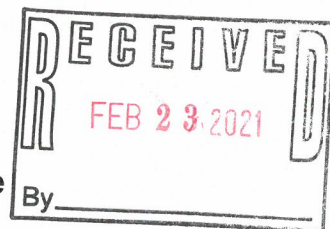


**\*PRELIMINARY\***  
**SITE PLAN APPLICATION**  
City of Rochester, New Hampshire



Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

**Property information**

Tax map #: 208; Lot #'s: 4 & 5; Zoning district: GRD

Property address/location: 148 & 150 Farmington Road; # acres: 1.30 & 0.62

Name of project (if applicable): Granite State Credit Union Branch Office

**Proposed project**

Describe proposed project: 3,000+/- square feet credit union branch office with access of Farmington Road and Two Rod Road.

Nonresidential: current bldg. size 0 s.f.; total proposed bldg. size 3,000 s.f.

Residential: current # units \_\_\_\_\_; total proposed # units \_\_\_\_\_

City water? yes ☒ no \_\_\_\_\_; how far is City water from the site? \_\_\_\_\_

City sewer? yes \_\_\_\_\_ no ☒; how far is City sewer from the site? 1,800 ft

**Property owner**

Name (include name of individual): John David & Carolyn Rev. Living Trust and Roselyn M. Stone & Carolyn A. Meader

Mailing address: 148 & 150 Farmington Road, Rochester NH 03867

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): Granite State Credit Union

Mailing address: PO Box 6420 Manchester NH 03108

Telephone #: 800 645-4728 Email: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Norway Plains Associates, Inc.; Scott A. Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03867

Telephone #: 603-335-3948 Fax #: \_\_\_\_\_

Email address: slawler@norwayplains.com Professional license #: 10026

See attached Authorization Letter

Signature\_\_\_\_\_ Date\_\_\_\_\_

**Authorization to enter subject property**

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

See attached Authorization Letter

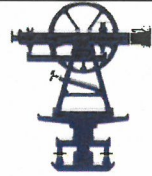
Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Phone (603) 335-3948  
www.norwayplains.com  
slawler@norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
Phone & Fax (603) 875-3948  
rtetreault@norwayplains.com

February 18, 2021

Seth Creighton, Chief Planner  
Planning Department  
City of Rochester  
33 Wakefield Street  
Rochester, NH 03867

**Re: Non- Residential Preliminary Site Plan Application; Granite State Credit Union, 148 & 150 Farmington Road, Map 208, Lots 4 & 5.**

Dear Mr. Creighton:

On behalf of Granite State Credit Union, Norway Plains Associates, Inc. is pleased to submit a Non-Residential Preliminary Design Review Site Plan Application. Granite State Credit Union is proposing to construct an approximate 3,000 square foot branch office with drive up service at 150 Farmington Road. The applicant is under contract to purchase the properties in March. The parcels are currently owned by John David & Carolyn Meader Revocable Living Trust and Roselyn Stone & Carolyn Meader and identified by the City of Rochester assessors as Tax Map 208, Lots 4 & 5, respectively. The parcels have a combined acreage of 1.93 acres and are located in the Granite Ridge Development Zoning District as well as the Aquifer Protection Overlay District. A lot merger application will be filed and recorded as part of the proposed project.

The parcels are located at the corner of Farmington Road (NH Route 11) and Two Rod Road. The parcels are abutted by an automobile sales and service business (Hagan's Motor Pool) to the northwest and vacant land Across Farmington Road are also vacant properties owned by the City of Rochester and the State of New Hampshire. On the other side of Two Rod Road is a retail store (Tractor Supply Co.). Two Rod Road is currently a Class VI highway owned by the City of Rochester and maintained by Tractor Supply Co. Access to NH Route 11 is within the State of New Hampshire Department of Transportation jurisdiction.

The parcels are currently single family residential properties serviced by City water and on-site septic systems. to the southwest. There are several structures on the properties that would all be removed as part of the redevelopment for the proposed credit union. The existing topography slopes from Route 11 towards the rear of the property, with the last third mostly wooded. The site was evaluated by B.H. Keith, Associates who determined there were no jurisdictional wetlands on the site.

The proposed project is to construct a 3,000+/- square foot credit union branch with three drive up services bays. The inner drive up lane will be designated for an ATM or teller window, whereas the outer two will be pneumatic tube delivery system. A parking lot is provided for up to 17 members that wish to walk into the branch. Angled parking off the drive will be designed for employees which brings the total on-site parking spaces to 25. A paved pull-off located on westerly edge of the circular drive will accommodate for a single larger utility truck. Access to the facility will be either off Farmington Road or Two Rod Road. Vehicular traffic flow will generally by a one way around the site, with painted arrows and signage, to create a safe passage for the members and employees. Concrete walkways will connect the parking areas to the front entrances and the employee entrance.

The Credit Union will operate Monday through Friday, typically from 8:30 a.m. to 5 p.m. and Saturday from 8:30 a.m. to 12 p.m. The drive-up ATM will be accessible 24-hours a day. The branch anticipates have between 6 and 8 employees working throughout the day.

Stormwater runoff from the proposed redevelopment of the properties will directed towards a stormwater management system via a closed drainage system of curbing, catch basins and drainage pipes. The stormwater management system will consist of a treatment swale and a grass-lined infiltration basin located in the northwesterly corner of the site. Excess stormwater from larger storm events will connected to a new drainage system to be installed within the Route 11 ROW which will outlet to a large drainage pipe going under Farmington Road.

The new building will connect to the City water main located along Farmington Road. Due to no municipal sewer at the street, a new sanitary septic system will be designed and permitted with the NH Department of Environmental Services (NHDES). All other utilities will be located underground from the utility poles located on Farmington Road.

The building is being designed by The Element Group, a national design build organization which specializes in design of financial institutions and has recently designed a GSCU branch in Nashua. Although not completed, a full landscaping and lighting plans will be prepared as part of the formal site plan set. A dumpster enclosure will be located at the rear of the site and out of the way. Due to the steepness of the existing topography, a retaining wall is likely going to be needed along the rear property line.

In addition to the NHDES approval for the proposed septic system, approval from the Department of Transportation will be necessary for the access to the State highway. We will be working with a traffic engineer, Stephen Pernaw & Co. to have a traffic impact assessment prepared for the development. Albeit there will be more traffic associated with the redevelopment compared to the residential uses, the average daily and peak hour trips generated by the credit union will be modest compared to other potential businesses that could develop this property. By having driveway access on both Route 11 and Two Rod Road, we anticipate the turning movements to be spread out. With the recently constructed center turning lane on Route 11, it is unlikely that substantial off-site roadway improvements will be warranted.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,  
**NORWAY PLAINS ASSOCIATES, INC.**



By:  
Scott A. Lawler, PE, Project Engineer

cc: Granite State Credit Union  
The Element Group





# PROPOSED CREDIT UNION BRANCH

150 FARMINGTON ROAD

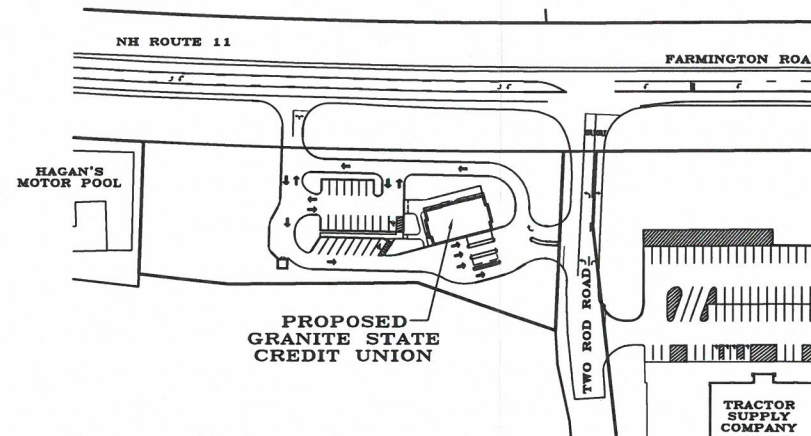
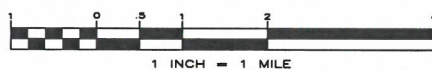
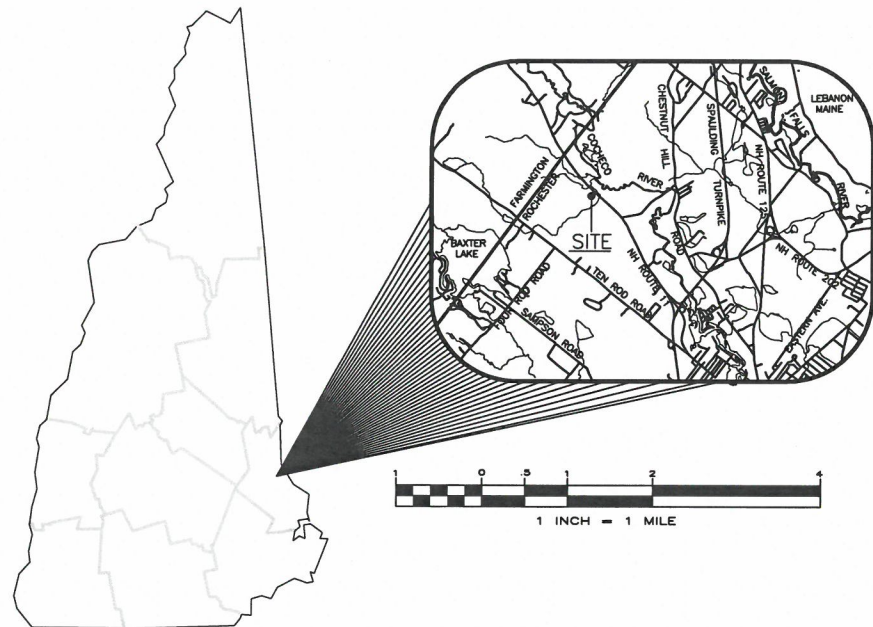
PREPARED FOR

GRANITE STATE CREDIT UNION

ROCHESTER, NH

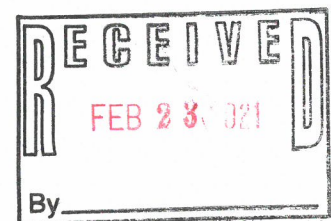
FEBRUARY 2021

PRELIMINARY DESIGN REVIEW



OVERALL SITE

1" = 100'



STATE AND FEDERAL PERMITS:  
STATE OF NEW HAMPSHIRE PERMIT NUMBERS:  
NHDES ALTERATION OF TERRAIN: NOT REQUIRED  
NHDES WETLANDS PERMIT: NOT REQUIRED  
NHDES DAM PERMIT: NOT REQUIRED  
NHDES SUBDIVISION PERMIT: NOT REQUIRED  
NHDES SUBSURFACE SYSTEMS PERMIT: REQUIRED  
NHDES WASTEWATER PERMIT: NOT REQUIRED  
NHDOT DRIVEWAY/ENTRANCE PERMIT: NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):  
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED  
NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

## CIVIL ENGINEERS

NORWAY PLAINS ASSOCIATES, INC.  
2 CONTINENTAL BOULEVARD  
ROCHESTER, NEW HAMPSHIRE 03867  
(603) 335-3948

## ARCHITECTS

THE ELEMENT GROUP  
155 BREWERY LANE; SUITE 1  
PORTSMOUTH, NEW HAMPSHIRE 03301  
(603) 319-8951

## OWNER OF RECORD

TAX MAP 208, LOT 4  
OWNER OF RECORD:  
JOHN DAVID & CAROLYN MEADER  
REVOCABLE LIVING TRUST  
148 FARMINGTON ROAD  
ROCHESTER, NH 03867-4352

## APPLICANT

GRANITE STATE CREDIT UNION  
PO BOX 6420  
MANCHESTER, NEW HAMPSHIRE 03108  
(800) 645-4728

FILE NO. 116  
PLAN NO. C-  
DWG. NO. 20229/SP-1

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

TAX MAP 208, LOT 5  
OWNER OF RECORD:  
ROSELYN M. STONE & CAROLYN A. MEADER  
150 FARMINGTON ROAD  
ROCHESTER, NH 03867-4352

SHEET INDEX		
SHEET C-0	COVER	1" = 30'
SHEET E-1	EXISTING FEATURES	1" = 30'
SHEET C-2	OVERALL SITE PLAN	1" = 30'
SHEET C-3	SITE LAYOUT PLAN	1" = 30'
SHEET C-4	GRADING AND DRAINAGE PLAN	1" = 30'

# LAND SURVEYORS

# CIVIL ENGINEERS



- LEGEND**
- PROPERTY LINE
  - SLOPE EASEMENT
  - EXISTING EDGE OF PAVEMENT
  - EXISTING TREE LINE
  - EXISTING CONTOUR LINE
  - EXISTING DRAIN LINE
  - EXISTING OVERHEAD WIRES
  - EXISTING CHAINLINK FENCE
  - EXISTING WATER MAIN
  - EXISTING MONUMENT
  - EXISTING UTILITY POLE
  - EXISTING CATCH BASIN
  - EXISTING HYDRANT
  - EXISTING WATER GATE OR SHUT-OFF VALVE
  - EXISTING LIGHTS
  - EXISTING SPOT ELEVATION
  - EXISTING TEST PIT LOCATION & NUMBER

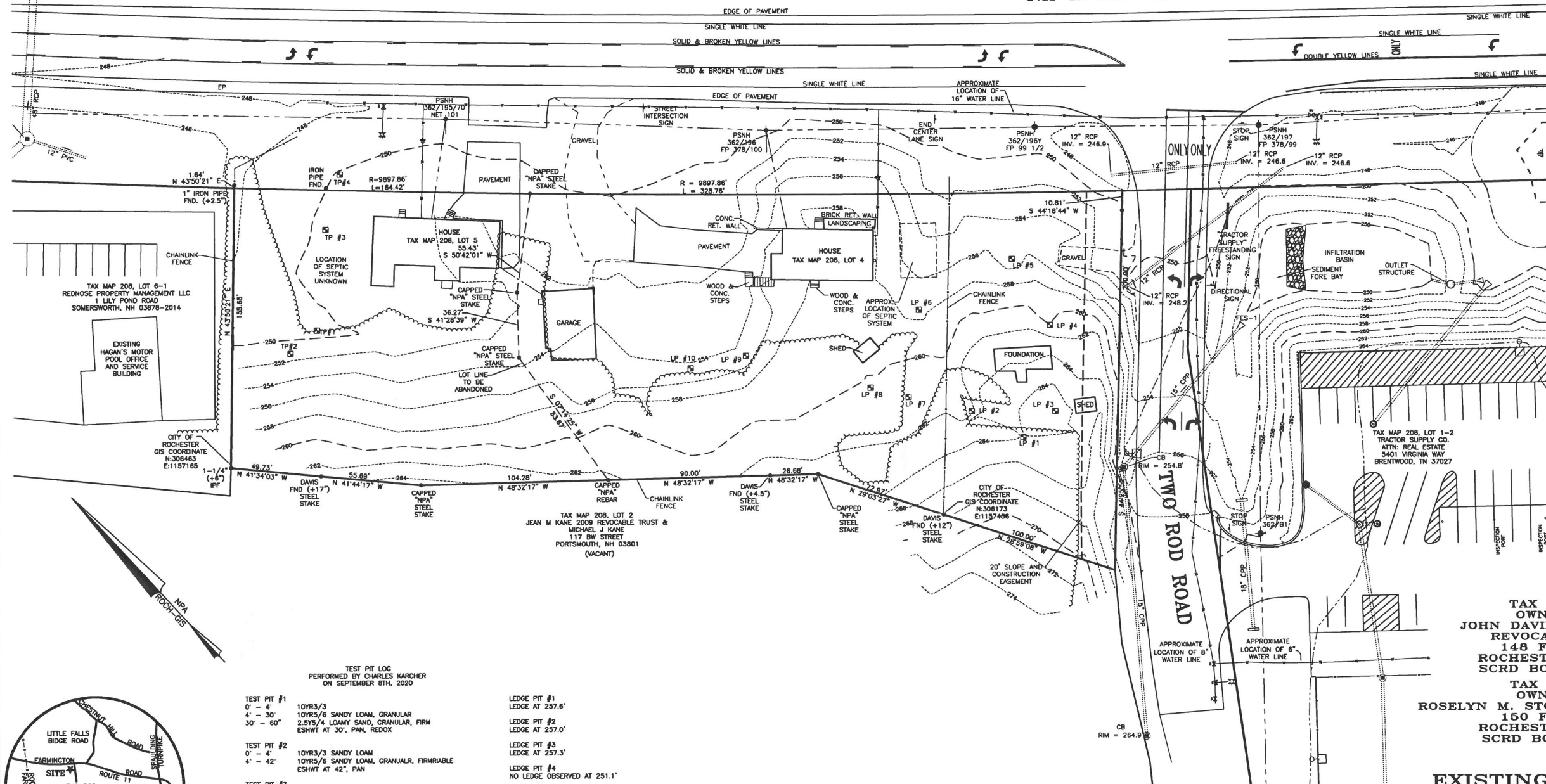
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TAX MAP 208, LOT 7  
STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
PO BOX 483  
CONCORD, NH 03301

TAX MAP 208, LOT 15  
CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03607

TAX MAP 208, LOT 16  
ROBERT A ROWE, SR.  
127 FARMINGTON ROAD  
ROCHESTER, NH 03607

## FARMINGTON ROAD NH ROUTE 11



- GENERAL SITE PLAN NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON TAX MAP 208, LOTS 4 & 5.
  - THIS PARCELS ARE LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, CONSERVATION OVERLAY AND AQUIFER PROTECTION OVERLAY DISTRICT.
  - TOTAL PARCEL AREA:  
MAP 208 - LOT 4: 1.30 ACRES.  
MAP 208 - LOT 5: 0.63 ACRES.
  - THE LOT IS SERVICED BY ON SITE SEPTIC SYSTEM AND WELL.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
GRANITE RIDGE DEVELOPMENT (GRD) ZONE:  
MINIMUM LOT AREA = NO DIMENSIONAL STANDARD  
MINIMUM LOT FRONTAGE = 50 FEET  
PAVEMENT SETBACKS:  
FRONT = 10'  
SIDE = 5'  
REAR = 10'
  - MINIMUM YARD SETBACKS:  
FRONT = NO DIMENSIONAL STANDARD  
SIDE = NO DIMENSIONAL STANDARD  
REAR = NO DIMENSIONAL STANDARD
  - MAXIMUM LOT COVERAGE = NO STANDARD  
MAXIMUM BUILDING HEIGHT = NO STANDARD
  - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NAD83.
  - THE PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C01840 DATED MAY 17, 2005.

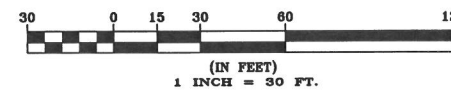
**TAX MAP 208, LOT 4**  
**OWNER OF RECORD:**  
**JOHN DAVID & CAROLYN MEADER**  
**REVOCABLE LIVING TRUST**  
**148 FARMINGTON ROAD**  
**ROCHESTER, NH 03607-4352**  
**SCRD BOOK 4431, PAGE 300**

**TAX MAP 208, LOT 5**  
**OWNER OF RECORD:**  
**ROSELYN M. STONE & CAROLYN A. MEADER**  
**150 FARMINGTON ROAD**  
**ROCHESTER, NH 03607-4352**  
**SCRD BOOK 3509 PAGE 254**

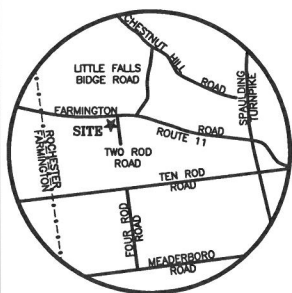
**EXISTING FEATURES PLAN**  
**TAX MAP 208, LOTS 4 & 5**  
**148 & 150 FARMINGTON ROAD**  
**ROCHESTER, NH**  
**PREPARED FOR:**  
**GRANITE STATE CREDIT UNION**  
**FEBRUARY 2021**

**FINAL APPROVAL BY**  
**ROCHESTER PLANNING BOARD**

**CERTIFIED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



E-1



### LOCUS MAP

FILE NO. 116  
PLAN NO. C-  
DWG. NO. 20229/SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 Continental Blvd., Rochester, N.H. 603-335-3948



FARMINGTON ROAD  
NH ROUTE 11

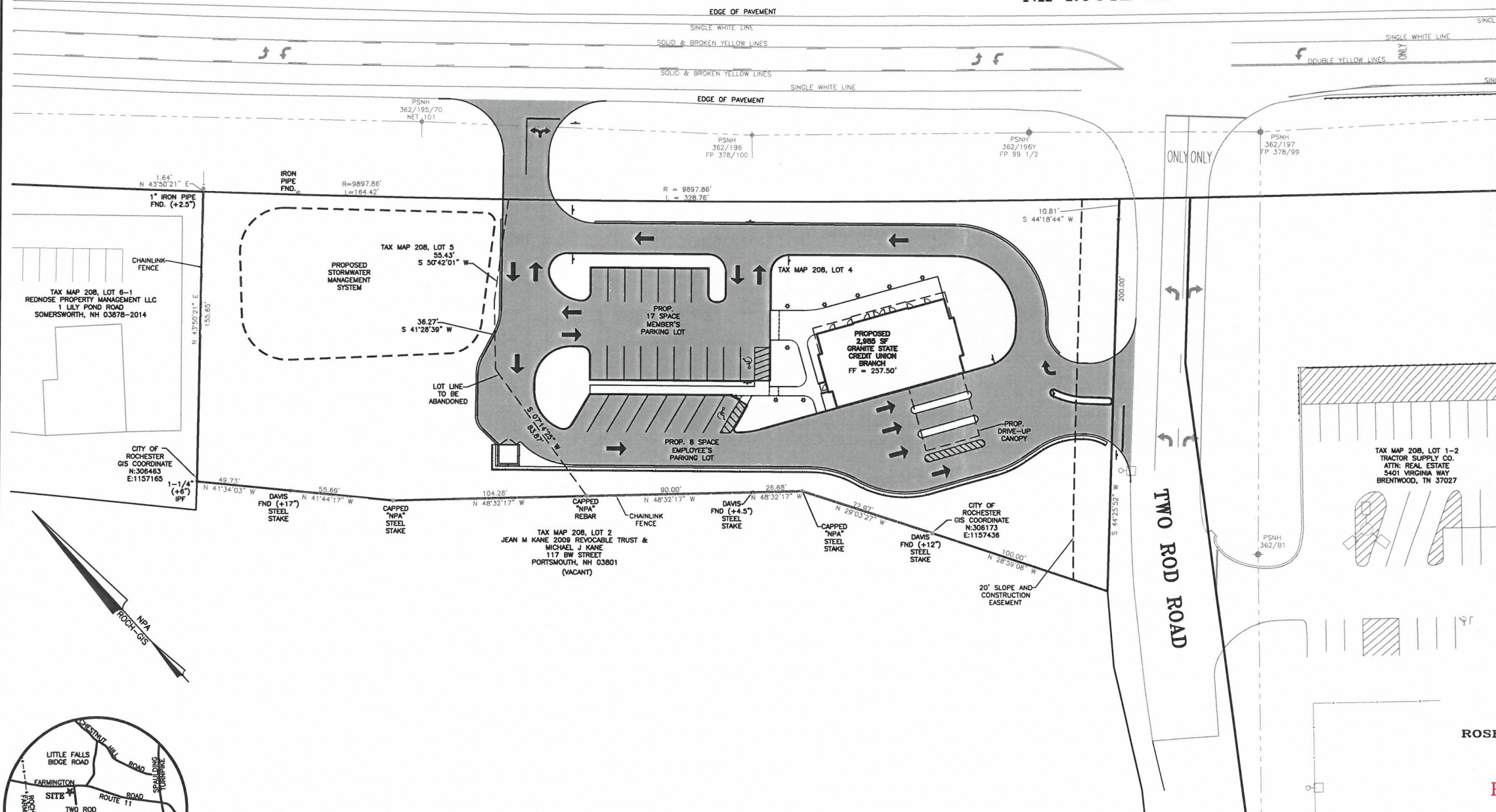
TWO ROD ROAD

- LEGEND**
- PROPERTY LINE
  - JURISDICTIONAL WETLANDS
  - EXISTING TREE LINE
  - EXISTING OVERHEAD WIRES
  - EXISTING HYDRANT
  - EXISTING WATER GATE OR SHUT-OFF VALVE
  - EXISTING UTILITY POLE
  - EXISTING SEWER MAN HOLE
  - EXISTING CATCH BASIN
  - EXISTING LIGHT POLES
  - PROPOSED BUILDING
  - PROPOSED PAVEMENT

TAX MAP 208, LOT 7  
STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
P.O. BOX 483  
CONCORD, NH 03301

TAX MAP 208, LOT 15  
CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03867

TAX MAP 208, LOT 16  
ROBERT A. ROWE, SR.  
127 FARMINGTON ROAD  
ROCHESTER, NH 03867



- GENERAL SITE PLAN NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED CREDIT UNION ON TAX MAP 208, LOTS 4 & 5.
  2. THIS PARCELS ARE LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE AND AQUIFER PROTECTION OVERLAY DISTRICT.
  3. TOTAL PARCEL AREA:  
MAP 208 - LOT 4: 1.30 ACRES  
MAP 208 - LOT 5: 0.63 ACRES
  4. THE LOT IS SERVICED BY ON SITE SEPTIC SYSTEM AND WELL.
  5. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
GRANITE RIDGE DEVELOPMENT (GRD) ZONE:  
MINIMUM LOT AREA = NO DIMENSIONAL STANDARD  
MINIMUM LOT FRONTAGE = 50 FEET  
PAVEMENT SETBACKS:  
FRONT = 10'  
SIDE = 5'  
REAR = 10'
  6. MINIMUM YARD SETBACKS:  
FRONT = NO DIMENSIONAL STANDARD  
SIDE = NO DIMENSIONAL STANDARD  
REAR = NO DIMENSIONAL STANDARD
  7. MAXIMUM BUILDING HEIGHT = NO STANDARD
  8. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NAVD29
  9. THE PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017001840 DATED MAY 17, 2005.
  10. JURISDICTIONAL WETLAND WERE EVALUATED BY B.H. KEITH, NH CERTIFIED WETLAND SCIENTIST #067, ON JANUARY 9, 2020 AND WAS DETERMINED THERE WERE NONE ON THESE PARCELS.
  11. SOILS SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.  
CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES.  
HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
  12. PARKING REQUIREMENTS (SITE PLAN REGULATIONS SECTION 10(A))  
BANK = 3 SPACES PER 1,000 GROSS FLOOR AREA  
REQUIRED: 3 SPACES/1,000 GSF \* 2,985 GSF = 9 SPACES  
PROVIDED: 25 SPACES INCLUDING 2 ACCESSIBLE SPACE
  13. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603)335-1338. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
  14. THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 218. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
  15. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
  16. SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON NH ROUTE 11 OR TWO ROD ROAD AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
  17. ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
  18. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
  19. ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
  20. NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.

TAX MAP 208, LOT 4  
OWNER OF RECORD:  
JOHN DAVID & CAROLYN MEADER  
REVOCABLE LIVING TRUST  
148 FARMINGTON ROAD  
ROCHESTER, NH 03867-4352  
SCRD BOOK 4431, PAGE 300

TAX MAP 208, LOT 5  
OWNER OF RECORD:  
ROSELYN M. STONE & CAROLYN A. MEADER  
150 FARMINGTON ROAD  
ROCHESTER, NH 03867-4352  
SCRD BOOK 3509 PAGE 254

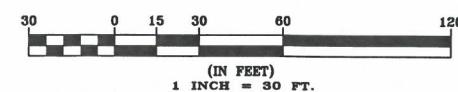
## PRELIMINARY DESIGN REVIEW

OVERALL SITE PLAN  
TAX MAP 208, LOTS 4 & 5  
148 & 150 FARMINGTON ROAD  
ROCHESTER, NH

PREPARED FOR:  
GRANITE STATE CREDIT UNION

FEBRUARY 2021

GRAPHIC SCALE



C-1

## LOCUS MAP

FILE NO. 116  
PLAN NO. C-  
DWG. NO. 20229/SP-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

**SITE REVIEW APPROVAL**  
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.



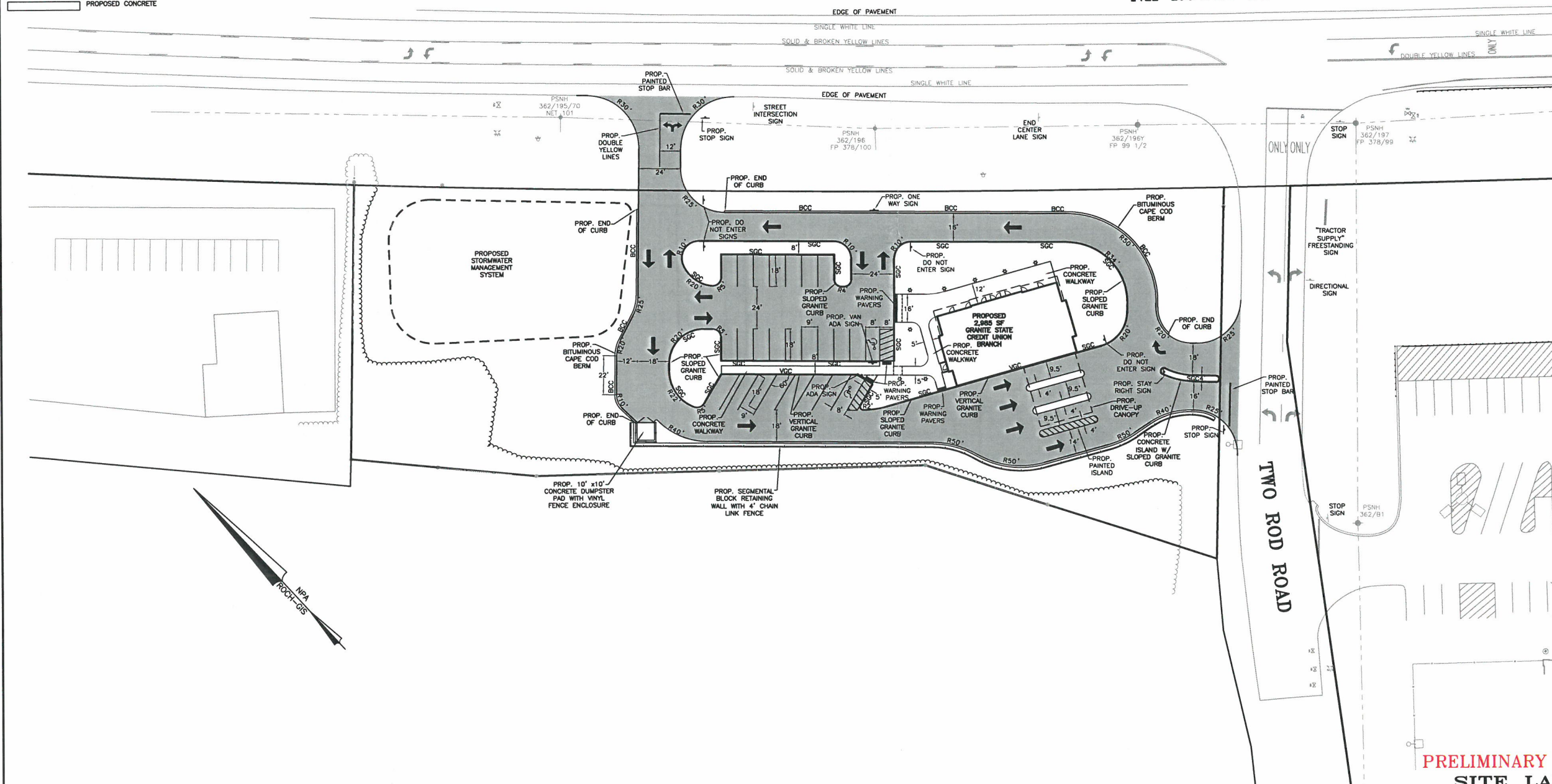


LEGEND

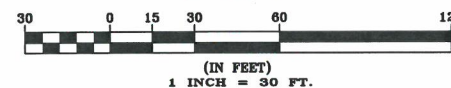
PROPERTY LINE	PROPOSED DETECTABLE WARNING PAVERS
EXISTING TREE LINE	PROPOSED SIGNS
EXISTING OVERHEAD WIRES	VERTICAL GRANITE CURB
EXISTING HYDRANT	SLOPED GRANITE CURB
EXISTING WATER GATE OR SHUT-OFF VALVE	PAVEMENT RADIUS (20')
EXISTING UTILITY POLE	PROPOSED STANDARD PARKING SPACES (9' x 18')
EXISTING CATCH BASIN	PROPOSED VAN ACCESSIBLE PARKING SPACES (8' x 18' WITH 5' x 18' ACCESS ISLE)
EXISTING LIGHT POLES	PROPOSED ACCESSIBLE PARKING SPACES (8' x 18' WITH 5' x 18' ACCESS ISLE)
PROPOSED BUILDING	
PROPOSED PAVEMENT	
SGC	PROPOSED PAVEMENT WITH CURBING
	PROPOSED TREE LINE
	PROPOSED BLOCK RETAINING WALL
	PROPOSED PAVEMENT (STANDARD)
	PROPOSED CONCRETE

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FARMINGTON ROAD  
NH ROUTE 11



**PRELIMINARY DESIGN REVIEW**  
**SITE LAYOUT PLAN**  
 TAX MAP 208, LOTS 4 & 5  
 148 & 150 FARMINGTON ROAD  
 ROCHESTER, NH  
 PREPARED FOR:  
**GRANITE STATE CREDIT UNION**  
 FEBRUARY 2021  
 GRAPHIC SCALE



FILE NO. 116  
 PLAN NO. C-  
 DWG. NO. 20229/SP-1



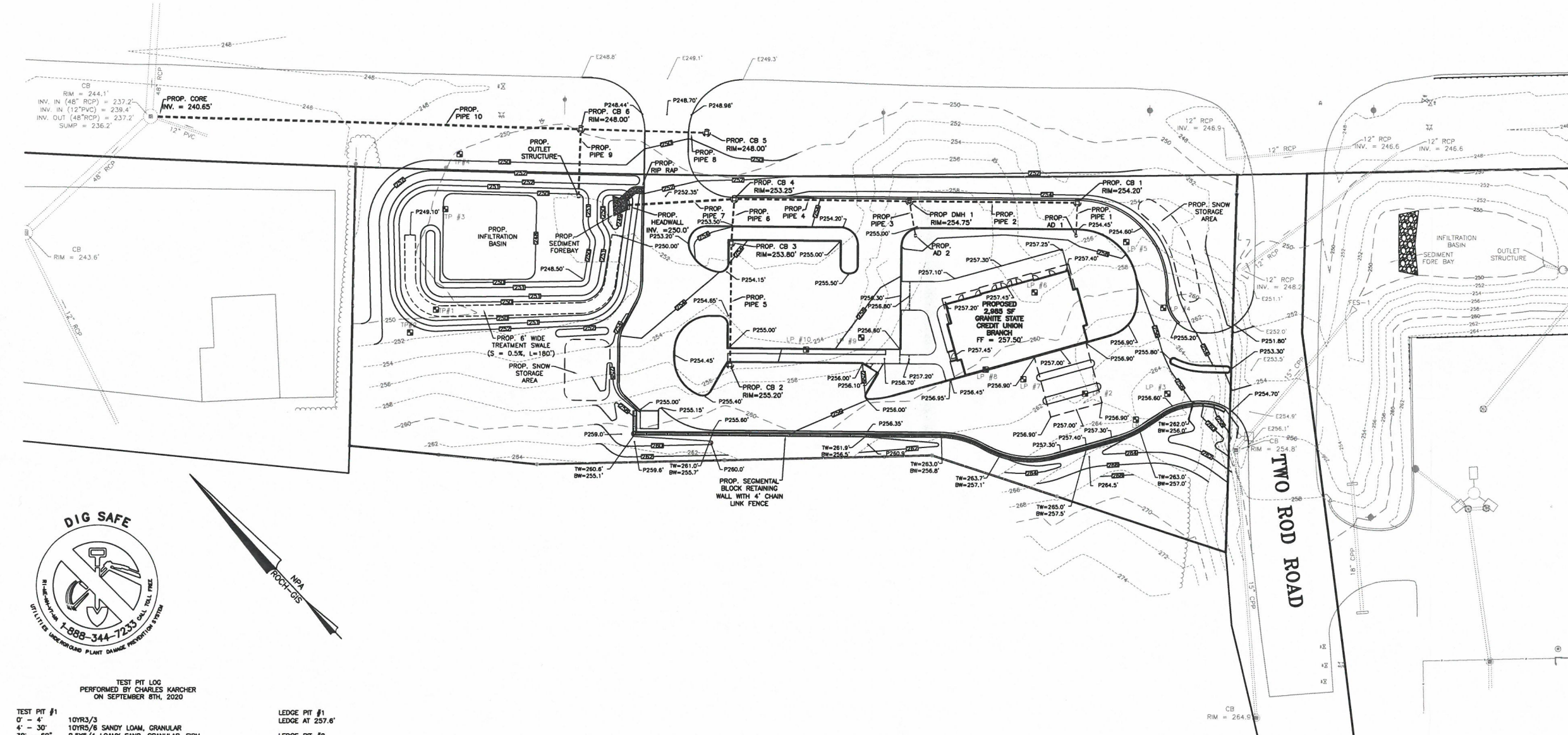


LEGEND

- |                                  |                                     |
|----------------------------------|-------------------------------------|
| --- PROPERTY LINE                | ⊙ PROPOSED CATCH BASIN              |
| --- JURISDICTIONAL WETLANDS      | ⊙ PROPOSED DRAIN MANHOLE            |
| --- EXISTING TREE LINE           | ⊙ PROPOSED FLARED END SECTION (FES) |
| --- EXISTING DRAIN LINE          | --- CORRUGATED POLYETHYLENE PIPE    |
| --- EXISTING CONTOUR LINE        | CB CATCH BASIN                      |
| --- EXISTING CATCH BASIN         | AD AREA DRAIN                       |
| --- EXISTING TEST PIT            | TW TOP OF WALL                      |
| --- E234.1' EXISTING SPOT GRADE  | BW BOTTOM OF WALL                   |
| --- P234.25' PROPOSED SPOT GRADE | ⚠ PROPOSED OUTLET PROTECTION        |
| --- PROPOSED TREE LINE           |                                     |
| --- PROPOSED DRAIN LINE          |                                     |
| --- PROPOSED CONTOUR LINE        |                                     |

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

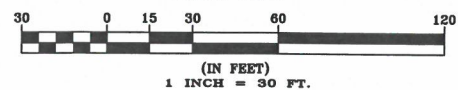
FARMINGTON ROAD  
NH ROUTE 11



PROPOSED DRAINAGE TABLE

PROP. AD 1 RIM = 254.0' INV. IN (8") = 252.0' INV. OUT (8") = 252.0' S = 1.4%	PROP. PIPE 1 8" CPP L = 18' S = 1.4%
PROP. AD 2 RIM = 254.5' INV. IN (8") = 252.5' INV. OUT (8") = 252.5' S = 0.5%	PROP. PIPE 2 12" CPP L = 90' S = 0.5%
PROP. DMH 1 RIM = 254.75' INV. IN (8") = 252.0' INV. IN (12") = 251.10' INV. OUT (12") = 251.00' S = 2.5%	PROP. PIPE 3 8" CPP L = 20' S = 2.5%
PROP. CB 1 RIM = 254.20' INV. IN (8") = 251.75' INV. OUT (12") = 251.55' SUM = 248.55'	PROP. PIPE 4 12" CPP L = 95' S = 0.5%
PROP. CB 2 RIM = 255.20' INV. IN (12") = 251.40' SUM = 248.40'	PROP. PIPE 5 12" CPP L = 64' S = 1.0%
PROP. CB 3 RIM = 253.80' INV. IN (12") = 250.80' INV. OUT (12") = 250.70' SUM = 247.70'	PROP. PIPE 6 12" CPP L = 22' S = 0.9%
PROP. CB 4 RIM = 253.25' INV. IN (12") = 250.50' INV. IN (12") = 250.50' INV. OUT (15") = 250.30' SUM = 247.30'	PROP. PIPE 7 15" CPP L = 58' S = 0.5%
PROP. CB 5 RIM = 254.00' INV. IN (12") = 244.00' SUM = 241.00'	PROP. PIPE 8 12" CPP L = 66' S = 1.2%
PROP. CB 6 RIM = 248.00' INV. IN (12") = 243.20' INV. IN (12") = 243.20' INV. OUT (15") = 243.00' SUM = 240.00'	PROP. PIPE 9 12" CPP L = 34' S = 8.2%
	PROP. PIPE 10 15" CPP L = 236' S = 1.0%

**PRELIMINARY DESIGN REVIEW**  
**GRADING AND DRAINAGE PLAN**  
**TAX MAP 208, LOTS 4 & 5**  
**148 & 150 FARMINGTON ROAD**  
**ROCHESTER, NH**  
PREPARED FOR:  
**GRANITE STATE CREDIT UNION**  
FEBRUARY 2021



TEST PIT LOG  
PERFORMED BY CHARLES KARCHER  
ON SEPTEMBER 8TH, 2020

TEST PIT #1 0' - 4' 4' - 30' 30' - 60'	10YR3/3 SANDY LOAM, GRANULAR 10YR5/6 SANDY LOAM, GRANULAR, FIRM 2.5Y5/4 LOAMY SAND, GRANULAR, FIRM ESHWIT AT 30", PAN, REDOX
TEST PIT #2 0' - 4' 4' - 42'	10YR3/3 SANDY LOAM 10YR5/6 SANDY LOAM, GRANULAR, FRABLE ESHWIT AT 42", PAN
TEST PIT #3 0' - 3' 3' - 40' 40' - 50" 50"	10YR3/3 SANDY LOAM 10YR5/6 SANDY LOAM, GRANULAR, FRABLE, HEAVY ROOT GROWTH 10Y5/3 SANDY LOAM, GRANULAR, FIRM LEDGE OR LARGE ROCK
TEST PIT #4 0' - 4' 4' - 48" 48" - 72"	10YR3/3 SANDY LOAM 10YR5/6 OLD FILL MIXED SAND NO OBSERVED ESHWIT

LEDGE PIT #1 LEDGE AT 257.6'
LEDGE PIT #2 LEDGE AT 257.0'
LEDGE PIT #3 LEDGE AT 257.3'
LEDGE PIT #4 NO LEDGE OBSERVED AT 251.1'
LEDGE PIT #5 NO LEDGE OBSERVED AT 245.8'
LEDGE PIT #6 NO LEDGE OBSERVED AT 249.5'
LEDGE PIT #7 LEDGE AT EDGE OF SURFACE LEDGE AT 255.8'
LEDGE PIT #8 REFUSAL AT 254.4'
LEDGE PIT #9 LEDGE AT 250.4'
LEDGE PIT #10 LEDGE AT 250.7'

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