

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

Date: 4/26/2021 Is a conditional use needed? Yes: No: x Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 131; Lot #(s): 59; Zoning district: R2

Property address/location: 141 Brock Street, Rochester, NH

Name of project (if applicable): Cold Spring Manor Utility Building

Size of site: 8.26 acres; overlay zoning district(s)? X-1 mile Overlay

Property owner

Name (include name of individual): Housing Authority of City of Rochester, Stacey Price - Executive Director

Mailing address: 77 Olde Farr Lane, Rochester, NH, 03867

Telephone #: 603-332-4126 Email: staceyp@rhanh.org

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designer

Name (include name of individual): Civilworks New England; Douglas LaRosa, PMr Steve Height, PE

Mailing address: P.O. Box 1166, Dover, NH 03821

Telephone #: 603-749-0443 Fax #:

Email address: dlarosa@civilworksne.com Professional license #: 7978

Proposed activity (check all that apply)

New building(s): 1 Site development (other structures, parking, utilities, etc.): Paving, elec, gas

Addition(s) onto existing building(s): None Demolition: Sidewalk Change of use: No

Describe proposed activity/use: Add new utility storage building equipment storage area and salt storage area.

Describe existing conditions/use (vacant land?): Gravel storage area with trees and temporary covered salt storage.

Utility information

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

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

If City water, what are the estimated total daily needs? no change gallons per day

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

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

Where will stormwater be discharged? Treated storm water to existing catch basin.

Building information

Type of building(s): Single Story Utility Storage Building (1 Room); Covered Temporary Salt Storage.

Building height: Utility Building 23' Finished floor elevation: Utility Building 225.10

Other information

parking spaces: existing: 3 total proposed: 3; Are there pertinent covenants? NA

Number of cubic yards of earth being removed from the site 0

Number of existing employees: 7; number of proposed employees total: no change

Check any that are proposed: variance ☐; special exception ☐; conditional use ☐

Wetlands: Is any fill proposed? NA; area to be filled: NA; buffer impact? NA

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	960 +311	0.004%
Parking and vehicle circulation	6,275	0.017%
Planted/landscaped areas (excluding drainage)	600	0.002%
Natural/undisturbed areas (excluding wetlands)	0	
Wetlands	0	T
Other – drainage structures, outside storage, etc.	0	

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

The proposed area is a small portion (0.21 acres) of an 8.26 acre complex, presently used for equipment and salt storage.

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner:

Stacy Price

Date: 4/27/2021

Signature of applicant/developer:

Date:

Signature of agent: Civilworks New England Douglas LaRosa

[Signature]

Date: 4-27-2021

Authorization to enter subject property

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

Signature of property owner:

Stacy Price

Date: 4/27/2021



Stacey Price
Executive Director

Rochester Housing Authority

77 Olde Farm Lane
Rochester, N.H. 03867
(603) 332-4126 Fax (603) 332-0039

email: Staccyp@rhanh.org Website: www.rhanh.org

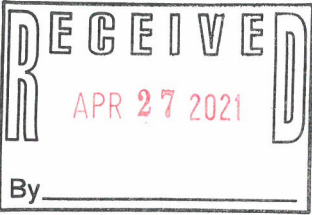
CSM Maintenance Storage project narrative.

The Rochester Housing Authority proposes to build a new 30 x 32 square foot utility storage building behind the present maintenance office and shop building at 141 Brock street. In addition, we propose to pave an area of approximately 6,275 square feet to use as storage for seasonal vehicles and equipment (primarily snowplows) and provide overflow parking for employee automobiles (2-3 vehicles during working hours). A temporary 14' x 20.5' salt storage enclosure will also be constructed. Screening consisting of a 6' stockade fence will be provided between the area and a nearby residential building owned by the Authority as part of the Cold Spring Manor Development and by a row of arborvitaes from our neighbor; Holy Rosary Credit union. Several pine trees which are on the site will have to be removed. Access will be provided by up grading the existing asphalt access from Cold Spring Circle. Storm water is to be managed using a bioretention basin that is connected to the existing on-site drainage. No increased use of city sewer and water is anticipated.

The site is currently used for casual storage of vehicles and maintenance equipment. The new building will move some of this equipment under cover as well as provide an alternate storage facility to replace some of the storage that will be lost as the contemplated transfer of the Roberge Building downtown reduces our storage capacity. The use of the salt shed allows us to purchase salt in bulk rather than by the bag - a large saving with less environmental impact.

The area to be affected by the construction is 9,000 square feet of the larger Cold Spring Manor development.

UTILITY BUILDING
SITE PLAN
TAX MAP 129 & 131, LOT 59
ROCHESTER HOUSING AUTHORITY
ROCHESTER, NH



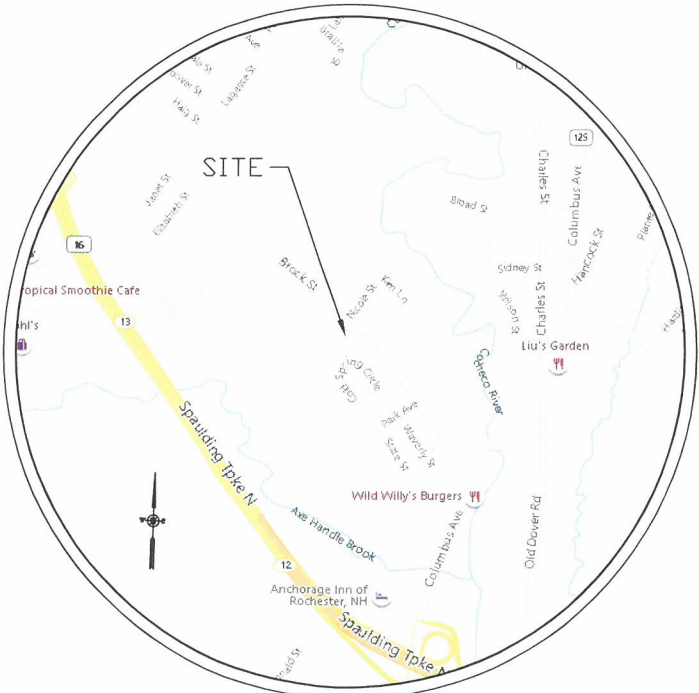
OWNERS OF RECORD/PREPARED FOR:
HOUSING AUTHORITY OF THE CITY OF ROCHESTER
77 OLDE FARM LANE
ROCHESTER, NH 03867

CIVIL ENGINEER:
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

SURVEYOR:
MCENEANEY SURVEY ASSOC.OF NEW ENGLAND
P.O. BOX 681
DOVER, NH 03821-0681

ARCHITECT:
PORT ONE ARCHITECTS
959 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL.# 603-436-8891.

- GENERAL NOTES:**
1. FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, CITY HALL ANNEX, 33 WAKEFIELD STREET, ROCHESTER, NH 03867-1917, (603) 335-1338.
 2. 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.
 3. ALL PROPOSED UTILITIES MUST BE UNDERGROUND.
 4. ACCESS TO 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 603-335-7545 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 5. 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.
 6. THIS PROJECT PROPOSES TO DISTURB 0.21 ACRES (9,000 SQ. FT.) ; LESS THAN ONE ACRE OF EXISTING GROUND COVER. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER ASPECTS OF CURRENT FEDERAL, STATE AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
 7. 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 CITY ORDINANCE CHAPTER 50. 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 RECONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.



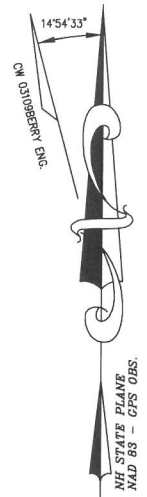
Location Map
scale 1" = 1000'

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD;
CERTIFIED BY:

DATE _____

INDEX	
Cover Sheet	1
Existing Conditions	2
Demolition Plan	3
Site Plan	4
Grading, Drainage and Erosion Control Plan	5
Utility Plan	6
Detail Sheets	7-9
Architectural Floor Plan and Exterior Elevations	A1.1-A2.1

SHEET NO.	
	1
	2
	3
	4
	5
	6
	7-9
	A1.1-A2.1



**SANITARY SEWER
STRUCTURE SCHEDULE**

SMH A RIM	= 223.6
SMH B RIM	= 224.6
SMH C (NOT FOUND)	

**STORM DRAINAGE
STRUCTURE SCHEDULE**

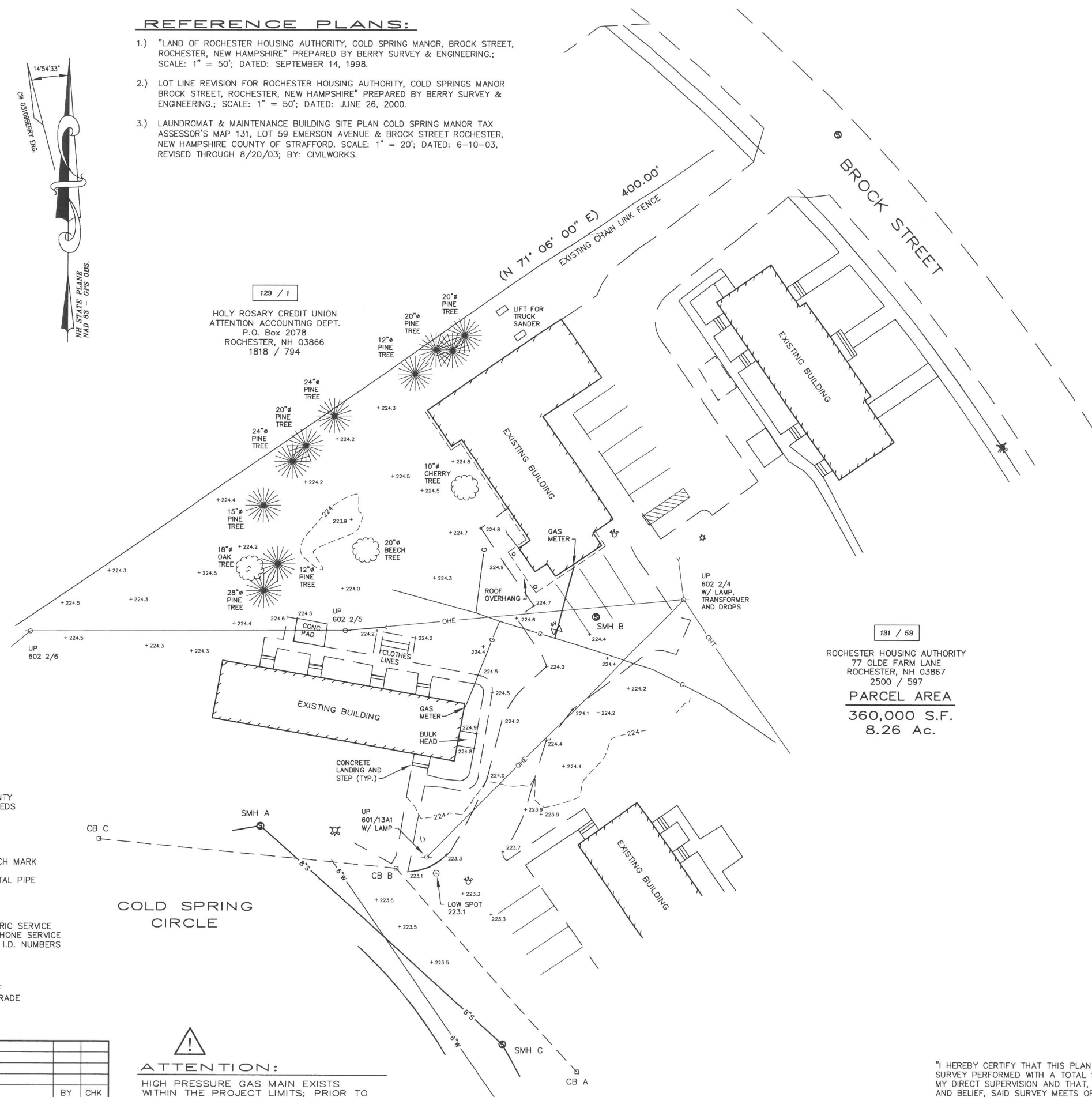
CB A RIM	= 222.8
CB B RIM	= 223.24
INV. IN 15" CMP	= 219.04
INV. OUT 15" CMP	= 218.94
SUMP	= 218.4
CB C RIM	= 223.6

LEGEND

- S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
Ø - DIAMETER
N - NORTHING
E - EASTING
□ CB - CATCH BASIN
⊙ SMH - SEWER MANHOLE
TBM - TEMPORARY BENCH MARK
--- 224 --- CONTOUR LINE
CMP - CORRUGATED METAL PIPE
D - DRAINAGE PIPE
G - GAS SERVICE
S - SEWER SERVICE
W - WATER SERVICE
OHE - OVERHEAD ELECTRIC SERVICE
OHT - OVERHEAD TELEPHONE SERVICE
602 2/4 - UTILITY POLE W/ I.D. NUMBERS
GUY WIRE
X - GAS VALVE
X - FIRE HYDRANT
X - WATER SHUT-OFF
+ 223.4 - EXISTING SPOT GRADE

REFERENCE PLANS:

- 1.) "LAND OF ROCHESTER HOUSING AUTHORITY, COLD SPRING MANOR, BROCK STREET, ROCHESTER, NEW HAMPSHIRE" PREPARED BY BERRY SURVEY & ENGINEERING.; SCALE: 1" = 50'; DATED: SEPTEMBER 14, 1998.
- 2.) LOT LINE REVISION FOR ROCHESTER HOUSING AUTHORITY, COLD SPRING MANOR BROCK STREET, ROCHESTER, NEW HAMPSHIRE" PREPARED BY BERRY SURVEY & ENGINEERING.; SCALE: 1" = 50'; DATED: JUNE 26, 2000.
- 3.) LAUNDROMAT & MAINTENANCE BUILDING SITE PLAN COLD SPRING MANOR TAX ASSESSOR'S MAP 131, LOT 59 EMERSON AVENUE & BROCK STREET ROCHESTER, NEW HAMPSHIRE COUNTY OF STRAFFORD. SCALE: 1" = 20'; DATED: 6-10-03, REVISED THROUGH 8/20/03; BY: CIVILWORKS.



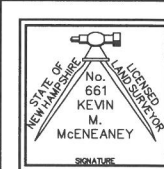
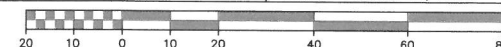
NOTES:

- 1.) OWNER OF RECORD:
ROCHESTER HOUSING AUTHORITY
77 OLDE FARM LANE
ROCHESTER, NEW HAMPSHIRE 03867
S.C.R.D. VOLUME 2500, PAGE 597
- 2.) 131 / 59 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 360,000 S.F. / 8.26 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT EXISTING SITE CONDITIONS IN THE AREA SHOWN AS OF AUGUST 10, 2020.
- 5.) ZONING DISTRICT: R-2, X-1MILE OVERLAY
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM FRONTAGE = 60 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 10 FEET
SIDE SETBACK = 8 FEET
REAR SETBACK = 20 FEET
MAXIMUM BUILDING FOOTPRINT = 30 PERCENT
MAXIMUM LOT COVERAGE = 35 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET MAXIMUM
- 6.) THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330150; PANEL 0211 SUFFIX D; MAP NUMBER 33017C0211D; EFFECTIVE DATE MAY 17, 2005.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 10, 2020.
VERTICAL DATUM IS NH STATE PLANE (NAVD88) BASED ON GPS OBSERVATION DATED AUGUST 10, 2020.
- 8.) THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
- 9.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 10.) GAS LINES SHOWN ARE AS TAKEN FROM REFERENCE PLAN No. 3.

131 / 59
ROCHESTER HOUSING AUTHORITY
77 OLDE FARM LANE
ROCHESTER, NH 03867
2500 / 597
PARCEL AREA
360,000 S.F.
8.26 Ac.

LIMITED EXISTING CONDITIONS SKETCH
PREPARED FOR
ROCHESTER HOUSING AUTHORITY
TAX MAP 131, LOT No. 59
EMERSON AVENUE & BROCK STREET
CITY of ROCHESTER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM FILE: 1432\DWGS\20-1432
SCALE: 1" = 20' DATE: AUGUST 11, 2020



McEneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

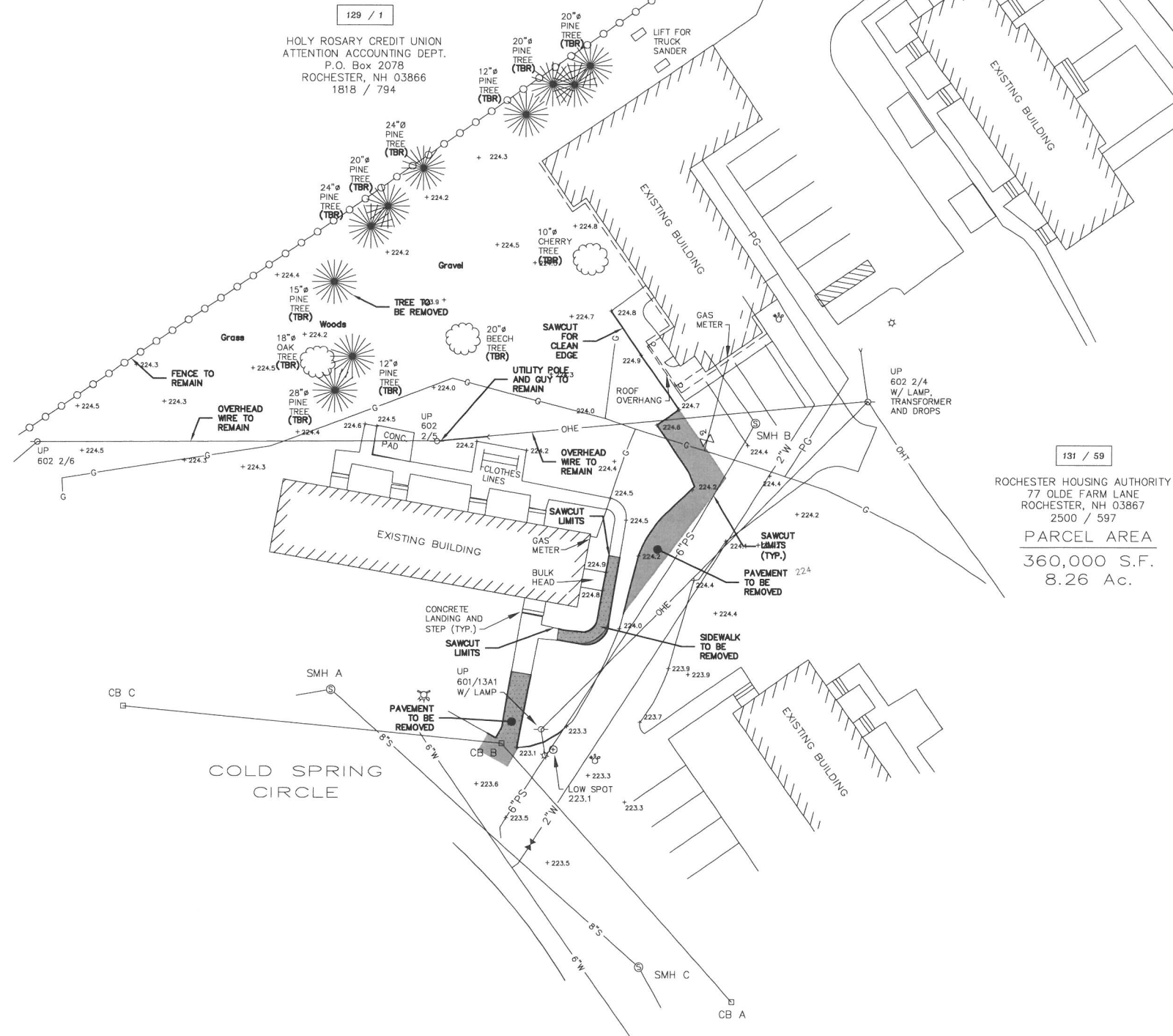
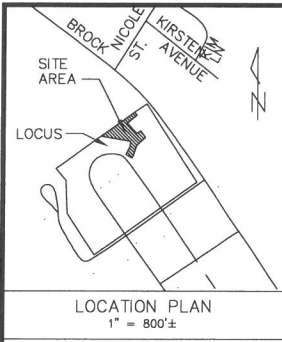
SURVEYING - PLANNING - CONSULTING

ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS
WITHIN THE PROJECT LIMITS; PRIOR TO
ANY EARTH MOVING ACTIVITY CONTACT
DIGSAFE AT 1-888-344-7233 TO
VERIFY LOCATION.

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-1432	EXIST. COND.	20-08	66-68	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

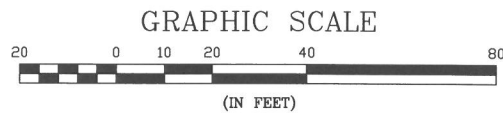


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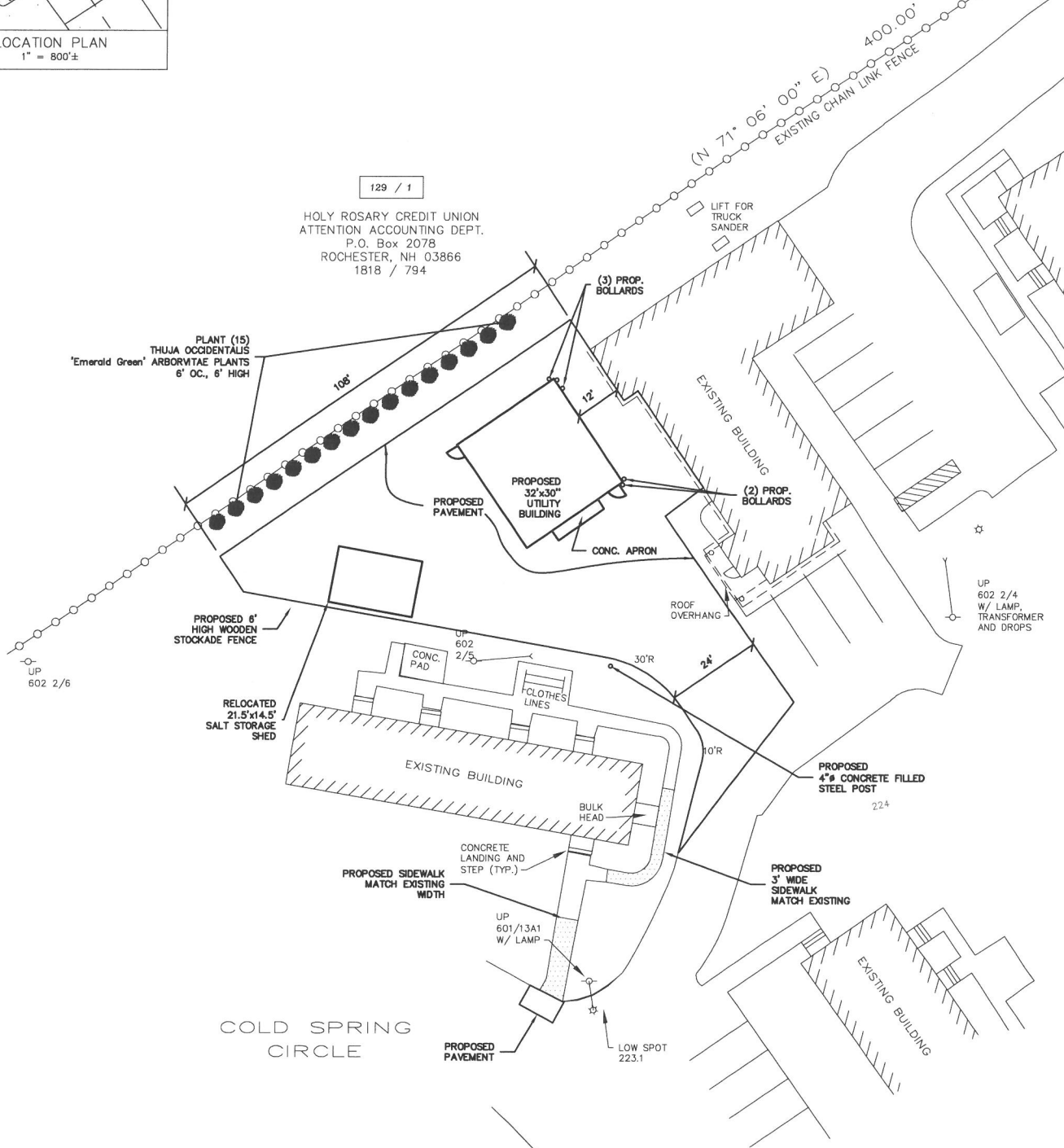
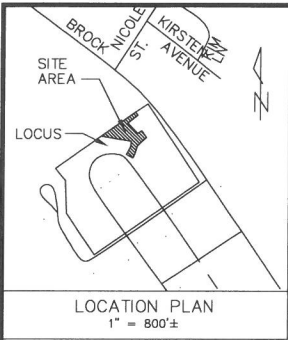
- DEMOLITION NOTES:**
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER 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.
 - 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.
 - ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN THE PROJECT LIMITS; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY				CIVILWORKS NEW ENGLAND			
DATE: 9/14/20	SCALE: 1"=20'	DRAWN BY: SRD	REVISED NOTES	3/19/21	3/18/21	3/8/21	DATE
		DESIGN BY: DJL	4	S.H.	S.H.	S.H.	
		APPROVED BY: SJH	3	ADDED UTILITIES, & PAVEMENT AREA	ADDED INFILTRATION & GARAGE	ADDED INFILTRATION & GARAGE	
		PROJECT NO: 1764	1	REVISED FENCE ENDPOST TO STEEL	REVISED FENCE ENDPOST TO STEEL	REVISED FENCE ENDPOST TO STEEL	
		FILE: 1764-SITE.DWG	NO.	APP'D	REVISION	DATE	
DEMOLITION PLAN				HOUSING AUTHORITY OF THE CITY OF ROCHESTER 77 OLDE FARM LANE ROCHESTER, NH 03867			
UTILITY BUILDING TAX MAP 129 & 131, LOT 59 ROCHESTER, NH				3			

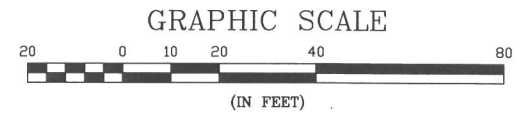


- SITE NOTES:**
1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED AND PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND (SEE EXISTING CONDITIONS PLAN IN THIS PLAN SET).
 2. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A UTILITY BUILDING, SALT STORAGE SHED, DRIVE AISLES, DRAINAGE IMPROVEMENTS, AND UTILITIES.
 3. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
 4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 5. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
 6. ALL LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
 7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
 8. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
 10. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS NH RSA 155-A:5. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
 11. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
 12. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
 13. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDP) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE CITY OF ROCHESTER DPW REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.

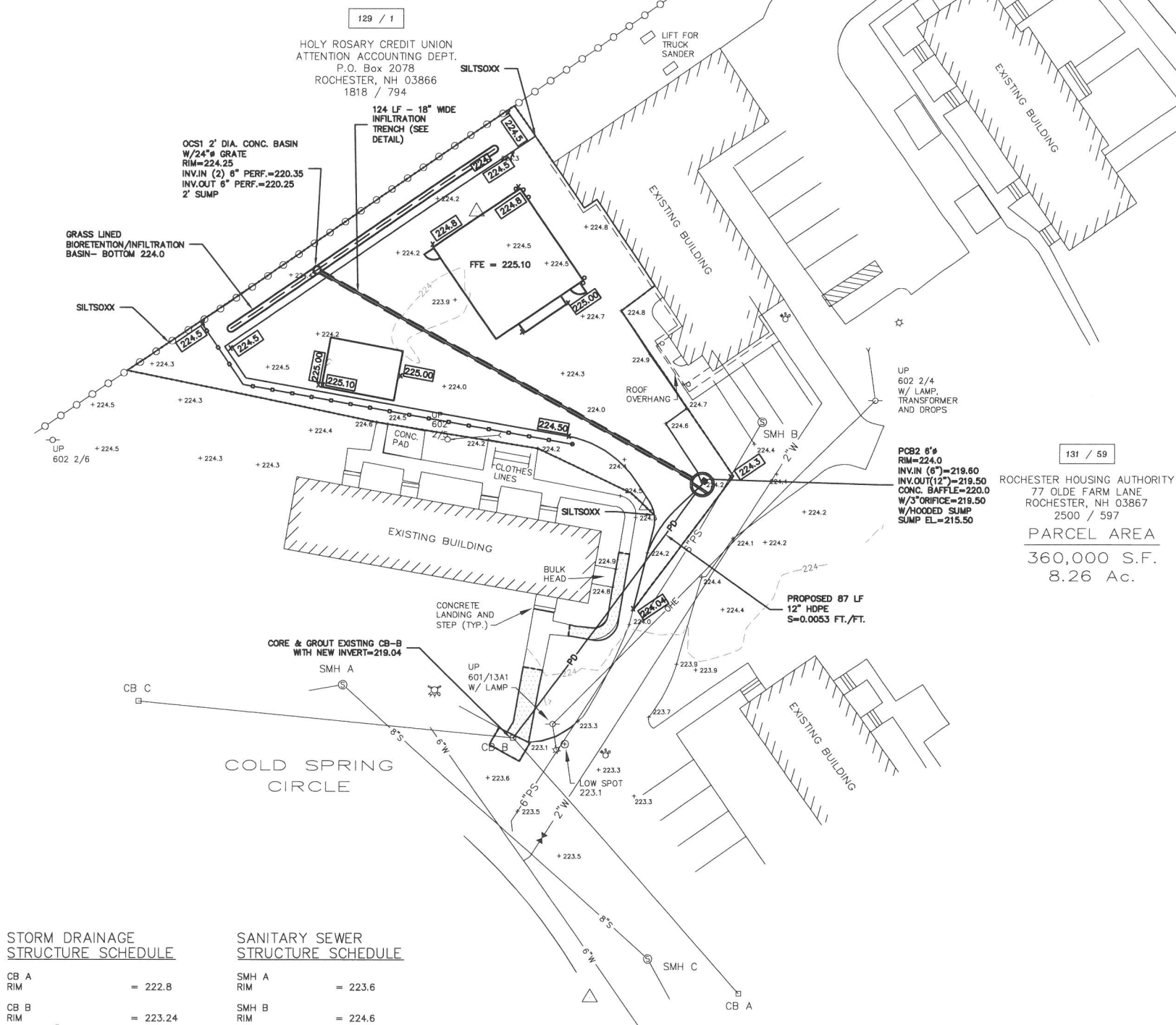
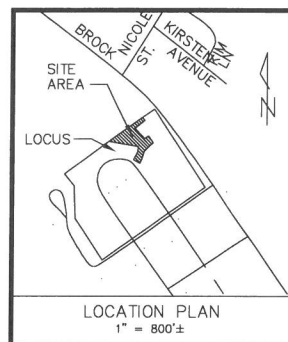
ROCHESTER HOUSING AUTHORITY
77 OLDE FARM LANE
ROCHESTER, NH 03867
2500 / 597
PARCEL AREA
360,000 S.F.
8.26 Ac.

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 - OHT - OVERHEAD TELEPHONE SERVICE
 - 602 2/4 - UTILITY POLE W/ I.D. NUMBERS
 - > - GUY WIRE
 - ⊗ - GAS VALVE
 - ⊗ - FIRE HYDRANT
 - ⊗ - WATER SHUT-OFF
 - + 223.4 - EXISTING SPOT GRADE

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE PROJECT LIMITS; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.



SITE PLAN	NOT FOR CONSTRUCTION FOR PERMIT USE ONLY				CIVILWORKS NEW ENGLAND			
	DATE	SCALE	DRAWN BY	DESIGNED BY	REVISED NOTES	DATE	DATE	DATE
	9/14/20	1"=20'	SRD	DIL	4	3/19/21	3/18/21	3/8/21
HOUSING AUTHORITY OF THE CITY OF ROCHESTER 77 OLDE FARM LANE ROCHESTER, NH 03867					181 Watson Road PO Box 1166 Dover, New Hampshire 03821 603.749.0443			
UTILITY BUILDING TAX MAP 129 & 131, LOT 59 ROCHESTER, NH					4			



STORM DRAINAGE STRUCTURE SCHEDULE

CB A	
RIM	= 222.8
CB B	
RIM	= 223.2
INV. IN 15" CMP	= 219.0
INV. OUT 15" CMP	= 218.9
SUMP	= 218.4
CB C	
RIM	= 223.6

SANITARY SEWER
STRUCTURE SCHEDULE

SMH A	
RIM	= 223.6
SMH B	
RIM	= 224.6
SMH C	
(NOT FOUND)	

GRADING NOTES:

1. ALL ROAD (INCLUDING PARKING LOT AND DRAINAGE) WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR CONSTRUCTION OF THE CITY OF ROCHESTER, N.H. AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION", LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING PER THE ABOVE REFERENCED "STANDARD SPECIFICATIONS".
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA SCS AND NHDES.
7. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
8. DENSITY REQUIREMENTS:

<u>LOCATION</u>	<u>MINIMUM DENSITY</u>
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASHTO STANDARD T-191, T-204, OR T-238 AND T-239.
9. SEE GENERAL EROSION CONTROL NOTES ON DETAIL SHEET.
10. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
11. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
12. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.

131 / 59

HESTER HOUSING AUTHORITY
77 OLDE FARM LANE
ROCHESTER, NH 03867
2500 / 597

PARCEL AREA

360,000 S.F.
8.26 Ac.

LEGEND

S.F. - SQUARE FEET
Ac. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS

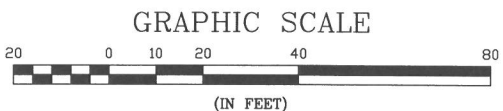
Ø - DIAMETER
N - NORTHING
E - EASTING
□ CB - CATCH BASIN
⊗ SMH - SEWER MANHOLE
TBM - TEMPORARY BENCH MARK
224 CMP - CONTOUR LINE
CORRUGATED METAL PIPE

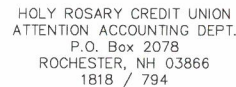
— D — DRAINAGE PIPE
— G — GAS SERVICE
— S — SEWER SERVICE
— W — WATER SERVICE
— OHE — OVERHEAD ELECTRIC SERVICE
— OHT — OVERHEAD TELEPHONE SERVICE
602 2/4 ○ — UTILITY POLE W/ I.D. NUMBERS
— GUY WIRE

— > —
— gv — GAS VALVE
— fh — FIRE HYDRANT
— sh — WATER SHUT-OFF
+ 223.4 — EXISTING SPOT GRADE
— PROPOSED CONTOUR

225
x 225.5 — PROPOSED SPOT GRADE
— PROPOSED SILT/SOXX


ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS
WITHIN THE PROJECT LIMITS; PRIOR TO
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DIGSAFE AT 1-888-344-7233 TO
VERIFY LOCATION.

[illegible]



129 / 1

PROPOSED
2" ELEC.
CONDUIT

PROPOSED
GAS LINE
CO-ORD. W.

EXISTING BUILDING

ROCHESTER HOUSING AUTHORITY
77 OLDE FARM LANE
ROCHESTER, NH 03867
2500 / 597

PARCEL AREA
360,000 S.F.
8.26 Ac.

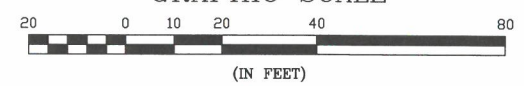
LEGEND

- S.F. = SQUARE FEET
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GRAPHIC SCALE



STORM DRAINAGE STRUCTURE SCHEDULE

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RIM	= 222.8
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CB C	
RIM	= 223.6

SANITARY SEWER STRUCTURE SCHEDULE

SMH A	
RIM	= 223.6
SMH B	
RIM	= 224.6
SMH C	
(NOT FOUND)	

UTILITY PLAN

**HOUSING AUTHORITY OF
THE CITY OF ROCHESTER
77 OLDE FARM LANE
ROCHESTER, NH 03867**

**UTILITY BUILDING
MAX MAP 129 & 131, LOT 59
ROCHESTER, NH**

6

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND

81 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DRAWN BY: SRD	4	REVISED NOTES	SJH	3/19/21
DESIGN BY: DJL	3	ADDED UTILITIES, & PAVEMENT AREA	SJH	3/18/21
APPROVED BY: SJH	2	ADDED INFILTRATION & GARAGE	SJH	3/18/21
PROJECT NO: 1764	1	REVISED FENCE ENDPOST TO STEEL	SJH	10/8/20
FILE: 1764-SITE.DWG NO.		REVISION	APP'D	DATE



DESCRIPTION

THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF A PAVED UTILITY STORAGE AREA, UTILITY BUILDING, AND SALT STORAGE SHED.

PROJECT NAME AND LOCATION

HOUSING AUTHORITY OF THE CITY OF ROCHESTER
COLD SPRING MANOR
141 BROOK STREET
ROCHESTER, NH

LATITUDE N43.292 DEGREES NORTH
LONGITUDE W70.981 DEGREES WEST

DISTURBED AREA

9,000 SQ. FT.

SEQUENCE OF MAJOR ACTIVITIES

1. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
2. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
3. SELECTIVE DEMOLITION
4. REGRADE SITE TO SUBGRADE
5. INSTALL DRAINAGE STRUCTURES AND CONTROLS
6. PLACE GRAVELS AND FINE GRADE
7. STABILIZE, ROADWAYS & PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
9. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/4" OF RAINFALL.
10. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF INITIAL DISTURBANCE.
11. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA - N.O.T. IF APPLICABLE.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

- THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.
1. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 1/2 INCH OR GREATER.
 3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
 4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR CHECK DAMS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR DAM.
 5. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
 6. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
 7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
 8. A REPRESENTATIVE OF THE OWNER, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
 9. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE

B. FILTERS

1. Silt Fence
 - a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb./lin in (min)
Standard Strength		30 lb./lin in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)
 - * Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120 Degrees F.

- b. The height of a silt fence shall not exceed thirty-six (36) inches.
- c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum six (6) inch overlap, and securely sealed.
- d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
- e. Posts for silt fences shall be 2-inch diameter wood with a minimum length of 5 feet.
- f. Wire fence reinforcement for silt fences using standard strength filter cloth shall be a minimum of 42 inches in height, a minimum of 14 gauge and shall have a maximum mesh spacing of 6 inches.
- g. A trench shall be excavated approximately four (4) inches wide and four (4) inches deep along the line of posts and upslope from the barrier.
- h. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, the wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
- i. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- j. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (i) applying.
- k. The trench shall be backfilled and the soil compacted over the filter fabric.
- l. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas has been permanently stabilized.

2. Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

3. Maintenance

- a. Check dams and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one third (1/3) the height of the barrier.
- d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

C. MULCHING

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.

 - a. Apply mulch prior to any storm event. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 14 to 21 days of inactivity on a area, the length of time varying with site conditions. Professional judgement shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.
 2. Application Rate

Mulch shall be applied at a rate of between 1.5 to 2 tons per acre, or 90 to 100 pounds per 1000 square feet.
 3. Guidelines for Winter Mulch Application. When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6,000 pounds of hay or straw per acre. A tackifier may be added to the mulch.
 4. Maintenance All mulches must be inspected periodically, in particular after rainstorms, to check for mill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.
 5. Excelsior Matting Excelsior Matting shall be used in place of mulch on all slopes steeper than 3:1.
- D. TEMPORARY GRASS COVER
1. Seeded 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.
 2. Seeding
 - a. Utilize annual rye grass at a rate of 40 lbs./acre.
 - b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
 - c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
 3. Maintenance

Temporary seedings 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.).

E. PERMANENT SEEDING

1. Bedding - stones larger than 1 1/2", trash, roots, and other debris interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.
3. Seed Mixture (recommended)

Rate:		
Type	LBS. per Acre	LBS. per 1,000 s.f.
Tall Fescue	20	0.45
Creeping Red 20		
Fescue		
Birdsfoot Trefoil	8	0.20
Total	48	1.10

4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.

Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.

5. Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

F. STORM DRAIN INLET PROTECTION

1. Straw/Hay Bale Inlet Structure
 - a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.
 - b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.
 - c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
 - d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.
 - e. Loose straw/hay shall be wedged between bales to prevent water from entering between bales.
 - f. All structures should be inspected after every rainstorm and repairs made as necessary.
 - g. Sediment should be removed from the devices after the sediment has reached a maximum of one-third the depth of the trap.
 - h. Haybales should be removed and the area repaired as soon as the contributing drainage area to the inlet has been completely stabilized.

TIMING OF CONTROLS/MEASURES

As indicated in the sequence of Major Activities the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Areas where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established. All areas shall be stabilized within 72 hours of achieving finish grade.

WASTE DISPOSAL

A. WASTE MATERIALS

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited in a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. HAZARDOUS WASTE

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in these practices by the superintendent.

C. SANITARY WASTE

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to stormwater runoff.

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

- o An effort will be made to store only sufficient amounts of products to do the job.
- o All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.
- o Manufacturer's recommendations for proper use and disposal will be followed.
- o The site superintendent will inspect daily to ensure proper use and disposal of materials.
- o Substances will not be mixed with one another unless recommended by the manufacturer.
- o Whenever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

- o Products will be kept in their original containers unless they are not resealable.
- o Original labels and material safety data will be retained for important product information.
- o Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. PRODUCT SPECIFICATION PRACTICES

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid

Points:

spills. All containers will be tightly sealed and stored when not required for use. Excess point will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site.

C. SPILL CONTROL PRACTICES

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

- o Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- o Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will 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.
- o All spills will be cleaned up immediately after discovery.
- o The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- o Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.
- o The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.
- o The site superintendent responsible for day-to-day site operations will be the spill prevention and cleanup coordinator.

The project proponent is required to manage construction to meet the requirements of AGR 3800 relative to controlling invasive species and controlling fugitive dust in accordance with Env-A 1002.

AGR 3800 Prohibited Invasive Plant Species Rules

The rule, Agr 3800, states : "No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1, New Hampshire prohibited invasive species list". A complete copy of the rules can be accessed on the internet at http://agriculture.nh.gov/topics/plants_insects.htm.

Env-A 1002 FUGITIVE DUST: Precautions to Prevent, Abate, and Control Fugitive Dust. (a) Any person engaged in any activity within the state that emits fugitive dust, other than those listed in Env-A 1002.02(b), shall take precautions throughout the duration of the activity in order to prevent, abate, and control the emission of fugitive dust.

(b) Precautions required by (a), above, shall include but not be limited to the following:

- (1) The use of water or hydrophilic material on operations or surfaces, or both;
- (2) The application of asphalt, water or hydrophilic material, or tarps or other such covers to material stockpiles;
- (3) The use of hoods, fans, fabric filters, or other devices to enclose and vent areas where materials prone to producing fugitive dust are handled;
- (4) The use of containment methods for sandblasting or similar operations; and
- (5) The use of vacuums or other suction devices to collect airborne particulate matter.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

The project proponent is responsible for the maintenance of all stormwater facilities during construction and the property owner is responsible after construction is complete.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. Catch basins & Stormwater treatment structures should be inspected on a monthly basis and/or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system.

WINTER CONSTRUCTION NOTES

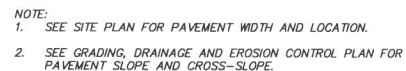
1. All proposed post-development vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The placement of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt.
2. All slopes 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.
3. After October 15th, incomplete road surfaces shall be protected with a minimum of 3-inches of crushed gravel per NHDOT item 403.3, or if construction is to continue through the winter season be cleared of any accumulated snow after each storm event.

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY			
DATE: 9/14/20	SCALE: 1"=20'	DRAWN BY: SRD	DESIGN BY: DJL
APPROVED BY:SLH	PROJECT NO: 1764	FILE: SITE.DWG	NO.
REVISION			
AP'D			
CIVILWORKS NEW ENGLAND CIVIL ENGINEERS 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443			
EROSION CONTROL NOTES			
HOUSING AUTHORITY OF THE CITY OF ROCHESTER 77 OLDFE FARM LANE ROCHESTER, NH 03867			
UTILITY BUILDING TAX MAP 131, LOT 59 ROCHESTER, NH			
7			

DIG-SAFE
1-888-344-7233



NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.



NOT TO SCALE

1'-0"

2'

EXISTING PAVEMENT

GRIND

PROPOSED PAVEMENT (SEE DETAIL)

1.5" GRIND

EXISTING SUBGRADE

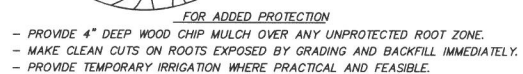
SAWCUT

PROPOSED PAVEMENT SUBGRADE

PROPOSED COMPACTED SUBGRADE

NOTE: APPLY TACK COAT ON HORIZONTAL AND VERTICAL EDGES

NOT TO SCALE



NOT TO SCALE



VARIES (SEE PLAN)

1" BINDER COURSE
1" FINISH COURSE

2% (MAX.) CROSS SLOPE

2%

LAWN

4" CRUSHED GRAVEL
NHDOT SPEC. 304.3 OR
(3/4")

8" GRAVEL BASE

1' 1'

NOT TO SCALE

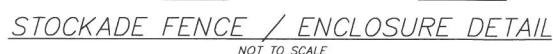
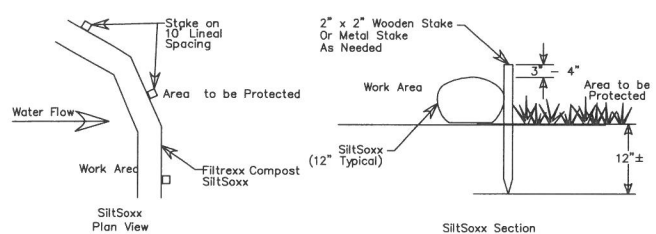


Diagram illustrating the cross-section of a trench with the following dimensions and materials:

- CAUTION TAPE**: Located at the top of the trench.
- FINISH GRADE**: The ground surface level.
- 6" - 12"**: Dimension for the top layer of sand backfill.
- 24"**: Width of the trench.
- 10"**: Depth of the trench.
- 6"**: Depth of the sand backfill layer.
- GAS CO-ORDINATE WITH UTILITY**: A circular feature within the trench, likely representing a gas line.
- SAND BACK FILL 100% PASSING A 1/4" SIEVE**: The material used for backfilling the trench.

1. FOR COMPLETE SPECIFICATIONS SEE UNILIT CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY THE NUMBER & SIZE OF CONDUIT WITH THE APPROPRIATE UTILITIES.

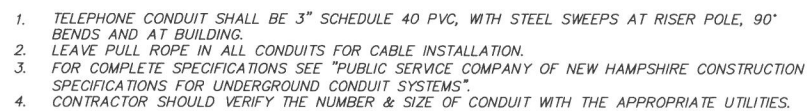
NOT TO SCALE



- Notes:
1. All material to meet Filtrix specifications
 2. SiltSoxx compost/soil/rock/seed fill to meet application requirements.
 3. SiltSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
 4. Compost material to be dispersed on site, as determined by Engineer.

NOT TO SCALE

NOTE:
CONTRACTOR IS REQUIRED TO CALL
DIGSAFE AND COORDINATE LOCATIONS
OF EXISTING UTILITY SERVICES A
MINIMUM OF 72 HOURS PRIOR TO
STARTING ANY WORK ON SITE.



NOT TO SCALE



NOT TO SCALE

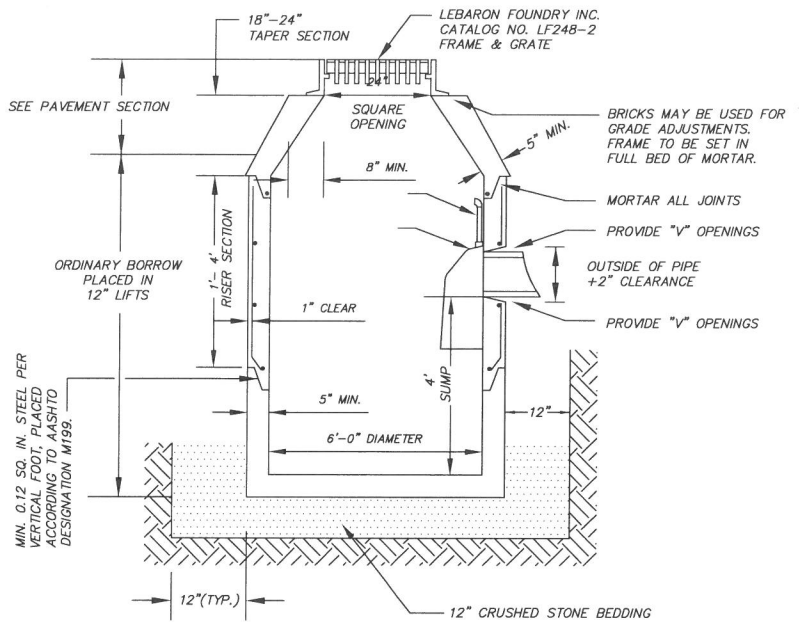


N.T.S.

DETAILS

UTILITY BUILDING
TAX MAP 131, LOT 59
ROCHESTER, NH

8

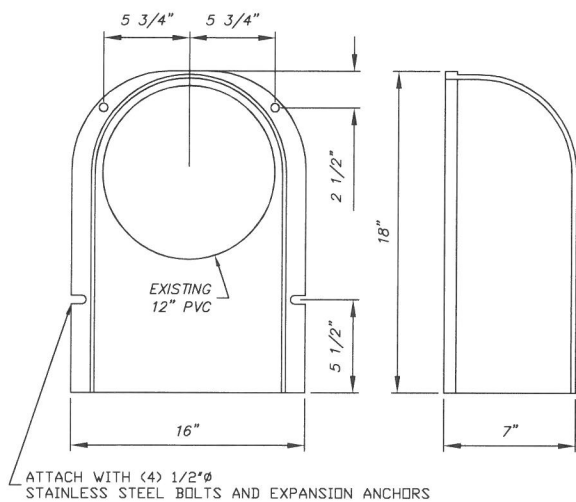


NOTE

1. PROVIDE "SNOUT" OIL DEBRIS HOOD AVAILABLE FROM BEST MANAGEMENT PRODUCTS, INC. OR APPROVED EQUIVALENT IN ALL NEW CATCH BASINS.

CONCRETE CATCH BASIN

NOT TO SCALE



CATCH BASIN HOOD DETAIL

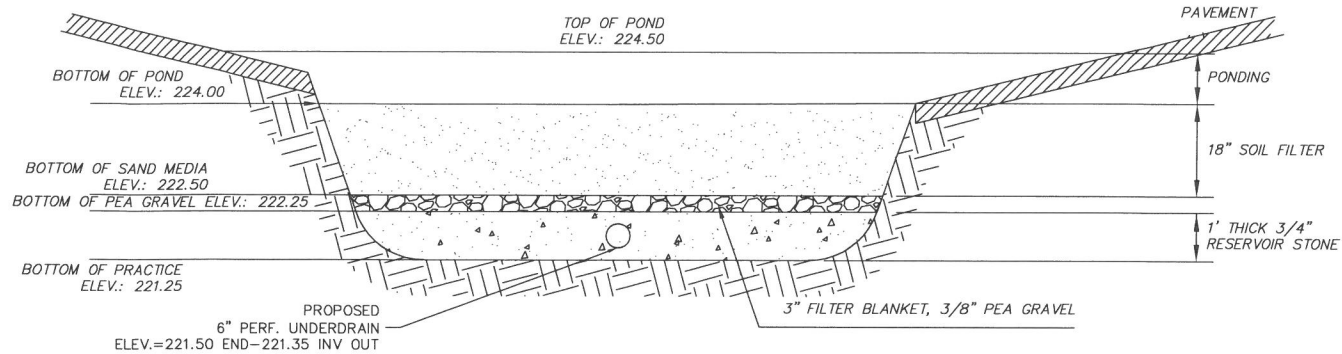
(NOT TO SCALE)

CATCH BASIN DETAIL

NOT TO SCALE

SPECIFICATIONS

1. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT), "Standard Specifications for Road and Bridge Construction"; hereinafter referred to as the "Standard Specifications".
2. Catch basins and manholes shall be pre-cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
3. Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3-inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
4. Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
5. Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor at the channel shall match the crown of the largest pipe.
6. Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
7. Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
8. Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
9. Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
10. All backfill and bedding compaction shall meet the requirements of AASHTO 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
11. Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
12. The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
13. All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
14. Location of utilities shown on the plans are approximate.
 - a) the Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
 - b) after the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
 - c) Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
 - d) The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
15. Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialized by the Contractor to indicate approval before it is submitted to the Engineer.
16. Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
17. Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.



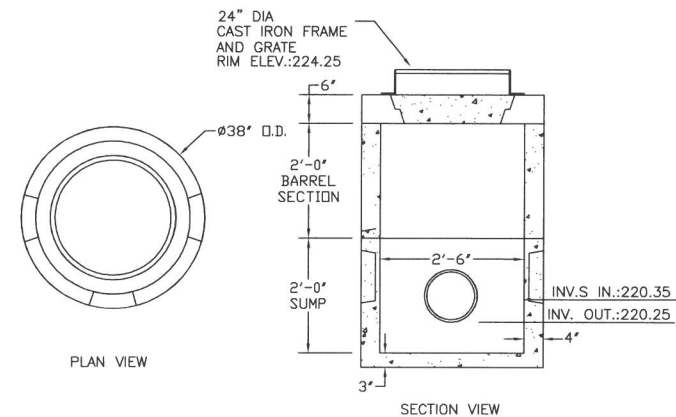
NOTES:

1. PLACE SILTBOX AROUND BIORETENTION AREA PRIOR TO CONSTRUCTION OF BIORETENTION SYSTEM.
2. THE BIORETENTION BASIN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WILL MIXED.
3. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
4. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGES IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTH. NON-WOVEN GEOTEXTILE BE 4 TO 6 OZ. PER SQUARE YARD WITH A.O.S. OF #70 SIEVE OR LOWER, AND A MINIMUM FLOW RATE OF 125 GAL PER SQUARE FEET.
5. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GARDEN ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
6. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES AND ADDITIONAL HARDWOOD MULCH SHALL BE ADDED AS NEEDED TO ASSIST IN WEED SUPPRESSION. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.

BIORETENTION FILTER MEDIA SPECIFICATIONS			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

BIORETENTION BASIN DETAIL

NOT TO SCALE



NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1-5 FEET COVER.

SECTIONS	ITEM NO	WEIGHT
1'-0" RISER	MC-MCB12RH	440#
2'-0" RISER	MC-MCB24RH	880#
3'-0" RISER	MC-MCB36RH	1320#
2'-0" BASE	MC-MCB24SH	1175#
2'-0" BARREL	MC-MCB24BSH	880#
38" COVER	MC-MCB38CH	585#

OUTLET CONTROL STRUCTURE OCS1

NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: XXX
SCALE: 1"=20'
DRAWN BY: SRD
DESIGN BY: DUL
APPROVED BY: SJH
PROJECT NO: 1764
FILE: STD.DWG

STEPHEN J. HAIGHT
No. 7878
LICENSED PROFESSIONAL ENGINEER

ROCHESTER FAMILY HOUSING, INC
C/O ROCHESTER HOUSING
AUTHORITY
13 WELLSWEEP ACRES
ROCHESTER, NH 03867

UTILITY BUILDING
TAX MAP 131, LOT 59
ROCHESTER, NH

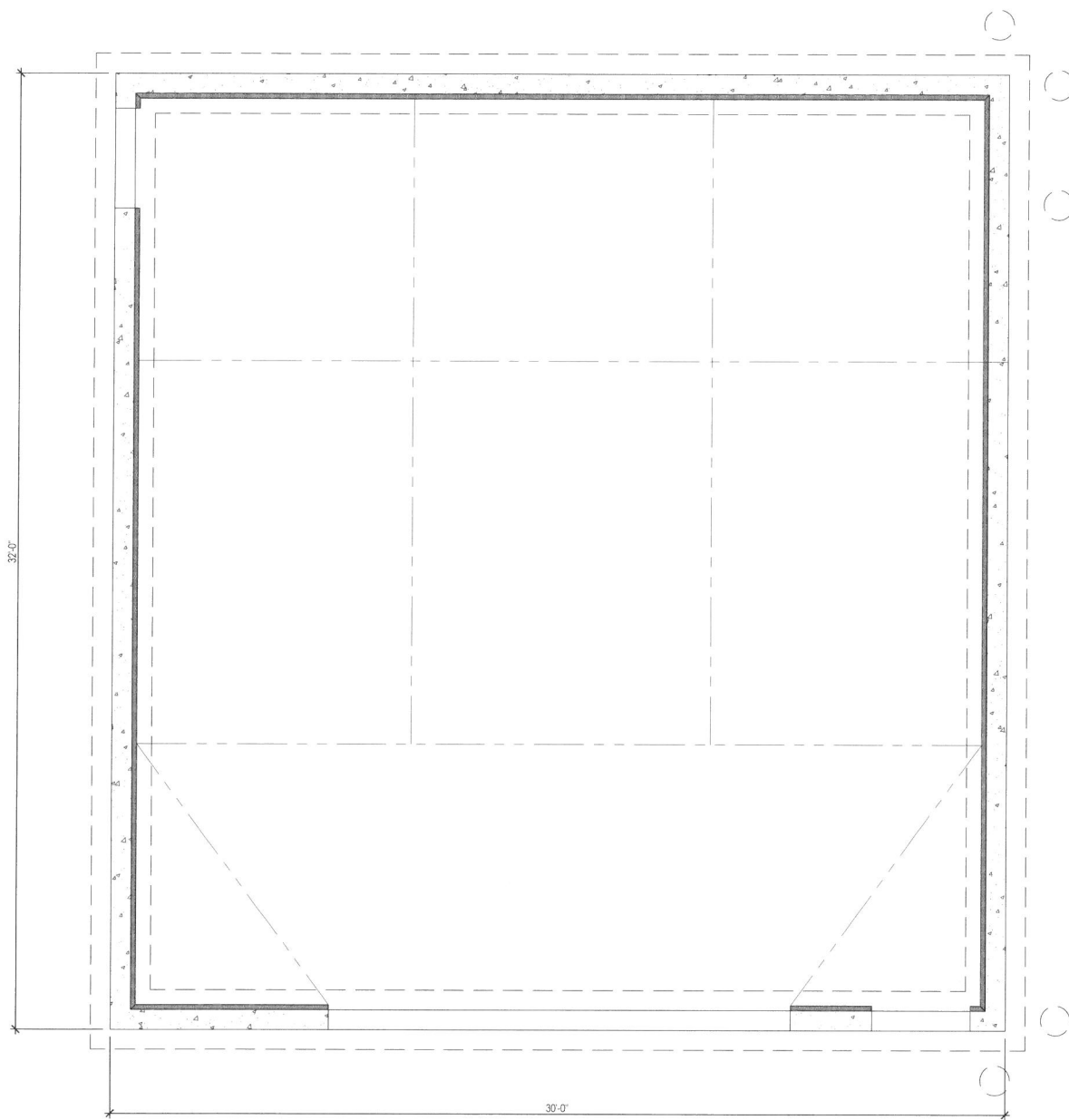
9

DETAILS

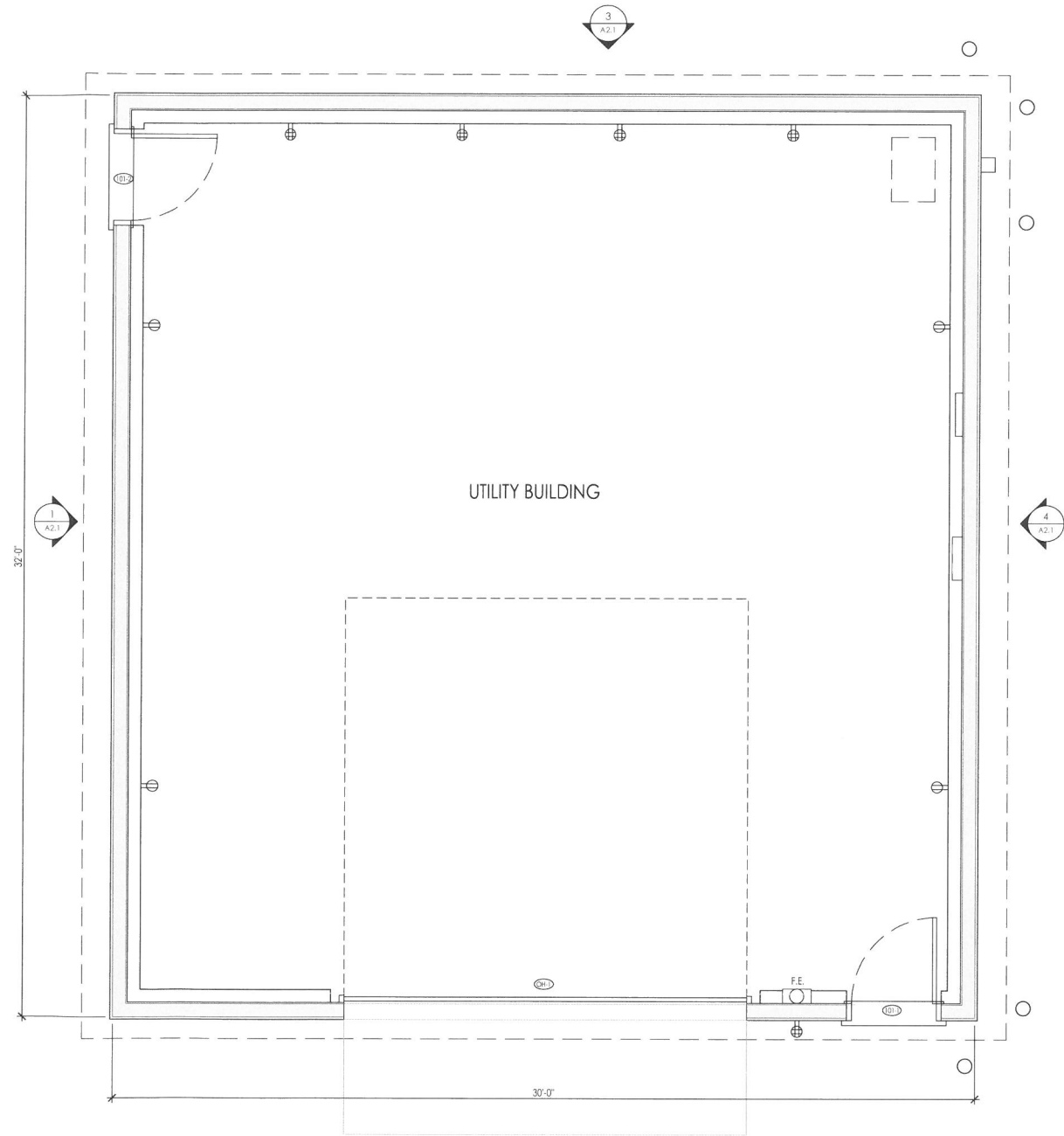
REVISION

APP'D

DATE

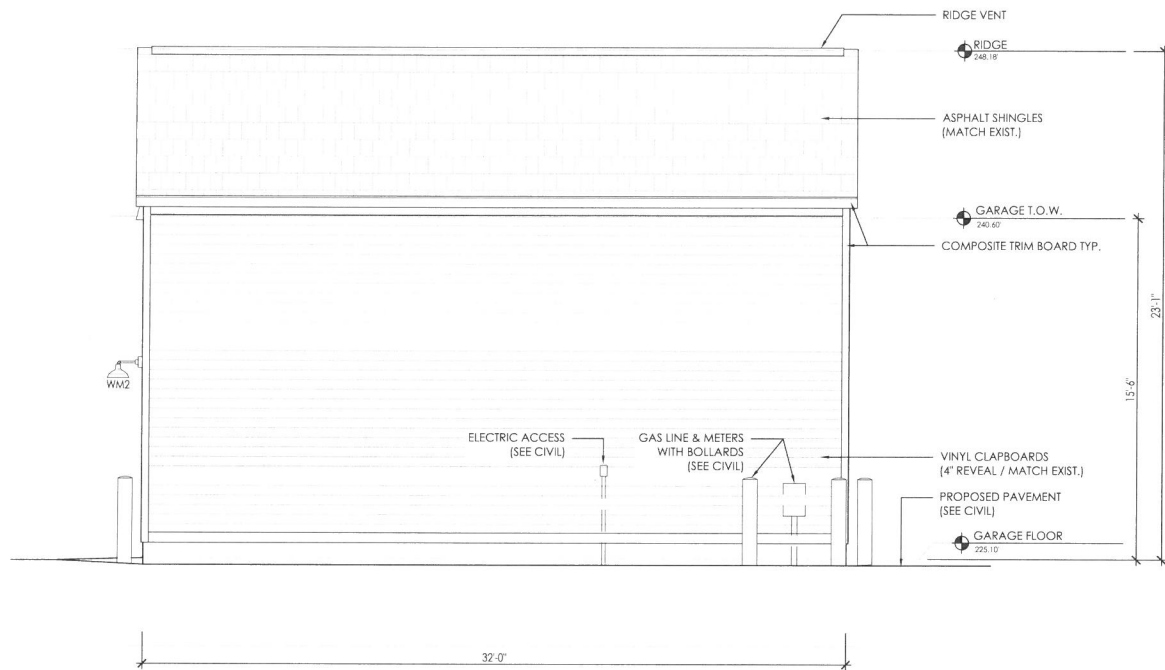


2 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

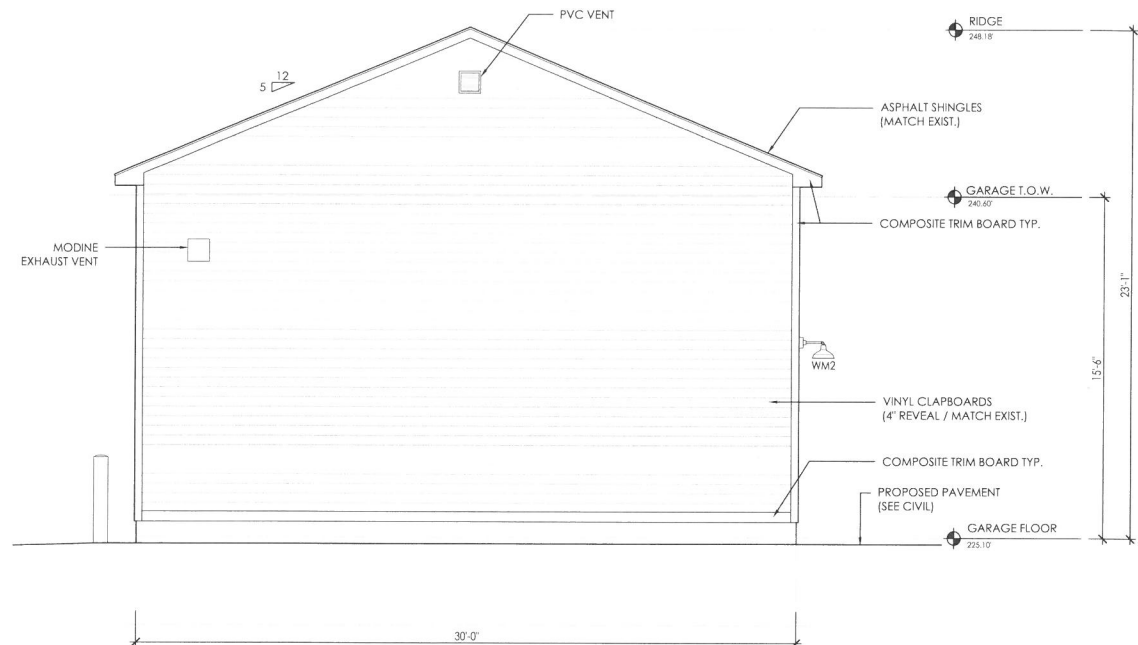


1 FLOOR PLAN
SCALE: 3/8" = 1'-0"

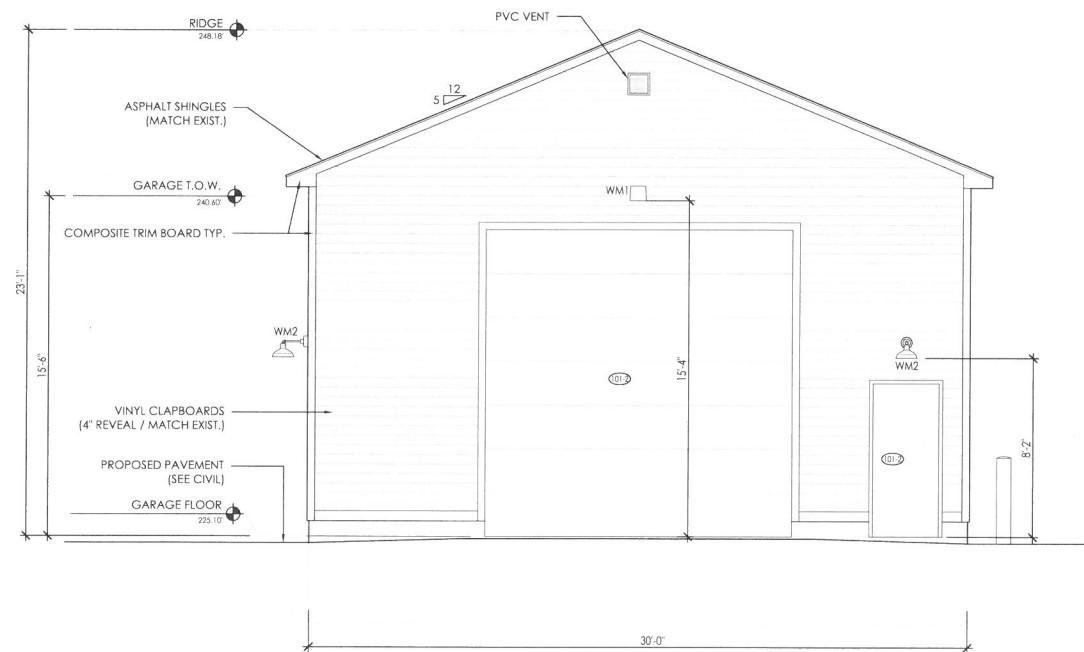
Owner	
Housing Authority of the City of Rochester 77 Olde Farm Lane, Rochester, NH 03867 P 603.332.4126	
Architectural	
PORT ONE ARCHITECTS 959 Islington Street Portsmouth, NH 03801 603.436.8891 info@portonearchitects.com <small>COPYRIGHT © 2021 BY PORTONE ARCHITECTS, INC. NO REUSE WITHOUT PERMISSION</small>	
Structural	
Fire Protection	
Plumbing	
HVAC	
Electrical	
Seal	
Date	
Description	
Rev. No	
Project	COLD SPRING MANOR COLD SPRING MANOR ROCHESTER, NH
Phase	UTILITY BUILDING PERMIT DOCUMENTS
Project No.	20-065
Date	MARCH, 30 2020
Scale	As Noted
Drawn By	BG
Reviewed By	WD
Sheet Contents	
FLOOR PLAN & FOUNDATION PLAN	
Sheet No.	
A1.1	



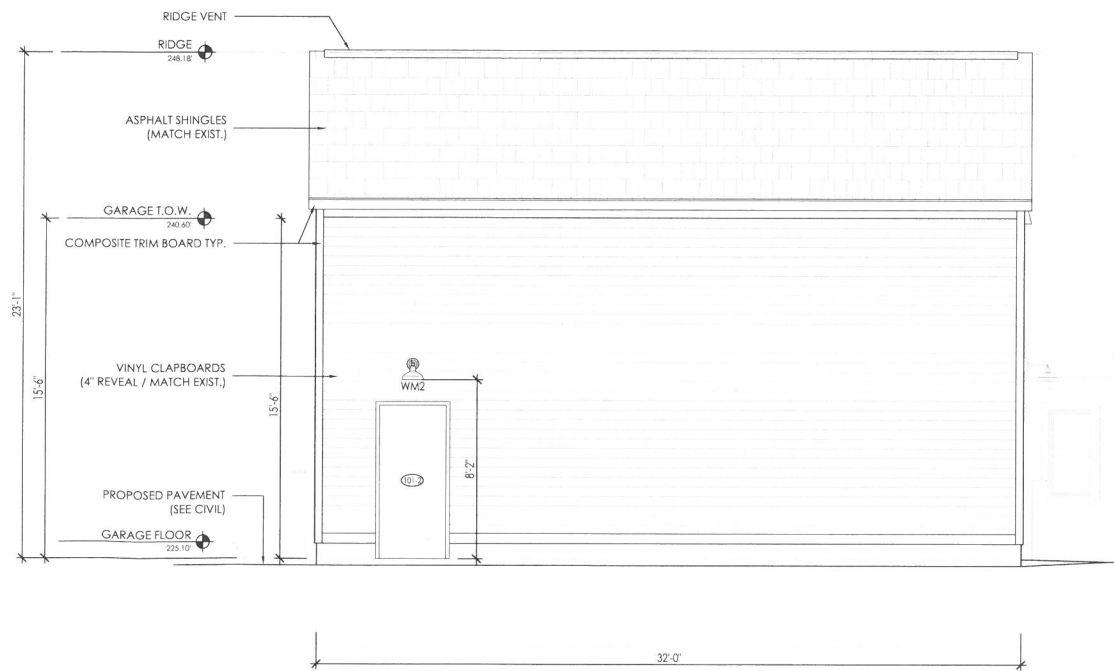
4 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

Owner		Housing Authority of the City of Rochester 77 Olde Farm Lane, Rochester, NH 03867 P. 603.332.4126	
Architectural		PORTONE ARCHITECTS 959 Islington Street Portsmouth, NH 03801 603.436.8891 info@portonearchitects.com <small>COPYRIGHT © 2021 BY PORTONE ARCHITECTS, INC. NO RE-USE WITHOUT PERMISSION</small>	
Structural			
Fire Protection			
Plumbing			
HVAC			
Electrical			
Seal			
Date			
Description			
Rev. No			
Project	COLD SPRING MANOR ROCHESTER, NH		Phase
Project No.	20-065		Date
Scale	As Noted		Drawn By: BG
Sheet Contents	EXTERIOR ELEVATIONS		Reviewed By: WD
Sheet No.		A2.1	