



Modification to Approved Project
City of Rochester, New Hampshire

Case # _____ Property Address _____

Type of project: Site Plan _____; Subdivision _____; Line Adjustment _____; Other _____

Project name _____

Date of original Planning Board approval _____

Description of modification: _____

_____ to allow for overhead wires is requested.

Applicant Name: _____

Mailing Address _____

Phone Number: _____ Email Address: _____

Please note: Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification.

Name of applicant or agent filling out this form _____

Please check box: Applicant ☐ Agent ☒

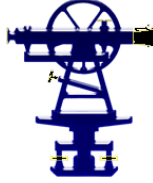
Signature of person completing form: _____ Date: _____

Signature of property owner (if different): _____ Date: _____

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone (603) 335-3948
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P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

August 31, 2022

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

Re: Residential Site Plan Modifications; Easter Seals New Hampshire; 215 Rochester Hill Road, Map 243, Lots 39.

Dear Mr. O'Connor:

On behalf of Easter Seals New Hampshire, we hereby submit revised plans and Modification to Approved project application for a proposed senior housing facility located at 215 Rochester Hill Road. The parcel, Tax Map 243, Lot 39 comprising of 21.17 acres is currently developed with Homemakers Health Services office.

On June 7, 2021, the Rochester Planning Board granted conditional approval for a Residential Site Plan for an 80-unit senior housing facility. The project was amended on January 6, 2022 to reduce the overall number of units to 65 along with minor site changes. Construction on the project commenced about a month ago. The proposed amendment is to change a portion of the proposed public utilities that will service the new building and the existing building.

Recently, Eversource informed the applicant that they would not allow the approved underground power conduits to be placed across the open field and that they would need to be placed near a roadway or driveway. Please refer to the attached Utility Plan with the originally designed underground utilities are in "Red". They stated that they require all-season access to the wires, which would not be the case if the underground wires are placed in the open field. They suggested placing the conduits near or under the existing driveway from Route 108 to the proposed pad mounted transformer by the proposed building.

This suggestion by Eversource would require trenching very close to the 6 very large Linden trees that flank the existing driveway. The trenching would have a significant impact to the tree root system that would likely result in killing the trees in only a couple years. When our concerns about the trees and additional cost to reconstructing the paved driveway was discussed with Eversource, they suggested that wires be run overhead from the street to a new utility pole be placed just after the last tree, and then run the conduits underground the rest of the way to the transformer. Since the first section, approximately 135 feet will be overhead, a waiver is hereby requested to allow for an overhead wires in lieu underground.

In addition to the change from the street to the proposed transformer, Eversource is also requiring a new service be run to the existing Homemakers Health Service building (formally the Champlin residence) and then looped around to the existing transformer located on Healthcare Drive. At which point, the old underground utilities across the field that use to service the Homemakers Health Services will be disconnected and abandoned. The proposed relocation of the utilities are depicted on the Utility Plan in "Blue".

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration
Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler", written in a cursive style.

By:
Scott A. Lawler, PE, Project Engineer

cc: Easter Seals New Hampshire



Application for waiver from Regulation

City of Rochester, New Hampshire

Project name Champlin Place – Easter Seals NH Senior Housing Project

Case # 243-39-A-21

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

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

Section 15-D-1 Electrical Utilities: All electric, telephone, television and other communication lines and structures shall be placed underground throughout the site.

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

Reason/justification(s) for waiver request Eversource will not allow the underground utilities to be located in the open field and away from a year-round accessible route, such as driveway for this facility. As such, placing the utilities underground and near the paved driveway would result in serious damage to the mature tree roots to the row of Linden trees that flank the driveway. Thus, the proposal is to run overhead past the trees to a new pole, then underground from that point to the buildings.

Name of applicant or agent filling out this form Scott Lawler, PE, Norway Plains Associates, Inc.

Applicant? _____ Agent? X Today's date August 31, 2022

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

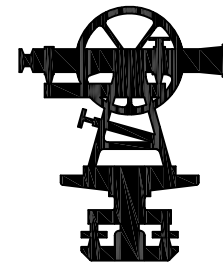
Waiver approved: _____ Waiver denied: _____

Comments: _____

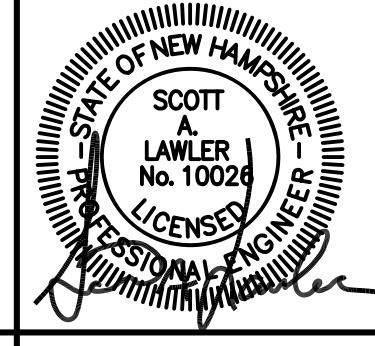
Signature: _____ Date: _____

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- - - - - EXISTING TREE LINE
- - - - - EXISTING OVERHEAD WIRES
- - - - - EXISTING HYDRANT
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING SEWER MAN HOLE
- - - - - EXISTING CATCH BASIN
- - - - - EXISTING LIGHT POLES
- - - - - PROPOSED BUILDING
- - - - - PROPOSED PAVEMENT
- - - - - PROPOSED PAVEMENT WITH CURBING
- - - - - PROPOSED TREE LINE



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.



- GENERAL SITE PLAN NOTES
- THIS PARCELS ARE LOCATED IN THE AGRICULTURAL ZONE (AG).
 - TOTAL PARCEL AREA: 21.17 ACRES.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED FEATURES ON THE LOT.
 - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
 - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
- AGRICULTURAL ZONE (AG):
- | | |
|--|-------------|
| MINIMUM LOT AREA (MUNICIPAL WATER & SEWER) | = 20,000 SF |
| MINIMUM LOT AREA (MUNICIPAL WATER OR SEWER) | = 30,000 SF |
| MINIMUM LOT AREA (NEITHER MUNICIPAL WATER NOR SEWER) | = 45,000 SF |
| MINIMUM LOT FRONTAGE = 150' | |
| MINIMUM YARD SETBACKS: | |
| FRONT | = 20' |
| SIDE | = 10' |
| REAR | = 20' |
| MAXIMUM LOT COVERAGE | = 35% |
| MAXIMUM BUILDING HEIGHT | = 35' |
- ORIENTATION: HORIZONTAL NAD83 AND VERTICAL NGVD29 DATUMS - CITY OF ROCHESTER GIS.
 - PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS: COMMUNITY #3301700212D, #3301700214D, #3301700216D, DATED MAY 17, 2005 AND #3301700218D DATED SEPTEMBER 30, 2015.
 - THE SITE-SPECIFIC SOIL MAP WAS COMPLETED BY JOSEPH W. NOEL, NH CSS#017 ON MARCH 2021.
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY B.H. KEITH ASSOCIATES IN MARCH 11, 2022.
 - REQUIRED PARKING CALCULATIONS:

REQUIRED PARKING PER ROCHESTER SITE REVIEW REGULATIONS: (SECTION 10)

RESIDENTIAL USE: 2 SPACES PER DWELLING UNIT

2 SPACE PER DWELLING UNITS X 65 UNITS = 130 SPACES

OFFICE USE: 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

9,400 SF OFFICE USE X 3 SPACES/1,000 SF = 28 SPACES

158 SPACES

PROPOSED PARKING CALCULATIONS:

RESIDENTIAL PARKING:

1 SPACE PER ONE-BEDROOM UNITS AND 2 SPACES PER TWO-BEDROOM UNITS

50 ONE-BEDROOM UNITS X 1 SPACE / UNIT = 50 SPACES

5 TWO-BEDROOM UNITS X 2 SPACES / UNIT = 10 SPACES

TOTAL PROPOSED RESIDENTIAL PARKING SPACES = 70 SPACES

OFFICE PARKING:

9,400 SF OFFICE USE X 3 SPACES/1,000 SF = 28 SPACES

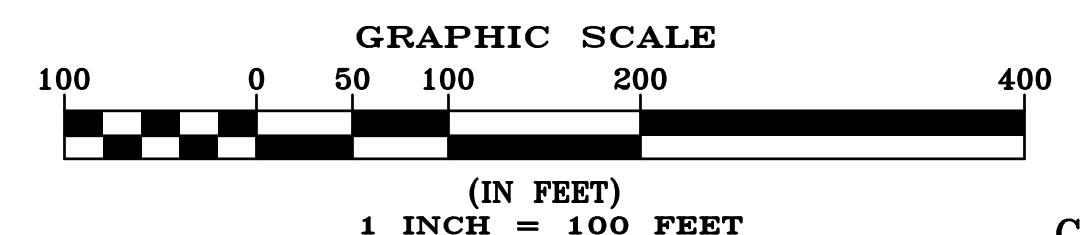
TOTAL NUMBER OF REQUIRED SPACES = 98 SPACES

TOTAL NUMBER OF PROPOSED SPACE PROVIDED = 109 SPACES

- THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER'S 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 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
- SHOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON NH ROUTE 108 AND HEALTHCARE DRIVE.
- 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. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS 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 FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESS 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.
- THIS PROJECT PROPOSED TO DISTURB OVER ONE ACRE OF EXISTING GROUND COVER AND MEETS OTHER SPECIFIC REQUIREMENTS RELATED TO PERMIT CRITERIA FOR EPA NPDES COMPLIANCE. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA, INSPECTIONS AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION OF A NOTICE OF TERMINATION (NOT) TO EPA. THE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER ASPECTS OF THE CURRENT FEDERAL, STATE AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
- A SIGN PERMIT APPLICATION TO THE CITY OF ROCHESTER WILL BE REQUIRED PRIOR TO ERECTION OF A SIGN.
- THE PROPOSED SENIOR HOUSING FACILITY WILL NEED TO HAVE PERMITTED FIRE SERVICE AND DOMESTIC SERVICE BACKFLOW PREVENTION DEVICES. DEPARTMENT OF PUBLIC WORKS WILL DETERMINE THE HAZARD CLASS (LOW OR HIGH) OF BOTH BACKFLOW PREVENTION DEVICES BASED UPON PROPOSED USE, BUILDING PLANS, SPECIFICATIONS, AND SCHEMATICS OF THE DOMESTIC/FIRE SERVICES. A CERTIFICATE OF OCCUPANCY WILL NOT BE APPROVED UNTIL THE FACILITY UNTIL THE DOMESTIC AND FIRE SERVICE BACKFLOW DEVICES ARE FULLY PERMITTED WHICH REQUIRES A PASSING TEST ON BOTH DEVICES BY A CERTIFIED BACKFLOW PREVENTION DEVICE TESTING FIRM.

OVERALL SITE PLAN
TAX MAP 243, LOT 39
215 ROCHESTER HILL RD
ROCHESTER, NH

PREPARED FOR:
EASTER SEALS NH, INC.
MARCH 11, 2022

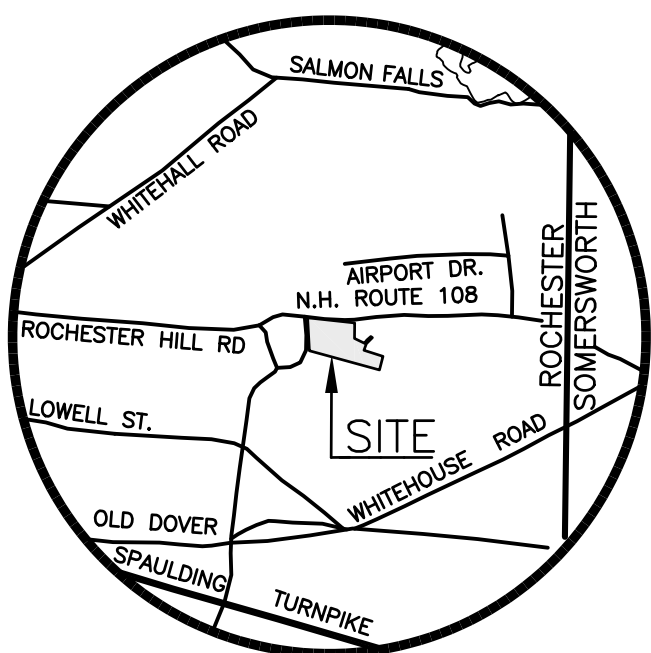


FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

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.



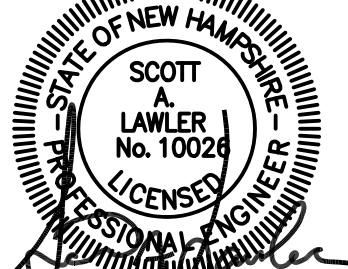
LOCUS
N.T.S

FILE NO. 102
PLAN NO. C-3154
DWG. NO. 19249 SP-1
F.B. NO.

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER MAIN
- S — EXISTING GRAVITY SEWER MAIN
- FM — EXISTING SEWER FORCE MAIN
- UGU — EXISTING UNDERGROUND ELECTRIC WIRES
- UGU — EXISTING UNDERGROUND UTILITY WIRES
- EXISTING GAS PIPE
- EXISTING DRAIN LINE
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED DRAIN LINE
- PROPOSED WATER SERVICE
- PS — PROPOSED SEWER LINE
- PFM — PROPOSED SEWER FORCE MAIN PIPE HDPE SDR 11
- PG — PROPOSED PROPANE GAS LINE
- PUGU — PROPOSED UNDERGROUND UTILITY WIRES
- PUGE — PROPOSED UNDERGROUND ELECTRIC WIRES
- PROPOSED HYDRANT
- PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED SEWER SHUT-OFF VALVE
- PROPOSED UTILITY POLE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED LIGHT POLES
- PROPOSED BUILDING LIGHT FIXTURES
- T.O.P. — TOP OF PIPE
- B.O.P. — BOTTOM OF PIPE

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.



REVISIONS:

- 01/25/22 - ADD ALTERNATIVE WATERLINES TO EXISTING HOMEMAKER HEALTH SERVICE BUILDING.
- 03/09/22 - REVISE LOCATION AND INVERT OF SEWER CONNECTION TO THE BUILDING.
- 03/28/22 - REVISE GENERATOR LOCATION AND SIZE.
- 07/19/22 - REVISE WATER MAIN SERVICE CONNECTIONS AND WATER MAIN AND FIXTURES. ADD BUILDING CONNECTION DETAILS AND UTILITY NOTES 3 THROUGH 6.
- 08/31/22 - REVISE LOCATION OF PROPOSED UTILITIES.

PROPOSED ELECTRICAL SYSTEM

- AA- PROP. CONCRETE 3 PHASE PAD MOUNTED TRANSFORMER (SIZE AND EXACT LOCATION TO BE DETERMINED BY EVERSOURCE)
- BB- DIESEL 200kW BACK-UP GENERATOR ON A CONCRETE PAD (SEE ELECTRICAL SITE PLANS FOR DIMENSIONS AND SPECIFICATIONS)
- CC- PRIMEX PUMP CONTROL PANEL AND PEDISTAL (MIN. 5' FROM PUMP STATION)

PROPOSED WATER SYSTEM

- A- PROP. 8" X 12" STAINLESS STEEL TAP AND SLEEVE WITH 8" GATE VALVE AND MECHANICAL JOINT RESTRAINT
- B- PROP. 8" D.I. CLASS 52 WATER MAIN (POLY WRAPPED)
- C- PROP. 8" 45' BEND WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- D- PROP. 6" X 8" TEE WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- E- PROP. 8" POST INDICATOR VALVE WITH MECHANICAL JOINT RESTRAINT
- F- PROP. 4" X 8" TEE WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- G- PROP. 4" STORZ FIRE DEPARTMENT CONNECTION, ELECTRIC BELL & TEST HEADER WITH SIGN ATTACHED TO BUILDING "FDC"
- H- PROP. 6" D.I. CLASS 52 WATER MAIN (POLY WRAPPED)
- I- PROP. FIRE HYDRANT WITH 6" GATE VALVE AND THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- J- PROP. 4" D.I. CLASS 52 WATER MAIN (POLY WRAPPED)
- K- PROP. TWO 4" 45' BENDS WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- L- PROP. 4" WATER SHUT-OFF VALVE WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- M- PROP. 8" GATE VALVE WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- N- PROP. 8" X 6" REDUCER WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT

SEPARATE BID PROPOSED WATER SYSTEM

- O- PROP. 6" D.I. CLASS 52 WATER MAIN
- P- PROP. 6" 45' BEND WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- Q- PROP. 6" X 6" TEE WITH THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- R- PROP. FIRE HYDRANT WITH 6" GATE VALVE AND THRUST BLOCK OR MECHANICAL JOINT RESTRAINT
- S- PROP. 2" TAP WITH THRUST BLOCK
- T- PROP. 6" GATE VALVE AND MECHANICAL JOINT RESTRAINT
- U- PROP. 2" CTS 200PSI WATER MAIN
- V- PROP. TWO 2" 45' BENDS WITH MECHANICAL JOINT RESTRAINT
- W- PROP. 2" SHUT OFF VALVE AND MECHANICAL JOINT RESTRAINT

PROPOSED SEWER SYSTEM

- 1- PROP. 8" SDR 35 PVC INV. AT BLD = -332.00'
- 2- PROP. 8" SDR 35 PVC CLEAN OUT
- 3- PROP. 8" SDR 35 PVC L = 71' S = 4.2%
- 4- PROP. SMH #1 RIM = 336.50' IN = 329.00' OUT = 328.90'
- 5- PROP. 8" SDR 35 PVC L = 120' S = 4.8%
- 6- PROP. SMH #2 RIM = 334.10' IN = 324.00' OUT = 323.90'
- 7- PROP. 8" SDR 35 PVC L = 126.5' S = 6.2%
- 8- PROP. SEWER PUMP STATION RIM = 326.00' IN = 316.00' OUT = 318.00'
- 9- PROP. 4" SDR35 PUMP STATION VENT
- 10- PROP. VALVE PIT RIM = 326.00' IN & OUT = 320.00' DRAIN BACK = 319.00'
- 11- PROP. 3" SDR 17 HDPE FORCE MAIN L = 280.4'
- 12- 3" PLUG VALVE MECHANICAL JOINT OPENS LEFT RESILIENT SEAT W/ VALVE BOX
- 13- PROP. SEWER CLEAN OUT MANHOLE #3 RIM = 319.40' INV. = 309.80'
- 14- PROP. 3" SDR 17 HDPE FORCE MAIN L = 248.0'
- 15- CORE EXISTING FORCE MAIN JUNCTION SMH FOR NEW 3" FORCE MAIN, REPLACE TEE WITH CROSS FITTING FOR NEW FORCE MAIN. (SEE DETAIL ON SHEET C-16)
- 16- PROP. SMH #4 RIM = 324.6' IN = 322.0' +/- OUT = 317.50'
- 17- PROP. 6" SDR 35 PVC L = 70.0' S = 1.0%
- 18- PROP. SMH #5 RIM = 324.48' IN = 316.80' OUT = 316.70'
- 19- PROP. 6" SDR 35 PVC L = 70.0' S = 1.0%

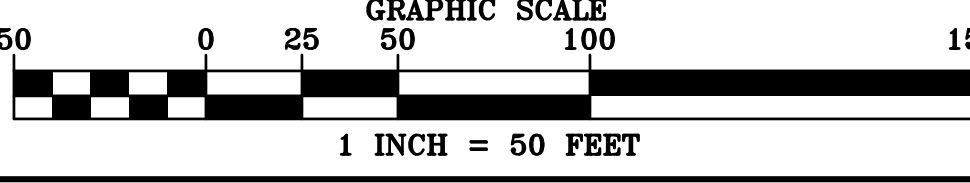
NOTES:

- 1) CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATION:
 - A) SANITARY SEWER DISPOSAL - CITY OF ROCHESTER
 - B) ELECTRIC DISTRIBUTION - EVERSOURCE
 - C) TELEPHONE - FAIRPOINT
 - D) CABLE - CONSOLIDATED COMMUNICATIONS
 - E) WATER - CITY OF ROCHESTER
- 2) ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3) THE EXISTING 6" WATER SERVICE TO THE HOMEMAKERS HEALTH SERVICES BUILDING SHALL BE ABANDONED ONCE THE NEW SERVICE IS CONNECTED. THE EXISTING WATER LINE SHALL BE CUT AND CAPPED JUST AFTER THE EXISTING GATE VALVE. THE GATE STEM SHALL BE REMOVED, THE LOWER HALF FILLED WITH SAND AND CONCRETE PLACED IN THE UPPER HALF OF THE VALVE BLOCK.
- 4) THE EXISTING FIRE HYDRANT SHALL BE DECOMMISSIONED IN ACCORDANCE WITH THE ROCHESTER FIRE DEPARTMENT ONCE THE NEW FIRE HYDRANT IS OPERATIONAL.
- 5) THE CONTRACTOR SHALL USE FOSTER ADAPTORS AT WATER LINE FIXTURES WHEN POSSIBLE TO AVOID SHORT SECTIONS OF WATER PIPE BETWEEN JOINTS.
- 6) ALL WORK WITHIN THE ROUTE 108 RIGHT OF WAY WILL REQUIRE AN EXCAVATION PERMIT FROM NHDOT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL PERMITS TO WORK IN THE RIGHT OF WAY.

WATER CONNECTION DETAIL A
1 INCH = 20 FEET

WATER CONNECTION DETAIL B
1 INCH = 20 FEET

UTILITY PLAN
TAX MAP 243, LOT 39
215 ROCHESTER HILL RD
ROCHESTER, NH
PREPARED FOR:
EASTER SEALS NH, INC.
MARCH 11, 2022



FILE NO. 102
PLAN NO. C-3154
DWG. NO. 19249 SP-1
F.B. NO.