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JUN 28 2011

Planning Dept.

Amendment to Approved Project

City of Rochester, New Hampshire

Case # 120-324-B1-10 Property Address 68 SOUTH MAIN STREET

Type of project: Site Plan ☒; Subdivision ☐; Lot Line Adjustment ☐; Other ☐

Project name 68 SOUTH MAIN STREET

Date of original Planning Board approval AUGUST 2, 2010

Description of amendment ADD ACCESSIBILITY RAMP AND RAILING,
SUBSTITUTE PLANTINGS AND GROUND COVER,
CHANGE FENCE DESIGN.

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Name of applicant or agent filling out this form MCHENRY ARCHITECTURE

Applicant? ☒ Agent? ☐ Today's date JUNE 23, 2011

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

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

Fee required? Yes ☒ No ☐ Check # 2625 Staff initials that check received 125.00

Amendment approved ☐ Amendment denied ☐ Date of Planning Board action ☐

Conditions ☐

Signature: ☐ Date: ☐

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Plant List

68 South Main Street, Rochester, NH

Trees and Shrubs

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
BWG	13	Buxus m. 'Winter Gem' / Winter Gem Boxwood	Cont.	18"-24"	
CBF	2	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2-2 ½" Cal.	Specimen
GTH	2	Gleditsia t. i. 'Halka' / Halka Honeylocust	B&B	2 ½ - 3" Cal.	Full
IGN	15	Ilex glabra 'Nordic' / Nordic Inkberry	Cont.	2'-2 1/2' Ht.	
TCC	2	Taxus cuspidate 'Capitata' / Pyramidal Japanese Yew	B&B	5'-6' Ht.	Columnar
TMV	3	Taxus media 'Vermeulen' / Vermeulen Yew	B&B	3'-3 1/2' Ht.	Columnar
TOT	12	Thuja occ. 'Techny' / Mission Arborvitae	B&B	5'-6' HT.	Hvy.
UVF	4	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B&B	2-2.5" Cal.	

Perennials, Groundcovers, Grasses, Ferns and Vines

Sym	Qty	Common Name / Botanical Name	Root	Size	Remark
BAP	18	Baptisia australis / Blue False Indigo	Cont.	1 Gal.	36" OC
CPX	98	Carex pensylvanica / Pennsylvania Sedge	Cont.	2 QT..	15" OC
GMI	5	Geranium macrorrhizum 'Ingwersen's Variety' / Cranesbill	Cont.	2 Qt..	24" OC
GMB	24	Geranium macrorrhizum 'Bevans's Variety' / Cranesbill	Cont.	2 Qt..	24" OC
HSD	30	Hemerocallis 'Stella D'Oro' / Repeat Stella D'Oro Daylily	Cont.	2 QT	24" OC
HMT	77	Hemerocallis 'Mary Todd' / Late Golden Yellow Daylily	Cont.	2 QT	24" OC
SH	26	Sporobolus heterolepsis / Prairie Dropseed Grass	Cont.	1 Gal.	3' OC

NOTE: For proposed planting beds, amend 9" of screened loam with 3" of aged compost and till in thoroughly.

Over dig root ball holes by 2 X the root ball size and place the above soil mix in root balls.

Use one package/ 2" caliper tree of a mycorrhizal fungal root treatment such as 'Mycor Tree' or 'Roots 1-Step' on all tree and shrub root balls to stimulate root growth and nutrient uptake. Construct an earth saucer to hold water and apply 2" of shredded bark mulch to earth saucer or planting bed.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3
Portsmouth, N.H. 03801-7114
Tel: (603) 436-8282
Fax: (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIB SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION (NHDES DECEMBER 2008).
- 4) PARKING/USE CALCULATION:
CALCULATED PARKING
FIRST FLOOR:
RETAIL: 1,096 S.F. @ 1 SPACE/200 S.F. = 6 SPACES
RESIDENTIAL: 2 DWELLING UNITS @ 2 SPACES/UNIT = 4 SPACES
SECOND FLOOR:
RESIDENTIAL: 3 DWELLING UNITS @ 2 SPACES/UNIT = 6 SPACES
THIRD FLOOR:
RESIDENTIAL: 3 DWELLING UNITS @ 2 SPACES/UNIT = 6 SPACES
TOTAL SPACE REQUIRED: 22 SPACES
PROVIDED PARKING:
17 SPACES + 1 HANDICAP SPACE
TOTAL: 18 SPACES
- 5) SEE ARCHITECTURAL PLANS BY McHENRY ARCHITECTURE, DATED 2 JULY 2010 FOR BUILDING DIMENSIONS.
- 6) LANDSCAPE DESIGN BY:
TERRA FIRMA LANDSCAPE ARCHITECTURE
4 MARKET STREET
PORTSMOUTH, N.H. 03801
Tel: (603) 430-8388
- 7) OPEN SPACE CALCULATIONS:
PAVEMENT: 6,019 S.F.
CONCRETE PADS: 265 S.F.
BUILDING: 3,688 S.F.
SIDEWALK/CURB: 675 S.F.
TOTAL: 10,647 S.F. (73.5%)
- 8) AS BUILT PLANS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT UPON COMPLETION OF THE PROJECT.
- 9) THE SIDEWALK ON DREYER WAY IS ON THE SUBJECT PROPERTY. IT SHALL BE MAINTAINED BY THE APPLICANT.

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**SITE REDEVELOPMENT
TAX MAP 120 LOT 324
68 SOUTH MAIN STREET
ROCHESTER, N.H.**

NO.	DESCRIPTION	DATE
1	ADDED NOTE 9, REVISED LANDSCAPE SCHEDULE COUNT	10/22/10
0	ISSUED FOR APPROVAL	7/22/10



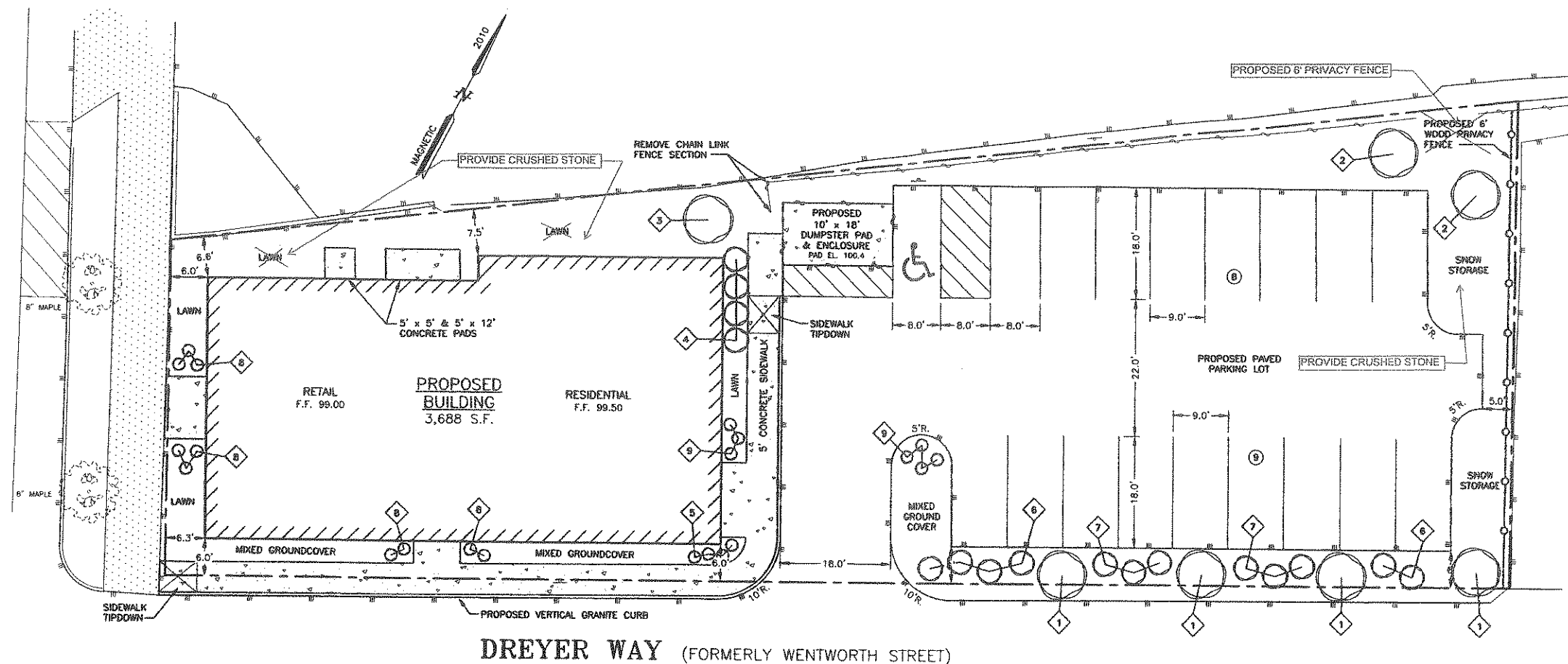
SCALE: 1" = 10'

JULY 2010

**LAYOUT &
LANDSCAPING PLAN**

C2

SOUTH MAIN STREET



LANDSCAPE SCHEDULE

I.D. No.	ITEM	SIZE	QUANTITY
TREES			
1	Ulmus americana 'Princeton' Princeton American Elm	2"-2.5" Cal.	4
2	Gleditsia t. i. 'Halka' Halka Honeylocust	2.5"-3" Cal.	2
3	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2"-2.5" Cal.	1
SHRUBS			
4	Kalmia latifolia 'Elm' Dwarf Mountain Laurel	18"-24" Ht.	4
5	Buxus m. 'Winter Gem' Winter Gem Boxwood	7 Gal.	4
6	Spirea x bumalda 'Anthony Waterer' Anthony Waterer Spirea	2.5"-3" Ht.	6
7	Ilex glabra 'Nordic' Nordic Inkberry	2"-2.5" Ht.	6
GROUNDCOVERS			
8	Sporobolus heterolepis Prairie Dropseed Grass	1 Gal.	10
9	Baptisia australis Blue False Indigo	1 Gal.	7
MIXED GROUNDCOVERS			
SELECT FROM LIST	Carex pensylvanica Pennsylvania Sedge	1 Gal.	TO BE DETERMINED
	Geranium macrorrhizum 'Ingwersen's Variety' Cranesbill	2 Qt.	
	Heimerocallis 'Autumn Minaret' Late Lemon Yellow Daylily	2 Qt.	

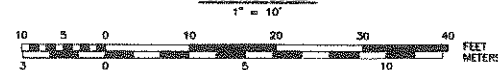
LANDSCAPE RECOMMENDATIONS:
#2 HALKA HONEYLOCUST TO REMAIN - GOOD, TOUGH TREE, CAN ALSO BE RELOCATED
#9 BLUE FALSE INDIGO TO REMAIN - GOOD PARKING LOT PLANT, LOOKS LIKE SHRUB. GOES DORMANT IN WINTER LIKE PERENNIAL
IF SUBSTITUTIONS ARE NECESSARY FOR #S 4, 6, OR 7 THAN THE FOLLOWING ARE RECOMMENDED:
4) TAXUS BACCATA 'REPANDENS' - ENGLISH CREEPING YEW (18'-24')
6&7) THUJA OCCIDENTAL 'TECHNY' - MISSION ARBOVITAI (4'-5')
ALSO RECOMMEND MINIMAL PLANT ADDITIONS TO THE SOUTH MAIN STREET SIDE OF BUILDING.
SPECIFICS TO FOLLOW.

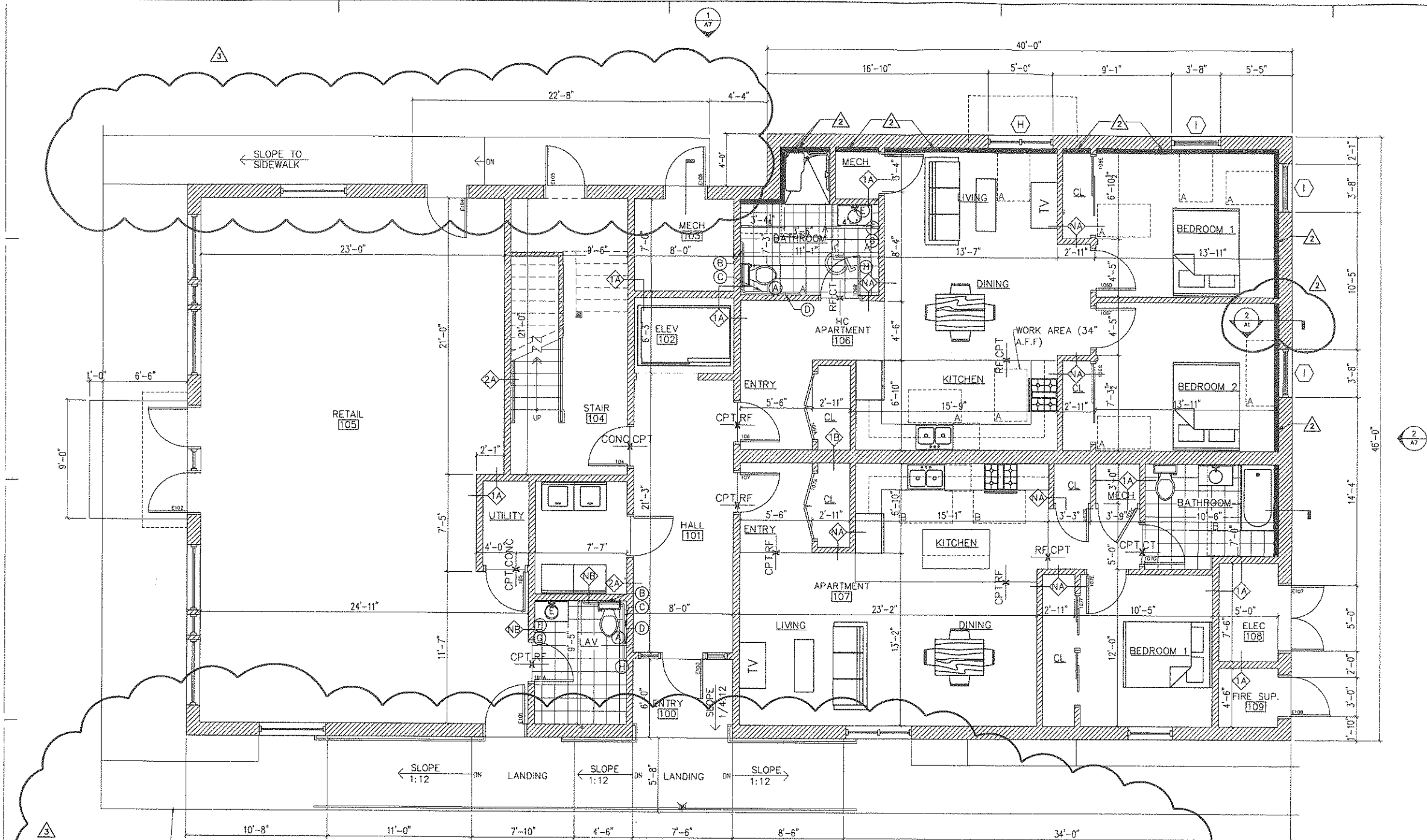
FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY

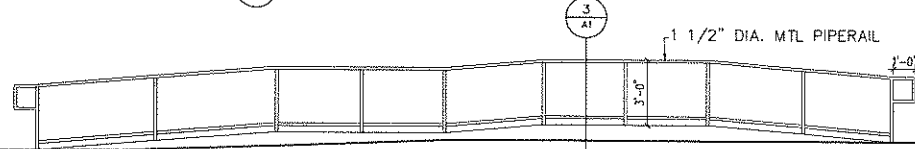
DATE

GRAPHIC SCALE

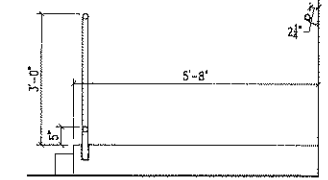




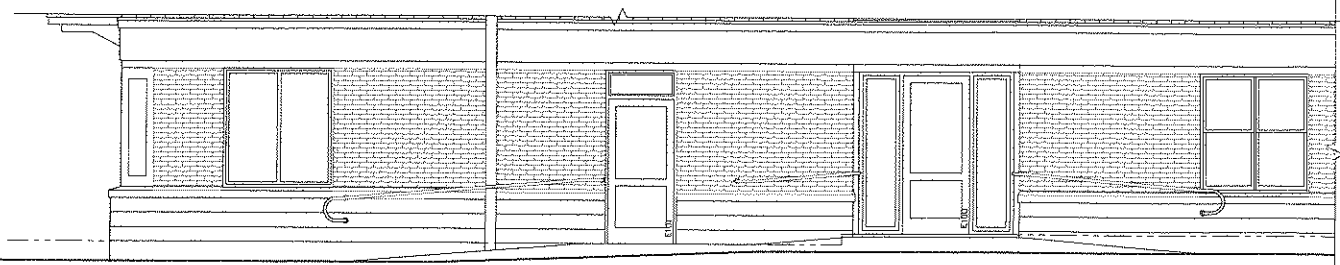
1 FIRST FLOOR PLAN
A1 1/4"=1'-0"



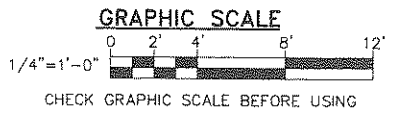
2 PROPOSED RAILING ELEVATION
A1 1/4"=1'-0"



3 PROPOSED RAILING SECTION
A1 1/2"=1'-0"



4 PROPOSED RAILING AT ELEVATION
A1 1/4"=1'-0"



68 SOUTH MAIN STREET
25 CHESTNUT STREET
PORTSMOUTH, NH

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McHENRY
ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire
603.430.0274



REVISIONS:
1 JANUARY 7, 2011
2 MARCH 14, 2011
3 JUNE 7, 2011

PROJECT NAME:
68 SOUTH MAIN STREET
25 CHESTNUT STREET
PORTSMOUTH, NH

PROJECT NO.: 10163
DRAWN BY: SNG
APPROVED BY: SMCH, BAH
ISSUE DATE: 18Nov2010
DRAWING NAME: FIRST FLOOR PLAN

SCALE: AS NOTED
DRAWING NO.: A1

SHEET NO.: OF