



## **NONRESIDENTIAL SITE PLAN APPLICATION**

**City of Rochester, New Hampshire**

Date: 5/16/22 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 #: 262; Lot #(s): 73 & 74; Zoning district: Highway Commercial

Property address/location: 389 Gonic Road

Name of project (if applicable): Proposed Pickleball Facility

Size of site: 0.46 & 1.74 acres; overlay zoning district(s)?     

### **Property owner**

Name (include name of individual): Wesson Realty, LLC - Harry Wesson

Mailing address: PO Box 493, Rochester, NH 03866

Telephone #: 603-491-3769 Email: madaketinc@comcast.net

### **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): Norway Plains Associates, Inc. - Scott Lawler

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #:     

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

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

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

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

Describe proposed activity/use: The project is to construct an outdoor pickleball facility consisting of four courts and an indoor pickleball facility consisting of five indoor courts. The site will also have an extensive stormwater management system.

Describe existing conditions/use (vacant land?): Tax map 262, lot 73 is developed with an office and parking.

Tax map 262, lot 74 is currently vacant and mostly wooded.

### Utility information

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

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

If City water, what are the estimated total daily needs? \_\_\_\_\_ 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? Infiltration basin, porous pavement and underground infiltration practice

### Building information

Type of building(s): \_\_\_\_\_

Building height: \_\_\_\_\_ Finished floor elevation: 198.5'

### Other information

# parking spaces: existing: 16 total proposed: 53; Are there pertinent covenants? ☐

Number of cubic yards of earth being removed from the site: \_\_\_\_\_

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? ☐; area to be filled: \_\_\_\_\_; buffer impact? ☐

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	19,763	20.6
Parking and vehicle circulation	27,389	28.6
Planted/landscaped areas (excluding drainage)	5,032	5.2
Natural/undisturbed areas (excluding wetlands)	4,567	4.8
Wetlands	0	0
Other – drainage structures, outside storage, etc.	39,081	40.8

## Comments

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

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## 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: 5/24/22

## 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.*

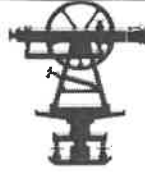
Signature of property owner: \_\_\_\_\_

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

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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



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

May 24, 2022

Ryan O'Connor, Chief Planner  
Planning Department  
City of Rochester  
33 Wakefield Street  
Rochester, NH 03867

**Re: Non- Residential Site Plan Application; Proposed Pickleball Facility, 389 Gonic Road, Tax Map 262, Lots 73 & 74, prepared for Wesson Realty LLC.**

Dear Mr. O'Connor

On behalf of Pickleball NH, LLC and Wesson Realty, LLC, Norway Plains Associates, Inc. is pleased to submit a Non-Residential Preliminary Design Review Site Plan Application. Wesson Realty, LLC is proposing to construct a 16,163 square foot indoor pickleball facility and four outdoor pickleball courts at 389 Gonic Road. The lots are identified by the City of Rochester assessors as Tax Map 262, Lot 74. The owner is also proposing minor site development on the adjacent property, Map 262, Lot 73, associated with emergency circulation and stormwater management. The parcels have a combined acreage of 2.2 acres and are located in the Highway Commercial Zoning District.

The parcels are located on the west side of Gonic Road (NH Route 125). The parcels are abutted by mostly residential lots and a recreation vehicle sales and service business (Evergreen RV). Access to the site will be via the existing driveway off of Gonic Road also known as NH Route 125 which is within the State of New Hampshire Department of Transportation jurisdiction.

Tax map 262, lot 73 is currently an office that is vacant. Albeit, this office space will not change with the proposed development, vehicle access through the site is proposed for emergency vehicles as well as some minor grading to enhance the stormwater management. Tax map 262, lot 74 is currently undeveloped and wooded. Both parcels are serviced by city water and sewer. The existing topography has minimal slopes. Lot 73 has an existing infiltration basin to the south of the building that collects the stormwater from the developed area and infiltrates it into the ground.

The proposed project is to construct a 16,163 square foot indoor pickleball facility with five courts and four outdoor pickleball courts in a series of phases. The first phase will be the construction of four (4) outdoor pickleball courts as well as the majority of the new parking lots and access to the site. All the utilizes will be installed under the pavement during this phase. The second phase will be the construction of approximately 7,272 square foot of the proposed building which will contain the two (2) indoor courts, office, and restrooms. The last phase will be the construction of the remaining building (8,277 sf) and three additional indoor courts. It is anticipated that all of the phases will be constructed within a five (5) year period.

A parking lot is provided with 58 new parking spaces will be constructed. The existing parking lot for the office will be modified with a paved fire truck access way. Twelve parking spaces will remain around the existing office, with additional shared parking area proposed to the north of the building if needed. A New Hampshire Department

of Transportation driveway permit will be obtained for the shared driveway to the two parcels.

The pickleball facility will be open 7 days a week typically from 6 am to 9 pm. However, use of the outdoor courts will be dependent on the weather and will likely be closed for the winter months. The owner anticipates having 2 to 3 employees during the first phase, then increasing upwards to around 6 to 7 full time employees when fully built out. Although a typical match last around 20 minutes, courts are usually reserved in 1 or 2 hour blocks.

There are multiple stormwater management systems designed for the proposed development of the property which include bioretention basins and an underground infiltration system. All roof runoff will be directed to the bioretention basin via a stone drip edge with 6 inch perforated pipe. The proposed parking lots will sheet flow stormwater to three small and the one large bioretention basins. The stormwater runoff from the outdoor pickleball courts will be treated within the underground infiltration system below the courts. Stormwater will be directed into the system via a 6 inch perimeter slot drains and treatment will occur under the four courts. The sites has been designed to ensure that no stormwater will leave the site after the development.

The new building will connect to the city water main and sewer that were installed to the parcel when Lot 73 was developed. The proposed building will be sprinklered. Electricity will be underground from a utility pole located on Gonic Road. The transformer location will be determined by Eversource during construction.

A dumpster enclosure already exists on lot 73 and will be utilized as a shared dumpster for both lots. Snow storage will be located all around the proposed pavement as well as on the pavement where phase 3 is proposed. All utilities will be run underground to the building. Lighting fixtures will be mounted on poles, all meeting the requirements of the City of Rochester lighting standards. The business will have a sign installed near Gonic Road. New vinyl stockade fence will replace the old wooden fencing along the northern and southern property lines. Chain link fence will be installed around the outdoor courts for security and for safety reasons.

With the exception of the aforementioned NHDOT Driveway Permit, there are no other State or Federal permits associated with this project. We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**



By:  
Scott A. Lawler, PE, Project Engineer

cc: Wesson Realty, LLC

# VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | **STRIKE** OPTICS

## FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

### OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- **Zero up-light at 0 degrees of tilt**
- Field rotatable optics

### INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.
- All mounting hardware included

### INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

### ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

### CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

### CONTROLS (CONTINUED)

- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

### CERTIFICATIONS

- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- **Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt**
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#).

### WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information



KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)



CATALOG #:

**Example:** VP-ST-1-36L-39-3K7-2-UNV-A-BLT

[illegible]

Mounting	Color	Options	Network Control Options
<b>A</b> Arm mount for square pole/flat surface	<b>BLT</b> Black Matte Textured	<b>F</b> Fusing	<b>NXSPW-14F</b> NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' <sup>14,5</sup>
<b>A_</b> Arm mount for round pole <sup>3</sup>	<b>BLS</b> Black Gloss Smooth	<b>E</b> Battery Backup <sup>12,7&amp;9</sup>	<b>NXSPW-40F</b> NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' <sup>14,5</sup>
<b>ASQU</b> Universal arm mount for square pole	<b>DBT</b> Dark Bronze Matte Textured	<b>2PF</b> Dual Power Feed	<b>NXSP-14F</b> NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' <sup>4,5</sup>
<b>A_U</b> Universal arm mount for round pole <sup>3</sup>	<b>DBS</b> Dark Bronze Gloss Smooth	<b>2DR</b> Dual Driver	<b>NXSP-40F</b> NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' <sup>4,5</sup>
<b>AAU</b> Adjustable arm for pole mounting (universal drill pattern)	<b>GTT</b> Graphite Matte Textured	<b>TE</b> Tooless Entry	<b>NXWE</b> NX Wireless Enabled <sup>4,5</sup>
<b>AA_U</b> Adjustable arm mount for round pole <sup>3</sup>	<b>LGS</b> Light Grey Gloss Smooth	<b>BC</b> Backlight Control	<b>WIR</b> wiSCAPE® In-Fixture Module <sup>4,5</sup>
<b>ADU</b> Decorative upswept Arm (universal drill pattern)	<b>LGT</b> Light Grey Gloss Textured	<b>TB</b> Terminal Block	<b>WIRSC</b> wiSCAPE® Module and Occupancy Sensor <sup>4,5</sup>
<b>AD_U</b> Decorative upswept arm mount for round pole <sup>3</sup>	<b>PSS</b> Platinum Silver Smooth		<b>Stand Alone Sensors</b>
<b>MAF</b> Mast arm fitter for 2-3/8" OD horizontal arm	<b>WHT</b> White Matte Textured		<b>BTS-14F</b> Bluetooth® Programmable, PIR Occupancy/Daylight Sensor <sup>5</sup>
<b>K</b> Knuckle	<b>WHS</b> White Gloss Smooth		<b>BTS-40F</b> Bluetooth® Programmable, PIR Occupancy/Daylight Sensor <sup>5</sup>
<b>T</b> Trunnion	<b>VGT</b> Verde Green Textured		<b>BTSO-12F</b> Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height <sup>5</sup>
<b>WB</b> Wall Bracket, horizontal tenon with MAF	<b>Color Option</b>		<b>7PR</b> 7-Pin Receptacle <sup>5</sup>
<b>WM</b> Wall mount bracket with decorative upswept arm	<b>CC</b> Custom Color		<b>7PR-SC</b> 7-Pin Receptacle with shorting cap <sup>5</sup>
<b>WA</b> Wall mount bracket with adjustable arm			<b>3PR</b> 3-Pin twist lock <sup>5</sup>
			<b>3PR-SC</b> 3-Pin receptacle with shorting cap <sup>5</sup>
			<b>3PR-TL</b> 3-Pin PCR with photocontrol <sup>5</sup>
			<b>Programmed Controls</b>
			<b>ADD</b> AutoDim Timer Based Dimming <sup>5</sup>
			<b>ADT</b> AutoDim Time of Day Dimming <sup>5</sup>
			<b>Photocontrols</b>
			<b>PC</b> Button Photocontrol <sup>5,6</sup>

9 – Only available in Size 1 housing  
10 – Some voltage restrictions may apply when combined with controls



# GEOPAK Series 1

SIZE 1 - TRP1/QSP1/RD11

## FEATURES

- GeoPak Series consists of three compact Geometric wall-pack shapes in four popular finishes
- 24 mid-power LEDs create 3115 lumens in AC and 1628 lumens in emergency mode
- Environmentally friendly, long-life Lithium Iron Phosphate battery
- Standard Battery Temperature Range: 0°C to 40°C, Optional Heater: -30°C to 40°C
- Zero uplight distributions



## RELATED PRODUCTS

[RD12 GeoPak](#) [TRP2 GeoPak](#) [QSP2 GeoPak](#)



## SPECIFICATIONS

### CONSTRUCTION

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.
- Wet Location Listed to UL924 and UL1598 Standard

### OPTICS

- 24 mid power LEDs delivering up to 3,000 lumens
- Up to 118 lumens per watt
- Type III and IV distributions for a wide variety of applications
- Zero uplight (UO), dark sky, neighbor friendly

### INSTALLATION

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit
- Optional back-box accessory available for surface conduit application.

### ELECTRICAL

- 120-277 and 347-480V operation, 50/60Hz
- 0-10V dimming driver standard. Dimming leads are extended from the product.
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control
- Intergral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Ambient operating temperature -40°C to 40°C
- Button photocontrol is suitable for 120-277V operation
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

### CERTIFICATIONS

- Drivers IP66 and RoHS compliant
- Listed to UL1598 and CSAC22.2#250.0-24 for wet location

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

## KEY DATA

KEY DATA	
Lumen Range	1720-2896
Wattage Range	15-25
Efficacy Range (LPW)	107-131
Weights lbs. (kg)	10.5-11.5 (4.8-5.2)



# GEOPAK SERIES 1

SIZE 1 - TRP1/QSP1/RD11

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

## ORDERING GUIDE

Example: TRP2-24L30-3K7-2-UNV-DBT

CATALOG #

## ORDERING INFORMATION

Series	# LEDs	Wattage	CCT/CRI	Distribution	Voltage
TRP1 Trapezoid	24L 24 LEDs	15 15 watts	3K7 3000K, 70 CRI	3 TYPE III	UNV 120-277V
RD11 Radius		20 20 watts	4K7 4000K, 70 CRI	4W TYPE IV	120 120V
QSP1 Qtr-sphere		25 25 watts	5K7 5000K, 70 CRI		208 208V
			3K8 3000K, 80 CRI		240 240V
			4K8 4000K, 80 CRI		277 277V
			5K8 5000K, 80 CRI		347 347V
					480 480V

Color	Control Options Network	Options
BLT Black Matte Textured	PC Button Photocontrol	F <sup>4</sup> Fusing (only available with STD fixture configuration, 120-277V only)
BLS Black Gloss Smooth	SCP <sup>2,3</sup> Programmable occupancy sensor, factory default is 10% light output	E <sup>1</sup> Battery pack (0°C)
DBT Dark Bronze Matte Textured	Spec SCP/SCO & SWPM Mount Height	EH <sup>1</sup> Battery pack (-30°C) with heater
DBS Dark Brone Gloss Smooth	-8F Up to 8ft mount height	
GTT Graphite Matte Textured	-20F Up to 20ft mount height	
LGS Light Grey Gloss Smooth		
PSS Platinum Silver Smooth		
WHT White Matte Textured		
WHS White Gloss Smooth		
VGT Verde Green Textured		
Color Option		
CC Custom Color		

### Notes:

- 1 Voltage specific (120 or 277V only)
- 2 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
- 3 PCU option not applicable, included in sensor
- 4 Must specify input voltage (120, 208, 240 or 277)

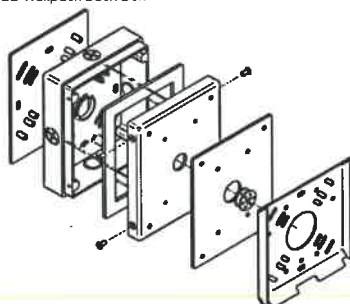
## ACCESSORIES (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> SCP-REMOTE*	Remote control for SCP option. Order at least one per
<input type="checkbox"/> WP-BB-XXX	Accessory for conduit entry, replace "xxx" with color option

### Notes:

- \* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.

WB-BB Wallpack Back Box





# Aqua Series

2, 3, 4, 6

Category: Lighting

Product Name:

Family Name:

## CONTROLS & SENSORS

Ordering Code	Description
ODL	Wattstopper occupancy and dimming, 8-15'AFF
ODM	Wattstopper occupancy and dimming, 15-30'AFF
LLIL	Luton-Limelight wireless, internal. 8-15ft AFF
LLIM	Luton-Limelight wireless, internal. >15-30ft AFF
LLIH	Luton-Limelight wireless, internal. >30-40ft AFF
LLXL	Luton-Limelight wireless, external. 8-15ft AFF
LLXM	Luton-Limelight wireless, external. >15-30ft AFF
LLXH	Luton-Limelight wireless, external. >30-40ft AFF

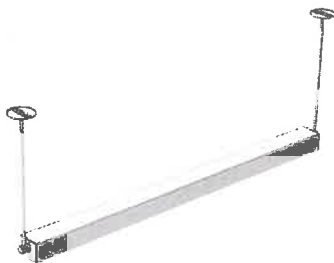
## DIMMING OPTIONS

Ordering Code	Description
D10V	0-10V Dimming, 1% power class
DLA2	Lutron Hi-lume 1% 2-1ire LED driver (120V forward phase only)
DLEH5	Lutron Hi-lume 1% H EcoSystem LED driver with soft-On, Fade-to-Black
DLE55	Lutron 5-Series EcoSystem LED driver
DALI	Digitally Addressable Lighting Interface
DIM	Custom Dimming. Please specify dimming manufacturer/model

## LUMEN MULTIPLICATION TABLE

Ordering Code	Description

## MOUNTING



**H**  
Stem Mount



**W**  
Wall Bracket Mount



**S**  
Surface Mount  
(available in AQD only)



Clearance Project  
Model Name  
Catalog Number

# Aquas Series

## 2, 3, 4, 6

The Aquas series by FORUM is a line of extruded aluminum rectilinear luminaires approved for wet location, allowing for design consistency throughout wet and dry locations. Aquas features standard aperture sizes of 2, 3, 4, and 6". Multiple mounting configurations are available including rigid stem, surface as well as wall mounted. Aquas is available in Black, White, Silver and custom colors and features a premium design, fit and finish.

## Ordering

AQUAS											
AQU		AQU		Indirect		Direct					
LED		LED						X			
lm/ft		CCT		lm/ft		CCT					
DISTRIBUTION	PROFILE	OUTPUT		SHIELDING	MOUNTING	LENGTH	VOLTAGE	FINISH	OPTION 1	OPTION 2	OPTION 3
AQD Direct	32 2 3/8" width 3 3/4" height	65 650 lm/ft 6.5 input watts/ft*	27 2700k temp 93.5% Special order option	SAT Satin Lens	H Stem Mount *	2 2'	120V	WH White	F Fusing	EMLED LED battery pk	
AQU Indirect	42 2 3/8" width 4 3/4" height	95 950 lm/ft 9.5 input watts/ft*	30 3000k temp 95.2%	WOL White Opal Lens*	S Surface Mount	3 3'	277V	SV Silver	90 CRI 90 CRI	SW Separate Switch	
AQUD Direct/Indirect	62 2 3/8" width 6 3/4" height	95 950 lm/ft 9.5 input watts/ft*	30 3000k temp 95.2%	CFA Clear Frosted Acrylic**	W Wall Bracket Mount	4 4'	UNV Universal	BK Black	EC Emergency Circuit		
	33 2 15/16" width 3 3/4" height	* Assumes 4000k w/ satin lens		* Direct Only	* Spec. stem length:	5 5'		CC Custom Color	DIMMING OPTIONS (CHOOSE 1)		
	43 2 15/16" width 4 3/4" height	Lumen Multiplier = % of 4000K		** Indirect Only		6 6'		Provide custom color RAL#:	D10V 0-10V dimming 1% power class	DLA2 Lutron Hi-lume 1% 2-wire LED driver (120V forward phase only)	
	63 2 15/16" width 6 3/4" height	Consult factory for limitations				7 7'			DLEH5 Lutron Hi-lume 1%-H EcoSystem LED driver with soft-On, Fade-to-Black	DLE55 Lutron S-Series EcoSystem LED driver	
	34 4 1/2" width 3 3/4" height	Custom Output				8 8'	Spec. run length:		DALI Digitally Addressable Lighting Interface	DIM Dimming  Please specify dimming manufacturer/model (if required)	
	44 4 1/2" width 4 3/4" height	LED					Standard run length in even foot increments.		CONTROLS OPTIONS (CHOOSE 1)		
	64 4 1/2" width 6 3/4" height	lm/ft	CCT				Individual units cannot be joined in field to create runs.		ODL Wattstopper occupancy and dimming, 8-15'AFF	ODM Wattstopper occupancy and dimming, 15-30'AFF	
	36 6" width 3 3/4" height	32, 42, 62 : 430-1350 lm/ft							LLIL Lutron-Limelight wireless, internal, 8-15ft AFF	LLIM Lutron-Limelight wireless, internal, >15-30ft AFF	
	46 6" width 4 3/4" height	33, 43, 63 : 430-1510 lm/ft							LLIH Lutron-Limelight wireless, internal, >30-40ft AFF	LLXL Lutron-Limelight wireless, external, 8-15ft AFF	
	66 6" width 6 3/4" height	34, 44, 64 : 460-1610 lm/ft							LLXM Lutron-Limelight wireless, external, >15-30ft AFF	LLXH Lutron-Limelight wireless, external, >30-40ft AFF	
		36, 46, 66 : 490-1710 lm/ft									

- 60 option available with 40 Fixture Length only
- 90 option available with 60 Fixture Length only
- A2 option available with 80 Fixture Length only

- 10ft aircraft cables with gripples and hourglass sleeves pre-installed. Canopy kits ordered separately
- G2 option available with 60 Fixture Length and 90 Lumen Output options only

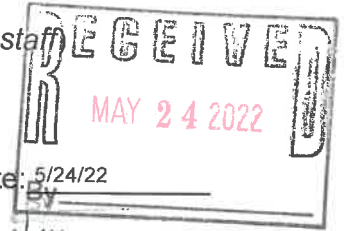
- 10ft Power Cord included. 300V 18AWG, 5-Conductor wire
- Powercord not required for G2 mounting option

## **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: Proposed Pickleball Facility Map: 262 Lot: 73 & 74 Date: 5/24/22

Applicant/agent: Norway Plains Associates, Inc. Signature: *Aileen Baalge*

(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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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 type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Entire site is Deerfield soil series</u>
Soil test pit locations, profiles, and Depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

**Circulation and Parking Plans Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces • required by ordinance • proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing sign _____
Elevation drawings with colors & materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	_____
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input checked="" type="checkbox"/>	<input 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"/>	_____
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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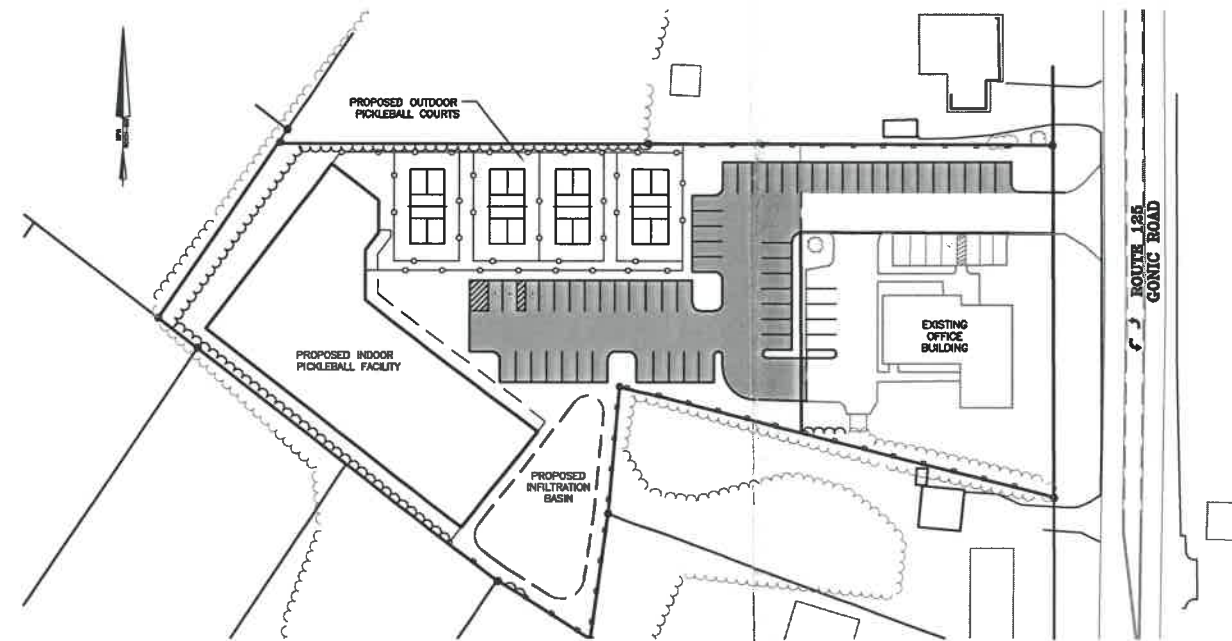
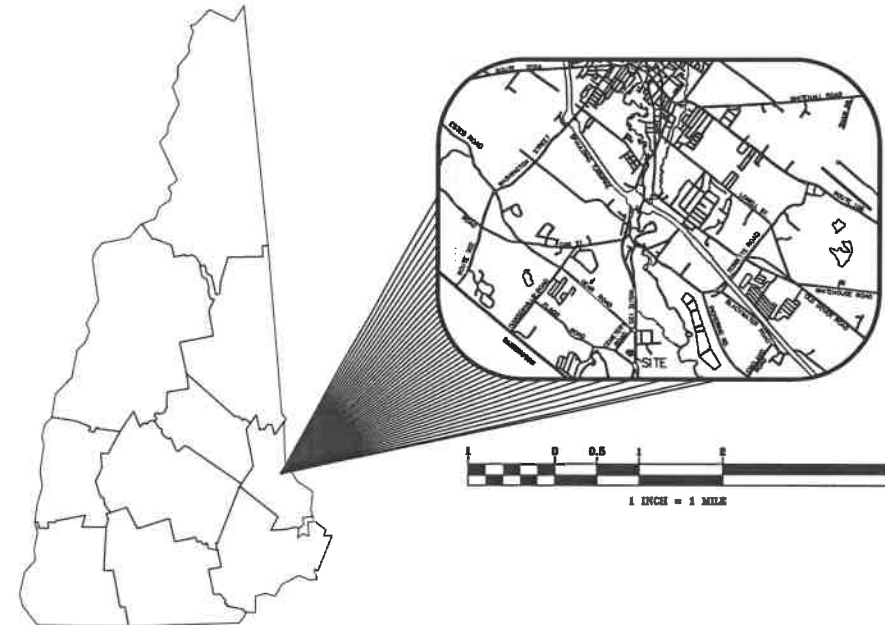
# PROPOSED PICKLEBALL FACILITY

## 389 GONIC ROAD

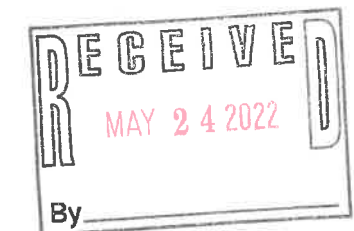
PREPARED FOR

### PICKLEBALL NH, LLC

MAY 2022



OVERALL SITE  
1" = 50'



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

**ARCHITECT**  
AG ARCHITECTS, PC  
634 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
(603) 743-3700

**LANDSCAPING ARCHITECTS**  
WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC  
103 KENT PLACE  
NEWMARKET, NEW HAMPSHIRE 03857  
(603) 859-5949

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

**OWNER OF RECORD**  
TAX MAP 262, LOT 73  
OWNER OF RECORD:  
WESSON REALTY, LLC  
PO BOX 493  
ROCHESTER, NEW HAMPSHIRE 03866  
SCRD BOOK 4914, PAGE 823  
TAX MAP 262, LOT 74  
OWNER OF RECORD:  
WESSON REALTY, LLC  
PO BOX 493  
ROCHESTER, NEW HAMPSHIRE 03866  
SCRD BOOK 4939, PAGE 514

**APPLICANT**  
PICKLEBALL NH, LLC  
PO BOX 493  
ROCHESTER, NEW HAMPSHIRE 03866

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

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

NPDES PERMIT: NOT REQUIRED

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

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

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

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

SHEET INDEX		
COVER		
SHEET E-1	EXISTING FEATURES	1" = 30'
SHEET C-1	OVERALL SITE PLAN	1" = 30'
SHEET C-2	SITE LAYOUT PLAN	1" = 30'
SHEET C-3	GRADING AND DRAINAGE PLAN	1" = 30'
SHEET C-4	UTILITY PLAN	1" = 30'
SHEET C-5	CONSTRUCTION DETAILS	AS SHOWN
SHEET C-6	TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET C-7	PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET C-8	UTILITY DETAILS	AS SHOWN
SHEET C-9	SANITARY SEWER DETAILS	AS SHOWN
SHEET P-1	PHASING PLAN	1" = 30'
SHEET L-1	SITE LANDSCAPING PLAN	1" = 30'
SHEET L-2	LIGHTING PLAN AND DETAILS	1" = 30'

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

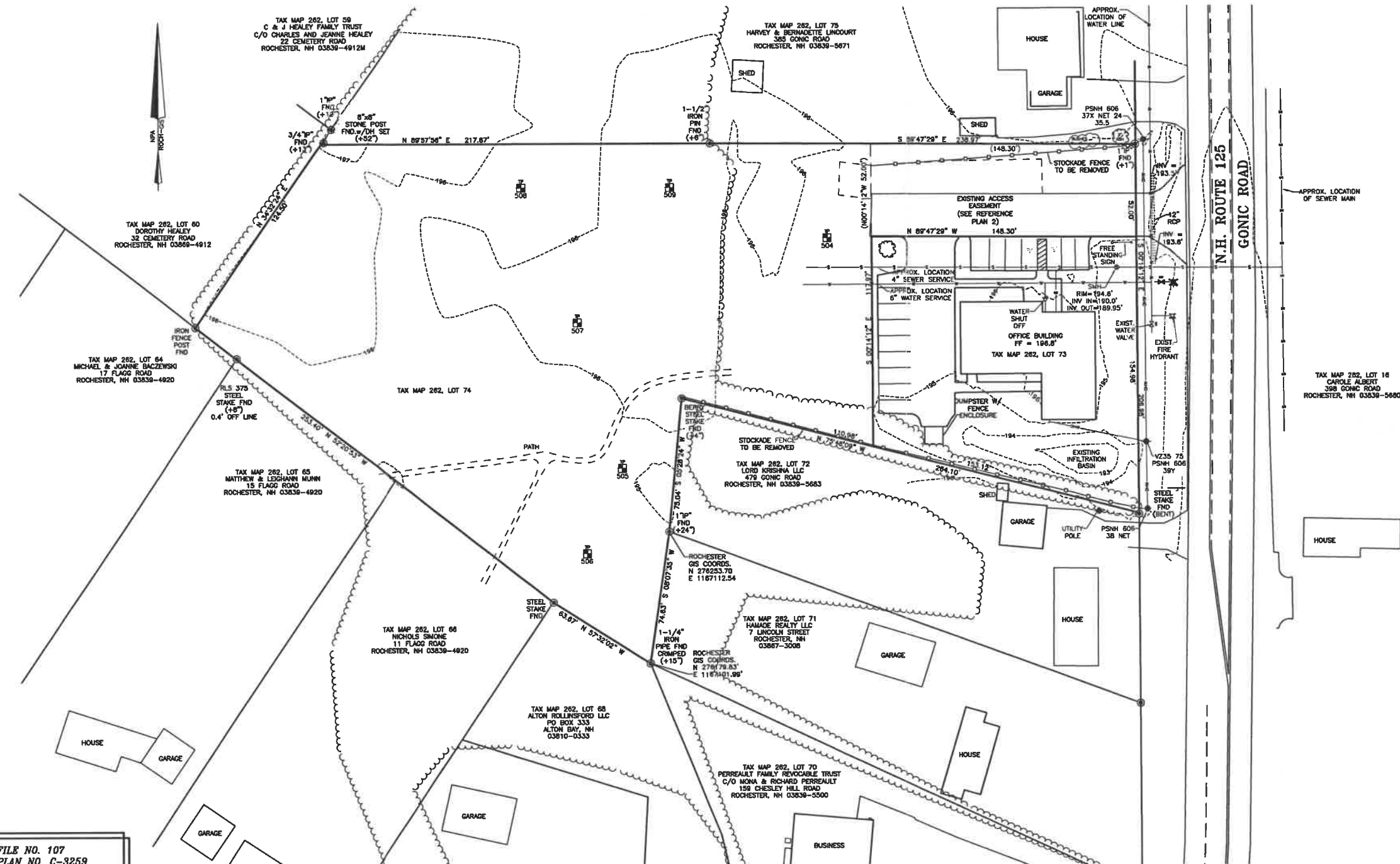


**LEGEND**

N 89° 20' 30"	PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TREE LINE
---	EXISTING CONTOUR LINE
---	EXISTING DRAIN LINE
---	EXISTING STOCKADE FENCE
---	EXISTING GRAVEL
---	EXISTING OVERHEAD WIRES
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING UTILITY POLE
---	EXISTING SEWER MANHOLE
---	EXISTING MONUMENT
---	EXISTING HYDRANT
---	EXISTING WATER GATE OR SHUT-OFF VALVE
---	EXISTING TEST PIT LOCATION & NUMBER

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

**REFERENCE PLAN**  
 1) "AS BUILT SITE PLAN ROUTE 125, ROCHESTER NEW HAMPSHIRE" DATED: JUNE 2004; BY NORWAY PLAINS ASSOCIATES, INC.  
 2) "LOT LINE REVISION ROUTE 125, ROCHESTER NEW HAMPSHIRE" DATED: MAY 2002; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD PLAN NUMBER 006-0061.



- NOTES**
1. THE PARCELS ARE LOCATED IN THE HIGHWAY COMMERCIAL (HC) ZONE.
  2. TOTAL PARCEL AREA: LOT 73 - 20,038 SQUARE FEET OR 0.46 ACRES; LOT 74 - 75,794 SQUARE FEET OR 1.74 ACRES.
  3. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED PICKLEBALL FACILITY ON TAX MAP 282, LOT 74.
  4. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  5. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT PER REFERENCE PLAN 1.
  6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
 HIGHWAY COMMERCIAL (HC) ZONE:  
 MINIMUM LOT AREA/DWELLING UNIT = 5,000 SF  
 MINIMUM LOT AREA = 20,000 SF  
 MINIMUM LOT FRONTAGE = 100 FEET  
 MINIMUM YARD SETBACKS:  
 FRONT = 20'  
 SIDE = 10'  
 REAR = 25'  
 MAXIMUM LOT COVERAGE = 65%  
 MAXIMUM NUMBER OF STORES = 3 STORES
  7. ORIENTATION: HORIZONTAL - NGVD1928 AND VERTICAL - CITY OF ROCHESTER GIS.
  8. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301202130 DATED MAY 17, 2008.
  9. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.  
 \* DWA - DEERFIELD LOAMY SAND, 0-3 % SLOPES
  10. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD ST., ROCHESTER, NH 03607. (603) 335-1338.

TAX MAP 282, LOT 73  
 OWNER OF RECORD:  
 WESSON REALTY, LLC  
 PO BOX 493  
 ROCHESTER, NH 03666  
 SCRD BOOK 4914, PAGE 823

TAX MAP 282, LOT 74  
 OWNER OF RECORD:  
 WESSON REALTY, LLC  
 PO BOX 493  
 ROCHESTER, NH 03666  
 SCRD BOOK 4939, PAGE 514

**EXISTING FEATURES PLAN**  
**TAX MAP 282, LOTS 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
 PREPARED FOR:  
**PICKLEBALL NH, LLC**  
 MAY 2022  
 GRAPHIC SCALE



FILE NO. 107  
 PLAN NO. C-3259  
 DWG. NO. 21310

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

**NORWAY PLAINS ASSOCIATES, INC.**

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

# LAND SURVEYORS



# CIVIL ENGINEERS



## SITE REVIEW APPROVAL

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

## FINAL APPROVAL BY ROCHESTER PLANNING BOARD

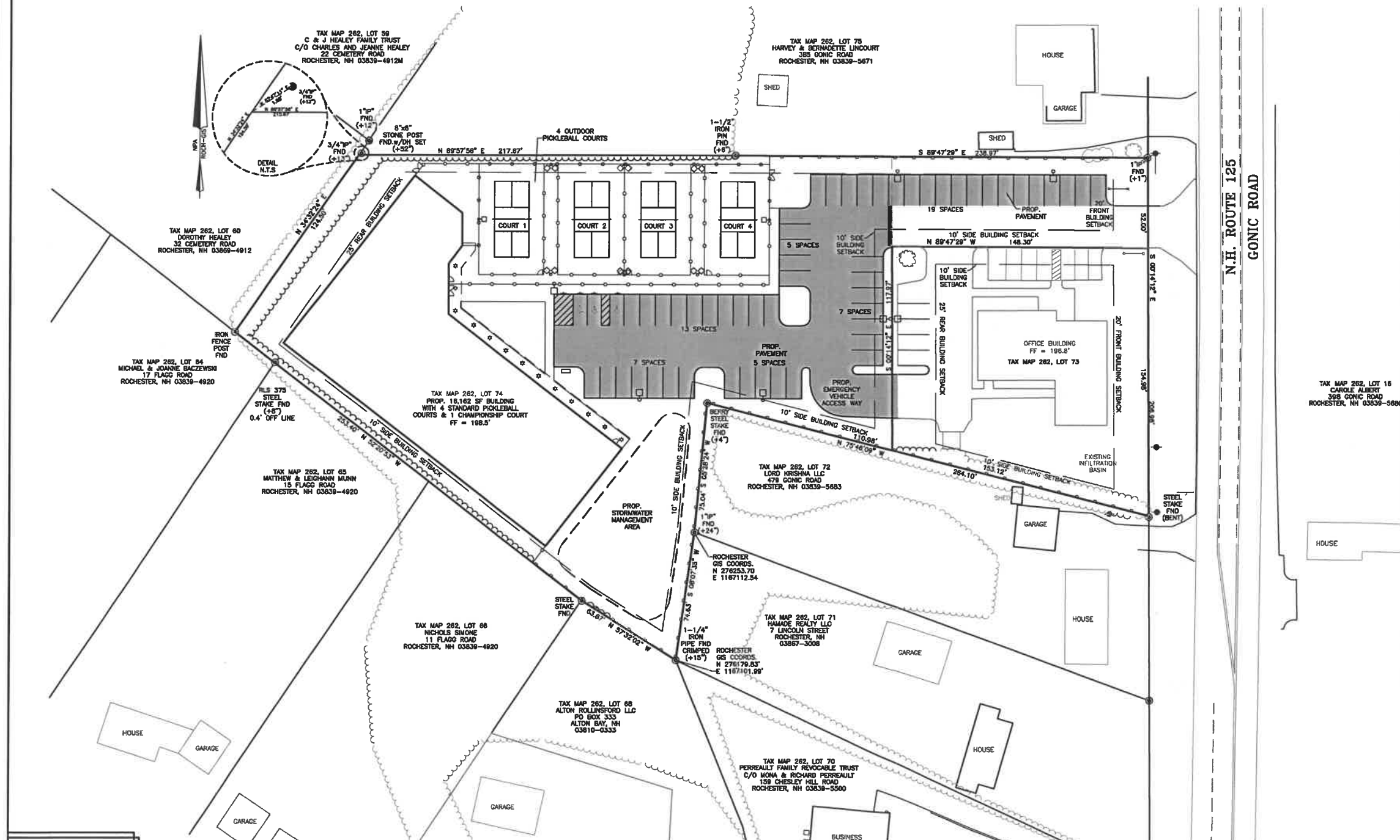
CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

### LEGEND

- 1" = 30' PROPERTY LINE
- 1" = 30' BUILDING SETBACKS
- 1" = 30' EXISTING EDGE OF PAVEMENT
- 1" = 30' EXISTING TREE LINE
- 1" = 30' EXISTING STOCKADE FENCE
- 1" = 30' EXISTING OVERHEAD WIRES
- 1" = 30' EXISTING UTILITY POLE
- 1" = 30' EXISTING MONUMENT
- 1" = 30' PROPOSED BUILDING
- 1" = 30' PROPOSED PAVEMENT
- 1" = 30' PROPOSED TREE LINE
- 1" = 30' PROPOSED CHAIN LINK FENCE
- 1" = 30' PROPOSED WOODEN STOCKADE FENCE
- 1" = 30' PROPOSED POLE LIGHT
- 1" = 30' PROPOSED STANDARD PAVEMENT
- 1" = 30' PROPOSED CONCRETE

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

REFERENCE PLAN  
1748 BUILT SITE PLAN ROUTE 125, ROCHESTER NEW HAMPSHIRE DATED:  
JUNE 2004; BY NORWAY PLAINS ASSOCIATES, INC.  
2) LOT LINE REVISION ROUTE 125, ROCHESTER, NEW HAMPSHIRE DATED  
MAY 2002; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD  
PLAN NUMBER 006-0061.



- NOTES**
- THE PARCELS ARE LOCATED IN THE HIGHWAY COMMERCIAL (HC) ZONE.
  - TOTAL PARCEL AREA:  
LOT 73 - 20,038 SQUARE FEET OR 0.46 ACRES;  
LOT 74 - 25,704 SQUARE FEET OR 0.59 ACRES.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED PICKLEBALL FACILITY ON TAX MAP 262, LOT 74 AND VEHICLE CONNECTION TO MAP 262, LOT 73.
  - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  - THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISIBLE APPARENT PER REFERENCE PLAN.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
HIGHWAY COMMERCIAL (HC) ZONE:  
MINIMUM LOT AREA/DWELLING UNIT = 5,000 SF  
MINIMUM LOT AREA = 20,000 SF  
MINIMUM LOT FRONTAGE = 100 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 25'  
SIDE = 10'  
REAR = 25'  
MAXIMUM LOT COVERAGE = 85%  
MAXIMUM NUMBER OF STORES = 3 STORES
  - ORIENTATION: HORIZONTAL - NGVD1929 AND VERTICAL - CITY OF ROCHESTER GIS. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301700130 DATED MAY 17, 2003.
  - PARKING REQUIREMENTS:  
OFFICE USE:  
3 SPACES / 1,000 GROSS SQUARE FEET  
3 SPACES / 1,000 GSF = 3,650 GSF = 11 SPACES  
RECREATIONAL USE:  
3 SPACES / 1,000 GROSS SQUARE FEET  
0.25 SPACES PER CUSTOMER AT MAXIMUM CAPACITY FOR OUTDOOR FACILITY  
3 SPACES / 1,000 GSF = 16,163 GSF = 49 SPACES  
0.25 SPACES PER CUSTOMER FOR OUTDOOR FACILITY \* 16 CUSTOMERS = 4 SPACES  
TOTAL REQUIRED = 64 SPACES  
TOTAL PROVIDED = 70 SPACES  
ACCESSIBLE SPACES REQUIRED = 3 - PROVIDED = 5 SPACES
  - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.
  - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD ST., ROCHESTER, NH 03607. (603) 335-1338.
  - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
  - THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 218. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
  - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7102 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
  - SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON NH ROUTE 125 AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
  - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
  - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
  - THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. REVIEW TO ENSURE COMPLIANCE WITH THAT ORDINANCE AND OTHER APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNIFICANT CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED PRESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
  - ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
  - NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.
  - THE SEWER IMPACT CONTRIBUTION MUST BE PAID IN FULL TO THE CODE ENFORCEMENT DEPARTMENT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE SEWER IMPACT IS A ONE TIME PAYMENT OF \$2.00 PER GALLON FOR AVERAGE DAILY FLOW.

**TAX MAP 262, LOT 73**  
OWNER OF RECORD:  
WESSON REALTY, LLC  
PO BOX 493  
ROCHESTER, NH 03606  
SCRD BOOK 4914, PAGE 823

**TAX MAP 262, LOT 74**  
OWNER OF RECORD:  
WESSON REALTY, LLC  
PO BOX 493  
ROCHESTER, NH 03606  
SCRD BOOK 4939, PAGE 514

**OVERALL SITE PLAN**  
**TAX MAP 262, LOTS, 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
PREPARED FOR:  
**PICKLEBALL NH, LLC**  
MAY 2022  
GRAPHIC SCALE



1 INCH = 30 FEET

C-1

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

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

**NORWAY PLAINS ASSOCIATES, INC.**

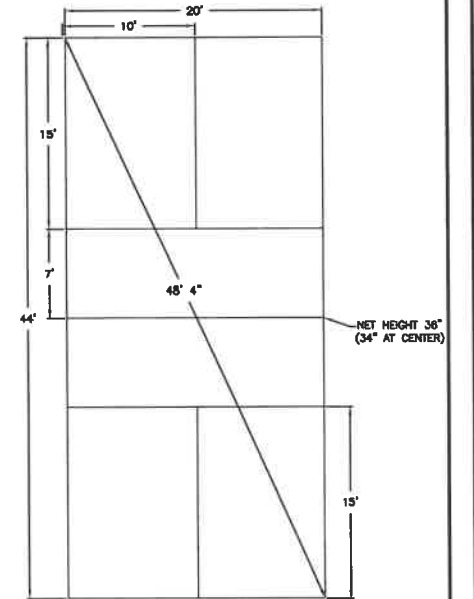
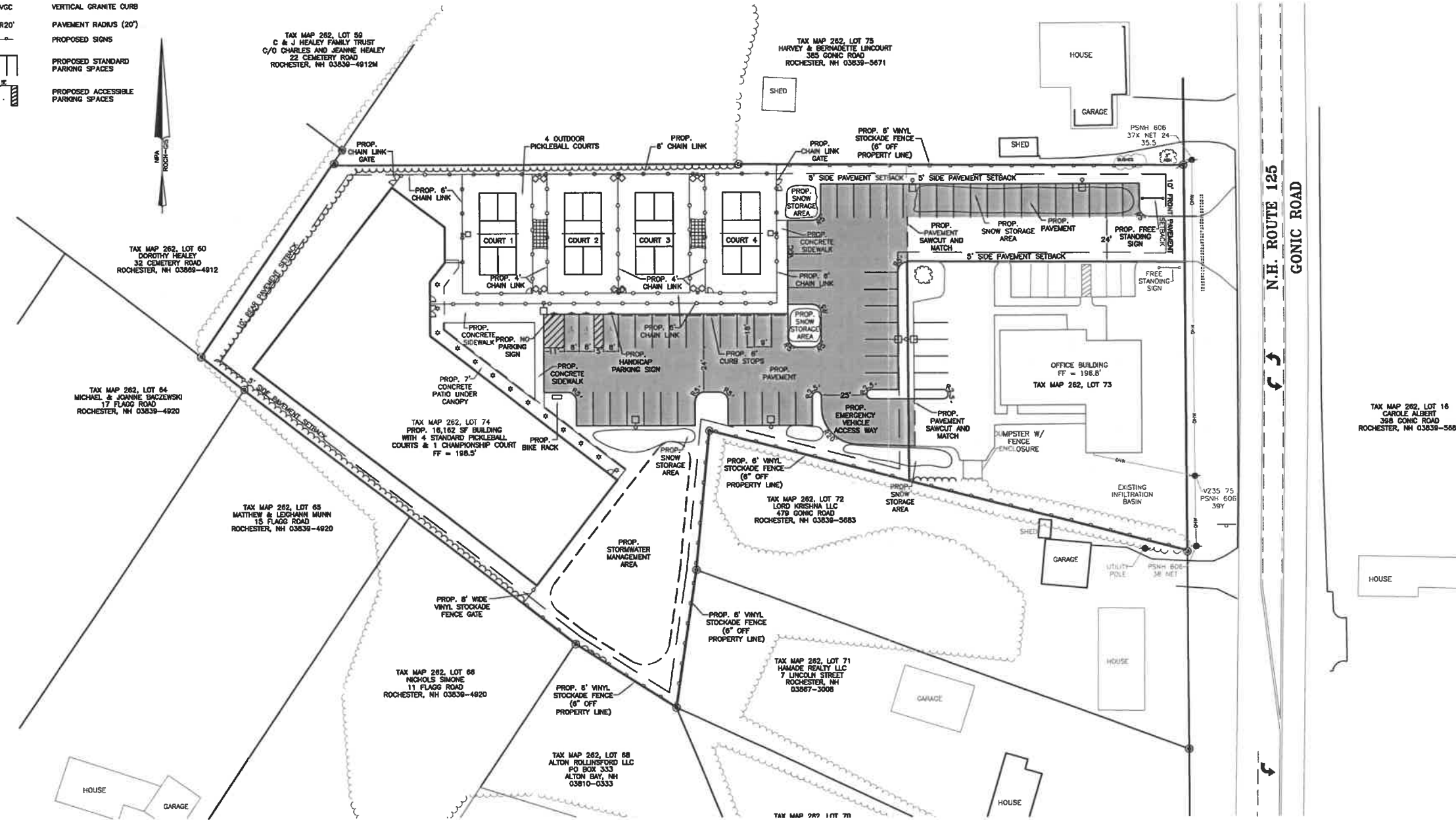
2 Continental Blvd., Rochester, N.H. 603-335-3948



- LEGEND**
- N 87° 20' 30" 150' PROPERTY LINE
  - PAVEMENT SETBACKS
  - EXISTING EDGE OF PAVEMENT
  - EXISTING TREE LINE
  - EXISTING STOCKADE FENCE
  - EXISTING OVERHEAD WIRES
  - EXISTING UTILITY POLE
  - EXISTING MONUMENT
  - PROPOSED BUILDING
  - PROPOSED PAVEMENT
  - PROPOSED TREE LINE
  - PROPOSED HANDRAIL
  - PROPOSED WOODEN STOCKADE FENCE
  - PROPOSED POLE LIGHT
  - PROPOSED STANDARD PAVEMENT
  - PROPOSED CONCRETE
  - PROPOSED SHADE CANOPY
  - VGC VERTICAL GRANITE CURB
  - R20' PAVEMENT RADIUS (20')
  - PROPOSED SIGNS
  - PROPOSED STANDARD PARKING SPACES
  - PROPOSED ACCESSIBLE PARKING SPACES



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**PICKLEBALL COURT SPECIFICATIONS**  
NOT TO SCALE

**SITE LAYOUT PLAN**  
**TAX MAP 262, LOTS 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
PREPARED FOR:  
**PICKLEBALL NH, LLC**  
MAY 2022  
GRAPHIC SCALE

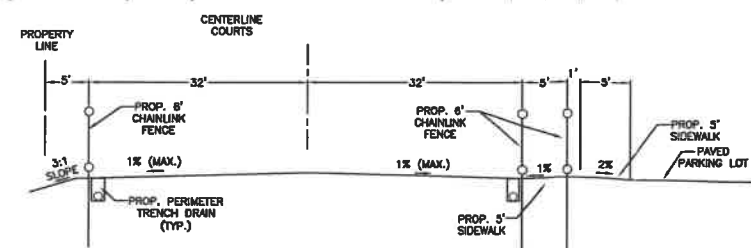
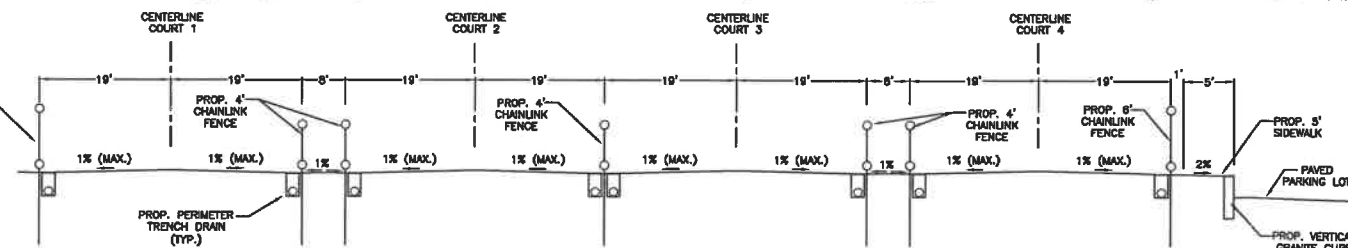
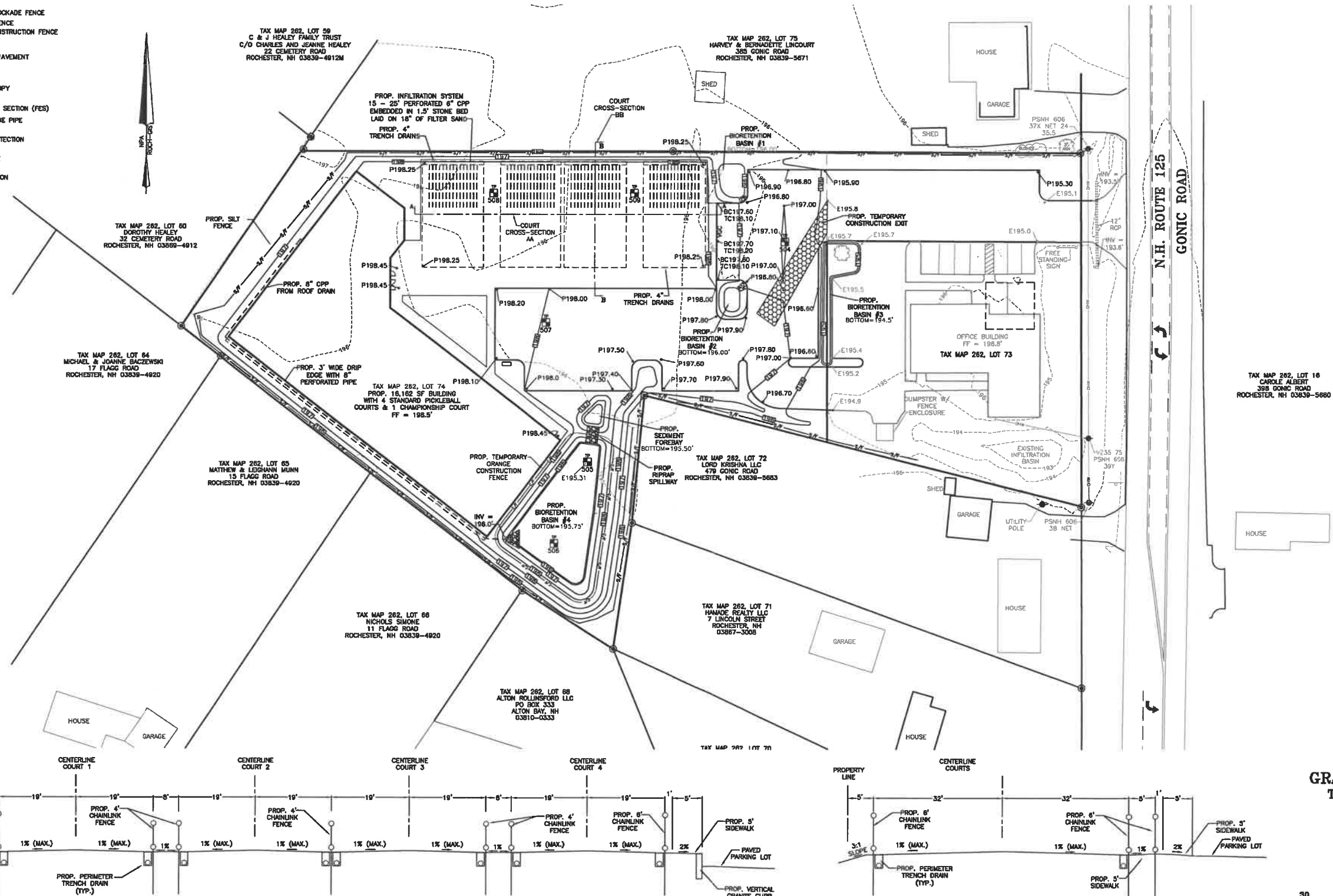


FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310



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LEGEND	
	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING TREE LINE
	EXISTING CONTOUR LINE
	EXISTING DRAIN LINE
	EXISTING STOCKADE FENCE
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE
	EXISTING MONUMENT
	EXISTING TEST PIT LOCATION & NUMBER
	EXISTING SPOT GRADE
	PROPOSED DRAIN LINE
	PROPOSED CONTOUR LINE
	PROPOSED TREE LINE
	PROPOSED HANDRAIL
	PROPOSED WOODEN STOCKADE FENCE
	PROPOSED SILTATION FENCE
	PROPOSED ORANGE CONSTRUCTION FENCE
	PROPOSED POLE LIGHT
	PROPOSED STANDARD PAVEMENT
	PROPOSED CONCRETE
	PROPOSED SHADE CANOPY
	PROPOSED FLARED END SECTION (FES)
	CORRUGATED POLYETHYLENE PIPE
	PROPOSED OUTLET PROTECTION
	PROPOSED SPOT GRADE
	PROPOSED TEMPORARY STABILIZED CONSTRUCTION



GRADING & DRAINAGE PLAN  
TAX MAP 262, LOTS 73 & 74  
389 GONIC ROAD  
ROCHESTER, NH  
PREPARED FOR:  
PICKLEBALL NH, LLC  
MAY 2022  
GRAPHIC SCALE



1 INCH = 30 FEET C-3

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

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

NOT TO SCALE

NORWAY PLAINS ASSOCIATES, INC.

NOT TO SCALE

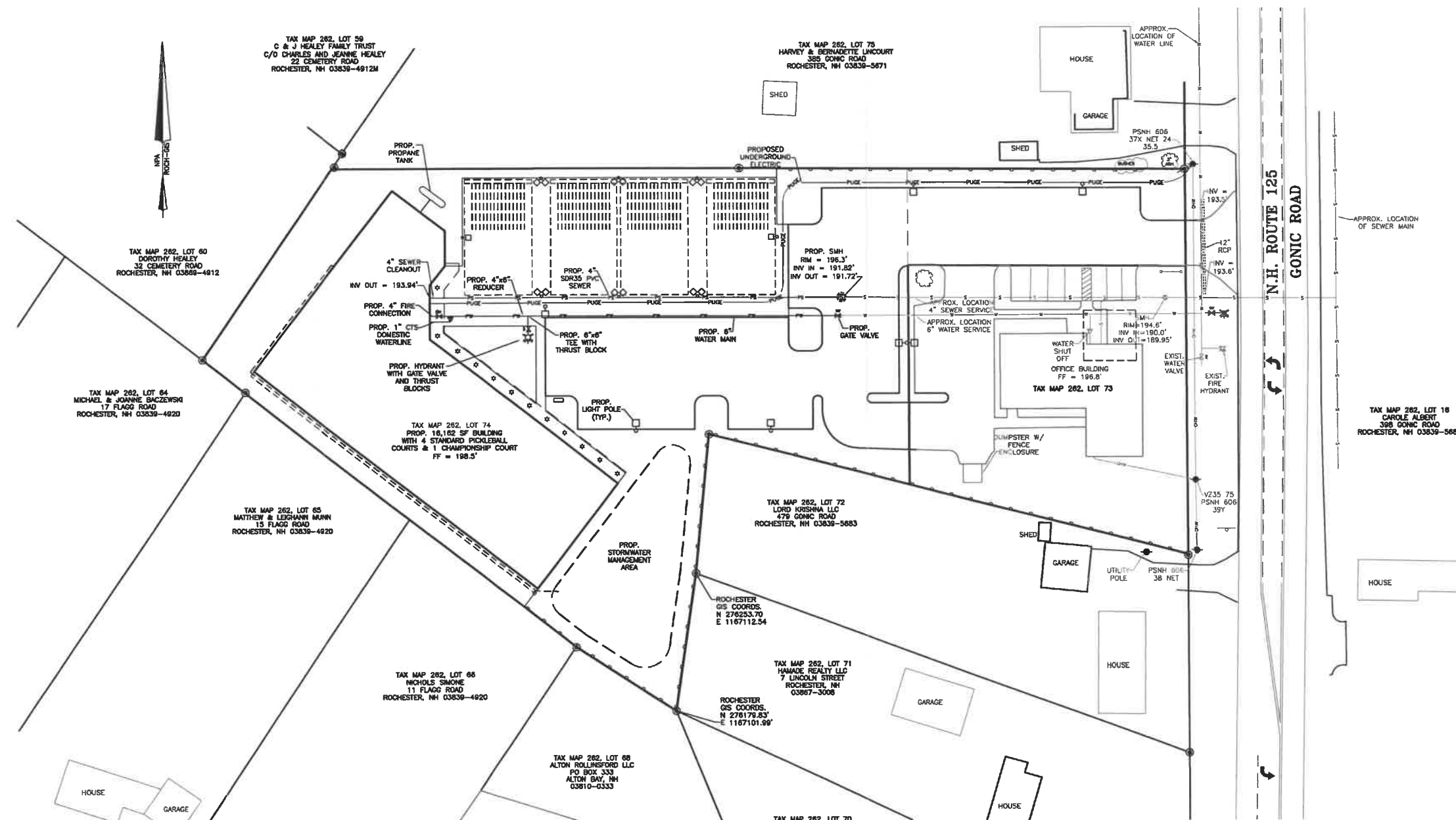
2 Continental Blvd., Rochester, N.H. 603-335-3948



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	PROPERTY LINE
	JURISDICTIONAL WETLANDS
	EXISTING TREE LINE
	EXISTING DRAIN LINE
	EXISTING CONTOUR LINE
	EXISTING CATCH BASIN
	PROPOSED TREE LINE
	PROPOSED DRAIN LINE
	PROPOSED WATER SERVICE
	PROPOSED SEWER LINE
	PROPOSED SEWER FORCE MAIN PIPE HOPE SOR 11
	PROPOSED UNDERGROUND ELECTRIC WIRES
	PROPOSED NATURAL GAS LINE
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER SHUT-OFF VALVE
	PROPOSED SEWER MANHOLE
	PROPOSED LIGHT POLE



**UTILITY NOTES**

1. LOCATION OF TRANSFORMER PAD OR POLE MOUNTED TRANSFORMER TO BE DETERMINED BY EVERSOURCE.
2. CONTRACTOR SHALL LOCATE AND VERIFY ELEVATIONS AND PIPE DIAMETER OF EXISTING WATER AND SEWER SERVICE BEFORE START OF CONSTRUCTION AND COORDINATE WITH ENGINEER ON ANY DISCREPANCIES.

**UTILITY PLAN  
TAX MAP 262, LOTS 73 & 74  
389 GONIC ROAD  
ROCHESTER, NH  
PREPARED FOR:  
PICKLEBALL NH, LLC  
MAY 2022  
GRAPHIC SCALE**



1 INCH = 30 FEET

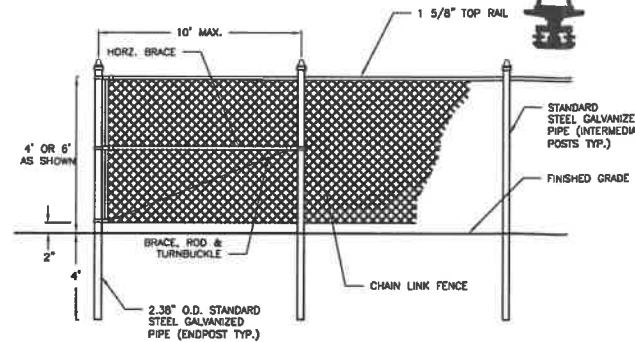
C-4

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

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

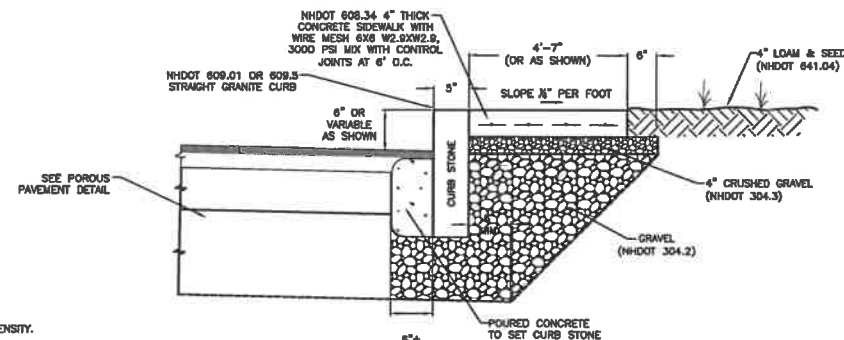
**NORWAY PLAINS ASSOCIATES, INC.**

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



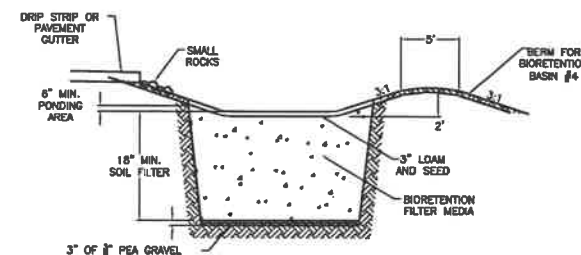
**CHAIN LINK FENCE DETAIL**  
**NOT TO SCALE**

- NOTES:
1. ALL FENCING MATERIALS SHALL BE MASTER HALCO OR APPROVED EQUAL.
  2. FENCING SUPPLY: GC/AAA FENCES, INC.  
(603) 742-0833
  3. ALL FENCING MATERIALS SHALL BE MIDNIGHT BLACK.
  4. CHAINLINK SHALL BE VINYL COATED.
  5. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.



**CONCRETE SIDEWALK WITH  
GRANITE CURB DETAIL**  
NOT TO SCALE

- PAYMENT NOTES:**
1. PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
  2. PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
  3. PLACE CRUSHED GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
  4. PAVEMENT MUST BE INSTALLED IN TWO COURSES, A BINDER COURSE AND A WEARING COURSE.



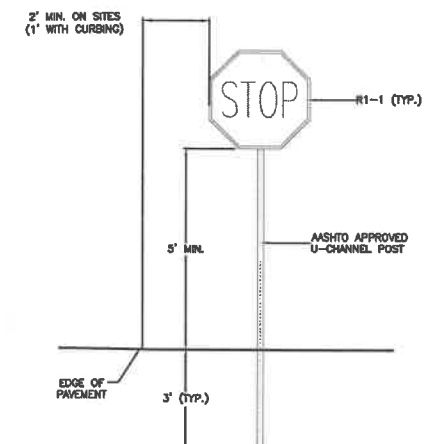
CROSS SECTION  
**BIORETENTION BASIN DETAIL**  
NOT TO SCALE

- VEGETATED RESIDENTIAL BIORETENTION CONSTRUCTION AND MAINTENANCE NOTES:**
1. BIORETENTION AREAS SHOULD BE LOCATED CLOSE TO THE SOURCE OF RUNOFF.
  2. DO NOT PLACE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE GRASS HAS BEEN SEEDED AND THE ADJACENT AREAS ARE FULLY ESTABLISHED.
  3. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE A YEAR. ANY RAINFALL EVENTS EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION AS WARRANTED BY SUCH INSPECTION.
  4. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
  5. DURING WINTER MONTHS AND DORMANT TIME, IF THE BIORETENTION DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITIONS OF THE GARDEN TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
  6. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

- SUGGESTED PLANTINGS (SHADY BIKRETATION)**  
PLANTS WITHIN THE WETTER CENTER OF THE GARDEN:
- WOODY SHRUBS:
- VERNAL WITCH HAZEL: 6-10' H x 6-10' W
  - NATIVE RHODOENDRON: 1-3' H x 1-3' W
  - LARGEOLEA TEA: 1-3' H x 1-3' W
  - WINTERBERRY: 6-8' H x 6-8' W
- PERENNIALS:
- ROYAL FERN: 2-5' H x 2-5' W
  - NATIVE COLOMBINE: 1-2' H x 1-2' W
  - SENSITIVE FERN: 2' H x 18" W
  - CARDINAL FLOWERS: 2-4' H x 1' W
- PLANTS WITHIN THE DRYER OUTER EDGE OF THE GARDEN:
- WOODY SHRUBS:
- SWEETFERN: 2-4' H x 2-4' W
  - DEARBERRY: 6-12' H x 1-2' W
- PERENNIALS:
- WILD GERANIUM: 1-2' H x 2' W

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

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**PLAN VIEW**

PICKLEBALL COURT TOP

12" STRUCTURAL MATERIAL

6" STONE (40% VOIDS)

6" PERFORATED PIPE

18" MIN. THICKNESS OF SAND FILTER (SEE SPECIFICATIONS)

STANDARD FILL MATERIAL (AS NEEDED TO REACH GRADE)

**PROFILE**

0.5"  
4.5"  
6"  
2"

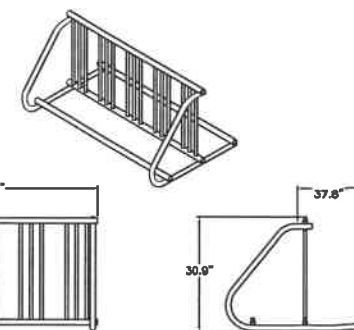
BRUIT TOP OF SLEEVE WITH 1/2" OF PORTLAND CEMENT.

PRE-CAST SLEEVES TO ACCEPT #6 RE-BAR FOR A SNUG FIT. PLACE 8" FROM EACH END.

2 #6 X 1'-0" LONG (MIN.) RE-BARS DRIVEN THROUGH PRE-CAST SLEEVES INTO COMPACTED SUB-BASE.

NOTE:  
WH-HESTOP PLACED PER PLAN.  
WH-STOP 6'-0" IN LENGTH.

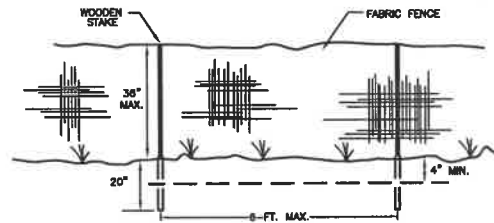
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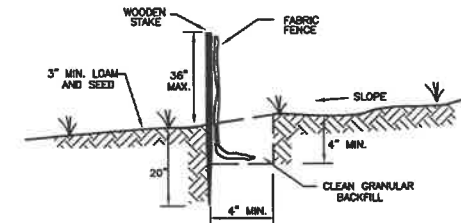
**CONSTRUCTION DETAILS**  
**TAX MAP 262, LOTS 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
**PREPARED FOR:**  
**PICKLEBALL NH, LLC**  
**MAY 2022**



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PROFILE



CROSS-SECTION

**MAINTENANCE REQUIREMENTS:**

- FENCES SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALLS.
- SEDIMENT DEPOSITION SHALL BE REMOVED, AT A MINIMUM, WHEN DEPOSITION ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FENCE AND MOVED TO AN APPROPRIATE LOCATION SO THE SEDIMENT IS NOT REDEPOSITED BACK TOWARD THE SILT FENCE.
- SILT FENCES SHALL BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
- SHALL THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE PREPARED AND SEEDED.
- IF THERE IS EVIDENCE OF EROSION OR SEDIMENTATION ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
- SILT FENCES HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT FENCE SHALL BE REPAIRED PERIODICALLY AS REQUIRED TO MAINTAIN EFFECTIVENESS.

**CONSTRUCTION SPECIFICATIONS:**

- FENCES SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE FENCE. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE FENCE SHALL BE LESS THAN 1 ACRE PER 100 LINEAR FEET OF FENCE.
- THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHALL BE 100 FEET.
- THE MAXIMUM SLOPE ABOVE THE FENCE SHALL BE 2:1.
- FENCES SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE, AND
  - THE ENDS OF THE FENCE SHALL BE FLARED UPSLOPE.
  - THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 4 INCHES IN DEPTH AND INCHES IN WIDTH IN A TRENCH EXCAVATED INTO THE GROUND, OR IF SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE, OR THE PRESENCE OF HEAVY ROOTS, THE BASE OF THE FABRIC SHALL BE EMBEDDED WITH A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE.
  - THE SOIL SHALL BE COMPACTED OVER THE EMBEDDED FABRIC.
- SUPPORT POSTS SHALL BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS WITH MAXIMUM POST SPACING OF 8 FEET.
- ADJOINING SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY A MINIMUM OF 8 INCHES (24 INCHES IS PREFERRED), FOLDED AND STAPLED TO A SUPPORT POST. IF METAL POSTS ARE USED, FABRIC SHALL BE WIRE-TIED DIRECTLY TO THE POSTS WITH THREE DIAGONAL TIES.
- SILT FENCING SHALL NOT BE STAPLED OR NAILED TO TREES.
- THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.
- THE FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 8 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
- POSTS FOR SILT FENCES SHALL BE EITHER 4-INCH DIAMETER WOOD OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 8 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM. POSTS SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE FABRIC.
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES AS HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- A MANUFACTURED SILT FENCE SYSTEM WITH INTEGRAL POSTS MAY BE USED.
- POST SPACING SHALL NOT EXCEED 8 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UP GRADIENT FROM THE BARRIER.
- THE STANDARD STRENGTH OF FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POST, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCE MAY BE INSTALLED BY "SLICING" USING MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PROCEDURE. THE SLICING METHOD USES AN IMPLEMENT TOWED BEHIND A TRACTOR TO "PLOW" OR SLICE THE SILT FENCE MATERIAL INTO THE SOIL. THE SLICING METHOD MINIMALLY DISRUPTS THE SOIL UPWARD AND SLIGHTLY DISPLACES THE SOIL, MAINTAINING THE SOIL'S PROFILE AND CREATING AN OPTIMAL CONDITION FOR SUBSEQUENT MECHANICAL COMPACTATION.
- SILT FENCES SHALL BE INSTALLED WITH "SMILES" OR "J-HOOKS" TO REDUCE THE DRAINAGE AREA THAT ANY SEGMENT WILL IMPOUND.
- THE ENDS OF THE FENCE SHALL BE TURNED UPHILL.
- SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 8 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND TO ALLOW FOR MAINTENANCE ACCESS WITHOUT DISTURBING THE SLOPE.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

**SILTATION CONTROL FENCE DETAIL**

NOT TO SCALE

**TEMPORARY VEGETATION:****SPECIFICATIONS:****SITE PREPARATION:**

- INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
- GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- RUNOFF SHALL BE DIVERTED FROM THE SEEDBED AREA.
- ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

**SEEDBED PREPARATION:**

- STONES AND TRASH SHALL BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
- WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE RESTRICTED TO LIME, WOOD ASH OR LOW PHOSPHATE AND SLOW RELEASE NITROGEN VARIETIES, UNLESS A SOIL TEST WARRANTS OTHERWISE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL FERTILIZER AND LIMESTONE MAY BE APPLIED AT THE FOLLOWING RATES:

LIMESTONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)\*  
\*EQUVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

FERTILIZER APPLICATION RATE = 870 LB./ACRE (20 LB./1,000-SF)\*  
\*LOW PHOSPHATE FERTILIZER (8-0-4) OR EQUIVALENT

**SEEDING:**

- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTPACKER TYPE SEEDER OR HYDRO SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
- TEMPORARY SEED SHALL TYPICALLY OCCUR PRIOR TO SEPTEMBER 15.
- AREAS SEEDD BETWEEN MAY 15 AND AUGUST 15 SHALL BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NHSSM, VOL. 3.
- VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVER WINTER PROTECTION.

**MAINTENANCE REQUIREMENTS:**

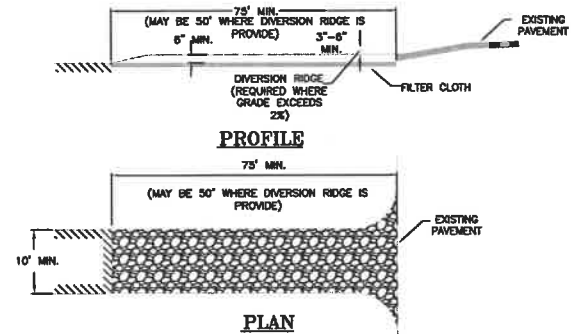
- TEMPORARY SEEDING SHALL BE INSPECTED WEEKLY AFTER ANY RAINFALL EXCEEDING 1/2 INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHALL BE INSPECTED JUST PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROVIDE STABILIZATION OVER THE WINTER PERIOD.
- BASED ON INSPECTION, AREAS SHALL BE RESEEDD TO ACHIEVE FULL STABILIZATION OF EXPOSED SOILS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN OTHER TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED.
- IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND AREAS SHALL BE RESEEDD, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

**TEMPORARY VEGETATION SEEDING RECOMMENDATIONS**

SPECIES	PER ACRE BUSHELS (BU) OR POUNDS (LBS.)	PER 1,000-SF OR POUNDS (LBS.)	REMARKS
WINTER RYE	2.5 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.
OATS	2.5 BU OR 80 LBS.	2.0 LBS.	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH.
ANNUAL RYE GRASS	40 LBS.	1.0 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYE GRASS	30 LBS.	0.7 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH.

**SOURCES:**

- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL VOLUME 3, TABLE 4-1
- MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)

**TEMPORARY CONSTRUCTION EXIT**

NOT TO SCALE

**MAINTENANCE REQUIREMENTS:**

- WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE ENTRANCE SHALL THEN BE RECONSTRUCTED.
- THE CONTRACTOR SHALL SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
- WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

**CONSTRUCTION SPECIFICATIONS:**

- THE MINIMUM STONE USED SHALL BE 3-INCH CRUSHED STONE.
- THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
- THE PAD SHALL BE THE FULL WIDTH OF CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
- THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROADWAY.
- THE PAD SHALL BE AT LEAST 8 INCHES THICK.
- THE GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
- THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
- NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHALL BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

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

NORWAY PLAINS ASSOCIATES, INC.

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

TEMPORARY EROSION &  
SEDIMENTATION CONTROL DETAILS

TAX MAP 262, LOT 74  
389 GONIC ROAD  
ROCHESTER, NH

PREPARED FOR:  
PICKLEBALL NH, LLC

MAY 2022

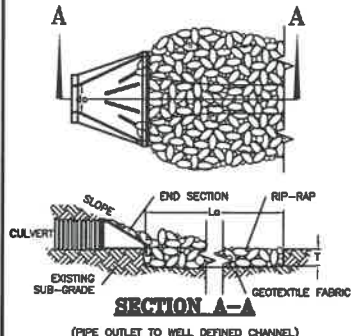
C-6





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

## RIP-RAP GRADATION



d50 = 3"	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	5 TO 6
85	4 TO 5
50	3 TO 4
15	1 TO 2

d50 = 4"	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	6 TO 8
85	5 TO 7
50	4 TO 6
15	1 TO 2

d50 = 6"	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	8 TO 12
85	7 TO 10
50	6 TO 8
15	1.8 TO 3

d50 = 9"	
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	13.5 TO 18
85	11.7 TO 16.2
50	9 TO 13.5
15	2.7 TO 4.5

## APRON DIMENSION TABLE

OUTLET PROTECTION	PIPE OUTLET	W <sub>1</sub>	W	L <sub>1</sub>	L	d50
INFILTRATION BASIN	8" CPP	3'	12'	10'	6"	6"

## NOTES:

- ALL PIPE CULVERTS SHALL HAVE END SECTIONS OR HEADWALLS. END SECTION MATERIAL AND MANUFACTURER SHALL MATCH THAT OF THE PIPE CULVERT.
- THE LARGEST RIP-RAP SIZE DETERMINED DURING HYDROLOGIC ANALYSIS HAS BEEN USED FOR ALL OUTLETS FOR ECONOMY AND SIMPLICITY.
- APRON LENGTHS, WIDTHS AND THICKNESSES HAVE BEEN ROUNDED UP TO WHOLE NUMBERS FOR EASE OF CONSTRUCTION.

## CONSTRUCTION SPECIFICATIONS:

- PREPARE THE SUB-GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP-RAP TO THE GRADES SHOWN ON THE PLANS.
- MINIMUM 6" SAND/GRAVEL BEDDING OR GEOTEXTILE FABRIC REQUIRED UNDER ALL ROCK RIP-RAP.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGE AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO (2) PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
- RIP-RAP SIZE CHOSEN FOR THE WORST CASE OF ALL OUTLETS. ALL RIP-RAP USED FOR PIPE OUTLET PROTECTION WILL HAVE THE SAME GRADATION AND THICKNESS.

## MAINTENANCE NOTES:

- OUTLETS SHALL BE INSPECTED AND CLEANED ANNUALLY AND AFTER ANY MAJOR STORM EVENT. ANY EROSION OR DAMAGE TO THE RIP-RAP SHALL BE REPAIRED IMMEDIATELY.
- THE CHANNEL IMMEDIATELY DOWNSTREAM FROM THE OUTLET SHOULD BE CHECKED TO SEE THAT NO EROSION IS OCCURRING.
- THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TALKWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

## PIPE OUTLET PROTECTION DETAIL

## PERMANENT VEGETATION:

## SPECIFICATIONS:

## SITE PREPARATION:

- INSTALL NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
- GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
- RUNOFF SHALL BE DIVERTED FROM THE SEEDBED AREA.
- ON SLOPES 4:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

## SEEDBED PREPARATION:

- WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHALL BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY AND SILT SOILS SHALL BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
- REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE CLOS, LUMPS, TRASH OR OTHER UNSUITABLE MATERIAL.
- INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.
- WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
- APPLY LIME/STONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. FERTILIZER SHALL BE RESTRICTED TO LIME, WOOD ASH OR LOW PHOSPHATE AND SLOW RELEASE NITROGEN VARIETIES, UNLESS A SOIL TEST WARRANTS OTHERWISE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER AND LIME/STONE MAY BE APPLIED AT THE FOLLOWING RATES:

LIME/STONE APPLICATION RATE = 3 TONS/ACRE (138 LB./1,000-SF)\*

\*EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE

FERTILIZER APPLICATION RATE = 870 LB./ACRE (20 LB./1,000-SF)\*

\*LOW PHOSPHATE FERTILIZER (8-0-4) OR EQUIVALENT

## SEEDING:

- INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE OF INOCULANT.
- APPLY SEED UNIFORMLY BY HAND, CYCLOPE SEEDER, DRILL CULPICKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE, WHERE FEASIBLE EXCEPT WHERE EITHER CULPICKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
- SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHALL BE COMPLETED AS DAYS PRIOR TO FIRST KILLING FROST. WHEN CROWN VETCH IS SEEDING IN LATE SUMMER AT LEAST 55% OF THE SEED SHALL BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NISM, VOL. 3, AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- AREAS SEEDING BETWEEN MAY 15 AND AUGUST 15 SHALL BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE NISM, VOL. 3.
- VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR OVER WINTER PROTECTION.

## HYDROSEEDING:

- WHEN HYDROSEEDING (HYDRAULIC APPLICATION), PREPARE THE SEEDBED AS SPECIFIED ABOVE OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND REMOVE SURFACE STONES LARGER THAN 2 INCHES IN DIAMETER.
- SLOPES MUST BE NO STEEPER THAN 2:1 (2 FEET HORIZONTALLY BY 1 FOOT VERTICALLY).
- LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED (UNLESS IF IT IS USED TO HOLD STRAW OR HAY). BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH.
- SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

## MAINTENANCE REQUIREMENTS:

- PERMANENT SEEDING AREAS SHALL BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTION, MAINTENANCE AND CORRECTIVE ACTIONS SHALL CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
- SEEDING AREAS SHALL BE MAINTAINED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION. MOWING HEIGHT AND FREQUENCY DEPEND OF TYPE OF GRASS COVER.
- BASED ON INSPECTION, AREAS SHALL BE RESEED TO ACHIEVE FULL STABILIZATION OF EXPOSED SOIL.
- AT A MINIMUM 85% OF THE SOIL SURFACE SHALL BE COVERED BY VEGETATION.
- IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND AREAS SHALL BE RESEED, WITH OTHER TEMPORARY MEASURES (I.E. MULCH, ETC.) USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

## PERMANENT VEGETATION SEEDING RECOMMENDATIONS

USE	MIXTURE	SPECIES	LBS./ACRE	LBS./1,000-SF
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	TALL FESCUE	20	0.45
		CREeping RED FESCUE	20	0.45
		REDTOP	2	0.05
		TOTAL	42	0.95
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	TALL FESCUE	20	0.45
		CREeping RED FESCUE	20	0.45
		REDTOP	2	0.05
		TOTAL	42	0.95
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY RECREATION SITES	A	TALL FESCUE	20	0.45
		CREeping RED FESCUE	20	0.45
		REDTOP	2	0.05
		TOTAL	42	0.95

## SOURCES:

- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLES 4-2 AND 4-3
- MINNICK, E.L. AND H.T. MARSHALL, (AUGUST 1992)

## GENERAL CONSTRUCTION PHASING:

- STABILIZATION:  
A SITE IS DEEMED STABILIZED WHEN IT IS IN A CONDITION IN WHICH THE SOIL ON SITE WILL NOT EXPERIENCE ACCELERATED OR UNNATURAL EROSION UNDER THE CONDITIONS OF A 10-YEAR STORM EVENT, SUCH AS BUT NOT LIMITED TO:  
A. AREAS THAT WILL NOT BE PAVED;  
B. A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;  
C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR A CERTIFIED COMPOST BLANKET HAS BEEN INSTALLED, OR;  
D. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- BLANKETS TO BE PAVED:  
A. TEMPORARY STABILIZATION:  
ALL AREAS OF EXPOSED OR DISTURBED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 3 DAYS FOLLOWING FINAL GRADING.  
B. MAXIMUM AREA OF DISTURBANCE:  
THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, NO MORE THAN 5 ACRES SHALL BE DISTURBED (NOT STABILIZED) AT ANY TIME.  
ONLY DISTURBED AREAS ARE NECESSARY FOR CONSTRUCTION.  
C. FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED.  
D. EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN DEPICTED ON SHEET C-3.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON SHEET C-3.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING AND BE PROTECTED FROM EROSION.
- STOCKPILES, BORROW AREAS AND SPOILS SHALL BE STABILIZED AS DESCRIBED UNDER "SOIL STOCKPILE PRACTICES".
- SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJACENT PROPERTIES OR NEARBY PROTECTION AGAINST SEDIMENTATION, EROSION, SLUFFAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGE.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND/OR OTHER OBJECTIONABLE MATERIALS.
- AREAS SHALL BE SCRIPPED TO A MINIMUM DEPTH OF 3-INCHES PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHALL BE PLACED WITHOUT SIGNIFICANT COMPACTION TO PROVIDE A LOOSE BEDDING FOR PLACEMENT OF SEED.
- ALL FILLS SHALL BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO REDUCE EROSION, SLUFFAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, SITE UTILITIES, CONDUITS AND OTHER FACILITIES, SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- IN GENERAL, FILLS SHALL BE COMPACTED IN LAYERS RANGING FROM 6 TO 24 INCHES IN THICKNESS. THE CONTRACTOR SHALL REVIEW THE PROJECT GEOTECHNICAL REPORT AND/OR THE "PROJECT SPECIFIC PHASING NOTES" FOR SPECIFIC GUIDANCE.
- ANY AND ALL FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS (LARGER THAN 3/4" THE DEPTH OF THE LIFT BEING INSTALLED), LOGS, STUMPS, BUILDING DEBRIS, FROZEN MATERIAL AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.
- FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE (I.E. CLAY, SILT) MATERIALS ARE SUSCEPTIBLE TO ACCELERATED SETTLEMENT AND POTENTIAL ACCELERATED EROSION. WORK IN AREAS OF THESE MATERIALS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER.
- THE OUTER FACE OF THE FILL SLOPE SHALL BE ALLOWED TO STAY LOOSE, NOT ROLLED OR COMPACTED, OR BLADE SMOOTHED. A BULLDOZER MAY RUN UP AND DOWN THE FILL SLOPE SO THE DOZER TRACKS (CLEAR TRACKS) CREATE GROOVES PERPENDICULAR TO THE SLOPE. IF THE SOIL IS NOT TOO MOIST, EXCESSIVE COMPACTION WILL NOT OCCUR. SEE "SURFACE ROUGHENING" IN THE NISM, VOL. 3.
- ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION AND FACILITATE VEGETATION ESTABLISHMENT.
- USE SLOPE GRADINGS, SUCH AS DIVERSIONS, BENCHES, OR CONTOUR FURROWS AS APPROPRIATE TO REDUCE THE LENGTH OF "OUT-FILL" SLOPES TO LIMIT SHEET AND RILL EROSION AND PREVENT GULLY EROSION. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
- SEDS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE EVALUATED BY A PROFESSIONAL ENGINEER (PROPERLY THE DESIGN ENGINEER) TO DETERMINE IF THE PROPOSED DESIGN SHALL BE REVISED TO PROPERLY MANAGE THE CONDITION.
- STABILIZE ALL GRADED AREAS (AS ABOVE) WITH VEGETATION, CRUSHED STONE, COMPOST BLANKET, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETE OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH OR OTHER APPROVED METHODS TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- THE PROJECT SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARS 3800 RELATIVE TO INVASIVE SPECIES.

ABOVE NOTES EXCERPTED, ADAPTED AND REFERENCED FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" (NISM, VOL. 3)

## PROJECT SPECIFIC CONSTRUCTION PHASING:

- REFER TO THE "GENERAL CONSTRUCTION PHASING" NOTES PRIOR TO COMMENCING CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING PHASING. THE "GENERAL CONSTRUCTION PHASING" NOTES APPLY TO THE OVERALL CONSTRUCTION AND SHALL BE ADHERED TO.
- INSTALL ALL TEMPORARY SEDIMENT CONTROL BARRIERS (I.E. SILT FENCE, EROSION CONTROL MIX BERM, STONE CHECK DAMS, ETC.) AROUND THE OUTER PERIMETER OF THE CONSTRUCTION SITE AS DEPICTED ON SHEET C-3 PRIOR TO EARTH MOVING OPERATIONS.
- INSTALL ORANGE SNOW FENCE AROUND THE PERIMETER OF THE INFILTRATION BASINS AND THE FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE BASINS HAS STARTED.
- CLEAR, GRUB AND STRIP THE SITE. STUMPS, BRUSH AND OTHER ORGANIC WASTE SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATION.
- INSTALL A TEMPORARY CONSTRUCTION EXIT AT THE LOCATION OF THE PROPOSED DRIVEWAY CONNECTION TO THE EXISTING DRIVEWAY. MAINTAIN AS DIRECTED BY THE TEMPORARY CONSTRUCTION EXIT DETAIL.
- STOCKPILE STRIPPED TOPSOIL AND CUT MATERIAL TO BE REUSED ON SITE IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH THE "SOIL STOCKPILE PRACTICES". MAINTAIN THE STOCKPILES AS DIRECTED IN THE "SOIL STOCKPILE PRACTICES".
- PERFORM THE NECESSARY CUTS AND FILLS TO CONSTRUCT THE INFILTRATION BASIN AS DEPICTED ON SHEET C-3 AND IN ACCORDANCE WITH THE INFILTRATION BASIN DETAILS SHOWN ON SHEET C-3.
- CONSTRUCT THE INFILTRATION BASIN. LOAM SEED AND MULCH THE SIDE SLOPES OF THE BASIN AS DIRECTED IN THE INFILTRATION BASIN DETAILS.
- THE BASIN SHALL BE SEEDING AND MULCHING PRIOR TO THE FINAL GRADING OF THE NECESSARY CUTS AND FILLS TO SUBGRADE IN THE BUILDING AND PARKING LOT AREAS.
- INSTALL MULCH OR FILL IN MAXIMUM 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% MAXIMUM PROCTOR DENSITY.
- REFER TO UNISC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS PUBLISHED FROM UNIVERSITY OF NEW HAMPSHIRE STORMWATER CENTER FOR INSTALLATION SPECIFICATIONS FOR POROUS PAVEMENT.
- AS SUBGRADE IS ACHIEVED INSTALL REMAINING SEDIMENT CONTROL BARRIERS WITHIN THE SITE (I.E. ADDITIONAL SILT FENCE, CHECK DAMS AND SEDIMENT CONTROLS AND CATCH BASINS, ETC.).
- INSTALL ALL UTILITIES (I.E. REMAINING WATER MAIN AND SEWER LINE) PER THE CORRESPONDING DETAILS AND AS SHOWN ON SHEET C-3.
- ALL CUT AND FILL SLOPES AND LAWN AREAS NOT TO BE PAVED SHALL BE LOADED AND SEED FOR PERMANENT VEGETATION AND STABILIZATION AS DESCRIBED UNDER THE "PERMANENT VEGETATION PRACTICES". WITHIN 3 DAYS OF ACHIEVING FINAL GRADE.
- INSTALL ALL GRAVEL BASE AND CRUSHED GRAVEL MATERIALS FOR THE PARKING AREA AS SPECIFIED IN THE CORRESPONDING DETAILS.
- THE PARKING AREAS SHALL BE STABILIZED (CONSTRUCTED TO GRAVEL BASE COURSE) WITHIN 3 DAYS OF ACHIEVING FINISHED SUBGRADE ELEVATIONS.
- INSTALL PAVEMENT SURFACES AS SOON AS POSSIBLE AFTER THE INSTALLATION OF THE GRAVEL BASE AND CRUSHED GRAVEL. IN ORDER TO LIMIT THE SOIL EROSION AND POLLUTION OF THE GRAVEL MATERIALS WITH ORGANIC MATERIALS. IN NO CASE SHALL AREAS TO BE PAVED BE LEFT UNPROTECTED THROUGHOUT THE WINTER MONTHS.
- ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE. IN NO CASE SHALL ANY DISTURBED AREA BE LEFT UN-STABILIZED FOR LONGER THAN 21 DAYS. IF NECESSARY TEMPORARY STABILIZATION MEASURES AS DISCUSSED IN THE "GENERAL CONSTRUCTION PHASING NOTES" AND NISM, VOL. 3 SHOULD BE EMPLOYED.

## MAINTENANCE AND INSPECTION:

- DURING CONSTRUCTION ALL TEMPORARY AND PERMANENT SEDIMENT, EROSION CONTROL, AND STORMWATER MANAGEMENT PRACTICES SHOULD BE INSPECTED REGULARLY, AFTER EVERY 1/2 INCH OF RAINFALL, AND ANNUALLY.
- EXCESS SEDIMENT SHOULD BE REMOVED FROM TEMPORARY SEDIMENT, EROSION CONTROL, AND STORMWATER MANAGEMENT PRACTICES WHEN IT REACHES PRESCRIBED THRESHOLDS DISCUSSED IN THE DETAILS FOR EACH PRACTICE.
- ALL DAMAGED TEMPORARY AND PERMANENT SEDIMENT, EROSION CONTROL, AND STORMWATER MANAGEMENT PRACTICES SHOULD BE REPAIRED OR REPLACED IMMEDIATELY UPON NOTICE.
- SEDIMENT SHALL BE DISPOSED OF PROPERLY EITHER ON SITE OR OFF SITE.
- PROJECT COMPLETION AND STABILIZATION:  
1. UPON PROJECT COMPLETION, ONCE THE SITE IS DEEMED STABILIZED (VEGETATION IS GERMINATED), THE TEMPORARY SEDIMENT CONTROL BARRIERS AND EROSION CONTROL PRACTICES SHALL BE REMOVED. ANY DISTURBANCE CREATED DURING REMOVAL SHALL BE REPAIRED IN AN APPROPRIATE MANNER.
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE ON SITE INFILTRATION BASIN.

## WINTER STABILIZATION &amp; CONSTRUCTION PRACTICES:

## MAINTENANCE REQUIREMENTS:

- MAINTENANCE MEASURES SHALL BE PERFORMED THROUGHOUT CONSTRUCTION, INCLUDING DURING THE WINTER PERIOD. AFTER EACH RAINFALL, SNOWFALL, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL CONDUCT INSPECTION OF ALL INSTALLED EROSION CONTROL PRACTICES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUED FUNCTION.
- FOR AREAS STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHALL CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF THE VEGETATION AND REPAIR ANY DAMAGED AREAS OR GALE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).

## SPECIFICATIONS:

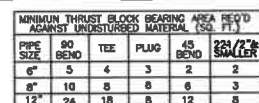
- THE FOLLOWING STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 15.
- THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1-ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DISCUSSED IN NISM, VOL. 3, AND ELSEWHERE IN THIS PLAN SET, PRIOR TO ANY CONSTRUCTION.
- STABILIZATION AS FOLLOWS SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 3 DAYS.
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM 85% VEGETATIVE GROWTH BY OR AFTER OCTOBER 15, SHALL BE RESEED AND MULCH WITHIN 3 DAYS AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX (REFER TO NISM, VOL. 3 FOR SPECIFICATIONS).
- ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH AFTER OCTOBER 15 SHALL BE SEED AND COVERED WITH A PROPERLY INSTALLED EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHALL NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
- ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
- INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
- ALL MULCH APPLIED DURING WINTER SHALL BE ANCHORED (I.E. BY NETTING, TRACING, WOOD CELLULOSE FIBER).
- WITHIN 24 HOURS OF STOCKPILING SOIL MATERIALS SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A 4 INCH LAYER OF EROSION CONTROL MIX. MULCH SHALL BE REESTABLISHED PRIOR TO ANY RAIN OR SNOWFALL. NO SOIL STOCKPILE SHALL BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100-FT OF ANY WETLAND OR OTHER WATER RESOURCE AREA.
- FROZEN MATERIAL (I.E. FROST LAYER REMOVED DURING WINTER CONSTRUCTION) SHALL BE STOCKPILED SEPARATELY AND IN A LOCATION AWAY FROM ANY AREA NEEDING PROTECTION. FROZEN MATERIAL STOCKPILES CAN MELT IN SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH SOIL MOISTURE CONTENT.
- INSTALLATION OF EROSION CONTROL, BLANKETS SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR ON FROZEN GROUND.
- ALL GRASS-LINED DITCHES AND CHANNELS SHALL BE CONSTRUCTED BY SEPTEMBER 1. ALL DITCHES AND CHANNELS WHICH DO NOT EXHIBIT 85% VEGETATIVE GROWTH BY OR ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS AS DETERMINED BY A PROFESSIONAL ENGINEER. IF STONE LINING IS NECESSARY, THE CONTRACTOR MAY NEED TO RE-GRADE THE DITCH AS REQUIRED TO PROVIDE ADEQUATE CROSS-SECTION AFTER ALLOWING FOR PLACEMENT OF THE STONE.
- ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
- AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF FIBER MULCH AND GRAVEL WITH A GRADATION THAT IS LESS THAN 12# OF THE SAND PORTION PASSING THE NUMBER 4 SIEVE, BY WEIGHT, PASSES THE NUMBER 200 SIEVE.
- SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHALL CONSIST OF EROSION CONTROL MIX BERMS OR CONTINUOUS CONTAINED BERMS. SILT FENCES AND HAY BALES SHALL NOT BE INSTALLED WHEN FROZEN CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.

PERMANENT EROSION & SEDIMENTATION CONTROL DETAILS  
TAX MAP 282, LOTS 73 & 74  
389 GONIC ROAD  
ROCHESTER, NH  
PREPARED FOR:  
PICKLEBALL NH, LLC  
MAY 2022





**NOT TO SCALE**



NOTE: SIZE OF THRUST BLOCKS MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION.

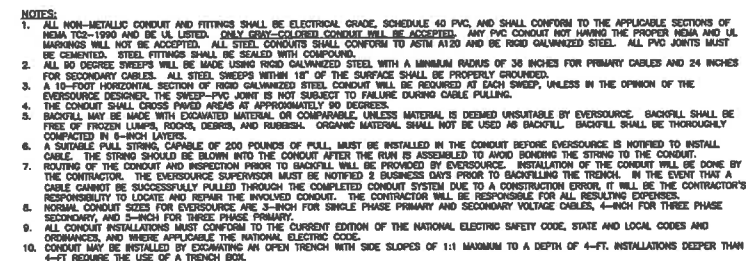
**WATER MAIN  
THRUST BLOCK DETAILS**  
NOT TO SCALE

\* BASED ON A MINIMUM ATTACHED PIPE ALONG RUN ( $L_r$ ) = 5 FEET

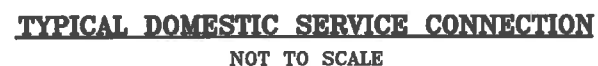
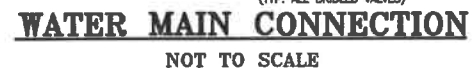
**MECHANICAL RESTRAINED  
LENGTH SCHEDULE**  
NOT TO SCALE

**NOTES:**

1. PIPE IS BURIED TO A DEPTH OF 8 FEET WITH A MINIMUM OF 4 INCHES OF COMPACTED GRANULAR MATERIAL UNDER THE PIPE TO THE SPRING LINE OF THE PIPE.
2. THE EXISTING SOIL IS POORLY GRADED GRAVEL AND GRAVEL SAND MIXTURE WITH LITTLE TO NO FINES.
3. ALL CALCULATIONS ARE BASED ON A FACTOR OF SAFETY OF 1.5 TO 1.
4. ALL CALCULATIONS ARE BASED ON THE "RESTRAINED LENGTH CALCULATION PROGRAM" BY EBAA IRON, INC., RELEASE 3.1.

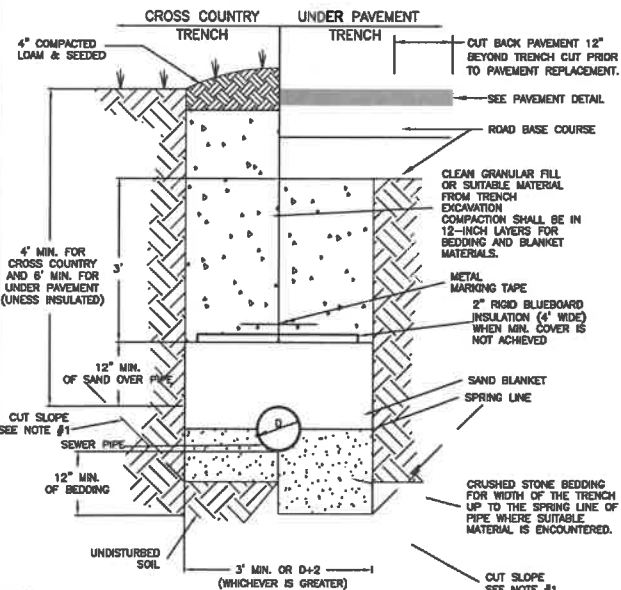


**ELECTRICAL & UNDERGROUND UTILITY  
TRENCH INSTALLATION DETAIL**  
NOT TO SCALE



**UTILITY DETAILS**  
**TAX MAP 262, LOTS 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
**PREPARED FOR:**  
**PICKLEBALL NH, LLC**  
**MAY 2022**

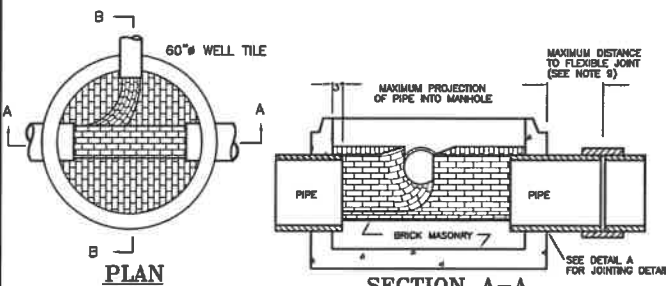
## LAND SURVEYORS



- NOTES:**
- PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.
  - PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN PLAN.
  - SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.
  - WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE AT AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISHED GRADE.
  - THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.
  - TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING:
    - DEBRIS;
    - PIECES OF PAVEMENT;
    - ORGANIC MATTER;
    - TOP SOIL;
    - WET OR SOFT MUCK;
    - PEAT OR CLAY;
    - EXCAVATED LEDGE MATERIAL;
    - ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION; AND
    - ANY MATERIAL NOT APPROVED BY THE ENGINEER.

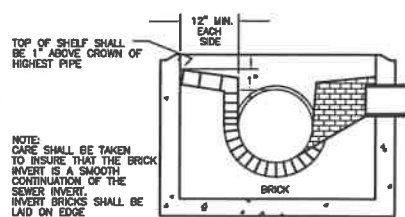
### SEWER PIPE TRENCH INSTALLATION DETAIL NOT TO SCALE

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



### SECTION A-A

NOTE: INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST



### SECTION B-B

NOTE: CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE

### INVERT DETAILS NOT TO SCALE

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

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

### NOTES:

- IT IS INTENTION OF THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY BY THE PUBLIC WORKS DEPARTMENT FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (8-20 LBS/SQ. FT.) WITHOUT FAILING AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE, OR POURED IN PLACE REINFORCED CONCRETE. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDULGELY MARKED ON THE INSIDE WALL.
- VACUUM LEAKAGE TESTING (ASTM C1244) SHALL BE PERFORMED FOR ALL MANHOLES, LOW-PRESSURE AIR TESTING (ASTM F1417) AND DEFLECTION TESTING USING A "GO/NO GO" MANHOLE FOR ALL SANITARY SEWERS, IN ACCORDANCE WITH THE NHDES SEWER REGULATIONS AND THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
- INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF 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 HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY, BRICK MASONRY CONFORM WITH ASTM C32. INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETED.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) LETTER "SEWER" FOR SEWERS OR "DRAIN" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
- SEWER MANHOLE FRAME AND COVER: PARREX 32" D.I. MANHOLE FRAME AND COVER SEWER - E.A.PRESSCOTT PRODUCT# 82113-32" - S. IMMEDIATELY FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON THE TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN, OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.
- BEDDING: MIN. 6" OF 3/4" CRUSHED STONE (12" IN LEDGES) FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33.6:
  - 100% PASSING 1 INCH SCREEN
  - 20-100% PASSING 3/4 INCH SCREEN
  - 20-50% PASSING 3/8 INCH SCREEN
  - 0-10% PASSING #4 SIEVE
  - 0-5% PASSING #8 SIEVE
- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, CRUSHED STONE MIN. 3/4" SHALL BE USED.
- CONCRETE FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
  - CEMENT: 5.0 BAGS PER CUBIC YARD
  - WATER: 5.75 GALLONS PER BAG OF CEMENT
  - MAXIMUM SIZE OF AGGREGATE: 1 INCH.
- FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:
  - RCP & CI PIPE - ALL SIZES - 40'
  - AC & VC PIPE - UP THROUGH 12" DIA. - 18' SEE NOTE 9.A
  - DI PIPE - NONE REQUIRED
  - PVC (ASTM 3024) UP THROUGH 15" DIA. - NONE REQUIRED
  - PVC (ASTM F 769) - ALL SIZES - 45' TO 60'
  - PVC (ASTM F 769) - ALL SIZES - 45' TO 60'
- 9.A. UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY. OTHER PLASTIC PIPES SHALL BE REVIEWED ON A CASE BY CASE BASIS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN EGRESS ENTRANCE OPENING AND CAPABLE OF SUPPORTING 10-20 LOADS.
- OMITTED.
- MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 4 INCHES.
- PIPE AND JOINT MATERIALS P.V.C. (POLY VINYL CHLORIDE) PIPE: ALL P.V.C. PIPE AND FITTINGS SHALL CONFORM TO THE MOST RECENT REQUIREMENTS OF ASTM SPECIFICATIONS FOR TYPE PSM POLY VINYL CHLORIDE (P.V.C.) SEWER PIPE AND FITTINGS, DESIGNATION D-3024 AND ASTM SPECIFICATIONS FOR SEWER PIPE, JOINTS, ELASTOMERIC SEALS, DESIGNATION D-3212. MANUFACTURER'S CERTIFICATE OF COMPLIANCE SHALL BE FURNISHED TO THE ENGINEER, PRIOR TO INSTALLATION METHODS OF SHIPPING AND STORAGE ON SITE SHALL BE SUCH AS TO AVOID INJURY TO THE PIPE. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB. MINIMUM "PIPE STIFFNESS" (P/Δ) AT 1/2" DEFLECTION SHALL BE AS PER FOR SIZE WHEN TESTED IN ACCORDANCE WITH ASTM METHODS OF TEST D-3412. "EXTERNAL LOADING" PROPERTIES OF PLASTIC PIPE BY PARALLEL - PLATE LOADING. ALL P.V.C. PIPE SHALL BE TYPE SDR-35 (A MEASURE OF THICKNESS AND RIGIDITY) AND SHALL HAVE ELASTOMERIC GASKET JOINTS. SOLVENT CEMENT JOINTS SHALL NOT BE ALLOWED. P.V.C. USED FOR FORCE MAINS SHALL CONFORM TO ASTM D-2241 AND D-1784 (CLASS 1254-B). A SAFETY FACTOR OF 2.5 SHALL BE USED FOR PRESSURE RATING. DETERMINATION WITH A STANDARD DIMENSION RATIO (SDR) NO HIGHER THAN 28.
- DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIAL USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
- TEES OR WYES: WHERE A TE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURER'S INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, SHUFLING OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MECHANICAL DEVICES, THE PIPE SHALL BE A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DRY THE TRENCH.
- TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
  - AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
  - THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
  - DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER. IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE. LEAKAGE OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP AND IF NECESSARY AND RE-PAID TO INSURE WATER-TIGHTNESS.
- ILLEGAL CONNECTION: NOTHING BUT SANITARY WASTE FLOW FROM THE HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS OR SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE, OR GROUND WATER SHALL NOT BE PERMITTED.
- HOUSE AND WATER SERVICE SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE, BUT WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO THE SIDE OF THE HOUSE SEWER AS SHOWN.
- BEDDING: MIN. 3/4" CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33.6:
  - 100% PASSING 1 INCH SCREEN
  - 20-100% PASSING 3/4 INCH SCREEN
  - 20-50% PASSING 3/8 INCH SCREEN
  - 0-10% PASSING #4 SIEVE
  - 0-5% PASSING #8 SIEVE
- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, MIN. 3/4" CRUSHED STONE SHALL BE USED.
- LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
- CONCRETE: CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
  - CEMENT: 5.0 BAGS/C.Y.
  - WATER: 5.75 GALLONS/BAG OF CEMENT
  - AGGREGATE: 1 1/2" MAX.
- CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4', A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. 25" ALL DRAINAGE AND SEWER STRUCTURES INCLUDING FRAMES AND GRATES SHALL BE H-20 LOADING. 26" ALL SEWER CONNECTIONS SHALL BE CONSTRUCTED TO NHDES AND THE CITY OF ROCHESTER STANDARDS & SPECIFICATIONS.
- HORIZONTAL JOINTS: BETWEEN CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE COMMISSION, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATER TIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET.
- PIPE TO MANHOLE JOINTS: SHALL BE ONLY AS APPROVED BY THE COMMISSION AND IN GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC GASKET.
- FOR BITUMASTIC TYPE JOINTS: THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
- APPROVED BITUMASTIC JOINT SEAL NO. 12.
- THE CONTRACTOR SHALL NOTIFY DIG-SAFE 1-888-344-2233 PRIOR TO CONSTRUCTION.

### MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

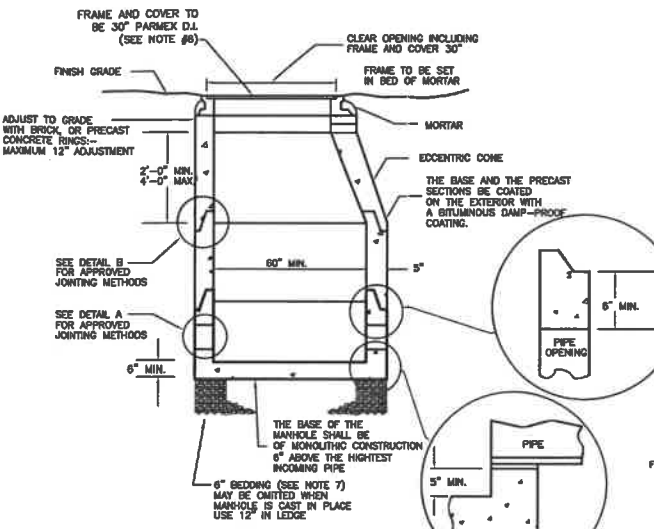
MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME IN ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE AS SHOWN BELOW:

HYDRATED LIME	SAND	TYPE II PORTLAND CEMENT
NONE	4.5 PARTS	1.5 PARTS
0.5 PARTS	4.5 PARTS	1 PART

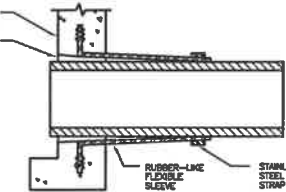
CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE FINE AGGREGATES.



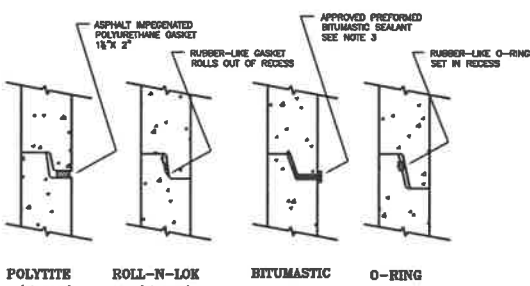
## CIVIL ENGINEERS



### TYPICAL SECTION NOT TO SCALE

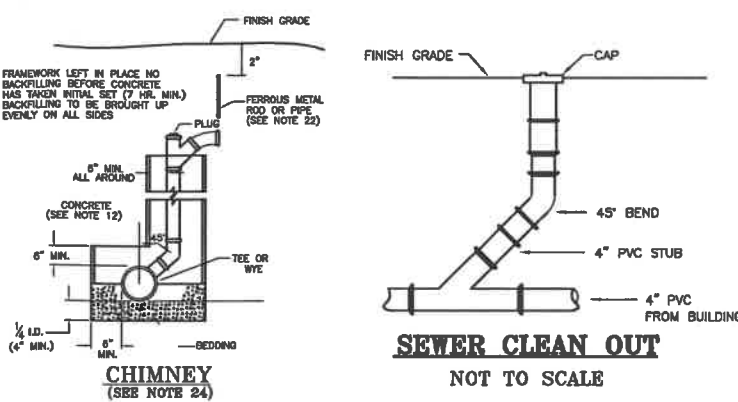


### LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

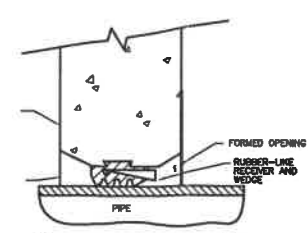


### DETAIL-B

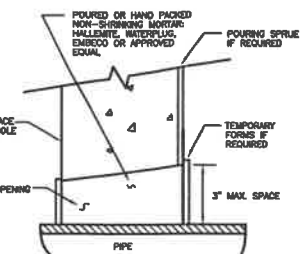
NOTE: ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.



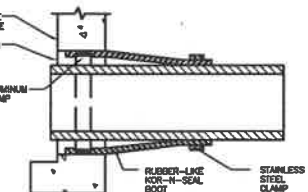
### SEWER CLEAN OUT NOT TO SCALE



### PRESS-WEDGE II (OR EQUAL)



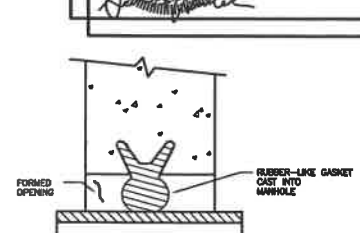
### NON-SHRINKING MORTAR (OR EQUAL)



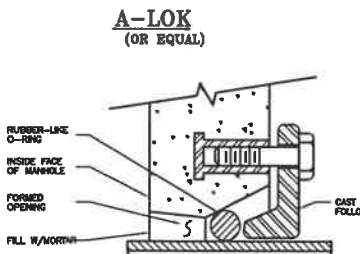
### KOR-N-SEAL JOINT SLEEVE (OR EQUAL)

### DETAIL-A

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.



### A-LOK (OR EQUAL)



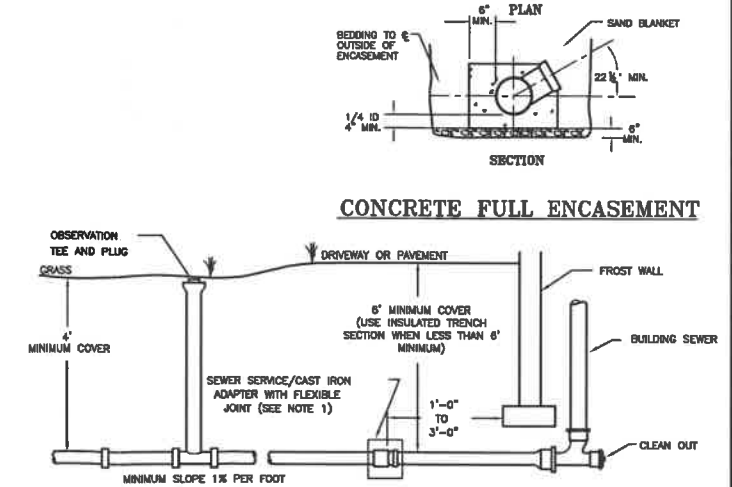
### RES-SEAL (OR EQUAL)



### CONCRETE FULL ENCASEMENT (OR EQUAL)

### DETAIL-A

NOTE: ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

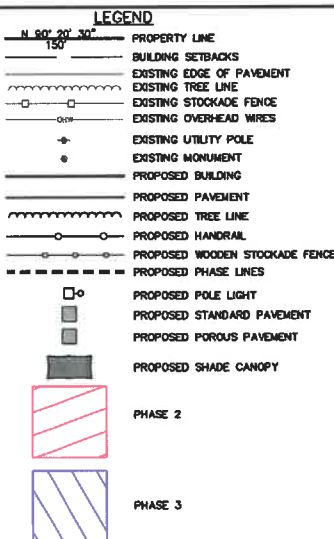
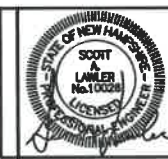


### TYPICAL BUILDING SEWER SERVICE DETAIL NOT TO SCALE

**SANITARY SEWER DETAILS**  
TAX MAP 262, LOTS 73 & 74  
389 GONIC ROAD  
ROCHESTER, NH  
PREPARED FOR:  
PICKLEBALL NH, LLC  
MAY 2022

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





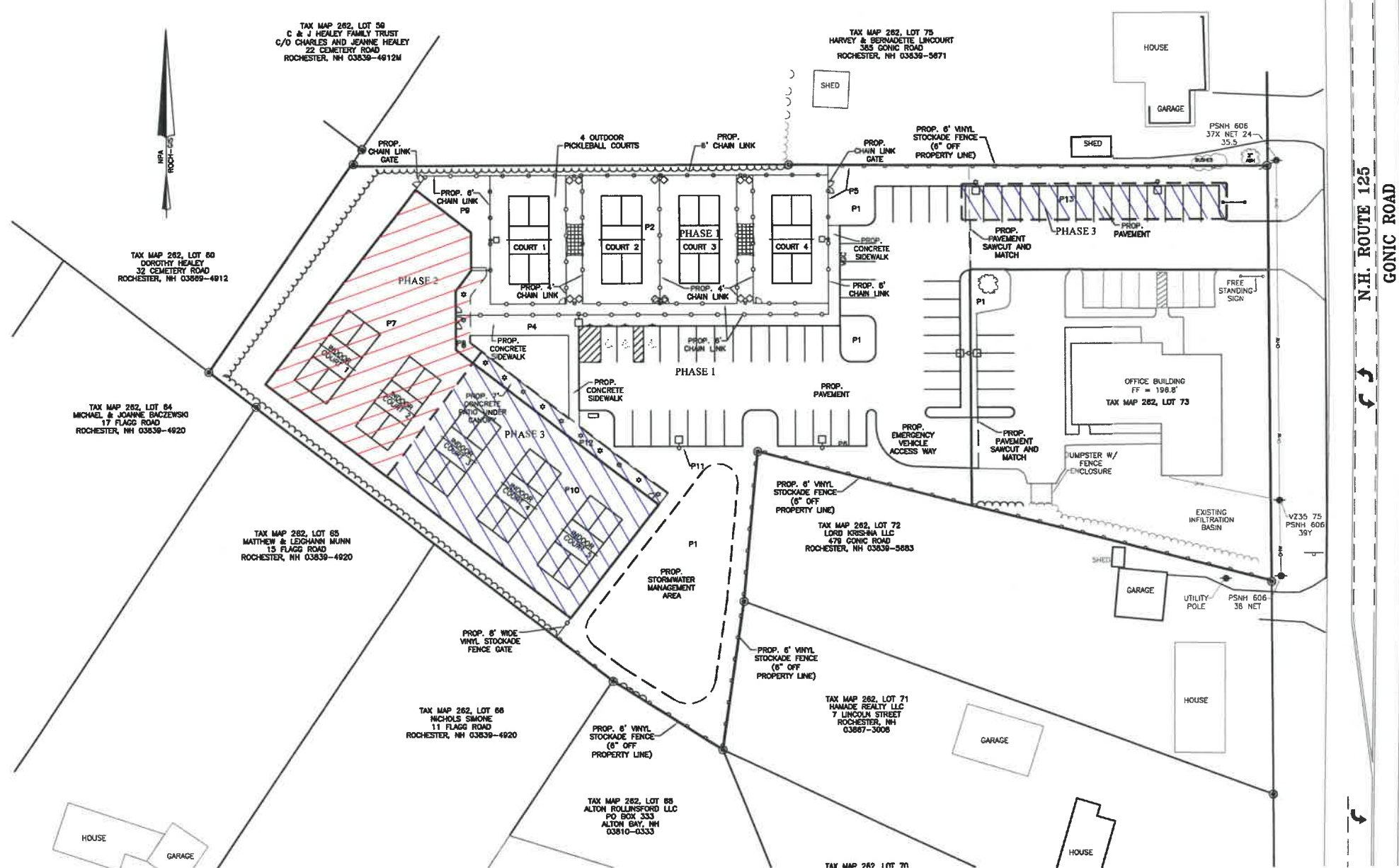
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN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

**SITE REVIEW APPROVAL**

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

**PROPOSED CONSTRUCTION PHASING NOTES**

- P1 ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE CONSTRUCTED (E. BIORETENTION BASINS AND UNDERGROUND INFILTRATION PRACTICES) DURING PHASE 1.  
P2 THE FOUR OUTDOOR PICKLEBALL COURTS SHALL BE INSTALLED DURING PHASE 1.  
P3 ALL UNDERGROUND UTILITIES (E. SEWER, WATER AND ELECTRIC) SHALL BE INSTALLED DURING PHASE 1.  
P4 CONCRETE SIDEWALK AROUND OUTDOOR PICKLEBALL COURTS AND TO THE MAIN ENTRANCE OF BUILDING SHALL BE INSTALLED DURING PHASE 1.  
P5 INSTALL STOCKADE AND CHAINLINK FENCE DURING PHASE 1.  
P6 INSTALL PROPOSED POLE MOUNTED LIGHTS DURING PHASE 1.  
P7 CONSTRUCT 7,272 SQUARE FEET OF PROPOSED INDOOR PICKLEBALL FACILITY, WHICH INCLUDES TWO COURTS, THE RESTROOMS, OFFICE AND RECEPTION AREA DURING PHASE 2.  
P8 INSTALL THE PORTION OF THE DRIP EDGE AROUND THE BUILDING AND PIPE IT TO THE INFILTRATION BASIN DURING PHASE 2.  
P9 CONSTRUCT THE PATIO AREA TO THE NORTH OF THE BUILDING DURING PHASE 2.  
P10 CONSTRUCT 6,277 SQUARE FEET OF THE PROPOSED PICKLEBALL FACILITY, WHICH INCLUDES THREE COURTS, DURING PHASE 3.  
P11 INSTALL THE PAVED SIDEWALK TO THE EMERGENCY EXIT DURING PHASE 3.  
P12 INSTALL THE REMAINDER OF THE DRIP EDGE DURING PHASE 3.  
P13 INSTALL THE ADDITIONAL PARKING AREA WITH STANDARD PAVEMENT DURING PHASE 3.



**PHASING PLAN**  
**TAX MAP 262, LOTS 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
PREPARED FOR:  
**PICKLEBALL NH, LLC**  
MAY 2022  
GRAPHIC SCALE



1 INCH = 30 FEET

P-1

FILE NO. 107  
PLAN NO. C-3259  
DWG. NO. 21310

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

**NORWAY PLAINS ASSOCIATES, INC.**

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





Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

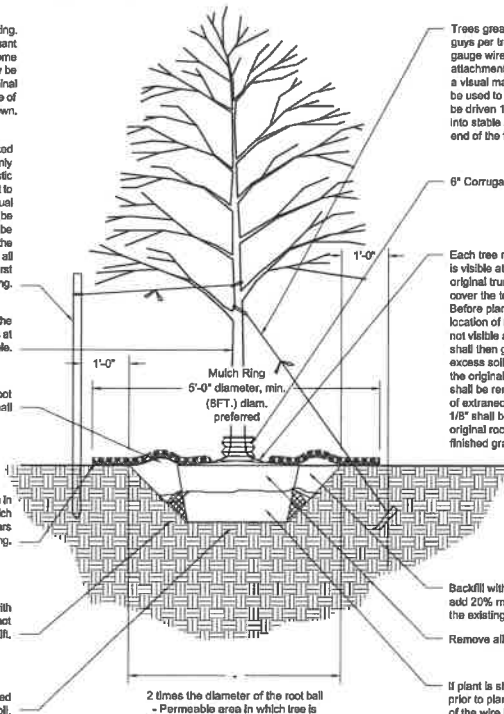
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 in. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/Anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil. In sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

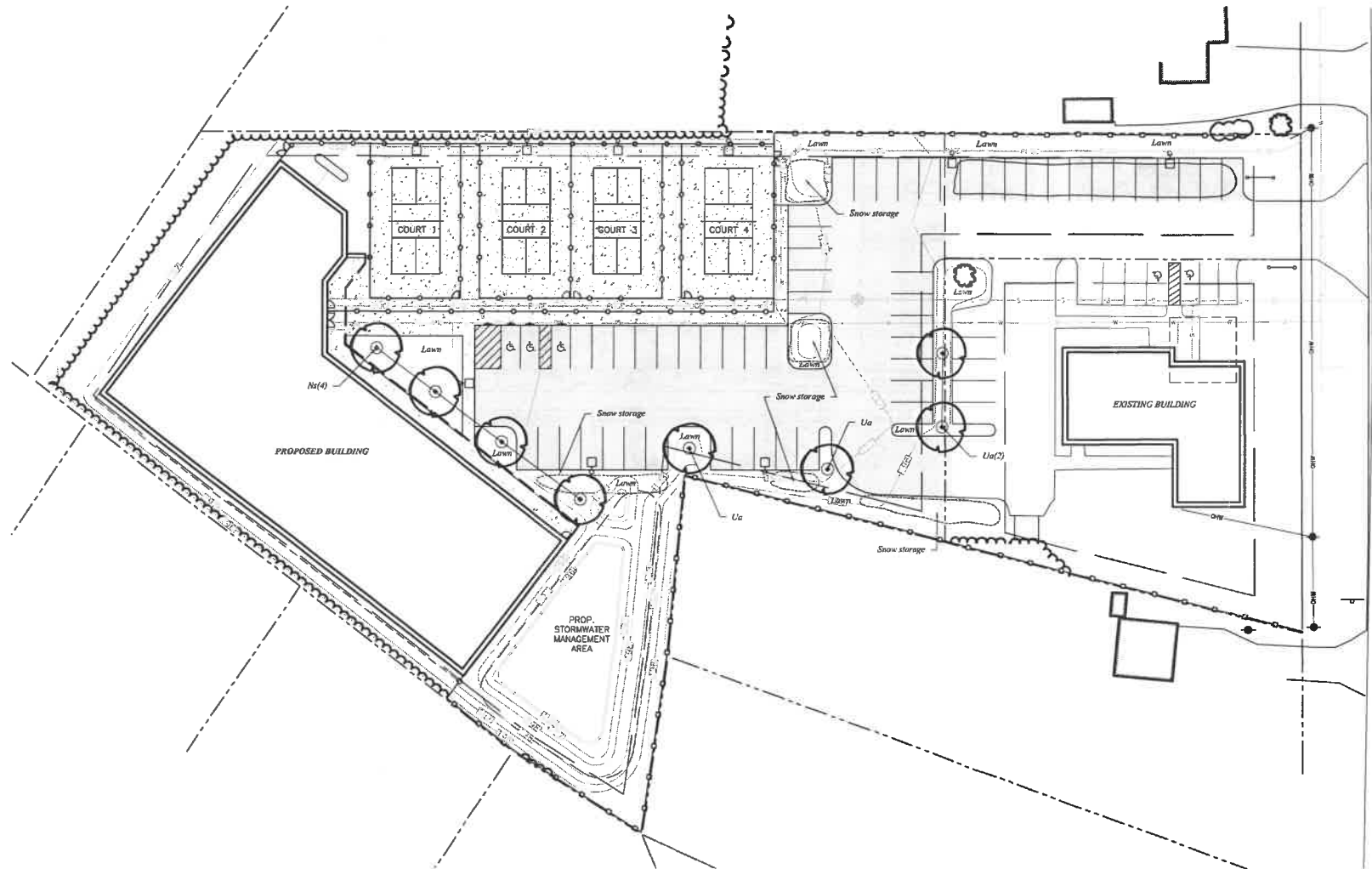
Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and firmed, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

## Tree Planting Detail

## Landscape Notes

- Design is based on drawings by Norway Plains Associates, Inc dated May 2022 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following:
  - An underground sprinkling system
  - An outside hose attachment within 150 feet
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide water from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond root overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.



## Plant List

### TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ns	Nyssa Sylvatica 'Forest Fire'	Black Tupelo	4	2.5-3" Cal	B&B
Ua	Ulmus americana 'Princeton'	Princeton American Elm	4	2.5-3" Cal	B&B

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NORWAY PLAINS ASSOCIATES, INC.

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

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY:

DATE:



1 INCH = 30 FEET

C-1

**woodburn  
& company**  
LANDSCAPE ARCHITECTURE  
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5349

**LANDSCAPE PLAN**  
**TAX MAP 282, LOTS, 73 & 74**  
**389 GONIC ROAD**  
**ROCHESTER, NH**  
PREPARED FOR:  
**PICKLEBALL NH, LLC**  
MAY 2022  
GRAPHIC SCALE

Luminaire Schedule (note fixture catalogue numbers are not complete)						
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Mounting Height	Description
2ST	8	22141	0.900	241.7	20	VP-2-72L-240-3K7-TC
SA	5	8085	0.900	83.6	20	VP-1-36L-85-3K7-4W
SB	1	9214	0.900	83.6	20	VP-1-36L-85-3K7-3
W1	2	2369	0.900	19.9	12	GEO1-24L-20-3K7-4-UNV-DBT
W2	13	5314	0.900	52.652	10	AQUD-x3-65LED40_65LED40-CFA_SAT-H X 6'-WH

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COURT 1	29.46	36.4	24.2	1.22	1.50
COURT 2	25.08	34.6	19.1	1.31	1.81
COURT 3	25.04	34.5	19.0	1.32	1.82
COURT 4	29.55	36.3	24.6	1.20	1.48
site	4.46	33.4	0.0	N.A.	N.A.

NOTES:  
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.  
2) CALCULATIONS MAY OR MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.  
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.  
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.  
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE A.H.J. ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.  
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.  
7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



PLAN VIEW

PICKLEBALL NEW HAMPSHIRE  
ROCHESTER, NH  
SITE LIGHTING LAYOUT

AG ARCHITECTS  
SCALE NOT TO SCALE



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1 Proposed Floor Plan  
3/32" = 1'-0"

PHASE 1:	OUTDOOR COURTS:	11,683 sq. ft.
PHASE 2:	INDOOR COURTS:	5,643 sq. ft.
	COMMON SPACE:	2,533 sq. ft.
PHASE 3:	INDOOR COURTS:	1,170 sq. ft.
TOTAL BUILDING:		16,146 sq. ft.

Progress Print  
Not For Construction



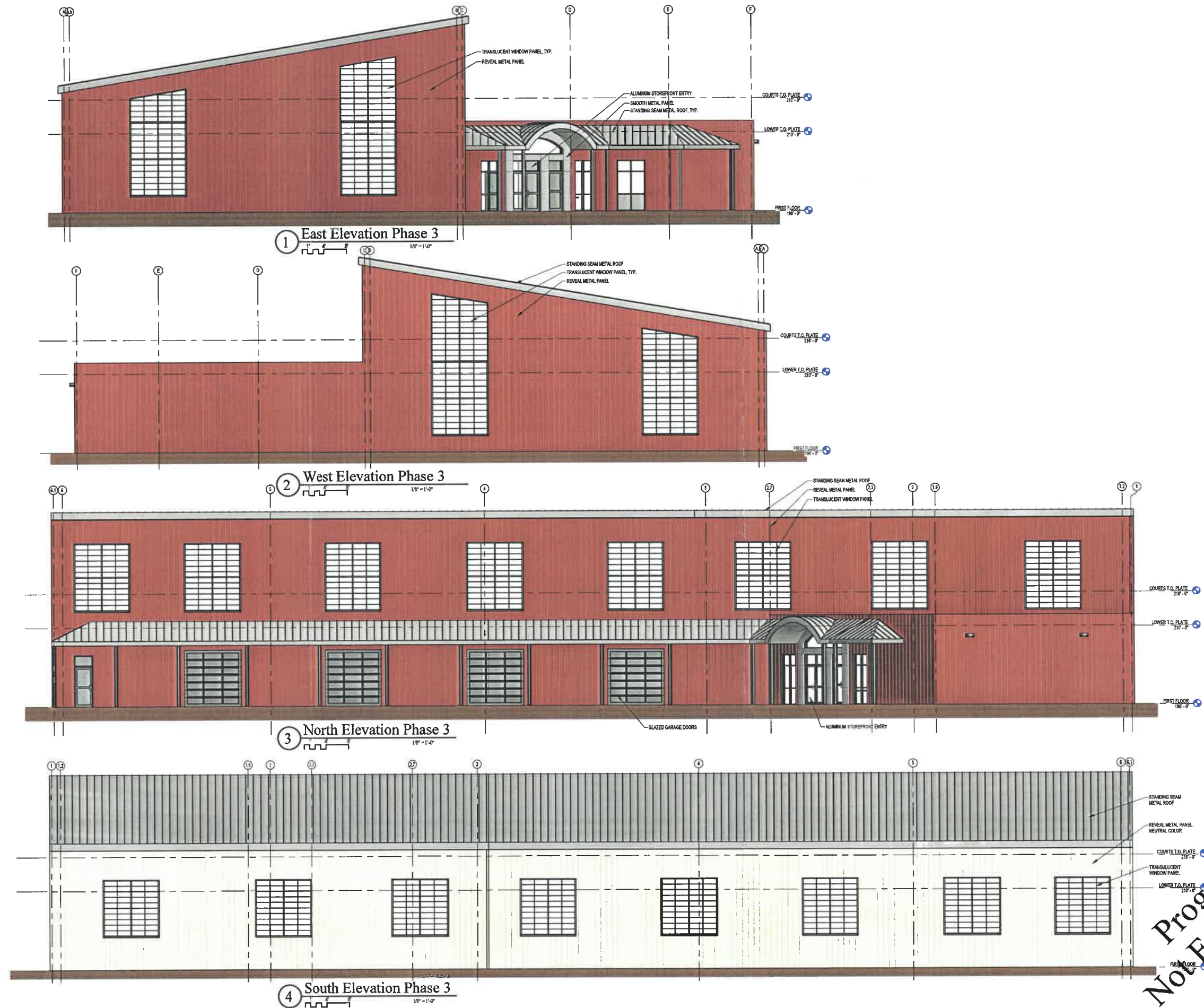
AG Architects, PC  
634 Central Avenue, Dover, NH 03820  
E-Mail: [ag@agarchitects.com](mailto:ag@agarchitects.com)  
www.agarchitects.com  
Phone: 603-742-5700  
Fax: 603-742-5777

# Pickleball New Hampshire Rochester, New Hampshire



AG Architects, PC Consultant:	
Revisions:	
Date:	24 May 2022
Scale:	3/32" = 1'-0"
Drawn By:	JG
Checked By:	AG
Sheet:	1 of 2
Project No.:	21-802.0
Sheet Title: Proposed Floor Plan	
Sheet Number: A2.1	





Progress Print  
Not For Construction



AG Architects, PC  
634 Central Avenue, Dover, NH 03820  
E-Mail: [ag@agarchitects.com](mailto:ag@agarchitects.com)  
Website: [www.agarchitects.com](http://www.agarchitects.com)  
Phone: 603-241-3700  
Fax: 603-241-3777

# Pickleball New Hampshire

## Rochester, New Hampshire

AG Architects, PC Consultant:	
Revisions:	
Date:	24 May 2022
Scale:	1/8" = 1'-0"
Drawn By:	JG
Checked By:	AG
Sheet:	2 of 2
Project No.:	21-802.0
Sheet Title: Exterior Elevations, Phase 3	
Sheet Number: <b>A4.1</b>	



# Pickleball New Hampshire

Rochester, New Hampshire

AG Architects Project No.: 21-802.0

24 May 2022

AG Architects, PC

694 Central Avenue, Dover, NH 03820

E-Mail: [info@agarchitects.com](mailto:info@agarchitects.com)

www.agarchitects.com

Phone: 603-294-3700

Fax: 603-294-3777



Overview