRIER

INLET PROTECTION BARRIER

PROPOSED STABILIZED CONSTRUCTION LOCATION

1 FT CONTOUR

5 FT CONTOUR

PROPOSED GRADE

PROPOSED SPOT GRADE

PROPOSED FINISHED FLOOR ELEVATION

EXISTING CATCH BASIN

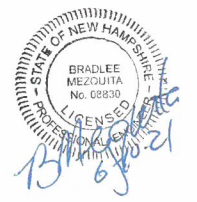
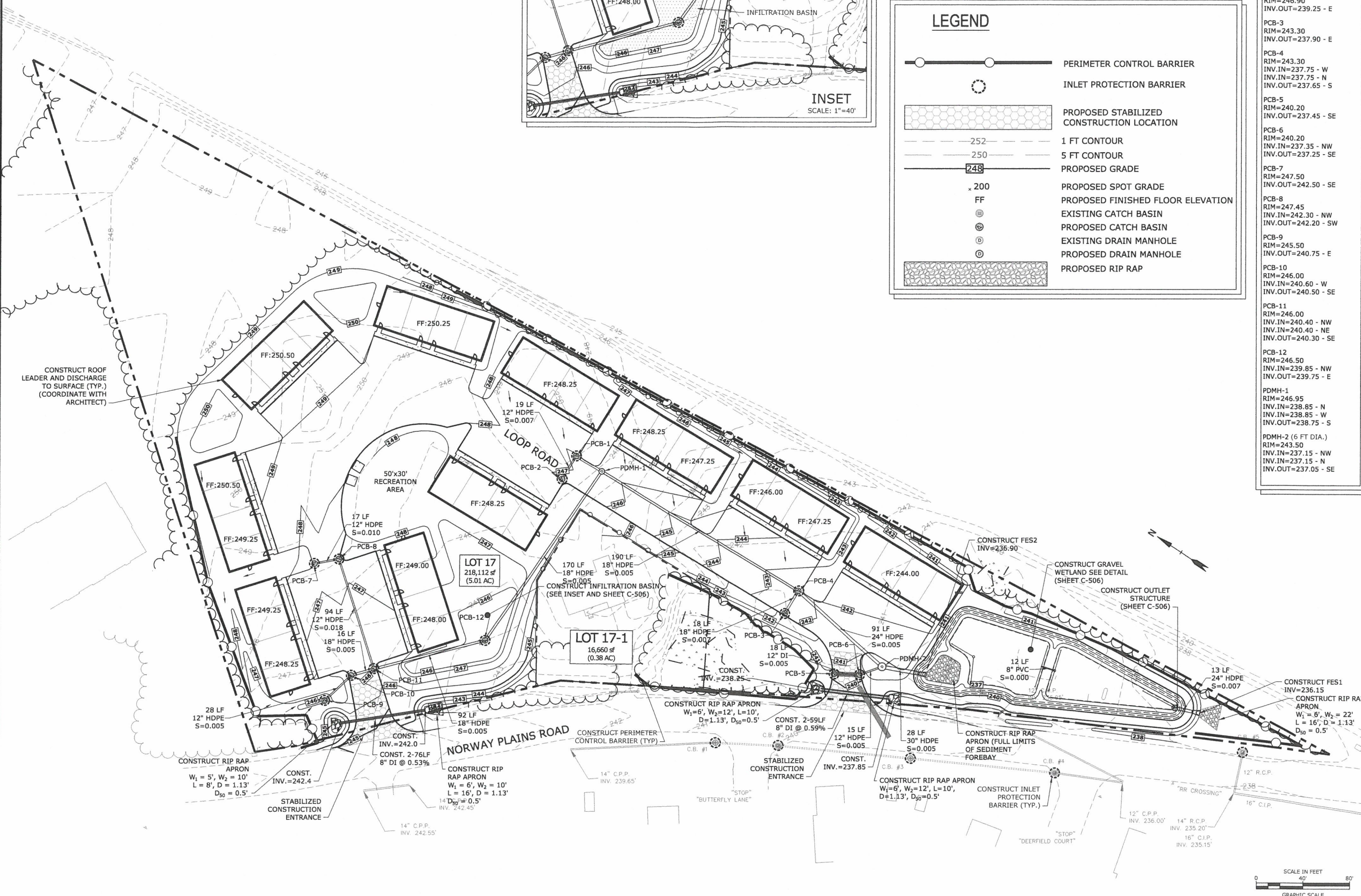
PROPOSED CATCH BASIN

EXISTING DRAIN MANHOLE

PROPOSED DRAIN MANHOLE

PROPOSED RIP RAP

STRUCTURE TABLE	
PCB-1	RIM=246.90 INV.IN=239.10 - W INV.OUT=239.00 - S
PCB-2	RIM=246.90 INV.OUT=239.25 - E
PCB-3	RIM=243.30 INV.OUT=237.90 - E
PCB-4	RIM=243.30 INV.IN=237.75 - W INV.IN=237.75 - N INV.OUT=237.65 - S
PCB-5	RIM=240.20 INV.OUT=237.45 - SE
PCB-6	RIM=240.20 INV.IN=237.35 - NW INV.OUT=237.25 - SE
PCB-7	RIM=247.50 INV.OUT=242.50 - SE
PCB-8	RIM=247.45 INV.IN=242.30 - NW INV.OUT=242.20 - SW
PCB-9	RIM=245.50 INV.OUT=240.75 - E
PCB-10	RIM=246.00 INV.IN=240.60 - W INV.OUT=240.50 - SE
PCB-11	RIM=246.00 INV.IN=240.40 - NW INV.IN=240.40 - NE INV.OUT=240.30 - SE
PCB-12	RIM=246.50 INV.IN=239.85 - NW INV.OUT=239.75 - E
PDMH-1	RIM=246.95 INV.IN=238.85 - N INV.IN=238.85 - W INV.OUT=238.75 - S
PDMH-2 (6 FT DIA.)	RIM=243.50 INV.IN=237.15 - NW INV.IN=237.15 - N INV.OUT=237.05 - SE



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Rochester, New Hampshire

MARK	DATE	DESCRIPTION
3.	6/10/2021	MODIFICATION TO APPROVED PROJECT APPLICATION
3.	01/11/2018	GRADING REVISIONS
2.	12/16/2016	RESPONSE TO CITY COMMENTS
1.	10/24/2016	Revised Per DPW Comment
A	10/11/2016	City Review Comments

PROJECT NO: G-0693
DATE: 09/06/2016
FILE: G0693-C-102.dwg
DRAWN BY: ERC/KAM
CHECKED: KAM
APPROVED: BLM

GRADING PLAN

SCALE: AS SHOWN



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Rochester, New
Hampshire

6.	6/10/2021	MODIFICATION TO APPROVED PROJECT APPLICATION
5.	1/29/18	REVISED WATER
4.	1/17/18	REVISED SEWER
3.	1/10/18	REVISED SEWER AND WATER
2.	1/13/17	REVISED UNDERGROUND ELEC
1.	12/16/16	RESPONSE TO CITY COMMENTS
A	10/11/2016	City Review Comments
MARK	DATE	DESCRIPTION
PROJECT NO:		G-0693
DATE: 09/06/2016		
FILE: G0693-C-103.dwg		
DRAWN BY: ERC/KAM		
CHECKED: KAM		
APPROVED: BLM		

UTILITIES PLAN

SCALE:

C-103

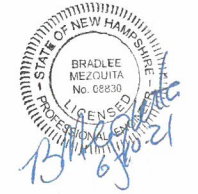
LEGEND

PW	PW	WATER LINE
SS	SS	SEWER LINE
PE&C	PE&C	UNDERGROUND ELECTRIC
⊕	⊕	HYDRANT
⊙	⊙	PROPOSED SANITARY SEWER MANHOLE
⊖	⊖	PROPOSED CATCH BASIN
⊗	⊗	PROPOSED DRAIN MANHOLE
□	□	PROPOSED UNDERGROUND PROPANE TANK
☆	☆	PROPOSED TRANSFORMER
★	★	PROPOSED LIGHT
✕	✕	PROPOSED GATE VALVE
▲	▲	PROPOSED THRUST BLOCK
—	—	PROPOSED DRAINAGE

STRUCTURE TABLE

EX. SMH#2	RIM=244.26	INV.IN=237.55 - N	INV.IN=237.45 (VIF)
PSMH-1	RIM=248.59	INV.IN=241.75 - N	INV.IN=241.75 - NW
		INV.OUT=241.65 - SW	
PSMH-2	RIM=249.75	INV.IN=239.20 - NE	INV.OUT=239.10 - S
PSMH-3	RIM=246.30	INV.IN=238.90 - NE	INV.IN=238.90 - NW
		INV.OUT=238.80 - S	
PSMH-4	RIM=246.17	INV.IN=236.53 - N	INV.IN=236.53 - NE
		INV.OUT=236.43 - S	
PSMH-5	RIM=249.42	INV.IN=242.49 - N	INV.OUT=242.39 - S
PSMH-6	RIM=248.50	INV.IN=238.16 - N	INV.IN=238.16 - E
		INV.IN=238.16 - W	INV.OUT=238.06 - S
PSMH-7	RIM=243.69	INV.IN=235.10 - N	INV.OUT=235.00 - S
PSMH-8	RIM=241.75	INV.IN=234.45 - N	INV.OUT=234.35 - SW
PSMH-9	RIM=240.75	INV.IN=233.50 - N	INV.IN=233.50 - NE
		INV.OUT=233.40 - SW	
PSMH-10 (DOGHOUSE)	RIM=239.44	INV.IN=233.05 - NE	INV.OUT=232.95 (VIF)

Last Saved: 6/10/2021 11:11:11 AM By: CHL
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Proposed Multi-family Development

Norway Plains Road Site Plans

Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH
03290

Michael Anderson
2637 E Atlantic Blvd #172
Pompano Beach FL 33062-4939

Rochester, New Hampshire

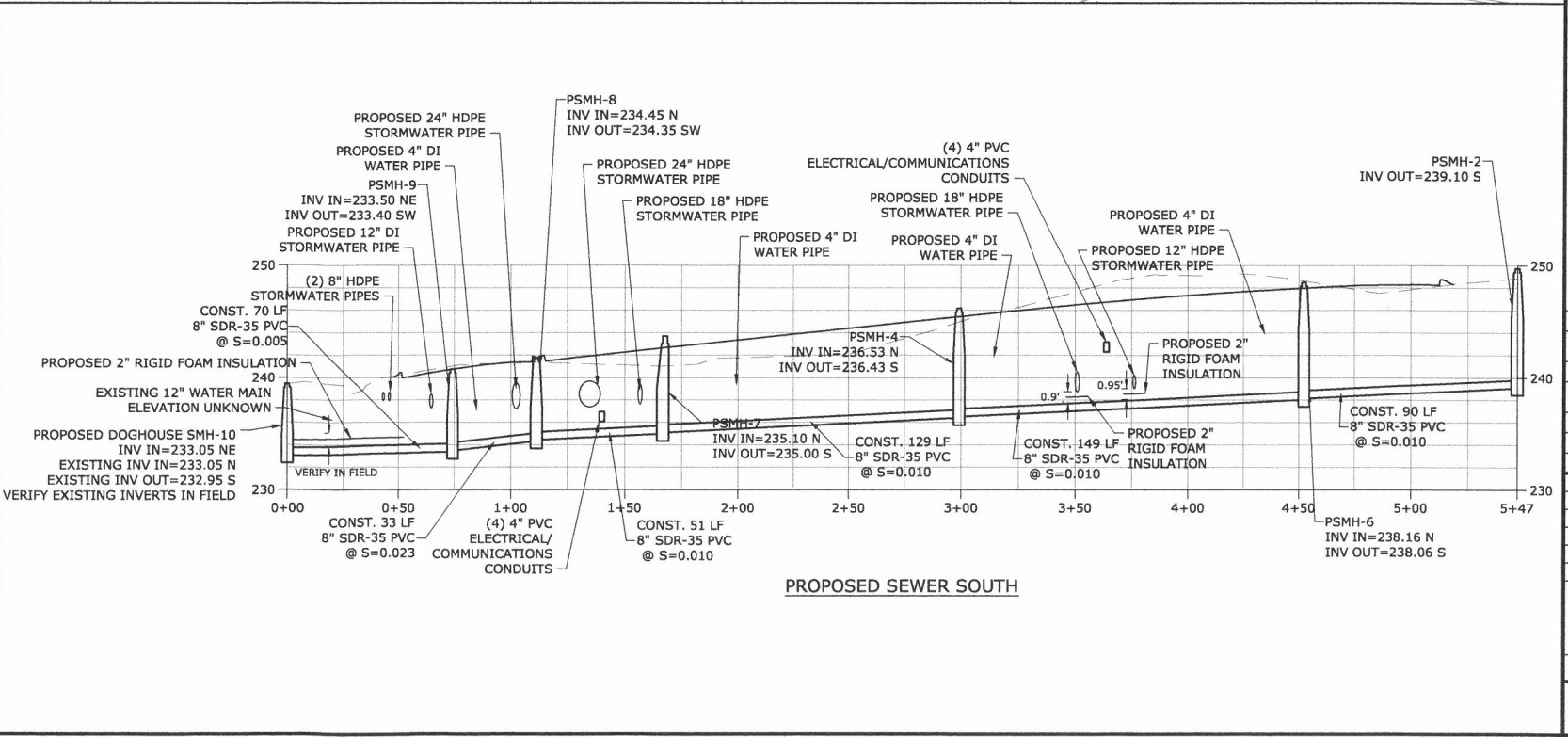
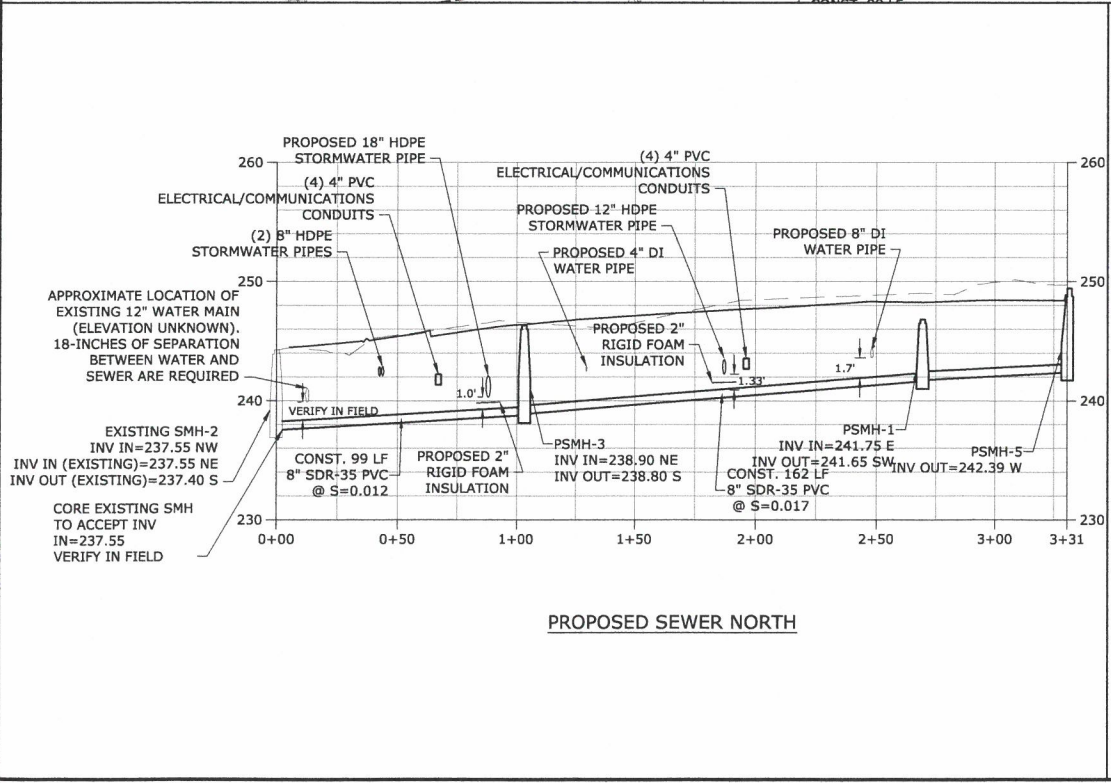
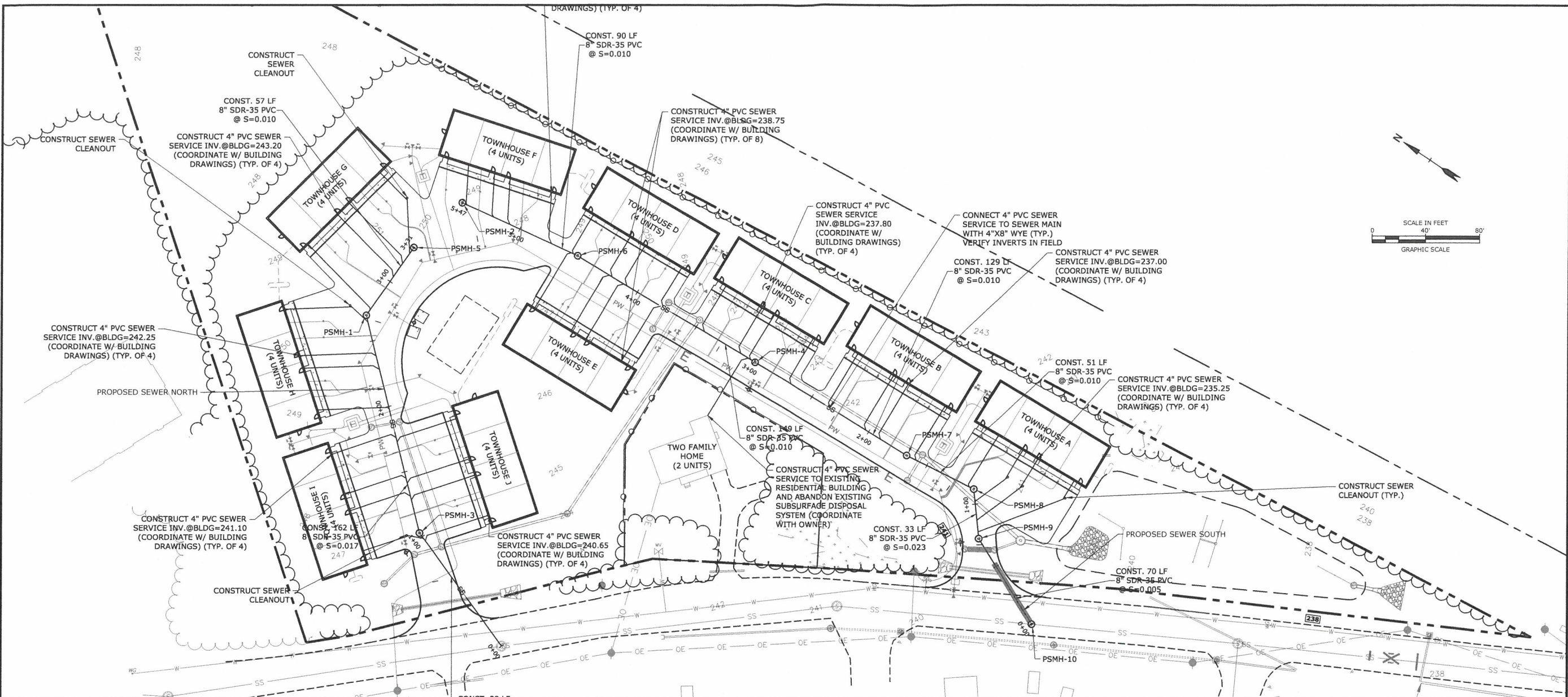
5.	6/10/2021	MODIFICATION TO APPROVED PROJECT APPLICATION
4	1/13/2017	REVISED UNDERGROUND ELECTRIC
3	12/16/16	RESPONSE TO CITY COMMENTS
2	11/21/2016	Revised per NHDES Comment
1	10/24/2016	Revised Per DPW Comment
A	10/11/2016	City Review Comments
MARK	DATE	DESCRIPTION

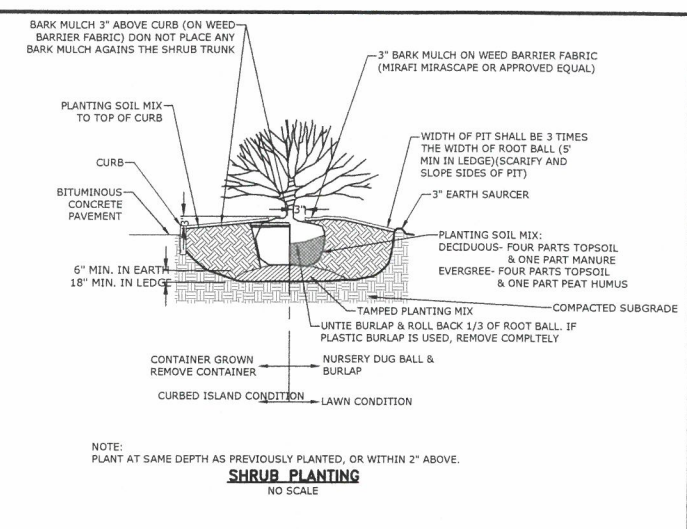
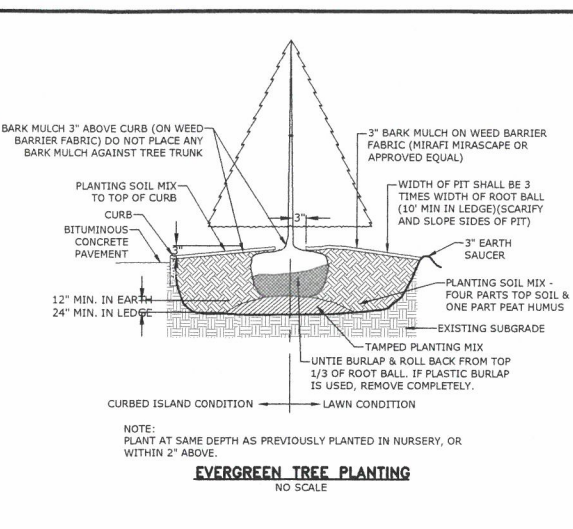
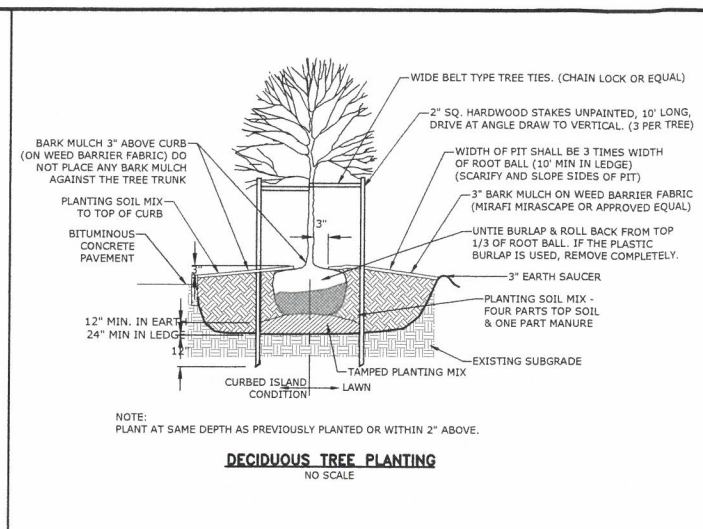
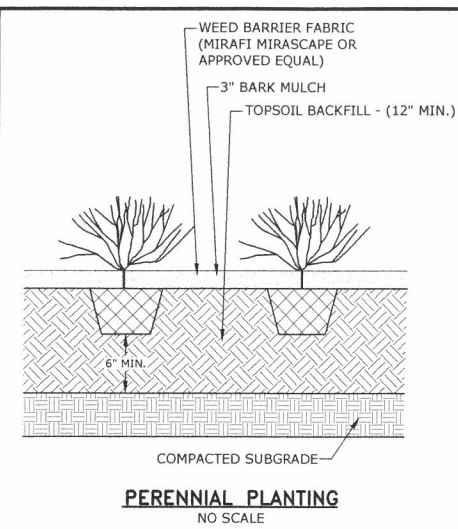
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DATE: 10/11/2016
FILE: G0693-C-104.dwg
DRAWN BY: ERC/KAM
CHECKED: KAM
APPROVED: BLM

SEWER PLAN AND PROFILE

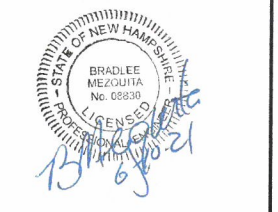
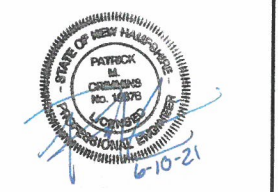
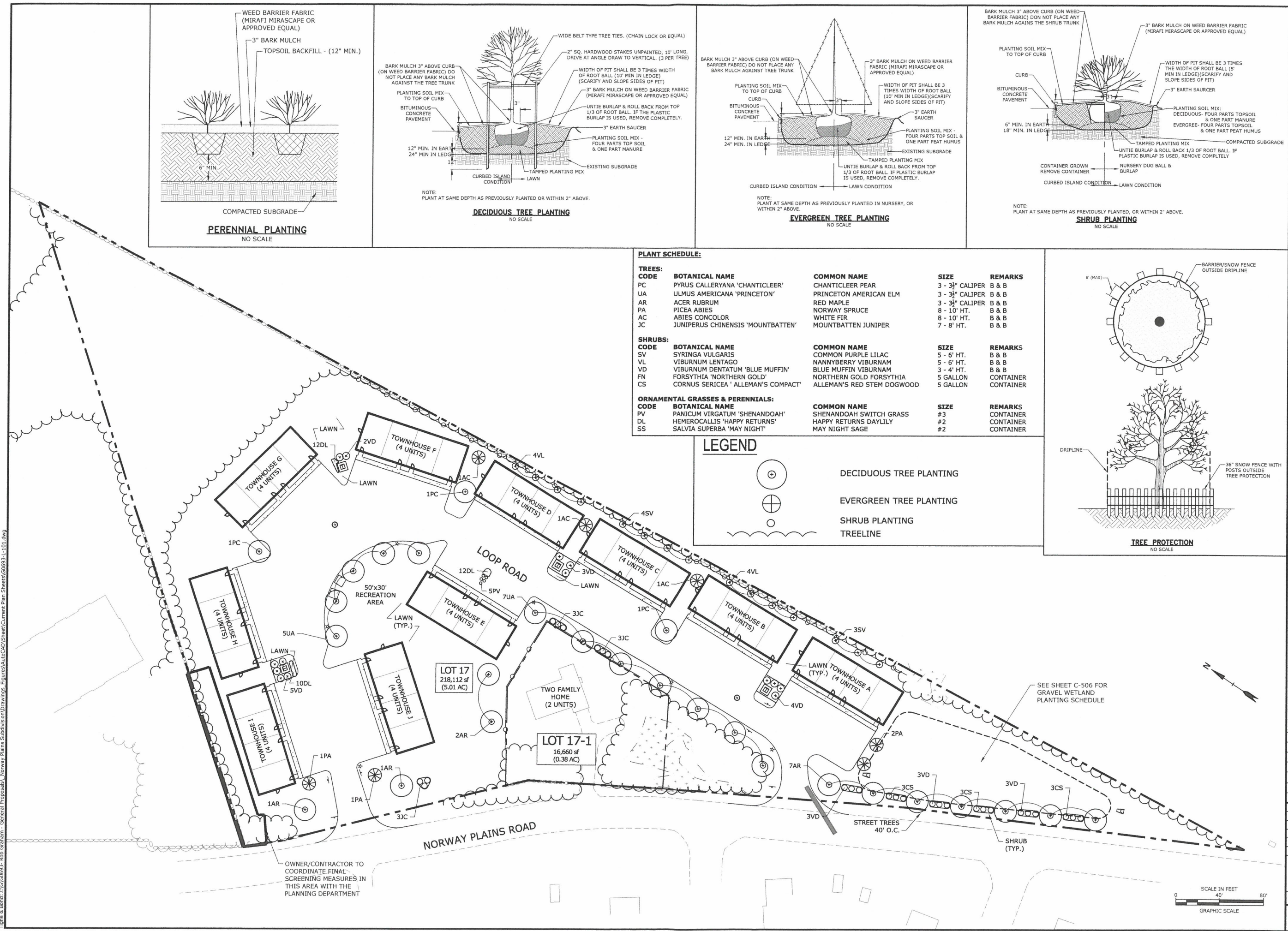
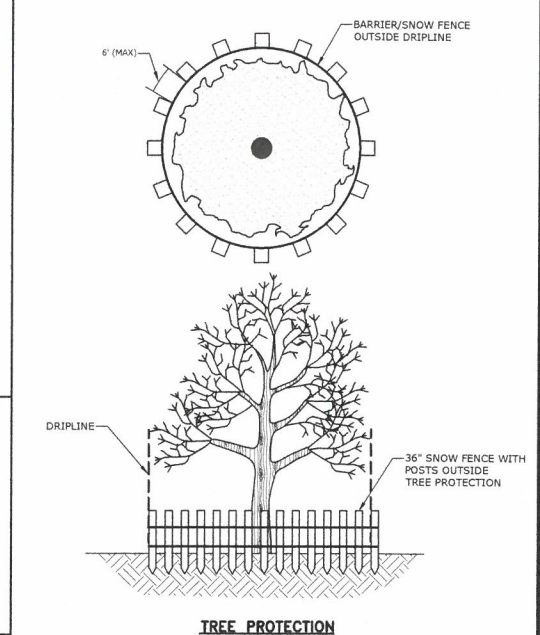
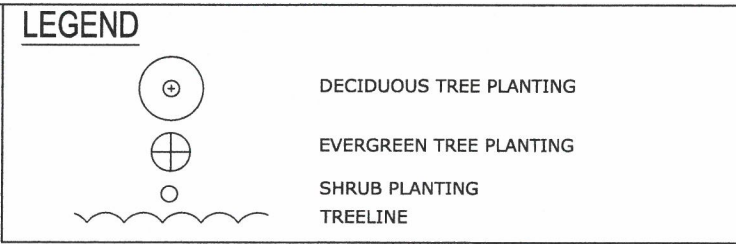
SCALE: AS SHOWN

C-104





PLANT SCHEDULE:				
TREES:				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3 - 3½" CALIPER	B & B
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3 - 3½" CALIPER	B & B
AR	ACER RUBRUM	RED MAPLE	3 - 3½" CALIPER	B & B
PA	PICEA ABIES	NORWAY SPRUCE	8 - 10' HT.	B & B
AC	ABIES CONCOLOR	WHITE FIR	8 - 10' HT.	B & B
JC	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	7 - 8' HT.	B & B
SHRUBS:				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SV	SYRINGA VULGARIS	COMMON PURPLE LILAC	5 - 6' HT.	B & B
VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNAM	5 - 6' HT.	B & B
VD	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNAM	3 - 4' HT.	B & B
FN	FORSYTHIA 'NORTHERN GOLD'	NORTHERN GOLD FORSYTHIA	5 GALLON	CONTAINER
CS	CORNUS SERICEA 'ALLEMAN'S COMPACT'	ALLEMAN'S RED STEM DOGWOOD	5 GALLON	CONTAINER
ORNAMENTAL GRASSES & PERENNIALS:				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	CONTAINER
DL	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#2	CONTAINER
SS	SALVIA SUPERBA 'MAY NIGHT'	MAY NIGHT SAGE	#2	CONTAINER



Proposed Multi-family Development

Norway Plains Road Site Plans

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03290

Michael Anderson
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Pompano Beach FL 33062-4939

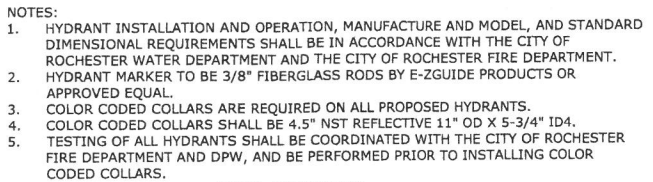
Rochester, New Hampshire

MARK	DATE	DESCRIPTION
3.	6/10/2021	MODIFICATION TO APPROVED PROJECT APPLICATION
2.	02/16/18	REV TO COORD WITH UTILITIES
1.	12/16/16	RESPONSE TO CITY COMMENTS
A	10/11/2016	City Review Comments

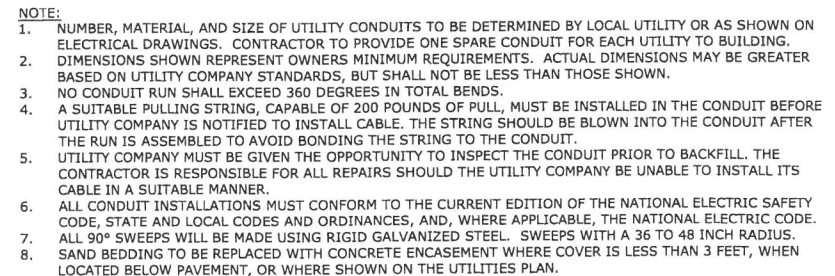
PROJECT NO:	G-0693
DATE:	09/06/2016
FILE:	G0693-L-101.dwg
DRAWN BY:	ERC/KAM
CHECKED:	KAM
APPROVED:	BLM
LANDSCAPE PLAN	
SCALE:	AS SHOWN
L-101	



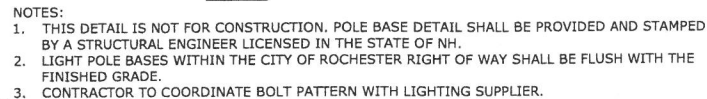
- NOTES:**
1. INVERT AND SHELVE TO BE PLACED AFTER EACH LEAKAGE TEST.
 2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
 3. INVERT BRICKS SHALL BE LAID ON EDGE.
 4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
 5. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
 7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H2O LOADING, AND CONFORMING TO ASTM C478-06.
 8. BASE SECTION OF MANHOLE SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6" ABOVE THE CROWN OF THE HIGHEST INCOMING PIPE. THIS REQUIREMENT SHOULD BE STATED IN THE SPECS AND/OR PLANS.



FIRE HYDRANT
NO SCALE

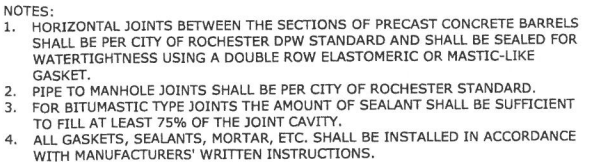


UNDERGROUND ELECTRICAL AND
COMMUNICATION UTILITY TRENCH
NO SCALE



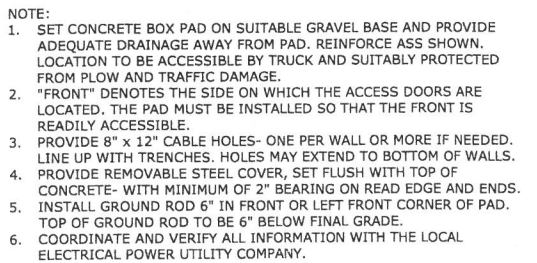
- NOTES:
1. LIGHT POLE BASE SHALL BE SUN VALLEY 1700 BASE OR APPROVED EQUAL.
 2. LIGHT POLE BASE SHALL BE CAST ALUMINUM.
 3. LIGHT POLE SHALL BE 5" DIA. STRAIGHT ALUMINUM SHAFT (SUN VALLEY 1050 OR APPROVED EQUAL).
 4. LIGHT FIXTURE SHALL BE SUN VALLEY SIGMA SERIES SIG2 OR APPROVED EQUAL.
 5. LIGHT POLES WITHIN THE CITY OF ROCHESTER RIGHT-OF-WAY SHALL BE A MAXIMUM OF 12 FEET ABOVE FINISHED GRADE.
 6. DUAL LIGHT FIXTURE MOUNT SHALL BE XAX-2-180 OR APPROVED EQUAL.

LIGHT POLE BASE
NO SCALE



SEWER MANHOLE JOINTS
NO SCALE

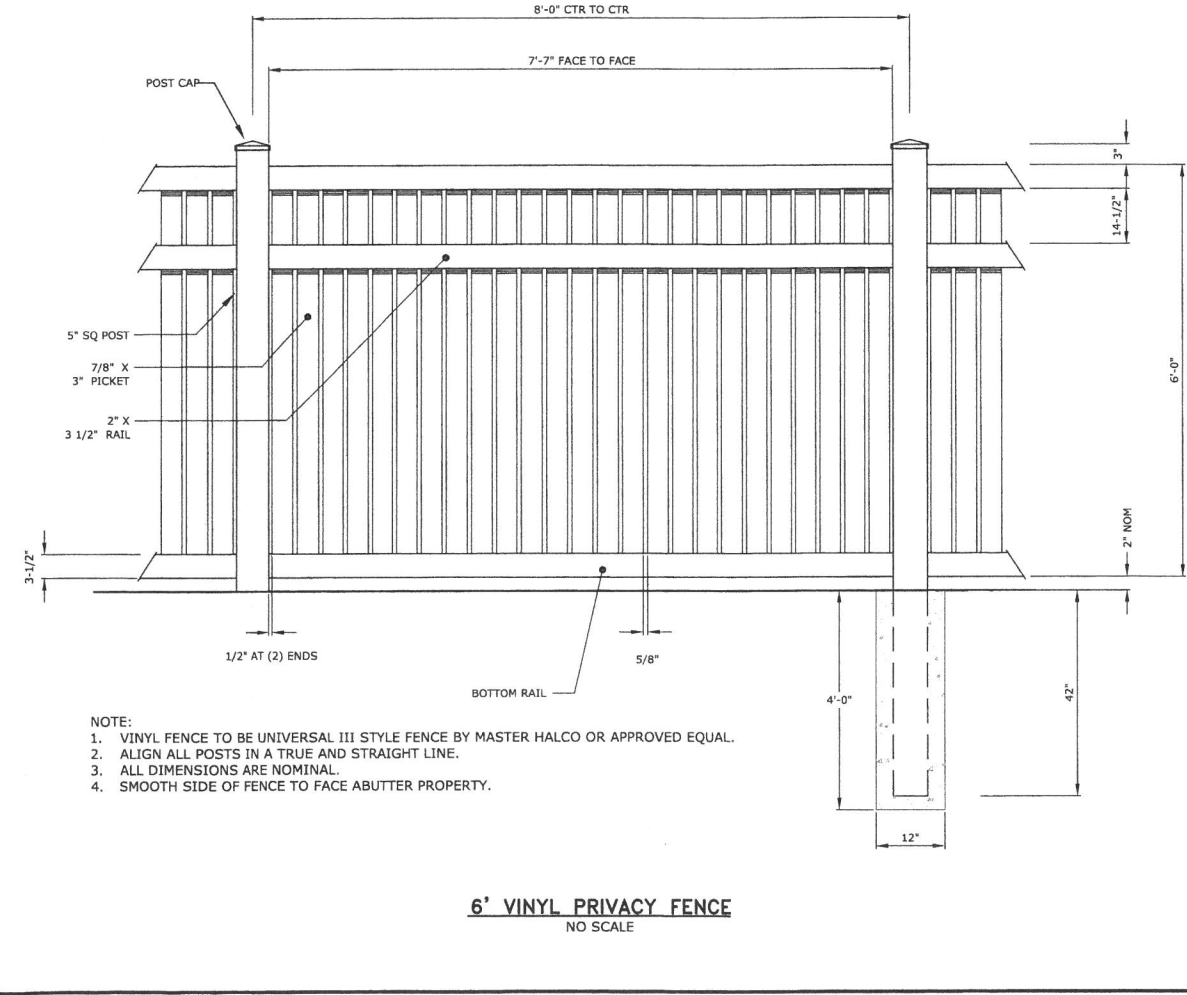
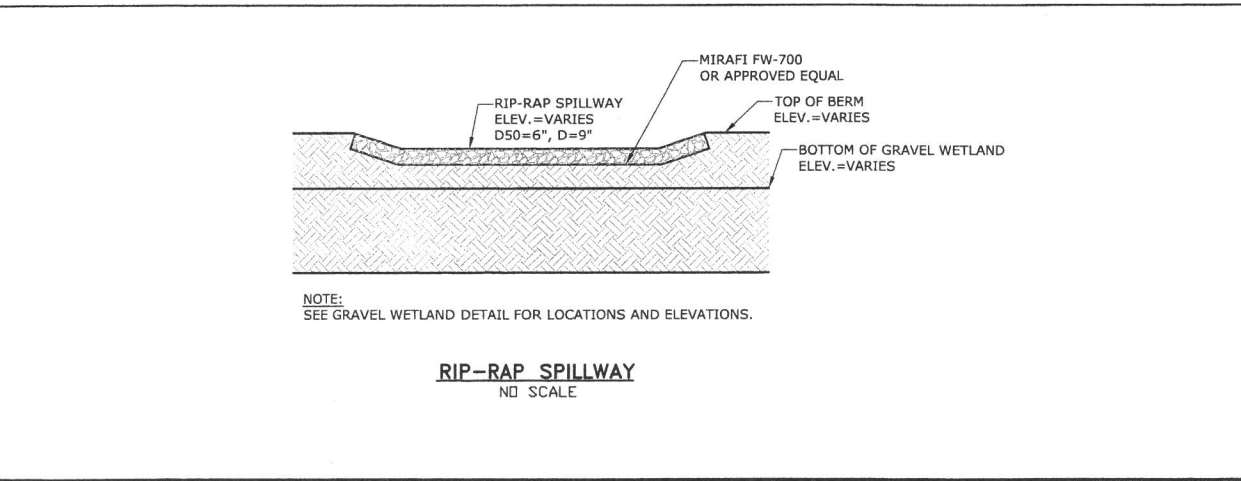
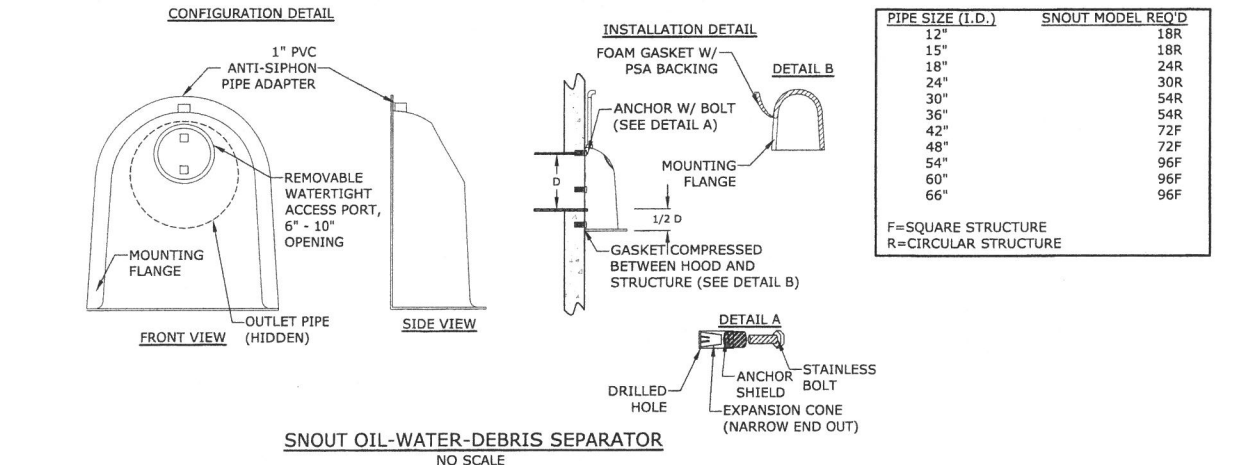
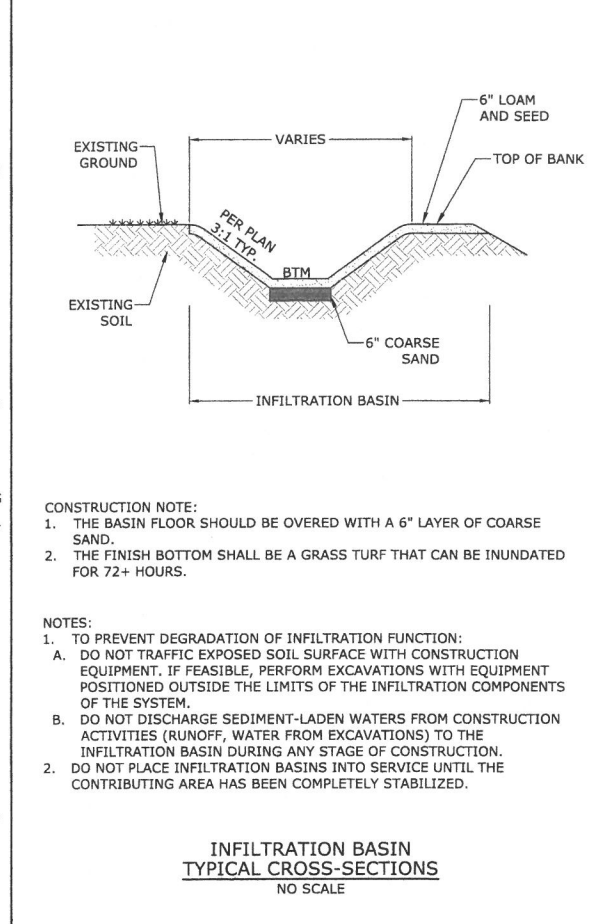
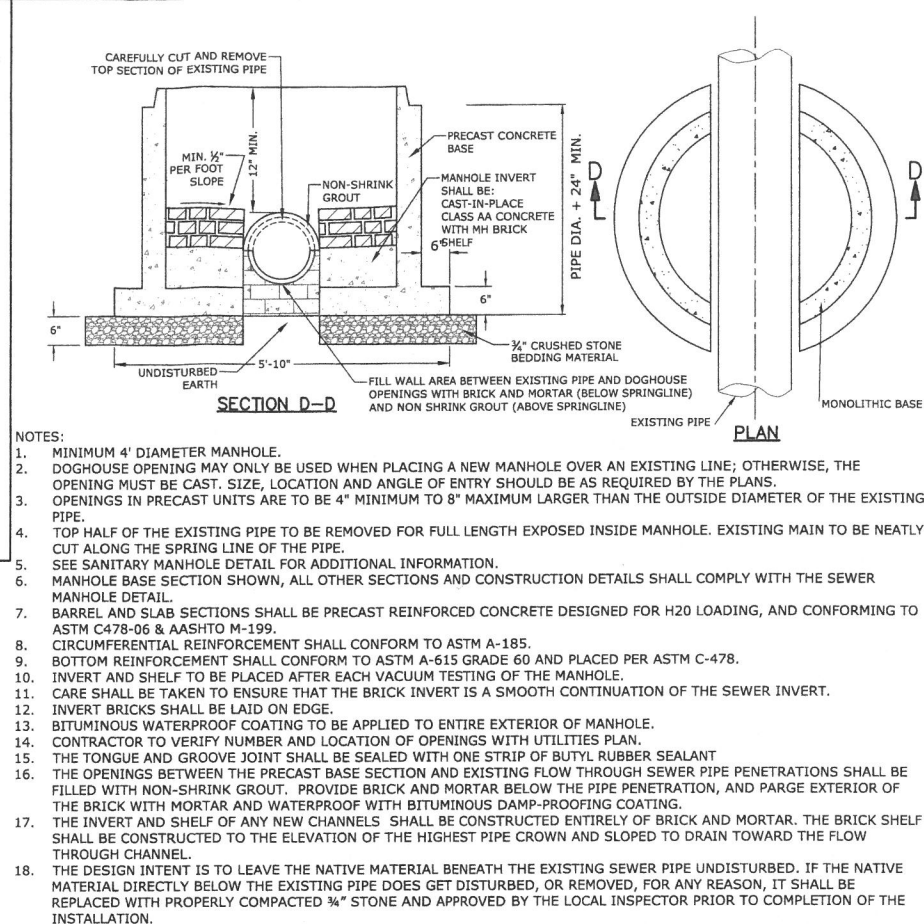
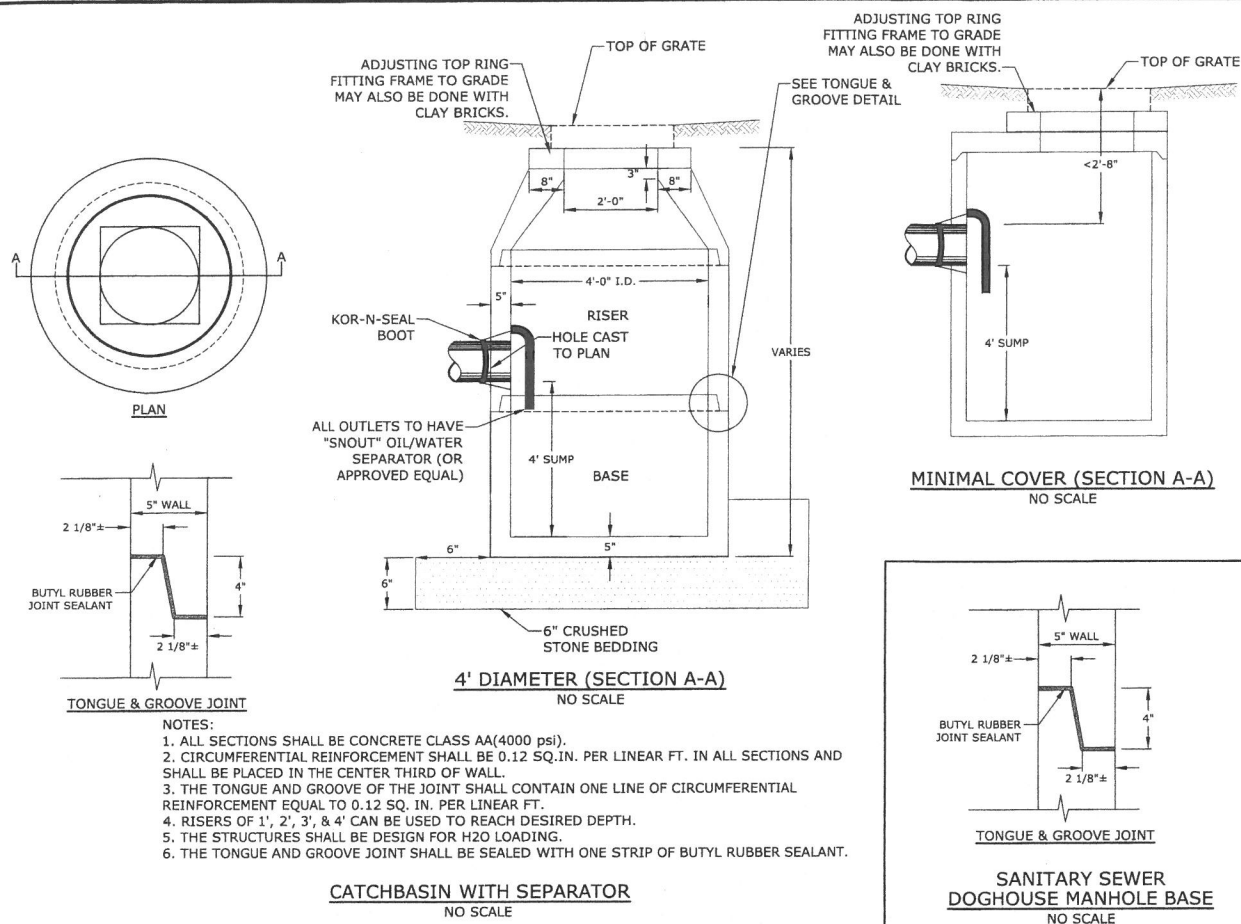
KVA	KV	A	B	C	D	STEEL COVER
750 - 2500	15	9'-0"	5'-8"	1'-6"	12"	24"x24"x1/4"
150 - 2500	35	9'-0"	5'-8"	1'-6"	12"	24"x24"x1/4"
75 - 500	15	7'-0"	4'-0"	1'-6"	8"	16"x24"x1/4"
75 - 150	35	7'-0"	4'-0"	1'-6"	8"	16"x24"x1/4"



PRECAST CONCRETE TRANSFORMER PAD
NO SCALE

C-503

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Tighe & Bond\New Projects\G0693- Rob Graham - General Proposals\Norway Plains Subdivision\Drawings - Figures\AutoCAD\Sheet\Current Plan Sheets\G0693-C-505.dwg



Tighe & Bond
www.tighebond.com

Proposed Multi-family Development

Norway Plains Road Site Plans

Tenants In Common:
Robert Graham
81 Lakeview Drive
Nottingham, NH
03290

Michael Anderson
2637 E Atlantic Blvd #172
Pompano Beach FL 33062-4939

Rochester, New Hampshire

2. 1/9/17 RESPONSE TO NHDES COMMENTS

1. 12/16/16 RESPONSE TO CITY COMMENTS

A 10/11/2016 City Review Comments

MARK DATE DESCRIPTION

PROJECT NO: G-0693

DATE: 09/06/2016

FILE: G0693-C-505.dwg

DRAWN BY: ERC/KAM

CHECKED: KAM

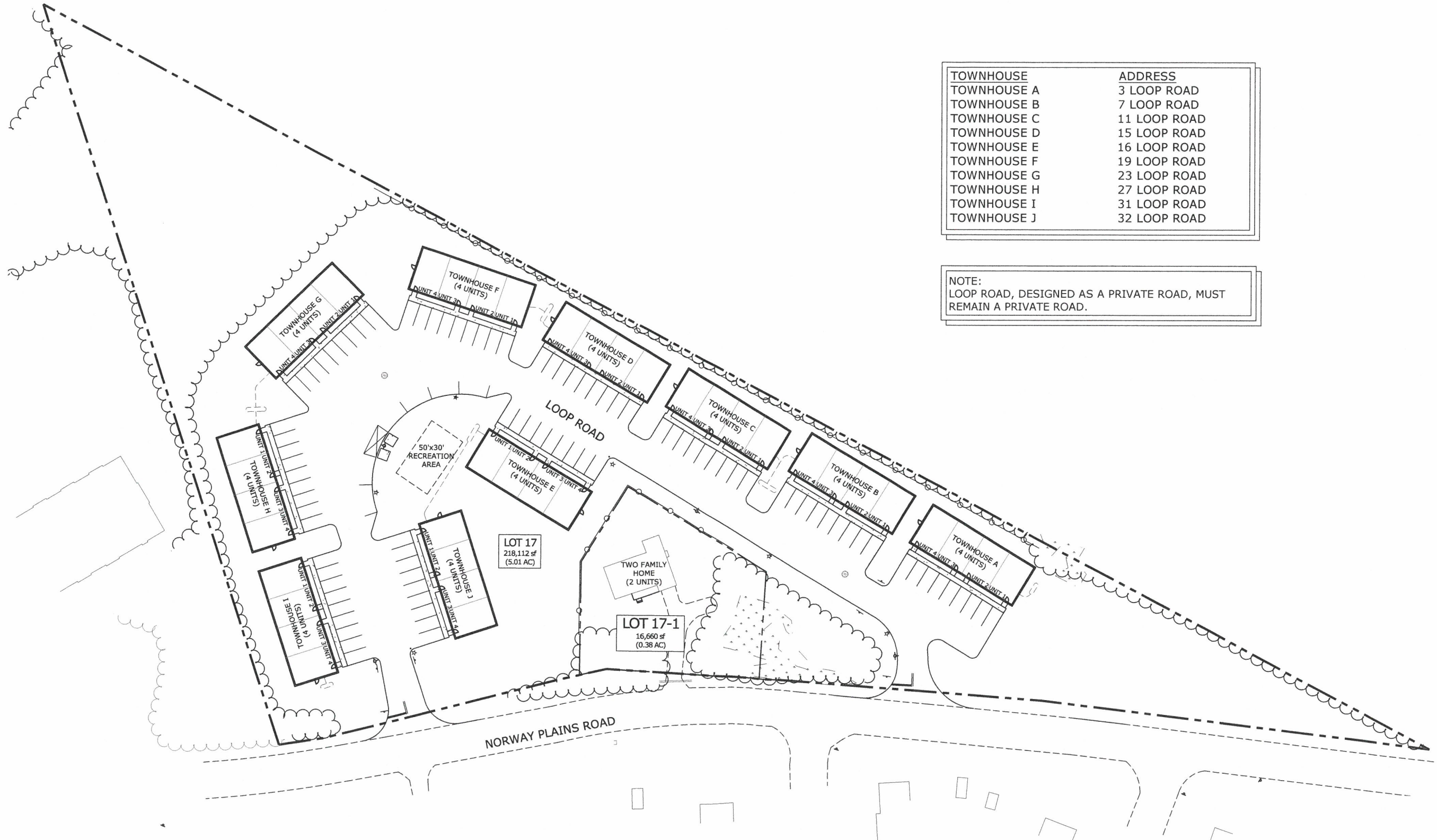
APPROVED: BLM

DETAILS SHEET

SCALE: AS SHOWN

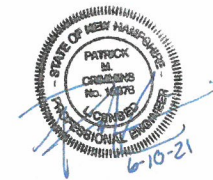
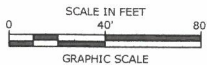
C-505

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General Proposals: Norway Plains Subdivision Drawings - Figures\AutoCAD\Sheet\Current Plan Sheets\G0693-C-602.DWG



TOWNHOUSE	ADDRESS
TOWNHOUSE A	3 LOOP ROAD
TOWNHOUSE B	7 LOOP ROAD
TOWNHOUSE C	11 LOOP ROAD
TOWNHOUSE D	15 LOOP ROAD
TOWNHOUSE E	16 LOOP ROAD
TOWNHOUSE F	19 LOOP ROAD
TOWNHOUSE G	23 LOOP ROAD
TOWNHOUSE H	27 LOOP ROAD
TOWNHOUSE I	31 LOOP ROAD
TOWNHOUSE J	32 LOOP ROAD

NOTE:
LOOP ROAD, DESIGNED AS A PRIVATE ROAD, MUST
REMAIN A PRIVATE ROAD.



Proposed
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Development

Norway Plains Road
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Rochester, New
Hampshire

MARK	DATE	DESCRIPTION
2	6/10/2021	MODIFICATION TO APPROVED PROJECT APPLICATION
1.	12/16/16	REVISED PER CITY COMMENTS
A	10/11/2016	City Review Comments

PROJECT NO:	G-0693
DATE:	09/06/2016
FILE:	G0693-C-602.DWG
DRAWN BY:	ERC/KAM
CHECKED:	KAM
APPROVED:	BLM

ADDRESS PLAN

SCALE: AS SHOWN

C-601