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Planning Dept.

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

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

Date: March 11, 2014 Is a conditional use needed? Yes:____ No: X Unclear:____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 243 ; Lot #('s): 39-3 ; Zoning district: PUD-3 & Agricultural

Property address/location: 13 Healthcare Drive

Name of project (if applicable): Skyhaven Surgery Center

Size of site: 4.00 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Frisbie Foundation c/o Joseph Shields

Mailing address: 11 Whitehall Road, Rochester, NH 03867

Telephone #: 603 335-8151 Email: j.shields@fmhospital.com

Applicant/developer (if different from property owner)

Name (include name of individual): DEW Properties, LLC c/o Steven Morton

Mailing address: 277 Blair Park Road, Suite 130; Williston, VT 05495

Telephone #: 802 872-0505 Email: smorton@dewcorp.com

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc. c/o Scott Lawler

Mailing address: PO Box 249; Rochester, NH 03866-0249

Telephone #: 603 335-3948 Fax #: 603 332-0098

Email address: slawler@norwayplains.com Professional license #: PE #10026

Proposed activity (check all that apply)

New building(s): X Site development (other structures, parking, utilities, etc.): X

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

(Continued *Nonresidential Site Plan* application Tax Map: 243 Lot: 39-3 Zone PUD)

Describe proposed activity/use: **The proposed project is to construct a 15,200 square foot Ambulatory Surgery Center facility**

Describe existing conditions/use (vacant land?): **Vacant field mowed annually**

Utility information

City water? yes X no ___; How far is City water from the site? _____

City sewer? yes X no ___; How far is City sewer from the site? _____

If City water, what are the estimated total daily needs? 1,500 gallons per day

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

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

Where will stormwater be discharged? **Unnamed wetlands off the parcel after treatment**

Building information

Type of building(s): **Single story wood building**

Building height: **tbd** Finished floor elevation: **330.0'**

Other information

parking spaces: existing: 0 total proposed: 57 ; Are there pertinent covenants? _____
Number of cubic yards of earth being removed from the site **less than 1,000cy**
Number of existing employees: 0 ; number of proposed employees total: 36
Check any that are proposed: variance ____; special exception ____; conditional use ____

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

Proposed *post-development* disposition of site (should total 100%)

	Square footage	% overall site
Building footprint(s) – give for each building	15,200	8.7%
Parking and vehicle circulation	32,900	18.9%
Planted/landscaped areas (excluding drainage)	27,700	15.9%
Natural/undisturbed areas (excluding wetlands)	40,850	23.4%
Wetlands	25,300	14.6%
Other – drainage structures, outside storage, etc.	32,300	18.5%

(Continued *Nonresidential Site Plan* application Tax Map: 243 Lot: 39-3 Zone PUD)

Comments

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

A waiver will be requested to reduce the total number of parking spaces required based on the actual need for the facility.

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: 3/5/14

Signature of applicant/develope _____

Date: 3/5/14

Signature of agent: _____

Date: 3/11/14

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: 3/5/14

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

E-MAIL: slawler@norwayplains.com
WEB: http://www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

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Planning Dept.

March 11, 2014

Mr. James Campbell, Chief Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Nonresidential Site Plan Application review for DEW Properties, LLC – Tax Map 243, Lot 39-3; 13 Healthcare Drive

Dear Jim:

On behalf of DEW Properties, LLC, we hereby submit plans and nonresidential site plan application for a proposed 15,200 square foot ambulatory surgery center building. The proposed building will be constructed on a 4.00-acre parcel located at the corner of Healthcare Drive and Rochester Hill Road, opposite the Skyhaven Airport. This parcel will continued to be owned by the Frisbie Foundation and the proposed building will be constructed and owned by DEW Properties LLC. This type of land lease configuration is similar to the recently constructed Rochester Pediatrics facility located at 245 Rochester Hill Road.

The parcel is located within the Agricultural Zoning District and the PUD-3 Zone. This lot was subdivided from the main Homemakers parcel in 2011, with the purpose to have a medical office building constructed.

The proposed building will be leased to the Skyhaven Surgery Center, LLC. Skyhaven Surgery Center, LLC is a joint venture of Frisbie Memorial Hospital and several area surgical specialty physicians. The practice will have 6 physicians and about 30 medical and support staff. The center will include 3 operating rooms and 2 procedures rooms and will be a multi-specialty, outpatient surgery center and will include orthopedic, ENT, endoscopy, urology, and other specialty surgeries that do not require an overnight stay in a hospital. Construction of the center will conform to the Ambulatory Surgery Center licensing requirements of the New Hampshire Bureau of Health Facilities Administration.

Access and parking for the new building will be from a proposed driveway to be constructed off Healthcare Drive. The total number of parking spaces shown is 57. This total was based on the total employees and the average number of patients being treated at given time. Although this is less than required by the Zoning Ordinance, a waiver is requested from the Planning Board within the guidelines of the PUD Ordinance to maximize the overall amount of open space.

The architectural design of the building is by Lavallee|Brensinger Architects. Similar to all of the other Frisbie medical office buildings, the site will be nicely landscaped and aesthetically pleasing. The proposed lighting will be from light poles, bollard lights or wall mounted fixtures, all of which are full-cut off, Dark-Sky Friendly and will be LED. The proposed dumpsters will be located in the northeast corner of the building and will be fully screened behind a wooden stockade fence.

Stormwater will be collected around the building perimeter using a stone drip edge with perforated pipes which will discharge into a small infiltration basin located in the center grass island. Majority of the roof runoff will be collected on the roof and piped directly into the closed drainage system. The closed drainage system comprises of grass swales, curbing, catch basins, area drains and drainage pipes. This will direct the runoff from the entire

parking lot and access driveway to a proposed sediment forebay for pre-treatment before entering into a gravel wetlands basin. The gravel wetlands basin will provide treatment of the stormwater before discharging into an infiltration basin. The infiltration basin will allow a percentage of the runoff to infiltrate back into the ground. This stormwater treatment train will assure the runoff is treated and the peak runoff rates and volumes are attenuated before discharging off the parcel towards the wetlands complex southwest of the project.

The proposed building will be tied into the municipal water and sewer, which is located within the Healthcare Drive right of way. Other utilities, such as power, telephone and cable, will be installed underground from the lines located along Rochester Hill Road. In the rear of the building there will be pad mounted transformer, back-up generator and air cooled chillers. A bulk oxygen tank will also be erected behind the building to provide medical oxygen to the facility.

The proposed project will be subject to a couple State and Federal permits, which are all pending. The total earth disturbance of approximate 108,000 square feet requires an Alteration of Terrain permit from the New Hampshire Department of Environmental Services (NHDES) to ensure the proposed development meets the requirements for stormwater management and to prevent erosion and sedimentation during and after construction. The New Hampshire Department of Transportation (NHDOT) also requires an amended driveway permit application for the expansion of use to Healthcare Drive, since the initial driveway application did not include the proposed surgery center. Please find the attached copy of the application and traffic evaluation letter to Kevin Russell of NHDOT, District 6, which outlines the how the proposed project traffic would impact the intersection of Healthcare Drive and NH Route 108.

The Federal Aviation Administration (FAA) requires an Obstruction Evaluation to be completed due to the proximity of the proposed structure to the airport. Additionally, the contractors for the site construction will be required to file with the Environmental Protection Agency (EPA) for a NPDES Construction General Permit since there will be a point source discharge of stormwater leaving the proposed development.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:_____

Scott A. Lawler, PE, Project Engineer

cc: Steve Morton, DEW Properties, LLC
Joe Shields, Frisbie Foundation

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

E-MAIL: norway@norwayplains.com
WEB: http://www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
NH (800) 479-3948
Fax (603) 332-0098

March 11, 2014

Planning Board
City of Rochester
31 Wakefield Street
Rochester, NH 03867

Re: Waiver Request – DEW Properties, LLC, Skyhaven Surgery Center; 13 Healthcare Drive, Case # 243-39-1 PUD-13.

Dear Board Members:

On behalf of DEW Properties, Norway Plains Associates Inc. respectfully requests waivers to the following Zoning Ordinance Regulations:

Section 42.32(g)(3) Off Street Parking within a Planned Unit Development:
Section 42.32(g)(3) states "Off street parking and loading shall comply with the Rochester Zoning Ordinance for each proposed use. However, the Planning Board may grant waivers for parking, if the Board finds that waivers will be compatible with the design and purposes of the PUD."

A waiver is requested to allow for a reduction in the total required number of parking spaces for the proposed use. Under Section 42.9(b)(9), Office (Medical – Doctor, Dentist, Chiropractor, etc.), the total required number of parking spaces shall be one (1) space per 100 square feet of gross floor area; or, five (5) spaces per professional person keeping office and one (1) per staff member, whichever is greater. Based on the two parking criteria, the total number of spaces would be the greater of 152 or 60, respectively. As such, the Ordinance would require 152 spaces for the project.

A detailed analysis of the proposed number of professionals, staff and patients has determined that 152 parking spaces would far exceed the number of spaces necessary to operate the facility. Due to the nature of the proposed surgery center, the number of patients is very predictable and is limited by the number of scheduled surgeries and pre/post recovery rooms. As such, the number of patients that would be in the facility is less than 15. Accounting of the 36 employees, the anticipated maximum number of parked vehicles would be 51, whereas 57 parking spaces are proposed.

Historically, two other medical office buildings located near the project were granted variances from the Rochester Zoning Board for a reduction in the number of parking spaces required. These variances were based on parking studies conducted at the Skyhaven Medical Office Building, which concluded the actual number of utilized parking spaces were much lower than the numbers used in the aforementioned parking equations.

The reduction in the overall number of parking spaces will also reduce the overall percentage of impervious cover. This reduction is consistent with the other PUD Standards of Development, Section 42.32(g) which limits the overall percentage of parking, streets, buildings, and accessory structures.

In conclusion, it is our opinion that 57 parking spaces is an appropriate number of spaces for the proposed project. Should you have any questions, comments or concerns, do not hesitate to contact us.

Thank you for your consideration.

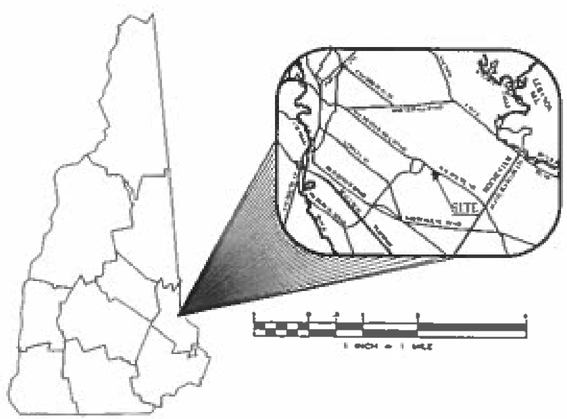
Sincerely,

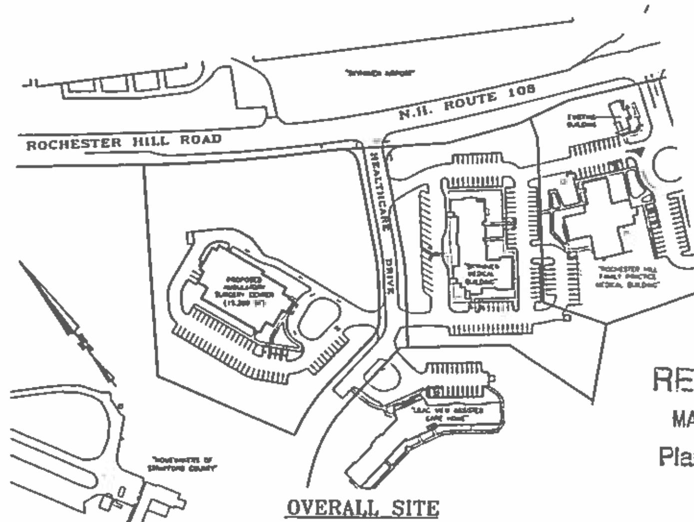
NORWAY PLAINS ASSOCIATES, INC.

By:_____
Scott A. Lawler, P.E., Project Engineer

cc: DEW Properties, LLC
The Frisbie Foundation

PROPOSED SKYHAVEN SURGERY CENTER
FOR
DEW PROPERTIES, LLC
13 HEALTHCARE DRIVE
ROCHESTER, N.H. 03867





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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.

STATE AND FEDERAL PERMITS:

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

SHEET INDEX

		COVER	
SHEET	C-1	OVERALL SITE PLAN	1" = 40'
SHEET	C-1	EXISTING FEATURES PLAN	1" = 40'
SHEET	C-2	SITE LAYOUT PLAN	1" = 40'
SHEET	C-3	GRADING AND DRAINAGE PLAN	1" = 40'
SHEET	C-4	UTILITY PLAN	1" = 40'
SHEET	C-5	EROSION AND SEDIMENTATION CONTROL PLAN	1" = 40'
SHEET	C-6	CONSTRUCTION DETAILS	AS SHOWN
SHEET	C-7	DRAINAGE DETAILS	AS SHOWN
SHEET	C-8	GRAVEL WETLANDS BASIN DETAILS	AS SHOWN
SHEET	C-9	INFILTRATION BASINS DETAILS	AS SHOWN
SHEET	C-10	TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET	C-11	PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET	C-12	UTILITY DETAILS	AS SHOWN
SHEET	C-13	SEWER DETAILS	AS SHOWN
SHEET	L-1	LANDSCAPING PLAN AND DETAILS	1" = 40'
SHEET	L-2	LIGHTING PLAN AND DETAILS	1" = 20'

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

ARCHITECTS
LAVALLEE | BRENSINGER ARCHITECTS
155 DOW STREET, SUITE 400
MANCHESTER, NEW HAMPSHIRE 03101
(603) 622-5450

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

OWNER OF RECORD
FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NEW HAMPSHIRE 03867
(602) 335-8151

APPLICANT
DEW PROPERTIES, LLC
277 BLAIR PARK ROAD, SUITE 130
WILLISTON, VERMONT 05494
(802) 872-0505

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: ____________ DATE: ________

FILE NO. 102
PLAN NO. C-2695
DWG. NO. 13124/SP-1
F.B. NO. "35" "CAS"

LAND SURVEYORS — SEPTIC SYSTEM DESIGNERS

CIVIL ENGINEERS — TRANSPORTATION PLANNERS

LEGEND

PROPERTY LINE
JURISDICTIONAL WETLANDS
25 FEET WETLANDS BUFFER SETBACK
EXTERNAL FREE LINE

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO ENSURE 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 WITH IN 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

CURVE TABLE

C1	R=30.00'	L=43.46'	=82°57'48"
C2	R=375.00'	L=40.03'	=6°16'16"
C3	R=50.00'	L=39.24'	=44°58'11"

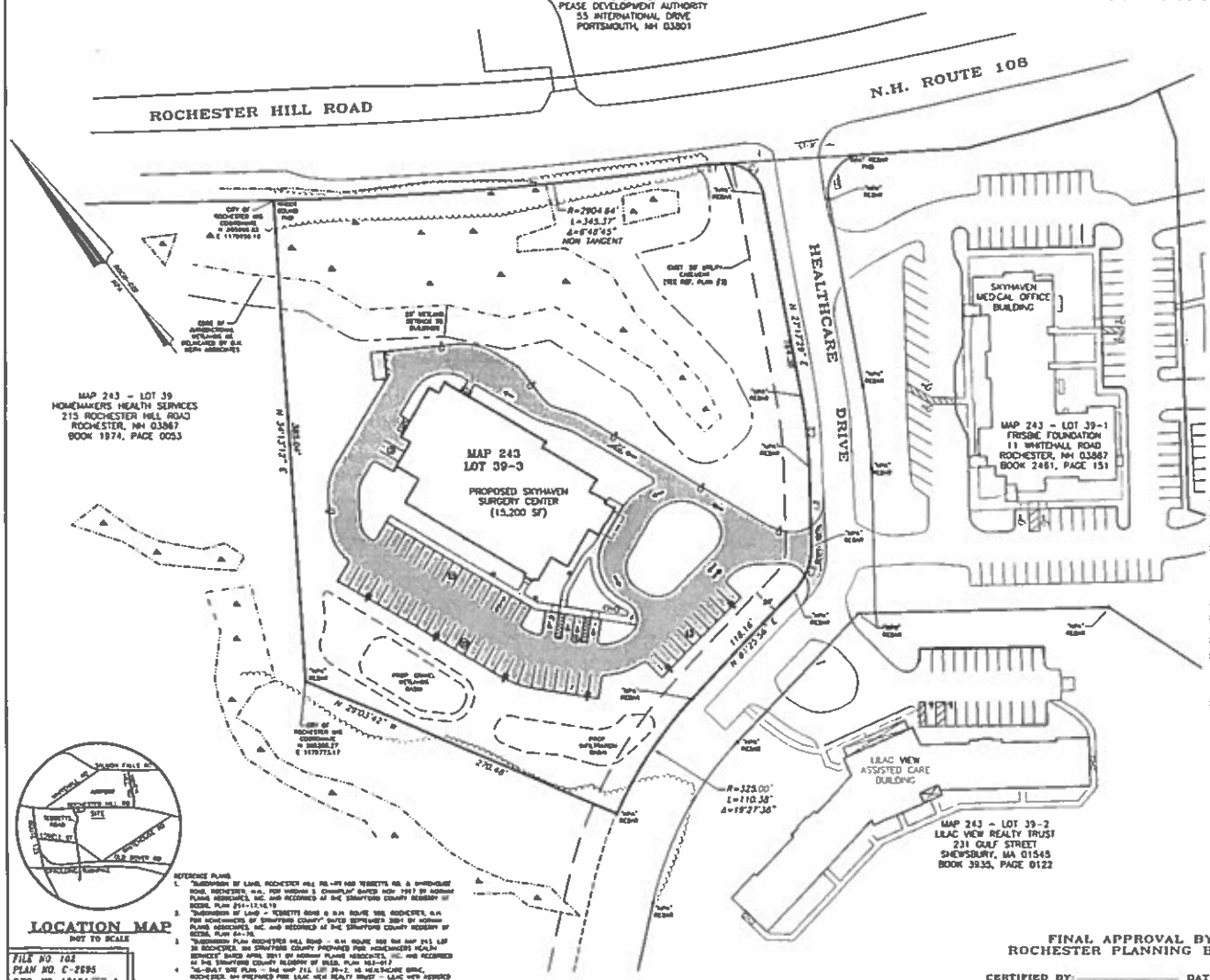
LINE TABLE

L1	S 53°40'17" E	L=16.39'
L2	N 34°27'45" E	L=40.35'

SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION

DIG SAFE
1-888-344-7233



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A 13,200 SQUARE FOOT AMBULATORY SURGERY CENTER (ASC) FACILITY ON MAP 243, LOT 39-3.
2. THIS PARCEL IS LOCATED IN AGRICULTURAL (A) ZONE AND PLANNED UNIT DEVELOPMENT (PUD-3)
3. PER THE PUD, SETBACKS SHALL BE ESTABLISHED WHEN THE LOT IS DEVELOPED.
4. PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #330117002100
5. ORDINANCE, HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
6. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICES SOILS SURVEY
   CoB - CHARLTON FINE SANDY LOAM, 3 TO 15 SLOPES
   PaC - PAXTON VERY STONEY FINE SANDY LOAM, 8 TO 15% SLOPES
7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867 (603) 335-1338
8. THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS SHOWN ON REFERENCE PLAN #1
9. SEE THE HOMEMAKERS PLANNED UNIT DEVELOPMENT, JUNE 2, 2003, ON FILE IN THE PLANNING DEPARTMENT FOR MORE INFORMATION. THE PUD STATES THE COMMERCIAL BUILDING (FOR THIS LOT) IS DESIGNATED FOR USES THAT WOULD SERVE AND BE COMPLEMENTARY TO THE PUD. THE PREFERRED USE (BUT NOT REQUIRED) IS FOR A RESTAURANT, CAFE, COMMUNITY CENTER, POSSIBLY A PUB/TAVERN, OR CHURCH. OFFICE USE WOULD ALSO LIKELY BE APPROPRIATE BUT IS A SECONDARY CHOICE. DEVELOPMENT OF THIS PARTICULAR SITE SHALL BE SUBJECT TO STRICT REVIEW AND REASONABLE DISCRETION BY THE PLANNING BOARD TO ENSURE THAT THE USE, DESIGN, AND TREATMENT OF PARKING IS HARMONIOUS WITH THE INTENT OF THIS PROVISION AND THE PUD.
10. THIS PUD IS EXEMPT FROM SECTION 42.19 CONSERVATION OVERLAY DISTRICT, BUT THE APPLICANT IS ENCOURAGED TO COMPLY WITH THE BUFFER AND OTHER PROVISIONS OF THIS SECTION. THE PUD REQUIRES ALL STRUCTURES TO BE SET BACK AT LEAST 25 FEET FROM WETLANDS.
11. THIS LOT MUST BE SERVED BY CITY WATER AND SEWER.
12. THE MASTER PLAN CALLS FOR THE ROAD FRONTING THIS LOT TO BECOME A CITY STREET AT SOME TIME IN THE FUTURE WHEN THE PUD IS SIGNIFICANTLY DEVELOPED. IT IS UNCERTAIN AT THIS TIME, WHEN AND IF THE ROAD WILL BE CONVEYED TO THE CITY
13. PARKING REQUIREMENTS (ZONING BOOK, SECTION 42.50(D))
    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
    13,200 SF GFA x 1 SPACE / 100 SF GFA = 132 SPACES
    OR,
    6 PROFESSIONALS X 5 SPACES / PROFESSIONAL = 30 SPACES
    AND
    30 STAFF MEMBERS x 1 SPACE / STAFF MEMBER = 30 SPACES
    TOTAL = 60 SPACES
    TOTAL REQUIRED SPACES = 132 SPACES OR 60 SPACES
    TOTAL PROVIDED SPACES = 57 SPACES (SEE NOTE #14)
    ACCESSIBLE PARKING (SITE PLAN REGULATIONS SECTION 42.50(H))
    THE SPACES ARE PART OF THE TOTAL ABOVE.
    ACCESSIBLE PARKING SPACES = 51 TO 75 = 3 SPACES
    TOTAL PROVIDED SPACES = 4 SPACES
14. A WAIVER TO ALLOW FOR PARKING LESS THAN THE REQUIRED PURSUANT TO SECTION 42.50(D)(1) IS REQUESTED.
15. 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.
16. THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 56. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
17. 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 ACCESS REQUIREMENTS.
18. SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON HEALTHCARE DRIVE AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
19. ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 5:00 P.M. SATURDAY.
20. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED OVER THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
21. THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS REVIEW TO ENSURE COMPLIANCE WITH THAT ORDINANCE AND OTHER APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNAGE CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THESE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
22. ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT
23. NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.
24. THE SEWER IMPACT CONTRIBUTION MUST BE PAID IN FULL, TO THE CODE ENFORCEMENT DEPARTMENT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE SEWER IMPACT IS A ONE TIME PAYMENT OF $1.00 PER GALLON FOR AVERAGE DAILY FLOW THIS PROJECT PROPOSES TO DISTURB OVER ONE ACRE OF EXISTING GROUND COVER AND MEETS OTHER SPECIFIC REQUIREMENTS RELATED TO PERMIT CRITERIA FOR EPA NPDES COMPLIANCE. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA, INSPECTIONS AND MAINTENANCE OF BEST MANAGEMENT PRACTICES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION OF A NOTICE OF TERMINATION (NOT) TO EPA. THE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER ASPECTS OF THE CURRENT FEDERAL, STATE AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
25. THE CONTRACTOR MUST SUBMIT A FAA FORM 7460-1 A MINIMUM OF 90-DAYS PRIOR TO THE START OF CONSTRUCTION TO ENSURE THAT IT WILL NOT NEGATIVELY IMPACT FLIGHTS IN AND AROUND SKYHAVEN AIRPORT. THE APPLICATION MUST INCLUDE ANY CRANES THAT MIGHT BE USED. BILL HOPPER AT PEASE DEVELOPMENT MUST BE CONTACTED ON THE APPLICATION AND NOTIFIED OF THE RESULTS AT B.HOPPER@AIRPORT.NET

OWNER OF RECORD:
FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NH 03867
SCRD BK 4030, PG 0388

OVERALL SITE PLAN
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: 1" = 40' MARCH 2014

GRAPHIC SCALE
40 0 20 40 80 100
(IN FEET)
1 INCH = 40 FEET

LOCATION MAP
NOT TO SCALE

FILE NO. 102
PLAN NO. C-2595
DWG. NO. 13124/SP-1
P.B. NO. "33" "CAR"

REFERENCE PLANS
1. "SUBDIVISION OF LAND, ROCHESTER HILL RD.-RT 108 TERRETTS RD. & SHERBURNE ROAD, ROCHESTER, N.H. FOR WARREN S. CHAMPLIN" DATED NOV. 1991 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #91-12-14.10
2. "SUBDIVISION OF LAND - TERRETTS ROAD & N.H. ROUTE 108, ROCHESTER, N.H. FOR HOMEMAKERS OF STRAFFORD COUNTY" DATED SEPTEMBER 2001 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #4-70.
3. "SUBDIVISION PLAN ROCHESTER HILL ROAD - N.H. ROUTE 108 TAX MAP 243 LOT 39 ROCHESTER, NH STRAFFORD COUNTY PREPARED FOR HOMEMAKERS HEALTH SERVICES" DATED APRIL 2011 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #63-017
4. "16-BAY SITE PLAN - TAX MAP 243, LOT 39-2, 15 HEALTHCARE DRIVE, ROCHESTER, NH PREPARED FOR: LILAC VIEW REALTY TRUST - LILAC VIEW ASSISTED LIVING" DATED NOVEMBER 2012 BY NORWAY PLAINS ASSOCIATES, INC. AND ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

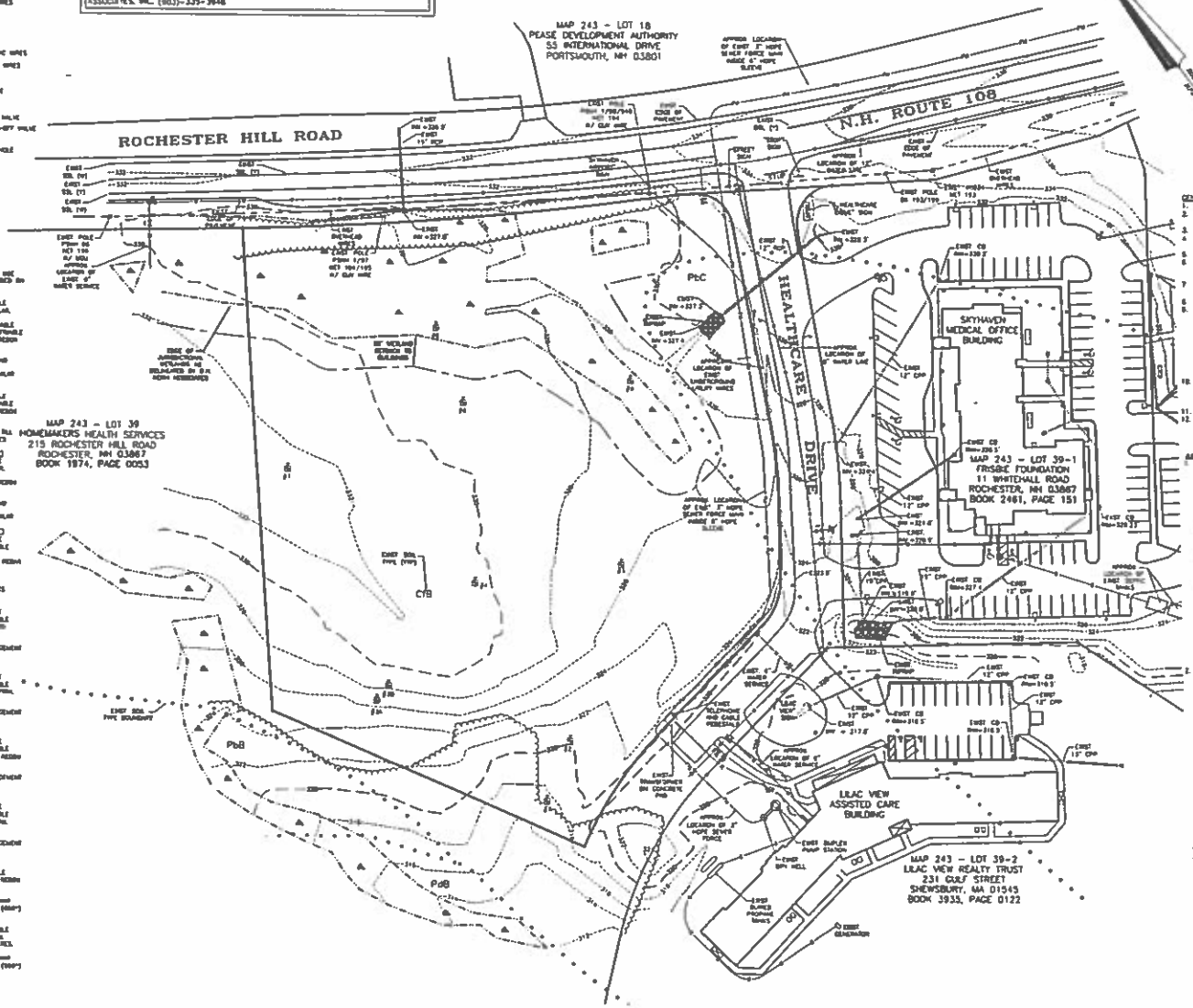
CERTIFIED BY: _____ DATE: _____

LAND SURVEYORS — SEPTIC SYSTEM DESIGNERS — CIVIL ENGINEERS — TRANSPORTATION PLANNERS

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- 25 FEET WETLANDS BUFFER
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER MAIN
- GRAVITY SEWER MAIN
- SEWER FORCE MAIN
- UNDERGROUND ELECTRIC WIRES
- UNDERGROUND UTILITY WIRES
- 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
- EXISTING TEST PIT

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO ENSURE 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



DIG SAFE 1-888-344-7233

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON MAP 243, LOT 39-3.
2. THIS PARCEL IS LOCATED IN AGRICULTURAL (A) ZONE AND PLANNED UNIT DEVELOPMENT (PUD).
3. PER THE PUD, SETBACKS SHALL BE ESTABLISHED WHEN THE LOT IS DEVELOPED.
4. PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY (330179021B).
5. DIMENSION HORIZONTAL AND VERTICAL DATUM — CITY OF ROCHESTER GIS.
6. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICES SOILS SURVEY.
   CYB — CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES
   PbC — PAXTON VERY STONEY FINE SANDY LOAM, 8 TO 15% SLOPES
7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867, (603) 335-1338.
8. THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS SHOWN ON REFERENCE PLAN #1.
9. SEE THE HOMEMAKERS PLANNED UNIT DEVELOPMENT, JUNE 2, 2003, ON FILE IN THE PLANNING DEPARTMENT FOR MORE INFORMATION. THE PUD STATES "THE COMMERCIAL BUILDING (FOR THIS LOT) IS DESIGNATED FOR USES THAT WOULD SERVE AND BE COMPLEMENTARY TO THE PUD. THE PREFERRED USE (BUT NOT REQUIRED) IS FOR A RESTAURANT, CAFE, COMMUNITY CENTER, POSSIBLY A PUB/TAVERN OR CHURCH. OFFICE USE WOULD ALSO LIKELY BE APPROPRIATE BUT IS A SECONDARY CHOICE. DEVELOPMENT OF THIS PARCEL/LOT WILL BE SUBJECT TO STRICT REVIEW AND REASONABLE DISCRETION BY THE PLANNING BOARD TO ENSURE THAT THE USE, DESIGN, AND BREAKDOWN OF PARKING IS HARMONIOUS WITH THE INTENT OF THIS PROVISION AND THE PUD."
10. THIS PARCEL IS EXCEPT FROM SECTION 12.13 CONSERVATION OVERLAY DISTRICT, BUT THE APPLICANT IS ENCOURAGED TO COMPLY WITH THE BUFFER AND OTHER PROVISIONS OF THIS SECTION. THE PUD REQUIRES ALL STRUCTURES TO BE SET BACK AT LEAST 25 FEET FROM WETLANDS.
11. THIS LOT MUST BE SERVED BY CITY WATER AND SEWER.
12. THE MASTER PLAN CALLS FOR THE ROAD FRONTING THIS LOT TO BECOME A CITY STREET AT SOME TIME IN THE FUTURE WHEN THE PUD IS SIGNIFICANTLY DEVELOPED. IT IS UNCERTAIN AT THIS TIME, WHEN AND IF THE ROAD WILL BE CONVEYED TO THE CITY.

JURISDICTIONAL WETLANDS MAPPING NOTES

STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, SHERRY M. KEITH, ON OCTOBER 15, 2013 AND LOCATED BY NORWAY PLAINS ASSOCIATES, INC. IN OCTOBER 2013. WETLAND DELINEATION AND CLASSIFICATIONS WERE CONDUCTED USING METHODS AND IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:

A. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 "U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1."
B. U.S. ARMY CORPS OF ENGINEERS 2009 "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY (ERDC/EL TR-08-19."
C. U.S. ARMY CORPS OF ENGINEERS, 2012 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION. U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY.
D. N.H. CODE OF ADMINISTRATIVE RULES (ENV-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL. 1979."
E. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004, 3RD ED., "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND." NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
F. U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018 "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0." L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.) USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

WETLANDS CLASSIFICATIONS FOUND ON SITE ARE AS FOLLOWS:
PEM1E — PALUSTRINE PERSISTENT EMERGENT, SEASONALLY FLOODED/SATURATED, POORLY DRAINED

OWNER OF RECORD:
FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NH 03867
SCRD BK 4030, PG 0388

EXISTING FEATURES PLAN
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: 1" = 40' MARCH 2014

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FEET

FILE NO 102
PLAN NO. C-2695
DOC NO. 13124/SP-1
F.B. NO "33" "CAR"

31 Mooney Street, Alton, N.H. 603-875-3960 — NORWAY PLAINS ASSOCIATES, INC. — 2 Continental Blvd., Rochester, N.H. 603-335-3948

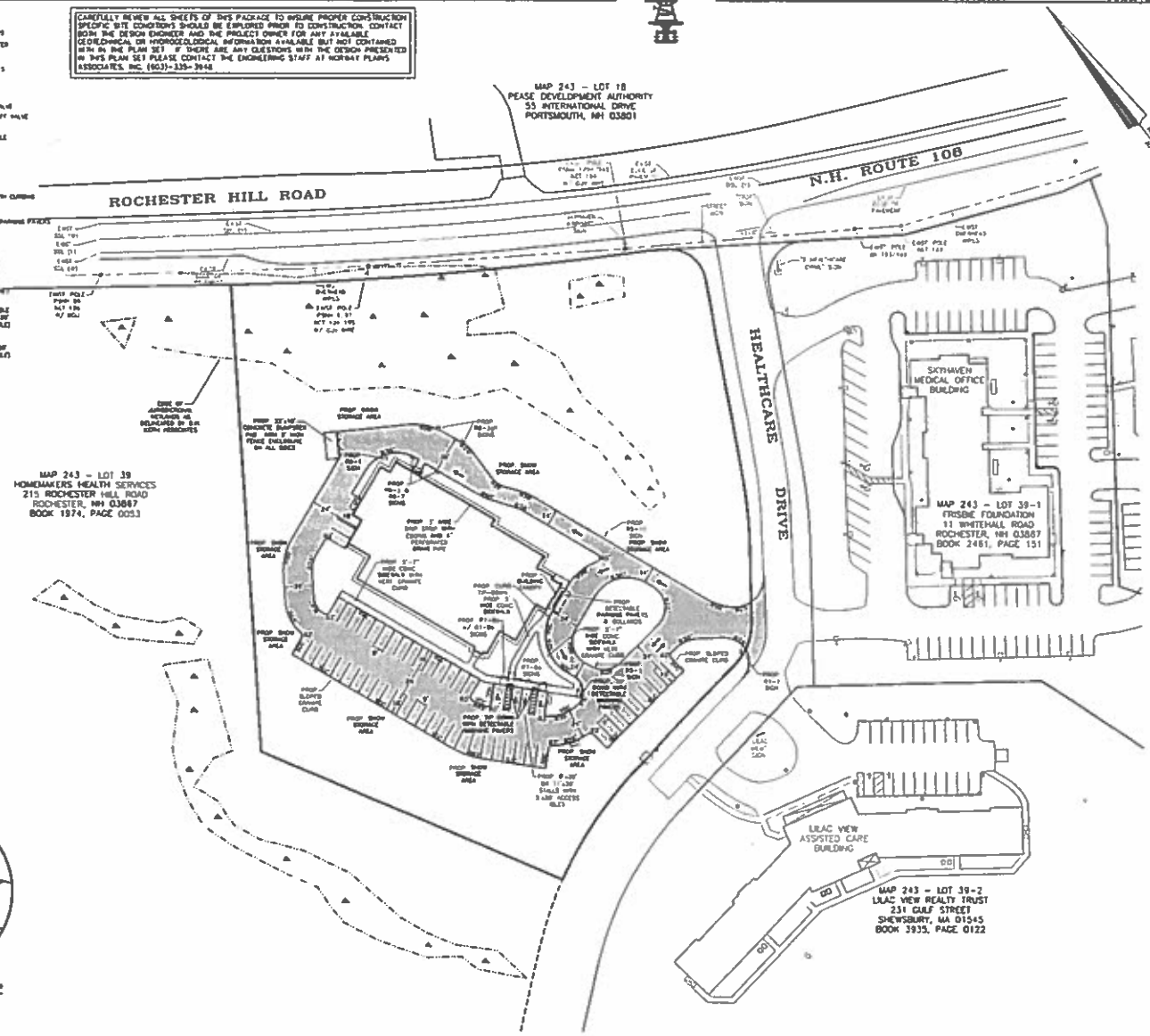
E-1

LAND SURVEYORS - SEPTIC SYSTEM DESIGNERS

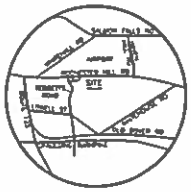
CIVIL ENGINEERS - TRANSPORTATION PLANNERS

LEGEND

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO ASSURE 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 WITH IN 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



DIG SAFE



LOCATION MAP
NOT TO SCALE

FILE NO. 102
PLAN NO. C-2695
DWG. NO. 13124/SP-1
F.B. NO. "33" "CAK"

SITE LAYOUT PLAN
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: 1" = 40' MARCH 2014

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FEET

NORWAY PLAINS ASSOCIATES, INC.
31 Mooney Street, Alton, N.H. 603-875-3948
2 Continental Blvd., Rochester, N.H. 603-335-3948

LAND SURVEYORS - SEPTIC SYSTEM DESIGNERS

CIVIL ENGINEERS - TRANSPORTATION PLANNERS

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING CONTOUR LINE
- EXISTING CATCH BASIN
- EXISTING TEST PIT
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED BRUSH LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED FLARED END SECTION
- CORRUGATED POLYETHYLENE PIPE
- CATCH BASIN
- AREA DRAIN

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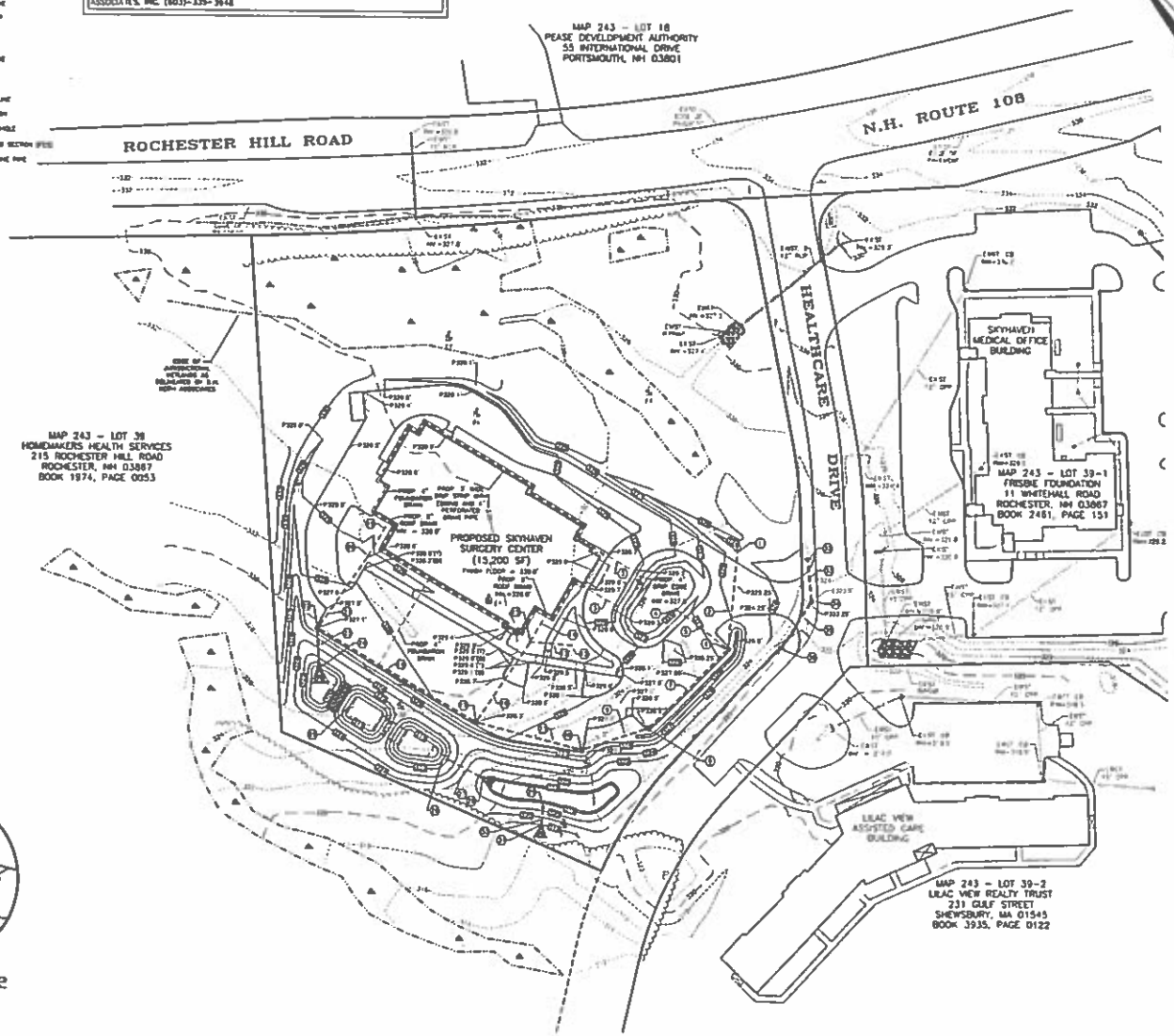
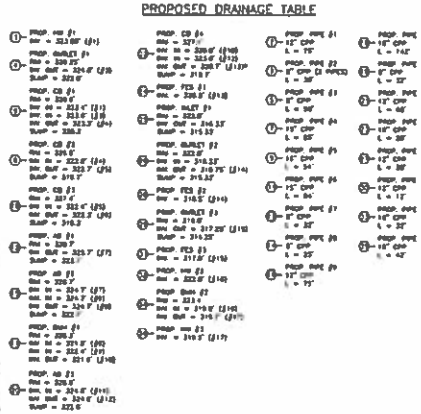
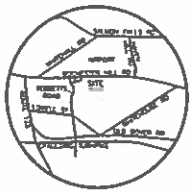
DIG SAFE 1-888-344-7233



PROPOSED DRAINAGE TABLE





LOCATION MAP
NOT TO SCALE

FILE NO. 102
PLAN NO. C-2895
DWG. NO. 13124/SP-1
F.B. NO. "33", "CAE"

GRADING AND DRAINAGE PLAN
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:

DEW PROPERTIES, LLC

SCALE: 1" = 40' MARCH 2014

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FEET

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

LAND SURVEYORS - SEPTIC SYSTEM DESIGNERS

CIVIL ENGINEERS - TRANSPORTATION PLANNERS

LEGEND

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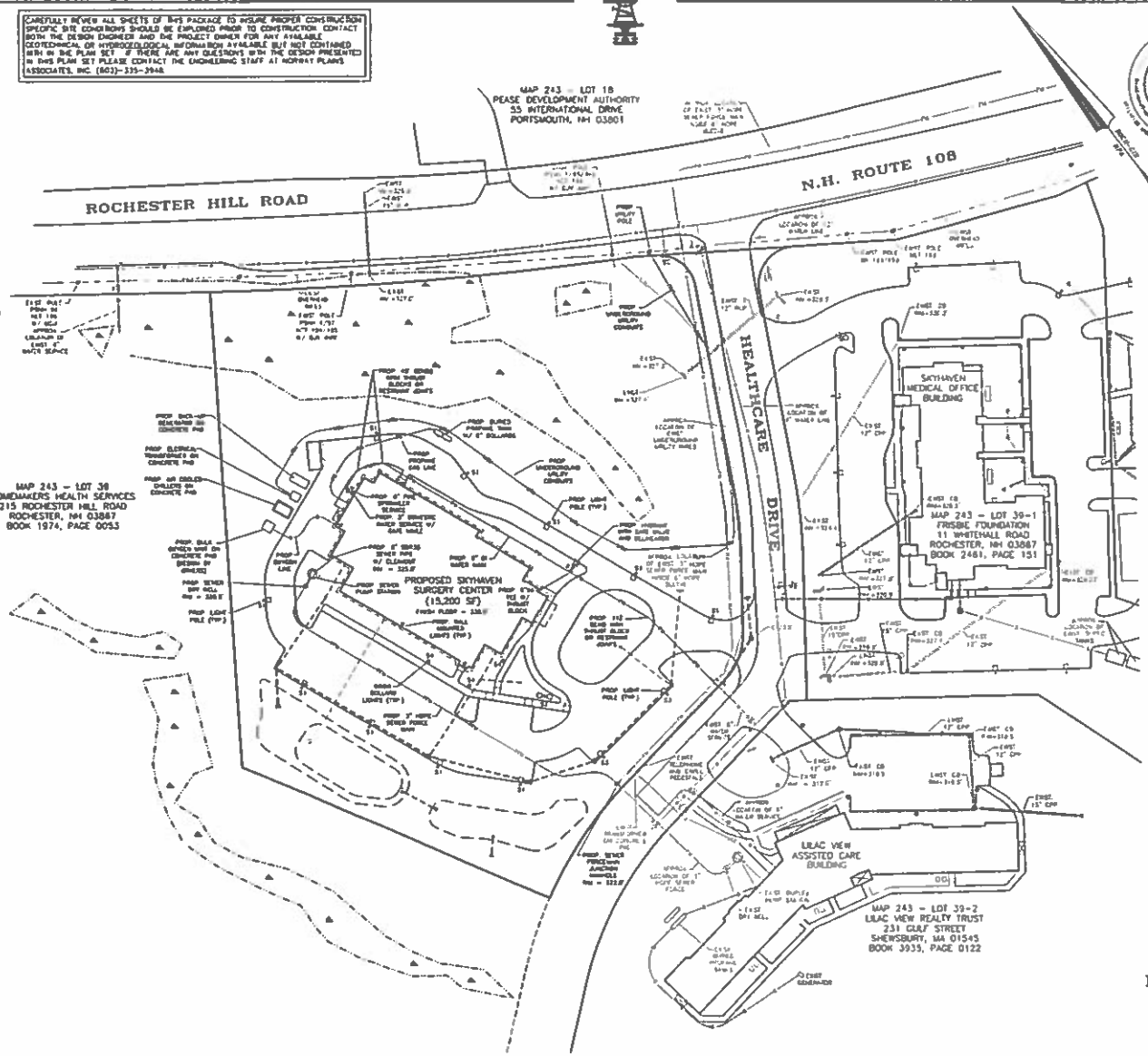

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1-888-344-7233

LOCATION MAP

NOT TO SCALE

FILE NO 102
PLAN NO C-2635
DWG. NO 13126/SP-1
F.B NO "33" "CAR"

UTILITY PLAN
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:

DEW PROPERTIES, LLC

SCALE: 1" = 40' MARCH 2014

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FEET

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

LAND SURVEYORS - SEPTIC SYSTEM DESIGNERS - CIVIL ENGINEERS - TRANSPORTATION PLANNERS

LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING DRAIN LINE
- EXISTING CONTOUR LINE
- EXISTING CATCH BASIN
- PROPOSED TREE LINE
- PROPOSED DRAIN LINE
- PROPOSED CONTOUR LINE
- PROPOSED SILTATION FENCE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED FLARED END SECTION (FES)
- PROPOSED TEMPORARY CATCH BASIN FILTERS
- PROPOSED TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED TEMPORARY STONE CHECK DAMS

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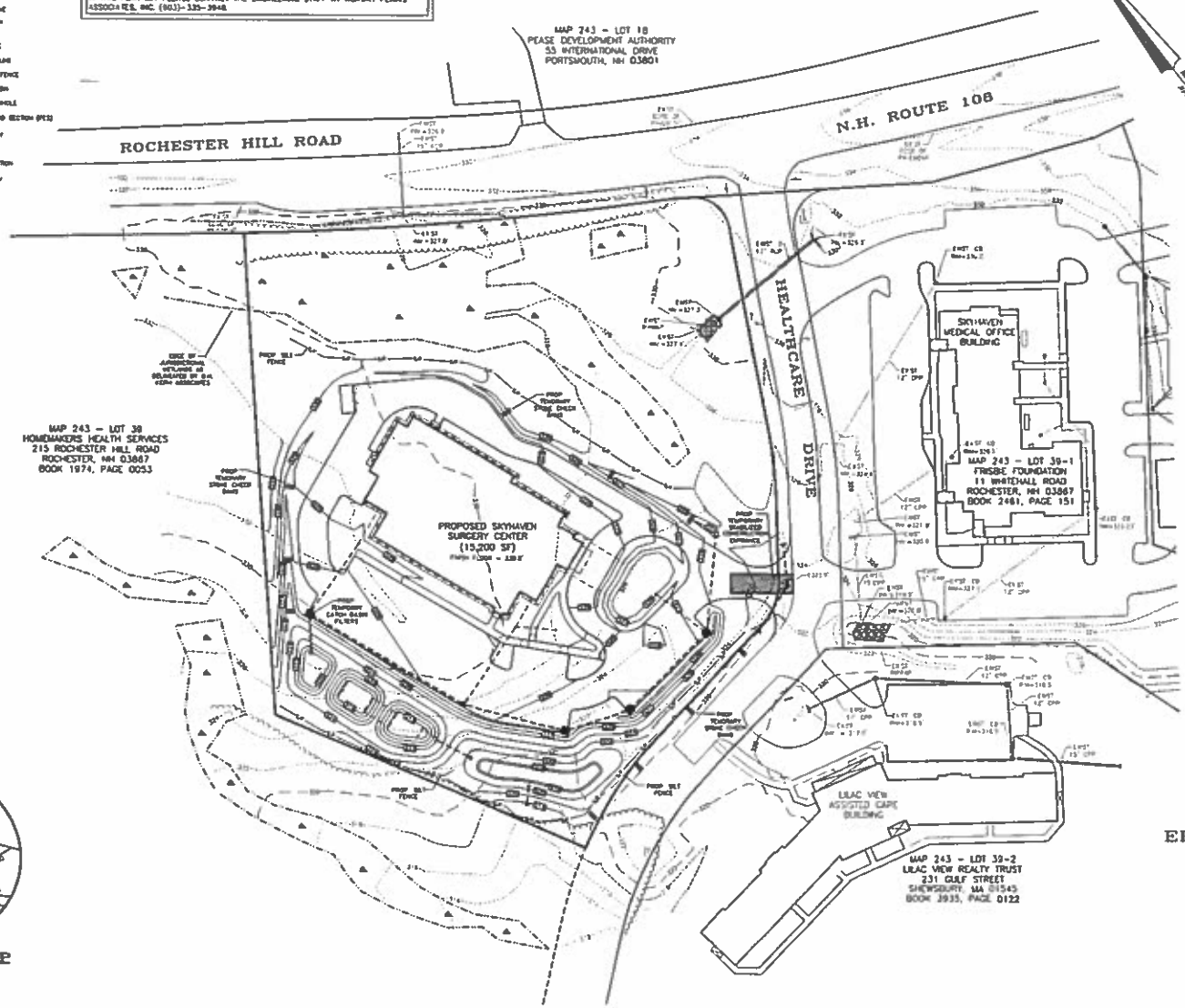


DIG SAFE

1-888-344-7233

LOCATION MAP
NOT TO SCALE

FILE NO 102
PLAN NO C-2695
DWG NO. 13124/SP-1
FB NO "33" "CAR"

EROSION AND SEDIMENTATION CONTROL PLAN

TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: 1" = 40' MARCH 2014

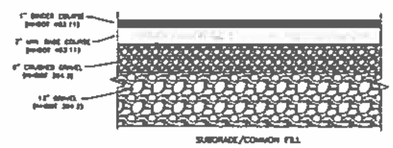
GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FEET

31 Mooney Street, Alton, N.H. 603-875-3948
NORWAY PLAINS ASSOCIATES, INC.
2 Continental Blvd., Rochester, N.H. 603-335-3948

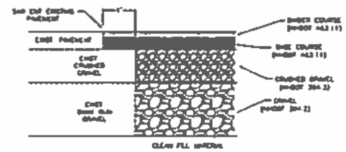
C-5

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



PARKING LOT CROSS-SECTIONS

NOT TO SCALE

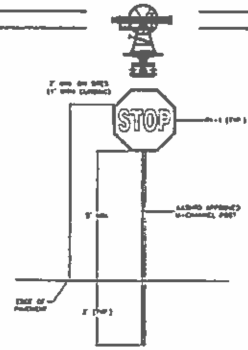


TYPICAL PAVEMENT MATCHING DETAIL

NOT TO SCALE

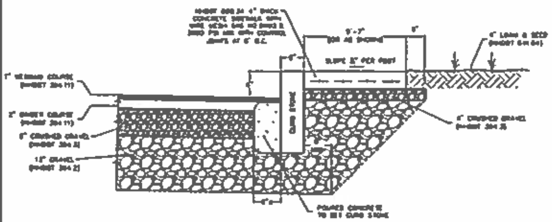
NOTES:

1. PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
2. PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
3. PLACE CRUSHED GRAVEL IN MAXIMUM 6 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
4. PAVEMENT MUST BE INSTALLED IN TWO COURSES, A BINDER COURSE AND A WEARING COURSE.



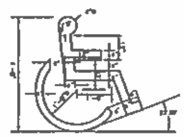
TYPICAL TRAFFIC SIGN

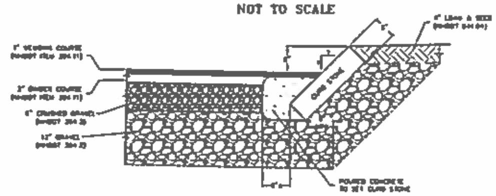
NOT TO SCALE



CONCRETE SIDEWALK WITH GRANITE CURB DETAIL

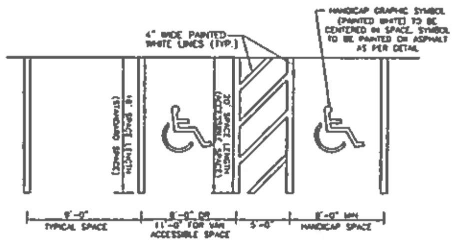
NOT TO SCALE





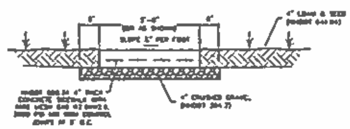
GRANITE SLOPE CURB DETAIL

NOT TO SCALE

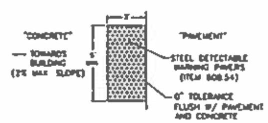


STALL STRIPING DETAIL

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

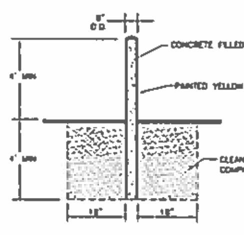


DETECTABLE WARNING PAVER DETAIL

NOT TO SCALE

GENERAL SIDEWALK NOTES:

1. THE MAXIMUM CROSS OF CONCRETE WALKWAY SLOPE IS 2%. THE SLOPE OF THE LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. TRANSITIONS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
3. DETECTABLE WARNING PAVERS (ITEM 608.54) SHALL BE USED ON CONCRETE RAMPS AS SHOWN. EACH TACTICAL WARNING STRIP PANEL SHALL A TRUNCATED DOMED SURFACE AT LEAST 2'-0" IN WIDTH, MEASURED FROM THE BACK OF THE CURB IN DOWN, AND 5'-0" IN LENGTH MEASURE PERPENDICULAR T THE DIRECTION OF PEDESTRIAN TRAVEL.
4. DETECTABLE WARNING PAVERS SHALL BE CAST IN PLACE DURING CONCRETE INSTALLATION.



STEEL BOLLARD DETAIL

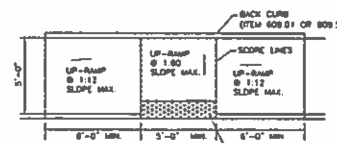
NOT TO SCALE

ITEM NO	SIGN SIZE HEIGHT	SIGN SIZE WIDTH	TEXT	NO SIGNS REQ'D
R1-1	30"	30"	STOP	1
R5-1	30"	30"	[illegible]	2
R5-11	24"	30"	AUTHORIZED VEHICLES ONLY	1
R7-8a	18"	12"	RESERVED (handicap symbol)	4
R7-8b	6"	12"	VAN ACCESSIBLE	1
R8-3	18"	12"	NO [illegible]	2
R8-3gP	18"	24"	LOADING ZONE	2
R8-7	24"	30"	EMERGENCY STOPPING ONLY	2

NOTES:
1. ALL SIGNS SHALL BE PER "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

SIGN SCHEDULE

NOT TO SCALE

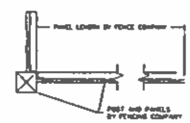


PLAN VIEW

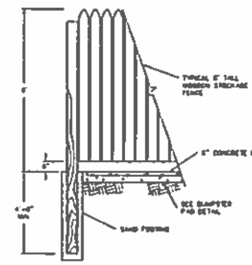
SECTION

HANDICAP RAMP DETAIL "A"

NOT TO SCALE



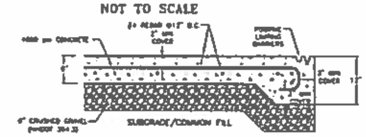
PLAN VIEW



ELEVATION VIEW

DUMPSTER ENCLOSURE

NOT TO SCALE



CONCRETE DUMPSTER PAD DETAIL

NOT TO SCALE

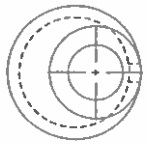
CONSTRUCTION DETAILS
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: AS SHOWN — MARCH 2014

FILE NO 102
PLAN NO C-2635
DWG NO 13124/SP-1
F.B. NO "33" "CAK"

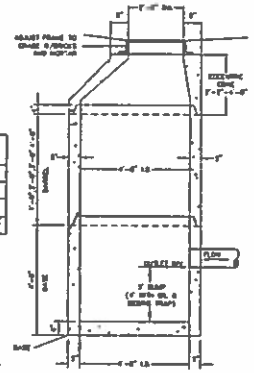
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN 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



PLAN VIEW

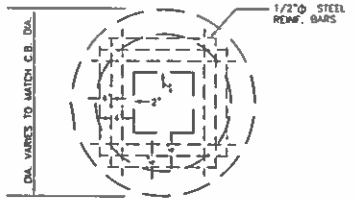
Drain Line Diameter	Size of Drain Line Diameter	Catch Basin Diameter
15" to 18"	LESS than 24"	4'
21" to 27"	LESS than 72"	5'
30" to 33"	LESS than 96"	6'
36" & LARGER	GREATER than 96"	REFER TO D-4 STANDARDS

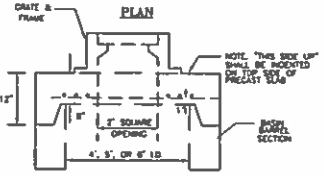
NOTES
1. CONCRETE: 4,000 PSI AT 28 DAYS.
2. REINFORCING SHALL BE PROVIDED FOR 0-30 LOADING.
3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
4. PIPE OPENINGS CAST IN AS REQUIRED.
5. SHOWN HEIGHT VARIES 1', 2', 3' OR 4' TO REACH DESIRED DEPTH.
6. PIPE CONNECTIONS SHALL BE MORTARED.
7. PRECAST SECTIONS SHALL CONFORM TO ASTM C-478.
8. SEE SLAB TOP DETAIL FOR STRUCTURES REQUIRING SLAB TOPS I.E. DOUBLE GRATE AND FRAME STRUCTURES.



SECTION VIEW

PRE-CAST REINFORCED CATCH BASIN
NOT TO SCALE

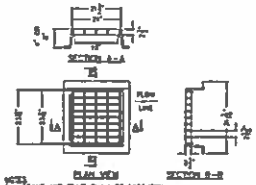




ELEVATION

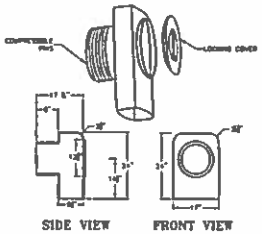
NOTE:
1. SLAB TO BE PLACED IN LIEU OF TAPERED SECTION WHERE PIPE WOULD OTHERWISE ENTER INTO TAPERED SECTION OF THE STRUCTURE AND WHERE PERMITTED.
2. SLAB TOP MAY BE CASTED WITH MINIMUM OR NO INTERLOCKING CHANNEL. HOWEVER, THE CONTRACTOR MUST ENSURE THE SLAB TOP IS FIRMLY ATTACHED TO THE STRUCTURE.

REINFORCED CONCRETE SLAB COVER
NOT TO SCALE



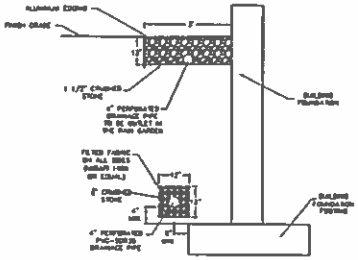
NOTES
1. FRAME AND GRATE SHALL BE CAST IRON.
2. FRAME AVAILABLE IN 4" OR 5" HEIGHTS.
3. USE 3 FLANGE FRAME IF INSTALLED IN GRANITE CURB.
4. ALL DIMENSIONS ARE NOMINAL.

CATCH BASIN TYPE 'B' GRATE DETAIL
NOT TO SCALE



ELIMINATOR CATCH BASIN OIL AND DEBRIS TRAP DETAIL
NOT TO SCALE

NOTES
1. HOOD SHALL BE "THE ELIMINATOR" OIL & FLOATING DEBRIS TRAP AS MANUFACTURED BY GREAT LAKES METAL, INC. QUINCY, MA. TEL. 617-773-1120 OR THE WEB @ WWW.ELIMINATOR.COM
2. DIMENSIONS ARE FOR 12" DIAMETERS.
3. UNITS ARE AVAILABLE IN 8", 10", 12", 15" AND 18" DIAMETERS.



PERIMETER DRIP EDGE AND FOUNDATION DRAIN DETAIL
NOT TO SCALE

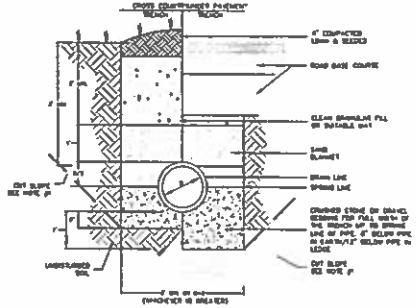
TOP VIEW

SIDE VIEW

FRONT VIEW

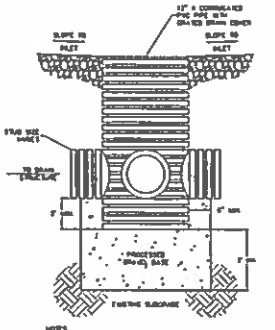
DRAINAGE PIPE-END				
PIPE DIAMETERS	A	B	C	D
12" / 15"	42	44.5	33	5
18"	44	46	34	5
24"	48	50	43	5
30"	54.5	59	48	5
36"	60	65	53.5	5
48"	90	93	66.5	5

FLAIRED END SECTION DETAIL
NOT TO SCALE



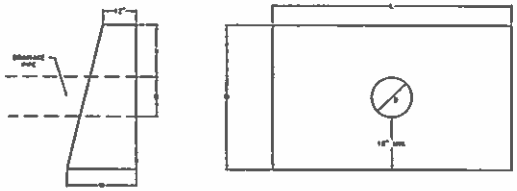
NOTES
1. PIPE MAY BE INSTALLED BY TRENCHING OR OPEN TRENCH WITH THE SLOPE OF 1:1 MINIMUM TO A DEPTH OF 2'-0" INSTALLED DEEPER THAN 2'-0" REQUIRE THE USE OF A TRENCH BOX.
2. PIPE INSTALLATION SHALL BE AS SPECIFIED ON THE DETAIL PLAN.
3. SAND BLANKET MAY BE OMITTED FOR DRAINAGE PIPE IN ROCK.

DRAINAGE PIPE TRENCH INSTALLATION DETAIL
NOT TO SCALE



NOTES
1. AREA DRAINS TO BE ADS PIPE SET & GRADE SECTIONS WITH GRAVEL ON COARSE.
2. AREA DRAINS SHALL BE SET ON 2-FT OF PROCESSED GRAVEL BASE, COMPACTED TO 95% PROCTOR DENSITY.
3. USE STRICT CLEAN GRANULAR FILL OF WHICH CRUSHED GRAVEL FOR THE PROCESSED GRAVEL BASE.

AREA DRAIN DETAIL
NOT TO SCALE



PRE-CAST CONCRETE HEADWALL DETAIL
NOT TO SCALE

DIA. D	HEADWALL LENGHT L	HEADWALL HIGHT H	PIPE COVER h	HEADWALL RTW HEIGHT W
12"	6'-3"	3'-0"	1'-0"	3'-0"
15"	7'	3'-6"	1'-0"	3'-6"
18"	8'	4'-0"	1'-0"	4'-0"
21"	9'	4'-6"	1'-0"	4'-6"
24"	10'	5'-0"	1'-0"	5'-0"
30"	11'	6'	1'-0"	5'-6"
36"	13'-6"	6'-6"	1'-0"	6'-0"
48"	17'-6"	7'-6"	1'-0"	7'-10"

FILE NO. 102
PLAN NO. C-2635
DWG NO. 13124/SP-1
F.B. NO. "33" "CAK"

DRAINAGE DETAILS
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: AS SHOWN MARCH 2014

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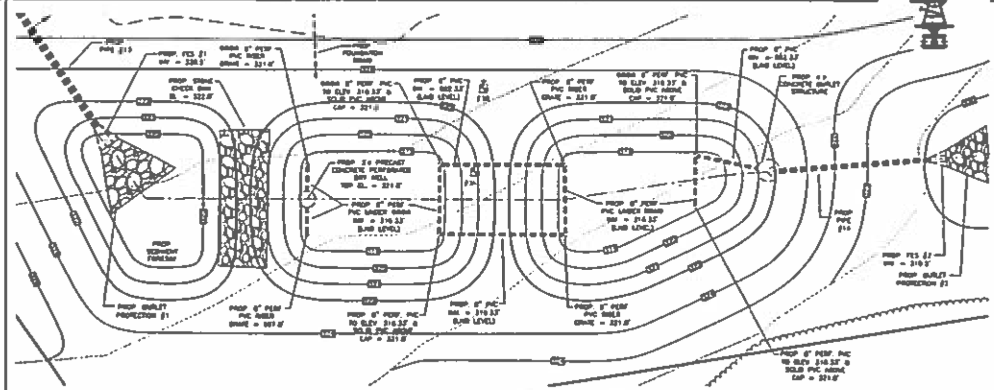
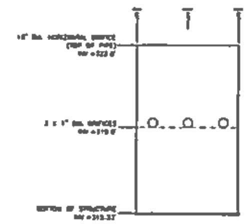
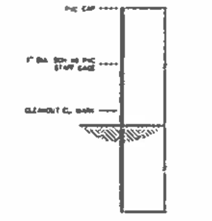


GRAVEL WETLANDS BASIN PLAN
1" = 10'



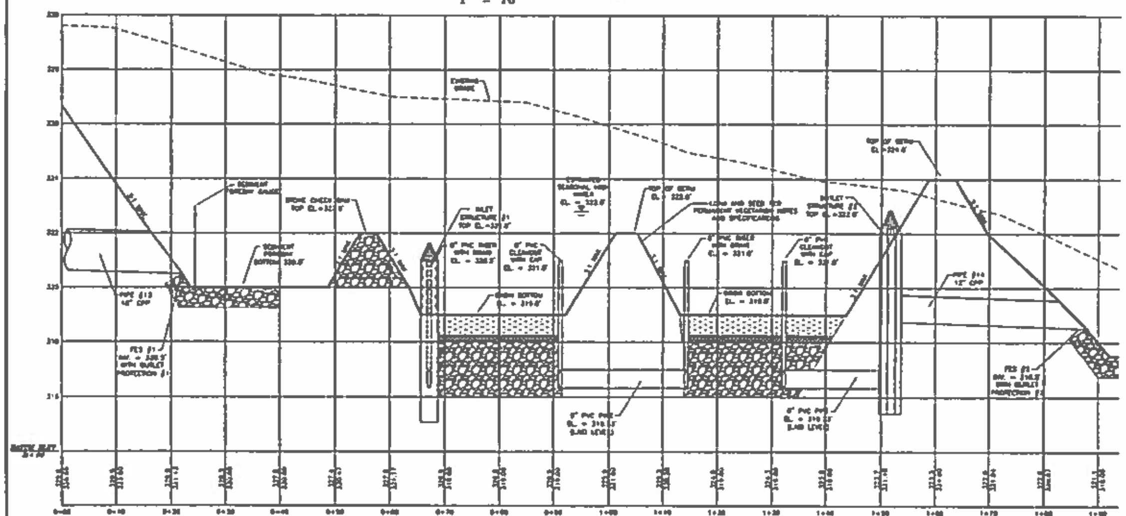
GRAVEL WETLAND ORIFICE SCHEMATIC
SCALE: NOT TO SCALE



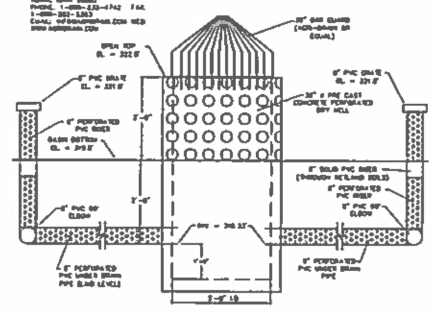
SEDIMENT STAFF GAUGE DETAIL
NOT TO SCALE

SEDIMENT FOREBAY:

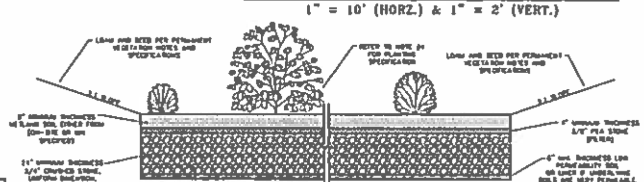
GRAVEL WETLAND:



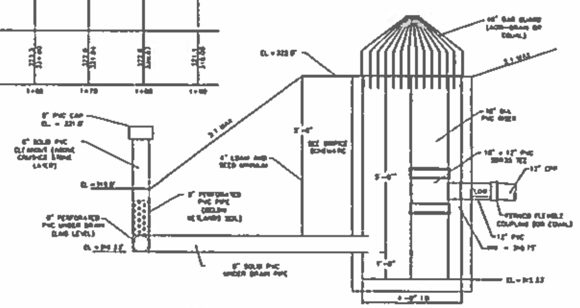
GRAVEL WETLANDS BASIN CROSS SECTION
1" = 10' (HORZ.) & 1" = 2' (VERT.)



GRAVEL WETLANDS INLET STRUCTURE DETAIL
SCALE: NOT TO SCALE



GRAVEL WETLAND MATERIALS CROSS-SECTION
NOT TO SCALE



GRAVEL WETLANDS OUTLET STRUCTURE DETAIL
SCALE: NOT TO SCALE

GRAVEL WETLAND BASIN DETAILS
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: AS SHOWN MARCH 2014

FILE NO. 102
PLAN NO. C-2635
DEC. NO. 13124/SP-1
F.B. NO. "33" "CJK"

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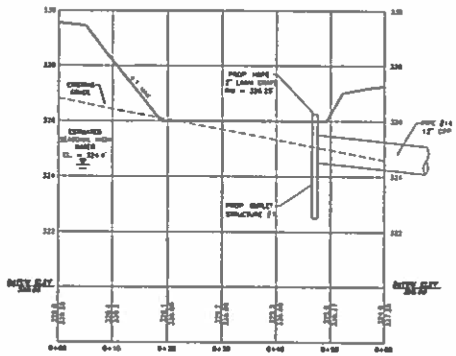
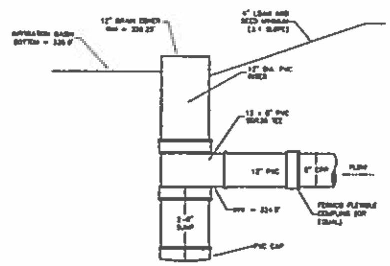
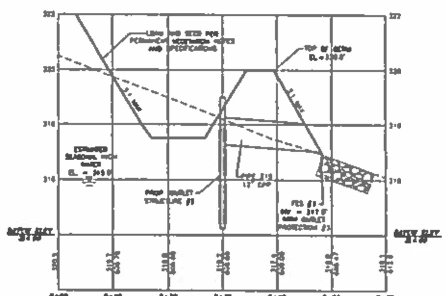


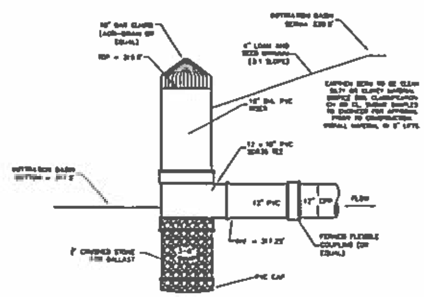
INFILTRATION BASIN #1 CROSS SECTION
1" = 10' (HORZ.) & 1" = 2' (VERT.)



INFILTRATION BASIN #1
OUTLET STANDPIPE DETAIL
NOT TO SCALE



INFILTRATION BASIN #2 CROSS SECTION
1" = 10' (HORZ.) & 1" = 2' (VERT.)



INFILTRATION BASIN #2
OUTLET STANDPIPE DETAIL
NOT TO SCALE

INFILTRATION BASIN:

SPECIFICATIONS
1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
3. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. VEGETATION SHALL BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED.
5. CONSTRUCT THE INFILTRATION BASIN TO THE GRADES DEPICTED ON THE PLAN AND CROSS-SECTION.
6. LOAM AND SEED ONLY THE SLOPES OF THE INFILTRATION BASIN AS PRESCRIBED IN THE [illegible]
7. DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

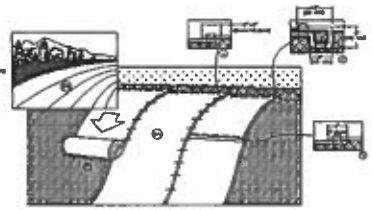
MAINTENANCE REQUIREMENTS
1. INSPECT PRETREATMENT MEASURES (I.E. SEDIMENT FOREBAYS, HOODED CATCH BASINS, ETC.) AT LEAST TWICE A YEAR AND AFTER EVERY STORM GREATER THAN 2.5 INCHES OF RAIN OVER A 24-HOUR PERIOD.
2. INSPECT INFILTRATION SURFACE BI-ANNUALLY. ONCE IN THE SPRING PRIOR TO MAY 15 AND ONCE IN THE FALL PRIOR TO OCTOBER 15.
3. INSPECT INFILTRATION SURFACE AFTER ANY RAINFALL EVENT OF 2.5-INCHES OR GREATER IN A 24-HOUR PERIOD.
4. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT BASED ON INSPECTION. REPAIR AREA OF REMOVAL AS NECESSARY TO RESTORE INFILTRATION CAPACITY.
5. PERFORM MAINTENANCE AND REHABILITATION BASED ON INSPECTIONS.
6. REMOVE DEBRIS OF ANY FROM INFILTRATION BASIN INLET BASED ON INSPECTION.
7. CONDUCT PERIODIC MOWING OF THE INFILTRATION BASIN SLOPES AND EMBANKMENTS (MINIMUM TWICE A YEAR) TO ELIMINATE WOODY GROWTH FROM THE EMBANKMENTS AND BOTTOM. [illegible]
8. IF THE INFILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL (I.E. PROFESSIONAL ENGINEER, CERTIFIED SOILS SCIENTIST, ETC.) SHALL ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE INFILTRATION SURFACE.

INFILTRATION BASIN DETAILS
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC
SCALE: AS SHOWN   MARCH 2014

FILE NO. 102
PLAN NO. C-2595
DWG NO. 13124/SP-1
F.B. NO. "33" "CAR"

NORTH AMERICAN GREEN



SLOPE INSTALLATION

MAINTENANCE REQUIREMENTS

1. ALL BLANKET AND NETS SHALL BE INSPECTED WEEKLY DURING THE CONSTRUCTION PERIOD, AND AFTER ANY RAINFALL EVENT EXCEEDING 1/2 INCH IN A 24-HOUR PERIOD.
2. ANY FAILURE SHALL BE REPAIRED IMMEDIATELY. IF MIGRATION OF THE BLANKET, DISPLACEMENT OF THE NET OR DAMAGE TO THE NET OCCURS, THE AFFECTED BLANKET SHALL BE REPAIRED AND RESEEDED, AND THE AFFECTED AREA OF THE SOIL SHALL BE RE-INSTALLED.

CONSTRUCTION SPECIFICATIONS

MANUFACTURER'S INSTALLATION INSTRUCTIONS

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP x 6" (15 CM) WIDE TRENCH OVER APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (4) DOWN OR ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROXIMATELY ONE-THIRD (1/3) OF THE ROLL DOWN THE SLOPE. ROLL THE RECP's GENTLY AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (TOWARD SPLAY) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

MAINTENANCE

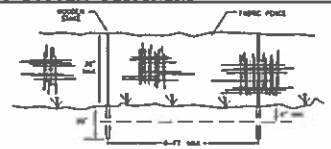
6. INSPECTION AND MAINTENANCE IS ESSENTIAL TO ENSURE COMPLETE CONTACT OF THE PROTECTION MATERIAL WITH THE SOIL. REPAIR ANY BARE AREAS IMMEDIATELY.
7. PROMPTLY FILL GULLIES, RILLES, REPAIR VEGETATION AND OTHER DISTURBANCES SO THAT THE INSTALLED BLANKETS WILL FUNCTION PROPERLY. CONTACT WITH THE SOIL.
8. PROVIDE REGULAR IN SUMMER 2-3 INCHES OF WATER. WHEN FULL, WHEN INCORPORATE NUTRIENTS, SEED AS LIME AND FERTILIZER, AND SOIL ACCORDING TO SOIL TEST AND THE SEEDING PLAN.

REPAIRS

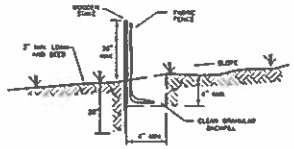
9. SEED AREA BEHIND BLANKET DISPLACED FOR EROSION CONTROL AND REVEGETATION. REPEAT AFTER ANY INSTALLATION IS OFTEN SPECIFIED FOR LAST REVEGETATION APPLICATION. ONCE SEEDING PLACE ON BLANKET INSTALLATION. ALL CHECK SLOPE AND ONCE AREAS REPAIRED DURING INSTALLATION MAY BE REQUIRED.
10. PLANT SOIL PLANTS AS SPECIFIED. RESEED THE MATERIAL AND THE SEEDING DISPLACED AREA AFTER INSTALLATION AND PRIOR TO PLACING THE NET OVER SOIL.

TEMPORARY EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



PROFILE



CROSS-SECTION

MAINTENANCE REQUIREMENTS

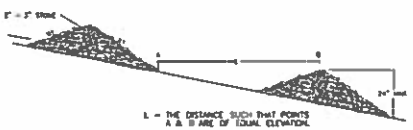
1. FENCE SHALL BE INSPECTED AND MAINTAINED WEEKLY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. SEDIMENT DEPOSITION SHALL BE REMOVED AT A MINIMUM WHEN DEPOSITION ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FENCE, AND MUST BE ON APPROPRIATE LOCATION TO THE SEDIMENT IS NOT READILY TRANSPORTED BACK TOWARD THE SILT FENCE.
3. SILT FENCE SHALL BE REPAIRED IMMEDIATELY IF BROKEN AND ANY PORTION OF FENCING OR FOUNDATION FAILING THERE IF THERE ARE GAPS OR UNDERCUTTING AT THE CENTER OR THE ENDS OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER. DAMAGED SILT FENCE MATERIALS SHALL BE REPLACED WITH A REPAIRED OR NEW FENCE.
4. SHALL THE FABRIC ON A SILT FENCE DEGRADES OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
5. ANY SEDIMENT DEPOSITED DOWNSLOPE OR ELSEWHERE ON PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE REMOVED TO CONFORM TO THE FINISHED GRADE PREVAILING AND SEEDED.
6. IF THERE IS EVIDENCE OF ONE FLOW ON PROPERLY INSTALLED BARRIER (STRAW BARRIER) WHICH AS CONTAINED REPLACING THIS WITH SEDIMENT BASIN OR SUPPORTED BARRIER AND SEDIMENT BASIN.
7. SILT FENCE MUST HAVE A MINIMUM LIFE OF ONE SEASON ON LARGER CONSTRUCTION PROJECTS. SILT FENCE SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN EFFECTIVENESS.

CONSTRUCTION SPECIFICATIONS

1. FENCES SHALL BE USED IN AREAS WHERE DRAINAGE WILL OCCUR ONLY IN THE FORM OF SHEET DRAINAGE AND WHERE IN THE CONCENTRATION OF WATER WILL NOT BE ENCOUNTERED. DO NOT USE SILT FENCE IN LOCATIONS WHERE IT WILL BE INSTALLED FROM ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA DRAINS THERE.
2. THE DRAINAGE AREA SHOULD NOT EXCEED ONE ACRE PER 100 FEET OF FENCE. SHALL BE LESS THAN 1/4 ACRE PER 100 LINEAR FEET OF FENCE.
3. THE MAXIMUM LENGTH OF SLOPE ABOVE THE FENCE SHALL BE 100 FEET.
4. THE MAXIMUM SLOPE ABOVE THE FENCE SHALL BE 2:1.
5. FENCES SHALL BE INSTALLED FOLLOWING THE CONTOURS OF THE LAND AS CLOSELY AS POSSIBLE, AND
   A. THE FENCE SHALL BE PLACED UPSLOPE.
   B. THE FENCE SHALL BE EMBEDDED A MINIMUM OF 4 INCHES IN DEPTH AND INCHES IN WIDTH IN A TRENCH EXCAVATED IN THE UPSLOPE. ON A 2:1 OR STEEPER SLOPE INSTALL FILTER FABRIC, LEAVE, ON THE PRESENCE OF HEAVY FLOWS, THE END OF THE FENCE SHALL BE ENCLOSED WITH A MINIMUM DIAMETER OF 8 INCHES OF 3/4-INCH STONE.
   C. THE SOIL SHALL BE COMPACTED OVER THE EMBEDDED FABRIC.
   D. SUPPORT POSTS SHALL BE SPACED AND ENGINEERED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS WITH MAXIMUM POST SPACING OF 8 FEET.
   E. MAXIMUM HEIGHT OF THE FENCE SHALL BE ENGINEERED BY A MINIMUM OF 8 INCHES (20 INCHES IN PROTOTYPE) FOLDED AND STAPLED TO A SUPPORT POST. IF METAL POSTS ARE USED, FABRIC SHALL BE ONE-TWO INCHES TO THE POSTS WITH THREE BINDING TIES.
6. SILT FENCING SHALL NOT BE STAPLED TO TREES.
7. THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF POLYPROPYLENE, NYLON, POLYESTER OR STRONG YARN AND SHALL BE EQUIVALENT TO THE MANUFACTURER'S SUPPLIER.
8. THE FILTER FABRIC SHALL CONTAIN UV STABILIZER AND MANUFACTURER AND STABILIZED TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
9. POSTS FOR SILT FENCES SHALL BE EITHER WOODEN SAWMILL OR CUT 2-INCHES PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 3 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM. POSTS SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE FENCE.
10. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES AS HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
11. THE SILT FENCE SHALL BE REINFORCED WITH A CONTAINING WIRE OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF SUPPORT POSTS. THE WIRE MUST BE AT LEAST 14 GAUGE. THE WIRE SHALL BE PLACED TOGETHER ONLY AT SUPPORT POSTS, WITH A MINIMUM OF TWO BINDING TIES.
12. A PERPENDICULAR SILT FENCE SYSTEM WITH INTERNAL POSTS MAY BE USED.
13. POST SPACING SHALL NOT EXCEED 8 FEET.
14. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UP GRADIENT FROM THE BARRIER.
15. THE STRAINED STRENGTH OF FILTER FABRIC SHALL BE STAPLED OR SEWED TO THE POST, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
16. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
17. SILT FENCE MAY BE INSTALLED BY "SLICING" USING MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PROCEDURE. THE SLICING METHOD MAY BE EQUIVALENT TO EXCAVATE GROOVE USING A TRACTOR TO "SLICE" AND PLACE THE SILT FENCE FOR SMALL JOBS. THE SLICING METHOD NORMALLY DISRUPTS THE SOIL UPHILL AND SLIGHTLY DISPLACES THE SOIL. MAINTAINING THE SOIL PROFILE AND CREATING AN OPTIMUM CONTACTS FOR EMPLOYING MECHANICAL COMPACTION.
18. SILT FENCES SHALL BE INSTALLED WITH "SKIRTS" OF 1-INCHEST TO REDUCE THE DRAINAGE AREA THAT MAY SEDIMENT WILL UNDERMINE.
19. THE ENDS OF THE FENCE SHALL BE TURNED UPHILL.
20. SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE TO ALLOW SPACE FOR SHALLOW PONDING AND TO ALLOW FOR MAINTENANCE ACCESS WITHOUT DISTURBING THE SLOPE.
21. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION CONTROL FENCE DETAIL

NOT TO SCALE



DRAINAGE WAY CROSS-SECTION

L = THE DISTANCE SUCH THAT POINTS A & B ARE OF EQUAL ELEVATION.

SPACING BETWEEN STONE CHECK DAMS

CONSTRUCTION SPECIFICATIONS

1. STONE CHECK DAMS SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION, AIR AND WATER POLLUTION SHALL BE MINIMIZED.
3. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

MAINTENANCE NOTES

1. TEMPORARY DRAINS STABILIZATION STRUCTURES SHALL BE INSPECTED AFTER EACH STORM AND DAILY DURING PROLONGED STORM PERIOD. ANY DAMAGE TO THE STRUCTURES SHALL BE REPAIRED IMMEDIATELY.
2. PARTICULAR ATTENTION SHALL BE GIVEN TO END SUM AND ENSURE AT THE DOWNSTREAM END OF THE STRUCTURE, WHEN REMOVING THE STRUCTURES, THE DISTURBED AREAS SHALL BE GRADED AND THE EXISTING CHANNEL DRAINS AND THE AREAS PREPARED, SEEDED AND MULCHED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT REACHES 1/2 THE ORIGINAL HEIGHT OF THE STRUCTURE.

STONE CHECK DAM INSTALLATION DETAIL

NOT TO SCALE

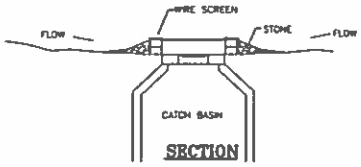
FILE NO. 102
PLAN NO. C-2895
DWG NO. 13124/SP-1
F.B. NO. "33" "CAK"

TEMPORARY VEGETATION SEEDING RECOMMENDATIONS

SPECIES	PER ACRE (POUNDS) (KG) OR POUNDS (LBS.)	PER 1,000-SF	REMARKS
WINTER RYE	2.5 GM OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH
OATS	2.5 GM OR 90 LBS.	2.0 LBS.	BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO A DEPTH OF 1 INCH
ANNUAL RYE GRASS	40 LBS.	1.0 LB.	GROWS QUICKLY BUT IS OF SHORT DURATION. USE WHEN APPLICATIONS ARE IMPORTANT. SEED EARLY SPRING AND/OR SEPTEMBER AUGUST 15 AND SEPTEMBER 15. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYE GRASS	30 LBS.	0.7 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH

SOURCES
1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLE 6-1
2. BONNER, E.L. AND M.L. WARSHALL (AUGUST 1992)

PLAN



SECTION

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. PLACE CONCRETE BLOCKS LENGTHWISE ON BRICK SIDE IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 9-INCH, 8-INCH AND 16-INCH WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12 INCHES HIGH AND NO GREATER THAN 24 INCHES HIGH.
2. WIRE MESH SHALL BE PLACED OVER THE ENTIRE VERTICAL FACE (MESHING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED.
3. STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN IN FIGURE 10.7. STONE EXCAVATION SHALL BE WELL GRADED WITH THE MAXIMUM STONE SIZE OF 8 INCHES AND MINIMUM STONE SIZE OF 1 INCH.
4. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

MAINTENANCE

1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY VEGETATION:

SITE PREPARATION

1. INSTALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILTATION BARRIERS, DIVERSIONS, AND SEDIMENT TRAPS.
2. GRADE AS NEEDED FOR THE ACCESS OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
3. RUNOFF SHALL BE DIVERTED FROM THE SEEDED AREA.
4. ON SLOPES 3:1 OR STEEPER, THE FINAL PREPARATION SHALL INCLUDE CREATING HORIZONTAL GROOVES PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF.

SEEDBED PREPARATION

1. STONES AND TRASH SHALL BE REMOVED TO AS FAR TO INTERFERE WITH THE SEEDING AREA.
2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED.
3. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON.
4. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE OR SMALL OR VARIABLE SITES, OR WHERE TRACE OF CHEMICAL FERTILIZER AND LIMESTONE MAY BE APPLIED AT THE FOLLOWING RATES:

   LIMESTONE APPLICATION RATE = 2 TONS/ACRE (100 LB./1,000-SF)
   (EQUIVALENT TO 200 CALCIUM PLUS MAGNESIUM OXIDE)

   FERTILIZER APPLICATION RATE = 600 LB/ACRE (13.8 LB./1,000-SF)
   (LOW PHOSPHATE FERTILIZER 6-20-20 OR EQUIVALENT)

5. FERTILIZER SHALL BE RESTRICTED TO LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 AND 250-FT FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHALL BE APPLIED WITHIN 25-FT OF A SURFACE WATER BODY. THESE ARE THE REQUIREMENTS FOR ANY WATER BODY PROTECTED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT.

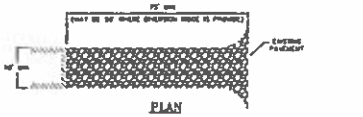
SEEDING

1. APPLY SEED MATERIALS BY HAND, CYCLONE SEEDER, BRILL DRILL/NOTCH TYPE SEEDER OR HYDRO SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. OVERSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES SHOULD BE INCREASED BY 100 UNDER OVERSEEDING.
2. TEMPORARY SEED SHALL TYPICALLY OCCUR PRIOR TO SEPTEMBER 15.
3. AREAS SEEDED BETWEEN MAY 15 AND AUGUST 15 SHALL BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE DESCRIBED IN THE HANDBOOK, VOL 1.
4. VEGETATED GROWTH CONSISTING OF LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT OTHER TEMPORARY STABILIZATION MEASURES FOR THOSE AREAS PROTECTION.

MAINTENANCE REQUIREMENTS

1. TEMPORARY SEEDING SHALL BE INSPECTED WEEKLY AFTER ANY RAINFALL EXCEEDING 1/2 INCH IN 24 HOURS ON ACTIVE CONSTRUCTION SITES. TEMPORARY SEEDING SHALL BE INSPECTED ANY PRIOR TO SEPTEMBER 15, TO ASCERTAIN WHETHER ADDITIONAL SEEDING IS REQUIRED TO PROMOTE STABILIZATION OVER THE WINTER PERIOD.
2. BASED ON INSPECTION, AREAS SHALL BE REPAIRED TO ACHIEVE FULL STABILIZATION BY EXPIRED GOALS. IF IT IS TOO LATE IN THE PLANTING SEASON TO APPLY ADDITIONAL SEED, THEN SINCE TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED.
3. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND AREAS SHALL BE RESEEDED. THE SAME TEMPORARY MEASURES (E.G. MULCH, ETC.) USED TO PROMOTE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.

PROFILE



PLAN

TEMPORARY CONSTRUCTION EXIT

NOT TO SCALE

MAINTENANCE REQUIREMENTS

1. SHOULD THE SEDIMENT PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, REGRADED ON SITE, AND STABILIZED. THE EXPENSE SHALL BE RE-IMPLEMENTED.
2. THE CONSTRUCTION SHALL SWEEP THE PAVEMENT OF TRACK WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
3. WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE CONNECTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

CONSTRUCTION SPECIFICATIONS

1. THE MINIMUM STONE USED SHALL BE 2-INCH CRUSHED STONE.
2. THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 30 FEET IF A 3-INCH BY 6-INCH BEAM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE PAD SHALL BE THE FULL WIDTH OF CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER.
4. THE PAD SHALL SLOPE AWAY FROM THE EXISTING PAVEMENT.
5. THE PAD SHALL BE AT LEAST 6 INCHES THICK.
6. THE GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD.
7. THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE. SUCH MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE.
8. WHEN EMERGENCY TRUCK DRIVERS THE LOCATION OF THE STONE PAD SHALL BE REORGANIZED AND PIPES REMOVED THE PAD, AS NECESSARY, WITH SUITABLE SURFACE PROTECTION.

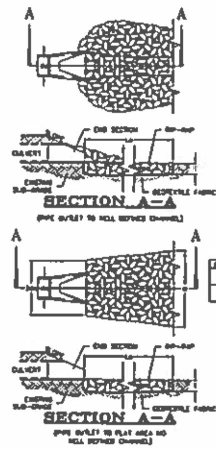
TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS

TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: AS SHOWN MARCH 2014

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



RIP-RAP GRADATION

d50 = 5"

[illegible]

APRON DIMENSION TABLE

[illegible]

NOTES:

[illegible]

PIPE OUTLET PROTECTION DETAIL

PERMANENT VEGETATION:

[illegible]

PERMANENT VEGETATION SEEDING RECOMMENDATIONS

USE	MIXTURE	SPECIES	LBS/ACRE	LBS/1,000 SF
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	TALL FESCUE CREEPING RED FESCUE REDTOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	A	TALL FESCUE CREEPING RED FESCUE REDTOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY RECREATION SITES	A	TALL FESCUE CREEPING RED FESCUE REDTOP TOTAL	20 20 2 42	0.45 0.45 0.05 0.95
PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL ESSENTIAL FOR GOOD TURF)	F	CREEPING RED FESCUE KENTUCKY BLUEGRASS TOTAL	50 50 100	1.15 1.15 2.30

SOURCES:
1. NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, TABLES 4-3 AND 4-[illegible]
2. [illegible]

GENERAL CONSTRUCTION PHASING:

[illegible]

PROJECT SPECIFIC CONSTRUCTION PHASING:

[illegible]

CONSTRUCTION PRACTICES:

[illegible]

DUST CONTROL PRACTICES:

[illegible]

STOCKPILE PRACTICES:

[illegible]

PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS

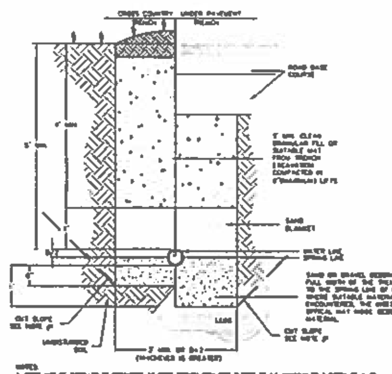
TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: AS SHOWN   MARCH 2014

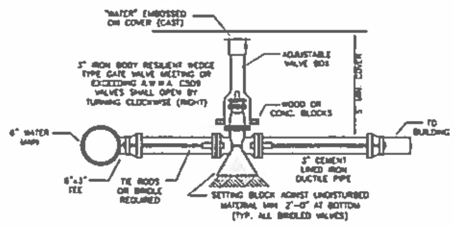
FILE NO. 102
PLAN NO. C-2635
DWG NO. 13124/SP-1
F.B. NO. "33" "CAR"

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



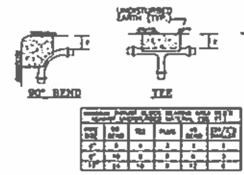
WATER PIPE TRENCH INSTALLATION DETAIL

NOT TO SCALE



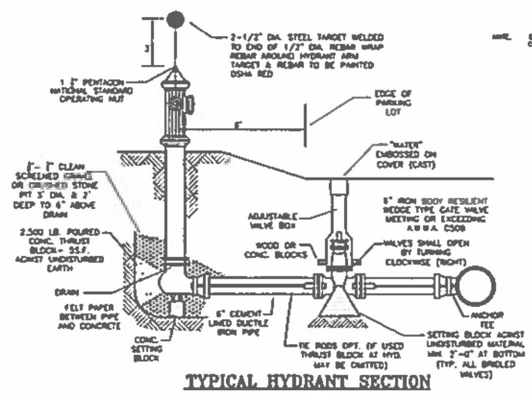
TYPICAL DOMESTIC SERVICE CONNECTION

NOT TO SCALE



WATER MAIN THRUST BLOCK DETAILS

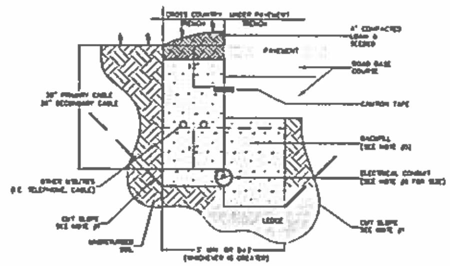
NOT TO SCALE



TYPICAL HYDRANT SECTION

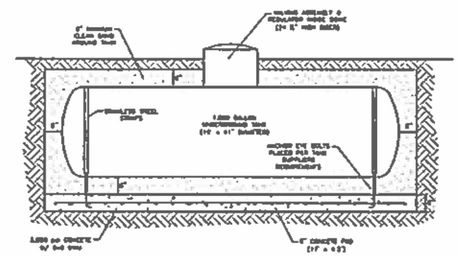
NOT TO SCALE

NOTES:
1. HYDRANTS ARE TO BE KENNEDY GUARDIAN MODEL #K81A (OR EQUAL) WITH 6" MECHANICAL JOINT SHOE WITH BREAK FLANGE TO BE PROVIDED WITH DRAIN-OPENING CLOCKWISE (RIGHT).
2. HYDRANTS TO BE OSHA RED
3. HYDRANTS SHALL HAVE ONE 5 INCH PUMPER OUTLET AND TWO 2½-INCH HOSE OUTLETS.
4. HYDRANT SHALL BE GATED WITH A 5 INCH BOTTOM VALVE.
5. HYDRANTS SHALL MEET OR EXCEED ALL REQUIREMENTS OF A.W.W.A. STANDARD SPEC. C502



ELECTRICAL & UNDERGROUND UTILITY TRENCH INSTALLATION DETAIL

NOT TO SCALE



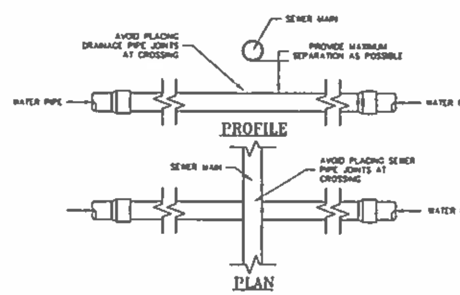
1. PROPOSED TANK SHALL BE 25 FEET FROM ANY BUILDING AND A MINIMUM OF 10 FEET FROM PROPERTY LINE OR MEET LOCAL ZONING REQUIREMENTS.
2. TANK SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF SAND.
3. IF A CONCRETE PAD IS REQUIRED, DEPTH OF THE EXCAVATION MUST BE 6 INCHES DEEPER TO ACCOUNT FOR A 6" CONCRETE SLAB.
4. CONCRETE SLAB SHALL BE A MINIMUM OF 3000psi CONCRETE WITH WOVEN WIRE MESH REINFORCEMENT.
5. CONCRETE SLAB SHALL HAVE ANCHOR EYE BOLTS AT EACH CORNER AS SPECIFIED BY THE TANK SUPPLIER.
6. ATTACH STAINLESS STEEL STRAPS FROM LIFTING LUGS TO EYE BOLTS.
7. PRIOR TO BACK FILLING WITH SAND, PLACE TWO (2) 17-POUND ANODE BAGS CONNECTED TO THE TANK AT LEAST 2 FEET FROM TANK AND LOW IN THE HOLE. POUR 1 GALLON OF WATER ON EACH BAG AND IMMEDIATELY COVER WITH SAND.
8. THE RISER DOME SHALL BE EXPOSED A LEAST 50 PERCENT.

UNDERGROUND PROPANE TANK DETAILS

NOT TO SCALE

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 THIS PLAN, BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED
4) ANY UTILITY POLES THAT NEED TO BE RELOCATED SHALL BE COORDINATED WITH PSNH OR VERIZON, WHOM EVER HAS CONTROL OVER THEM
5) PROPOSED UTILITIES ARE TO BE UNDERGROUND. COORDINATE LOCATION OF UNDERGROUND UTILITIES AND TRANSFORMER PADS WITH PSNH AND OTHER PERTINENT UTILITY COMPANIES.
6) WATER AND SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10-FT APART HORIZONTALLY
7) 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.
8) 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
9) WATERLINE CONSTRUCTION
A) ALL PROPOSED WATER LINE MATERIAL USED SHALL MEET ROCHESTER WATER DEPARTMENT AND ROCHESTER ENGINEERING DEPARTMENT SPECIFICATIONS. WATER LINES SHALL BE A.W.W.A C 151, CLASS 52, CEMENT LINED, DUCTILE IRON PIPE.
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'
D) IF 5' OF COVER IS NOT AVAILABLE WATER LINE SHALL BE INSULATED AS SHOWN IN THE "SHALLOW COVER TRENCH DETAIL FOR INSULATED WATER PIPE"
E) ALL WATER FITTINGS SHALL BE CLASS 353
F) PROPOSED WATER GATE VALVE SHALL OPEN CLOCKWISE (RIGHT).
10) WORK TO CONNECT INTO THE WATER OR SEWER MAINS REQUIRES A PERMIT FROM THE ROCHESTER PUBLIC WORKS DEPARTMENT. CONTRACTORS ARE TO BE PRE-QUALIFIED
11) CONTRACTOR SHALL LOCATE EXISTING SERVICES AND COORDINATE WITH THE CITY OF ROCHESTER FOR DISCONTINUATION OF THE SERVICES



SEWER MAIN CROSSING DRAINAGE PIPES NOTES:
1. SEWER PIPE JOINTS AND DRAINAGE PIPE JOINTS SHALL BE LOCATED AS FAR APART HORIZONTALLY FROM EACH OTHER AS POSSIBLE.
2. SEWER PIPE JOINTS SHALL BE PRESSURE TESTED TO 25 POUNDS PER SQUARE INCH FOR GRAVITY SEWERS.
3. VERTICAL SEPARATION OF THE SEWER PIPES AND DRAINAGE PIPES SHALL BE MAXIMIZED

WATER PIPE/SEWER MAIN CROSSING DETAIL

NOT TO SCALE

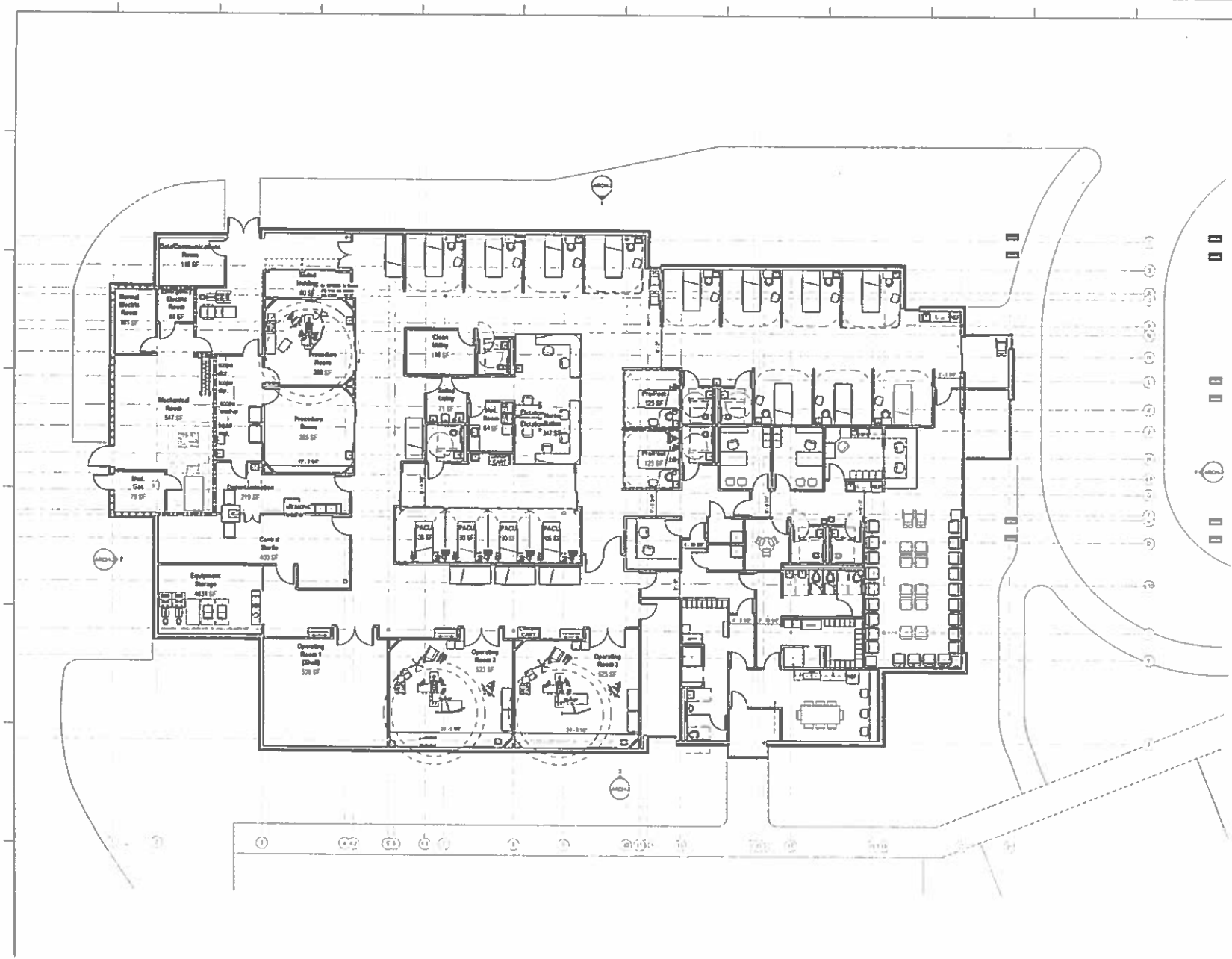
UTILITY DETAILS

TAX MAP 243, LOT 39-3
13 HEALTHCARE DRIVE
ROCHESTER, NH

PREPARED FOR:
DEW PROPERTIES, LLC

SCALE: AS SHOWN MARCH 2014

FILE NO 102
PLAN NO. C-2695
DWG NO. 13124/SP-1
F.B. NO "33" "CAK"



LAVALLEE BRENSINGER ARCHITECTS

Frisbie Memorial Hospital - DEW Properties

SKYHAVEN AMBULATORY SURGERY CENTER

Healthcare Drive, Rochester, NH

NO.	DESCRIPTION	DATE

CONTENT

Floor Plan

DRAWN BY Author

PROJECT NO

DATE

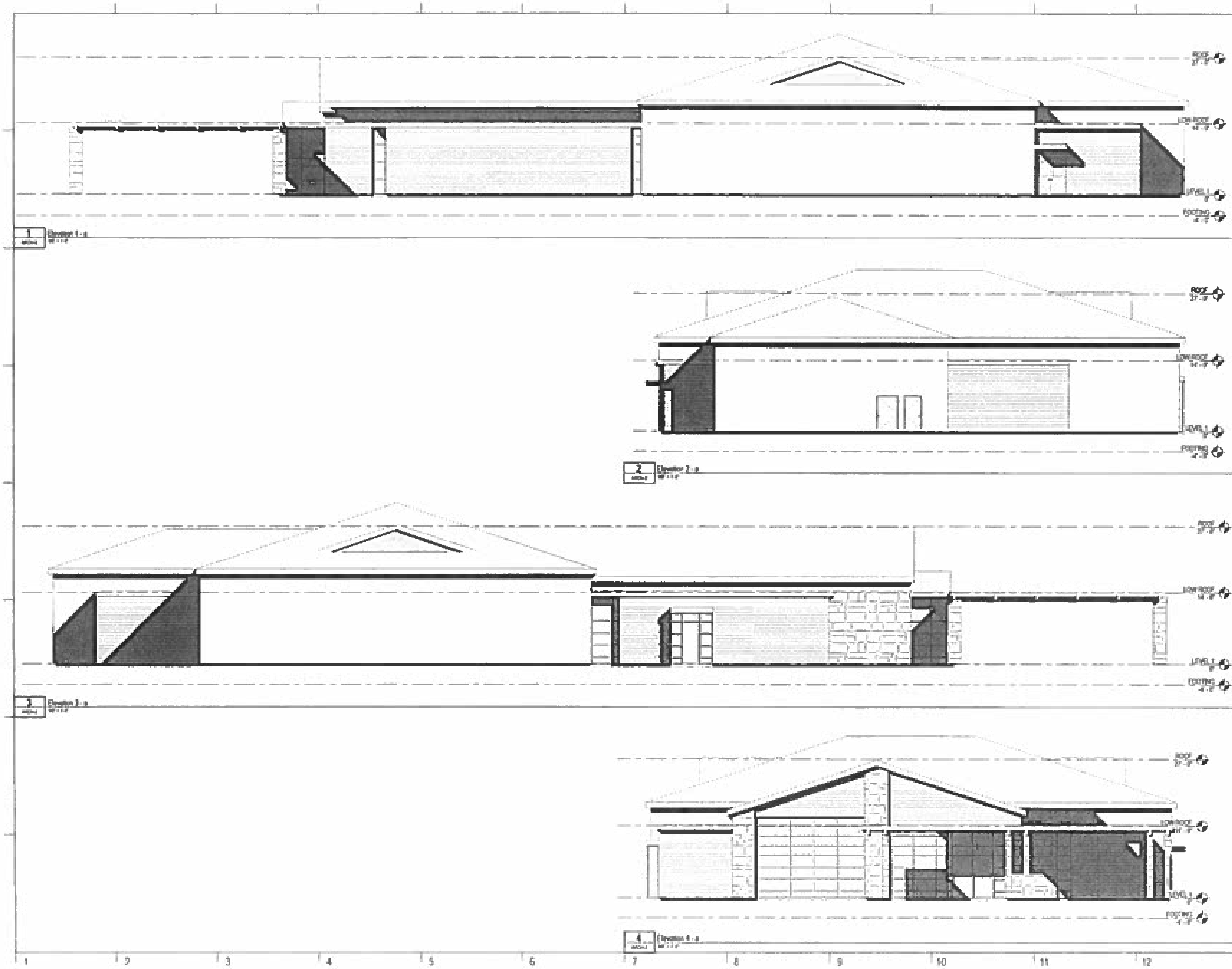
REVISED

SCALE

ARCH-1

Project Phase

DD Progress



LAVALLEE BRENSINGER ARCHITECTS

Frisbie Memorial Hospital - CEW Properties

SKYHAVEN AMBULATORY SURGERY CENTER

Healthcare Drive, Rochester, NH

NO.	DESCRIPTION	DATE

Building Elevations

ARCH-2

DD Progress