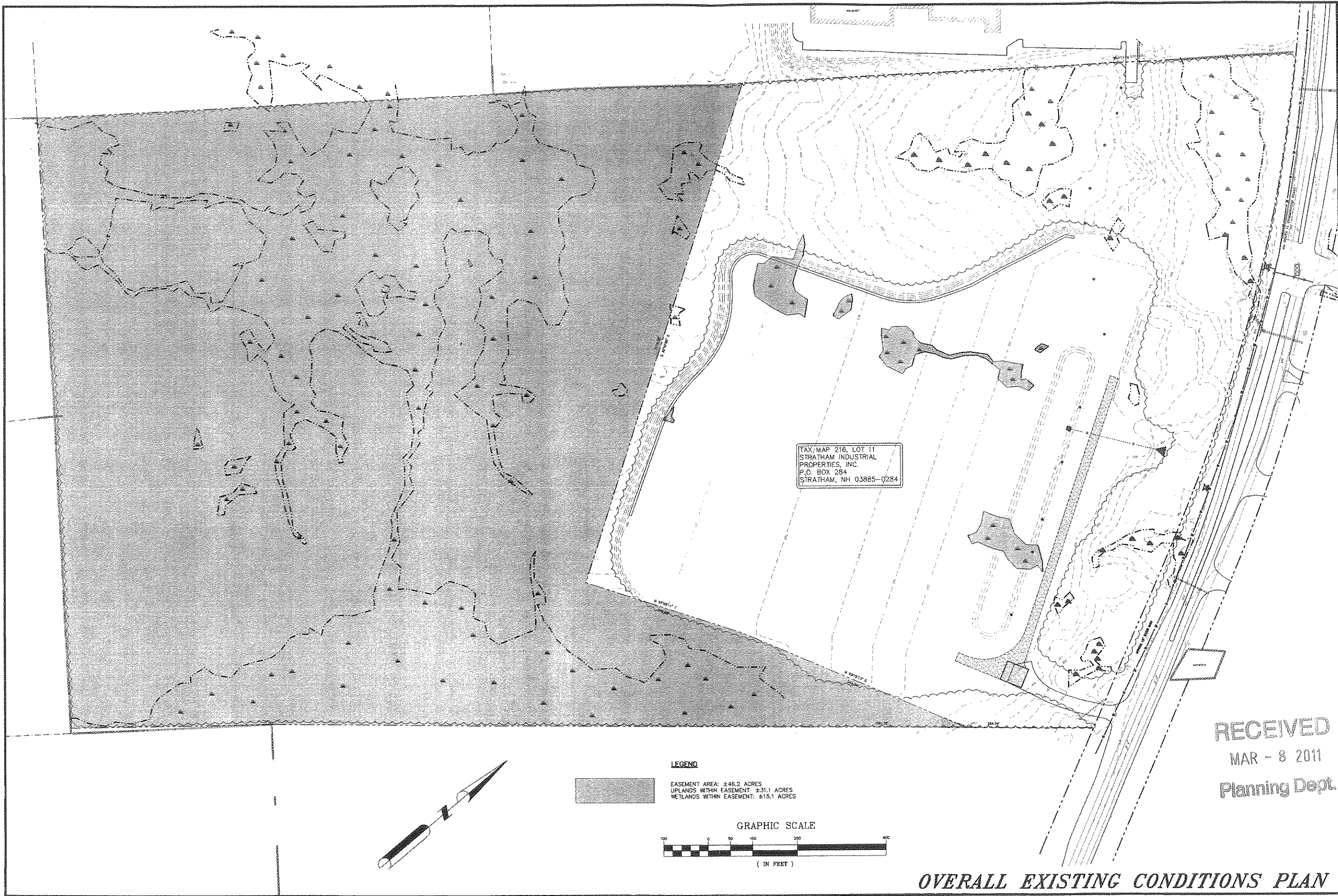
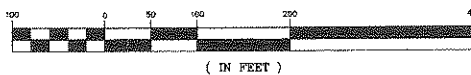




LEGEND

EASEMENT AREA: ±46.2 ACRES
UPLANDS WITHIN EASEMENT: ±31.1 ACRES
WETLANDS WITHIN EASEMENT: ±15.1 ACRES

GRAPHIC SCALE



RECEIVED
MAR - 8 2011
Planning Dept.

OVERALL EXISTING CONDITIONS PLAN

No.	Description	Appd	Date

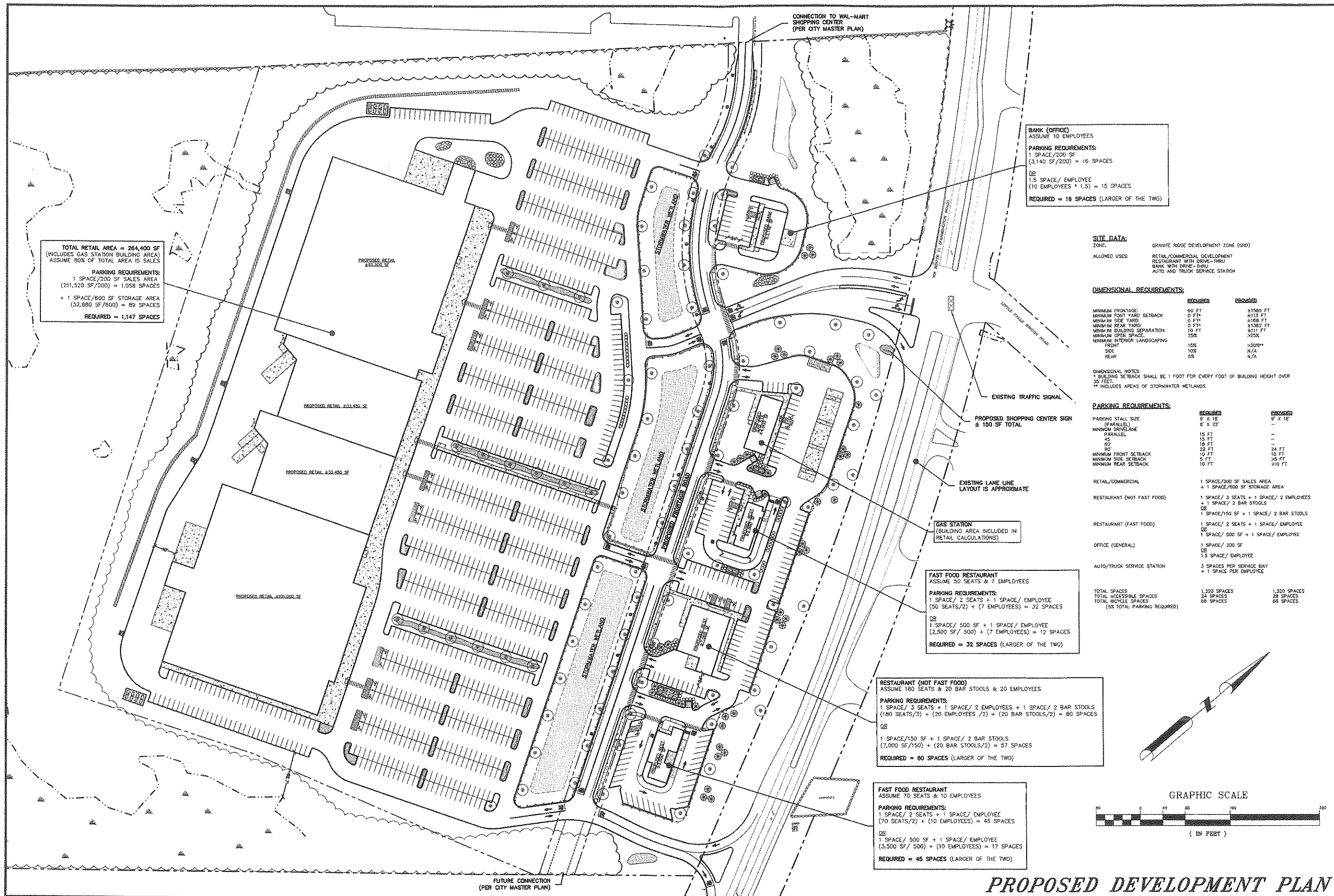
PRELIMINARY

DATE: MARCH 7, 2011
SCALE: AS SHOWN
DESIGNED BY: GY
DRAWN BY: CML
APPROVED BY: GY
PROJECT NO: 2421A
FILE NO: 2421A_SITE.DWG

PROPOSED COMMERCIAL
DEVELOPMENT
FARMINGTON ROAD
Rochester, New Hampshire

APPLEDORE
ENGINEERING
a division of **Tighe & Bond**
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818 ael@appledoreeng.com

1 OF 2



TOTAL RETAIL AREA = 264,400 SF
(INCLUDES GAS STATION BUILDING AREA)
ASSUME 90% OF TOTAL AREA IS SALES

PARKING REQUIREMENTS:
1 SPACE/200 SF SALES AREA
(211,520 SF/200) = 1,058 SPACES
+ 1 SPACE/600 SF STORAGE AREA
(32,880 SF/600) = 89 SPACES
REQUIRED = 1,147 SPACES

BANK (OFFICE)
ASSUME 10 EMPLOYEES

PARKING REQUIREMENTS:
1 SPACE/200 SF
(3,140 SF/200) = 16 SPACES

OR
1.5 SPACE/EMPLOYEE
(10 EMPLOYEES * 1.5) = 15 SPACES
REQUIRED = 16 SPACES (LARGER OF THE TWO)

SITE DATA:
ZONE: GRANITE RIDGE DEVELOPMENT ZONE (GRD)
ALLOWED USES: RETAIL/COMMERCIAL DEVELOPMENT
RESTAURANT WITH DRIVE-THRU
BANK WITH DRIVE-THRU
AUTO AND TRUCK SERVICE STATION

DIMENSIONAL REQUIREMENTS:		REQUIRED	PROVIDED
MINIMUM FRONTAGE:	60 FT	21589 FT	
MINIMUM FRONT YARD SETBACK:	0 FT*	2113 FT	
MINIMUM SIDE YARD:	0 FT*	2168 FT	
MINIMUM REAR YARD:	0 FT*	21302 FT	
MINIMUM BUILDING SEPARATION:	10 FT	2111 FT	
MINIMUM OPEN SPACE:	25%	>25%	
MINIMUM INTERIOR LANDSCAPING:			
FRONT	15%	>30%*	
SIDE	10%	N/A	
REAR	5%	N/A	

DIMENSIONAL NOTES:
* BUILDING SETBACK SHALL BE 1 FOOT FOR EVERY FOOT OF BUILDING HEIGHT OVER 30 FEET.
** INCLUDES AREAS OF STORMWATER WETLANDS

PARKING REQUIREMENTS:		REQUIRED	PROVIDED
PARKING STALL SIZE (PARALLEL)	9' X 18'	9' X 22'	9' X 18'
MINIMUM DRIVEWAY PARALLEL	15 FT	15 FT	15 FT
45°	13 FT	13 FT	13 FT
60°	18 FT	18 FT	18 FT
80°	22 FT	22 FT	22 FT
MINIMUM FRONT SETBACK	10 FT	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT	5 FT
MINIMUM REAR SETBACK	10 FT	10 FT	10 FT

RETAIL/COMMERCIAL	1 SPACE/200 SF SALES AREA + 1 SPACE/600 SF STORAGE AREA
RESTAURANT (NOT FAST FOOD)	1 SPACE/ 3 SEATS + 1 SPACE/ 2 EMPLOYEES + 1 SPACE/ 2 BAR STOOLS OR 1 SPACE/150 SF + 1 SPACE/ 2 BAR STOOLS
RESTAURANT (FAST FOOD)	1 SPACE/ 2 SEATS + 1 SPACE/ EMPLOYEE OR 1 SPACE/ 500 SF + 1 SPACE/ EMPLOYEE
OFFICE (GENERAL)	1 SPACE/ 200 SF OR 1.5 SPACE/ EMPLOYEE
AUTO/TRUCK SERVICE STATION	3 SPACES PER SERVICE BAY + 1 SPACE PER EMPLOYEE

TOTAL SPACES	1,120 SPACES	1,320 SPACES
TOTAL ACCESSIBLE SPACES	24 SPACES	28 SPACES
TOTAL BI-CYCLE SPACES (OR TOTAL PARKING REQUIRED)	66 SPACES	66 SPACES

FAST FOOD RESTAURANT
ASSUME 50 SEATS & 7 EMPLOYEES

PARKING REQUIREMENTS:
1 SPACE/ 2 SEATS + 1 SPACE/ EMPLOYEE
(50 SEATS/2) + (7 EMPLOYEES) = 32 SPACES

OR
1 SPACE/ 500 SF + 1 SPACE/ EMPLOYEE
(2,500 SF/ 500) + (7 EMPLOYEES) = 12 SPACES
REQUIRED = 32 SPACES (LARGER OF THE TWO)

RESTAURANT (NOT FAST FOOD)
ASSUME 180 SEATS & 20 BAR STOOLS & 20 EMPLOYEES

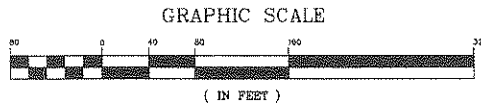
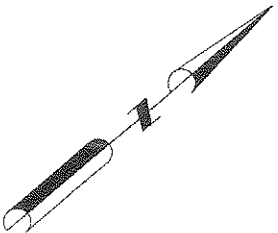
PARKING REQUIREMENTS:
1 SPACE/ 3 SEATS + 1 SPACE/ 2 EMPLOYEES + 1 SPACE/ 2 BAR STOOLS
(180 SEATS/3) + (20 EMPLOYEES /2) + (20 BAR STOOLS/2) = 80 SPACES

OR
1 SPACE/150 SF + 1 SPACE/ 2 BAR STOOLS
(7,000 SF/150) + (20 BAR STOOLS/2) = 57 SPACES
REQUIRED = 80 SPACES (LARGER OF THE TWO)

FAST FOOD RESTAURANT
ASSUME 70 SEATS & 10 EMPLOYEES

PARKING REQUIREMENTS:
1 SPACE/ 2 SEATS + 1 SPACE/ EMPLOYEE
(70 SEATS/2) + (10 EMPLOYEES) = 45 SPACES

OR
1 SPACE/ 500 SF + 1 SPACE/ EMPLOYEE
(3,500 SF/ 500) + (10 EMPLOYEES) = 17 SPACES
REQUIRED = 45 SPACES (LARGER OF THE TWO)



PROPOSED DEVELOPMENT PLAN

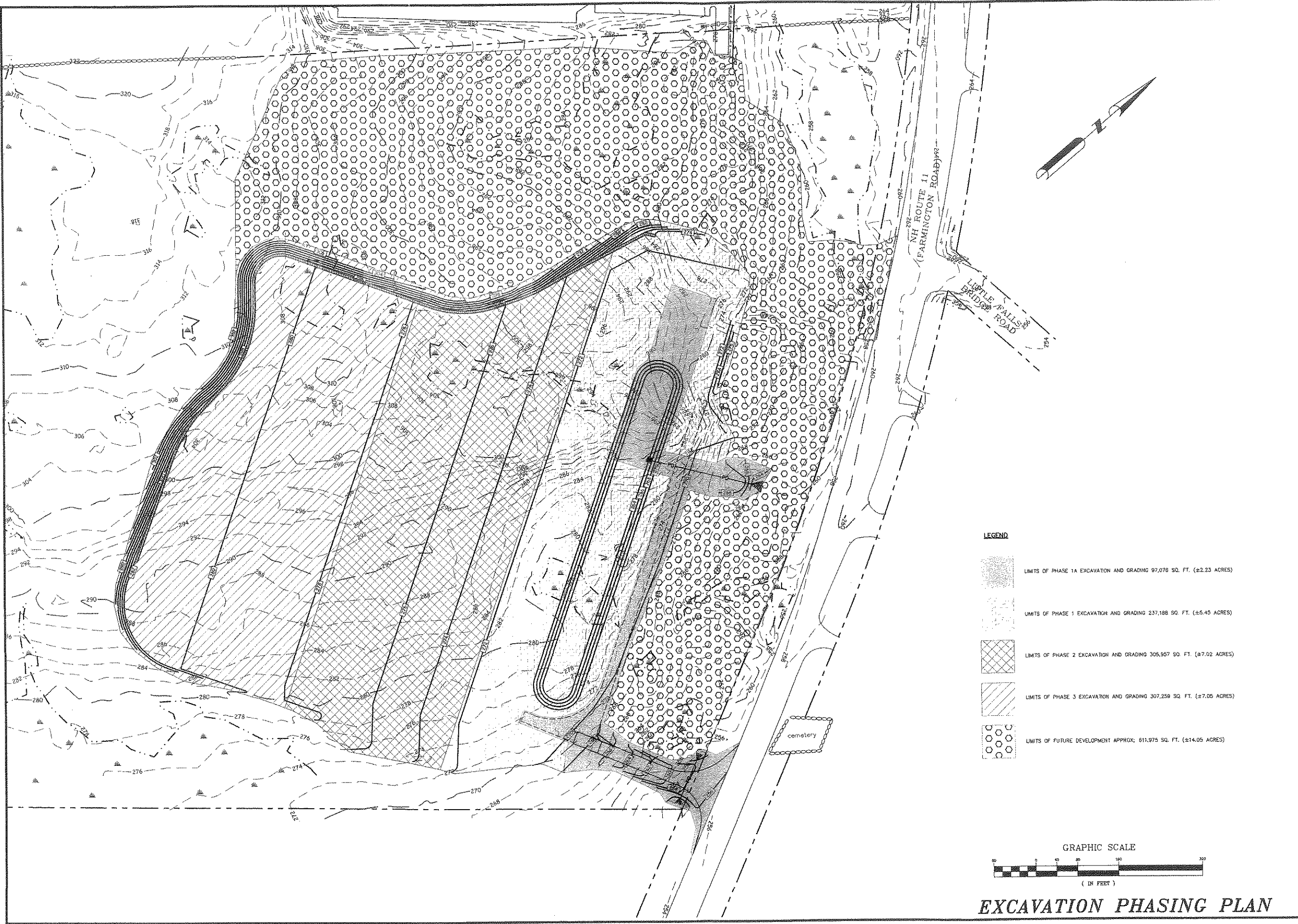
DATE: MARCH 5, 2011
SCALE: AS SHOWN
DESIGNED BY: BY
DRAWN BY: CML
APPROVED BY: GT
PROJECT NO: 2421A
FILE NO: 2421A_SITELDWG

PRELIMINARY

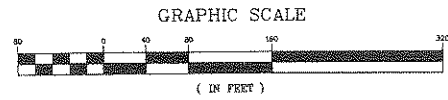
PROPOSED COMMERCIAL
DEVELOPMENT
FARMINGTON ROAD
Rochester, New Hampshire

AEI APPLEDORE
ENGINEERING
a division of Tighe & Bond
177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818 aei@appledoreeng.com

2 OF 2



- LEGEND**
- LIMITS OF PHASE 1A EXCAVATION AND GRADING 97,078 SQ. FT. (±2.23 ACRES)
 - LIMITS OF PHASE 1 EXCAVATION AND GRADING 237,188 SQ. FT. (±5.45 ACRES)
 - LIMITS OF PHASE 2 EXCAVATION AND GRADING 305,957 SQ. FT. (±7.02 ACRES)
 - LIMITS OF PHASE 3 EXCAVATION AND GRADING 307,258 SQ. FT. (±7.05 ACRES)
 - LIMITS OF FUTURE DEVELOPMENT APPROX; 611,975 SQ. FT. (±14.05 ACRES)



EXCAVATION PHASING PLAN

APPLEDORF ENGINEERING

177 CORPORATE DRIVE
PORTSMOUTH, NEW HAMPSHIRE 03801
(603) 433-8818
aei@appledorfeng.com

PROPOSED EXCAVATION AREA
FARMINGTON ROAD
SEVERINO TRUCKING

DATE: JULY 22, 2009
SCALE: AS SHOWN
DESIGNED BY: JMP
DRAWN BY: KAM
APPROVED BY: JMP
PROJECT NO.: 2420
FILE NO.: 2420_SITE.DWG

REVISIONS

No.	Description	Date
1	REVISED FOR AOT SUBMISSION	8/7/09