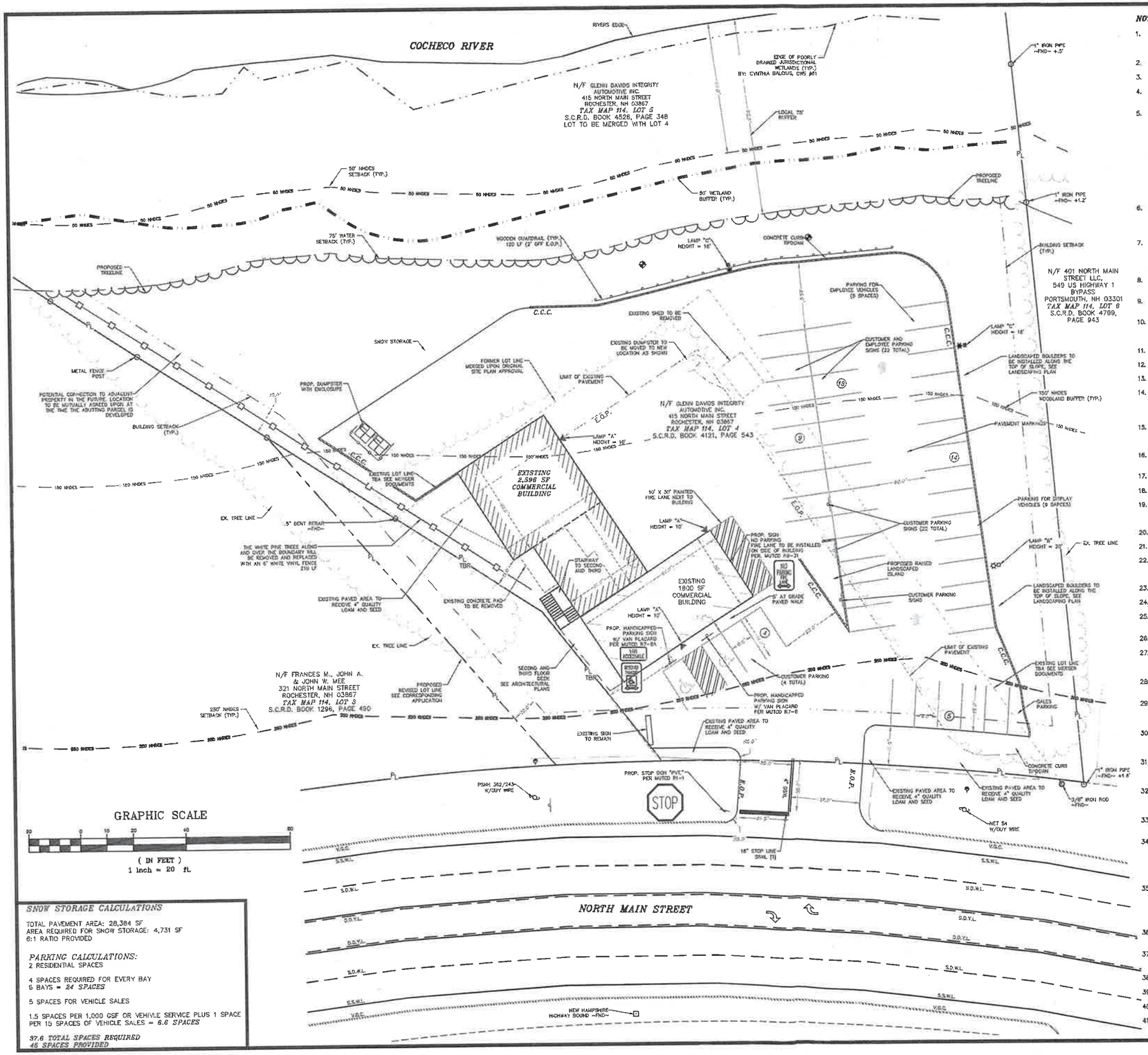

SNOW STORAGE CALCULATIONS

TOTAL PAVEMENT AREA: 28,384 SF
AREA REQUIRED FOR SNOW STORAGE: 4,731 SF
6:1 RATIO PROVIDED

PARKING CALCULATIONS:
2 RESIDENTIAL SPACES

4 SPACES REQUIRED FOR EVERY BAY
6 BAYS = *24 SPACES*

5 SPACES FOR VEHICLE SALES

1.5 SPACES PER 1,000 GSF OR VEHIVLE SERVICE PLUS 1 SPACE PER 15 SPACES OF VEHICLE SALES = *6.6 SPACES*

37.6 TOTAL SPACES REQUIRED
46 SPACES PROVIDED

NOTES:

1. OWNER: GLENN DAVIDS INTEGRITY AUTOMOTIVE INC.
   415 NORTH MAIN STREET
   ROCHESTER, NH 03867
2. TAX MAP 114, LOTS 4
3. TOTAL LOT AREA: 92,195 Sq.Ft., 2.12 Ac.
4. LOT 4 S.C.R.D. BOOK 4121, PAGE 534
   LOT 5 S.C.R.D. BOOK 4526, PAGE 348
5. ZONING: HC – HIGHWAY COMMERCIAL DISTRICT
   SETBACKS:
   FRONTAGE: 100 FEET
   MIN. LOT AREA: 20,000 Sq. Ft.
   MAX. LOT COVERAGE: 80%
   FRONT SETBACK: 20 FEET
   SIDE SETBACK: 10 FEET
   REAR SETBACK: 25 FEET
   PAVEMENT SETBACKS:
   FRONT PAVEMENT: 10 FEET
   SIDE PAVEMENT: 5 FEET
   REAR PAVEMENT: 10 FEET
6. THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN BUILDING MODIFICATION ASPECTS OF THE BUILDING EXTENSION AND RELATING SITE PLAN ELEMENTS LOCATED AT 415 NORTH MAIN STREET. THE SITE NOW CONTAINS A SECOND FLOOR OFFICE, AN EGRESS STAIR CASE AND LIVING QUARTERS FOR THE OWNER WITHIN THE EXPANDED FOOT PRINT.
7. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #33017C0203D, DATED: MAY 17, 2005. THE FLOOD ELEVATION IS 228.00. FIND SUBMITTED LETTER OF MAP AMENDMENT (LOMA).
8. VERTICAL DATUM IS BASED ON NAVD88 (USGS) ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON NAD83. COORDINATES WERE GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
9. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN APRIL OF 2016, WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
10. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
11. ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
12. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND ON SITE SEPTIC. SEE CONNECTION PERMIT.
13. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
14. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
15. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE DEPARTMENT HEADS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY. COORDINATE WITH CITY OF ROCHESTER PLANNING DEPARTMENT.
16. THE PROPOSED USE FOR THE SITE IS EXPANDED SERVICE BAYS. 2 BAYS WILL REMAIN IN THE EXISTING BUILDING AND 4 NEW BAYS ARE PROPOSED IN THE BUILDING ADDITION FOR A TOTAL OF 6 BAYS.
17. THIS PLAN PROPOSES APPROXIMATELY 39,000 SQ. FT. OF DISTURBANCE.
18. CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
19. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.
20. SEE NEIGHBORHOOD PLAN FOR LEGEND.
21. WALL PACK TO BE PROVIDED DOWN LIT AND SHIELDED. DARK SKY COMPLIANT.
22. THE FOLLOWING STATE AND FEDERAL PERMITS ARE REQUIRED:
    NHDES SHORELAND PERMIT: APPROVED 2019-02057
    FEMA FLOOD MAP: APPROVED 20-01-1097A
23. NEW SEWER CONNECTION WILL BE IN PLACE BEFORE THE NEW BUILDING CAN BE USED.
24. THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
25. THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
26. ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
27. A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS & PLANNING DEPARTMENT.
28. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
29. CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.
30. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
31. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
32. THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-6PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
33. FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
34. PROPOSED COVER IS A FUNCTION OF THE MERGED LOTS
    (92,195 Sq. Ft., 2.12 Ac.)
    PROPOSED BUILDING IMPERVIOUS AREA: 4,398 Sq. Ft. (4.77%)
    PROPOSED PAVED IMPERVIOUS AREA: 28,191 Sq. Ft. (30.58%)
    TOTAL PROPOSED IMPERVIOUS COVER: 32,587 Sq. Ft. (35.35%)
35. WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
36. HOURS OF OPERATION ARE 8AM TO 6PM MONDAY THROUGH FRIDAY. CLOSED SATURDAY AND SUNDAY.
37. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
38. APPLICANT IT SO PLACE THE ADDRESS ON THE FRONT OF THE BUILDING.
39. NO VEHICLES SHALL BE STORED IN THE RIGHT OF WAY.
40. NO STORAGE OF MATERIALS IS PERMITTED OUTSIDE OF THE FACILITY.
41. THE ORIGINAL NOTICE OF DECISION IS STILL IN AFFECT WITH THE ORIGINAL CONDITIONS SET FORTH WITHIN AND BY THE PLANNING BOARD.

RECEIVED
JAN 31 2023
By

REVISION	DATE	DESCRIPTION
#5	10-17-22	REVISED PER TRG COMMENT
#4	9-27-22	SITE PLAN AMENDMENT
#3	2/4/20	REVISED PER NOTICE OF DECISION
#2	9/11/19	REVISED PER PLANNING COMMENTS

SITE PLAN MODIFICATION
LAND OF
GLENN DAVIDS INTEGRITY AUTOMOTIVE INC.
415 NORTH MAIN STREET
ROCHESTER, NH 03867
TAX MAP 114 LOTS 4 & 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2018 – 033

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED
PROFESSIONAL ENGINEER

SHEET 3 OF 18

Certified: , Ryan O'Connor; Senior Planner 1/31/23
Conditions approved: 11/7/22 Final Approval: 1/30/23