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Planning Dept.

Application for Extension to Meet Precedent Conditions

City of Rochester, New Hampshire

Case # 122-93-12-09

Project name Eastport Substation

Date of original Planning Board approval April 6, 2009

Present deadline date to meet precedent conditions October 6, 2011

New deadline date requested October 8, 2013

Reason(s) for request/comments Due to a reallocation of funding for the project PSNH is requesting an extension to meet the precedent conditions for Eastport Substation project as the construction start time has now been rescheduled to early 2013. Of the conditions PSNH is requesting to delay providing; an acceptable surety for inspection fees, signing the drainage maintenance agreement and attending a pre-construction meeting. As the project will not begin for nearly (2) two years and as a contractor has yet to be selected it would appear these are reasonable requests for the Planning Board to consider.

How many extensions have already been granted on this project? One

Name of applicant or agent filling out this form TFMoran, Inc.

Applicant? _____ Agent? Nicholas Golon, PE Today's date 8/31/11

Please note: If this request is submitted before the deadline date to meet precedent conditions a \$100.00 fee will be charged. If this request is submitted AFTER the deadline to meet precedent conditions a \$150.00 fee will be charged. Thank you.

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

Request granted _____ Request denied _____ New expiration date _____

Comments _____

Fee required? Yes ☒ No ☐ Check # 31895 Staff initials that check received [Signature]

Signature: _____ Date: _____



PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

NOTICE OF DECISION

April 9, 2009

Public Service Company of NH
780 North Commercial Street
Manchester, NH 03105

RE: Site plan to expand existing substation to 1,620 square foot building, which also includes new transformer at the Rochester Substation for new transformer, 103 Walnut Street. Case # 122-93-12-09

Dear Sir / Madam:

This is to inform you that the Rochester Planning Board at its April 6, 2009 meeting **APPROVED** your application referenced above with the following conditions.

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns. The requested conditional use was approved.

Precedent Conditions [Office use only. Date certified: _____ As-built's received? _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note* If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval - by October 6, 2009 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. Also, a building permit must be issued and substantially acted upon within 1 year of plan certification or the Planning Board approval is considered null and void. See RSA 674:39 on vesting.

- 1) Add the following notes (or equivalent) to the plan drawings:

- a) "For more information about this site plan contact the City of Rochester Planning Department, 31 Wakefield Street, Rochester, NH 03867, (603) 335-1338".
- b) Add approval block on each page of drawings for signature of Planning Department. It should read: "Final Approval by Rochester Planning Board. Certified by _____ Date _____"
- c) "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."
- d) "There is a 50 foot buffer requirement from wetlands under the City of Rochester Zoning Ordinance as shown on this plan. There may be no encroachment within these buffers except as permitted under the ordinance."
- e) "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."
- f) "This project proposes 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, inspection and maintenance of sediment control measures, documentation of maintenance activities, and submission a Notice of Termination (NOT) to EPA. The Contractor is also responsible to comply with any or all other aspects of current Federal, State and Local storm water or NPDES regulations or requirements."
- g) "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 City Ordinance Chapter 50. 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 the soil has been disturbed."
- h) "An orange construction fence must be placed alongside the wetland buffer prior to the start of construction (this is not required if the required silt fence is orange)."
- i) "Buffer markers must be installed along the outer edge of the wetland buffer on all lots that contain a wetland buffer. They must be placed at each lot line and at 25-foot intervals between lot lines. The markers must be installed at the time that the orange construction fence, above, is removed. The markers must be in place in order for the certificate of occupancy for that lot to be issued."

- j) "It is recommended that Best Management Practices for removal of obsolete power poles be followed."
- 2)# The plans are to be tied into the State Plane Coordinate System or \$15.00 is to be contributed to the Monumentation Fund.
- 3) The applicant must sign the Agreement for Payment of Inspection Fees and make a cash deposit (or make other acceptable surety) to cover the expected costs of inspections, in an amount that is determined by the Public Works Department. (The inspections will be conducted by the City of Rochester Public Works Department or its designee. The applicant must pay for inspections - at an hourly rate as determined by the Public Works Department - of the site, including all new infrastructure serving the site).
- 4) The pre-construction meeting agreement is to be signed by the property owner.
- 5) All required state and federal permits must be obtained – including alteration of terrain and dredge and fill, as appropriate - with copies of permits or confirmation of approvals delivered to the Planning Department. *RECEIVED*
- 6) A drainage maintenance agreement approved by Public Works must be executed.
- 7) (a) One set of mylar plus (b) five sets of large blue-line or black-line plus (c) one set of 11"x17" final approved site plan drawings must be on file with the City. *Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the site plans.* (The applicant need only submit additional blue-line/black-line sets of drawings or individual sheets, as needed, to make five complete sets - consult the Planning Department.) At the discretion of the Planning Department minor changes to drawings (as required in precedent condition, above) may be marked by hand. Note. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

General and Subsequent Conditions

All of the conditions below are attached to this approval.

- 1)# **No site work may be undertaken until: a) all of the precedent conditions are met; b) the preconstruction meeting with City staff has taken place; c) the prominent orange fence along the edge of the wetland buffer, if any are present (referred to in precedent condition, above) is installed; and d) all appropriate erosion and sedimentation control structures are in place.** These erosion and sedimentation control measures and the orange fence must be in place prior to the pre-construction meeting in order that they may be inspected at the meeting. Contact the City Planning Department to arrange for the preconstruction meeting.

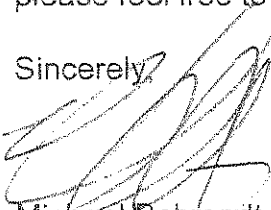
- 2) All erosion and sedimentation control structures must remain in place and be maintained until vegetation is established or ground surface is suitably stabilized. Note that the filter fabric on silt fences must be buried at least 12" below the ground surface in order to function properly. Best management practices must be followed for wetlands protection.
- 3) Five sets of full size (measuring at least 22" x 34") blue line or black line paper plus one full size mylar plus 1 set of 11" x 17" plus one digital copy of the as-built site plans (or "record drawings") stamped and signed by the Engineer or Surveyor are to be submitted to the Planning Department. The as-built drawings must include the following language or equivalent: "This as-built drawing substantially conforms with the final plans approved by the City of Rochester Planning Board and certified by the Planning and Development Department except for the following significant modifications: " If no significant modifications were made simply state "none". Otherwise, itemize the modifications on the as-built or on an accompanying letter. The Department relies on the good judgment and good faith of the engineer/surveyor in determining which modifications should be considered significant (for example, minor adjustments in locations of plant materials would not be significant whereas relocation of a catch basin would be).
- 4) The project must be built and executed exactly as specified in the approved application package unless changes are approved by the City.
- 5) All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
- 6) Please note. In the event of any violations of these conditions of approval or of any pertinent local, state, or federal laws – such as those regarding erosion and sedimentation control, wetlands, stormwater management, and general site development standards – the City of Rochester reserves the right to take any appropriate permissible action, including, but not limited to, withholding of building permits, withholding of certificates of occupancy, withholding of driveway permits, revocations of permits/approvals, referring violations to other agencies, and calling of bonds.
- 7) It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project. Contact the City of Rochester Code Enforcement Department at 332-3508 regarding building permits. Please also contact the City of Rochester Fire Department at 330-7182 to ensure that the proposed building meets all Fire Codes.

- 8) Please note that RSA Chapter 79 - Forest Conservation and Taxation specifies requirements for the removal of timber or wood from a property. Please contact the City of Rochester Assessing Office at 332-5109 if Chapter 79 applies to any intended cut or if you have any questions about any intended cut. It is the property owner's responsibility to ensure compliance with Chapter 79. RSA 79.1 II. (b) (5) states *'The following persons shall not be required to file an intent to cut or be subject to the tax imposed by this chapter...[a] person who cuts or causes to be cut, within the tax year, up to 10,000 board feet of logs and 20 cords of wood or the equivalent in whole tree chips, from the person's own land within a municipality, for land conversion purposes other than timber growing and forest uses, provided that those persons intending to convert the use of the land have secured all required permits including, but not limited to, building permits, subdivision or zoning permits, excavation permits, or site plan approvals, as necessary for the use to which the land will be converted, and are able to furnish proof of such permits.'*

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any concerns or questions, please feel free to contact me.

Sincerely,



Michael Behrendt
Chief of Planning

CC:

TFMoran, Inc.
Robert Duval, P.E. & Nicholas Golon
File



- ### NOTES
- OWNER OF RECORD OF MAP 122 LOT 93 PUBLIC SERVICE CO. OF NH. P.O. BOX 3436, MANCHESTER, NH 03105. DEED REFERENCE TO PARCEL 6, B.L. 836 PG. 202. AREA OF PARCEL = 1,313,466 S.F. ± OR 30,153.0 ACRES ±.
 - 122-93 INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO PROPOSE A NEW SUBSTATION YARD WITH ACCESS DRIVE AND ASSOCIATED OVERHEAD AND AN EXPANSION OF THE EXISTING SUBSTATION. SEE PHASING PLAN FOR PROJECT SEQUENCE.
 - CURRENT ZONING IS: INDUSTRY 2 (I-2) & AGRICULTURAL (A).

MIN. LOT SIZE (I-2) & (A):	REQUIRED:	PROVIDED:
MIN. LOT FRONTAGE:	40,000 S.F.	1,313,466 S.F.
MIN. BUILDING SETBACKS:	(1-2) 1-2H/A, (A) 150'	50'
FRONT:	N/A	N/A
SIDE:	0'	N/A
REAR:	25'	415'
FRONT (A):	35'	257'
SIDE:	25'	N/A
REAR:	50'	N/A
MAX. BUILDING HEIGHT:	35'	N/A
MAX. LOT COVERAGE:	75%	1 STORY
		<1%
 - PARKING CALCULATIONS REQUIRED:

WAREHOUSE	1 SP./800 S.F. = 2 SPACES
PROPOSED:	2 SPACES
 - THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

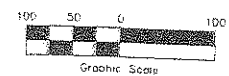
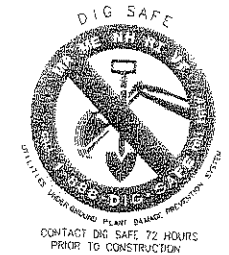
SEWER:	PRIVATE
WATER: <td>NO SERVICE PROPOSED</td>	NO SERVICE PROPOSED
GAS: <td>NO SERVICE PROPOSED</td>	NO SERVICE PROPOSED
ELECTRIC: <td>PSNH</td>	PSNH
TELEPHONE: <td>NO SERVICE PROPOSED</td>	NO SERVICE PROPOSED
CABLE: <td>NO SERVICE PROPOSED</td>	NO SERVICE PROPOSED
 - IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.S. REGULATIONS. IF SNOW IS STORED WITHIN PARK, KEEP CATCH BASINS CLEAR.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THE PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES BY THE PERFORMANCE OF THE WORK, THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND REGULATIONS.
 - SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 - ALL WORK IS TO CONFORM TO THE CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
 - IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
 - IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO WORK WITH THE AFFECTED WORK.
 - THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN INC. ASSUMES LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMPLIANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 - TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION APPROVED BY THE ENGINEER OF RECORD.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607, (603) 335-1238.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
 - THE PROJECT PROPOSES 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 INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMIT A NOTICE OF TERMINATION (NOT) TO EPA. THE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER OF CURRENT FEDERAL, STATE AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
 - THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORM WATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.

LEGEND

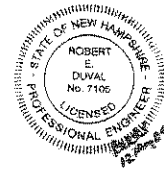
- EXISTING**
- EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - CHAIN LINK FENCE
 - UTILITY POLE
 - EDGE OF WETLAND
 - STONEWALL (BOUNDARY)
 - STONEWALL (OTHER)
 - ZONING BOUNDARY
- PROPOSED**
- EDGE OF GRAVEL
 - RETAINING WALL
 - CHAIN LINK FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - LIMITS OF CLEARING / TREELINE

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV	DATE	DESCRIPTION	BY	CHK
4	4/27/09	CONDITIONS OF APPROVAL	MC	JFP
3	3/10/09	REVISED PER CLIENT COMMENTS	SWS	NGC
2	2/24/09	TOWN & CLIENT COMMENTS	MC	NGC
1	02/16/09	GRADING & DRAINAGE	JFP	NGC
			DR	OK



TAX MAP 122 LOT 93
OVERALL SITE LAYOUT PLAN
EASTPORT SUBSTATION
103 WALNUT STREET, ROCHESTER, NH
OWNED BY AND PREPARED FOR
PUBLIC SERVICE CO. OF NEW HAMPSHIRE
780 NORTH COMMERCIAL STREET
MANCHESTER, NH 03101
SCALE: 1"=100'
FEBRUARY 3, 2011

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone: (603) 472-4408
Fax: (603) 472-9747
www.tfmoran.com

47004.00
DR: WNF
CHK: JWM
2011
47004-00 Site
SHEET 6 OF 6

NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE PHASED CONSTRUCTION OF THE PROPOSED SUBSTATION.



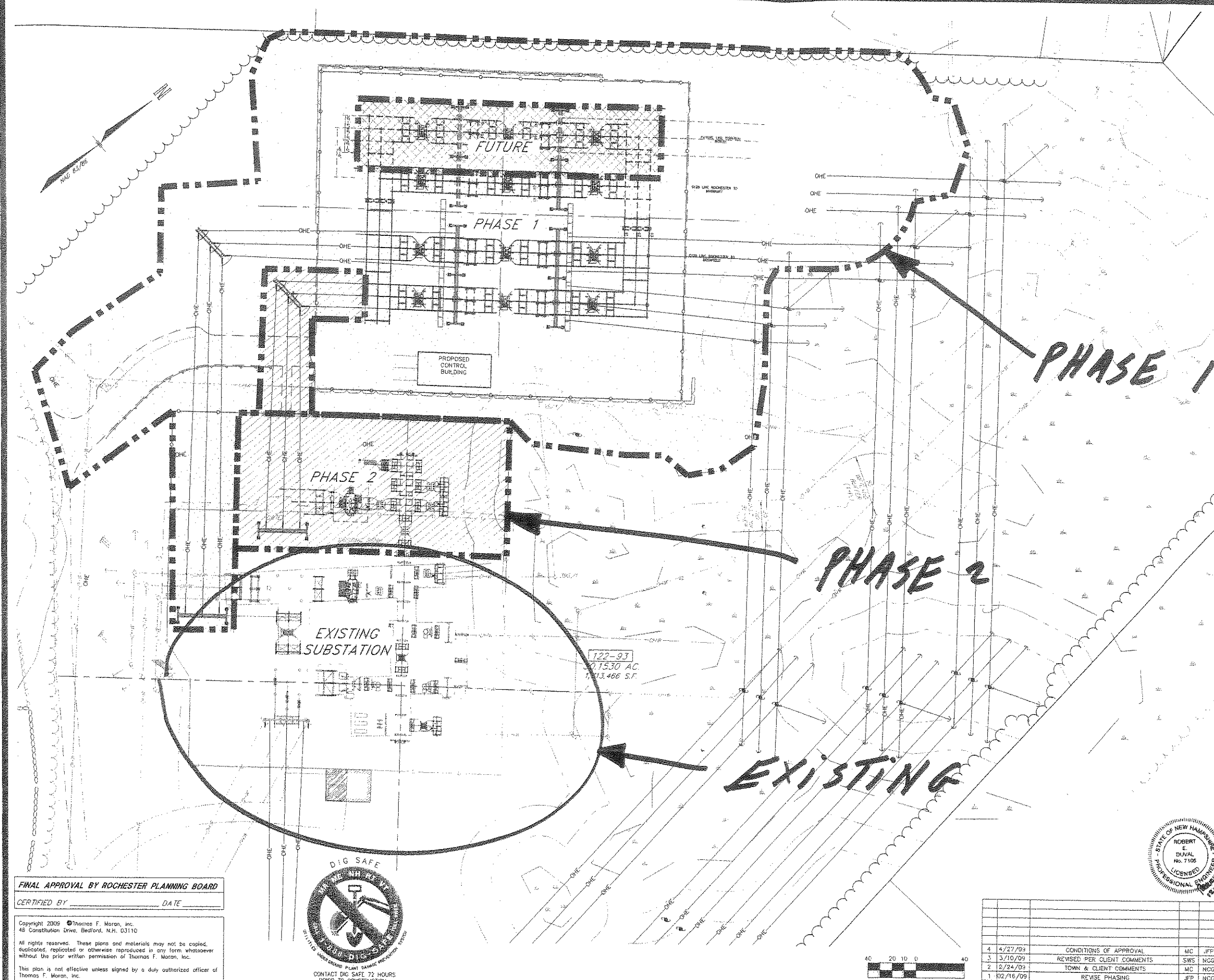
PHASE 1 - INCLUDES THE EASTPORT SUBSTATION YARD, EQUIPMENT AND POWER LINES FOR G128 LINE ROCHESTER TO DEERFIELD AND G128 LINE ROCHESTER TO MADBURY, AS WELL AS THE GRAVEL DRIVEWAY AND INFILTRATION BASIN/DRAINAGE STRUCTURES.



PHASE 2 - INCLUDES THE EXPANSION OF THE ROCHESTER SUBSTATION YARD, EQUIPMENT AND POWER LINES.



FUTURE PHASE - INCLUDES THE EXPANSION OF FUTURE EQUIPMENT WITHIN THE EASTPORT SUBSTATION CONSTRUCTED IN PHASE 1.



FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY _____ DATE _____

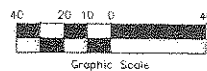
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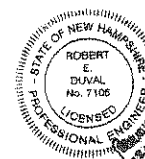
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
4	4/27/03	CONDITIONS OF APPROVAL	MC	JFP
3	3/10/09	REVISED PER CLIENT COMMENTS	SWS	NGG
2	12/24/03	TOWN & CLIENT COMMENTS	MC	NCC
1	02/16/09	REVISED PHASING	JFP	NCC
1	02/16/09	REVISED PHASING	JFP	NCC



TAX MAP 122 LOT 93

PHASING PLAN

EASTPORT SUBSTATION

103 WALNUT STREET, ROCHESTER, NH

OWNED BY AND PREPARED FOR

PUBLIC SERVICE CO. OF NEW HAMPSHIRE

780 NORTH COMMERCIAL STREET

MANCHESTER, NH 03101

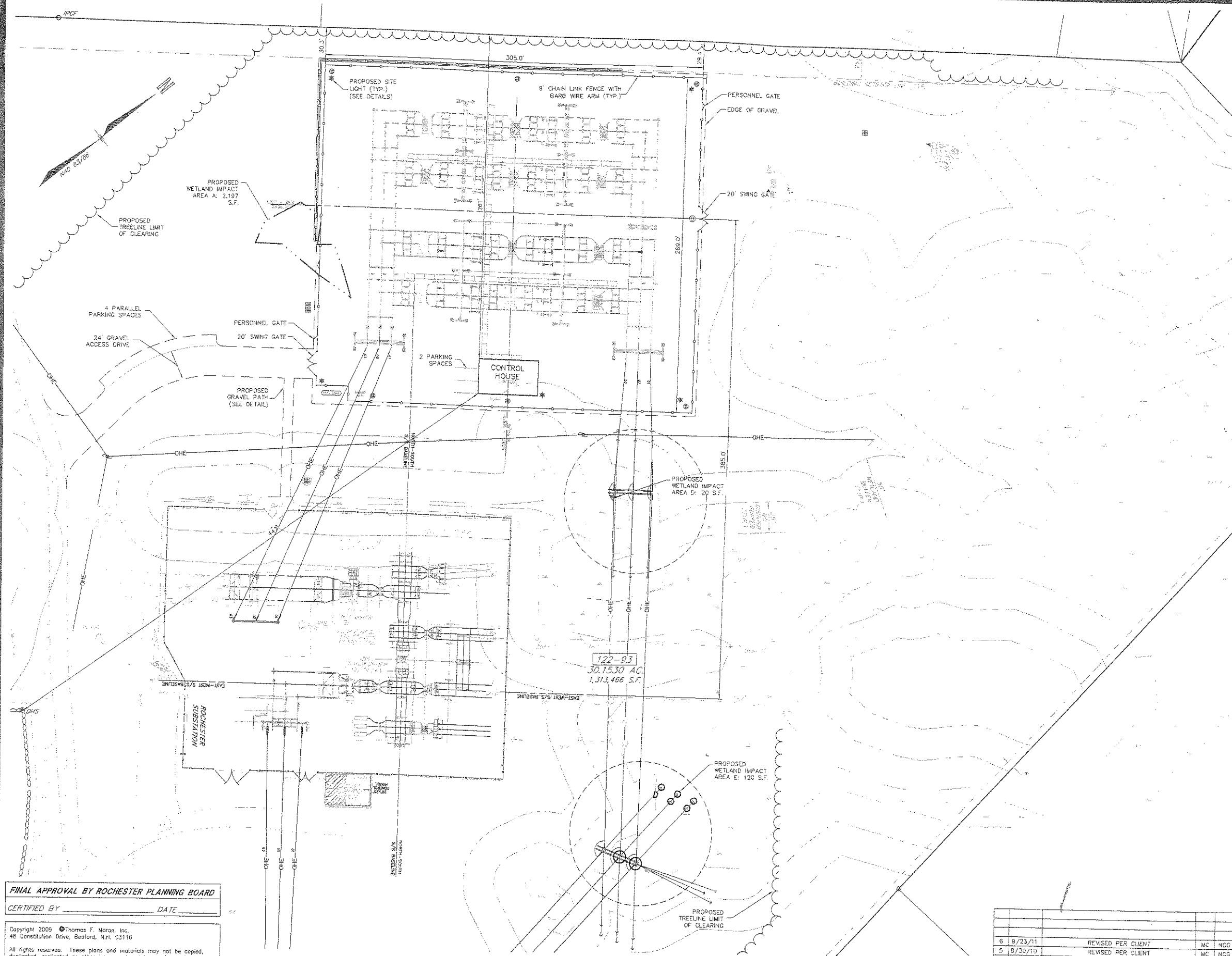
SCALE: 1"=40'

FEBRUARY 3, 2009



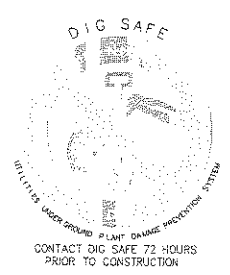
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-8747
www.tfmoran.com



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW DETAIL OF A PROPOSED NEW SUBSTATION YARD WITH ACCESS DRIVE AND ASSOCIATED OVERHEAD LINES, AND AN EXPANSION OF THE EXISTING SUBSTATION.
2. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
3. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
4. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
5. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
6. THERE IS A 50-FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE AS SHOWN ON THIS PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.



PROPOSED	LEGEND	EXISTING
---	EDGE OF GRAVEL	---
---	RETAINING WALL	---
---	CHAIN LINK FENCE	---
---	GUARDRAIL	---
---	STONEWALL (BOUNDARY)	---
---	EDGE OF WETLAND	---
---	DRAIN MANHOLE	---
---	FLARED END SECTION	---
---	UTILITY POLE	---
---	DRAFT	---
---	---	---

TAX MAP 122 LOT 93
SITE LAYOUT PLAN
EASTPORT SUBSTATION
103 WALNUT STREET, ROCHESTER, NH
 OWNED BY AND PREPARED FOR
PUBLIC SERVICE CO. OF NEW HAMPSHIRE
780 NORTH COMMERCIAL STREET
MANCHESTER, NH 03101
 SCALE: 1"=40' FEBRUARY 3, 2009

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
 CERTIFIED BY _____ DATE _____

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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

REV.	DATE	DESCRIPTION	BY	CHK
6	9/23/11	REVISED PER CLIENT	MC	NGC
5	8/30/10	REVISED PER CLIENT	MC	NGC
4	4/27/09	CONDITIONS OF APPROVAL	MC	JFP
3	3/10/09	REVISED PER CLIENT COMMENTS	SWS	NGC
2	2/24/09	TOWN & CLIENT COMMENTS	MC	NGC
1	2/16/09	GRADING & DRAINAGE	JFP	NGC



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 46 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

47004.00 DR SWS FB
 OK NG CADPALE 47004-00 Site SHEET 7 OF 13

122-93-12-09