

# Site Plans

Issued for: **Site Plan Approval (Amended Site Plan)**

Date Issued: March 21, 2012

Latest Issue: March 21, 2012

## Sheet Index

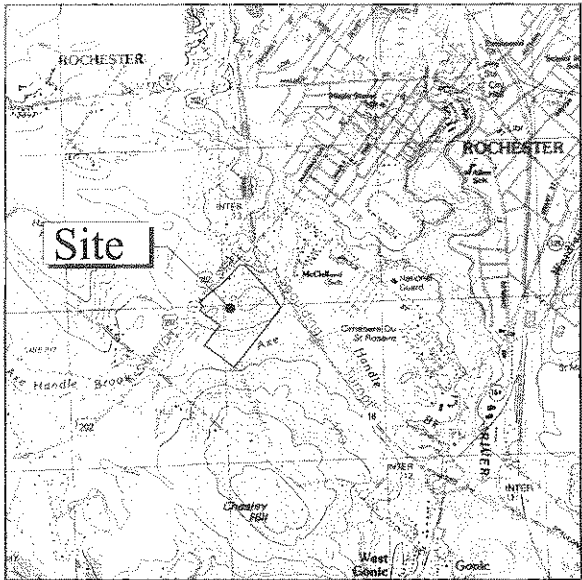
Number	Drawing Title	Latest Issue
C-1	Legend and General Notes	3/21/2012
C-2	Master Plan	3/21/2012
C-3	Layout and Materials Plan	3/21/2012
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## Reference Drawings

Number	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	3/21/2012
SL-1	Site Photometric Plan	3/21/2012
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# Rochester Crossing

Washington Street (U.S. Route 202)  
Rochester, New Hampshire



Site Location Map



0 1000 2000 Feet

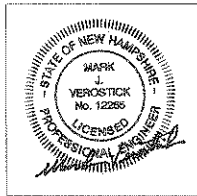
## Property Owners

Owner:  
**OCW Retail - Rochester, LLC**  
C/O The Wilder Companies  
800 Boylston Street  
Prudential Tower, Suite 1300  
Boston, MA 02199

Assessor's Map: 130  
Lot: 130 - 38



**Vanasse Hangen Brustlin, Inc.**  
Transportation  
Land Development  
Environmental Services  
  
Six Bedford Farms Drive, Suite 607  
Bedford, New Hampshire 03110  
603.644.0888 • FAX 603.644.2385



Consultant:  
**Engineering Advantage, Inc.**  
2 Park Street  
Boston, MA 02108  
Phone (617) 288-3969 • Fax (617) 825-8922

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MAR 21 2012

Planning Dept.

Approved  
City of Rochester, NH

Approval certified by \_\_\_\_\_ Date \_\_\_\_\_





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Six Bedford Farms Drive, Suite 607  
Bedford, New Hampshire 03110  
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Notes:

- THE INTENT OF THIS PLAN IS TO AMEND THE ORIGINAL SITE PLAN APPROVAL FOR THE ROCHESTER CROSSING DEVELOPMENT TO INCLUDE THE FOLLOWING:
  - REPLACE THE PREVIOUSLY APPROVED RESTAURANT B (5,500 SF) WITH A 12,500 SF RETAIL STORE (RETAIL G).
  - REMOVE THE PREVIOUSLY APPROVED ATM (400 SF) FROM THE DEVELOPMENT PROGRAM.
  - ADD TWO PARKING SPACES IN THE VICINITY OF THE REMOVED ATM AND CONVERT THE ADA PARKING SPACE TO TWO STANDARD PARKING SPACES.
  - REVERSE THE PARKING SUMMARY CHART TO ACCOUNT FOR THE PROPOSED CHANGES ABOVE. AN EXISTING RESTAURANT (CLEMENTO'S) IN THE RETAIL E BUILDING, A TENANT CHANGE FOR RESTAURANT C (TROPICAL SMOOTHIE) AND A PROPOSED RESTAURANT TO BE LOCATED IN THE RETAIL A BUILDING.
- A VARIANCE HAS BEEN GRANTED BY THE ZBA TO ALLOW A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES BASED ON THE USE OF THE PROPERTY AS A SHOPPING CENTER.

CITY OF ROCHESTER, NEW HAMPSHIRE

Approval certified by: \_\_\_\_\_

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

No.	Revision	Date	App'd

Designed by	Drawn by	Approved by	Checked by
CAD checked by	Approved by		
Scale 1"=80'	Date March 21, 2012		

Rochester Crossing

Washington Street (U.S. Route 202)  
Rochester, New Hampshire

Site Plan Approval  
(Amended Site Plan)

Not Approved for Construction  
Drawing Title

Master Plan



Drawing Number  
**C-2**  
Sheet 2 of 7  
Project Number  
52190.00

Zoning Summary Chart

Zoning District(s):	Business 2 (B2), Residence 1 (R) *		
Overlay District(s):	Wetland Conservation District Regulatory Floodway Zone		
Zoning Regulation Requirements	Required	Provided	
MIN. LOT AREA	NONE	45.3±	AC**
FRONTAGE	NONE	— FT	
FRONT YARD SETBACK	25 FT	>	25 FT
SIDE YARD SETBACK	0 FT	>	0 FT
REAR YARD SETBACK	25 FT	>	25 FT
WETLAND SETBACK (BUFFER)	50 FT	50 FT***	
MAX. BUILDING HEIGHT	35 FT	≤	35 FT
MAX. BUILDING COVERAGE	50 %	≤	50 %
MIN. OPEN SPACE	25 %	>	25 %
PAVEMENT SETBACK (FRONT)	15 FT	≥	15 FT
(SIDE)	10 FT	≥	10 FT

\* CHART BASED ON B2 DISTRICT REQUIREMENTS.

\*\* INCLUDES PROPOSED RIGHT-OF-WAY AND EXCLUDES DRAINAGE EASEMENT AREA (LOT 246-251).

\*\*\* 0-FT WETLAND SETBACK AT DETENTION BASIN OUTLET, CONDITIONAL USE PERMIT REQUIRED.

Parking Summary Chart

Description	Spaces	
	Required	Provided
STANDARD SPACES	-	1,392
ACCESSIBLE SPACES *	30	40
TOTAL SPACES	1,521**	1,432
BICYCLE SPACES ***	76	7 RACKS
LOADING SPACES	16	19

\* INCLUDES VAN ACCESSIBLE SPACES

\*\* VARIANCE APPLIED FOR TO REDUCE REQUIRED PARKING.

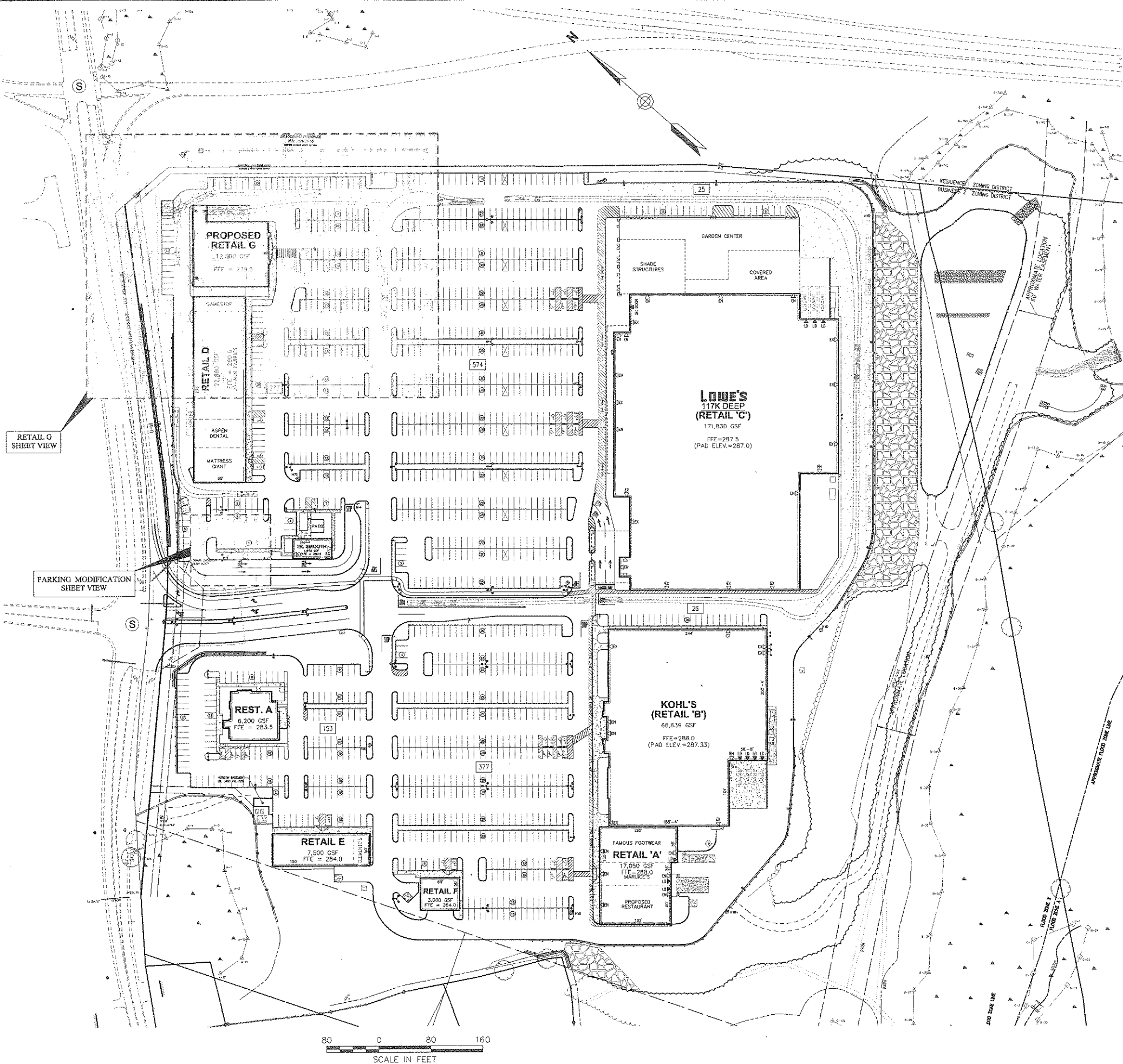
\*\*\* 5% OF REQUIRED PARKING

Parking Requirements:

RETAIL A:	(SALES)	10,125 SF x 1 SPACE/200 SF =	51	TOTAL =	157
	(STORAGE)	1,125 SF x 1 SPACE/600 SF =	2		
	(SEATS)	122 SEATS x 1 SPACE/3 SEATS =	41		
	(STOOLS)	105 STOOLS x 1 SPACE/2 STOOLS =	53		
	(EMPLOYEES)	20 EMP. x 1 SPACE/2 EMP. =	10		
KOHL'S (RETAIL B):		TOTAL =		320	
	(SALES)	61,839 SF x 1 SPACE/200 SF =	309		
	(STORAGE)	6,800 SF x 1 SPACE/600 SF =	11		
LOWE'S (RETAIL C):		TOTAL =		704	
	(SALES)	125,469 SF x 1 SPACE/200 SF =	627		
	(STORAGE)	46,361 SF x 1 SPACE/600 SF =	77		
RETAIL D:		TOTAL =		107	
	(SALES)	20,680 SF x 1 SPACE/200 SF =	103		
	(STORAGE)	2,200 SF x 1 SPACE/600 SF =	4		
RETAIL E:		TOTAL =		44	
	(SALES)	5,482 SF x 1 SPACE/200 SF =	27		
	(STORAGE)	609 SF x 1 SPACE/600 SF =	1		
	(SEATS)	43 SEATS x 1 SPACE/3 SEATS =	14		
	(STOOLS)	0 STOOLS x 1 SPACE/2 STOOLS =	0		
	(EMPLOYEES)	3 EMP. x 1 SPACE/2 EMP. =	2		
RETAIL F:		TOTAL =		15	
	(SALES)	2,700 SF x 1 SPACE/200 SF =	14		
	(STORAGE)	300 SF x 1 SPACE/600 SF =	1		
RETAIL G:		TOTAL =		58	
	(SALES)	11,250 SF x 1 SPACE/200 SF =	56		
	(STORAGE)	1,250 SF x 1 SPACE/600 SF =	2		
RESTAURANT A:		TOTAL =		89	
	(SEATS)	200 SEATS x 1 SPACE/3 SEATS =	67		
	(STOOLS)	24 STOOLS x 1 SPACE/2 STOOLS =	12		
	(EMPLOYEES)	20 EMP. x 1 SPACE/2 EMP. =	10		
TROPICAL SMOOTHIE (RESTAURANT C)		TOTAL =		27	
	(SEATS)	42 SEATS x 1 SPACE/2 SEATS =	21		
	(EMPLOYEES)	6 EMP. x 1 SPACE/1 EMP. =	6		
TOTAL PARKING REQUIRED =					1,521

Loading Requirements:

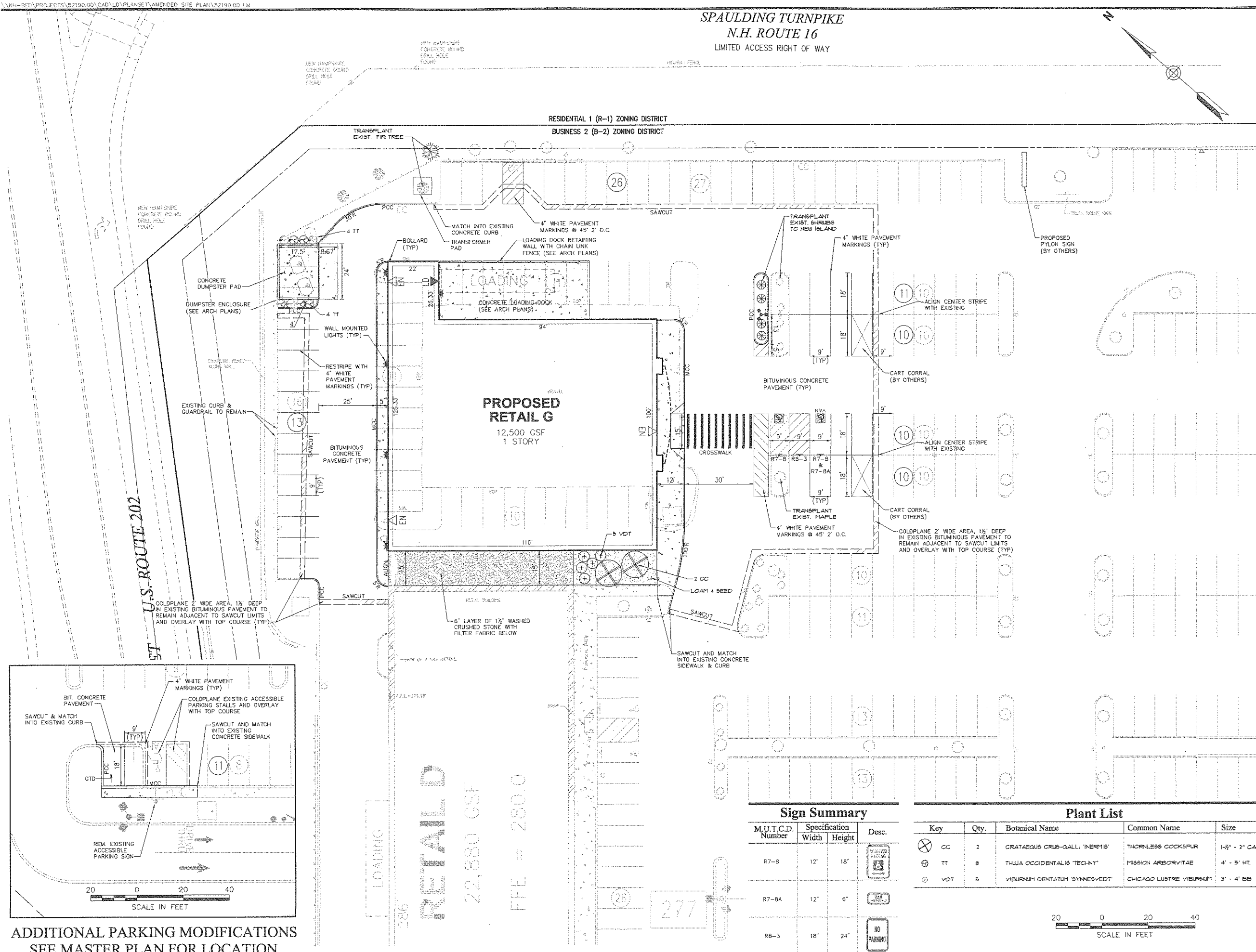
RETAIL A (17,050 SF):	10,000 x 1/10,000 + 7,050/20,000 = 1
KOHL'S (RET. B) (66,639 SF):	10,000 x 1/10,000 + 56,639/20,000 = 4
LOWE'S (RET. C) (171,100 SF):	10,000 x 1/10,000 + 161,100/20,000 = 9
RETAIL D (22,880 SF):	10,000 x 1/10,000 + 12,880/20,000 = 2
RETAIL E (7,500 SF):	< 10,000 = 0
RETAIL F (3,000 SF):	< 10,000 = 0
RETAIL G (12,500 SF):	10,000 x 1/10,000 + 2,500/20,000 = 1
RESTAURANT A (5,625 SF):	< 10,000 = 0
TROPICAL SMOOTHIE (REST.C) (1,800 SF):	< 10,000 = 0
TOTAL LOADING REQUIRED =	17



RETAIL G  
SHEET VIEW

PARKING MODIFICATION  
SHEET VIEW

80 0 80 160  
SCALE IN FEET



ADDITIONAL PARKING MODIFICATIONS  
SEE MASTER PLAN FOR LOCATION

CITY OF ROCHESTER, NEW HAMPSHIRE

Approval certified by: \_\_\_\_\_

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

[illegible]

Designed by	Drawn by	Checked by
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March 21, 2012




## Rochester Crossing




Washington Street (U.S. Route 202)  
Rochester, New Hampshire

Site Plan Approval  
(Amended Site Plan)

Not Approved for Construction

## Layout and Materials Plan

Sign Summary			
M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R7-8	12"	18"	
R7-8A	12"	6"	
R8-3	18"	24"	

Plant List				
Key	Qty.	Botanical Name	Common Name	Size
 CC	2	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNSLESS COCKSPUR	1-1/2" - 2" CA
 TT	8	THUJA OCCIDENTALIS 'TECHT'	MISSION ARBOREVITAE	4' - 5' HT.
 VDT	5	VIURNUM DENTATUM 'STINESVEDT'	CHICAGO LUSTRE VIURNUM	3' - 4' BB

Beginning Number

C-3

3 7

Project Number  
52190.00

SPAULDING TURNPIKE  
N.H. ROUTE 16  
LIMITED ACCESS RIGHT OF WAY



Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

Six Bedford Farms Drive, Suite 607  
Bedford, New Hampshire 03110  
603.644.0888 • FAX 603.644.2385

Note:

GRADING WITHIN THE ACCESSIBLE ROUTES SHALL MEET THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH THE ADA REGULATIONS:

- LONGITUDINAL SLOPE: 5% (MAX)
- CROSS SLOPE: 2% (MAX)
- PARKING SPACES/ ACCESS AISLES: 2% (MAX) ALL DIRECTIONS

CITY OF ROCHESTER, NEW HAMPSHIRE

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Project Title		

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Drawing Title

Grading, Drainage and  
Erosion Control Plan



Drawing Number  
**C-4**  
Sheet 4 of 7  
Project Number  
52190.00

WASHINGTON STREET  
U.S. ROUTE 202

PROPOSED  
RETAIL G

FFE = 279.5

RETAIL D

22,380 GSF

FFE = 280.0

20 0 20 40  
SCALE IN FEET



SPAULDING TURNPIKE  
N.H. ROUTE 16  
LIMITED ACCESS RIGHT OF WAY



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Note:

CHECK VALVE SHALL BE INSTALLED IN CB-2 ON SIX INCH  
INLET FROM TRENCH DRAIN AND SHALL BE TIDFLEX SERIES  
TF-2 OR APPROVED EQUIVALENT.

CITY OF ROCHESTER, NEW HAMPSHIRE

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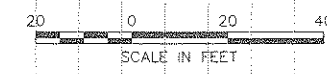
Drawing Title

Utility Plan

	Drawing Number
	C-5
	Sheet 5 of 7
	Project Number 52190.00

WASHINGTON STREET  
U.S. ROUTE 202

PROPOSED  
RETAIL G  
12,500 GSF  
1 STORY

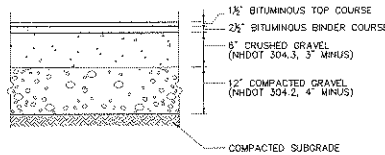




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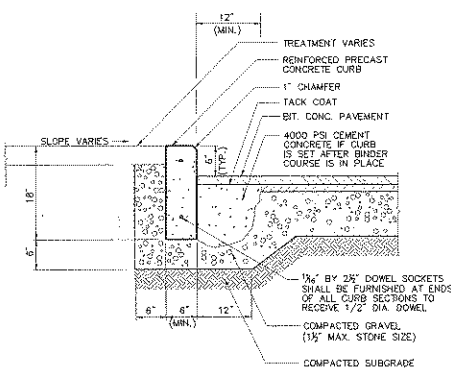
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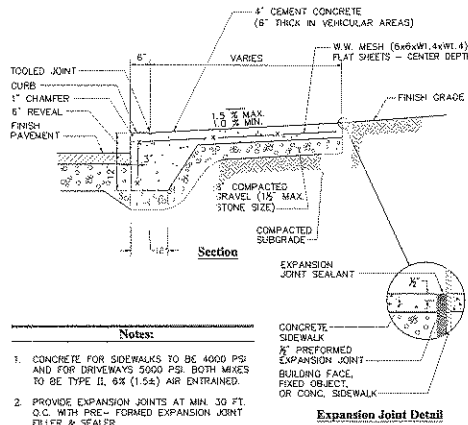
Bituminous Concrete Pavement Section

N.T.S. Source: VHB 12/02 REV LD\_436



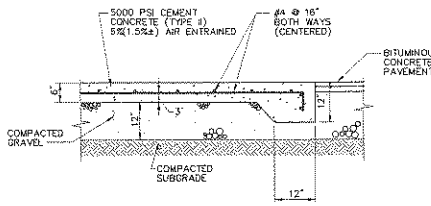
Precast Concrete Curb (PCC)

N.T.S. Source: VHB 12/11 LD\_404



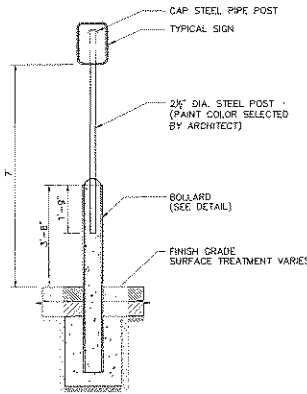
Monolithic Concrete Curb (MCC) & Sidewalk

N.T.S. Source: VHB 12/11 REV LD\_421



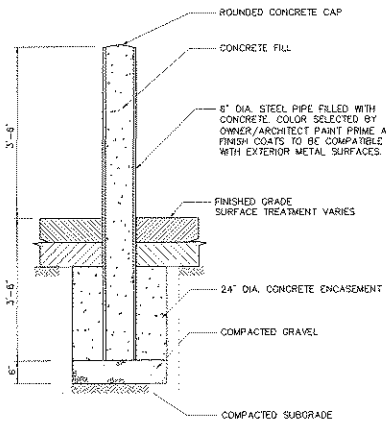
Dumpster Pad

N.T.S. Source: VHB 4/11 LD\_779



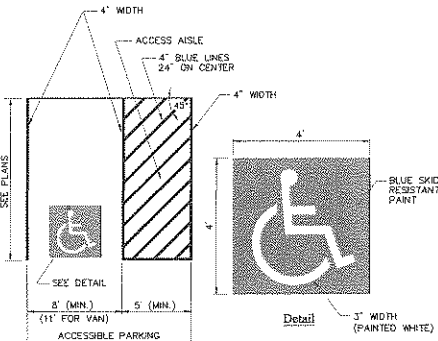
Bollard Mounted Sign

N.T.S. Source: VHB 11/05 LD\_783-784



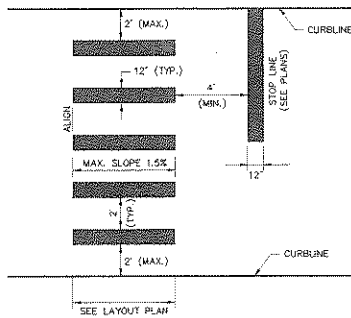
Bollard

N.T.S. Source: VHB 6/08 LD\_791



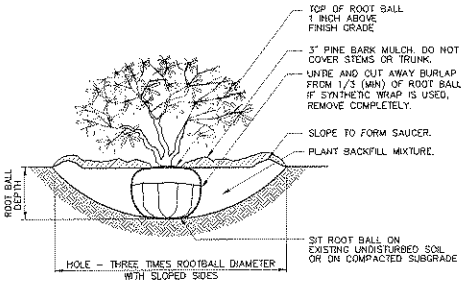
Accessible Parking Space

N.T.S. Source: VHB 11/10 REV LD\_582



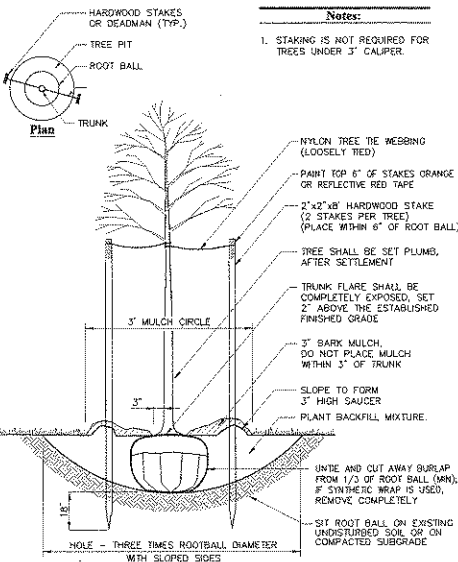
Crosswalk

N.T.S. Source: VHB 6/08 REV LD\_583



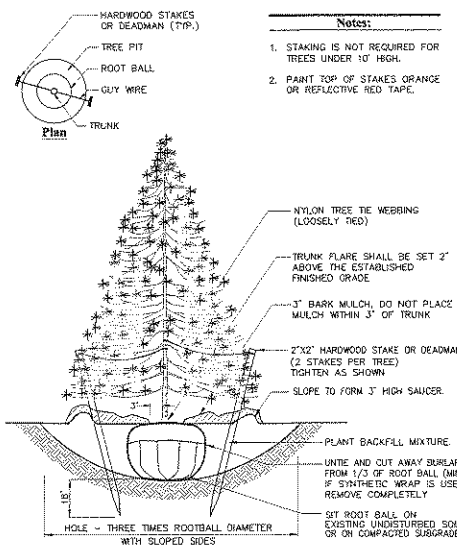
Shrub Planting

N.T.S. Source: VHB 6/08 LD\_300



Tree Planting (For Trees Under 4" Caliper)

N.T.S. Source: VHB 1/10 LD\_401



Evergreen Tree Planting

N.T.S. Source: VHB 6/08 LD\_404

CITY OF ROCHESTER, NEW HAMPSHIRE

Approval certified by: \_\_\_\_\_

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

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Designed by	Drawn by	Checked by	
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Scale	As Noted	Date	March 21, 2012
Project Title			

Rochester Crossing

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Rochester, New Hampshire

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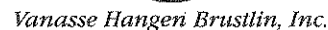
Not Approved for Construction

Drawing Title

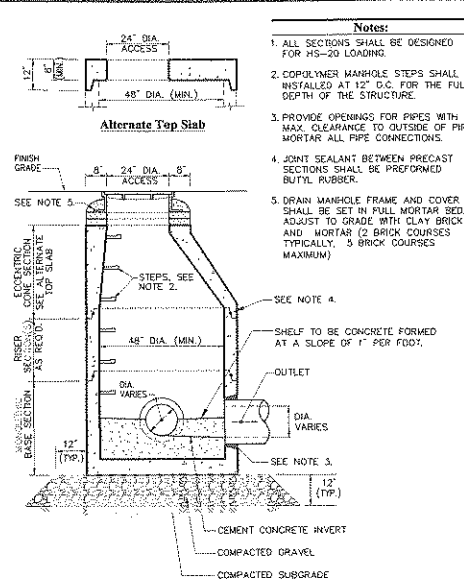
Site Details 1



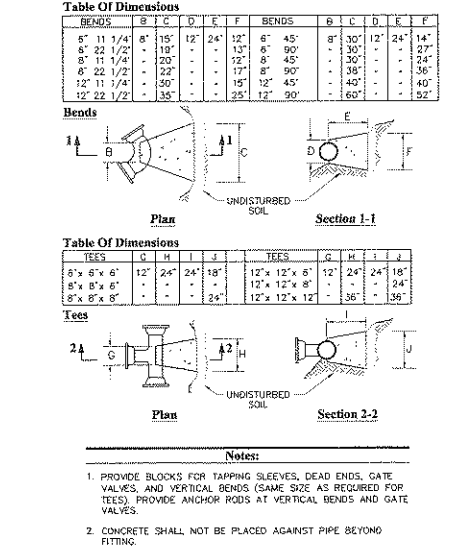
Sheet of 7  
Project Number 52190.00



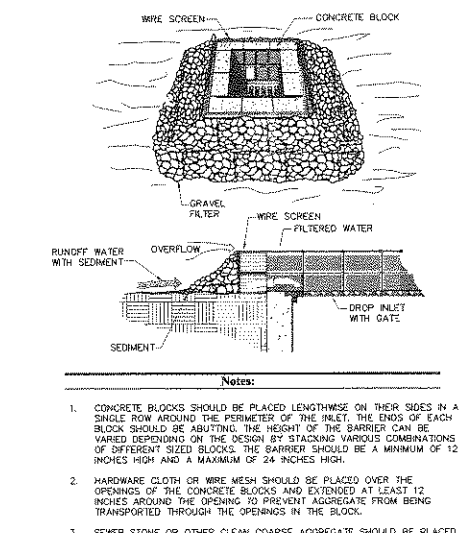
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Bedford, New Hampshire 03110  
603.644.0888 • FAX 603.644.2385



<b>Drain Manhole (DMH)</b>	
N.T.S.	Source: WMB



<b>Concrete Thrust Block</b>	
N.T.S.	Source: WHB



**Block and Gravel Drop Inlet Sediment Filter (Paved Areas)**  
N.T.S. Source: WQ

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

[illegible]

CAJ checked by	Approved by

Subject title

Site Plan Approval  
(Amended Site Plan)

Drawing Title

## Site Details 2

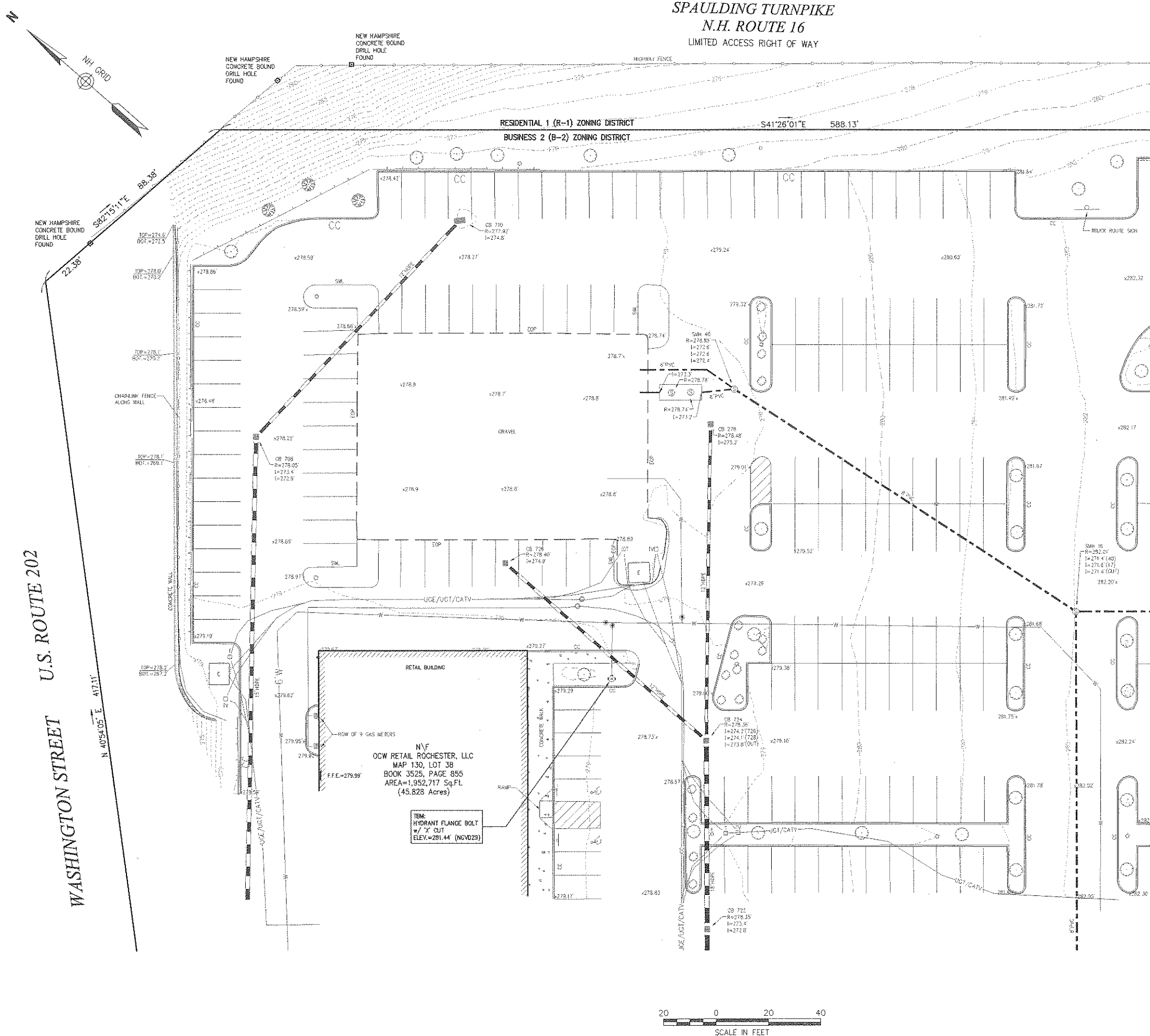
Grading Number

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**General Assumption**



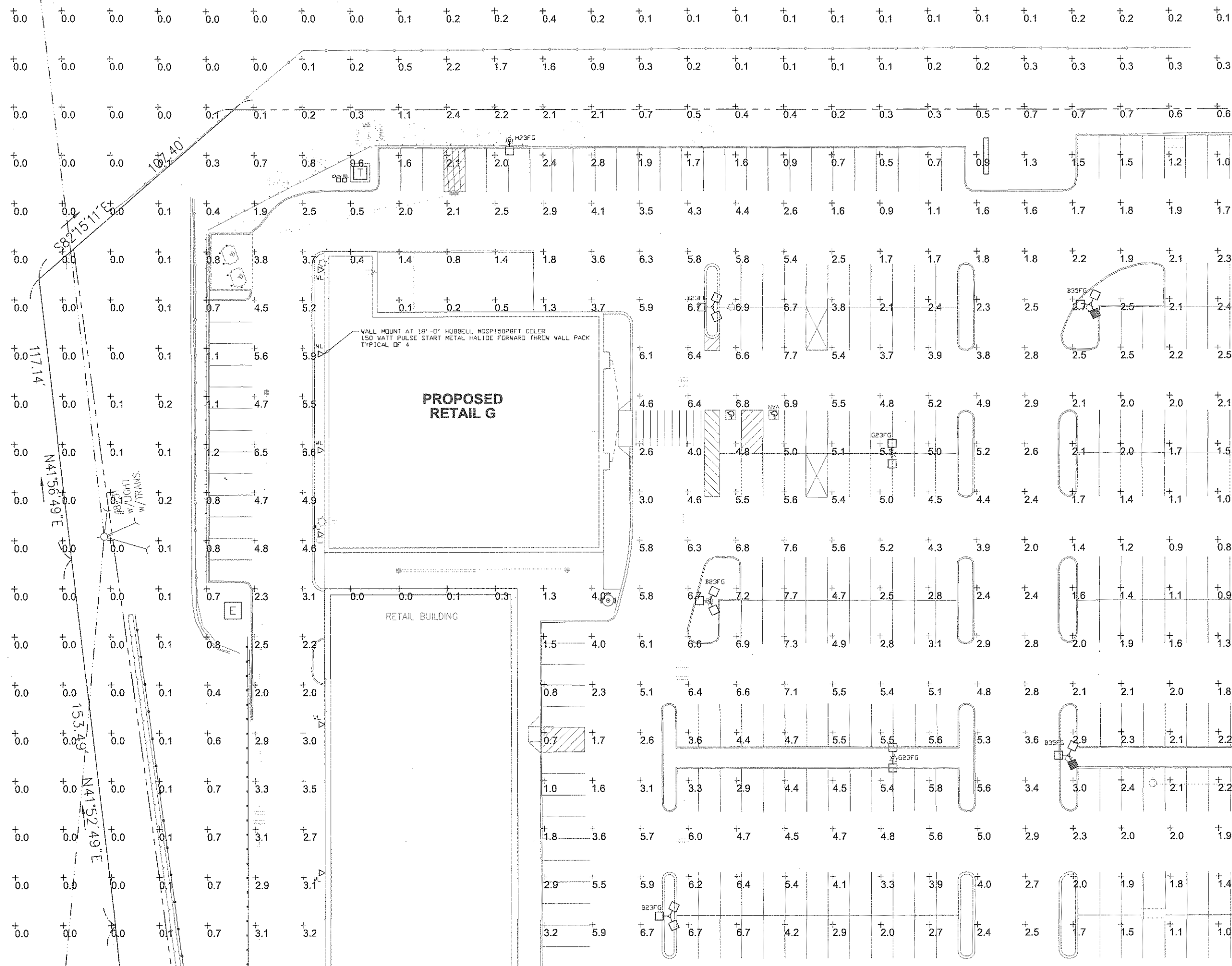




Transportation  
Land Development  
Environmental Services



ENGINEERING ADVANTAGE, INC.  
2 PARK STREET  
BOSTON, MASSACHUSETTS 02122  
PHONE: (617) 288-3969  
FAX: (617) 825-8922

[illegible]

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CAD checked by		Approved by	
Scale $\frac{1}{2}'' = 24''$		Date March 21, 2012	

## Rochester Crossing

Washington Street (U.S. Route 202)  
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Site Photometric Plan

Drawing Number

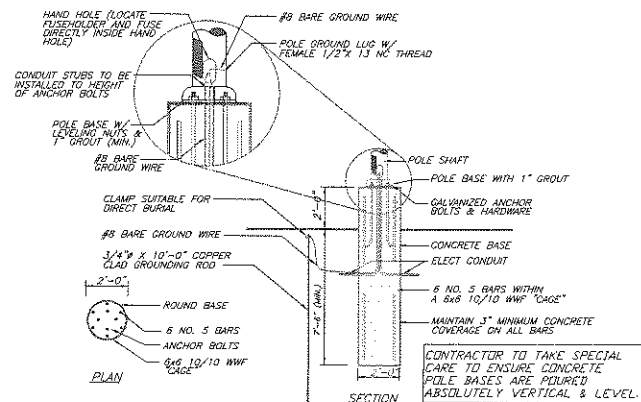
SL-1

Sheet of

Project Number  
52190.00

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**EA** ENGINEERING ADVANTAGE, INC.  
2 PARK STREET  
BOSTON, MASSACHUSETTS 02122  
PHONE: (617) 288-3969  
FAX: (617) 825-8922







NOTE:  
SHAFT CAP, ARMS, BASE FLANGE,  
ANCHOR BOLTS, LEVELING NUTS,  
CONNECTION HARDWARE, BOLT  
COVERS, HANDHOLE COVER, AND  
BOLT CIRCLE TEMPLATE SHALL BE  
FURNISHED BY POLE MFR.

### POLE BASE DETAILS


GROUND LIGHT POLE PER N.E.C.

NOTE #1  
SITE ELECTRICAL CONTR. TO  
COORDINATE LOCATION OF  
EASEMENTS, UNDERGROUND  
UTILITIES & DRAINAGE BEFORE  
DRILLING POLE BASES (TYP)

NOTE:  
POLE BASE IS TO BE ONE CONTINUOUS  
POUR. 2' PORTION OF EXPOSED CONC.  
BASE ABOVE PAVEMENT SHALL BE HAND  
RUBBED SMOOTH. PRE-FABBED CONC.  
POLE BASES WILL NOT BE ACCEPTED.  
(ALL BASES MUST BE POURED ON SITE)

Luminaire Schedule								
Project: PROPOSED								
Symbol	Label	Qty	Description	Lumens/Lamp	Arrangement	LLF	Filename	[TEST]
	W.L	3	MSV-L-A10-P32-V3P-F	31000	SINGLE	0.750	MSV-x-P32-V3P-F.ies	HP-11143
	B23FG	4	MSV-x-P40-V5P-F	42600	3 @ 120 DEGREES	0.750	MSV-x-P40-V5P-F.ies	HP-11067
	G23FG	3	MSV-x-P40-V5P-F	42600	BACK-BACK	0.750	MSV-x-P40-V5P-F.ies	HP-11067
	H23FG	1	MSV-x-P40-V3P-F	42600	SINGLE	0.750	MSV-x-P40-V3P-F.ies	HP-11128

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpclr	PtSpctb
Pts Out To Zero Foot-candles	1.37	7.7	0.0	N.A.	N.A.	20	20

Luminaire Schedule								
Project: EXISTING								
Symbol	Label	Qty	Description	Lumens/Lamp	Arrangement	LLF	Filename	[TEST]
	E-835FG	6	MSVA1000H-FW-X	110000	3 @ 120 DEGREES	0.750	CL1-X-90L-X-SK-6-105	4060

SITE LIGHT FIXTURE SCHEDULE				SUPPLIER QUESTIONS OR MANUFACTURER'S SPECIFICATIONS PLEASE CONTACT THE APPROVED LOWE'S REPRESENTATIVE LISTED BELOW.										NOTE: ALL OF THE FIXTURES IN THIS SCHEDULE ARE NOT NECESSARILY REQUIRED.							
ABSOLUTELY NO SUBSTITUTIONS TO THIS SCHEDULE ARE ALLOWED				HUBBELL: SHARON ENGLE 800-274-2407 x 1 LITHONIA: TONYA SARGENT 800-447-2422										ALL SITE LIGHTING DESIGNS FOR LOWE'S STORES SHALL BE PERFORMED THROUGH ONE OF THE VENDOR CONTACTS LISTED ON THIS DRAWING.							
MARK	SYMBOL	DISTRIBUTION TYPE	DESCRIPTION OF POLE CONFIGURATION	HAPCO POLE INFORMATION (GRAY PAINTED STANDARD)								400 WATT LUMINAIRE INFORMATION (GRAY PAINT STANDARD)				1000 WATT LUMINAIRE INFORMATION (GRAY PAINT STANDARD)				TOTAL WATTS/POLE ASSEMBLY	MARK
				MODEL NUMBERS	POLE SIZE	POLE CONFIG. EPA	MAX ALLOWED EPA	ALLOWABLE MAX LUM. VT. (ft)	POLE VT. (ft)	SHOE BOX DRILLING	PIPE ARM LOCATION	400 WATT METAL HALIDE LUMINAIRE MODEL NUMBERS	NO. OF 400W MH LAMPS	BALLAST FACTORS	WATTS/FIXTURE	1000W METAL HALIDE LUMINAIRE MODEL NUMBERS	NO. OF 1000W MH LAMPS	BALLAST FACTORS	WATTS/FIXTURE		
B23(FG)		V	THREE (400W) LUMINAIRES (FLAT GLASS) MOUNTED ON A 2 1/2" SEAMLESS ALUMINUM POLE. SEE POLE BASE DETAIL-THIS SHEET, BY ELECTRICAL CONTRACTOR	HUBBELL "HAPCO" RTA-236-H2-M3	-	-	-	-	-	-	-	-	HUBBELL MSV-A-408H-FW3-3AR3-FG-208V	3	-	455	-	-	-	1365	B23(FG)
G23(FG)		V	TWO (400W) LUMINAIRES (FLAT GLASS) MOUNTED ON A 2 1/2" SEAMLESS ALUMINUM POLE. SEE POLE BASE DETAIL-THIS SHEET, BY ELECTRICAL CONTRACTOR	HUBBELL "HAPCO" RTA-236-G2-M3	-	-	-	-	-	-	-	-	HUBBELL MSV-A-408H-FW3-3AR3-FG-208V	2	-	455	-	-	-	910	G23(FG)
H23(FG)		III	ONE (400W) LUMINAIRE (FLAT GLASS) MOUNTED ON A 2 1/2" SEAMLESS ALUMINUM POLE. SEE POLE BASE DETAIL-THIS SHEET, BY ELECTRICAL CONTRACTOR	HUBBELL "HAPCO" RTA-236-H2-M3	-	-	-	-	-	-	-	-	HUBBELL MSV-A-408H-FW3-3AR3-FG-208V	1	-	455	-	-	-	455	H23(FG)
B35(FG)		V	THREE (1000W) LUMINAIRES (FLAT GLASS) ARM-MOUNTED ON A 3 1/2" SEAMLESS ALUMINUM POLE. SEE DETAIL L-SPS FOR POLE BASE INSTALLATION DETAIL. BASES INSTALLED BY SITE LIGHTING ELECTRICAL SUBCONTRACTOR.	HUBBELL "HAPCO" RTA-356-H2-M3	10 x 8.88	7.0	10.0	230	250	60" 180" 300"	NDNE	-	HUBBELL MSVIM-FW33AR3FG-480V	3	-	1080	-	-	3240	B35(FG)	

[illegible]

No.	Revision	Date	App
Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale 1"=20'		Date March 21, 2012	

## Rochester Crossing

Washington Street (U.S. Route 202)  
Rochester, New Hampshire

Site Plan Approval  
(Amended Site Plan)

Not Approved for Construction

## Site Lighting Photometric Schedule & Detail Plan

Drawing Number

SL-2

Sheet 12 of 15

Project Number  
\$2190.00