

NONRESIDENTIAL SITE PLAN APPLICATION
City of Rochester, New Hampshire

Date: September 21, 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 #: 136; Lot #'s: 20; Zoning district: Residential-1

Property address/location: 74 Old Dover Road, Rochester, NH 03867

Name of project (if applicable): Eversource Rochester Area Work Center (AWC)

Size of site: 5.97 acres; overlay zoning district(s)? Aviation

Property owner

Name (include name of individual): Public Service Co of NH (DBA Eversource Energy)

Mailing address: PO Box 270, Hartford, CT 06141-0270

Telephone #: 603.634.2800 Email: gregory.kilgore@eversource.com

Applicant/developer (if different from property owner)

Name (include name of individual): Public Service Co of NH (DBA Eversource Energy) c/o Brent Kilgore

Mailing address: 780 North Commercial Street, Manchester, NH 03101

Telephone #: 603.634.2800 Email: gregory.kilgore@eversource.com

Engineer/designer

Name (include name of individual): TFMoran, Inc. c/o Nicholas Golon, PE

Mailing address: 48 Constitution Drive, Bedford, NH 03110

Telephone #: 603.472.4488 Fax #:

Email address: ngolon@eversource.com Professional license #: 14088

Proposed activity (check all that apply)

New building(s): X Site development (other structures, parking, utilities, etc.):

Addition(s) onto existing building(s): Demolition: Change of use:

Describe proposed activity/use: The proposed project consists of installing one (1) 2,600+/- sf prefabricated fleet
vehicle storage enclosure within the existing paved storage yard.

Describe existing conditions/use (vacant land?): Existing Eversource Rochester Area Work Center (AWC)

Utility information

City water? yes ☒ no ☐; How far is City water from the site? Old Dover Rd & Meadow Ln

City sewer? yes ☒ no ☐; How far is City sewer from the site? Old Dover Road

If City water, what are the estimated total daily needs? 0 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? No

Building information

Type of building(s): Prefabricated vehicle storage enclosure (65-ft long by 40-ft wide, 2,600+/- sf) set on CMU blocks

Building height: 29-ft, 8-in Finished floor elevation: 198.0+/-

Other information

parking spaces: existing: 71 total proposed: 0; Are there pertinent covenants? N/A

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

Number of existing employees: Varies; number of proposed employees total: No Change

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

Wetlands: Is any fill proposed? No; area to be filled: ; buffer impact?

Proposed <i>post-development</i> disposition of site (should total 100%)		
260,053+/- sf	Square footage	% overall site
Building footprint(s) – give for each building	22,400 sf (existing AWC), 2,000 sf (existing shelters), 2,600 sf (proposed enclosure)	10%
Parking and vehide circulation	105,200 sf	40%
Planted/landscaped areas (excluding drainage)	45,967 sf	18%
Natural/undisturbed areas (excluding wetlands)	77,126	30%
Wetlands No wetlands in area of work	0 sf	2%
Other – drainage structures, outside storage, etc.	4,760 sf	

Comments

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

Please see attached Cover Letter for additional detail of proposed project.

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: J. Brent Kilgore

Date: 9/21/21

Signature of applicant/developer: J. Brent Kilgore

Date: 9/21/21

Signature of agent: Nicole M. ...

Date: 9/21/21

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: J. Brent Kilgore

Date: 9/21/21



September 21, 2021

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

Re: Nonresidential Site Plan Application & Project Narrative
Eversource Rochester Area Work Center (AWC)
74 Old Dover Road, Rochester, NH 03867
Tax Map 136 Lot 20

Dear Crystal,

On behalf of our Client, Public Service Company of New Hampshire (DBA Eversource Energy), please find a complete Nonresidential Site Plan Application package for a proposed vehicle enclosure at the existing Eversource Rochester Area Work Center (AWC), located at the above noted address. The parcel, Tax Map 136, Lot 20, is located within the Residential-1 (R-1) Zoning and Aviation Overlay Districts, consisting of 5.97+/- acres and is abutted by Old Dover Road to the south, Meadow Lane to the east, clergy property to the north and residential properties to the west.

The existing facility includes Eversource offices, garage bays, and secure storage yard used to house equipment and fleet vehicles. The facility is utilized to coordinate routine electrical maintenance and emergency responses in Rochester and the surrounding areas.

The project consists of installing (1) 2,600-sf+/- (65-ft wide by 40-ft depth by 29-ft-8-in high) prefabricated fleet vehicle storage enclosure within the existing AWC paved and gravel storage yard. The enclosure will enable covered parking for up to four (4) Emergency Line Trucks which are designed and equipped for emergency responses during storm events. Providing covered storage for the vehicles leads to a reduction in response time and increase in safety for Eversource's emergency response teams during winter storm events.

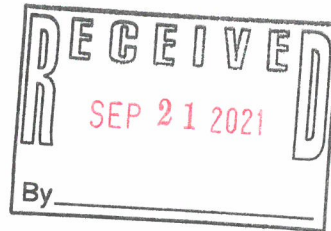
The proposed enclosure will be located at the NW corner of the existing storage yard in an area where utility poles are currently being stored. A substantial mature evergreen buffer currently exists beyond the AWC yard that screens the abutting property, which will not be disturbed as part of this project. The enclosure will be anchored to concrete blocks which sit on top of the paved surface. In that this will not change the impervious land cover or drainage flow paths for the site, no changes to the site stormwater management systems are proposed. Assuming required approvals from the City are received, installation of the enclosure would begin promptly, as the intent of the project is to provide covered parking prior to the start of the 2021 winter season.

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

Sincerely,
TFMoran, Inc.

Nicholas Golon, P.E.
Principal

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name Eversource Rochester Area Work Center (AWC)

Case # _____

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

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

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

Article III - Development Standards

Reason/justification(s) for waiver request _____

Please see attached.

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

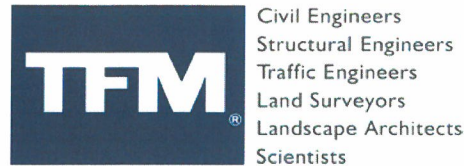
Applicant? _____ Agent? X Today's date 8/21/2021

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

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



September 21, 2021

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

**Re: Nonresidential Site Plan Application - Waiver Requests
Eversource Rochester Area Work Center (AWC)
74 Old Dover Road, Rochester, NH 03867
Tax Map 136 Lot 20**

Dear Crystal,

On behalf of our Client, Public Service Company of NH (DBA Eversource Energy), we respectfully request the City Staff and Planning Board review the below narrative for applicability of waivers from Article III – Development Standards, Section 1 through Section 16 of the City of Rochester Site Plan Regulations. Although we have reviewed the regulations in totality, it is unclear if the existing site meets all subsections of the site plan regulations. As such, we have submitted the attached waiver request and provided narrative for each subsection in an effort to determine if the section is simply not applicable as indicated on the site plan checklist or if a waiver is required in order to support the limited construction associated with proposed vehicle enclosure.

Section 1 – General Standards: Appears to be met.

Section 2 – Architecture: Appears to be met. Enclosure is not readily viewable to the surrounding area and is utilitarian in nature. An elevation has been included in the site plan details.

Section 3 – Construction Practices: The facility is a 24-hour operation that provides typical construction support and emergency storm-event response.

Section 4 – Cultural Resources: Does not appear applicable to project.

Section 5 – Landscaping: Existing Landscaping and buffers will not be modified by scope of work.

Section 6 – Lighting: Existing lighting will not be modified by scope of work.

Section 7 – Miscellaneous Design Standards: Appears to be met.

Section 8 – Natural Resources: Appears to be met as work is within existing secure yard.

Section 9 – Operational Issues: The facility is a 24-hour operation that provides typical construction support and emergency storm-event response.

Section 10 – Parking and Circulation: Appears to be met.

Section 11 – Pedestrian, Bicycle, and Transit Facilities: Appears to be met for relevant portions of the site that have public access, noting bicycle facilities are not currently provided.

Section 12 – Public Health and Safety: Appears to be met. It is our understanding there are no outstanding uses with Fire Protection, Hazardous Materials, Salt Storage or Site Security.

Section 13 – Stormwater Management: In that the construction of the enclosure will not change the impervious land cover or drainage flow paths for the site, no changes to the site stormwater management systems are proposed.

Section 14 – Traffic and Access Management: Appears to be met. The proposed line trucks will have no meaningful impact on traffic or access.

Section 15 – Utilities: Appears to be met.

Section 16 – Standards for Specific Uses: Appears to be met assuming subitem A - Contractor's Storage yard is deemed applicable.

Waiver Narrative:

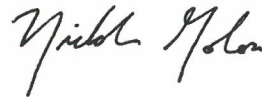
As noted in the project cover letter, the project proposes to install an approximately 2,600-sf prefabricated enclosure for vehicle storage within the previously approved AWC storage yard. Due to the minimal scope of the project, it would appear unnecessary for all items listed in the site plan regulations to be provided to successfully install the enclosure. As such, we would request the Board please find the provided Site Layout Plan locating the proposed enclosure based on a plan of record, as acceptable for the proposed project.

The enclosure will be anchored to concrete blocks which sit on top of the paved surface. In that this will not change the impervious land cover or drainage flow paths for the site, no changes to the site stormwater management systems are proposed.


Given the extremely limited scope of work and noting the site is an existing lot of record for which the use has been continuously in service for upwards of 40-years, strict conformity with the regulations would pose an unnecessary hardship to the applicant and the waivers (if determined to be necessary) would not be contrary to the spirit and intent of these regulations.

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

Sincerely,
TFMoran, Inc.



Nicholas Golon, PE
Principal

CONTRACT SERVICES											COVER SHEET	
												
											NEW HAMPSHIRE	
											TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC	
											SCALE AS NOTED	
DWG REV	EPN/DESCRIPTION				CON/PE#	DATE	DRN	CHKD	APPR	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG	DWG	DRAWING NO. C-01
										IMAGE:		

LEGEND	
PROPOSED	
— EOP —	EDGE OF PAVEMENT
— — — — —	SAWCUT
▬	VEHICLE ENCLOSURE
⊗	BOLLARD

SITE PREPARATION NOTES

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

GENERAL NOTES

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

GRADING NOTES

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

UTILITY NOTES

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

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

CONSTRUCTION SEQUENCE NOTES

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

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

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

REFERENCE PLAN

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

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY SITE PLAN APPROVAL			
CITY BUILDING PERMIT			

VARIANCE

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

ROCHESTER ZONING ORDINANCE CHAPTER 275, SECTION 18.1 -

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

NOTES

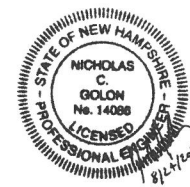
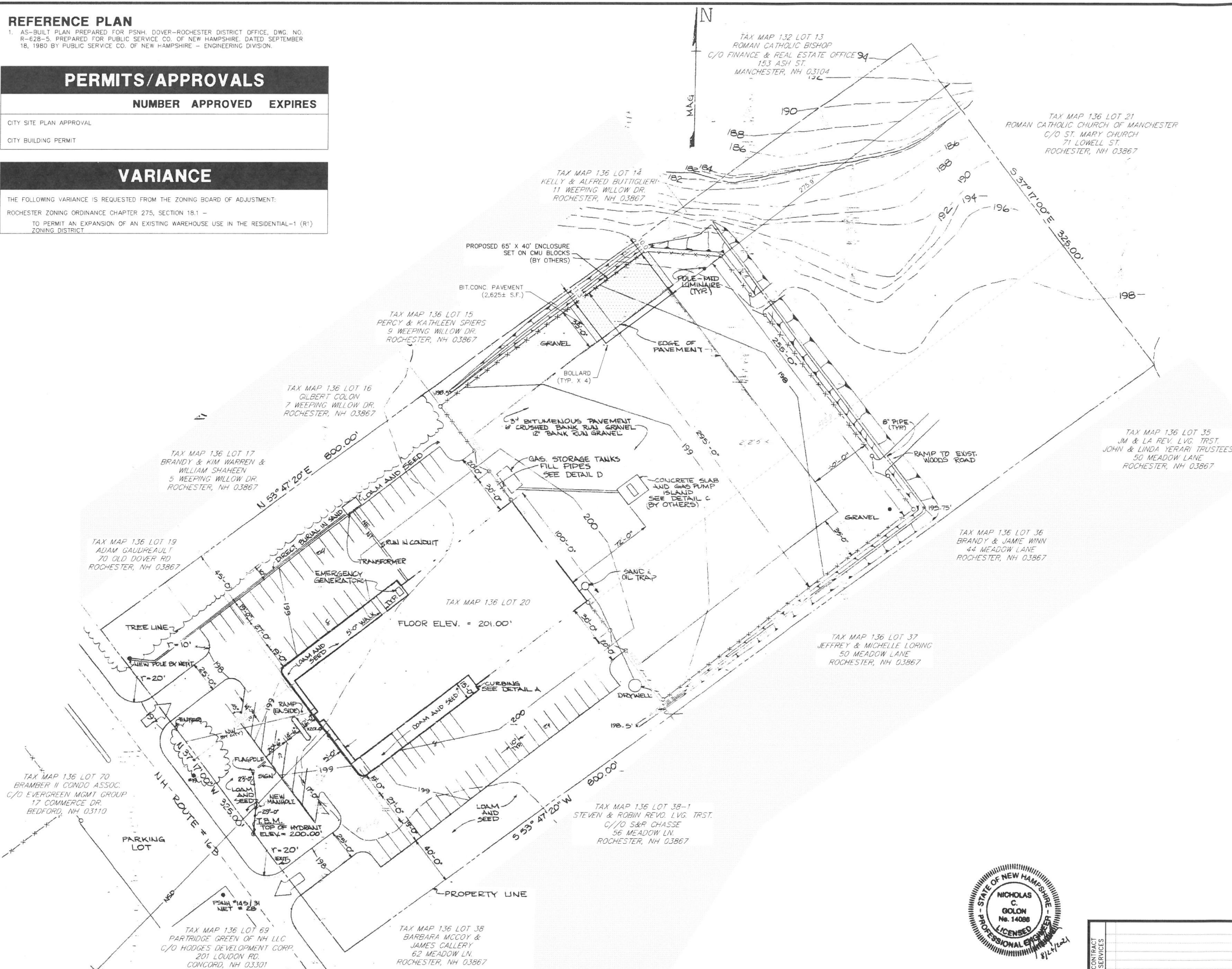
1. OWNER OF RECORD OF MAP 136 LOT 20: PUBLIC SERVICE CO OF NH, DBA EVERSOURCE ENERGY, PO BOX 270, HARTFORD, CT 06141-0270
DEED REFERENCE TO PARCEL IS BK. 4442 PG. 263
AREA OF PARCEL = 5.971 ACRES
2. THE EXISTING CONDITIONS PORTRAYED ON THIS PLAN ARE A COMPILATION OF DATA FROM PLANS OF RECORD PROVIDED BY EVERSOURCE AND ARE NOT THE RESULT OF A FIELD SURVEY CONDUCTED BY TFMORAN, INC.
3. THE PURPOSE OF THIS PLAN IS TO INSTALL AN ENCLOSURE TO HOUSE EVERSOURCE FLEET VEHICLES AT THE EXISTING EVERSOURCE ROCHESTER AREA WORK CENTER (AWC).
4. **DIMENSIONAL REQUIREMENTS – RESIDENTIAL-1 (R1) ZONING AND AVIATION OVERLAY DISTRICTS**
REQUIRED: EXISTING/PROPOSED:
MINIMUM LOT DIMENSIONS:
LOT AREA 10,000 SF 5.97-AC
LOT FRONTAGE 100' 325.0'
MINIMUM YARD DIMENSIONS:
FRONT 10' 100.0'/100.0'
SIDE 10' 110.8'/10'
REAR 20' 475.9'/275.9'
MAXIMUM STRUCTURE HEIGHTS:
STRUCTURE HEIGHT 50' 29.75' (PROPOSED)
MAX FOOTPRINT 30% 10%
LOT COVERAGE 35% 52.3%/52.3%
*EXISTING LOT OF RECORD
5. **PARKING REQUIREMENTS**
REQUIRED PARKING RATE:
VEHICLE SERVICE: 1.5 SP/1,000 S.F. + 4 SPACES/BAY
= 11,312 S.F./1,000 S.F. + 4 SP X 12 BAYS = 60 SPACES
OFFICE: 3 SP/1,000 S.F.
= 9,072 S.F./1,000 S.F. = 9 SPACES
TOTAL REQUIRED = 69 SPACES
PROVIDED = 71 SPACES (EXISTING ~ OUTSIDE OF STORAGE YARD)
6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
DRAINAGE PRIVATE
SEWER MUNICIPAL
WATER MUNICIPAL
GAS PRIVATE
ELECTRIC EVERSOURCE
TELECOM COMCAST/FAIRPOINT COMMUNICATIONS
7. EXAMINATION OF THE FEMA FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) MAP NUMBER 3017C0211D, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE PROJECT IS NOT LOCATED WITH A FLOOD HAZARD AREA.
8. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
10. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
11. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATIONS.
12. NO NEW NON-EMERGENCY EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED AS PART OF THE PROPOSED WORK.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
15. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
16. ALL WORK IS TO CONFORM TO THE CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
17. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
18. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
20. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
21. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
22. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
23. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
24. CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN FUNCTIONALITY OF SITE DURING CONSTRUCTION.
25. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF THE RENOVATIONS SHOWN ON THIS PLAN. NO STORAGE OR STAGING SHALL OCCUR OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL BY OWNER.
26. ITEMS PROPOSED TO REMAIN IN THEIR CURRENT LOCATION AND CONDITION SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR. IN THE EVENT THAT DAMAGE OCCURS, REPAIR OR REPLACEMENT SHALL BE PROVIDED (AT THE OWNER'S SOLE DISCRETION) AT NO ADDITIONAL COST.
27. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE LOCATION AND SPECIFICATIONS WITH OWNER.
28. FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT TFMORAN, INC. (C/O NICHOLAS COLON, PE) AT (603) 472-4488.

4. DIMENSIONAL REQUIREMENTS - RESIDENTIAL-1 (R1) ZONING AND AVIATION OVERLAY DISTRICTS	
	REQUIRED: EXISTING/PROPOSED:
MINIMUM LOT DIMENSIONS:	
LOT AREA	10,000 SF
LOT FRONTAGE	100'
MINIMUM YARD DIMENSIONS:	
FRONT	10'
SIDE	10'
REAR	20'
MAXIMUM STRUCTURE DIMENSIONS:	
STRUCTURE HEIGHT	29.75' (PROPOSED)
MAX FOOTPRINT	30%
LOT COVERAGE	35%
EXISTING LOT OF RECORD	52.3%/52.3%


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

6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	PRIVATE
ELECTRIC	EVERSOURCE
TELECOM	COMCAST/FAIRPOINT COMMUNICATIONS



HORIZONTAL SCALE 1"=40'



A horizontal scale bar with three segments. The leftmost segment is labeled '40', the middle segment is labeled '20', and the rightmost segment is labeled '0'.

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



TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists


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

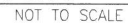
SITE LAYOUT PLAN

EVERSOURCE
ENERGY


NEW HAMPSHIRE
TAX MAP 136 LOT 20
74 OLD DOVER ROAD
ROCHESTER, NH 03867
EVERSOURCE ROCHESTER AWC

SCALE AS NOTED	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG IMAGE:	DRAWING NO. C-03
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CONTRACT SERVICES							SHEET NO. 001 OF 01		DATE: 08/24/2014	
							SITE LAYOUT PLAN			
REV	DESCRIPTION	ENG/FE#	DATE	DRN	CHKD	APPR			-	#
									DRAWN JB	
							NEW HAMPSHIRE		ENGINEER	
									JB	
							TAX MAP 136 LOT 20 74 OLD DOVER ROAD ROCHESTER, NH 03867 EVERSOURCE ROCHESTER AWC		CHECKED	
									JB	
									APPROVED	
									NG	
									DATE	
									8/24/21	
DWG REV	FEIN/DESCRIPTION	CHK1/CHK4	DATE	DRN	CHKD	APPR	SCALE AS NOTED	FILE: ROCHESTER AWC DESIGN_LAYOUT.DWG	DRAWING NO. C-03	



STATE OF NEW HAMPSHIRE
NICHOLAS
C.
GOLON
No. 14086
LICENSED
PROFESSIONAL ENGINEER
12/31/2010

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