
Letter of intent

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Planning Dept.

Applicant : O'keefe & Martin auctions

Owners : John B. O'keefe & William Martin

Business address : 88 Milton rd. Rochester, NH

Phone #: 603 335-5191

Proposed building address: 29 Milton rd.

We are requesting approval to construct a 7,152 sq. ft. Building, of that approximately 4,500 sq.ft. being open function area and the rest being storage use, bathrooms, kitchen, utility area and entrance space.

The purpose for the building is to operate a function / event hall which we will also use as an auction hall.

Our anticipation of usage will vary from time to time , from 3 days to 4 days a week and in most cases from noon till 11 pm.

We have for many years done auctions and operated retail stores in and around the Rochester area. It has been several years since we have held auctions and are looking forward to reestablishing them here.



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Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 10/31/2013Is a conditional use needed? Yes: ☒ No: ☐ Unclear: ☐
(If so, we encourage you to submit an application as soon as possible.)**Property information**Tax map #: 215; Lot #'s: 65-3; Zoning district: I 3Property address/location: 29 Milton RoadName of project (if applicable): O'Keefe & MARTINS FUNCTION HALLSize of site: 1.58 acres; overlay zoning district(s)? I 3 only**Property owner**Name (include name of individual): O'Keefe & MARTINS Partnership John B. O'Keefe
William MARTINMailing address: 88 Milton rd. Rochester, NH 03868Telephone #: 603 335-5191 Email: JohnO'KeefeW@yahoo.com**Applicant/developer** (if different from property owner)Name (include name of individual): Same AS Above

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designerName (include name of individual): Farwell Engineering Services (Tobin Farwell)Mailing address: 265 Wadleigh Falls Rd, Lee, NH 03861Telephone #: 603 292 5787 Fax #: _____Email address: _____ Professional license #: 9649**Proposed activity** (check all that apply)New building(s): ☒ Site development (other structures, parking, utilities, etc.): ☒

Addition(s) onto existing building(s): _____ Demolition: _____ Change of use: _____

Describe proposed activity/use: FUNCTION hall for Weddings & EVENTS
AS well AS for AUCTIONS.

Describe existing conditions/use (vacant land?): VACANT LAND

Utility information

City water? yes ☒ no ☐; How far is City water from the site? ON SITE

City sewer? yes ☒ no ☐; How far is City sewer from the site? ON SITE

If City water, what are the estimated total daily needs? ^{Average} 100 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☐ no ☒

If City sewer, do you plan to discharge anything other than domestic waste? yes ☐ no ☒

Where will stormwater be discharged? Ground drainage (Refer to plan)

Building information

Type of building(s): WOOD STRUCTURE, METAL ROOF, STONE VENER, ~~WOOD~~ VINYL Siding

Building height: TO PEAK 26'-4" Finished floor elevation: _____

Other information

parking spaces: existing: _____ total proposed: 44; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site NONE

Number of existing employees: _____; number of proposed employees total: 6 TO 8

Check any that are proposed: variance ☒; special exception ☐; conditional use ☒

Wetlands: Is any fill proposed? ☒; area to be filled: ☒; buffer impact? ☒

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	<u>7,152</u>	<u>10.5%</u>
Parking and vehicle circulation	<u>14,669</u>	<u>21.4%</u>
Planted/landscaped areas (excluding drainage)	<u>2,373</u>	<u>3.5%</u>
Natural/undisturbed areas (excluding wetlands)	<u>11,555</u>	<u>16.9%</u>
Wetlands	<u>16,888</u>	<u>24.7%</u>
Other – drainage structures, outside storage, etc.	<u>15,729</u>	<u>23%</u>

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

Date: _____

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

Site Plan Checklist (residential and nonresidential)

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**To be filled out by applicant/agent (with notes to be inserted by staff)* NOV 05 2013

See regulations for other specific requirements

City of Rochester Planning & Development Department

Planning Dept.

Project Name: O'Keefe & MARTIN'S FUNCTION HALL Map: 215 Lot: 65-3 Date: 10/31/2013

Applicant/agent: John O'Keefe/William MARTIN Signature: John B O'Keefe

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>22</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> sets letters of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>NO NEW EASEMENTS</u>

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none">• existing and proposed bearings• existing and proposed distances• pins, stakes, bounds• monuments• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Include error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none">• owner name• owner address• tax map and lot #• square footage of lots• approximate building footprints• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Zoning

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none">• frontage• lot dimensions/density• all setbacks• lot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>wetlands overlay</u>

Existing Topographic Features:

Contour lines a (not to exceed two-foot intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>To be provided</u>
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Existing Topographic Features Continued:

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands including name of certified Wetlands scientist who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Building Information

Existing buildings/structures including square footage and use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Proposed building/structures including <ul style="list-style-type: none">• square footage• first floor elevation• use• # bedrooms per unit if residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none">• Showing all four sides• Drawn to scale with dimensions• Showing exterior materials• Showing exterior colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Circulation and Parking Plans

Existing and proposed driveways and access points including: <ul style="list-style-type: none">• Width of opening• Turning radii• Cross section of driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Traffic control devices, if appropriate:

☐ ☐ ☒ ☐

Circulation and Parking Plans Continued:

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handicap spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle rack, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Snow storage areas/plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Storage Available</u>

Utilities

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>more details coming</u>
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant location(s) and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground or overhead)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>more info to be provided</u>
Gas lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>more info to be provided</u>
Fire alarm connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Treatment of solid waste (dumpsters?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Location To be determined</u>
Handling of oil, grease, chemicals hazardous materials/waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Landscaping Plan

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed ground cover, shrubbery, and trees including: <ul style="list-style-type: none">• botanical and common names• locations and spacing• total number of each species• size at installation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation: system? soaker hose? Manual? underground, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>NONE purposed</u>
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>NONE purposed</u>
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing/screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Around dumpster location</u>
<u>Signage</u>					
Location and type of signs: <ul style="list-style-type: none">• Attached to building• Freestanding• Directional, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimensions of signs: <ul style="list-style-type: none">• Height• Area• Setback	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>To be determined</u>
Elevation drawings with colors & materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type of Illumination, if proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

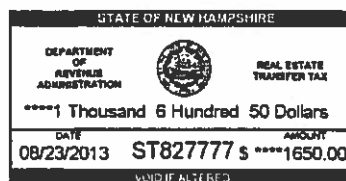
Outdoor Lighting

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Other Elements

Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grading plan (including finish grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:



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NOV 05 2013
Planning Dept.

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that, **FRANCIS V. LOUGH**, INDIVIDUALLY AND AS PRESIDENT OF **WINLAKE CONTRACTING CORPORATION**, of 55 Pinegrove Drive, Mt. Vernon, Maine, County of Kennebec 04352, hereinafter referred to as Grantor, for consideration paid, grants to **JOHN B. O'KEEFE, JR.** and **WILLIAM C. MARTIN III d/b/a O'KEEFE-MARTIN AUCTIONS PARTNERSHIP** of 88 Milton Road, Rochester, County of Strafford and State of New Hampshire 03868, hereinafter referred to as the Grantees, with WARRANTY COVENANTS:

Lot at 29 Milton Road, Rochester, Strafford County, New Hampshire the following described property:

Beginning at the northwest corner of the Lot at the edge of Milton Road; thence

- 1) South 87 degrees 05' 11" East a distance of 314.4 feet to an iron pin; thence
- 2) South 27 degrees 46' 39" East a distance of 104.03 feet to an iron pin; thence
- 3) South 02 degrees 56' 35" West a distance of 100.54 feet to an iron pin; thence
- 4) North 87 degrees 05' 11" West a distance of 375.00 feet to an iron pin at intersection of Milton Road; thence
- 5) North 02 degrees 56' 35" East a distance of 155.00 feet along Milton Road to place of beginning.

Meaning and intending to convey Rochester Tax Map 215-65-3 being Lot #1 of 1.581 acres 68,873 square feet subject to a sewer easement of 20 feet in width along Milton Road and 35.00 feet in length extending northerly from the southwest corner of Lot, as shown on Tax map 215 Lots 58, 65 Consolidation and Subdivision Plan, Milton Road, Route 125, Rochester, New Hampshire prepared for TANA Properties, L.P., 20 Trafalgar Sq., Suite 602, Nashua, NH

03063 – Scale 1" – 50', August 10, 2001, by T.F. Moran Civil Engineers, Sheet 2 of 6 and approved by the Rochester Planning Board 7/26/2002.

Meaning and intending to describe and convey the same premises conveyed to the grantor herein by Warranty Deed of TANA Properties, L.P. and Norbert Therrien dated January 11, 2005, and recorded in the Strafford County Registry of Deeds at Book 3132, Page 343.


THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Executed this 22nd day of August, 2013.


FRANCIS V. LOUGH, INDIVIDUALLY

WINLAKE CONTRACTING CORPORATION

DATED: Dec 8/22, 2013

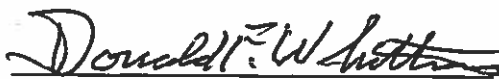
By: 
Francis V. Lough, President

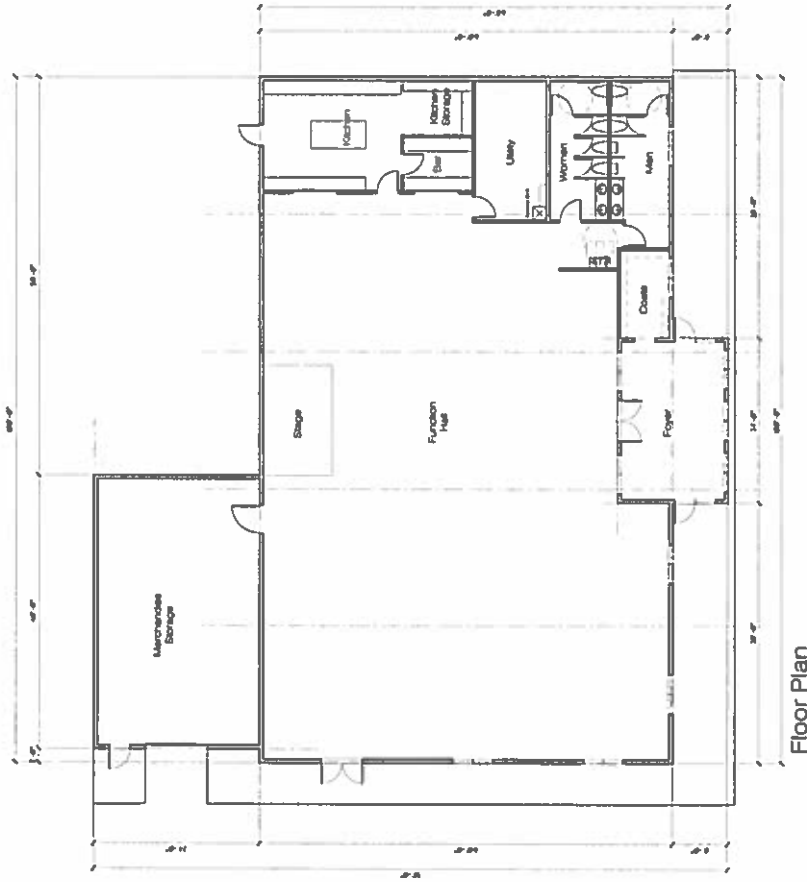
STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 22nd day of August, 2013, personally appeared Francis V. Lough, Individually and as President of Winlake Contracting Corporation, known to me, or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.



Before me,


Notary Public
My Commission Expires:



Floor Plan

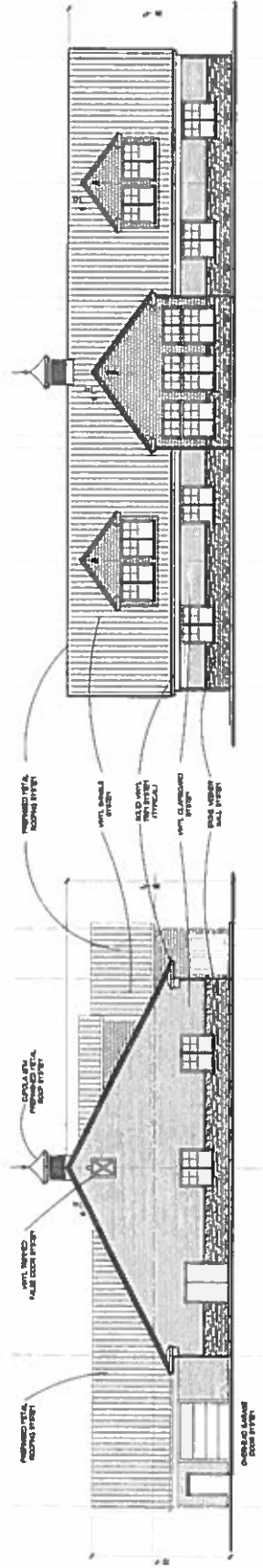
NOV 05 2013

Function Hall Rochester, NH 31 October 2013

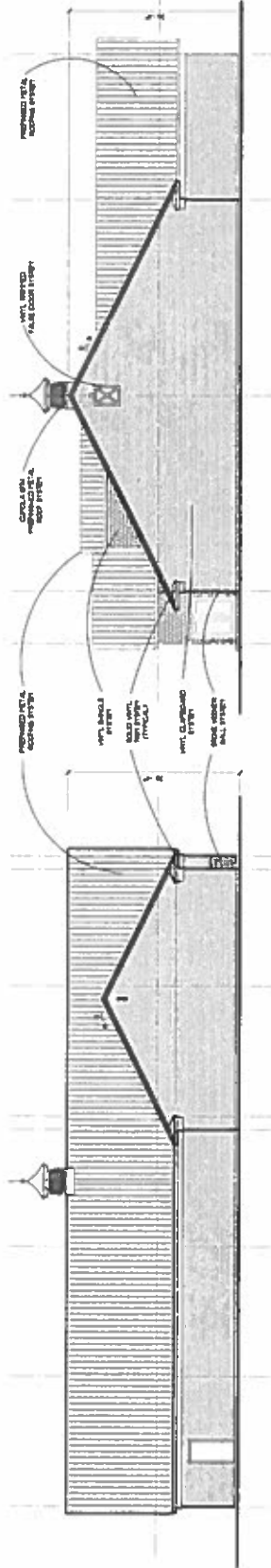


O'Keefe & Martin
Rochester, New Hampshire

THA ARCHITECTS, LLC
ARCHITECTURE • PLANNING • CONSULTING • INTERIOR DESIGN
106 WILLOW BROOK AVENUE • STRATHAM, NH 03885
Tel: (603) 775-2481 • Fax: (603) 775-0236 • WWW.THARC.COM
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Left Side Elevation



Right Side Elevation



O'Keefe & Martin
Baltimore, New Hampshire

Function Hall
Rochester, NH
31 October 2013

THA ARCHITECTS, LLC
ARCHITECTURE • PLANNING • CONSULTING • INTERIOR DESIGN
105 WILLOW BROOK AVENUE • STRATHAM, NH 03885
Tel: (603) 770-2491 • Fax: (603) 773-0238 • WWW.THAARC.COM
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APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

CHAIRMAN

LOCATION MAP
1" = 2000'

- NOTES:
THE REST OF THIS PLAN IS TO CONSTRUCT A 100' X 60' AUCTION HALL WITH AN ATTACHED 2,540' STORAGE AREA. TOTAL AREA OF THE BUILDING IS 7152 SF.
1. OWNER OF RECORD:
144 MAP 215 LOT 65-1
MR. & MRS. WILLIAM C. MARTIN II
D.A.A. STEEL-WORTH AUCTIONS PARTNERSHIP
60 WALTON ROAD
ROCKESTER, MI 48866
2. ZONING DISTRICT IS (INDUSTRIAL)
3. THE FOLLOWING WAS APPROVED BY THE ROCKESTER ZBA ON OCTOBER 9, 2013.
A USE VARIANCE TO ALLOW FOR AN AUCTION HALL/FUNCTION HALL ON SITE.
4. PARCELS- PUBLIC CATHEDRAL 1 FOR 300 SF ON 1 PER 4 SEATS.
PROPOSED NUMBER OF SEATS = 150
PARCELS FOR MEET = 24 PARCELS
PARCELS FOR MEET = 24 PARCELS
PARCELS PROVIDED IS 44 SPACES.



NOV 05 2013



0 DIRT HILL FOUND
 00 GRANITE BOUND FOUND
 00 00 GRANITE BOUND FOUND
 00 00 CONCRETE BOUND FOUND
 00 00 IRON PIPE FOUND
 BUILDING STRUCK
 TREE LINE
 PROPERTY LINE
 10' CONTOUR INTERVAL
 2' CONTOUR INTERVAL
 UTILITY POLE
 SITE SPECIFIC SOIL BOUNDARY
 POCKET DRAINED SOIL
 STRATFORD COUNTY RECEIPT
 S.C.A.D.
 EDGE OF GRAVEL

COVER	COVER SHEET
1	EXISTING CONDITIONS PLAN
C-1	SITE PLAN
2	LIGHTING PLAN - BY VISIBLE LIGHT
C-1	LANDSCAPE PLAN
D-1	EROSION CONTROL DETAIL
D-2	DETAIL SHEET
D-3	DETAIL SHEET

ISSUED FOR	SITE PLAN REVIEW
ISSUE DATE	OCTOBER, 201
FILE NAME	1955-ORFEE

[illegible]

SCAF

OWNER/APPLICANT:
O'NEER MARTIN
AUCTIONS
PARTNERSHIP
88 MILTON ROAD
ROCHESTER, NH 03068

**TAX MAP 215
LOT 65-3
29 MILTON ROAD
ROCHESTER, NH**

NAME: _____

COVER SHEET

EVERETT ASHMORE
COVER

part 1 of a



ISSUED FOR: SITE PLAN REVIEW
ISSUE DATE: OCTOBER, 20
FILE NAME: 1355-OKEE

NO.	DATE	REVISION
1		INITIAL SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1" = 2'

OWNER/CLIENT:
OTIS/ST. MARTIN
PARTNERSHIP
29 MILTON ROAD
ROCHESTER, NH 03868
PROJECT:

TAX MAP 216
LOT 65-3
29 MILTON ROAD
ROCHESTER, NH

TITLE:

SITE PLAN

SHEET NUMBER:
C-1

NOTES:

- TOTAL SITE DISTURBANCE FOR THIS PROJECT IS 34,000 SF.
- A CONDITIONAL USE PERMIT IS REQUIRED FOR THE BUILDING TO BE CONSIDERED A CONDITIONAL USE PERMIT FOR THE DISTURBANCE WITHIN THE WETLANDS BUFFER.
- ALL DISTURBED AREAS UNLESS OTHERWISE NOTED SHALL BE LOADED AND SEEDED.
- CONSTRUCTION OF BUILDING SETBACKS SHALL CONFORM TO CHAPTER 16 SEVER USE DISTANCE.
- PARKING: PUBLIC CIRCULATION 1 PER 500 SF OR 1 PER 4 SEATS. PARKING FOR AREA = 24 PARKING PER SEAT = 38 REQUIRED. PARKING PROVIDED @ 44 SPACES.

1st Map 25
Lot 65-1
off Quarry Road Inc.

1st Map 25
Lot 65-1
off Quarry Road Inc.

LEGEND:

- EDGE OF PAVEMENT
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- PROPOSED CONTOURS
- POORLY DRAINED SOIL
- PROPERTY LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SLT FORCE/SLT SOIL
- EDGE OF GRAVEL
- POOR SOIL BOUNDARY
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- POLL/POLL MOUNT LIGHTS

GRAPHIC SCALE



1st Map 25
Lot 65-2
off Quarry Road Inc.

- SOILS: SLT, SLT, SLT
- SLT: DEEPER LOAMY SAND 0-35 SLOPES - HYDROLOGIC SOIL GROUP "B"
- SLT: SANDY LOAMY SAND - HYDROLOGIC SOIL GROUP "C"

1st Map 25
Lot 65
off Quarry Road Inc.



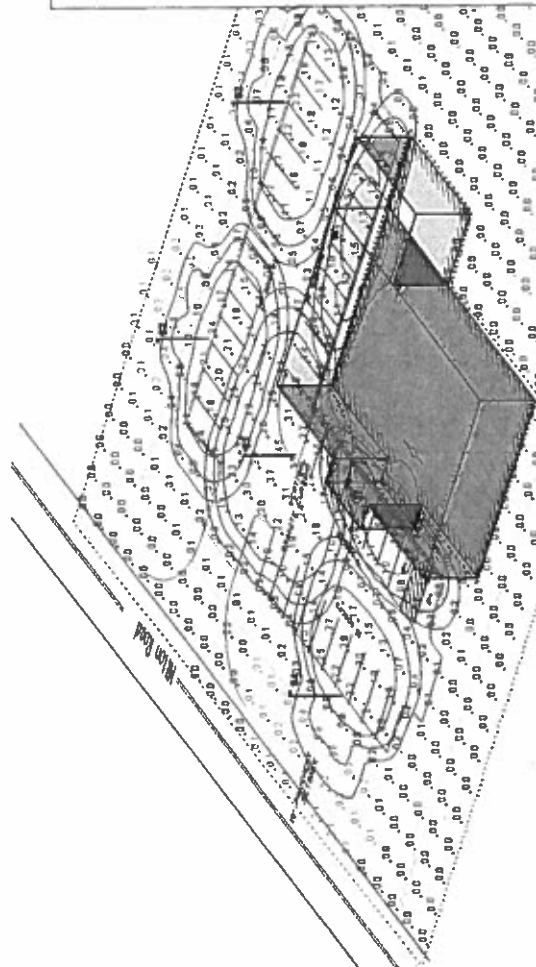
MILTON ROAD SITE LIGHTING
ROCHESTER, NH

Project Name: MILTON ROAD SITE LIGHTING
Date: 10/23/2013
Author: [Name]
Drawing No.: [Number]
Revision: [Number]

1 of 1

Location / Section	Quantity	Notes	Comments	Notes	Notes	Notes	Notes	Notes
S2	1	LED Flood Light 100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm
S3	1	LED Flood Light 100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm
W	1	LED Flood Light 100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm
S4	1	LED Flood Light 100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm	100W, 120V, 1000lm

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone		+	0.3 ft	4.5 ft	0.0 ft	N/A	N/A	0.1:1
Off Property Spill Light		□	0.0 ft	0.6 ft	0.0 ft	N/A	N/A	0.0:1
Parking and Drive		X	1.5 ft	4.5 ft	0.2 ft	22.5:1	7.5:1	0.3:1



CSW LED LED Area Luminaire

Specifications:

- Power: 100W
- Voltage: 120V
- Beam Angle: 120°
- Light Output: 10,000lm
- Color Temperature: 5000K
- Life Span: 50,000 hours

Notes:

- For use in parking areas and drive lanes.
- Mounting height: 10-15 feet.

KAO LED LED Area Luminaire

Specifications:

- Power: 100W
- Voltage: 120V
- Beam Angle: 120°
- Light Output: 10,000lm
- Color Temperature: 5000K
- Life Span: 50,000 hours

Notes:

- For use in parking areas and drive lanes.
- Mounting height: 10-15 feet.

ISSUED FOR: SITE PLAN REVIEW
PUBLIC DATE: OCTOBER, 20
B.C. NAME: 1355-0KEE

ID	DESCRIPTION	DATE
TITLE	SUBMISSION	DATE

NAME _____ 1st = 2 _____
OWNER/APPLICANT: O'KEEFE MARTIN
ACTIONS: PARTNERSHIP
86 MILTON ROAD
ROCHESTER, NY 63888
PROJECT: _____

**TAX MAP 215
LOT 65-3
229 MILTON ROAD
ROCHESTER, NH**

TITLE LANDSCAPE PLAN

SECRET NUMBER:

Page 3 of 8

PLAYING SCHEDULE		
PLANT NAME AND TAPLE	# OF PLANTS	SCHOOL
ALBANY	3	①
SPRINGBUSH	2	②
BLACK ALDER	2	③
WINTERBURN	2	④
WILLOW GRASS	9	⑤

Tex Map 215
Lot 58-1

For Map 25
Lot 59-1

உதயசுந்தரி
1967
பெப்ரவரி

2-59 107
Lot 152
Fax Map 215

1. DEERFIELD LOAMY SAND 0-3% SLIPS - HYDROLOGIC SOILS GROUP "B"
2. SAUGATUCK LOAMY SAND - HYDROLOGIC SOILS GROUP "C"

61 May 215
Lof 19

GRAPHIC SCALE



0 20 40 60 80 100 FEET
0 100 200 FEET

LEGEND

EDGE OF PARAPET	10' CONTOUR INTERVAL	2' CONTOUR INTERVAL	PROPOSED CONTOURS	POORLY DRAINED SOIL	PROPERTY LINE	EXISTING TREE LINE	PROPOSED TREE LINE	SILT FENCE/SILT SOCK	EDGE OF GRAVEL	IMPACT SOIL BOUNDARY



ISSUED FOR: SITE PLAN REVH
DATE: OCTOBER, 20
FILE NAME: 1355-00KEE

NO.	DATE	REVISION
1		INITIAL SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

OWNER/APPLICANT:
OTISBER MARTIN
ROCHESTER
29 MILTON ROAD
ROCHESTER, NH 03088
PROJECT:

TAX MAP 215
LOT 65-S
29 MILTON ROAD
ROCHESTER, NH

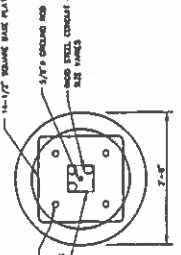
TITLE

DETAILS

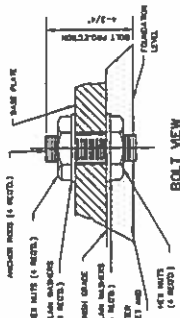
SHEET NUMBER

D-2

SHEET 7 OF 8

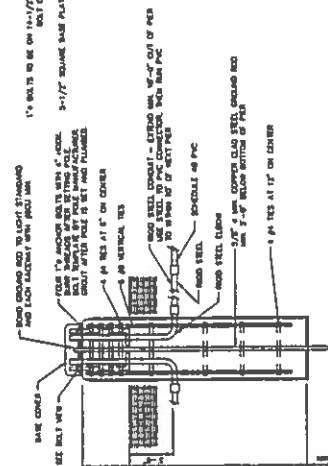


PLAN VIEW



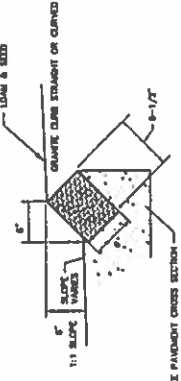
BOLT VIEW

LIGHT POLE BASE
NOT TO SCALE



SECTION

NOTE:
CONCRETE TO BE ACED PH

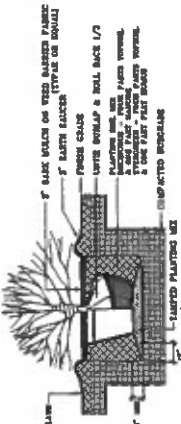


SEE PARALLEL CROSS SECTION

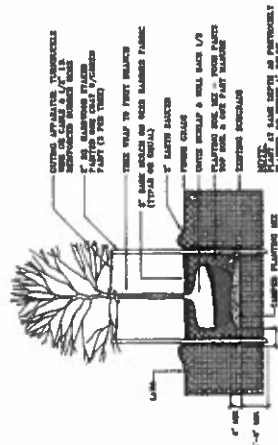
HEIGHT FOR FINISH GRADE WITH SLOPE	MINIMUM CURB LENGTH
10'-0"	1'-0"
10'-0" TO 12'-0"	1'-6"
12'-0" TO 14'-0"	2'-0"
14'-0" TO 16'-0"	2'-6"
16'-0" TO 18'-0"	3'-0"
18'-0" TO 20'-0"	3'-6"
20'-0" TO 22'-0"	4'-0"
22'-0" TO 24'-0"	4'-6"
24'-0" TO 26'-0"	5'-0"
26'-0" TO 28'-0"	5'-6"
28'-0" TO 30'-0"	6'-0"
OVER 30'-0"	6'-6"

- NOTES:
- SEE SITE PLAN FOR LIMITS OF CURBING
 - ALTERNATE SERIES OF STRAIGHT CURB AND OR CURVED SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH
 - MINIMUM CURBING OF STRAIGHT CURB SHALL BE 6'
 - MINIMUM LENGTH OF STRAIGHT CURB STRONG LAD OR CURVES SHALL BE 6'
 - SEE DWG

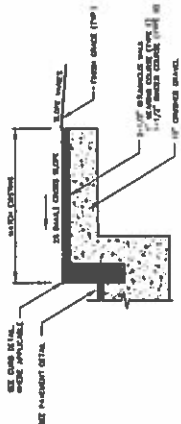
SLOPED GRANITE CURB
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



DECIDUOUS PLANTING DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK DETAIL
NOT TO SCALE



ISSUED FOR SITE PLAN REVIEW
ISSUE DATE: OCTOBER, 20
FILE NAME: 1355-0KEE

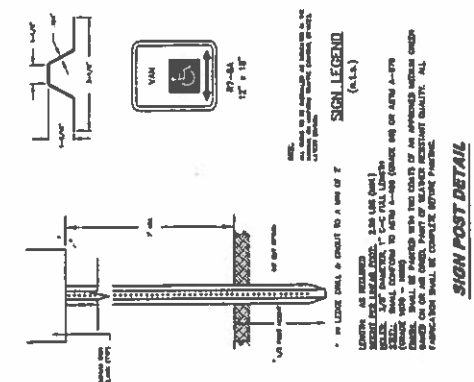
NO.	DATE	DESCRIPTION
1		INITIAL SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

REMARKS:
OWNER/DESIGNER:
GREGORY MARTIN
ARCHITECT
PASTORISSEIP
80 MILITARY ROAD
ROCHESTER, NH 03868
PROJECT:

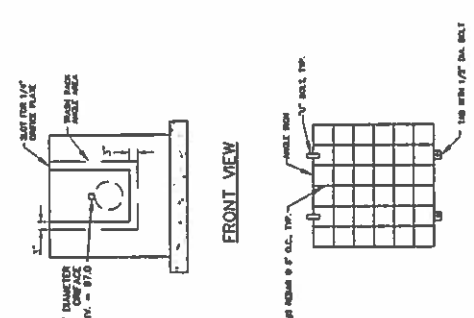
TAY MAP 215
LOT 65-3
29 MILITARY ROAD
ROCHESTER, NH

DETAILS

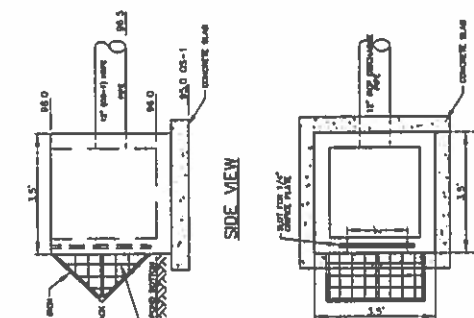
8-3



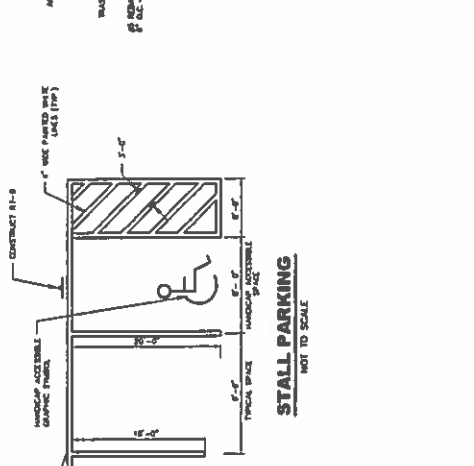
SIGN POST DETAIL
NOT TO SCALE



FOND STRUCTURE COVER
NOT TO SCALE



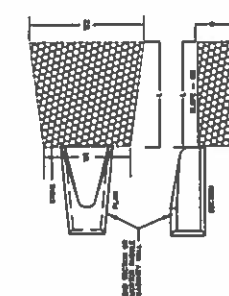
OUTLET STRUCTURE #
NOT TO SCALE



STALL PARKING
NOT TO SCALE

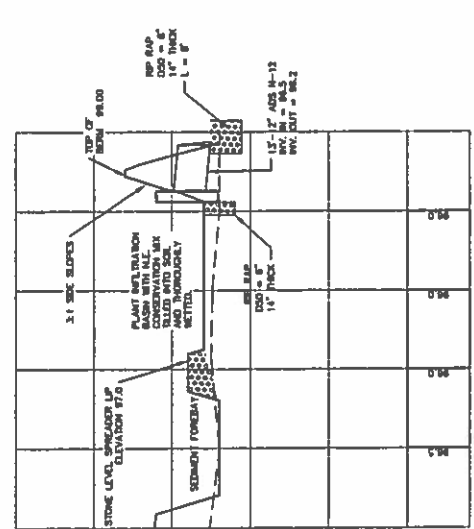
RECOMMENDED RIP RAP GRADATION BANKS

SIZE OF STONE (INCHES)	PERCENT
3	5
4	10
5	15
6	20
7	25
8	30
9	35
10	40
11	45
12	50
13	55
14	60
15	65
16	70
17	75
18	80
19	85
20	90
21	95
22	100



- NOTES:**
1. STONE SIZE AND MAT DIMENSIONS DETAILED ON SITE PLANS.
 2. FIELD STONE, QUARRY STONE, OR ROCK FRAGMENTS SHALL BE SOAKED, OF APPROVED QUALITY, AND FREE FROM IMPURITIES, DEFECTS, AND WEAKNESSES. ROCKS AND FRAGMENTS SHALL BE RECTANGULAR IN SHAPE, FLAT ON ROAD SURFACES, AND NOT ACCEPTABLE.
 3. A WELL GRADED MIXTURE OF ROCK SIZES SHALL BE USED FOR STONE. (FIFTY PERCENT BY WEIGHT OF THE STONE SHALL BE SMALLER THAN THE SIZE OF THE STONE). (40%) THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE 600 SIZE.

RIP RAP OUTLET PROTECTION
NOT TO SCALE



SECTION A-A
VERTICAL: 1"=2'
HORIZONTAL: 1"=20'