



ISSUED FOR:	SITE PLAN REVIEW
ISSUE DATE:	OCTOBER, 201
FILE NAME:	1355-OKEE

BY	DATE	DESCRIPTION
TKF	12/5/13	REVISED LAYOUT
TKF	1	INITIAL SUBMISSION
NO.	DATE	DESCRIPTION

OWNER/APPLICANT:	O'KEEFE MARTIN AUCTIONS PARTNERSHIP 29 MILTON ROAD ROCHESTER, NH 03868
PROJECT:	TAX MAP 215 LOT 65-3 29 MILTON ROAD ROCHESTER, NH

TITLE:

COVER SHEET

SHEET NUMBER:

# O'Keefe-Martin Auctions Partnership Site Plan -

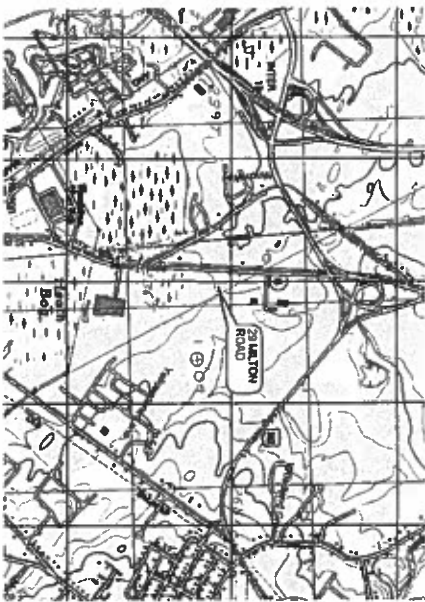
## FUNCTION HALL/AUCTION HALL

Located at:

29 MILTON ROAD

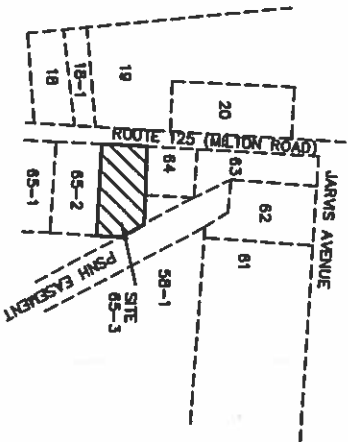
TAX MAP 215, LOT 25

Rochester, New Hampshire



LOCATION MAP

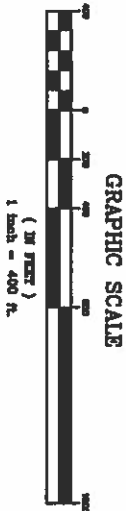
1" = 2000'



### CONSULTANTS

Engineer:  
Farwell Engineering Services, LLC  
265 Wadelech Falls Rd  
Lee, NH 03861  
603-552-2784

Surveyor:  
Jason Pothopet Design & Construction, LLC  
PO Box 651  
Barrington, NH 03825  
603-642-2467



### LEGEND

- PROPOSED 1' OR 0.5 FOOT CONTOUR
- PROPOSED CONTOURS
- SILT FENCE/SILT SOCK
- PROPOSED TREE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC
- DRILL HOLE FOUND
- GRANITE BOUND FOUND
- CONCRETE BOUND FOUND
- IRON PIPE FOUND
- BUILDING SETBACK
- TREE LINE
- PROPERTY LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- UTILITY POLE
- SITE SPECIFIC SOL BOUNDARY
- POORLY DRAINED SOIL
- STAFFORD COUNTY REGISTRY OF DEEDS
- EDGE OF GRAVEL

### SHEET INDEX:

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

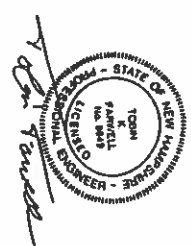
### NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSTRUCT A 100' X 60' RETAIL BUILDING WITH AN ATTACHED 24'X40' BUMP OUT. TOTAL AREA OF THE BUILDING IS 7152 SF.
2. OWNER OF RECORD:  
TAX MAP 215 LOT 65-3  
JOHN B. O'KEEFE JR. & WILLIAM C. MARTIN III  
O.B.A. O'KEEFE-MARTIN AUCTIONS PARTNERSHIP  
88 MILTON ROAD  
ROCHESTER, NH 03868
3. ZONING DISTRICT 13 (INDUSTRIAL)
4. THE FOLLOWING WAS APPROVED BY THE ROCHESTER ZBA ON OCTOBER 9, 2013.  
1. A USE VARIANCE TO ALLOW FOR AN AUCTION HALL/FUNCTION HALL ON SITE.
5. PARKING- PUBLIC GATHERING 1 PER 250 SF.  
PARKING PER AREA = 29 PARKING  
PARKING PROVIDED IS 36 SPACES.

RECEIVED

DEC 10 2013

Planning Dept.



ISSUED FOR: SITE PLAN REVII

ISSUE DATE: OCTOBER, 20

FILE NAME: 1355-OKEE

NO.	DATE	DESCRIPTION	BY
2	12/3/13	REVISED LAYOUT	TRF
1	DATE	INITIAL SUBMISSION	TRF
	DATE	DESCRIPTION	

SCALE: 1" = 2'

OWNER/APPLICANT:  
**O'KEEFE MARTIN**  
AUCTIONS  
PARTNERSHIP  
88 MILTON ROAD  
ROCHESTER, NH 03868

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

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-1**

**NOTES:**

1. TOTAL SITE DISTURBANCE FOR THIS PROJECT IS 31,500 SF.
2. ALL DISTURBED AREAS UNLESS OTHERWISE NOTED SHALL BE LOAMED AND SEEDED.
3. CONSTRUCTION OF BUILDING SEWERS SHALL CONFORM TO CHAPTER 16 SEWER USE ORDINANCE.
4. PARKING- RETAIL 1 / 250:  
BUILDING = 7200 SF / 250 = 29 SPACES REQUIRED.  
PROVIDING 36 SPACES.
5. WAYER REQUEST FOR 4' WIDE FOUNDATION PLANTING ON THE NORTHSIDE, SECTION S1C(11).
6. WAYER REQUEST FOR 15' FRONT LANDSCAPE BUFFER. 12.5' IS PROPOSED, SECTION S1D(2).

**Tax Map 215**  
**Lot 58-1**  
of Cooversey Foundation Inc.

**Tax Map 215**  
**Lot 64**  
of John A. Burpee

**Tax Map 215**  
**Lot 65-2**  
of John A. Burpee

**NRCS SOILS LEGEND**

Dee: DEERFIELD LOAMY SAND 0-3% SLOPES- HYDROLOGIC SOILS GROUP "B"  
Sb: SAUGATUCK LOAMY SAND - HYDROLOGIC SOILS GROUP "C"

**TEST PTS:**

TEST PTS PERFORMED BY JASON POPHER ON 11/20/13.

TP-1  
ESHWIT = 28"  
GRADE = 98.5  
WATER TABLE ELEVATION = 87.08

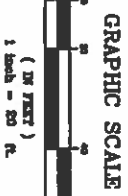
TP-2  
ESHWIT = 22"  
GRADE = 98.2  
WATER TABLE ELEVATION = 86.36

TP-3  
ESHWIT = 24"  
GRADE = 96.8  
WATER TABLE ELEVATION = 94.8

**Tax Map 215**  
**Lot 58-1**  
of Cooversey Foundation Inc.

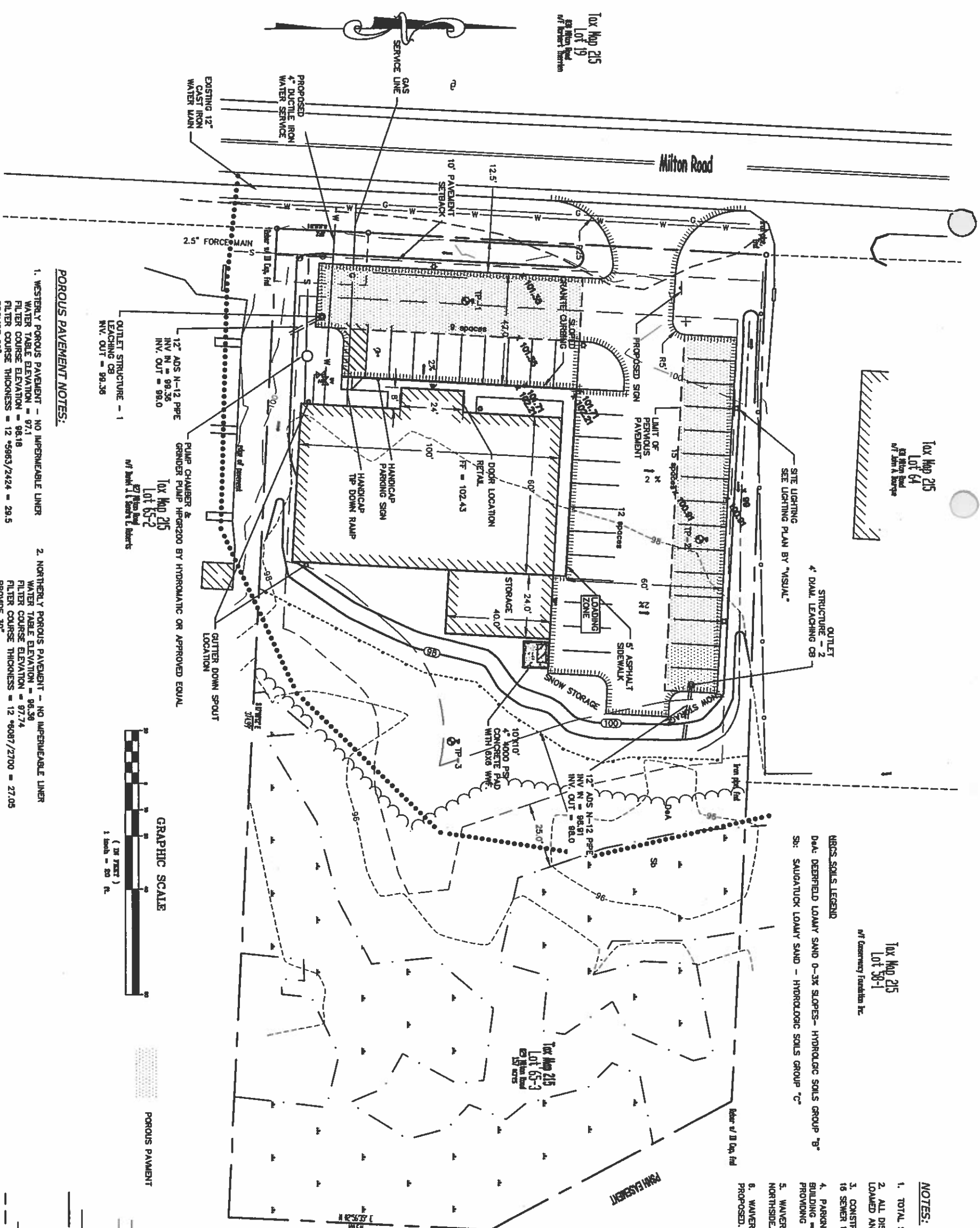
**LEGEND**

- EDGE OF PAVEMENT
- 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
- NRCS SOILS BOUNDARY
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- POLE/WALL MOUNT LIGHTS



**POROUS PAVEMENT NOTES:**

1. WESTERLY POROUS PAVEMENT - NO IMPERMEABLE LINER  
WATER TABLE ELEVATION = 97.1  
FILTER COURSE ELEVATION = 96.18  
FILTER COURSE THICKNESS = 12 \*5063/2424 = 29.5  
PROVIDE 30".  
NATIVE MATERIAL = 6"  
NATIVE MATERIAL + FILTER COURSE = 36"  
ELEVATION OF TOP OF PAVEMENT = 101.35
2. NORTHERLY POROUS PAVEMENT - NO IMPERMEABLE LINER  
WATER TABLE ELEVATION = 96.36  
FILTER COURSE ELEVATION = 97.74  
FILTER COURSE THICKNESS = 12 \*6087/2700 = 27.05  
PROVIDE 30".  
NATIVE MATERIAL = 6.5"  
NATIVE MATERIAL + FILTER COURSE = 39.5"  
ELEVATION OF TOP OF PAVEMENT = 100.91



PLANTING SCHEDULE		
PLANT NAME	# OF PLANTS	SMALL
RED MAPLE	5	⊗
FLOWERING CRABAPPLE	4	⊗

RAIN GARDEN PLANTS:  
THE FOLLOWING PLANTS SHALL BE USED  
AS PLANTINGS IN THE RAIN GARDEN:

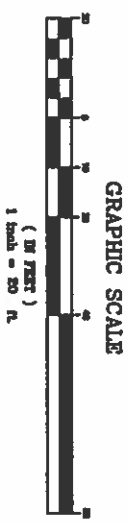
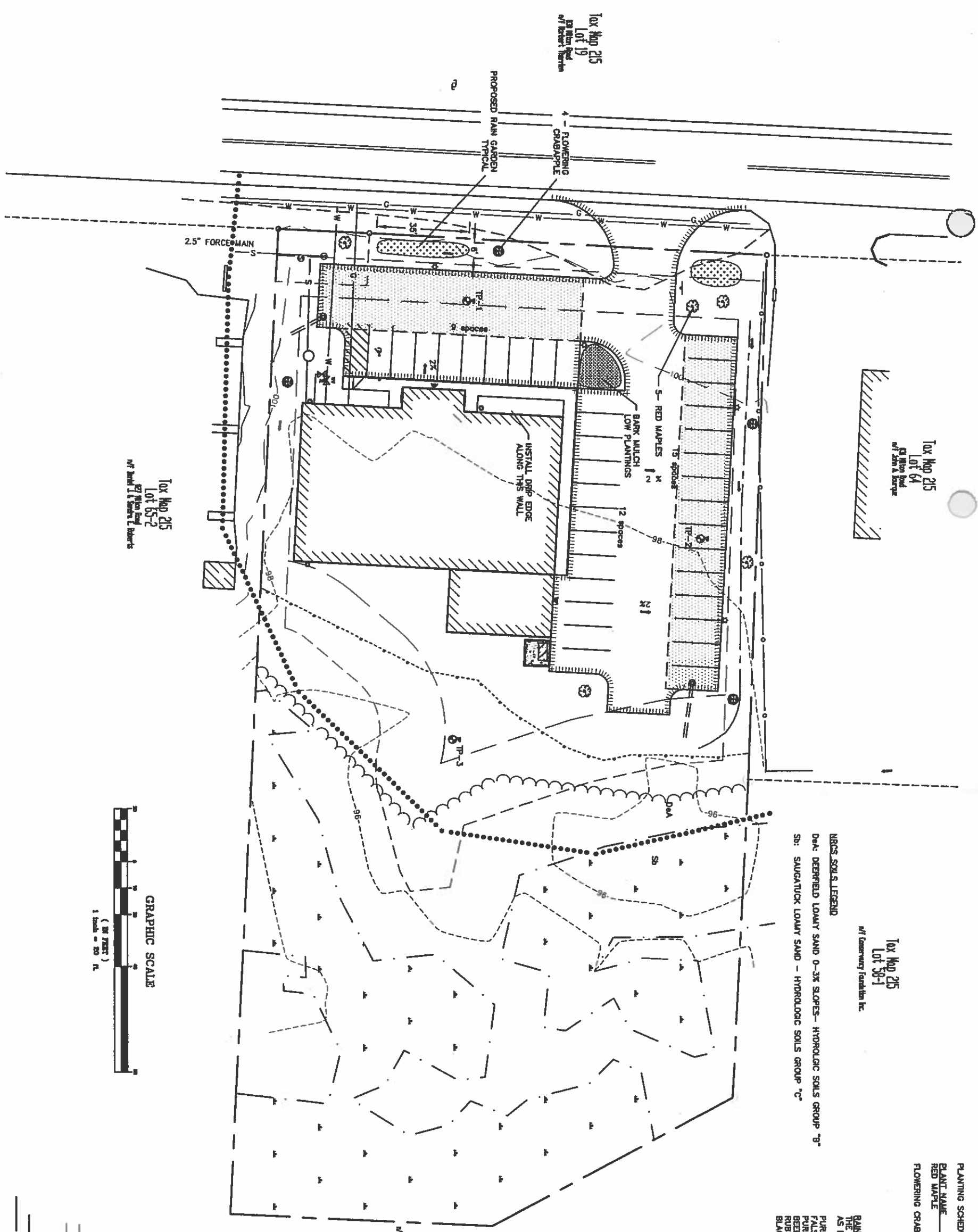
- PURPLE DOVE NEW ENGLAND ASTER  
FALSE INDIGO  
PURPLE CORNFLOWER  
BEEBAM  
RUBY RIBBONS SWITCH GRASS  
BLACK-EYED SUSAN

NRCS SOILS LEGEND

- Dk: DEERFIELD LOAMY SAND 0-3% SLOPES- HYDROLOGIC SOILS GROUP "B"  
Sb: SAUGATUCK LOAMY SAND - HYDROLOGIC SOILS GROUP "C"

Tax Map 215  
Lot 38-1  
H.F. Conover & Foundation Inc.

Tax Map 215  
Lot 64  
G. Allen Inc.  
H.F. Conover & Foundation Inc.



- LEGEND
- EDGE OF PAVEMENT
  - 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
  - NRCS SOILS BOUNDARY

**FARWELL**  
ENGINEERING  
SERVICES, LLC  
285 WADSWORTH FALLS ROAD  
LEE, NEW HAMPSHIRE 03824  
PH: 603-282-5787  
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AUCTIONS  
PARTNERSHIP  
88 MILTON ROAD  
ROCHESTER, NH 03868

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

TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:  
L-1

**PROJECT NAME AND LOCATION**  
O'REE-MARTIN AUCTIONS  
PARTNERSHIP  
29 MILTON ROAD  
ROCHESTER, NH 03668

**DESCRIPTION**  
AUCTION HALL AND PARKING

**DISTURBED AREA**  
THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 30,000 s.f. (0.9 AC ±)

- SEQUENCE OF MAJOR ACTIVITIES**
1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH WORKING OPERATIONS
  2. FENCES AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING)
  3. ALL DISTURBED AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RAINFALL TO THEM.
  4. ALL PARKING LOTS SHALL BE STABILIZED WITH 72 HRS OF ACHIEVING FINISHED GRADE.
  5. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HRS OF ACHIEVING FINISHED GRADE.
  6. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.

**NAME OF RECEIVING WATERS**  
HEATH BROOK

**TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES**  
AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT FENCES/SILT SOCK SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEANING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY (20) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN TWENTY-ONE (21) DAYS OF THE CESSATION OF ACTIVITY. TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT EROSION AND SEDIMENT CONTROLS ARE ESTABLISHED.

**DURING CONSTRUCTION** RAINFALL WILL BE DIRECTED AROUND THE SITE WITH STABILIZED CHANNELS WHERE POSSIBLE. STREET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES/SILT SOCK.

**INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES**

**A. GENERAL**

- THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.
1. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DEMONSTRATED AT ONE TIME.
  2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
  3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
  4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE, OR WHEN "BULGES" OCCUR.
  5. ALL DITCHES/STOKES WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNEVENLY GROWTH.
  6. TEMPORARY SEEDING AND PLANNING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNEVENLY GROWTH.
  7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
  8. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILING OUT THE INSPECTION AND MAINTENANCE REPORT.
  9. THE OWNER'S AUTHORIZED ENGINEER SHALL INSPECT THE SITE ON A PERIODIC BASIS TO ASSURE COMPLIANCE WITH THE PLANS.

**B. MULCHING**

1. **TUNING**  
MULCHING - MULCH SHOULD BE USED ON HIGHLY ERODIBLE SOILS, ON CRITICALLY ERODING AREAS, ON AREAS WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT, AND WHERE SHOWN ON THE PLANS. IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:  
A. APPLY MULCH PRIOR TO ANY STORM EVENT. THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, WARNING OF SIGNIFICANT STORMS.  
B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 21 TO 28 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING ACCORDING TO SITE CONDITIONS (SOIL PRODUCTIVITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROBABILITY TO CONSIDER RE-ENTRY, ETC.) TO THE INITIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.  
C. GUIDELINES FOR WINTER STABILIZATION.
2. **APPLY**  
A. ALL PROPOSED POST-CONSTRUCTION VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROUND BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BARRIERS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SEQUENCED WITH ANCHOR NETTING, ELEVATING THE PLACEMENT OF EROSION CONTROL BARRIERS ON MULCH AND NETTING SHALL NOT OCCUR UNTIL AFTER THE FIRST SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.  
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROUND BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BARRIERS APPROPRIATE FOR THE DESIGN FLOW CAPACITY.

C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL, PER WHDOT ITEM 304.3 OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

**C. TEMPORARY GRASS COVER**

1. **SEEDING PREPARATION**  
APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
2. **SEEDING**  
A. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.  
B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.  
C. APPLY SEED UNIFORMLY BY HAND, CYCLOPE SEEDER, OR HYDROSEEDER (SURVEY INCLUDING SEED AND FERTILIZER), HYDROSEEDING, WHICH INCLUDING MULCH, MAY BE LEFT ON SOIL SURFACE.  
SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
3. **MAINTENANCE**  
TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE MIDDLE (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

**D. FILTERS**

1. **SILT FENCE**  
A. SYNTHETIC FILTER FABRIC SHALL BE A PERMANENT SHEET OF PROPYLENE NYLON, SELECTED ON ENDURING FIRM AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
GRAB TENSILE	ASTM D-4832	95/80 LB
PUNCTURE	ASTM D-4833	45 LB
FLOW RATE	ASTM D-4491	5 GAL/MIN/5F
UV RESISTANCE	ASTM D-4751	80%
GRAB ELONGATION	ASTM D-4832	20/25%

Requirements reduced by 50 percent after six (6) months of installation.

2. **POSTS** SHALL BE SPACED A MINIMUM OF TEN (10) FEET APART AT THE BARRIER LOCATION OR AS RECOMMENDED BY THE MANUFACTURER AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY SIX (6) INCHES WIDE AND SIX (6) INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG. THE WIRE OR HOE RINGS, THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.
5. THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRDED TO THE FENCE, AND SIX (6) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRDED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM (5) APPLYING.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
9. **SEQUENCE OF INSTALLATION**  
SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTINUOUS/UPPER UPSLOPE OF THEM.

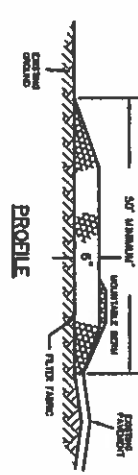
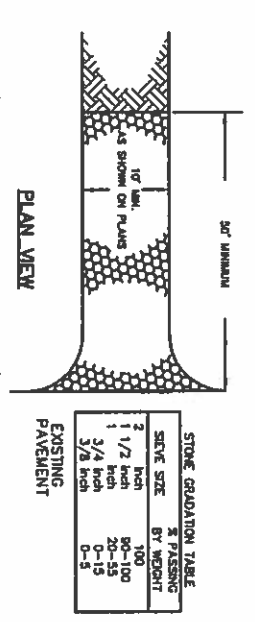
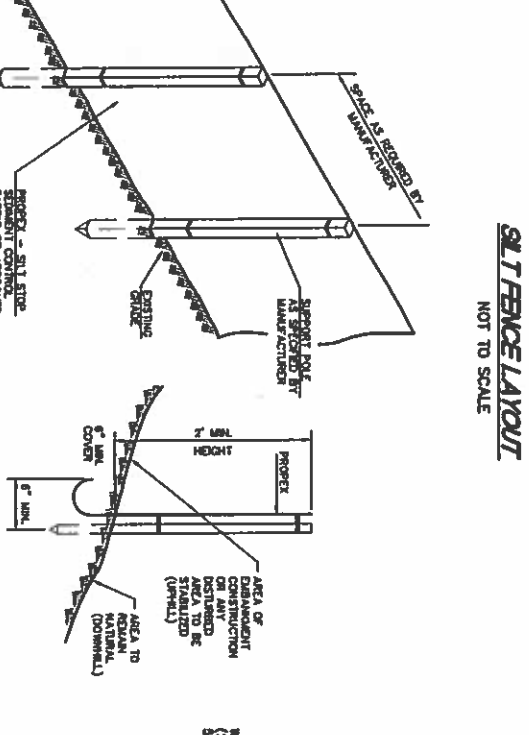
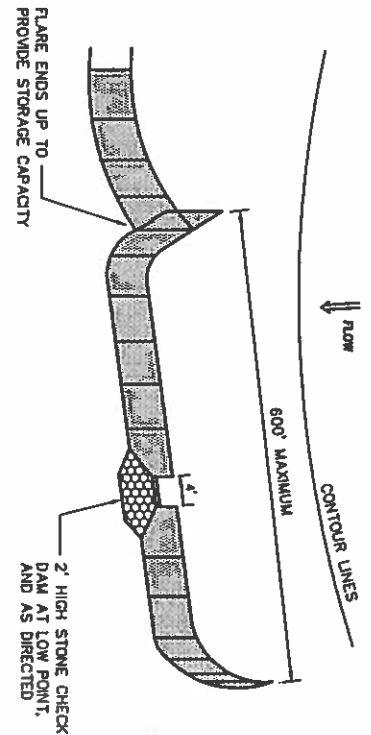
**1. MAINTENANCE**

- A. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF SEDIMENTATION AT THE CENTER OR THE EDGES, OR INFILTRATION OF LARGE VOLUMES OF WATER, THE SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
- B. SHOULD THE FABRIC ON A SILT FENCE FILTER BARRIER DISAPPEAR OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USAGE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- C. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
- D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR HAY BALE BARRIER IS NO LONGER REQUIRED SHALL BE REMOVED. THE AREA SHALL BE PREPARED AND SEEDED.
- E. ADDITIONAL STONE MAY HAVE TO BE ADDED TO THE CONSTRUCTION ENTRANCE ROCK BARRIER STONE LINED ENTRANCE, ETC., PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE EROSION CONTROL STRUCTURE.

**E. PERMANENT SEEDING:**

1. **BEDDING** - STONES LARGER THAN 1" TRASH, ROOTS, AND OTHER DEBRIS THAT WILL INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. **FERTILIZER** - LIME AND FERTILIZER SHOULD BE APPLIED EQUALLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. RIMS AND OF SOIL TESTS, WHEN AVAILABLE, OR USE OF FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN AGRICULTURAL LIMESTONE @ 100 LBS. PER 1,000 S.F. 10-20-20 FERTILIZER @ 12 LBS. PER 1,000 S.F. SEED MIXTURE (RECOMMENDED):  
GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP  
ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY AS SPECIFIED.  

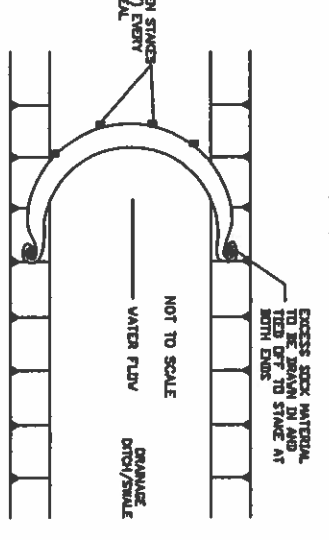
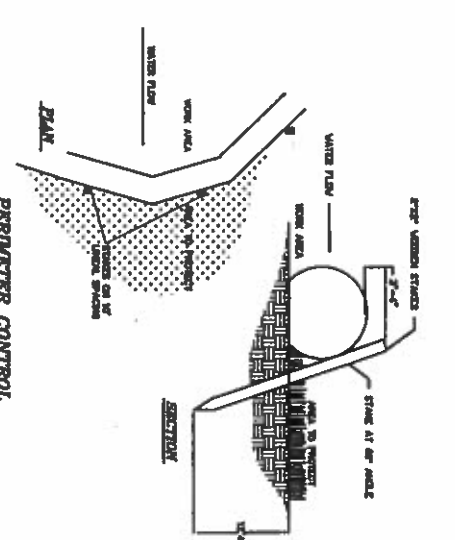
Name	Proportion by Weight	% Germination
Native Bluegrass	20%	80
Kentucky Bluegrass	20%	80
Crested Field Fescue	35%	85
Champion Perennial Ryegrass	25%	90
3. **SOILING** - SOILING IS DONE WHERE IT IS OPERABLE TO PREVENT STORMWATER FROM A DISTURBED AREA. SOILING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOIL SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK. SOILING IS RECOMMENDED FOR STEEP SLOPED AREAS IMMEDIATELY ADJACENT TO A SEDIMENT WATER COURSE, DRAIN, EROSION SOILS (THE SAND/SILT) ETC.



**CONSTRUCTION SPECIFICATIONS**

1. **STONE SIZE** - MINIMUM STANDARD STONE SIZE #4 - SECTION 703 OF INDOT STANDARD SPECIFICATIONS. (SEE GRADATION TABLE)
2. **LENGTH** - DETERMINED ON PLANS (50 FOOT MINIMUM).
3. **THICKNESS** - SIX (6) INCHES (MINIMUM).
4. **WIDTH** - FULL DRIVE WIDTH (10 FOOT MINIMUM).
5. **ERECTED FABRIC** - UNLINED 600X OR APPROVED EQUIV.
6. **SURFACE WATER CONTROL** - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PRECEDED BY A DRAINAGE CAN BE CROSSED BY VEHICLES SHALL BE SUBSTITUTED FOR THE FENCE.
7. **MAINTENANCE** - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAPPING OR FLOODING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ORIGINAL STONE OR CLEANOUT OF ANY WEASLES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DISPOSED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. **WHEELS** SHALL BE CLEARED TO REMOVE AND PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

**STABILIZED CONSTRUCTION ENTRANCE**



NOTE: FOLLOW MANUFACTURER'S SPECIFICATION

**SILT SOCK DETAIL**

**FARWELL ENGINEERING SERVICES, LLC**  
285 WADSWORTH FALLS ROAD  
LEE, NEW HAMPSHIRE 03824  
PH: 603-282-5787  
WWW.FARWELLENGINEERING.COM

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

OWNER/APPLICANT: **O'KEEFE MARTIN AUCTIONS PARTNERSHIP 88 MILTON ROAD ROCHESTER, NH 03668**

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

SCALE: **NT**

SHEET NUMBER: **DETAILS**

REVISIONS

NO.	DATE	DESCRIPTION
1	12/5/13	REVISED LAYOUT
2		INITIAL SUBMISSION

FILE NAME: **1355-0KEE**

ISSUED FOR: **SITE PLAN REVII**

ISSUE DATE: **OCTOBER, 20**

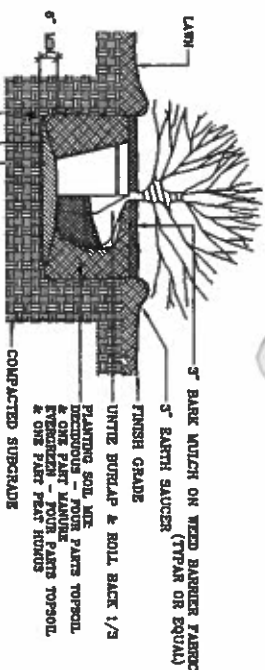
FILE NAME: **1355-0KEE**

OWNER/APPLICANT: **O'KEEFE MARTIN AUCTIONS PARTNERSHIP 88 MILTON ROAD ROCHESTER, NH 03668**

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

SCALE: **NT**

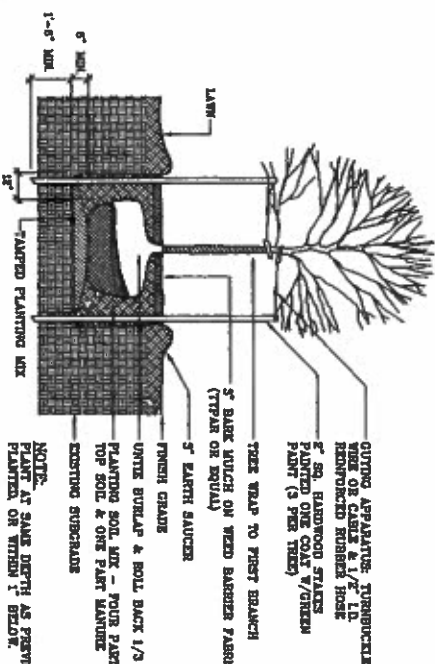
SHEET NUMBER: **DETAILS**



NOTE: CONTAINER GROWN PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 1' BELOW.

### SHRUB PLANTING DETAIL

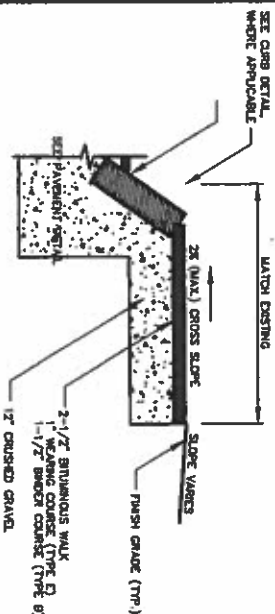
NOT TO SCALE



NOTE: PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED, OR WITHIN 1' BELOW.

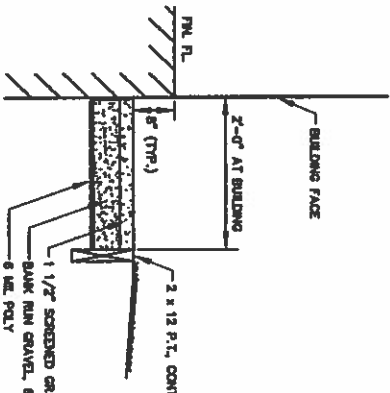
### DECIDUOUS PLANTING DETAIL

NOT TO SCALE



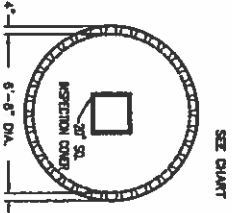
### BITUMINOUS CONCRETE SIDEWALK DETAIL

NOT TO SCALE



### PARAP EDGE DETAIL

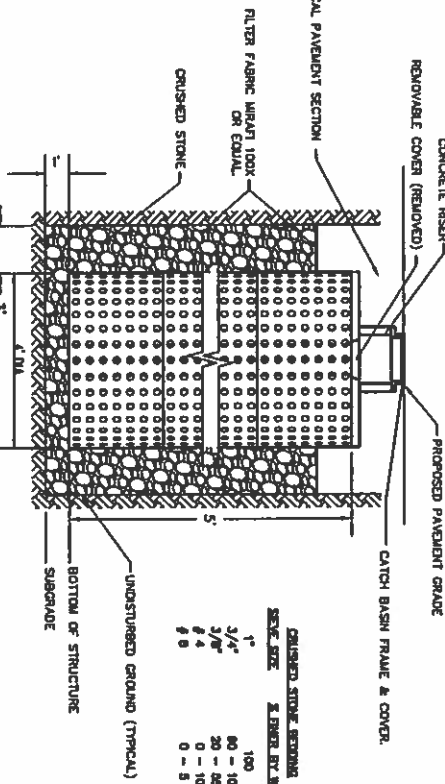
NOT TO SCALE



### SECTION

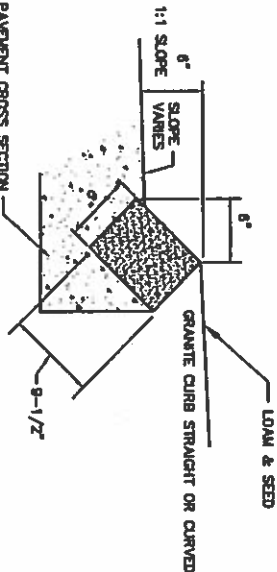
NOTE: CONCRETE TO BE 4000 PSI

NOTES:  
1. ALL MATERIALS TO BE DESIGNED FOR H-20 LOADING.  
2. COVER TO BE SET TO FINISH PAVEMENT GRADE.



### LEACHING CATCH BASIN DETAIL

NOT TO SCALE



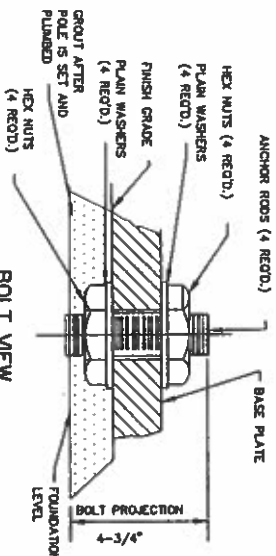
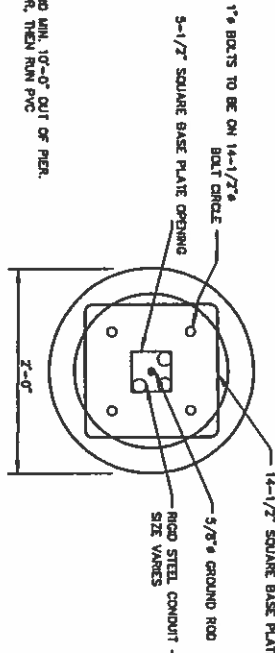
### SLOPED GRANITE CURB

NOT TO SCALE

BACKS FOR STONES WITH SQUARE JOINTS	MAXIMUM LENGTH
18"-20"	1'-6"
20"-25"	2'
25"-30"	3'
30"-35"	4'
35"-40"	5'
40"-45"	6'
45"-50"	7'
50"-55"	8'
55"-60"	9'
60"-65"	10'
65"-70"	11'
70"-75"	12'
75"-80"	13'
80"-85"	14'
85"-90"	15'
90"-95"	16'
95"-100"	17'
100"-105"	18'
105"-110"	19'
110"-115"	20'
115"-120"	21'
120"-125"	22'
125"-130"	23'
130"-135"	24'
135"-140"	25'
140"-145"	26'
145"-150"	27'
150"-155"	28'
155"-160"	29'
160"-165"	30'
165"-170"	31'
170"-175"	32'
175"-180"	33'
180"-185"	34'
185"-190"	35'
190"-195"	36'
195"-200"	37'
200"-205"	38'
205"-210"	39'
210"-215"	40'
215"-220"	41'
220"-225"	42'
225"-230"	43'
230"-235"	44'
235"-240"	45'
240"-245"	46'
245"-250"	47'
250"-255"	48'
255"-260"	49'
260"-265"	50'
265"-270"	51'
270"-275"	52'
275"-280"	53'
280"-285"	54'
285"-290"	55'
290"-295"	56'
295"-300"	57'
300"-305"	58'
305"-310"	59'
310"-315"	60'
315"-320"	61'
320"-325"	62'
325"-330"	63'
330"-335"	64'
335"-340"	65'
340"-345"	66'
345"-350"	67'
350"-355"	68'
355"-360"	69'
360"-365"	70'
365"-370"	71'
370"-375"	72'
375"-380"	73'
380"-385"	74'
385"-390"	75'
390"-395"	76'
395"-400"	77'
400"-405"	78'
405"-410"	79'
410"-415"	80'
415"-420"	81'
420"-425"	82'
425"-430"	83'
430"-435"	84'
435"-440"	85'
440"-445"	86'
445"-450"	87'
450"-455"	88'
455"-460"	89'
460"-465"	90'
465"-470"	91'
470"-475"	92'
475"-480"	93'
480"-485"	94'
485"-490"	95'
490"-495"	96'
495"-500"	97'
500"-505"	98'
505"-510"	99'
510"-515"	100'

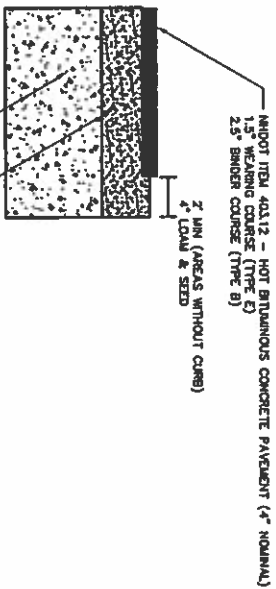
SEE PAVEMENT CROSS SECTION

NOTES:  
1. SEE SITE PLAN FOR LAYOUT OF CURBING  
2. ADDITIONAL STOKES OF STRAIGHT CURB LAD ON CURVES SHALL HAVE THE SAME  
3. MAXIMUM LENGTH OF STRAIGHT CURB STOKES = 10'  
4. MAXIMUM LENGTH OF STRAIGHT CURB STOKES = 8'  
5. MAXIMUM LENGTH OF STRAIGHT CURB STOKES LAD ON CURVES =



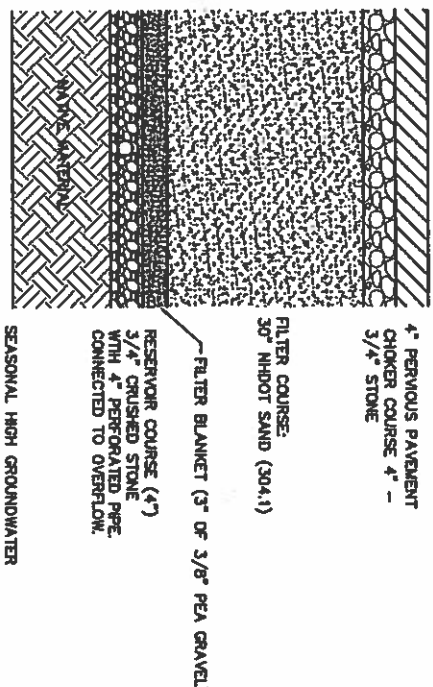
### LIGHT POLE BASE

NOT TO SCALE



### PAVEMENT DETAIL

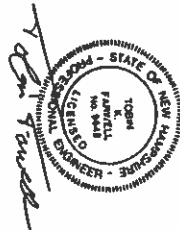
NOT TO SCALE



### POURIOUS PAVEMENT

NOT TO SCALE

**FARWELL**  
ENGINEERING  
SERVICES, LLC  
265 WADSWORTH FALLS ROAD  
LEE, NEW HAMPSHIRE 03824  
PH: 603-292-5787  
WWW.FARWELLEN지니어ING.COM



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

NO.	DATE	DESCRIPTION	BY
2	12/3/13	REVISED LAYOUT	TKF
1	DATE	INITIAL SUBMISSION	TKF
1	DATE	DESCRIPTION	BY

SCALE: N1

OWNER/APPLICANT:  
O'KEEFE MARTIN  
ACTIONS  
PARTNERSHIP  
88 MILTON ROAD  
ROCHESTER, NH 03868

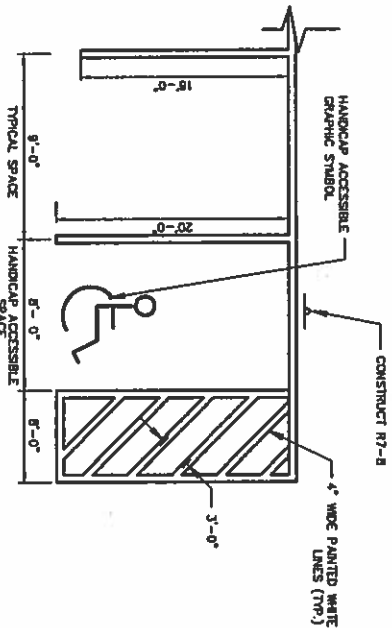
TAX MAP 215  
LOT 65-3  
29 MILTON ROAD  
ROCHESTER, NH

DETAILS

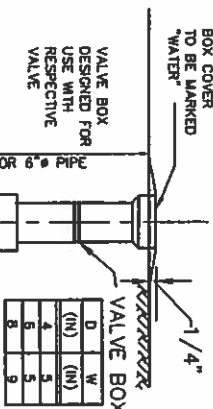
SHEET NUMBER:

D-2

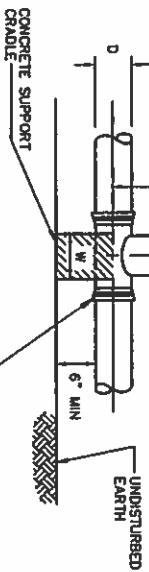




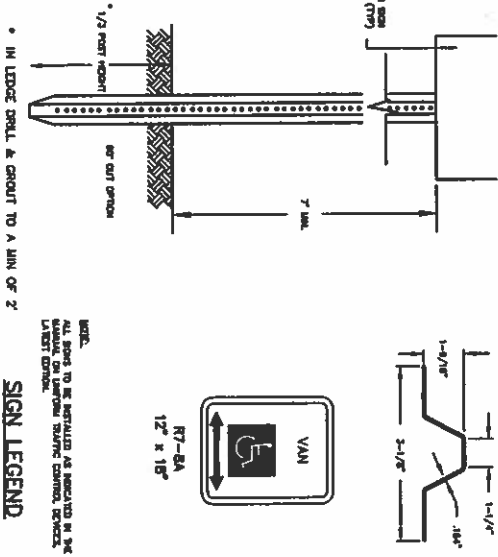
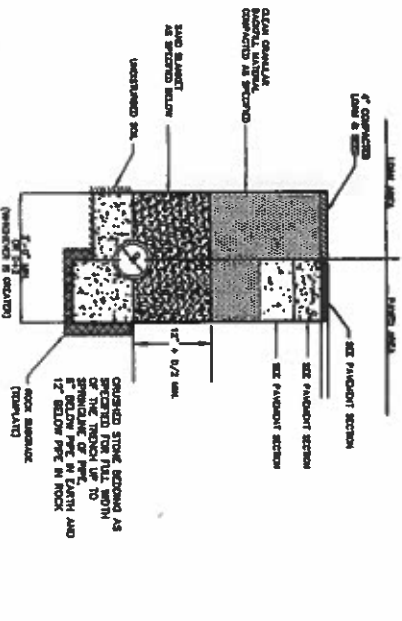
**STALL PARKING**  
NOT TO SCALE



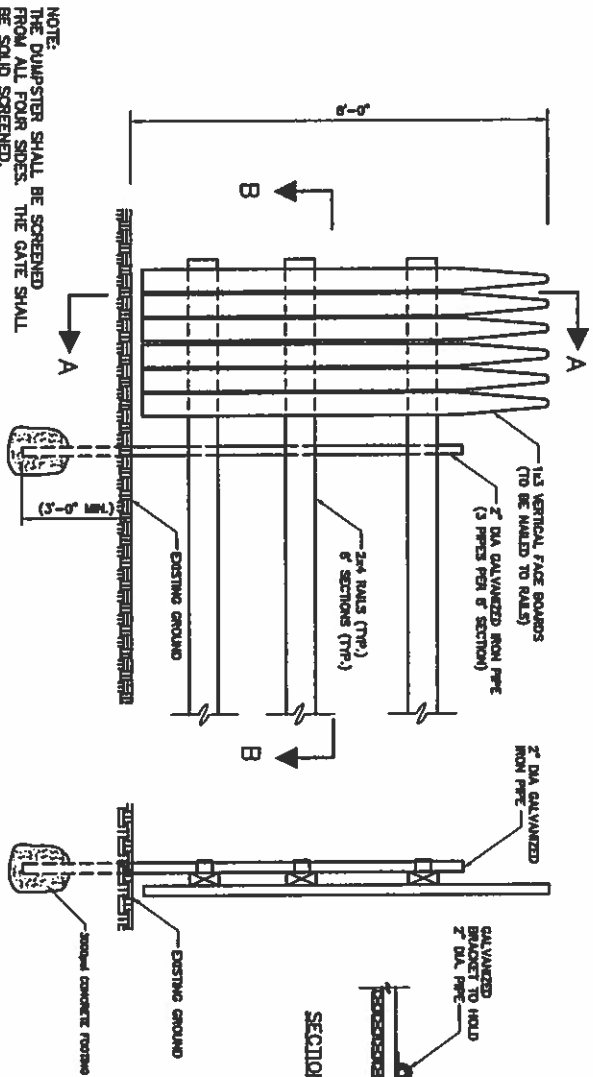
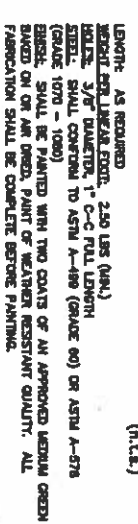
**WATER VALVE DETAIL**  
NOT TO SCALE



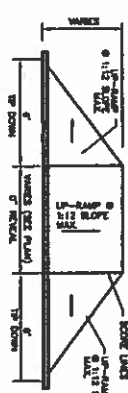
**SEWER TRENCH DETAIL**  
NOT TO SCALE



**SIGN POST DETAIL**  
NOT TO SCALE

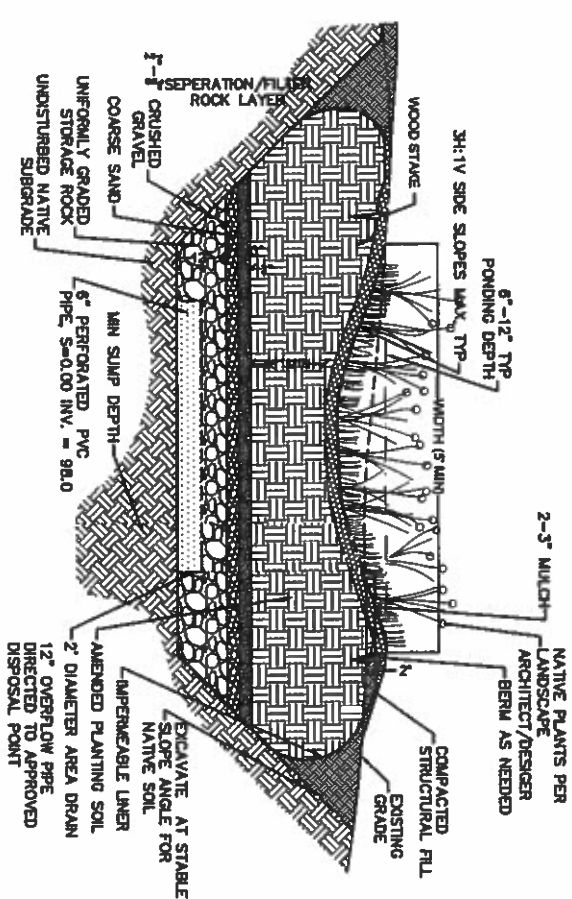


**DUMPSTER SCREENING DETAIL**  
NOT TO SCALE



**HANDICAP ACCESSIBLE RAMP**  
NOT TO SCALE

**RAIN GARDEN DETAIL**  
NOT TO SCALE



NO.	DATE	DESCRIPTION	BY
2	12/5/13	REVISED LAYOUT	TKF
1		INITIAL SUBMISSION	TKF