



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name Eversource Rochester Area Work Center (AWC)

Case # _____

Subdivision: _____ Lot line revision: _____ Site Plan: X Minor Site Plan: _____

Section and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

OR - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Article III - Development Standards

Section 9(A) - Hours of Operation

Reason/justification(s) for waiver request _____

Please see attached.

Name of applicant or agent filling out this form TFMoran, Inc. (c/o Nicholas Golon, PE)

Applicant? _____ Agent? X Today's date 10/8/2021

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

October 8, 2021

Crystal Galloway, Planner I
City of Rochester
Planning & Development Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917

**Re: Nonresidential Site Plan Application - Waiver Request
Section 9(A) – Hours of Operation
Eversource Rochester Area Work Center (AWC)
74 Old Dover Road, Rochester, NH 03867
Tax Map 136 Lot 20**

Dear Crystal,

On behalf of our Client, Public Service Company of NH (DBA Eversource Energy), we respectfully request a waiver from Article III – Development Standards, Section 9, Subsection (A) of the City of Rochester Site Plan Regulations to allow continued 24-hour/day, 365-days/year operations at the existing Eversource Rochester AWC. The existing facility has been continuously in service for upwards of 40-years, operating around the clock as necessary to provide an essential service to the residents and businesses of Rochester and the surrounding communities.

The proposed enclosure will enable covered parking for Emergency Line Trucks which are designed and equipped for emergency responses during storm events. Providing covered storage for the vehicles will improve response time and increase in safety for Eversource's emergency response teams during winter storm events.

As the facility must be prepared to respond to emergencies at any time, limiting hours of operation would not only produce operational issues, but would also detrimentally impact the general public which the facility serves.

In that there will be no change to the current operations at the facility, strict conformity with the regulations would pose an unnecessary hardship to the applicant and granting the requested waiver would not be contrary to the spirit and intent of these regulations.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at (603) 472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

Nicholas Golon, PE
Principal

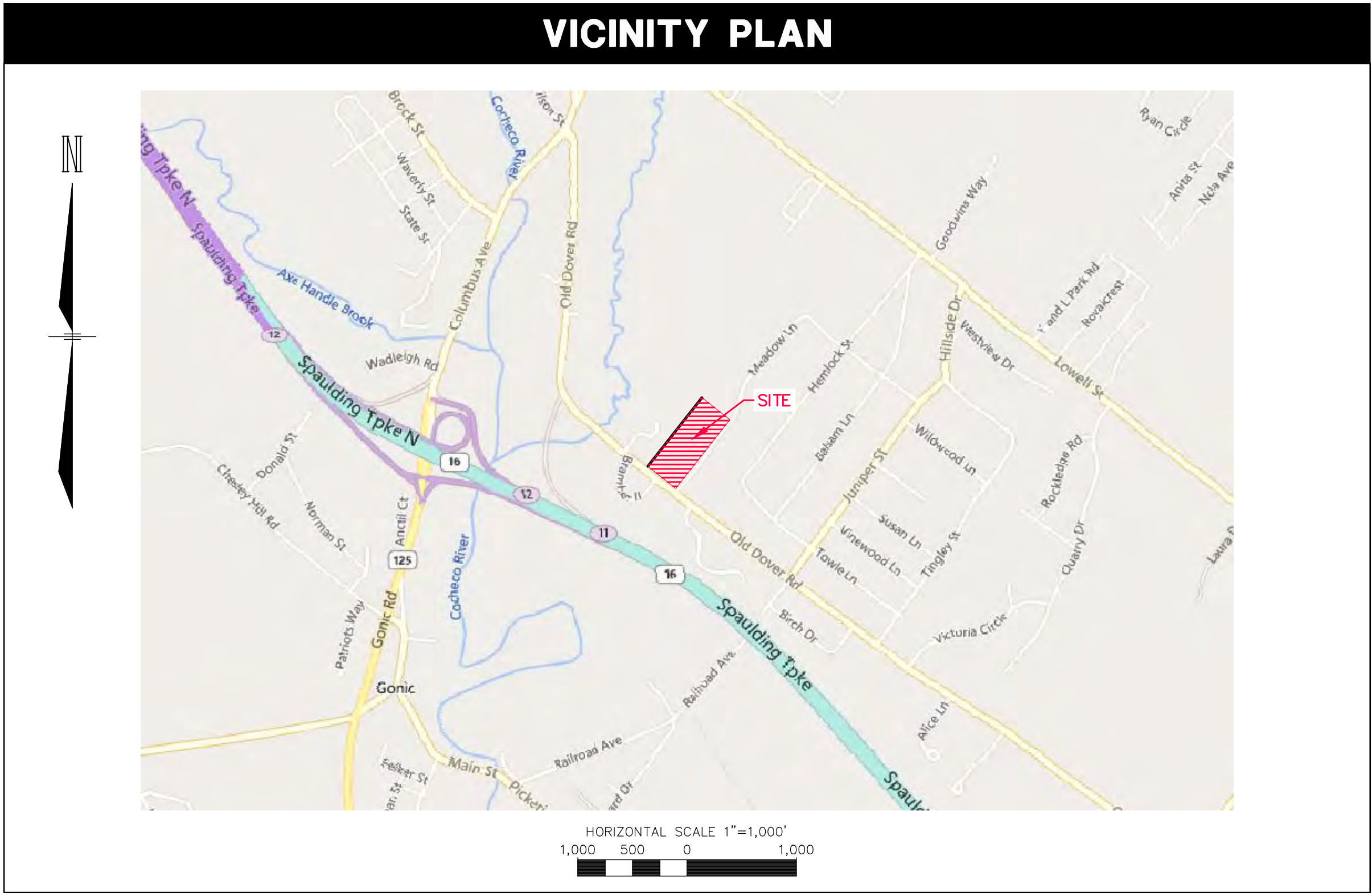
10/9/2021 11:57 AM - Jbelanger - F:\TFM Projects\20014 - Eversource On Call\Rochester AWC\20014-00_Rochester AWC_C3D\PRODUCTION\Rochester AWC_Design_Layout.dwg - COVER

EVERSOURCE VER: 04/2015

GENERAL INFORMATION	
OWNER/APPLICANT MAP 136 LOT 2 PUBLIC SERVICE CO OF NH (DBA EVERSOURCE ENERGY) PO BOX 270 HARTFORD, CT 06141-0270 603-634-2800	ABUTTERS MAP 132 LOT 13 ROMAN CATHOLIC BISHOP C/O FINANCE & REAL ESTATE OFFICE 153 ASH STREET MANCHESTER, NH 03104
PREPARED FOR PUBLIC SERVICE CO OF NH (DBA EVERSOURCE ENERGY) C/O G. BRENT KILGORE 780 NORTH COMMERCIAL STREET MANCHESTER, NH 03101 603-634-2800	MAP 136 LOT 14 KELLY J & ALFRED R BUTTIGLIERI 11 WEEPING WILLOW DRIVE ROCHESTER, NH 03867
RESOURCE LIST	MAP 136 LOT 15 PERCY L & KATHLEEN A SPIERS 9 WEEPING WILLOW DR ROCHESTER, NH 03867
PLANNING/ZONING DEPARTMENT 33 WAKEFIELD STREET ROCHESTER, NH 03867-1917 603-335-1338 SHANNA B. SAUNDERS, PLANNING DIRECTOR	MAP 136 LOT 16 GILBERT G COLON 7 WEEPING WILLOW DRIVE ROCHESTER, NH 03867
BUILDING DEPARTMENT 33 WAKEFIELD STREET ROCHESTER, NH 03867 603-332-3508 JIM GRANT, BUILDING DIRECTOR	MAP 136 LOT 17 BRANDY N & KIM WARREN & WILLIAM H SHAHEEN 5 WEEPING WILLOW DRIVE ROCHESTER, NH 03867
POLICE DEPARTMENT 23 WAKEFIELD STREET ROCHESTER, NH 03867 603-330-7127 CHIEF PAUL TOUSSAINT	MAP 136 LOT 19 ADAM GAUDREAU 70 OLD DOVER ROAD ROCHESTER, NH 03867
FIRE DEPARTMENT 37 WAKEFIELD STREET ROCHESTER, NH 03867 603-335-7545 FIRE CHIEF MARK KLOSE	MAP 136 LOT 21 ROMAN CATHOLIC BISHOP OF MANCHESTER C/O ST MARY CHURCH 71 LOWELL STREET ROCHESTER, NH 03867
ASSOCIATED PROFESSIONALS	MAP 136 LOT 35 JM & LA YERARI REV. LIVING TRUST JOHN M & LINDA A YERARI TRUSTEES 42 MEADOW LANE ROCHESTER, NH 03867
ARCHITECT BODE EQUIPMENT 23 LONDONDERRY RD LONDONDERRY, NH 03053 603-548-0518 SCOTT FAWCETT, PRESIDENT	MAP 136 LOT 36 BRADLEY J & JAMIE M WINN 44 MEADOW LANE ROCHESTER, NH 03867
CIVIL ENGINEER TFMORAN, INC 48 CONSTITUTION DRIVE BEDFORD, NH 03110 603-472-4488 NICK GOLON, PE	MAP 136 LOT 37 JEFFREY M & MICHELLE R LORING 50 MEADOW LANE ROCHESTER, NH 03867
	MAP 136 LOT 38 BARBARA MCCOY & JAMES CALLERY 62 MEADOW LANE ROCHESTER, NH 03867
	MAP 136 LOT 38-1 STEVEN R CHASSE & ROBIN A REVO LIVING TRUST C/O S & R CHASSE 56 MEADOW LANE ROCHESTER, NH 03867
	MAP 136 LOT 69 PARTRIDGE GREEN OF NH LLC C/O HODGES DEVELOPMENT CORP 201 LOUDON ROAD CONCORD, NH 03301
	MAP 136 LOT 70 BRAMBER II CONDO ASSOCIATION C/O EVERGREEN MGMT GROUP 17 COMMERCE DR BEDFORD, NH 03110

EVERSOURCE ROCHESTER AWC

74 OLD DOVER RD ROCHESTER, NEW HAMPSHIRE



INDEX OF SHEETS	
SHEET	SHEET TITLE
C-01	COVER SHEET
C-02	NOTES & LEGEND
C-03	SITE LAYOUT PLAN
D-01	DETAILS

PERMITS/APPROVALS		
	NUMBER	APPROVED
CITY SITE PLAN APPROVAL		
CITY BUILDING PERMIT		

VARIANCE	
THE FOLLOWING VARIANCE IS REQUESTED FROM THE ZONING BOARD OF ADJUSTMENT: ROCHESTER ZONING ORDINANCE CHAPTER 275, SECTION 18.1 – TO PERMIT AN EXPANSION OF AN EXISTING WAREHOUSE USE IN THE RESIDENTIAL-1 (R1) ZONING DISTRICT	

WAIVER	
THE FOLLOWING WAIVER IS REQUESTED FROM THE PLANNING BOARD: ROCHESTER SITE PLAN REGULATIONS SECTION 9(A) – HOURS OF OPERATION	

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD	
ON _____	
BOARD MEMBER _____	AND
BOARD MEMBER _____	

Copyright 2021 ©Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.







TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

148 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 20014-00

COVER SHEET									
EVERSOURCE ENERGY								-	#
NEW HAMPSHIRE								DRAWN	JB
TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC								ENGINEER	JB
								CHECKED	JB
								APPROVED	NG
								DATE	8/24/21
1	REVISED PER CITY TRC COMMENTS	-	10/8/21	JB	JB	NG	SCALE	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG	DRAWING NO.
DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR	AS NOTED	IMAGE:	C-01

LEGEND	
PROPOSED	
	EDGE OF PAVEMENT
	SAWCUT
	VEHICLE ENCLOSURE
	BOLLARD

SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
2. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
4. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
5. CONTRACTOR TO LIMIT AREA OF DISTURBANCE DURING CONSTRUCTION.
5. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
6. ALL WORK PERFORMED ON BEHALF OF THIS PROJECT, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROCHESTER CONSTRUCTION STANDARDS AND DETAILS, LATEST ADDITION.

GENERAL NOTES

1. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
2. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE OWNER.
3. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY OF ROCHESTER AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY OF ROCHESTER, COUNTY, AND/OR STATE AGENCY.
4. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
5. PRIOR TO COMMENCING ANY SITE WORK ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
6. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
7. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
8. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
9. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF ENCLOSURE. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
10. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
11. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
12. CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
 - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - C. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - D. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS.
 - E. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - F. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - G. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - H. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - J. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - K. VERIFY LAYOUT OF PROPOSED ENCLOSURE WITH ARCHITECT AND THAT PROPOSED LAYOUT MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING CONSTRUCTION.

GRADING NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
4. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
6. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
9. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
10. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
11. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
12. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
13. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
14. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.

UTILITY NOTES

1. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
6. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
8. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
9. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	PRIVATE
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATIONS
CABLE	COMCAST

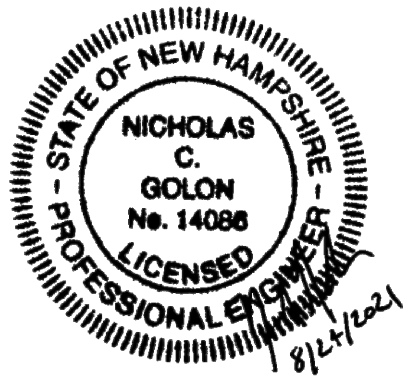
CONSTRUCTION SEQUENCE NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.
2. INSTALL ELECTRICAL SERVICES (COORDINATE WITH OWNER).
3. INSTALL ENCLOSURE.


Copyright 2021 ©Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	148 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com TFM Proj: 20014-00

NOTES & LEGEND						
CONTRACT SERVICES						- #
	NEW HAMPSHIRE					DRAWN JB
	TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC					ENGINEER JB
	SCALE AS NOTED					CHECKED JB
	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG					APPROVED NG
DWG REV	EPN/DESCRIPTION	CONT/PE#	DATE	DRN	CHKD	APPR
DATE 8/24/21					DRAWING NO. C-02	

EVERSOURCE VER: 04/2015
10/9/2021 11:37 AM - Jbelanger - F:\TFM Projects\20014 - Eversource On Call\Rochester AWC\20014-00_Rochester AWC_C3D\PRODUCTION\Rochester AWC Design\Layout.dwg - SITE LAYOUT PLAN

REFERENCE PLAN

1. AS-BUILT PLAN PREPARED FOR PSNH, DOVER-ROCHESTER DISTRICT OFFICE, DWG. NO. R-628-5, PREPARED FOR PUBLIC SERVICE CO. OF NEW HAMPSHIRE, DATED SEPTEMBER 18, 1980 BY PUBLIC SERVICE CO. OF NEW HAMPSHIRE - ENGINEERING DIVISION.

PERMITS/APPROVALS

NUMBER	APPROVED	EXPIRES
--------	----------	---------

CITY SITE PLAN APPROVAL

CITY BUILDING PERMIT

VARIANCE

THE FOLLOWING VARIANCE IS REQUESTED FROM THE ZONING BOARD OF ADJUSTMENT:

ROCHESTER ZONING ORDINANCE CHAPTER 275, SECTION 18.1 -

TO PERMIT AN EXPANSION OF AN EXISTING WAREHOUSE USE IN THE RESIDENTIAL-1 (R1) ZONING DISTRICT

WAIVER

THE FOLLOWING WAIVER IS REQUESTED FROM THE PLANNING BOARD:

ROCHESTER SITE PLAN REGULATIONS SECTION 9(A) - HOURS OF OPERATION

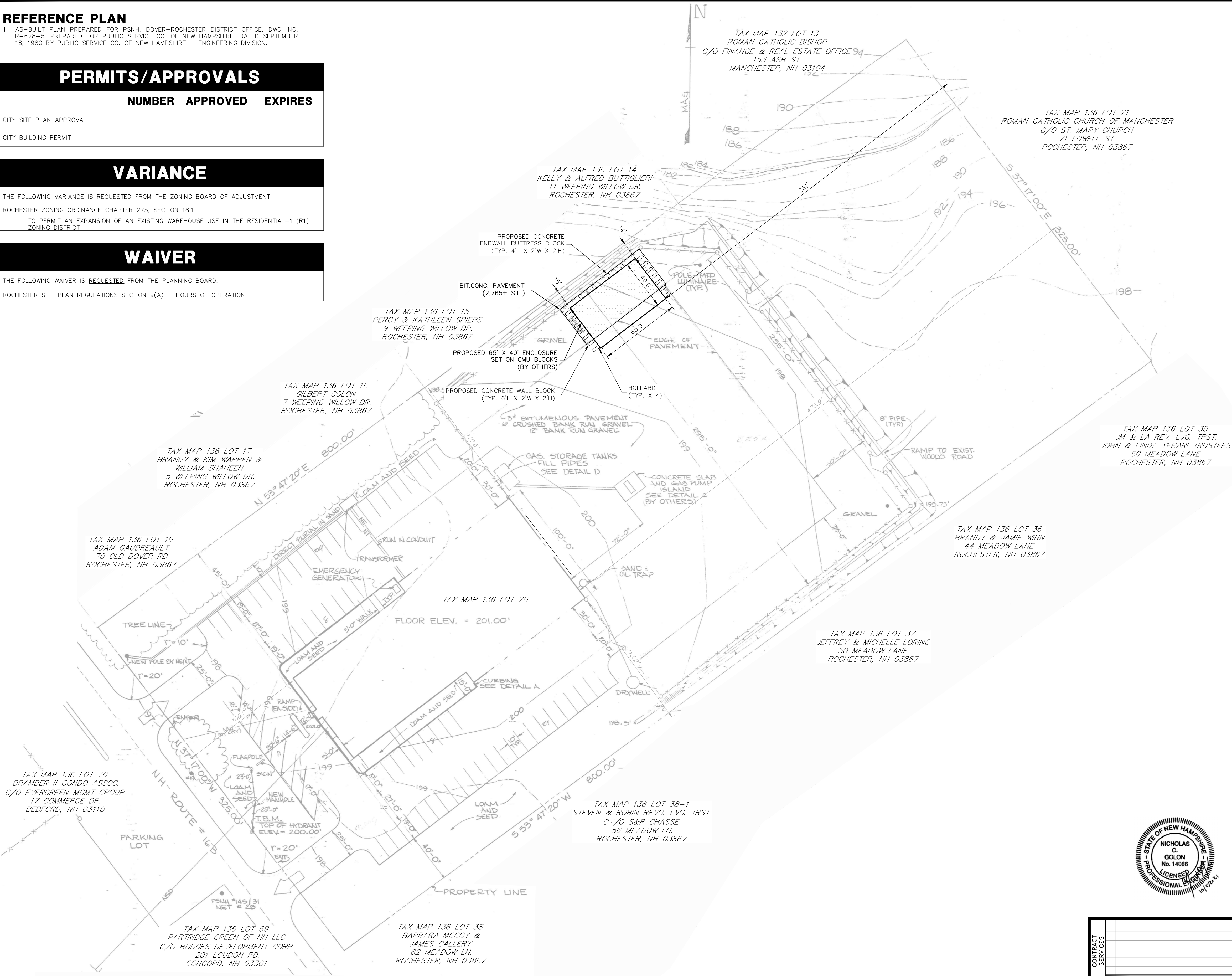
NOTES

- OWNER OF RECORD OF MAP 136 LOT 20: PUBLIC SERVICE CO OF NH, DBA EVERSOURCE ENERGY, P.O. BOX 270, HARTFORD, CT 06141-0270
DEED REFERENCE TO PARCEL IS BK. 4442 PG. 263
AREA OF PARCEL = 5.97± ACRES
- THE EXISTING CONDITIONS PORTRAYED ON THIS PLAN ARE A COMPILATION OF DATA FROM PLANS OF RECORD PROVIDED BY EVERSOURCE AND ARE NOT THE RESULT OF A FIELD SURVEY CONDUCTED BY TFMORAN, INC.
- THE PURPOSE OF THIS PLAN IS TO INSTALL AN ENCLOSURE TO HOUSE EVERSOURCE FLEET VEHICLES AT THE EXISTING EVERSOURCE ROCHESTER AREA WORK CENTER (AWC).
- DIMENSIONAL REQUIREMENTS - RESIDENTIAL-1 (R1) ZONING AND AVIATION OVERLAY DISTRICTS**

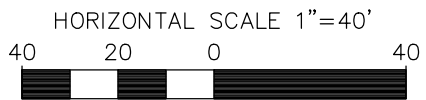
REQUIRED:	EXISTING/PROPOSED:
MINIMUM LOT DIMENSIONS:	
LOT AREA	10,000 SF
LOT FRONTAGE	100'
MINIMUM YARD DIMENSIONS:	
FRONT	10'
SIDE	10'
REAR	20'
MAXIMUM STRUCTURE DIMENSIONS:	
STRUCTURE HEIGHT	50'
MAX FOOTPRINT	30%
LOT COVERAGE	35%
*EXISTING LOT OF RECORD	
- PARKING REQUIREMENTS**

REQUIRED PARKING RATIO:	
VEHICLE SERVICE: 1.5 SP/1,000 S.F. + 4 SPACES/BAY	
= 11,312 S.F./1,000 S.F. + 4 SP X 12 BAYS = 60 SPACES	
OFFICE: 3 SP/1,000 S.F.	
= 9,072 S.F./1,000 S.F. = 9 SPACES	
TOTAL REQUIRED = 69 SPACES	
PROVIDED = 71 SPACES (EXISTING - OUTSIDE OF STORAGE YARD)	
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	PRIVATE
ELECTRIC	EVERSOURCE
TELECOM	COMCAST/FAIRPOINT COMMUNICATIONS
- EXAMINATION OF THE FEMA FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 33017C0211D, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE PROJECT IS NOT LOCATED WITH A FLOOD HAZARD AREA.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.
- NO NEW NON-EMERGENCY EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED AS PART OF THE PROPOSED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- ALL WORK IS TO CONFORM TO THE CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.
- ALL WORK SHALL OCCUR WITHIN THE LIMITS OF THE RENOVATIONS SHOWN ON THIS PLAN. NO STORAGE OR STAGING SHALL OCCUR OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL BY OWNER.
- ITEMS PROPOSED TO REMAIN IN THEIR CURRENT LOCATION AND CONDITION SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR. IN THE EVENT THAT DAMAGE OCCURS, REPAIR OR REPLACEMENT SHALL BE PROVIDED (AT THE OWNER'S SOLE DISCRETION) AT NO ADDITIONAL COST.
- CONTRACTOR TO COORDINATE ELECTRICAL SERVICE LOCATION AND SPECIFICATIONS WITH OWNER.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT TFMORAN, INC. (C/O NICHOLAS GOLON, PE) AT (603) 472-4488.

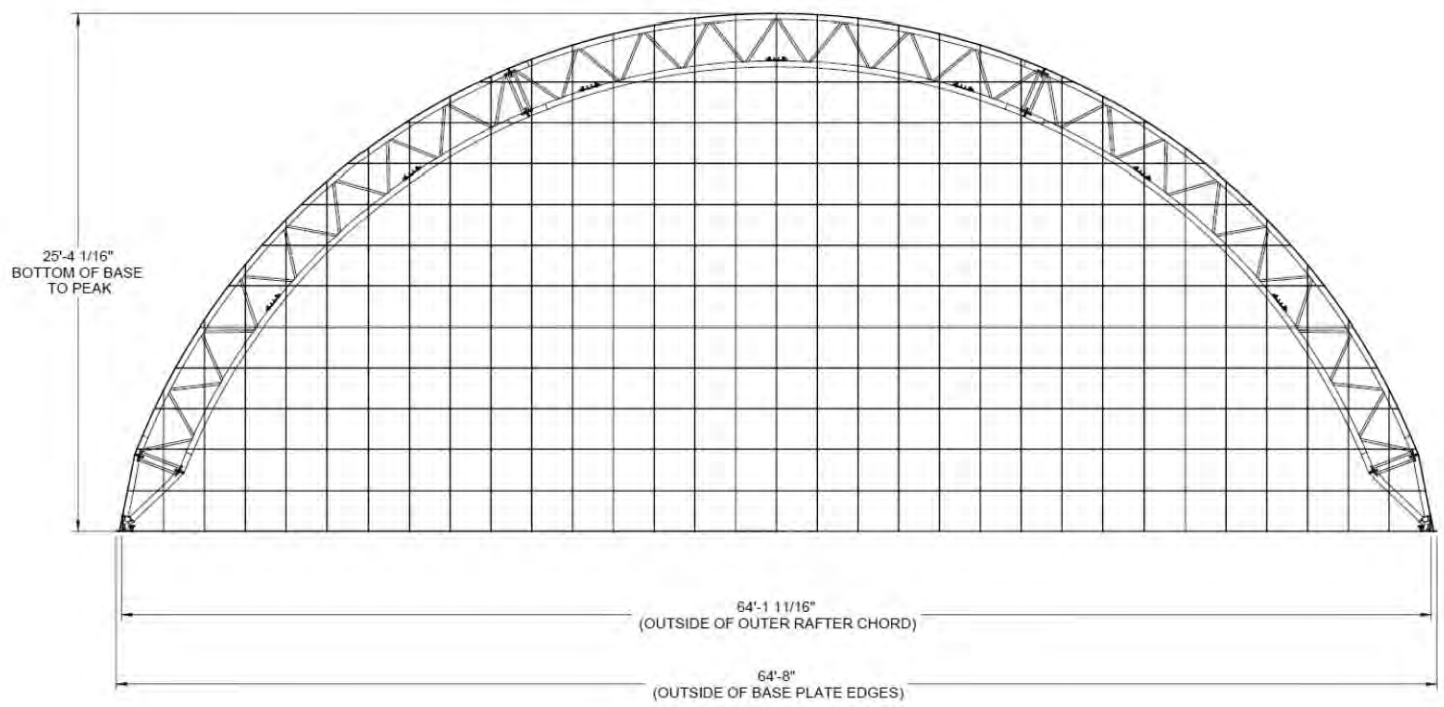


Copyright 2021 ©Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



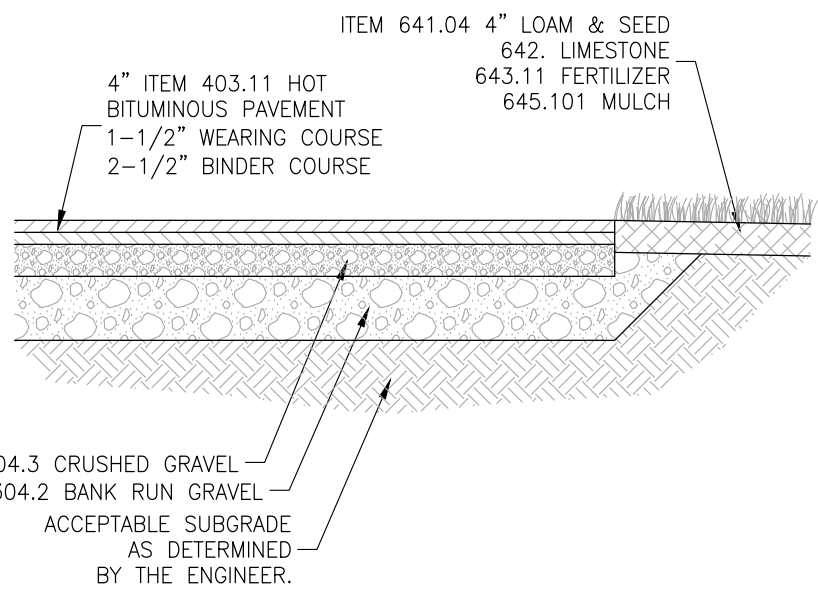
CONTRACT SERVICES	SITE LAYOUT PLAN										-		#		
	<div>EVERSOURCE ENERGY</div>										DRAWN				
											JB				
	NEW HAMPSHIRE										ENGINEER				
											JB				
<div>TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC</div>										CHECKED					
										JB					
										APPROVED					
										NG					
										DATE					
										8/24/21					
1 REVISED PER CITY TRC COMMENTS										-		10/8/21	JB	JB	NG
DWG	REV	EPN/DESCRIPTION			CONT/PE#	DATE	DRN	CHKD	APPR	SCALE	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG	DRAWING NO.			
										AS NOTED	IMAGE:	C-03			

148 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com
TFM Proj: 20014-00



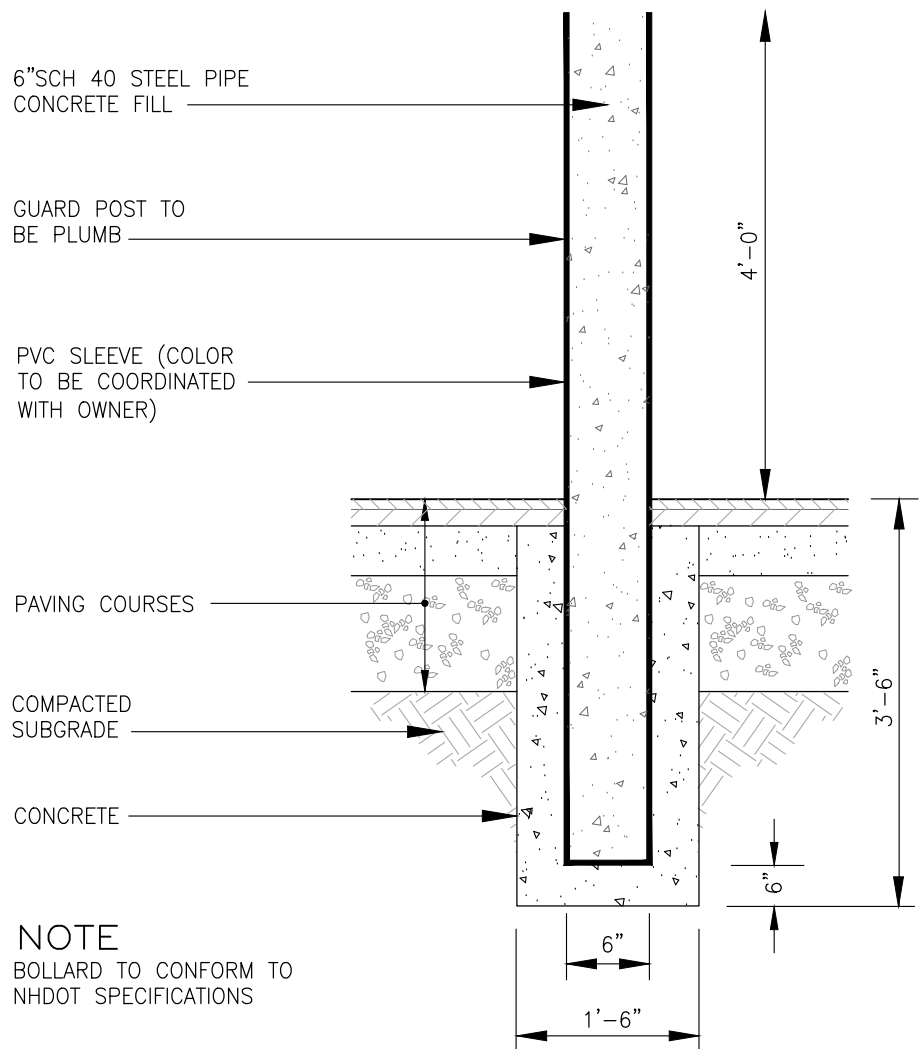
ENCLOSURE ELEVATION

NOT TO SCALE



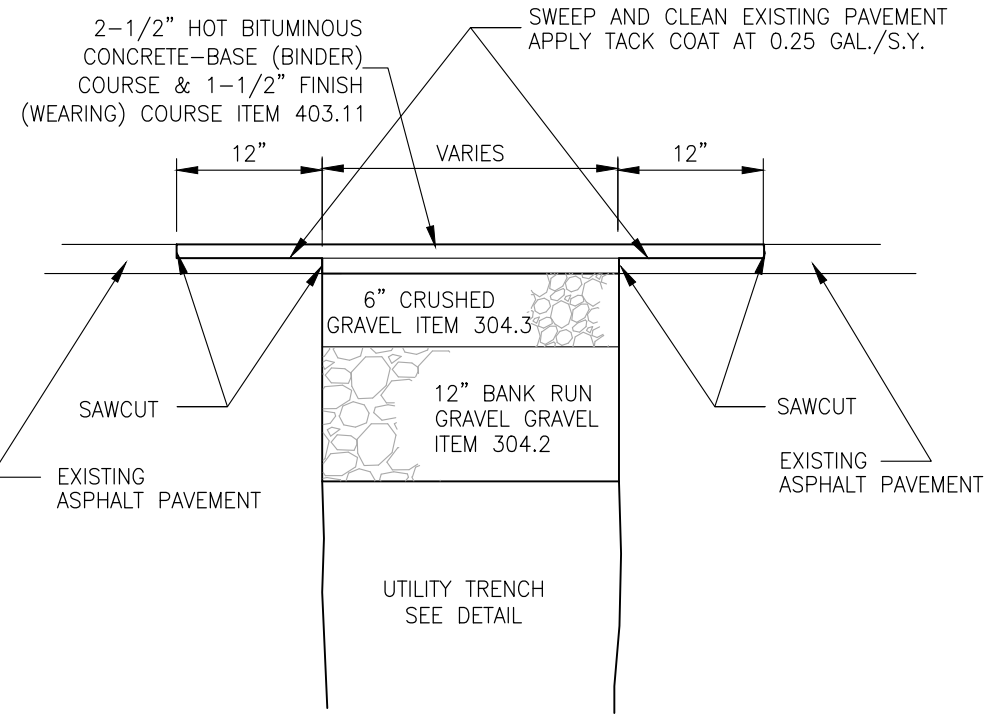
PAVEMENT SECTION / LOAM & SEED DETAIL

NOT TO SCALE



BOLLARD

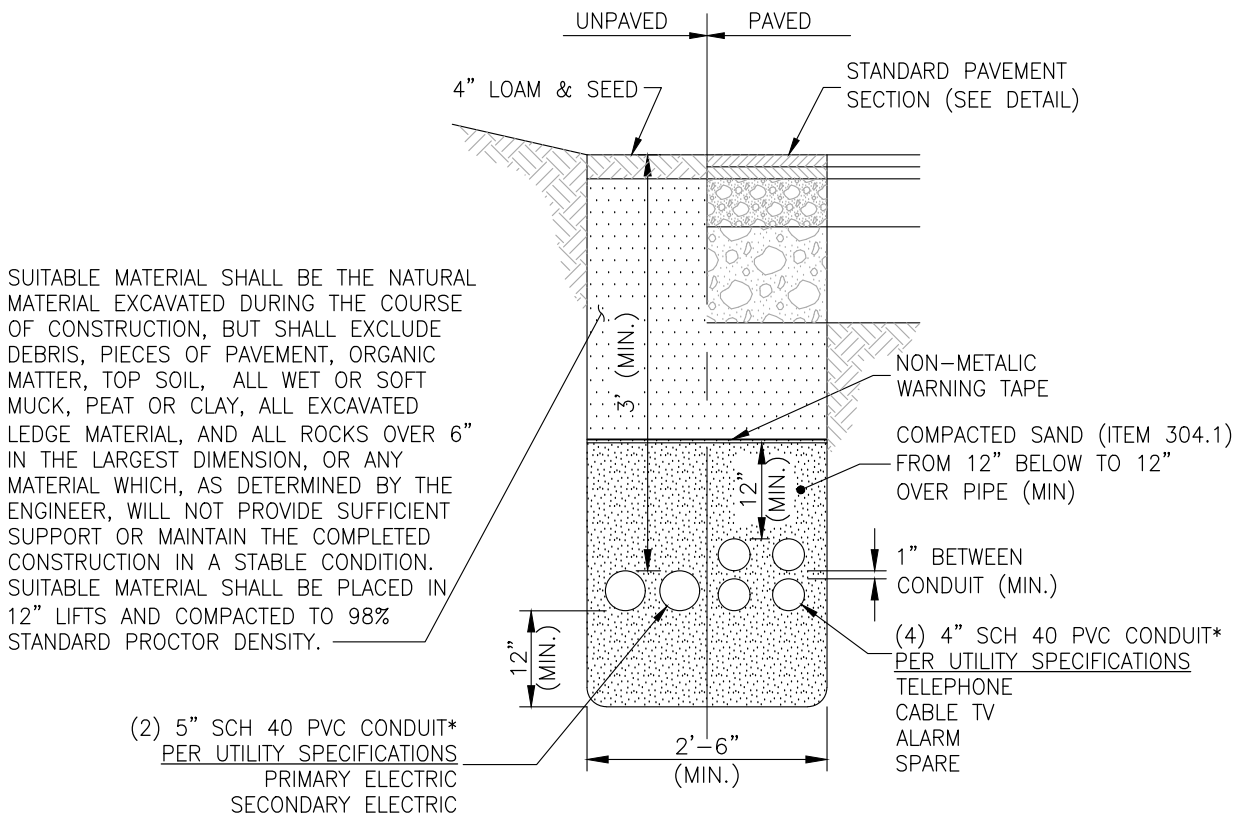
NOT TO SCALE



PAVEMENT TRENCH PATCH

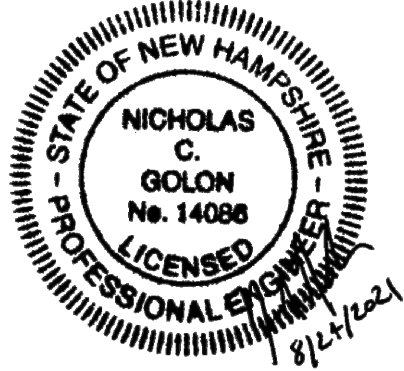
FLUSH

NOT TO SCALE



UTILITY TRENCH

NOT TO SCALE



TFM	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	148 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com TFM Proj: 20014-00
------------	--	--

DETAILS									
CONTRACT SERVICES	EVERSOURCE ENERGY							-	#
	NEW HAMPSHIRE							DRAWN	JB
	TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC							ENGINEER	JB
								CHECKED	JB
DWG. REV	SCALE AS NOTED							APPROVED	NG
								DATE	8/24/21
								DRAWING NO.	D-01
								FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG	