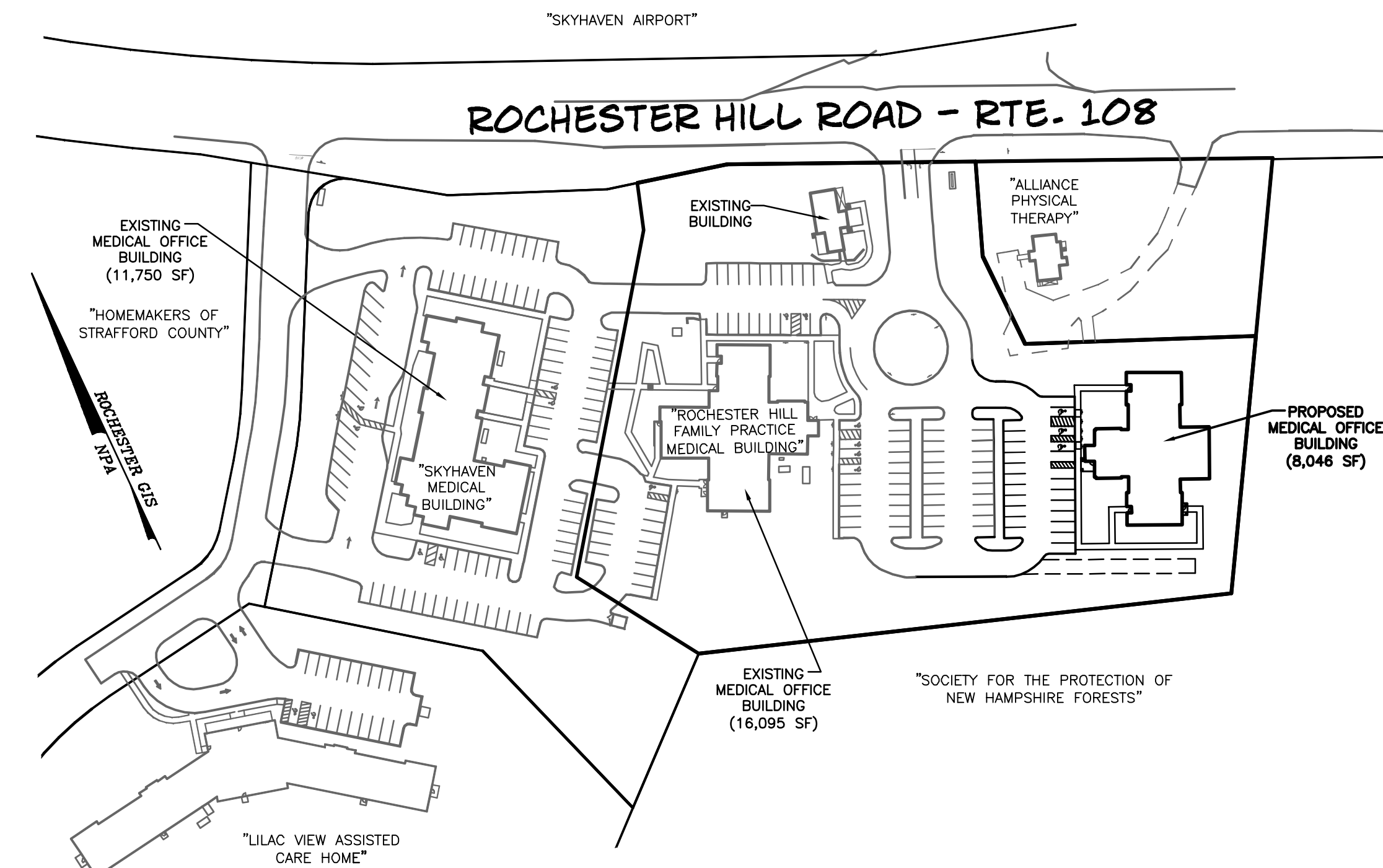
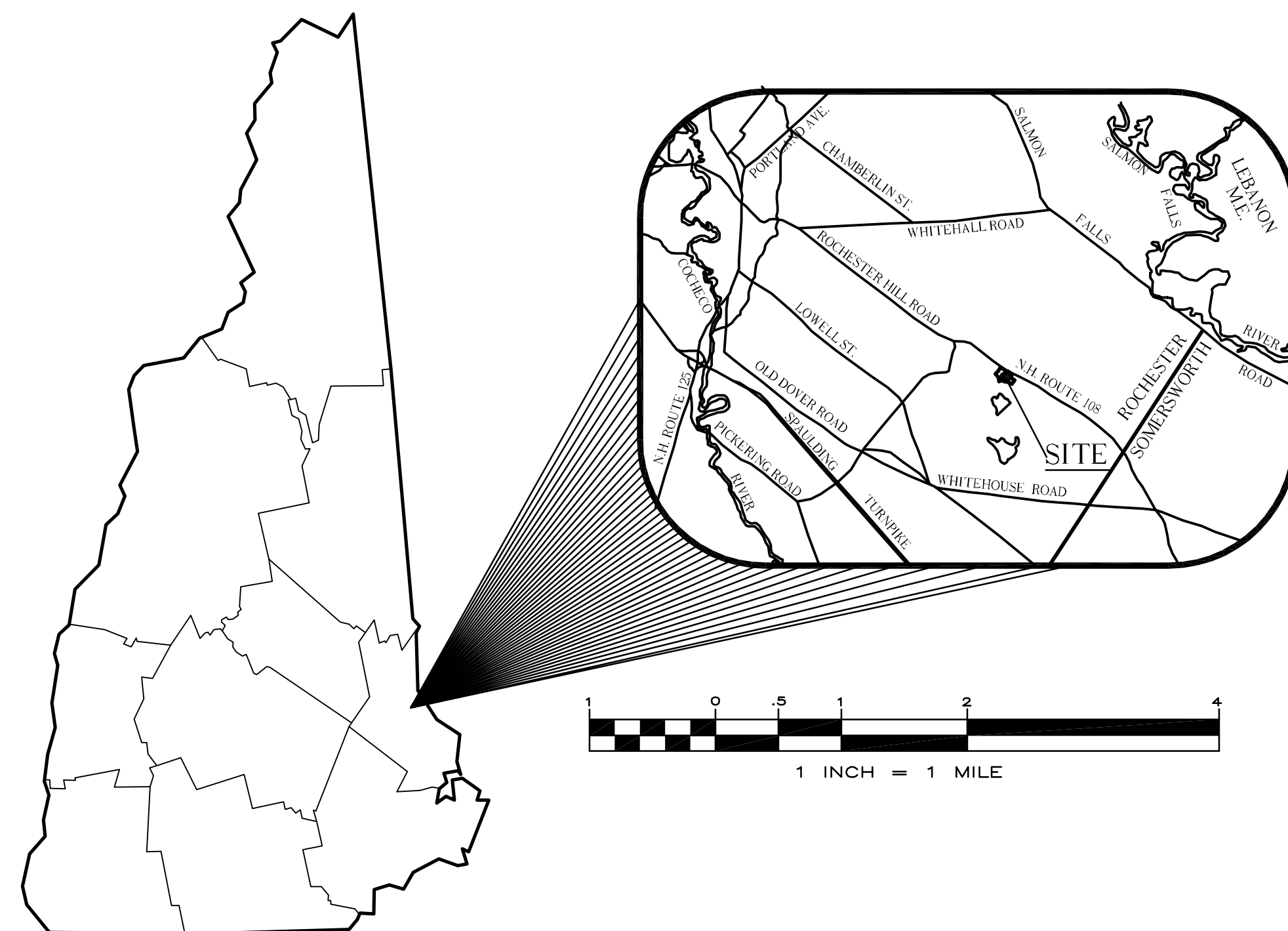


# ROCHESTER PEDIATRICS PROPOSED MEDICAL OFFICE BUILDING FOR THE FRISBIE FOUNDATION 245 ROCHESTER HILL ROAD ROCHESTER, N.H. 03867



OVERALL SITE  
1" = 100'

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

## CIVIL ENGINEERS

NORWAY PLAINS ASSOCIATES, INC.  
2 CONTINENTAL BOULEVARD  
ROCHESTER, NEW HAMPSHIRE 03867  
(603) 335-3948

## ARCHITECTS

JSA, INC.  
273 CORPORATE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE 03801  
(603) 436-2551

## LANDSCAPING ARCHITECTS

WOODBURN & COMPANY LANDSCAPE ARCHITECTURE, LLC  
103 KENT PLACE  
NEWMARKET, NEW HAMPSHIRE 03857  
(603) 659-5949

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
DATE \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ POSITION \_\_\_\_\_

## SHEET INDEX

SHEET	COVER	
C-1	OVERALL SITE PLAN	1" = 60'
E-1	EXISTING FEATURES PLAN	1" = 30'
C-2	SITE LAYOUT PLAN	1" = 30'
C-3	GRADING AND DRAINAGE PLAN	1" = 30'
C-4	UTILITY PLAN	1" = 30'
C-5	EROSION AND SEDIMENTATION CONTROL PLAN	1" = 30'
C-6	CONSTRUCTION DETAILS	AS SHOWN
C-7	DRAINAGE DETAILS	AS SHOWN
C-8	DETENTION BASIN DETAILS	AS SHOWN
C-9	TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
C-10	PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
C-11	UTILITY DETAILS	AS SHOWN
C-12	SEWER DETAILS	AS SHOWN
L-1	LANDSCAPING PLAN	1" = 30'

FILE NO. 102  
PLAN NO. C-2609  
DWG. NO. 10188/SP-1  
F.B. NO. "33" 865"

NORWAY PLAINS ASSOCIATES, INC.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



MAP 243 - LOT 18  
PEASE DEVELOPMENT AUTHORITY  
55 INTERNATIONAL DRIVE  
PORTSMOUTH, NH 03801

NH ROUTE 108

ROCHESTER HILL ROAD

MAP 243 - LOT 39-3  
HOMEMAKERS HEALTH SERVICES  
215 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867

MAP 243 - LOT 39-1  
THE FRISBIE FOUNDATION  
11 WHITEHALL ROAD  
ROCHESTER, NH 03867

LIAC VIEW ASSISTED  
CARE FACILITY  
(UNDER CONSTRUCTION)

MAP 243 - LOT 39-2  
LIAC VIEW REALTY TRUST  
231 GULF STREET  
SHEWSBURY, MA 01545

MAP 243 - LOT 38  
SOCIETY FOR THE PROTECTION  
OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301

MAP 243 - LOT 55  
SOCIETY FOR THE PROTECTION  
OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301

ROCHESTER GIS  
NEA

GENERAL SITE PLAN NOTES:

- THIS PARCEL IS LOCATED IN AGRICULTURAL (A) ZONE.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED 8,046 SQUARE FOOT MEDICAL OFFICE BUILDING.
- ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
- THESE PLANS SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
AGRICULTURAL (A) ZONE:  
MINIMUM LOT SIZE = 20,000 SQUARE FEET (WITH WATER AND SEWER)  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM YARD SETBACK:  
FRONT = 35 FEET  
SIDE = 25 FEET  
REAR = 50 FEET  
MAXIMUM LOT COVERAGE = 30%  
PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017502160.  
PARCEL 38-1, MAP 243 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR AN OFFICE BUILDING IN THE AGRICULTURAL ZONE GREATER THAN 2,500 SQUARE FEET, TO ALLOW PARKING IN AREAS OTHER THAN THE REAR YARD, TO ALLOW SOMETHING OTHER THAN A SINGLE FAMILY ARCHITECTURAL APPEARANCE, AND TO ALLOW MORE THAN 30% IMPERVIOUS SURFACES GRANTED DEC. 13, 2006; CASE #2006-56 AND ON OCT. 12, 2012; CASE #2011-25.  
PARCEL 38-1, MAP 243 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION TO ALLOW AN OFFICE BUILDING IN THE AGRICULTURAL ZONE AND APPROVAL OF SIGNS GRANTED DEC. 13, 2006; CASE #2006-57 AND ON OCT. 12, 2012; CASE #2011-25.  
PARCEL 38-1, MAP 243 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT VARIANCE TO ALLOW THE LESS PARKING SPACES THAN REQUIRED GRANTED DEC. 13, 2006; CASE #2006-58 AND ON OCT. 12, 2012; CASE #2011-25.  
PARCEL 38-1, MAP 243 WAS SUBJECT TO A EASEMENT AREA FOR SEPTIC SYSTEM DISPOSAL FOR THE BENEFIT OF LOT 38-2, MAP 243 SINCE THE CITY SEWER SERVICES HAS BECOME AVAILABLE ALONG THE STREET AND THE BUILDING ON SAID LOT 38-2, MAP 243 HAS BEEN CONNECTED TO THE CITY SEWER, THE SEPTIC EASEMENT BURDENING THE PARCEL HAS BEEN TERMINATE AND BE RELEASED (SEE SORD BK 3259, PG 135.)  
PARCEL 38-1, MAP 243 IS SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR THE BENEFIT OF LOT 38, MAP 243 AS SHOWN. SEE SORD BK 3259, PG 135.  
ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.  
SOIL TYPES ARE PER NATIONAL RESOURCES CONSERVATION SERVICES.  
CIB - CHARLTON FINE SANDY LOAM; 3 TO 8% SLOPES  
HGB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM; 8 TO 15% SLOPES  
PBC - PAXTON FINE SANDY LOAM; 8 TO 15% SLOPES  
FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.  
PARKING REQUIREMENTS (ZONING REGS. SECTION 42.9(b)(9);  
OFFICE (MEDICAL - DOCTOR, DENTIST, CHIROPRACTOR, ETC):  
1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA (GFA); OR, 5 SPACES PER PROFESSIONAL PERSON KEEPING OFFICE AND 1 SPACE PER STAFF MEMBER, WHICHEVER IS GREATER.

	TOTAL SPACES
EXISTING: (SEE NOTE #11)	
9 PROFESSIONALS x 5 SPACES / PROFESSIONAL =	45 SPACES
AND	
32 STAFF MEMBERS x 1 SPACE / STAFF MEMBER =	32 SPACES
TOTAL =	77 SPACES

PROPOSED:	
8,046 SF GFA x 1 SPACE / 100 SF GFA =	81 SPACES
OR	
5 PROFESSIONALS x 5 SPACES / PROFESSIONAL =	25 SPACES
AND	
12 STAFF MEMBERS x 1 SPACE / STAFF MEMBER =	12 SPACES
TOTAL =	37 SPACES

TOTAL REQUIRED SPACES =	158 SPACES OR 114 SPACES
TOTAL PROVIDED SPACES =	104 SPACES (SEE NOTE #9)

ACCESSIBLE PARKING (SITE PLAN REGULATIONS SECTION 6(D)(3)):	
THE SPACES ARE PART OF THE TOTAL ABOVE.	
ACCESSIBLE PARKING SPACES = 101 TO 150 =	5 SPACES
TOTAL PROVIDED SPACES =	10 SPACES

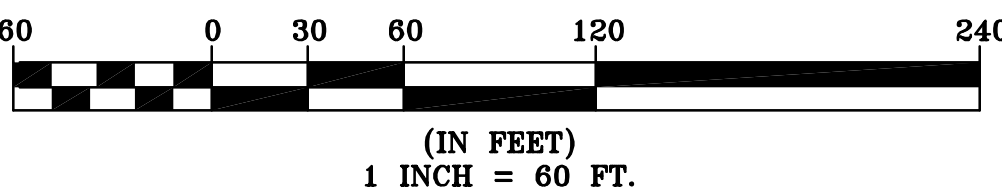
- ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS NOT RESTRICTED.
- LOAM STOCKPILES SHALL BE SEEDED IN ACCORDANCE WITH THE SEEDING NOTES ON SHEET C-5, IF STORED MORE THAN 30 DAYS. SILT FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT SIDE OF THE LOAM STOCKPILE AS SHOWN IN THE PLAN VIEW AROUND AT LEAST ONE HALF THE CIRCUMFERENCE OF THE PILE.
- DURING ALL PHASES OF CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
- THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF-SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
- ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.
- 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 THE ACCESS REQUIREMENTS.
- 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.
- FINAL SIGN APPLICATIONS MUST BE SUBMITTED TO THE CODE ENFORCEMENT OFFICER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IF ANY SIGNIFICANT CHANGES OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THIS SITE, THE PROPOSED SIGN MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE PERMITS.
- A KNOX BOX SHALL BE PROVIDED AS SPECIFIED BY THE ROCHESTER FIRE DEPARTMENT.
- ONLY ONE FREESTANDING SIGN IS PERMITTED ON A LOT.
- THIS SITE IS DESIGNED TO BE COMPLIANT WITH AMERICAN DISABILITY ACT FOR ACCESS TO THE PROPOSED BUILDING FROM THE PARKING AND UNLOADING ZONES.

TAX MAP 243, LOT 38-1  
TOTAL PARCEL AREA:  
172,372 SQUARE FEET  
3.95 ACRES  
OWNER OF RECORD:  
FRISBIE FOUNDATION  
11 WHITEHALL ROAD  
ROCHESTER, NH 03867  
SCRD BK 3259, PG 134

OVERALL SITE PLAN  
ROCHESTER PEDIATRIC BUILDING  
245 ROCHESTER HILL ROAD-  
N.H. ROUTE 108  
ROCHESTER, NH  
FOR THE FRISBIE FOUNDATION

SCALE: 1" = 60' DEC. 2011

GRAPHIC SCALE



FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

REFERENCE PLAN:

- "ROCHESTER HILL FAMILY PRACTICE PROPOSED MEDICAL OFFICE BUILDING - ROCHESTER HILL ROAD - N.H. ROUTE 108, ROCHESTER, NH" DATED DECEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC.
- "LOT LINE REVISION - ROCHESTER HILL ROAD - N.H. ROUTE 108 - ROCHESTER, N.H. FOR THE FRISBIE FOUNDATION" DATED MARCH 2007 BY NORWAY PLAINS ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #90/23.

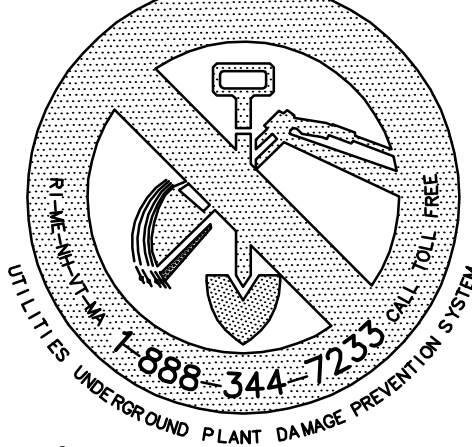
FILE NO. 102  
PLAN NO. C-2609  
DWG. NO. 10188/SP-1  
F.B. NO. "33" 865"



## LEGEND

- PROPERTY LINE  
 EXISTING TREE LINE  
 OHW — EXISTING OVERHEAD WIRES  
 W — EXISTING WATER MAIN  
 S — EXISTING SEWER MAIN  
 EXISTING DRAIN LINE  
 EXISTING CONTOUR LINE  
 EXISTING HYDRANT  
 EXISTING WATER GATE VALVE  
 EXISTING WATER SHUT-OFF VALVE  
 EXISTING UTILITY POLE  
 EXISTING SEWER MAN HOLE  
 EXISTING CATCH BASIN  
 EXISTING LIGHT POLES  
 LANDSCAPED AREA  
 SGC — SLOPE GRANITE CURB  
 VGC — VERTICAL GRANITE CURB

## DIG SAFE



MAP 243 — LOT 18  
 PEASE DEVELOPMENT AUTHORITY  
 55 INTERNATIONAL DRIVE  
 PORTSMOUTH, NH 03801

TEMPORARY BENCH  
 MARK ON HYDRANT  
 CAP NUT WITH AN "X"  
 ELEV. = 341.92'

ROCHESTER HILL ROAD

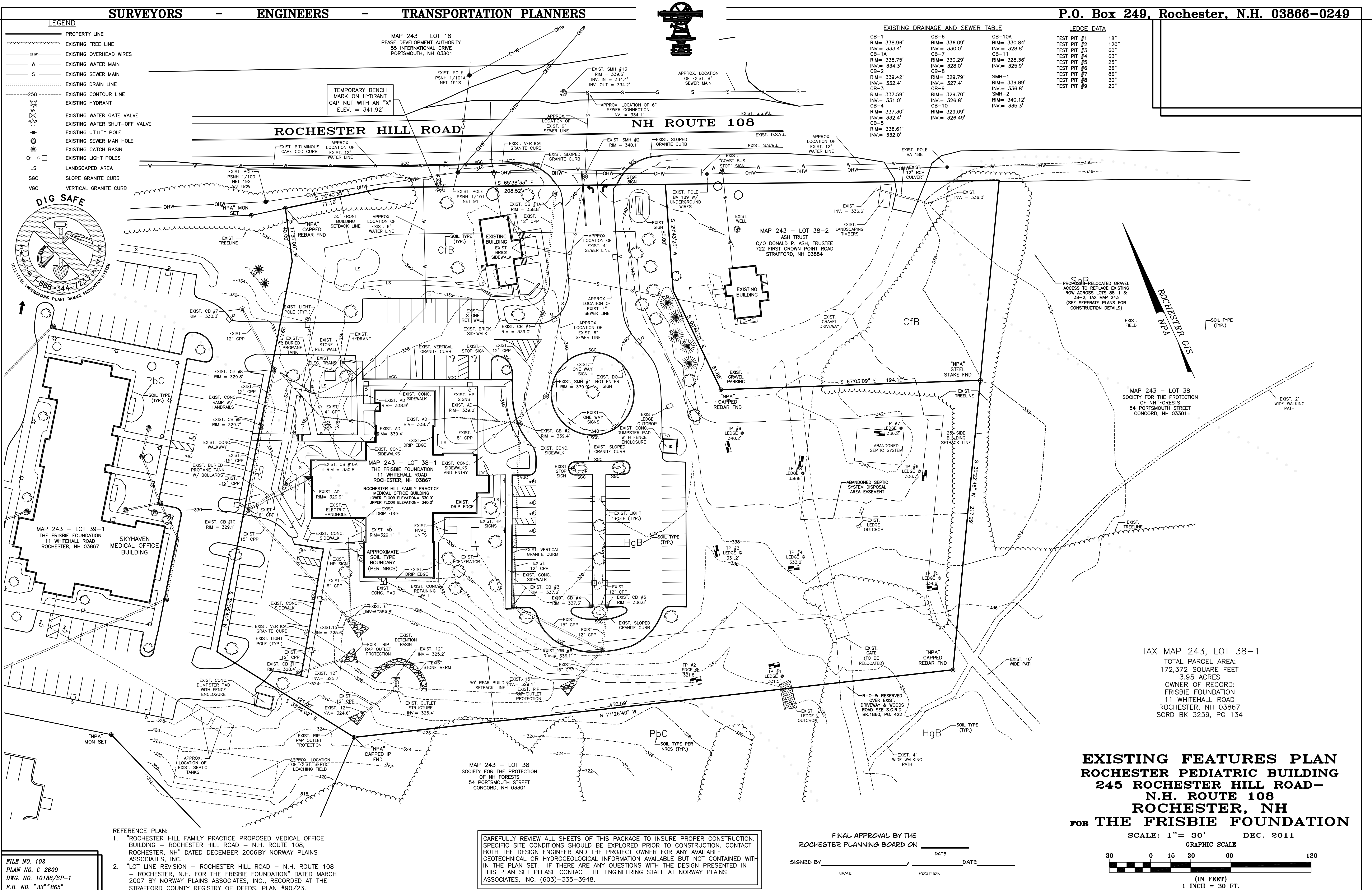
NH ROUTE 108

## EXISTING DRAINAGE AND SEWER TABLE

CB-1 RIM = 338.96' INV. = 333.4' CB-1A RIM = 338.75' INV. = 334.3'	CB-6 RIM = 336.09' INV. = 330.0' CB-7 RIM = 330.29' INV. = 328.0' CB-8 RIM = 329.79' INV. = 327.4' CB-9 RIM = 329.70' INV. = 326.8' CB-10 RIM = 329.09' INV. = 326.49'	CB-10A RIM = 330.84' INV. = 328.8' CB-11 RIM = 328.36' INV. = 325.9'
---	--	---

## LEDGE DATA

TEST PIT #1	18"
TEST PIT #2	120"
TEST PIT #3	60"
TEST PIT #4	63"
TEST PIT #5	25"
TEST PIT #6	36"
TEST PIT #7	86"
TEST PIT #8	30"
TEST PIT #9	20"







	PROPERTY LINE
	EXISTING TREE LINE
	EXISTING OVERHEAD WIRES
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING DRAIN LINE
	EXISTING CONTOUR LINE
	EXISTING HYDRANT
	EXISTING WATER GATE VALVE
	EXISTING WATER SHUT-OFF VALVE
	EXISTING UTILITY POLE
	EXISTING SEWER MAN HOLE
	EXISTING CATCH BASIN
	EXISTING LIGHT POLES
	LANDSCAPED AREA
LS	SLOPE GRANITE CURB
SGC	VERTICAL GRANITE CURB
VGC	

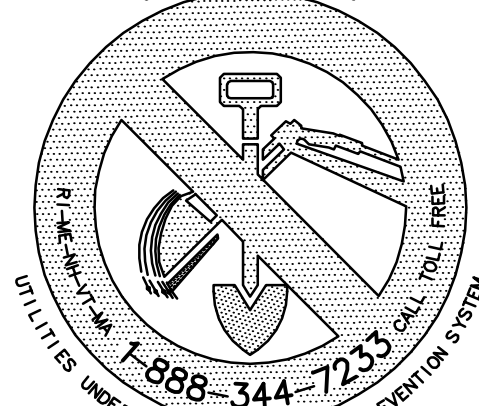
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TEMPORARY BENCH  
MARK ON HYDRANT  
CAP NUT WITH AN "X"  
ELEV. = 341.92'

ROCHESTER HILL ROAD

NH ROUTE 108

**DIG SAFE**



MAP 243 - LOT 39-  
THE FRISBIE FOUNDATION

SKYHAVEN  
MEDICAL OFFICE  
BUILDING

MAP 243 - LOT 38-1  
THE FRISBIE FOUNDATION  
11 WHITEHALL ROAD

11 WHITEHALL ROAD  
ROCHESTER, NH 03667  
ROCHESTER HILL FAMILY PRACTICE  
MEDICAL OFFICE BUILDING

EXIST.

DRIP EDGE

EXIST. HVAC

UNITS

EXIST

EXIST. CONC.

CONC. PAD      RETAINING WALL

# DRWA

MAP 243 - LOT 38  
SOCIETY FOR THE PROTECTION  
OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301

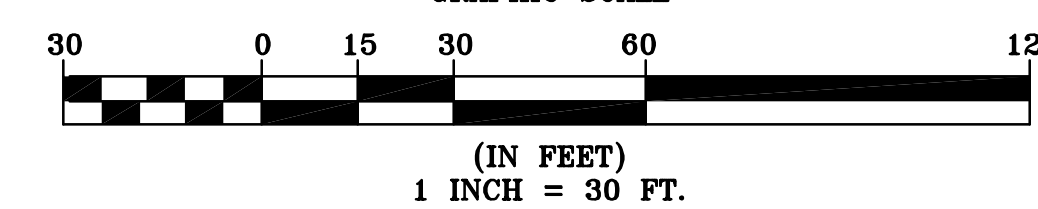
FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY \_\_\_\_\_, \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

**SITE LAYOUT PLAN  
ROCHESTER PEDIATRIC BUILDING  
245 ROCHESTER HILL ROAD-  
N.H. ROUTE 108  
ROCHESTER, NH  
FOR THE FRISBIE FOUNDATION**

SCALE: 1" = 30'      DEC. 2011

GRAPHIC SCALE



FILE NO. 102  
PLAN NO. C-2609  
DWG. NO. 10188/SP-1  
F.B. NO. "33" 865"

NORWAY PLAINS ASSOCIATES, INC.

C-2

## LEGEND

- PROPERTY LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE
- EXISTING HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- E280.00' EXISTING SPOT GRADE
- P292.25' PROPOSED SPOT GRADE
- PROPOSED DRAIN LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION (FES)
- CORRUGATED POLYETHYLENE PIPE
- CATCH BASIN
- SLOPE GRANITE CURB
- VERTICAL GRANITE CURB

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

TEMPORARY BENCH  
MARK ON HYDRANT  
CAP NUT WITH AN "X"  
ELEV. = 341.92'

ROCHESTER HILL ROAD

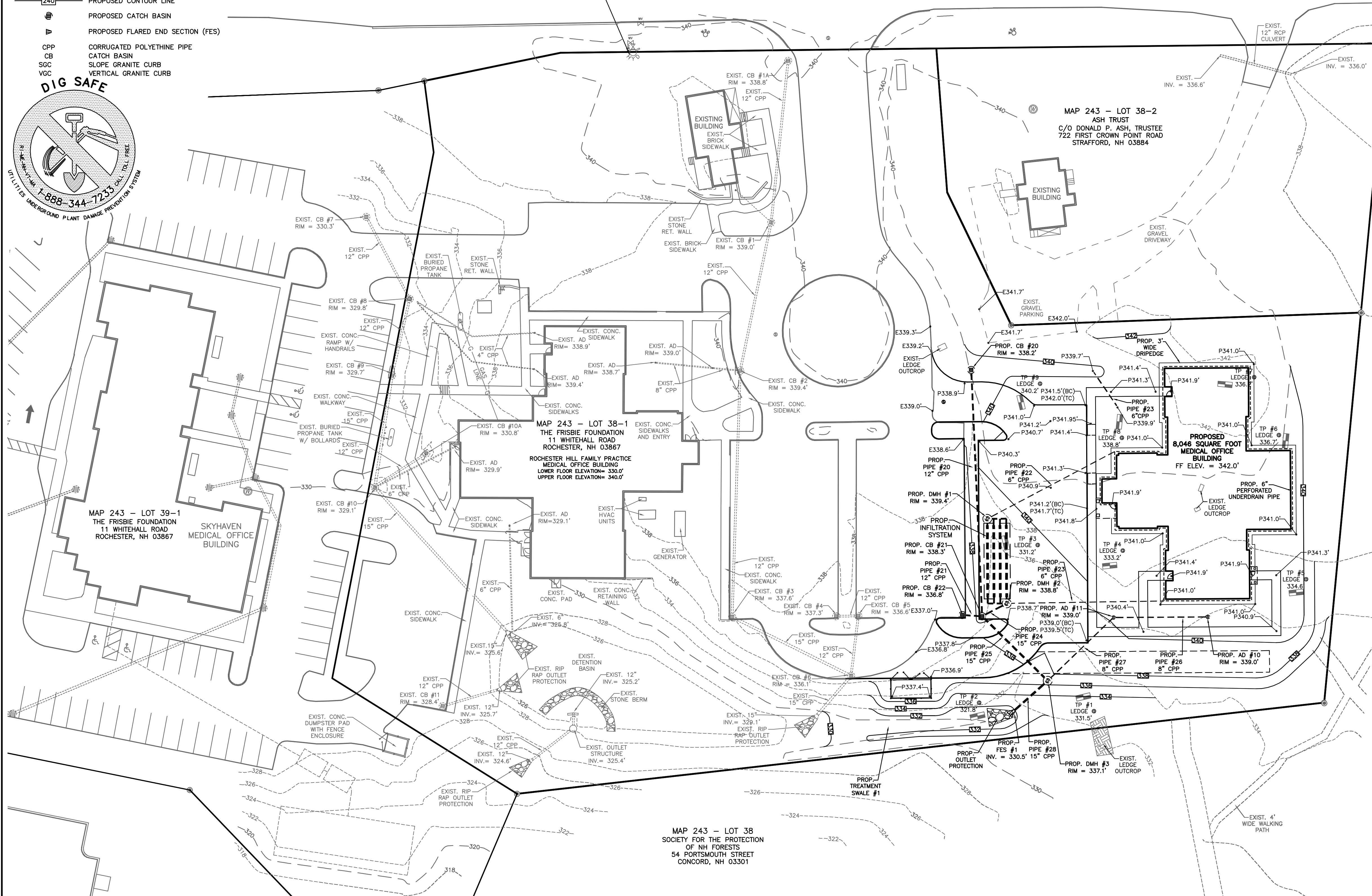
NH ROUTE 108

## EXISTING DRAINAGE

CB-1	CB-5	CB-10
RIM = 338.96'	RIM = 336.61'	RIM = 329.09'
INV. = 333.4'	INV. = 332.0'	INV. = 326.49'
CB-1A	CB-6	CB-10A
RIM = 338.75'	RIM = 336.09'	RIM = 330.84'
INV. = 334.3'	INV. = 330.0'	INV. = 328.8'
CB-2	CB-7	CB-11
RIM = 339.42'	RIM = 330.29'	RIM = 328.36'
INV. = 332.4'	INV. = 328.0'	INV. = 325.9'
CB-3	CB-8	CB-6
RIM = 337.59'	RIM = 329.79'	RIM = 329.79'
INV. = 331.0'	INV. = 327.4'	CB-9
CB-4	CB-9	CB-9
RIM = 337.30'	RIM = 329.70'	RIM = 329.70'
INV. = 332.4'	INV. = 326.8'	

## LEDGE DATA

TEST PIT #1	18"
TEST PIT #2	120"
TEST PIT #3	60"
TEST PIT #4	63"
TEST PIT #5	25"
TEST PIT #6	36"
TEST PIT #7	86"
TEST PIT #8	30"
TEST PIT #9	20"



MAP 243 - LOT 38  
SOCIETY FOR THE PROTECTION  
OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301

## PROPOSED DRAINAGE TABLE

PROP. CB #20 RIM = 338.2' INV. OUT = 334.2' (#20) SUMP = 331.2'	PROP. DMH #2 RIM = 338.8' INV. IN = 336.5' (#22) INV. OUT = 334.5' (INFILTRATION) INV. OUT = 336.0' (#24)	PROP. PIPE #20 12" CPP L = 132'	PROP. PIPE #25 15" CPP L = 46'
PROP. CB #21 RIM = 338.3' INV. IN = 332.9' (#20) INV. IN = 332.9' (#21) INV. IN = 335.3' (#24) INV. OUT = 332.8' SUMP = 329.8'	PROP. DMH #3 RIM = 337.1' INV. IN = 332.2' (#25) INV. IN = 335.3' (#27) INV. OUT = 330.6' (#28)	PROP. PIPE #21 12" CPP L = 10'	PROP. PIPE #26 8" CPP L = 88'
PROP. CB #22 RIM = 336.8' INV. OUT = 333.0' (#21) SUMP = 330.0'	PROP. AD #10 RIM = 339.0' INV. OUT = 337.3'	PROP. PIPE #22 12" CPP L = 77'	PROP. PIPE #27 8" CPP L = 47'
PROP. DMH #1 RIM = 339.4' INV. IN = 336.5' (#22) INV. OUT = 334.5' (INFILTRATION)	PROP. AD #11 RIM = 339.0' INV. IN = 337.0' INV. OUT = 336.9'	PROP. PIPE #23 6" CPP L = 85'	PROP. PIPE #28 15" CPP L = 22'
		PROP. PIPE #24 12" CPP L = 12'	

TAX MAP 243, LOT 38-1

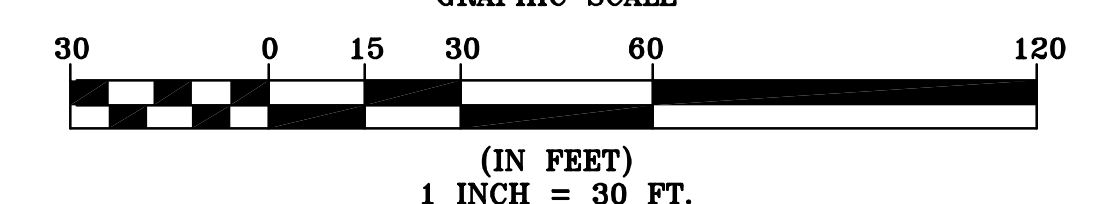
TOTAL PARCEL AREA:  
172,372 SQUARE FEET  
3.95 ACRES

OWNER OF RECORD:  
FRISBIE FOUNDATION  
11 WHITEHALL ROAD  
ROCHESTER, NH 03867  
SCRD BK 3259, PG 134

**GRADING AND DRAINAGE PLAN  
ROCHESTER PEDIATRIC BUILDING  
245 ROCHESTER HILL ROAD-  
N.H. ROUTE 108  
ROCHESTER, NH  
FOR THE FRISBIE FOUNDATION**

SCALE: 1" = 30' DEC. 2011

GRAPHIC SCALE



FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

FILE NO. 102  
PLAN NO. C-2609  
DWG. NO. 10188/SP-1  
F.B. NO. "33" 865"



## LEGEND

—	PROPERTY LINE
— OHW —	EXISTING OVERHEAD WIRES
— W —	EXISTING WATER MAIN
— S —	EXISTING SEWER MAIN
— G —	EXISTING PROpane GAS MAIN
—	EXISTING DRAIN LINE
—	EXISTING HYDRANT
—	EXISTING WATER VALVE
—	EXISTING WATER SHUT-OFF VALVE
—	EXISTING UTILITY POLE
—	EXISTING DRAIN MAN HOLE
—	EXISTING SEWER MAN HOLE
—	EXISTING CATCH BASIN
—	EXISTING LIGHT POLES
—	PROPOSED DRAIN LINE
— PW —	PROPOSED WATER SERVICE
— PS —	PROPOSED SEWER LINE (GRAVITY)
— PG —	PROPOSED GAS LINE
— PUGU —	PROPOSED UNDERGROUND UTILITY WIRES
—	PROPOSED CATCH BASIN
—	PROPOSED LIGHT POLES
—	PROPOSED BOLLARD LIGHTS

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TEMPORARY BENCH  
MARK ON HYDRANT  
CAP NUT WITH AN "X"  
ELEV. = 341.92'

ROCHESTER HILL ROAD

NH ROUTE 108

## EXISTING DRAINAGE AND SEWER TABLE

CB-1 RIM = 338.96' INV. = 333.4'	CB-6 RIM = 336.09' INV. = 330.0'	CB-10A RIM = 330.84' INV. = 328.8'
CB-1A RIM = 338.75' INV. = 334.3'	CB-7 RIM = 330.29' INV. = 328.0'	CB-11 RIM = 328.36' INV. = 325.9'
CB-2 RIM = 339.42' INV. = 332.4'	CB-8 RIM = 329.79' INV. = 327.4'	SMH-1 RIM = 339.89' INV. = 336.8'
CB-3 RIM = 337.59' INV. = 331.0'	CB-9 RIM = 329.70' INV. = 326.8'	SMH-2 RIM = 340.12' INV. = 335.3'
CB-4 RIM = 337.30' INV. = 332.4'	CB-10 RIM = 329.09' INV. = 326.49'	
CB-5 RIM = 336.61' INV. = 332.0'		

MAP 243 - LOT 38-2  
ASH TRUST  
C/O DONALD P. ASH, TRUSTEE  
722 FIRST CROWN POINT ROAD  
STRAFFORD, NH 03864

MAP 243 - LOT 38  
SOCIETY FOR THE PROTECTION  
OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD, NH 03301

## GENERAL UTILITY NOTES

- 1.) CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888 344-7233) 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 2.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS.
- 3.) THESE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLAN, BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED.
- 4.) WATERLINE CONSTRUCTION:
  - A.) ALL PROPOSED WATER LINE MATERIAL USED SHALL MEET ROCHESTER WATER DEPARTMENT AND ROCHESTER ENGINEERING DEPARTMENT SPECIFICATIONS.
  - B.) PROPOSED WATER GATE VALVES SHALL BE MANUFACTURED BY KENNEDY OF AMERICAN FLOW CONTROL, RESILIENT SEAT TYPE.
  - C.) ALL WATER LINES SHALL BE BURIED A MINIMUM OF 5.5'.
  - D.) ALL WATER FITTINGS SHALL BE CLASS 350.
  - E.) PROPOSED WATER GATE VALVE SHALL OPEN COUNTER CLOCKWISE (RIGHT).
- 5.) WORK TO CONNECT INTO THE WATER REQUIRES A PERMIT FROM THE ROCHESTER PUBLIC WORKS DEPARTMENT. CONTRACTORS ARE TO BE PRE-QUALIFIED.
- 6.) CONTRACTOR SHALL LOCATED EXISTING SERVICES AND COORDINATE WITH THE CITY OF ROCHESTER FOR CONNECTION TO THESE SERVICES.
- 7.) ALL UTILITIES SHALL BE BURIED UNDERGROUND AS REQUIRED BY THE CITY OF ROCHESTER AND THE UTILITY COMPANIES.
- 8.) WATER AND SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10-FT APART HORIZONTALLY.
- 9.) WHERE SEWER AND WATER LINES MUST CROSS, SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM 9-FT HORIZONTALLY FROM THE WATER LINE AND A VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED.
- 10.) SEWER PIPE JOINTS SHALL BE TESTED WITH ZERO LEAKAGE AT 25 POUNDS PER SQUARE INCH FOR GRAVITY SEWER AND AT 1-1/2 TIMES WORKING PRESSURE FOR ALL FORCE MAINS.

TAX MAP 243, LOT 38-1

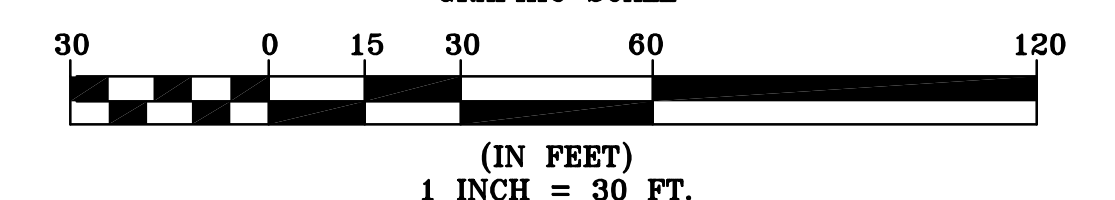
TOTAL PARCEL AREA:  
172,372 SQUARE FEET  
3.95 ACRES

OWNER OF RECORD:  
FRISBIE FOUNDATION  
11 WHITEHALL ROAD  
ROCHESTER, NH 03867  
SCRD BK 3259, PG 134

**UTILITY PLAN**  
**ROCHESTER PEDIATRIC BUILDING**  
**245 ROCHESTER HILL ROAD-**  
**N.H. ROUTE 108**  
**ROCHESTER, NH**  
**FOR THE FRISBIE FOUNDATION**

SCALE: 1" = 30' DEC. 2011

GRAPHIC SCALE



## LIGHTING LEGEND

- PROPOSED KIM LIGHTING ARCHETYPE 1A-AR4-250PMH208-BL-TL MOUNTED ON A 22'-6" POLE
- PROPOSED KIM LIGHTING ARCHETYPE 2B-AR4-250PMH208-BL-TL MOUNTED ON A 22'-6" POLE
- ☆ PROPOSED KIM LIGHTING COMPACT BOLLARD CB32-70PMH203-BL BOLLARD LIGHT

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

	PROPERTY LINE
	EXISTING TREE LINE
	EXISTING OVERHEAD WIRES
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING DRAIN LINE
	EXISTING CONTOUR LINE
	EXISTING HYDRANT
	EXISTING WATER GATE VALVE
	EXISTING WATER SHUT-OFF VALVE
	EXISTING UTILITY POLE
	EXISTING SEWER MAN HOLE
	EXISTING CATCH BASIN
	EXISTING LIGHT POLES
LS	LANDSCAPED AREA
SGC	SLOPE GRANITE CURB
VGC	VERTICAL GRANITE CURB

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

TEMPORARY BENCH  
MARK ON HYDRANT  
CAP NUT WITH AN "X"  
ELEV. = 341.92'

ROCHESTER HILL ROAD

NH ROUTE 108

EXISTING DRAINAGE

---

LEDGE DATA

TABLE 1			
CB-1	CB-5	CB-10	TEST PIT #1
RIM = 338.96'	RIM = 336.61'	RIM = 329.09'	TEST PIT #2
INV. = 333.47'	INV. = 332.0'	INV. = 326.49'	TEST PIT #3
CB-1A	CB-6	CB-10A	TEST PIT #4
RIM = 338.35'	RIM = 336.09'	RIM = 330.84'	TEST PIT #5
INV. = 334.3'	INV. = 330.0'	INV. = 326.8'	TEST PIT #6
CB-2	CB-7	CB-11	TEST PIT #7
RIM = 339.42'	RIM = 330.29'	RIM = 328.36'	TEST PIT #8
INV. = 332.4'	INV. = 328.0'	INV. = 325.9'	TEST PIT #9
CB-3	CB-8		
RIM = 331.59'	RIM = 329.79'		
INV. = 331.0'	INV. = 327.4'		
CB-4	CB-9		
RIM = 337.30'	RIM = 329.70'		
INV. = 332.4'	INV. = 326.8'		

ROCHESTER  
NPA

MAP 243 - LOT 38  
SOCIETY FOR THE PROTECTION  
OF NH FORESTS  
54 PORTSMOUTH STREET  
CONCORD NH 03301

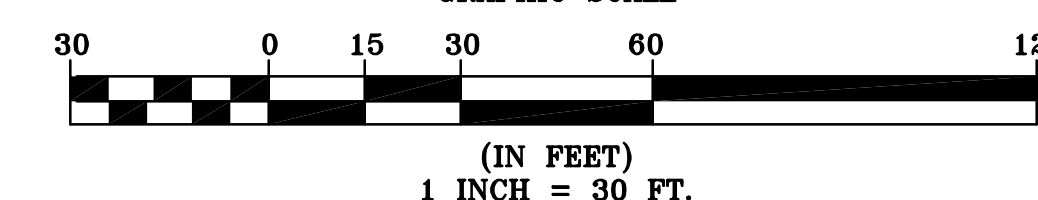
TAX MAP 243. LOT 38-1

TOTAL PARCEL AREA:  
172,372 SQUARE FEET  
3.95 ACRES  
OWNER OF RECORD:  
FRISBIE FOUNDATION  
11 WHITEHALL ROAD  
ROCHESTER, NH 03867  
SCRD BK 3259, PG 13

**EROSION AND SEDIMENTATION  
CONTROL PLAN  
ROCHESTER PEDIATRIC BUILDING  
245 ROCHESTER HILL ROAD-  
N.H. ROUTE 108  
ROCHESTER, NH  
FOR THE FRISBIE FOUNDATION**

SCALE: 1"= 30' DEC. 2011

GRAPHIC SCALE



FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY \_\_\_\_\_, \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

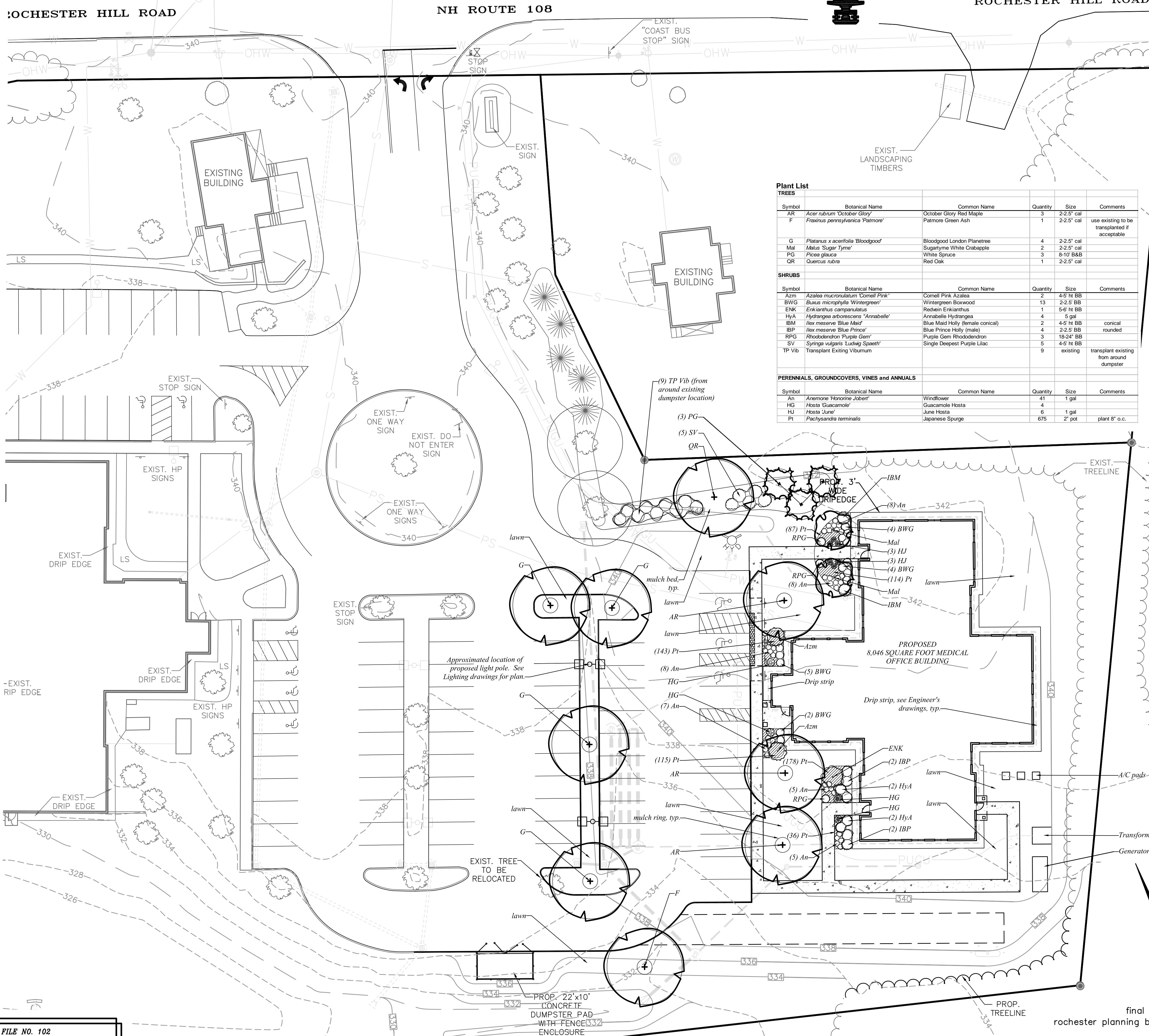
FILE NO. 102  
PLAN NO. C-2609  
DWG. NO. 10188/SP-1  
F.B. NO. "33" 865"

NORWAY PLAINS ASSOCIATES, INC.

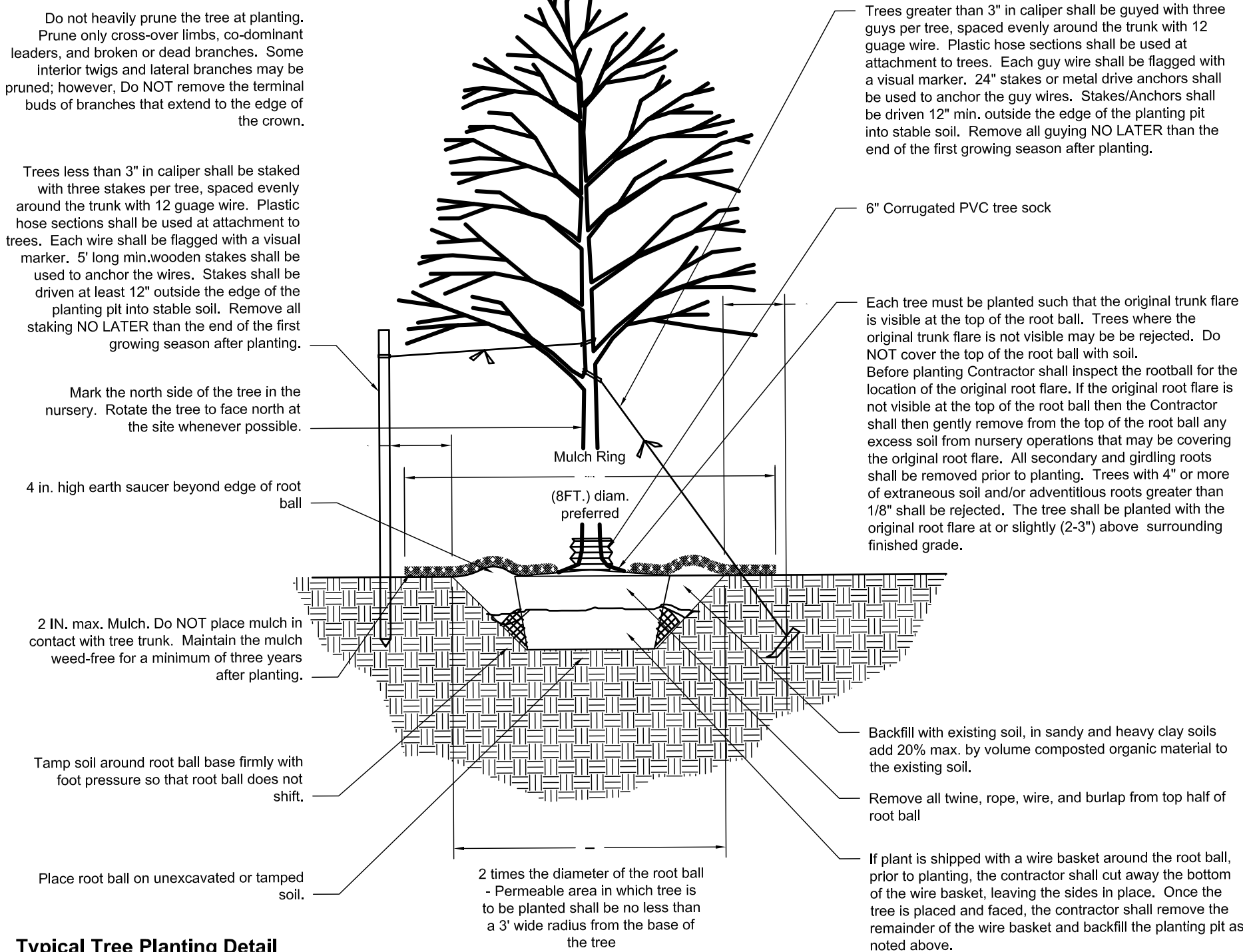
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C-5





Plant List					
TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
AR	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3	2-2.5' cal	
F	<i>Fraxinus pennsylvanica</i> 'Palmore'	Palmore Green Ash	1	2-2.5' cal	use existing to be transplanted if acceptable
G	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	4	2-2.5' cal	
Mal	<i>Malus 'Sugar Tyme'</i>	Sugartyme White Crabapple	2	2-2.5' cal	
PG	<i>Picea glauca</i>	White Spruce	3	8-10' B&B	
QR	<i>Quercus rubra</i>	Red Oak	1	2-2.5' cal	
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Azm	<i>Azalea mucronata</i> 'Cornel Pink'	Cornell Pink Azalea	2	4-5' ht BB	
BWG	<i>Buxus microphylla</i> 'Wintergreen'	Wintergreen Boxwood	13	2-2.5' ht BB	
ENK	<i>Enkianthus campanulatus</i>	Redvein Enkianthus	1	5-6' ht BB	
HyA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	4	5 gal	
BM	<i>Ilex meservee</i> 'Blue Bird'	Blue Bird Holly (female conical)	2	4-5' ht BB	conical
IBP	<i>Ilex meservee</i> 'Blue Prince'	Blue Prince Holly (male)	4	2-2.5' BB	rounded
RPG	<i>Rhododendron</i> 'Purple Gem'	Purple Gem Rhododendron	3	18-24" BB	
SV	<i>Syringa vulgaris</i> 'Ludwig Spaeth'	Single Deep Purple Lilac	5	4-5' ht BB	
TP Yib	<i>Transplant Existing Viburnum</i>		9	existing	transplant existing from around dumpster
PERENNIALS, GROUNDCOVERS, VINES and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
An	<i>Arenaria 'Honoree Robert'</i>	Windflower	41	1 gal	
HG	<i>Hosta 'Guacamole'</i>	Guacamole Hosta	4	1 gal	
HJ	<i>Hosta 'June'</i>	June Hosta	6	1 gal	
Pt	<i>Pachysandra terminalis</i>	Japanese Spurge	675	2" pot	plant 8" o.c.



Typical Tree Planting Detail

Scale: NTS

Landscape Notes

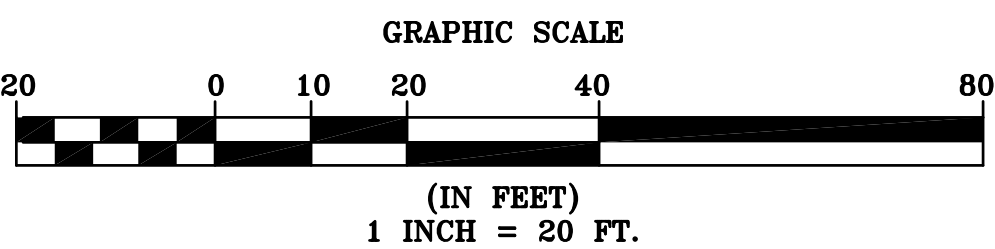
- Design is based on drawings by Norway Plains Associates received 2011-12-21 and JSA Architects received 2011-12-07 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies and/or change relationships prior to construction.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fences shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Trees and shrubs to be permanently transplanted and watered, if possible, immediately upon digging. If plants will be stored until permanent planting, they shall be heeled-in in a protected area and watered regularly to maintain the health of the plant until permanent placement. Plants shall be dug at the least stressful time of year for that species.
- This plan is for review purposes only. NOT for Construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall include levels of pH, nitrate, macro and micro nutrients. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserve the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following:
  - An underground sprinkling system
  - An outside hose attachment within 150 feet
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- Contractor shall provide an alternate price for irrigating all newly landscaped areas. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Areas designated as LAWN shall be mown regularly.
- Owner is solely responsible for maintaining vehicular and pedestrian vision lines pertaining to vegetation growth.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 7' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.



103 Kent Place  
Newmarket, NH 03857  
Tel: 603.659.5949  
Fax: 603.659.5939

LANDSCAPING PLAN  
ROCHESTER PEDIATRIC BUILDING  
245 ROCHESTER HILL ROAD-  
N.H. ROUTE 108  
ROCHESTER, NH  
FOR THE FRISBIE FOUNDATION

SCALE: 1" = 20' DEC. 2011



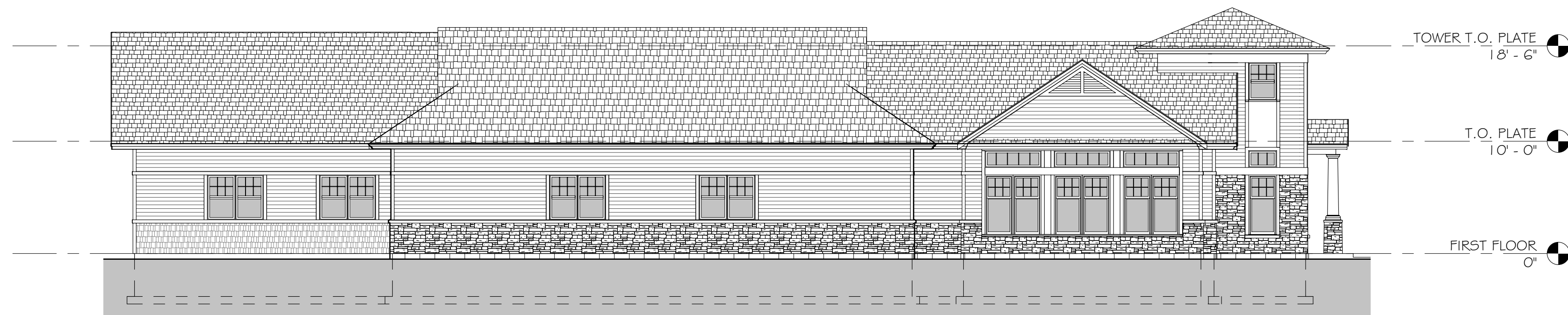
final approval by the  
rochester planning board on \_\_\_\_\_ date \_\_\_\_\_  
signed by \_\_\_\_\_ name \_\_\_\_\_ position \_\_\_\_\_  
date \_\_\_\_\_

FILE NO. 102  
PLAN NO. C-2609  
DWG. NO. 10188/SP-1  
F.B. NO. "33" "865"





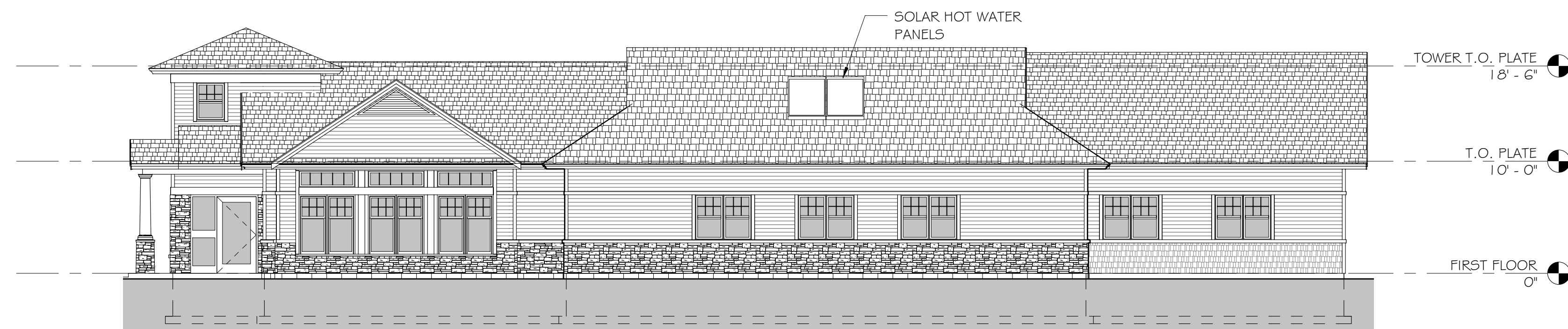
1 WEST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"

**EXTERIOR ELEVATIONS**  
**FRISBIE PEDIATRICS MOB**  
1/8" = 1'-0"

**JSA**

ARCHITECTS  
INTERIORS  
PLANNERS

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**3D ENTRY VIEW**  
**FRISBIE PEDIATRICS MOB**

**JSA**

ARCHITECTS  
INTERIORS  
PLANNERS