

**NONRESIDENTIAL SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 3/22/22 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 #: 216 ; Lot #'s: 11 ; Zoning district: Granite Ridge District

Property address/location: 120 Marketplace Boulevard

Name of project (if applicable): Ridge Marketplace

Size of site: 73.08 acres; overlay zoning district(s)?       

**Property owner**

Name (include name of individual): Waterstone Rochester, LLC, %Waterstone Retail Development  
Attn. Brian Kaplan

Mailing address: 117 Kendrick Street, Suite 325, Needham, MA 02494-2724

Telephone #: 781-559-3301 ext. 131 Email: bkaplan@waterstonepg.com

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

Name (include name of individual): Same as owner

Mailing address:       

Telephone #:        Email:       

**Engineer/designer**

Name (include name of individual): Erik Poulin, P.E., Jones & Beach Engineers, Inc.

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Fax #:       

Email address: epoulin@jonesandbeach.com Professional license #: 16669

**Proposed activity (check all that apply)**

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

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

Describe proposed activity/use: The intent of this project is to propose a building with  
restaurant and future retail space with associated parking.

Describe existing conditions/use (vacant land?): Currently developed land, proposed development  
of last remaining pad site of the "Ridge Marketplace" development. Pad site currently gravel,  
adjacent to existing Starbucks.

### Utility information

City water? yes ☒ no ☐; How far is City water from the site? 70'

City sewer? yes ☒ no ☐; How far is City sewer from the site? 90'

If City water, what are the estimated total daily needs? 7,729 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? Stormwater to be contained on-site as approved.

### Building information

Type of building(s): 5,460 S.F. Restaurant and 7,178 S.F. Retail

Building height: 25' 3" Finished floor elevation: 272.55

### Other information

# parking spaces: existing: 64 total proposed: 61; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site 2,339 CY

Number of existing employees: 0; number of proposed employees total:

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

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

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	12,633	27.2
Parking and vehicle circulation	21,063	45.3
Planted/landscaped areas (excluding drainage)	6,632	14.3
Natural/undisturbed areas (excluding wetlands)	0	
Wetlands	0	
Sidewalk dumpster, patio Other – drainage structures, outside storage, etc.	6,150	13.2

## Comments

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

## 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: \_\_\_\_\_

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

Signature of applicant/developer: \_\_\_\_\_

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

Signature of agent: \_\_\_\_\_

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

## Authorization to enter subject property

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

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


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

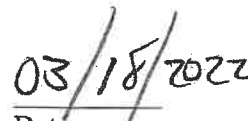
### Letter of Authorization

I, Scott Haley of Waterstone Rochester, LLC, 117 Kendrick Street, Suite 325, Needham, MA 02494, owner of property located in Rochester, NH, known as Tax Map 216, Lot 11, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 12 Marketplace Boulevard in Rochester, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Scott Haley  
Waterstone Rochester, LLC

  
\_\_\_\_\_  
Date

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

March 22, 2022

Rochester Planning Board  
Attn. Nel Sylvain, Chair  
31 Wakefield Street  
Rochester, NH 03867

**RE: Site Plan Application  
120 Marketplace Boulevard, Rochester, NH  
Tax Map 216, Lot 11  
JBE Project No. 21173**

Dear Mr. Sylvain,

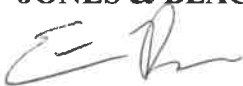
Jones & Beach Engineers, Inc., respectfully submits a Site Plan Application for the above-referenced parcel on behalf of our client, Waterstone Rochester, LLC. The intent of this application is to propose a building with restaurant and future retail space with associated parking.

Four (4) copies of the following are provided in support of this application with the following items:

1. Site Plan Application with Checklist.
2. Current Deed.
3. Signed Letter of Authorization.
4. Abutters List with Three (3) Sets of Mailing Labels.
5. Two (2) Drainage Analysis.
6. Three (3) Full Size Plan Sets.
7. Three (3) 11x17 Architectural Plan Sets.
8. Three (3) 11x17 Plan Sets (Folded).
9. Fee Check.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Erik Poulin, P.E.  
Project Manager

cc: Waterstone Rochester, LLC (application & plans via email)

## **Site Plan Checklist** (residential and nonresidential)

*\*To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Ridge Marketplace Map: 216 Lot: 11 Date: 3/22/22

Applicant/agent: Waterstone Rochester, LLC Signature: \_\_\_\_\_

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Plan Information**

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

## **General items Continued**

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surveyed property lines including: <ul style="list-style-type: none"> <li>existing and proposed bearings</li> <li>existing and proposed distances</li> <li>pins, stakes, bounds</li> <li>monuments</li> <li>benchmarks</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Include error of closure statement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing Conditions based on original "Ridge Marketplace" survey done by Doucet Survey, dated 2021.
Information on abutting properties: <ul style="list-style-type: none"> <li>owner name</li> <li>owner address</li> <li>tax map and lot #</li> <li>square footage of lots</li> <li>approximate building footprints</li> <li>use</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## **Zoning**

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district: <ul style="list-style-type: none"> <li>frontage</li> <li>lot dimensions/density</li> <li>all setbacks</li> <li>lot coverage</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## **Existing Topographic Features:**

Contour lines a (not to exceed two-foot intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Existing Topographic Features Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands including name of certified Wetlands scientist who delineated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, And if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Building Information**

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed building/structures including <ul style="list-style-type: none"><li>• square footage</li><li>• first floor elevation</li><li>• use</li><li>• # bedrooms per unit if residential</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none"><li>• Showing all four sides</li><li>• Drawn to scale with dimensions</li><li>• Showing exterior materials</li><li>• Showing exterior colors</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Circulation and Parking Plans**

Existing and proposed driveways and access points including: <ul style="list-style-type: none"><li>• Width of opening</li><li>• Turning radii</li><li>• Cross section of driveway</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic control devices, if appropriate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Circulation and Parking Plans Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle rack, if appropriate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Snow storage areas/plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Snow Storage areas located within overall development area.

**Utilities**

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground or overhead)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Treatment of solid waste (dumpsters?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handling of oil, grease, chemicals hazardous materials/waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## **Landscaping Plan**

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed ground cover, shrubbery, and trees including: <ul style="list-style-type: none"><li>• botanical and common names</li><li>• locations and spacing</li><li>• total number of each species</li><li>• size at installation</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation: system? soaker hose? Manual? underground, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Manual
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing/screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b><u>Signage</u></b>					
Location and type of signs: <ul style="list-style-type: none"><li>• Attached to building</li><li>• Freestanding</li><li>• Directional, if appropriate</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimensions of signs: <ul style="list-style-type: none"><li>• Height</li><li>• Area</li><li>• Setback</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevation drawings with colors & materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type of Illumination, if proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## **Outdoor Lighting**

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting installed as part of "Ridge Marketplace" development
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design/cut sheets of fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Illumination study, if appropriate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## **Other Elements**

Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic analysis conducted for "Ridge Marketplace" as a shopping center, including pad site
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan (including finish grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

## **Additional Comments:**

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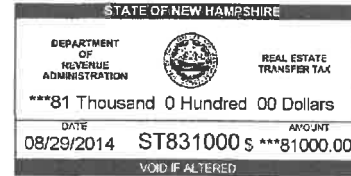
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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that on this 29<sup>th</sup> day of August, 2014, **ROUTE 11 INVESTMENTS, INC.**, (f/k/a Stratham Industrial Properties, Inc.), a New Hampshire corporation with a place of business at 142 Portsmouth Avenue, Stratham, New Hampshire 03885

For consideration paid, grants to **WATERSTONE ROCHESTER, LLC**, a Delaware limited liability company with a place of business at 145 Rosemary Street, Building B, Needham, Massachusetts 02494

With WARRANTY COVENANTS, the following described premises:

A certain parcel of land located on the southerly side of NH Route 11, Farmington Road, in the City of Rochester, County of Strafford, State of New Hampshire, shown as Tax Map 216, Lot 11, on a plan of land entitled "Plan of Land NH Route 11-Farmington Road Strafford County Rochester, NH for: Waterstone Rochester, LLC" dated August 2014, prepared by Norway Plains Associates, Inc., said plan being recorded herewith, and being more particularly bounded and described as follows:

Beginning at a rebar found marked "RDB" at the northerly corner of the property herein described, said point being on the southerly side of NH Route 11, a/k/a Farmington Road; thence running southeasterly along said road with a curve turning to the right with an arc length of 363.59 feet, a radius of 3745.64 feet, to a concrete highway bound found marked "NHHD"; thence continuing southeasterly along said road and curve turning to the right with an arc length of 800.22 feet, with a radius of 3745.64 feet, to a concrete highway bound found marked "NHHD"; thence along said road S 26 ° 41' 46" E a distance of 421.32 feet to a point at land of Public Service Company of New Hampshire ("PSNH"); thence turning and running S 41 ° 39' 01" W a distance of 8.13 feet along said PSNH land to a PSNH concrete bound found; thence continuing along said PSNH land S 40 ° 23' 30" W a distance of 1846.33 feet to a rebar found at the corner of a stonewall; thence continuing along said PSNH land S 38 ° 56' 01" W a distance of 451.22 feet to a rebar found at a stonewall at land now or formerly of Robert Schyberg; thence turning and running along a stonewall and said Schyberg land N 52 ° 50' 47" W a distance of

698.07 feet to a drill hole marked "NPA" set at the intersection of the stonewall at land now or formerly of Daniel and Ruth Carol; thence continuing along the stonewall and said Carol land N 53 ° 22' 41" W a distance of 342.98 feet to a drill hole marked "NPA" set at the end of said stonewall; thence continuing along said Carol land N 52 ° 54' 36" W a distance of 327.76 feet to a drill hole marked "NPA" set at the end of a stonewall being the southeasterly corner of land now or formerly of Adamian Construction; thence turning and running along said Adamian land N 37 ° 05' 10" E a distance of 1028.36 feet to a drill hole marked "NPA" set at the corner of a stonewall; thence along said stonewall and land of said Adamian N 36 ° 21' 01" E a distance of 190.62 feet to a rebar marked "LLS 826" found in said stonewall, being the southeasterly corner of the land now or formerly of Infinity Rochester Property Ltd.; thence continuing along said stonewall and land of said Infinity Rochester Property Ltd. N 38 ° 41' 18" E a distance of 314.44 feet to a rebar marked "LLS 826" found at the end of said stonewall; thence continuing along the land of said Infinity Rochester Property Ltd. N 37 ° 08' 45" E a distance of 1055.87 feet to a rebar marked "LLS 826" found at the beginning of a stonewall; thence continuing along said stonewall and land of said Infinity Rochester Property Ltd., N 36 ° 43' 24" E a distance of 246.30 feet to the point of beginning, having an area of 3,741,953 square feet, 85.90 acres.

Meaning and intending to describe and convey a portion of the premises conveyed in a deed of Roger E. Page, Trustee under the Will of Olive Page Tufts to Stratham Industrial Properties, Inc. dated November 27, 1985, recorded in the Strafford County Registry of Deeds at Book 1199, Page 640.

The above conveyance and property is subject to the following:

- 1) Conservation Easement recorded in the Strafford County Registry of Deeds at Book 3832, Page 179;
- 2) Reciprocal Easement Agreement recorded in the Strafford County Registry of Deeds at Book 3329, Page 822;
- 3) Construction Easement recorded in the Strafford County Registry of Deeds at Book 3329, Page 818;
- 4) An access and egress use easement reserved to the Grantor in perpetuity, benefiting Lot 216-9 (20 acre parcel), owned by the Grantor including the points of access and the so-called triangle parcel, all as shown on a plan entitled "Proposed Access Easement NH Route 11-Farmington Road Strafford County, Rochester, NH for Waterstone Rochester, LLC, dated August 2014" to be recorded herewith at the Strafford County Registry of Deeds (the "Easement Plan"). The legal description of the access area is as follows:

Beginning at a point on the westerly sideline of NH Route 11; thence S 41 ° 39' 01" W for a distance of 8.13 feet to a point; thence S 40 ° 23' 30" W for a distance of 313.02 feet to a point; thence S 63 ° 05' 23" W for a distance of 26.86 feet to a point; thence N 32 ° 10' 50" W for a distance of 1046.15 feet to a point; thence along a curve to the left with a radius of 1220.00 feet and a length of 346.21 feet to a point; thence N 48 ° 26' 23" W for a distance of 149.79 feet to a point; thence N 37 ° 08' 45" E for a distance of 60.18 feet to a point; thence S 48 ° 26' 23" E for a distance of 154.42 feet to a point; thence along a curve with a radius of 1280.00 feet and a length of 201.17 feet to a point; thence along a curve with a radius of 36.00 feet and a length of 63.29 feet to a point; thence N 39 ° 49' 42" E for a distance of 136.40 feet to a point; thence along a curve with a radius of 415.00 feet and a length of 93.91 feet to a point; thence along a curve with a radius of 30.00 feet and a length of 15.42 feet to a point; thence along the sideline of NH Route 11 along a curve with a radius of 3745.64 feet and a length of 155.48 feet to a point; thence along a curve with a radius of 90.00 feet and a length of 67.88 feet to a point; thence along a curve with a radius of 240.01 feet and a length of 116.71 feet to a point; thence S 39 ° 50' 39" W for a distance of 106.08 feet to a point; thence along a curve with a radius of 36.00 feet and a length of 45.25 feet to a point; thence S 32 ° 10' 50" for a distance of 915.04 feet to a point; thence along a curve with a radius of 25.00 feet and a length of 39.27 feet to a point; thence N 57 ° 49' 11" E for a distance of 9.00 feet to a point; thence along a curve with a radius of 89.00 feet and a length of 27.07 feet; thence N 40 ° 23' 30" E for a distance of 166.67 feet to a point; thence along a curve with a radius of 70.00 feet and a length of 44.82 feet; thence S 26 ° 41' 46" E along Route 11 for a distance of 93.80 feet to the point of beginning.

Meaning and intending to describe the area labeled "Proposed Access Easement" on the Easement Plan.

Also included in the easement area is the so-called triangular parcel shown on the Easement Plan and bounded and described as follows:

Beginning at a point at the northwest corner of the within described parcel; thence N 63 ° 05' 23" E for a distance of 26.86 feet; thence S 40 ° 23' 30" W for a distance of 28.03 feet; thence N 32 ° 10' 50" W for a distance of 10.86 feet to the point of beginning.

This reservation of the Access and Egress Easement in favor of the Grantor shall include all rights to establish, maintain and repair the easement are in such fashion as the Grantor shall deem advisable and shall run with the land.

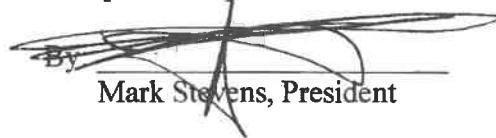
**WARRANTY DEED**  
**Route 11 Investments, Inc.**  
**to**  
**Waterstone Rochester, LLC**  
**92 Farmington Road, Rochester, N.H.**

**Grantor's Signature Page**

EXECUTED AND DELIVERED as a sealed instrument as of the day and date first set forth above.

**GRANTOR:**

ROUTE 11 INVESTMENTS, INC., a New  
Hampshire corporation

By   
Mark Stevens, President

STATE OF New Hampshire  
COUNTY OF Rochester

On this, the 7<sup>th</sup> day of August, 2014 before me, the undersigned officer, personally appeared Mark Stevens who acknowledged himself to be the duly authorized President of Route 11 Investments, Inc., a New Hampshire corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained. Before me,



Justice of the Peace/Notary Public

Commission expires:

LEE PALADINO

Notary Public - New Hampshire

My Commission Expires December 20, 2015

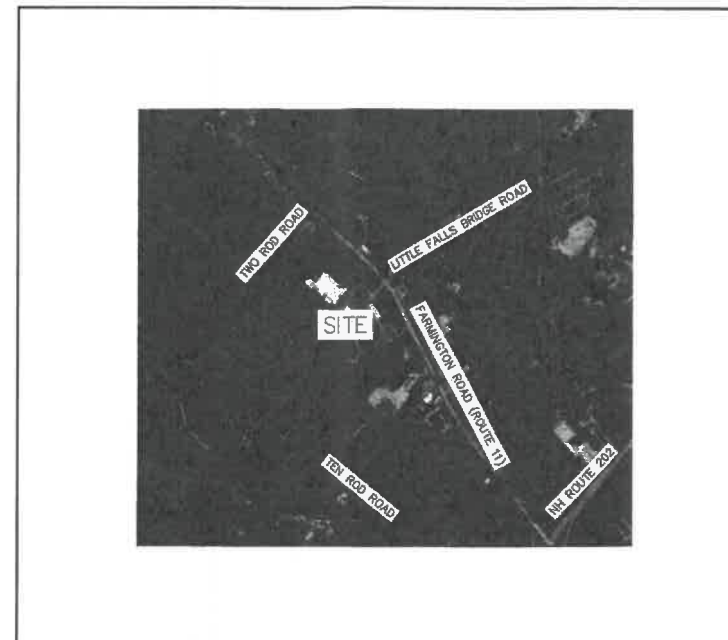
MIXED USE BUILDING  
"RIDGE MARKETPLACE"  
TAX MAP 216, LOT 11  
120 MARKETPLACE BLVD, ROCHESTER, NH

PERMIT	APPROVAL #
NHDES AOT	AOT-0825 and AOT-0828A
NHDES WASTEWATER CONNECTION	D2014-09/1
NHDOT DRIVEWAY	06-389-808

FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT:  
WAYNE MORRILL  
PHONE: (603) 772-4746  
EMAIL: WMORRILL@JONESANDBEACH.COM

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LANDSCAPE AND LIGHTING PLAN
D1-D3	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS

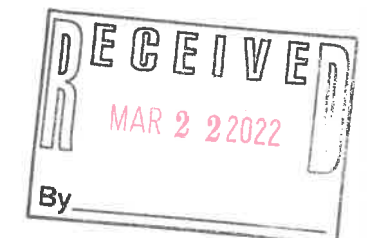


LOCUS MAP  
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT, NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION (NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION: EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M, US EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.		ROCHESTER SITE PLAN APPROVAL: CITY OF ROCHESTER PLANNING BOARD 31 WAKEFIELD STREET ROCHESTER, NEW HAMPSHIRE 03867 (603) 335-7500 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:

\*THIS PLAN SET IS FOR THE PAD SITE ON PHASE I ADJACENT TO STARBUCKS. SITE PLAN APPROVAL FROM THE CITY OF ROCHESTER WAS FOR A ±15,000 SF RETAIL IN THIS LOCATION OF THE RIDGE MARKETPLACE.



APPLICANT / DEVELOPER  
WATERSTONE PROPERTIES GROUP  
117 KENDRICK STREET, SUITE 325  
NEEDHAM, MA 02494  
(781) 559-3301 x131  
CONTACT: SCOTT HALEY

CIVIL ENGINEER / SURVEYOR  
JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: WAYNE MORRILL  
EMAIL: WMORRILL@JONESANDBEACH.COM

OWNER OF RECORD  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPEMNT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02494-2724  
(781) 559-3301  
CONTACT: SCOTT HALEY

WATER AND SEWER  
ROCHESTER PUBLIC WORKS DEPT.  
45 OLD DOVER ROAD  
ROCHESTER, NH 03867  
(603) 332-4096

ELECTRIC  
EVERSOURCE  
740 N COMMERCIAL ST  
PO BOX 330  
MANCHESTER, NH 03105-0330  
(800) 662-7764

TELEPHONE  
CONSOLIDATED COMMUNICATIONS  
100 TRI CITY ROAD  
SOMERWORTH, NH 03878  
ATTN: DAVE KESTNER  
(603) 743-1114

CABLE TV  
COMCAST COMMUNICATION  
CORPORATION 334-B CALEF HIGHWAY  
EPPING, NH 03042-2325  
(603) 679-5695

PROJECT PARCEL  
CITY OF ROCHESTER  
TAX MAP 216, LOT 11

APPLICANT/OWNER  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPMENT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02494-2724  
BK 4288, PG 789

TOTAL LOT AREA  
3,183,365± SQ. FT.  
73.08± ACRES

APPROVED - ROCHESTER, NH  
PLANNING BOARD

DATE:

Design: BWG Draft: GDR Date: 11/15/2021  
Checked: WGM Scale: AS NOTED Project No.: 21173  
Drawing Name: 21173-PLAN.dwg  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
0	03/21/22	ISSUED FOR REVIEW	GDR

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Civil Engineering Services  
603-772-4746 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

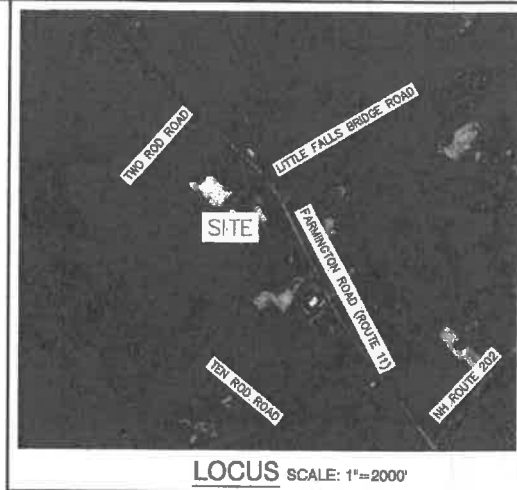
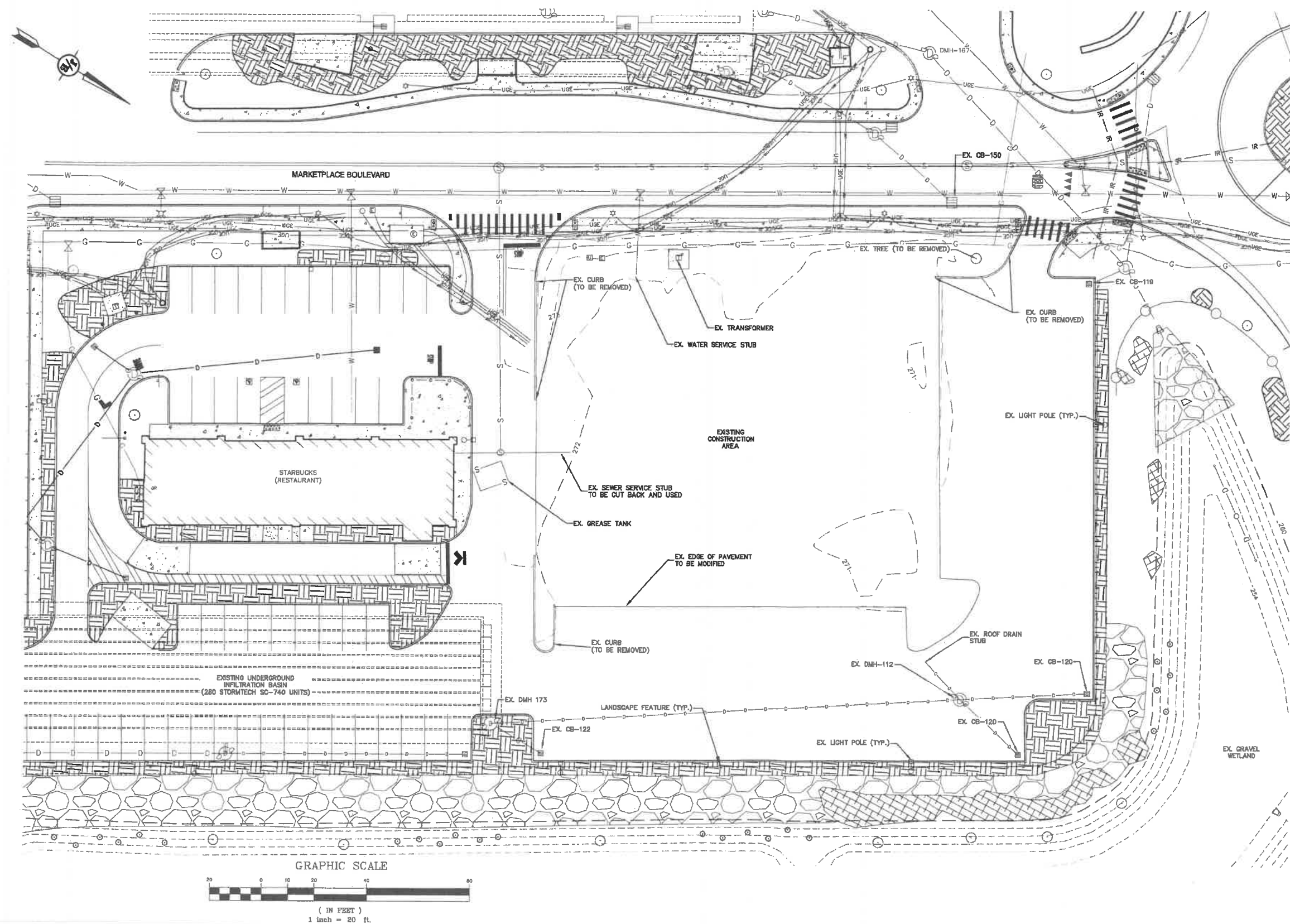
Plan Name: COVER SHEET  
Project: RESTAURANT & RETAIL BUILDING  
120 MARKETPLACE BOULEVARD, ROCHESTER, NH  
Owner of Record: WATERSTONE ROCHESTER, LLC  
117 KENDRICK ST. STE 325, NEEDHAM, MA

DRAWING No.  
**CS**  
SHEET 1 OF 10  
JBE PROJECT NO. 21173

RESTAURANT AND RETAIL BUILDING, 120 MARKETPLACE BLVD., ROCHESTER, NH  
JBE # 21173



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#### EXISTING CONDITIONS NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
2. VERTICAL DATUM IS BASED ON NAVD83 PER DISK X-4-1933 ELEV.-234.83'. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLAN(2800) NAD83(2011) DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED BY THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS). SAID DATUM IS CONSISTENT WITH THE CITY OF ROCHESTER COORDINATE SYSTEM.
3. WETLAND IMPACTS HAVE BEEN PREVIOUSLY APPROVED UNDER NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT #2009-02074. TOTAL IMPACTS EQUAL TO  $\pm 0.86$  ACRES.
4. SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A ZONE SPECIAL FLOOD HAZARD DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 33017C0184D, WITH EFFECTIVE DATE OF MAY 17, 2005.

#### PLAN REFERENCES:

1. THE RIDGE MARKETPLACE CONSTRUCTION DRAWINGS BY TIGHE AND BOND CONSULTING ENGINEERS, REVISED AUGUST 3, 2015.

PROJECT PARCEL  
CITY OF ROCHESTER  
TAX MAP 216, LOT 11

APPLICANT/OWNER  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPMENT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02494-2724  
BK 4238, PG 739

TOTAL LOT AREA  
3,183,365  $\pm$  SQ. FT.  
73.08  $\pm$  ACRES

Design: BWG Draft: GDR Date: 11/16/2021  
Checked: WGM Scale: AS NOTED Project No.: 21173  
Drawing Name: 21173-PLAN.dwg

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REV.	DATE	REVISION	BY
0	08/21/22	ISSUED FOR REVIEW	GDR

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885  
Designed and Produced in NH  
603-772-4748  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**  
Project: **RESTAURANT & RETAIL BUILDING**  
**120 MARKETPLACE BOULEVARD, ROCHESTER, NH**  
Owner of Record: **WATERSTONE ROCHESTER, LLC**  
**117 KENDRICK ST. STE 325, NEEDHAM, MA**

DRAWING No.

**C1**

SHEET 2 OF 10  
JBE PROJECT NO. 21173

APPROVED - ROCHESTER, NH  
PLANNING BOARD

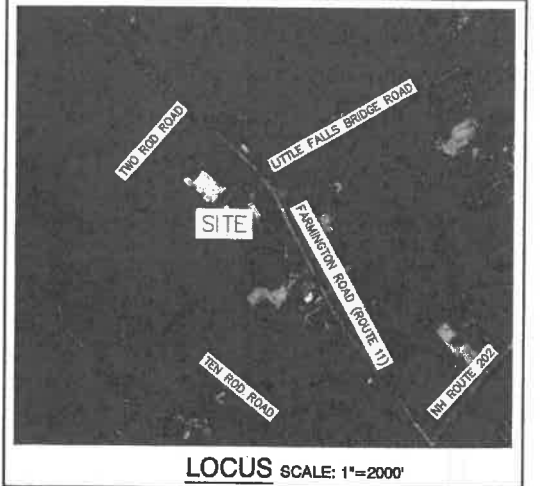
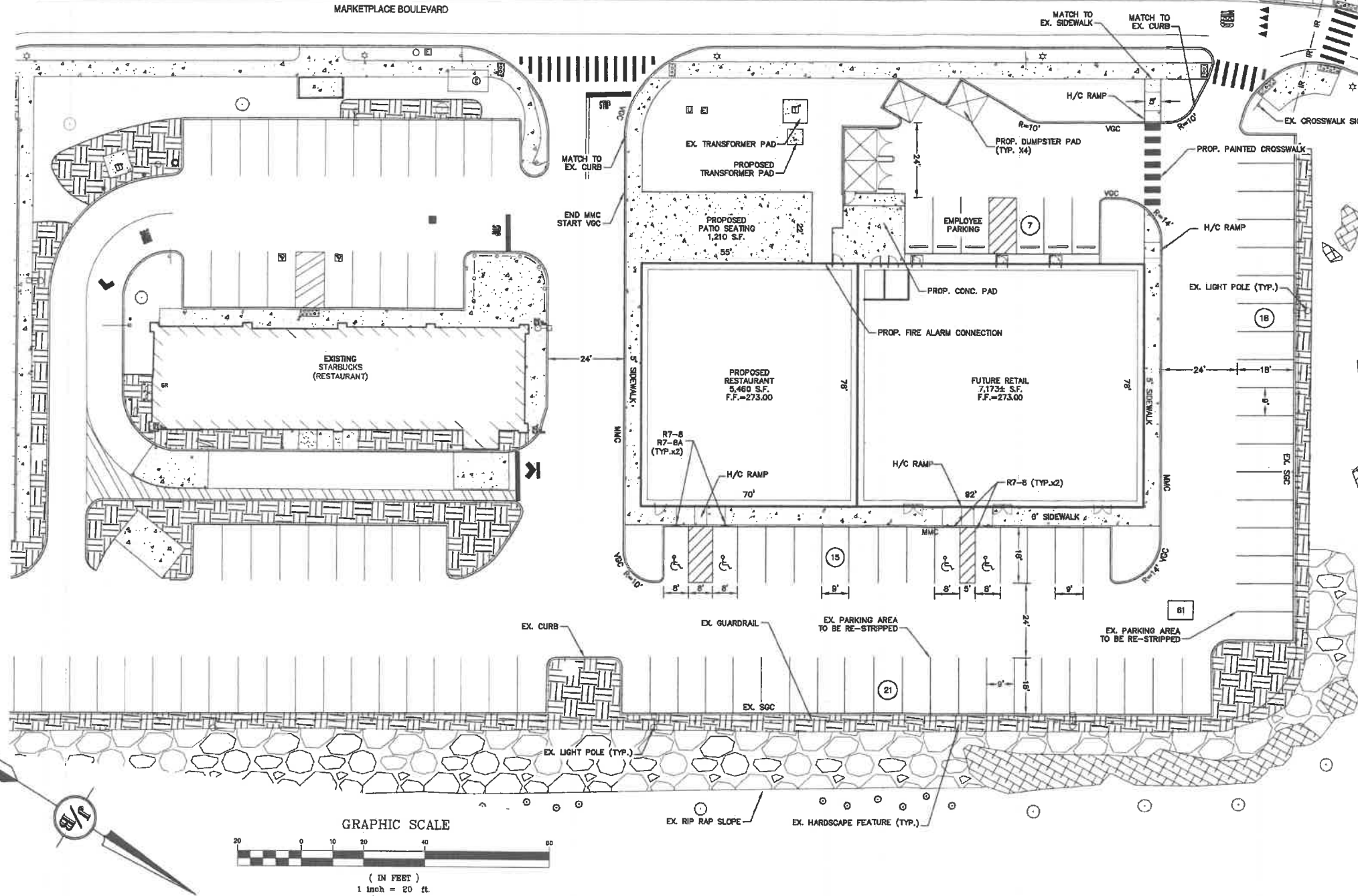
PROJECT PARCEL  
CITY OF ROCHESTER  
TAX MAP 216, LOT 11

APPLICANT/OWNER  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPMENT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02494-2724  
BK 4238, PG 739

TOTAL LOT AREA  
3,183,365 ± SQ. FT.  
73.08 ± ACRES

DATE:

MARKETPLACE BOULEVARD



LOCUS SCALE: 1"=2000'

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED BUILDING WITH RESTAURANT AND FUTURE RETAIL SPACE WITH ASSOCIATED PARKING WITHIN PHASE I OF THE RIDGE MARKETPLACE.
- ZONING DISTRICT: GRANITE RIDGE DISTRICT (GR) LOT FRONTAGE MINIMUM = 50' PAVEMENT SETBACKS (MINIMUM): FRONT SETBACK = 10' SIDE SETBACK = 5' REAR SETBACK = 10'
- PARKING CALCULATIONS:  
RETAIL / RESTAURANT USES:  
REQUIRED PARKING: 3 SPACES/1000 SF  
38 SPACES (12,633 SF)  
TOTAL SPACES REQUIRED = 38 SPACES  
TOTAL SPACES PROVIDED = 64 SPACES  
RIDGE MARKETPLACE SPACES PROVIDED = 1355 SPACES
- TOTAL BUILDING FOOTPRINT = 14,088 S.F.  
TOTAL DISTURBANCE = 32,500 S.F.
- NHDES ALTERATION OF TERRAIN PERMIT NO. AOT-0825 and AOT-0825A  
NHDES WASTEWATER CONNECTION PERMIT NO. D2014-0901.  
NHDOT DRIVEWAY PERMIT NO. 06-398-008
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A ZONE SPECIAL FLOOD HAZARD DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 33017C01840, WITH EFFECTIVE DATE OF MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE VERTIGOLE GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SHOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFF-SITE TO AN APPROVED SNOW DUMPING LOCATION.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- A NOTICE OF INTENT TO EXCAVATE IS REQUIRED TO BE FILED WITH THE BOARD OF SELECTMAN IF 1,000 CUBIC YARDS OF MATERIAL IS TO BE EXCAVATED ON-SITE. A TAX OF \$0.02 PER YARD IS REQUIRED TO BE PAID ALONG WITH THE FILING FEE. A NOTICE OF INTENT TO CUT SHOULD BE FILED FOR ANY TREE CLEARING ACTIVITY NOT FOR PERSONAL USE WITH THE BOARD OF SELECTMAN. CONTACT MARY PINKHAM-LANGER AT (603) 271-8223, IF YOU HAVE ANY QUESTIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.

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Design: BWG Draft: GDR Date: 11/16/2021  
Checked: WGM Scale: AS NOTED Project No.: 21173  
Drawing Name: 21173-PLAN.dwg  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	ISSUED FOR REVIEW	BY
0	03/21/22	ISSUED FOR REVIEW	GDR
		REVISION	

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

65 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**  
MAP 216, LOT 11

Project: **RESTAURANT & RETAIL BUILDING**  
120 MARKETPLACE BOULEVARD, ROCHESTER, NH

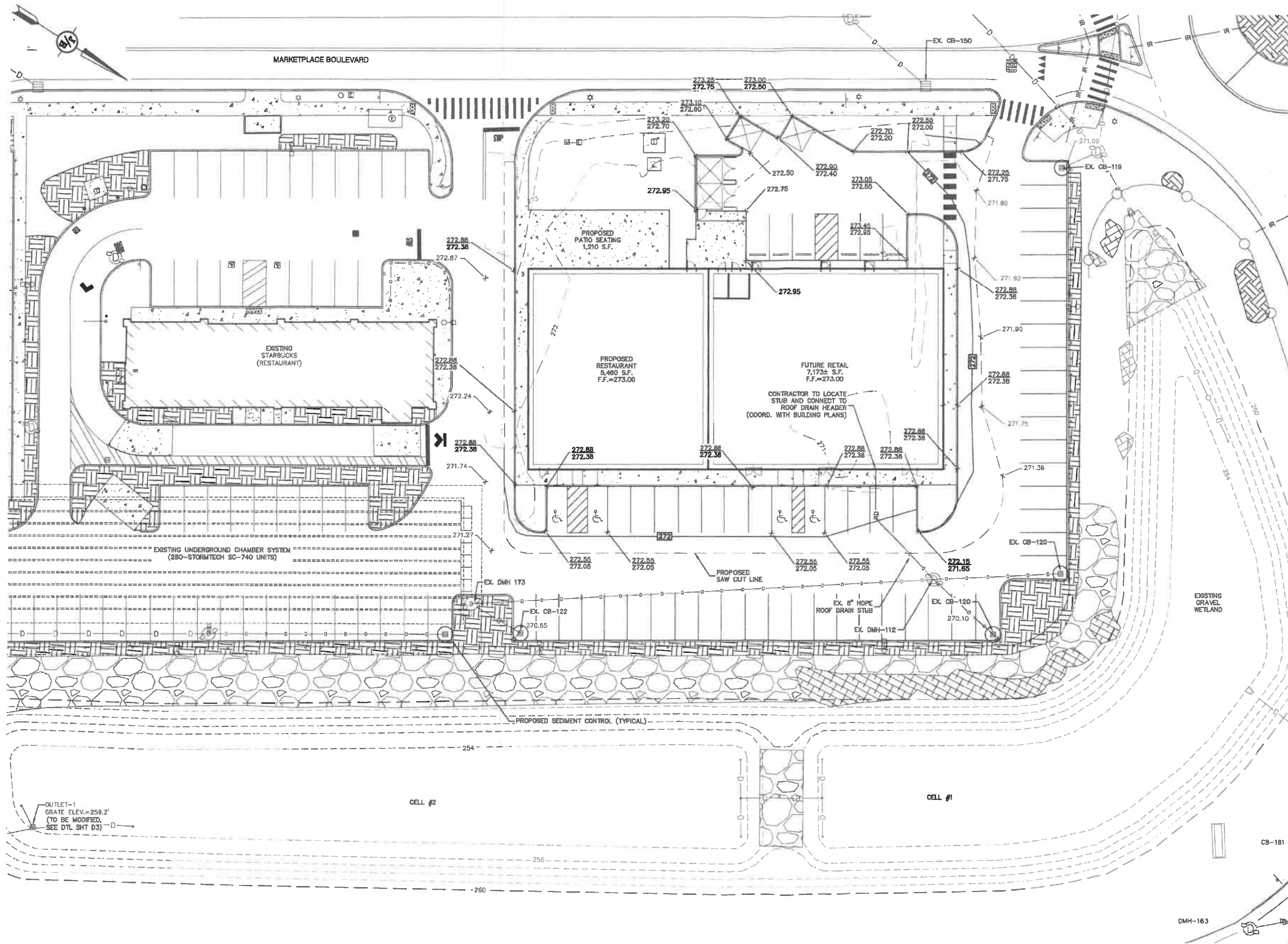
Owner of Record: **WATERSTONE ROCHESTER, LLC**  
117 KENDRICK ST. STE 325, NEEDHAM, MA

DRAWING No.

**C2**

SHEET 3 OF 10  
JBE PROJECT NO. 21173

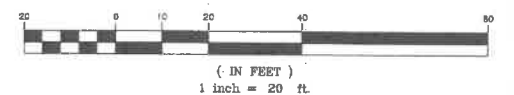
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#### GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. VERTICAL DATUM IS BASED ON NAVD83 PER DISK X-4-1833 ELEV.=234.93'. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLAN(2000) NAD83(2011).
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
6. ALL ROOF DRAINS FROM BUILDING SHALL END 6' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3" DEEP SLUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D1-D3 FOR DRAINAGE DETAILS.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO  $\pm 1/2"$  PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
13. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
14. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
15. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
16. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
17. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
18. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
19. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
20. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
22. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
23. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
24. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
25. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
26. CONTRACTOR TO LOCATE ROOF DRAIN (RD) AND TIE THE PROPOSED STRUCTURES ROOF DRAINS INTO THIS DRAIN LINE.

#### GRAPHIC SCALE



Design: BWG Draft: GDR Date: 11/15/2021  
Checked: WGM Scale: AS NOTED Project No.: 21173  
Drawing Name: 21173-PLAN.dwg

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REV.	DATE	REVISION	BY
0	03/21/22	ISSUED FOR REVIEW	GDR

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING AND DRAINAGE PLAN**  
Project: **RESTAURANT & RETAIL BUILDING  
120 MARKETPLACE BOULEVARD, ROCHESTER, NH**  
Owner of Record: **WATERSTONE ROCHESTER, LLC  
117 KENDRICK ST. STE 325, NEEDHAM, MA**

**PROJECT PARCEL**  
CITY OF ROCHESTER  
TAX MAP 216, LOT 11

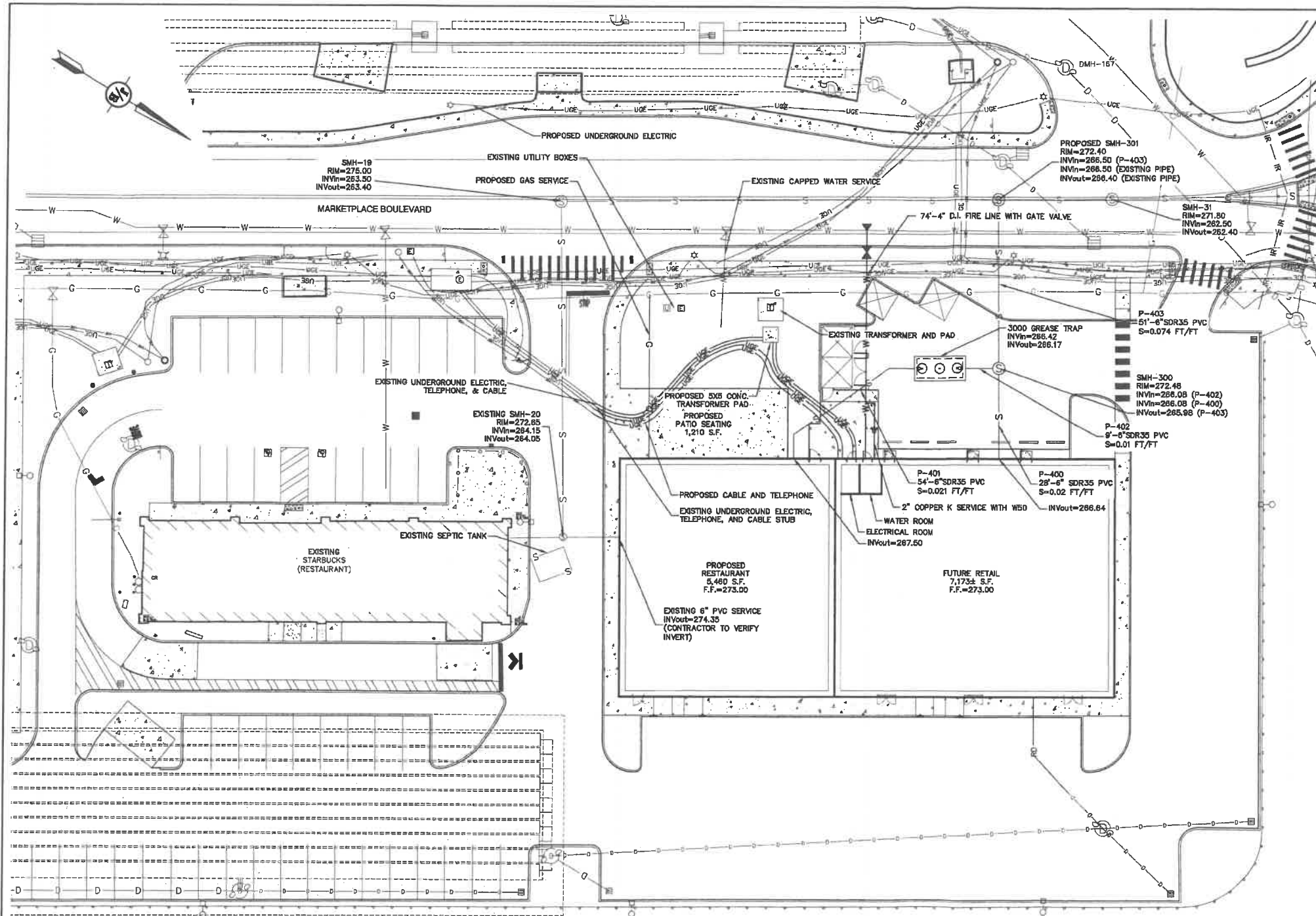
**APPLICANT/OWNER**  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPMENT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02494-2724  
BK 4238, PG 739

**TOTAL LOT AREA**  
3,183,365± SQ. FT.  
73.08± ACRES

DRAWING No.  
**C3**  
SHEET 4 OF 10  
JBE PROJECT NO. 21173



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#### UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELVE AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHAIN. UNDERLAYMENT OF INVERT, AND SHELVE SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLES: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER FLOW CALCULATIONS:  
RETAIL: 5 GPD/100 SF PLUS 10 GPD/EMPLOYEE  
7,173 SF / 100 SF \* 5 GPD = 359 GPD  
5 EMPLOYEES \* 10 GPD = 50 GPD  
RETAIL SUB-TOTAL: 409 GPD  
RESTAURANT: 40 GPD/SEAT PLUS 20 GPD/EMPLOYEE  
173 SEATS \* 40 GPD = 6,920 GPD  
20 EMPLOYEES \* 20 GPD = 400 GPD  
REST. SUB-TOTAL: 7,320 GPD  
TOTAL PROPOSED FLOW = 7,729 GPD  
ESTIMATED ORIG. APPROVAL FLOW = 800 GPD (15,000 SF RETAIL)  
ADDITIONAL FLOW = 6,929 GPD
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMAINS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 180 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C.600. WATERMAINS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C.651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE
- THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPlicate TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DISASSED BEFORE CONSTRUCTION.
- ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700, ADOPTED ON 10-15-14.
- ENV-WQ 704.08 GRAVITY SEWER PIPE TESTING. GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANHOLE WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- ENV-WQ 704.17 SEWER MANHOLE TESTING. SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE CITY SEWER DEPARTMENT.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C851, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
  - PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
  - REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
  - CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
  - PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
  - DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
  - MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM

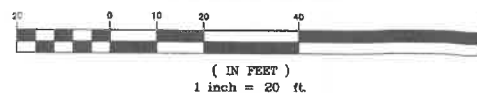
APPROVED - ROCHESTER, NH  
PLANNING BOARD

PROJECT PARCEL  
CITY OF ROCHESTER  
TAX MAP 216, LOT 11

APPLICANT/OWNER  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPMENT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02464-2724  
BK 4238, PG 739

TOTAL LOT AREA  
3,183,365± SQ. FT.  
73.08± ACRES

GRAPHIC SCALE



DATE:

Design: BWG Draft: GDR Date: 11/15/2021  
Checked: WGM Scale: AS NOTED Project No.: 21173  
Drawing Name: 21173-PLAN.dwg

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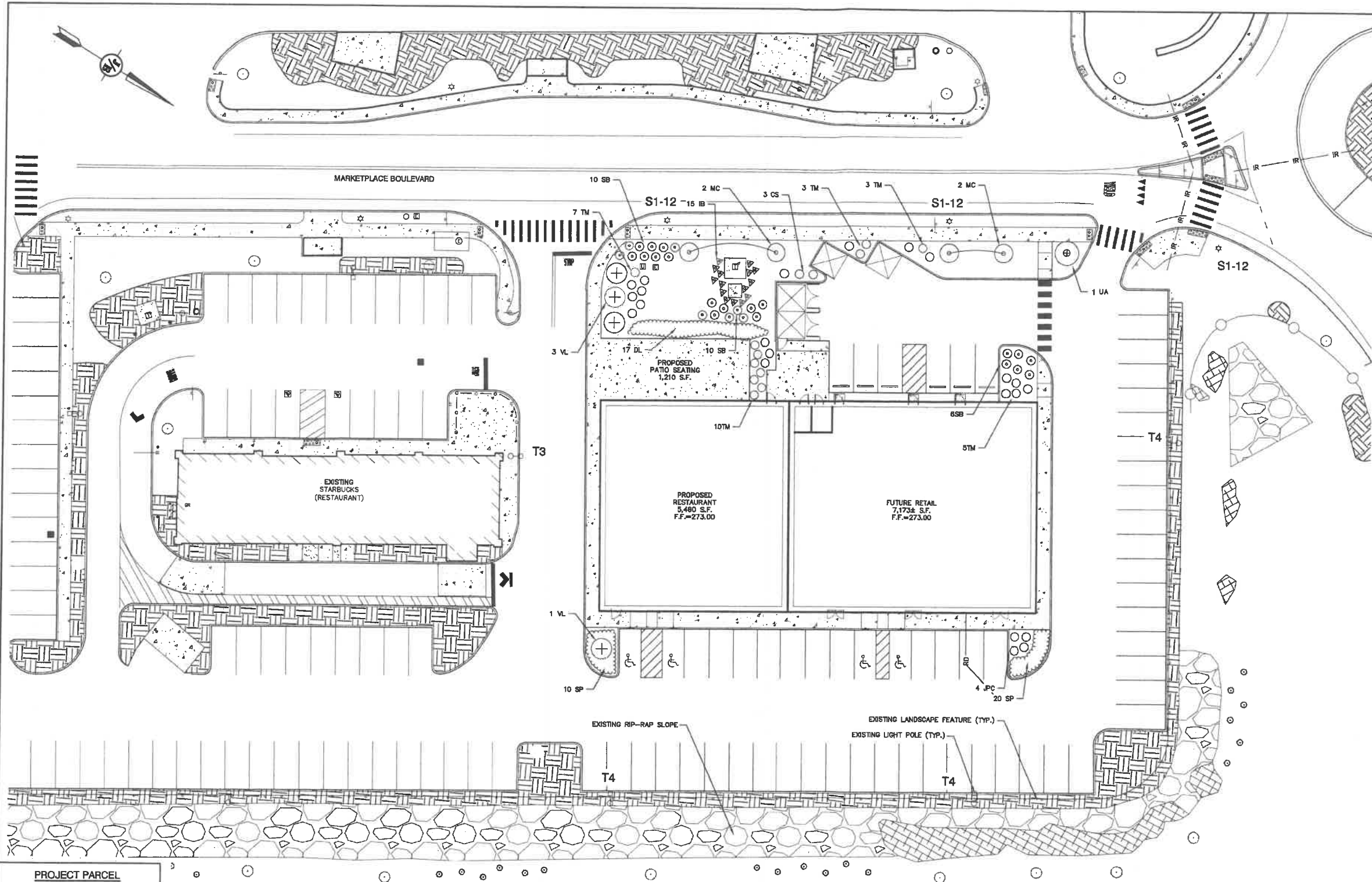
REV.	DATE	ISSUED FOR REVIEW	BY
0	03/21/22		GDR
		REVISION	

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **UTILITY PLAN**  
Project: **RESTAURANT & RETAIL BUILDING**  
**120 MARKETPLACE BOULEVARD, ROCHESTER, NH**  
Owner of Record: **WATERSTONE ROCHESTER, LLC**  
**117 KENDRICK ST. STE 325, NEEDHAM, MA**

DRAWING No.  
**C4**  
SHEET 5 OF 10  
JBE PROJECT NO. 21173

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#### LANDSCAPE NOTES:

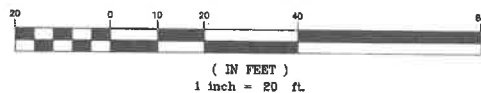
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED THE LANDSCAPE DESIGNER.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE DESIGNER. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER.
9. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE DESIGNER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
12. FINAL ACCEPTANCE BY THE LANDSCAPE DESIGNER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE DESIGNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION, EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS SPECIFIED.
15. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
16. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS.
17. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
18. ALL LANDSCAPING SHALL MEET THE CITY STANDARDS AND REGULATIONS.
19. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO 'WEEDGLOK' BY EASY GARDENER OR DEWITT WEED BARRIER.
21. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 8" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
22. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
23. IRRIGATION PIPING SYSTEM SHALL BE REVIEWED AND APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION.
24. ADDITIONAL PLANTING AND SEEDING MAY BE REQUIRED AS PART OF THE ON-SITE WETLANDS RESTORATION AND MITIGATION PACKAGE PREPARED BY WEST ENVIRONMENTAL. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER AND WETLAND CONSULTANT TO ENSURE THAT THESE ADDITIONAL REQUIREMENTS ARE PROPERLY ADDRESSED.
25. LANDSCAPING DEPLETED ON PLAN IS A RELOCATION OF PLANTS FROM ORIGINAL "RIDGE MARKETPLACE" DEVELOPMENT FROM AREA OF THE EXISTING PAD SITE.

PROJECT PARCEL  
CITY OF ROCHESTER  
TAX MAP 216, LOT 11

APPLICANT/OWNER  
WATERSTONE ROCHESTER, LLC  
% WATERSTONE RETAIL DEVELOPMENT  
117 KENDRICK ST. STE 325  
NEEDHAM, MA 02494-2724  
BK 4239 PG 739

TOTAL LOT AREA  
3,183,865± SQ. FT.  
73.08± ACRES

GRAPHIC SCALE



Existing Luminaire Schedule Pad Site				
Symbol	Qty	Label	Arrangement	Description
□	1	T3	SINGLE	GLEON-AE-03-LED-E1-S13/ 30' AFG
□	3	T4	SINGLE	GLEON-AE-06-LED-S1-5W0/ 30' AFG
□	3	S1-12	SINGLE	SIG2-TX-64VLED-NW-525/ 12' POLE

Planting Schedule				
Code	Qty	BOTANICAL NAME	COMMON NAME	SIZE
UA	1	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3-3 1/2" CALIBER
MC	4	MALUS CENTURION	CENTURION CRABAPPLE	2-3" CALIBER
VL	4	VIBURNUM LENTAGO	NANNY BERRY VIBURNUM	6-7' HT
CS	3	CORNUS SERICEA 'ALLEGHAN'S COMPACT'	ALLEGHAN'S RED STEM DOGWOOD	15
TE	15	ILEX NEBUTALIA 'BLUE PRINCESS'	BLUE PRINCESS BLUE HOLLY	18-24"
DL	1	HEMEROCALLIS 'STELLA DORO'	STELLA DORO DAYLILY	12
TM	18	TAXUS MEDIA 'TAUNT'NIT'	TAUNT'NIT TAXUS	45
SB	26	SPirea 'BUNALDA 'GOLDFLAME'	GOLDFLAME SPIREA	42
SP	30	SEDUM PURPUREUM 'VERA JAMESON'	VERA JAMESON SEDUM	42
JPC	4	JUNIPERUS PETERRA 'COMPACTA'	COMPACT PETERRA JUNIPER	45

Design: BWG Draft: GDR Date: 11/16/2021  
Checked: WGM Scale: AS NOTED Project No.: 21173  
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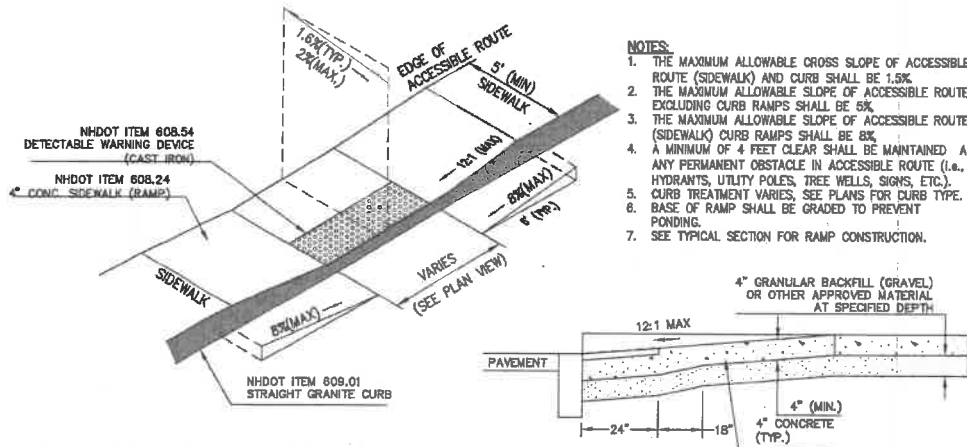
Designed and Produced in NH  
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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Civil Engineering Services  
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LANDSCAPE AND LIGHTING PLAN**  
Project: **RESTAURANT & RETAIL BUILDING**  
**120 MARKETPLACE BOULEVARD, ROCHESTER, NH**  
Owner of Record: **WATERSTONE ROCHESTER, LLC**  
**117 KENDRICK ST. STE 325, NEEDHAM, MA**

DRAWING No.

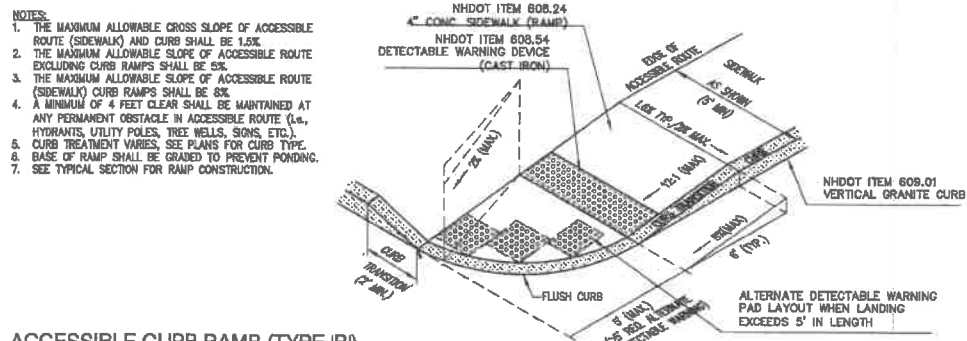
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SHEET 8 OF 10  
JBE PROJECT NO. 21173



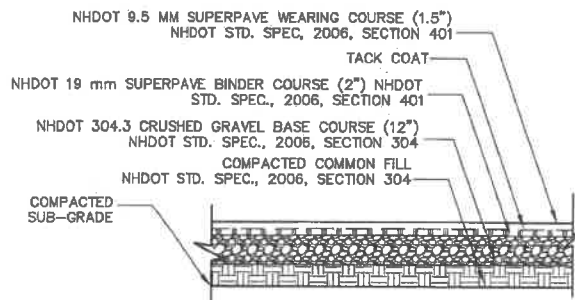
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NOT TO SCALE



ACCESSIBLE CURB RAMP (TYPE 'B')

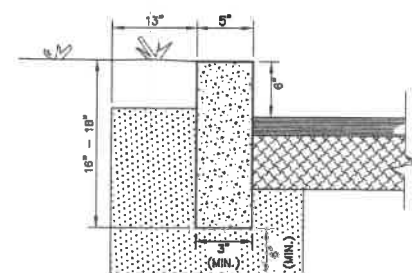
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- NOTES:
1. PAVEMENT SUBGRADES SHOULD BE PROOF ROLLED IN ORDER TO DENSIFY THE SUBGRADES USING A MINIMUM OF 4 PASSES WITH A 10-TON VIBRATORY DRUM COMPACTOR. THE GRAVEL BORROW SUBGRADE COURSE AND CRUSHED GRAVEL BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM-D698).
  2. PAVEMENT SECTION SUBJECT TO CHANGE BASED ON GEOTECHNICAL INVESTIGATION.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

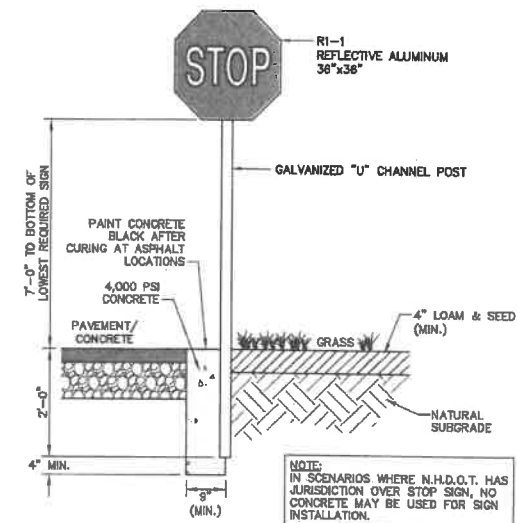


- NOTES:
1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
  2. JOINTS BETWEEN STONES SHALL BE MORTARED.

VERTICAL GRANITE CURB

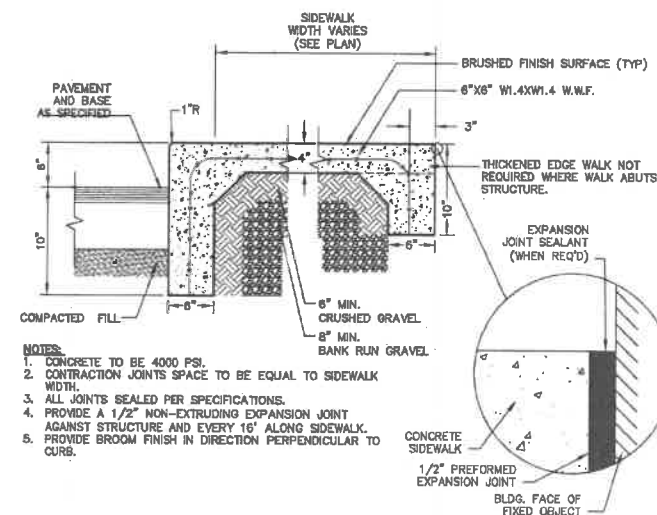
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TRAFFIC CONTROL SCHEDULE						
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-2	NO LEFT TURN	24" 24"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-2A	NO LEFT TURN	24" 30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R6-1	ONE WAY	36" 12"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R6-2	ONE WAY	18" 24"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	BIKE ACCESSIBLE	12" 24"	BLUE & GREEN ON WHITE	CHANNEL	5'-0"	REFLECTORIZED SIGN
R7-8A	BIKE ACCESSIBLE	12" 6"	BLUE & GREEN ON WHITE	CHANNEL	5'-0"	REFLECTORIZED SIGN
31-466	RIGHT TURN ONLY	24" 30"	BLACK ON WHITE	CHANNEL	8'-6"	REFLECTORIZED SIGN



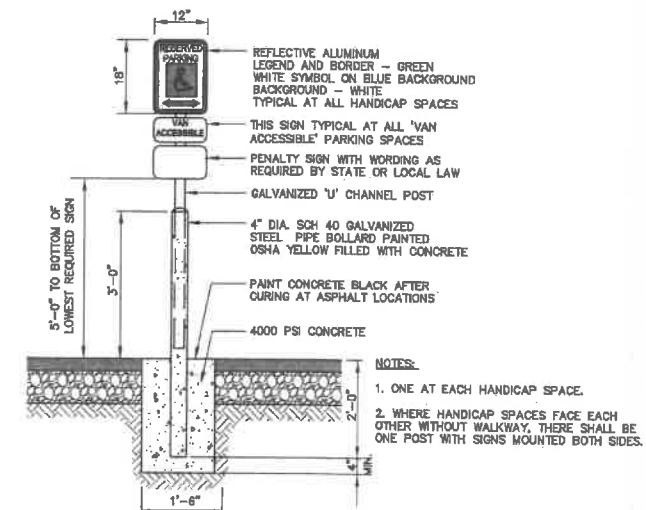
STOP SIGN (R1-1)

NOT TO SCALE



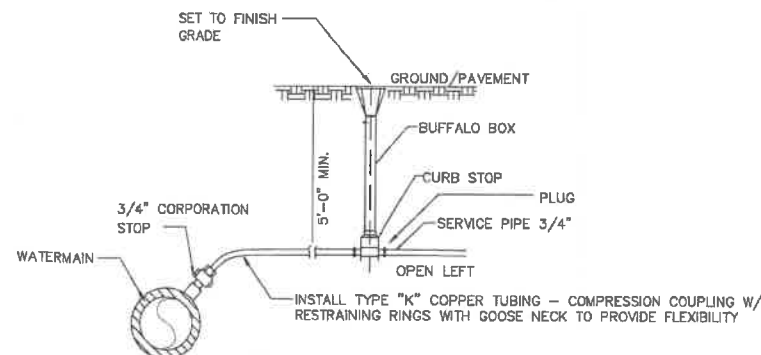
MONOLITHIC CONCRETE SIDEWALK

NOT TO SCALE



HANDICAP PARKING SIGN (R7-8)

NOT TO SCALE



- NOTES:
1. THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4.
  2. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL WATER COMPANY INSTALLATION PROCEDURES AND SPECIFICATIONS.

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

PAINTING STRIPING LEGEND	
SSWL/4"	- SINGLE SOLID WHITE LINE / 4" WIDE
SSYL/4"	- SINGLE SOLID YELLOW LINE / 4" WIDE EACH
DSYL/4"	- DOUBLE SOLID YELLOW LINE / 4" WIDE EACH
SSYL/10"	- SINGLE SOLID YELLOW LINE / 10" WIDE
BSWL/4"	- SINGLE BROKEN WHITE LINE / 4" WIDE
BSYL/4"	- SINGLE BROKEN YELLOW LINE / 4" WIDE
SSWL/18"	- SINGLE SOLID WHITE LINE / 18" WIDE

3/12/2016 3:27:20 PM EDT

Design: BWG Draft: GDR Date: 11/15/2021  
 Checked: WGM Scale: AS NOTED Project No.: 21173  
 Drawing Name: 21173-PLAN.dwg  
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REV.	DATE	REVISION	BY
0	03/21/22	ISSUED FOR REVIEW	GDR

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 65 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**  
 Project: **RESTAURANT & RETAIL BUILDING**  
**120 MARKETPLACE BOULEVARD, ROCHESTER, NH**  
 Owner of Record: **WATERSTONE ROCHESTER, LLC**  
**117 KENDRICK ST. STE 325, NEEDHAM, MA**

DRAWING No.  
**D1**  
 SHEET 7 OF 10  
 JBE PROJECT NO. 21173



# TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN STY EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION 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 EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
  - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
  - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
  - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.

# SEEDING SPECIFICATIONS

- GRADING AND SHAPING
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL TYPES 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, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSEED, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 80 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A B C D	FAIR POOR POOR FAIR	GOOD GOOD GOOD EXCELLENT	GOOD FAIR EXCELLENT EXCELLENT	FAIR FAIR GOOD POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A C	GOOD GOOD	GOOD EXCELLENT	GOOD EXCELLENT	FAIR FAIR
LIGHTLY USED PARKING LOTS, OOD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A B C	GOOD GOOD GOOD	GOOD GOOD EXCELLENT	GOOD FAIR EXCELLENT	FAIR POOR FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E F	FAIR FAIR	EXCELLENT EXCELLENT	EXCELLENT EXCELLENT	2/ 2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.  
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.  
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

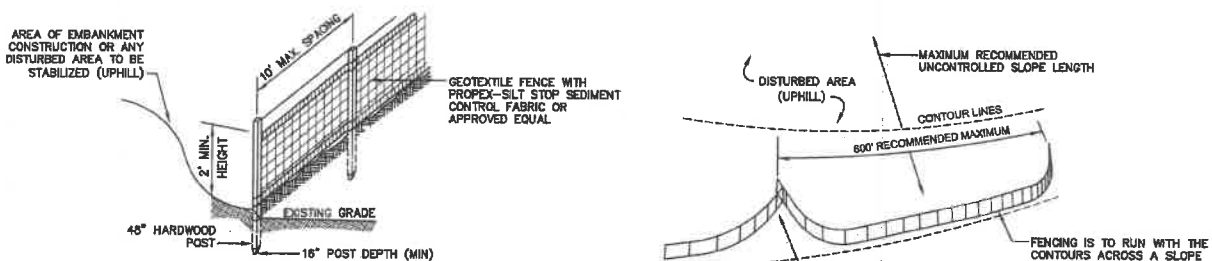
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

# SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.35
CROWN VETCH	15	0.35
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRD FOOT TREFOL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.80

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

# SEEDING RATES



# CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE "BULGES" DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

# SILT FENCE

NOT TO SCALE

- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

# MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

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Checked: WGM	Scale: AS NOTED	Project No.: 21173
Drawing Name: 21173-PLAN.dwg		

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0	03/21/22	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

Civil Engineering Services

603-772-4748  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	RESTAURANT & RETAIL BUILDING 120 MARKETPLACE BOULEVARD, ROCHESTER, NH
Owner of Record:	WATERSTONE ROCHESTER, LLC 117 KENDRICK ST. STE 325, NEEDHAM, MA

DRAWING No.	E1
SHEET 10 OF 10	JBE PROJECT NO. 21173



**LYFarchitects**  
LAGRASSE YANOWITZ & FEYL  
Architects - Land Planning - Construction Management  
One Elm Square | Andover | MA 01810  
(978) 470-3675 | www.lyfarchitects.com

Stamp

THE RIDGE  
RESTAURANT & RETAIL BUILDING

120 MARKETPLACE BLVD., ROCHESTER, NH

ARCH. SCHEMATIC PLAN

Prepared for: WATERSTONE PROPERTIES  
Location: Andover

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Rev	Date	Description
1	03/22/2022	As Indicated

Job No. 3034.01

Sheet No.

**A101**

SEE SITE PLAN FOR ACTUAL LAYOUT  
AND ADDITIONAL SITE INFORMATION.

DUMPSTER  
CORRAL

AS-2  
4

61' - 6"

**OUTDOOR PATIO**  
±1,400 SF

23' - 0"

WATER

ELEC

**RESTAURANT  
SPACE**  
5,460 SF

**TENANT  
SPACE(S)**  
7,176 SF

76' - 0"

AS-2  
3

AS-2  
1

2

1

70' - 0"

162' - 0"

92' - 0"

A

B

B.5

C

D

E

F

G

2  
AS-2

1 SCHEMATIC PLAN  
1/8" = 1'-0"







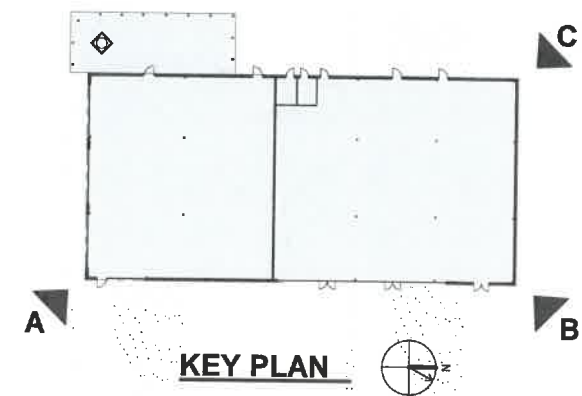
**PERSPECTIVE VIEW-A**



**PERSPECTIVE VIEW-B**



**PERSPECTIVE VIEW-C**

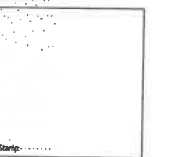


**KEY PLAN**



**LYFarchitects**

LAGRASSE YANOWITZ & FEYL  
Architects • 11111 Pine Street • Suite 100  
One Elm Square | Andover, MA 01810  
(978) 470-3575 | www.lyfarchitects.com



Prepared for: WATERSTONE PROPERTIES  
Location: Andover, MA  
Date: 03/22/2022  
Scale: 1/32" = 1'-0"  
Job No: 3034.01  
Sheet No: A202

**THE RIDGE  
RESTAURANT & RETAIL BUILDING**  
120 MARKETPLACE BLVD., ROCHESTER, NH

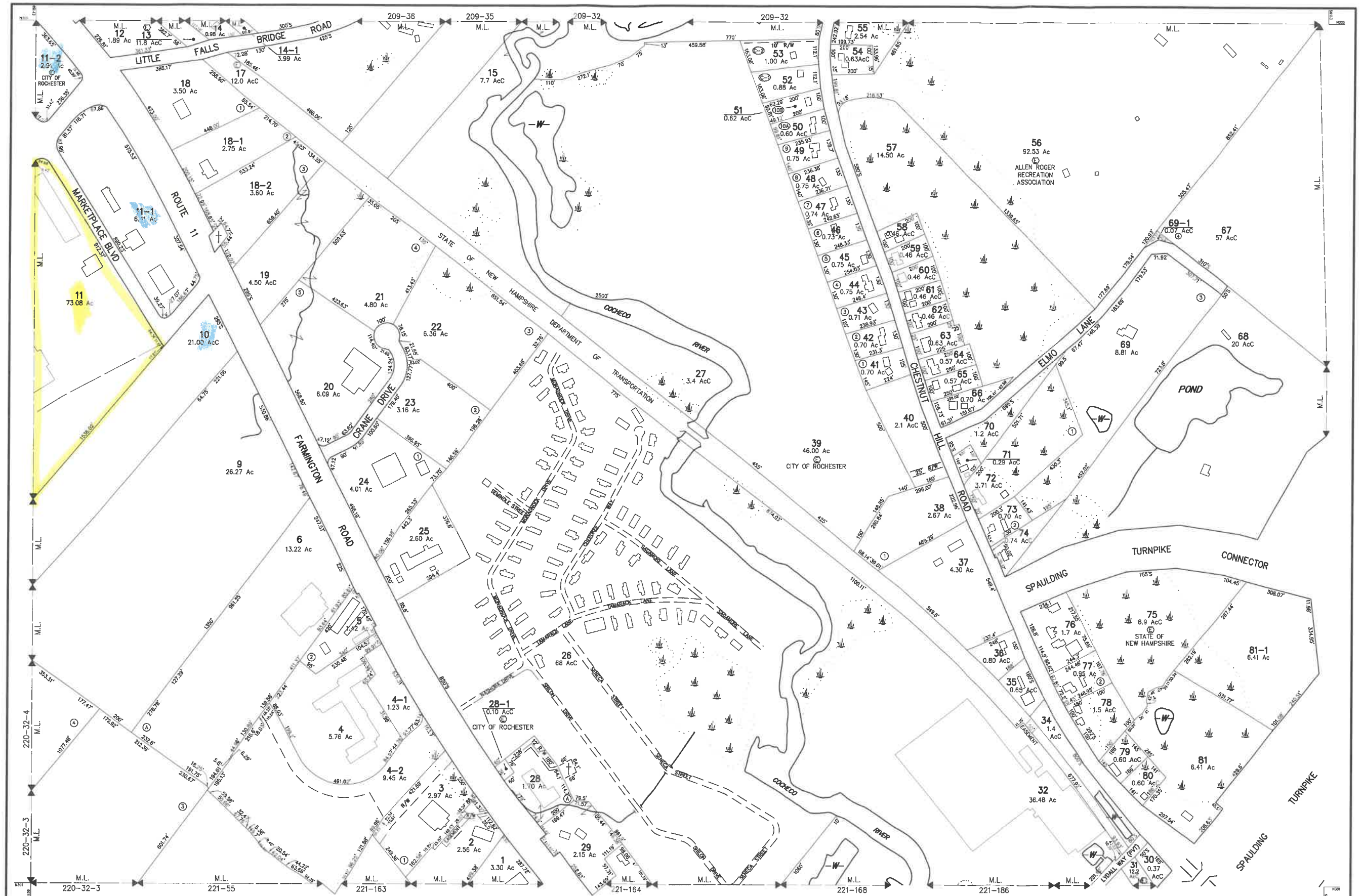
**SCHEMATIC RENDERINGS**

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Rev.	Date	Revisions
1	03/22/2022	
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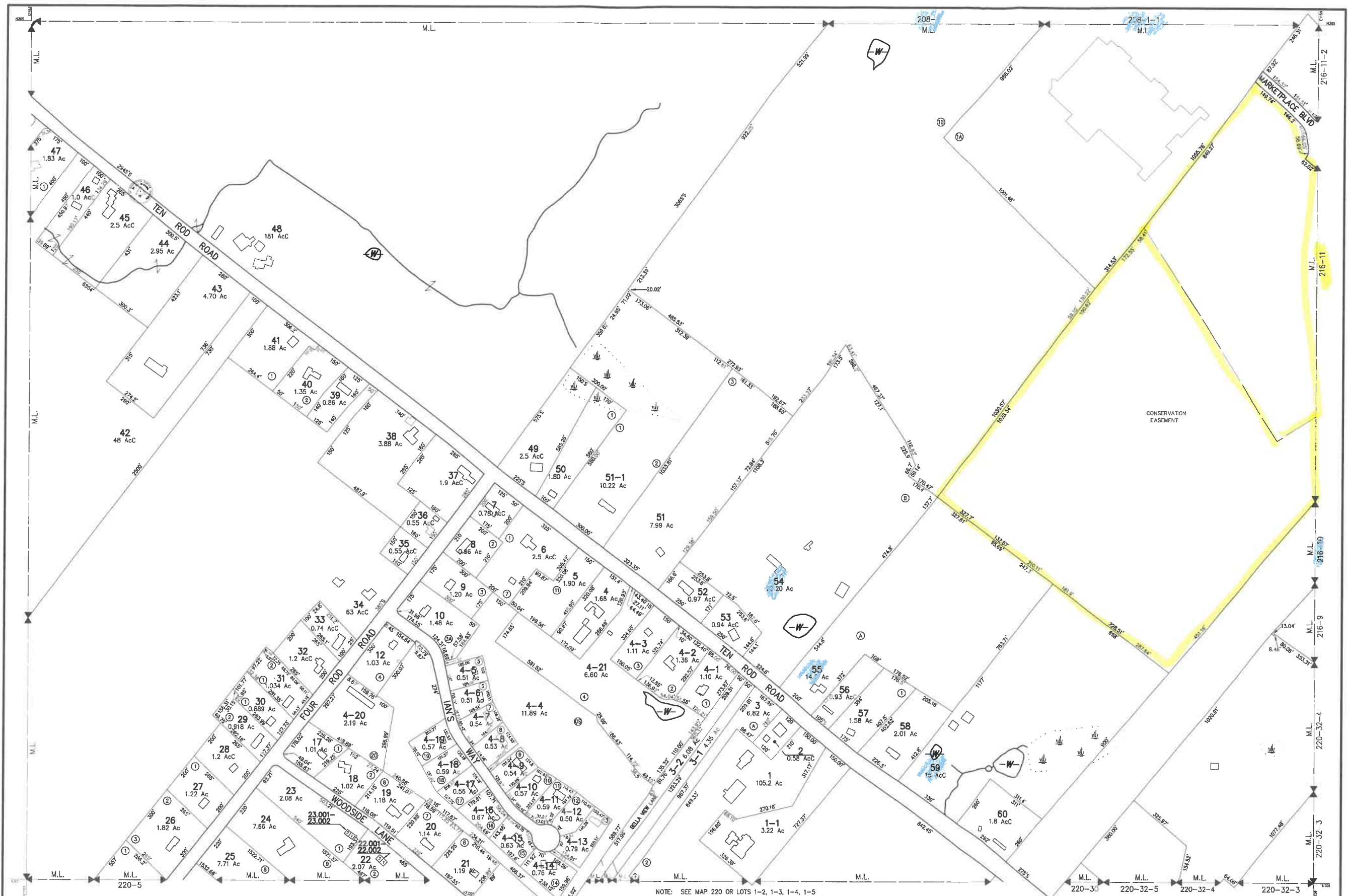
**A202**





<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>		<p>PRODUCED IN 1992 BY</p> <p><b>CAI Technologies</b></p> <p>11 PLEASANT STREET, LITTLETON, NH 03041 820.322.4540 - WWW.CAI-TECH.COM</p>		<p>LEGEND</p> <p>AREA SURVEYED . . . . . Ac</p> <p>AREA CALCULATED . . . . . Ac</p> <p>RECORD DIMENSION . . . . . 100'</p> <p>SCALED DIMENSION . . . . . 100'S</p> <p>MATCH LINE . . . . .</p> <p>WATER . . . . .</p> <p>EXEMPT PROPERTY . . . . .</p> <p>SUBDIVISION LOT NO., BUILDING . . . . .</p> <p>RIGHT OF WAY, COMMON OWNERSHIP . . . . .</p> <p>WETLANDS . . . . .</p>		<p>SCALE 1" = 200'</p> <p>FEET 0 100 200 300 400 500</p> <p>METERS 0 50 100 150</p> <p>REVISED TO: APRIL 1, 2021</p>		<p>PROPERTY MAPS</p> <p><b>ROCHESTER</b></p> <p>NEW HAMPSHIRE</p>		<p>INDEX DIAGRAM</p> <table border="1"><tr><td>208</td><td>209</td><td>210</td></tr><tr><td>217</td><td>218</td><td>219</td></tr><tr><td>220</td><td>221</td><td>222</td></tr></table> <p>MAP NO. <b>216</b></p>		208	209	210	217	218	219	220	221	222
208	209	210																		
217	218	219																		
220	221	222																		





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
PHOTOGRAPHY DATE: APRIL 28, 1990  
COMPLETION DATE: JUNE 30, 1992

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AREA SURVEYED  
AREA CALCULATED  
RECORD DIMENSION  
SCALED DIMENSION  
MATCH LINE  
WATER

LEGEND  
EXEMPT PROPERTY  
SUBDIVISION LOT NO.  
BUILDING  
RIGHT OF WAY  
COMMON OWNERSHIP  
WETLANDS

NOTE: SEE MAP 220 OR LOTS 1-2, 1-3, 1-4, 1-5  
SCALE 1" = 200'  
REVISED TO: APRIL 1, 2021

PROPERTY MAPS  
**ROCHESTER**  
NEW HAMPSHIRE

INDEX DIAGRAM  
MAP NO. 217  
208 209  
218 216  
219 220 221