

GENERAL INFORMATION

OWNER/APPLICANT

MAP 114 LOT 2
400 NORTH MAIN STREET, LLC
549 US HIGHWAY 1 BY-PASS
PORTSMOUTH, NH 03801
603-294-4721
C/O ANTHONY DILORENZO

RESOURCE LIST

PLANNING/ZONING
DEPARTMENT/
CONSERVATION COMMISSION

33 WAKEFIELD STREET
ROCHESTER, NH 03867-1917
603-335-1338
SHANNA SAUNDERS, DIRECTOR

BUILDING DEPARTMENT

33 WAKEFIELD STREET
ROCHESTER, NH 03867
603-335-7571
JIM GRANT, DIRECTOR, ELECTRICAL INSPECTOR

PUBLIC WORKS

209 CHESTNUT HILL ROAD
ROCHESTER, NH 03867
603-332-4096
PETER NOURSE, PE,
DIRECTOR OF CITY SERVICES

POLICE DEPARTMENT

23 WAKEFIELD STREET
ROCHESTER, NH 03867
603-330-7131
PAUL TOUSSAINT, CHIEF

FIRE DEPARTMENT

37 WAKEFIELD STREET
ROCHESTER, NH 03867
603-330-7180
PERRY PLUMMER, FIRE CHIEF

NHDES AOT

29 HAZEN DRIVE
CONCORD, NH 03302
603-271-2303

NHDES WASTEWATER

29 HAZEN DRIVE
CONCORD, NH 03302
603-271-2952
ROBERT DANIEL, PE

ASSOCIATED
PROFESSIONALS

ARCHITECT

TW DESIGNS
254 DRAKE HILL RD, STRAFFORD, NH 03884
603-664-2181
JOHN TUTTLE, AIA, LEED AP

SOIL SCIENTIST &
GEOTECHNICAL ENGINEER

WHITSTONE ASSOCIATES, INC.
352 TURNPIKE ROAD, SUITE 320
SOUTHBOROUGH, MA 01772
508-485-0755

SURVEYOR

DOUCET SURVEY, INC
102 KENT PLACE
NEWMARKET, NH 03857
603-659-6560
JACK KAISER, LLS

TRAFFIC ENGINEER

TFMORAN, INC.
170 COMMERCE WAY, SUITE 102
PORTSMOUTH, NH 03801
603-472-4488
JENNIFER PORTER, PE, TRAFFIC ENGINEER

LIGHTING DESIGN

SK & ASSOCIATES, INC
20/22 CARVER CIRCLE
CANTON, MA 02021
781-821-1700
ANDREW DEGOUFF

WETLAND SCIENTIST

GOVE ENVIRONMENTAL SERVICES
18 CONTINENTAL DRIVE
EXETER, NH 03833
603-778-0644
JIM GOVE

ENVIRONMENTAL CONSULTANT

VERDANTAS (FORMERLY GEDINSIGHT, INC.)
185 GRANITE STREET, SUITE 3A
MANCHESTER, NH 03101
603-314-0820
MICHAEL DACEY, P.G., L.S.P.

PROPOSED AUTO
DEALERSHIPS

400 & 410 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

MAY 27, 2022

LAST REVISED FEBRUARY 15, 2023

VICINITY PLAN



HORIZONTAL SCALE 1"=1,000'
1,000 500 0 1,000

WAIVERS

THE FOLLOWING WAIVERS FROM THE CITY OF ROCHESTER SITE PLAN REGULATIONS WERE GRANTED BY THE PLANNING BOARD AT THE SEPTEMBER 12, 2022 PLANNING BOARD HEARING:

- CITY OF ROCHESTER SITE REVIEW REGULATIONS SECTION 5(D)(BB) -
AT LEAST ONE BROAD-LEAVED SHADE TREE SHALL BE PLANTED IN THE FRONT BUFFER FOR EVERY 40 LINEAR FEET OF THE FRONT BUFFER.
- CITY OF ROCHESTER SITE REVIEW REGULATIONS SECTION 5(D)(BF) -
THE FRONT BUFFER AND FIRST 50 FEET OF SIDE BUFFERS SHALL BE PLANTED SO THAT AT LEAST 33-1/3% OF THE AREA WOULD BE COVERED BY CANOPIES.
- CITY OF ROCHESTER SITE REVIEW REGULATIONS SECTION 5(E)(2) -
OFF-STREET PARKING SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY, TO PROVIDE AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO 3.5' ABOVE GRADE.
- CITY OF ROCHESTER CHAPTER 218 STORMWATER MANAGEMENT AND EROSION CONTROL 218-10(C)(3) TO ALLOW AN INCREASE IN PEAK RUNOFF AND VOLUME AS A RESULT OF THE PROPOSED SIDEWALK IN CITY RIGHT-OF-WAY.

* NOTE: AT THE SEPTEMBER 12, 2022 PLANNING BOARD HEARING, THE PLANNING BOARD APPROVED THE REDUCTION IN THE REQUIRED PARKING BY 25% AS ALLOWED PER SITE PLAN REGULATIONS SECTION 10(C)(1).

- NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME (NHFG) DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT nhfg@nh.gov EMAIL SUBJECT LINE: NHDES-2023-PROPOSED AUTO DEALERSHIPS WILDLIFE SPECIES OBSERVATION
 - PHOTOGRAPHS OF OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE
 - IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04
 - THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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This plan is not effective unless signed by a duly authorized officer of TFMORAN, Inc.



APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON Planning Board Approved: 9/12/22
BOARD MEMBER [Signature] AND
BOARD MEMBER [Signature] 2/24/23

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE
NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

INDEX OF SHEETS

SHEET	SHEET TITLE
C-00	COVER
C-01	NOTES & LEGEND
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C-02	OVERALL SITE PLAN
C-03	SITE PREPARATION & DEMOLITION PLAN
C-04 TO C-05	SITE LAYOUT PLAN
C-06 TO C-07	GRADING & DRAINAGE PLAN
C-08 TO C-09	UTILITY PLAN
C-10	SEWER PROFILE
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C-13	LANDSCAPE DETAILS
C-14	EROSION CONTROL PLAN
C-15	EROSION CONTROL NOTES
C-16	FIRE TRUCK TURNING PLAN
C-17	WB-67 TRUCK TURNING PLAN
C-18 TO C-26	DETAILS
C-27	OVERALL PHASING PLAN

REFERENCE PLANS BY ASSOCIATED PROFESSIONALS

1 TO 2	EXISTING CONDITIONS PLANS (BY DOUCET SURVEY)
SL1	PHOTOMETRIC LAYOUT CALCULATIONS AND SCHEDULES BY SK & ASSOCIATES
FIGURE NO. 1	DEMARCATON PLAN (BY VERDANTAS - FORMERLY GEOMISIGHT)
-	PROPOSED FLOOR & ROOF PLANS BY TW DESIGNS
-	PROPOSED EXTERIOR ELEVATIONS BY TW DESIGNS

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
ROCHESTER PLANNING BOARD SITE PLAN REVIEW	SP-22-18 114-2-HC-22	9/12/2022	9/12/2027
ROCHESTER PLANNING BOARD CUP (USE AND BUFFER IMPACT IN CONSERVATION OVERLAY DISTRICT)	SP-22-18 114-2-HC-22	9/12/2022	9/12/2027
ROCHESTER CONSERVATION COMMISSION WETLAND CUP REVIEW	SP-22-18 114-2-HC-22	6/22/2022	-
ROCHESTER DPW STORMWATER MANAGEMENT & EROSION CONTROL PERMIT	PENDING	-	-
ROCHESTER DPW DRIVEWAY PERMIT	PENDING (BY CONTRACTOR)	-	-
ROCHESTER DPW BLACKFLOW PREVENTION DEVICE PERMIT	PENDING (BY CONTRACTOR)	-	-
ROCHESTER DPW SEWER ASSESSMENT PERMIT	PENDING (BY CONTRACTOR)	-	-
ROCHESTER DPW EXCAVATION PERMIT	PENDING (BY CONTRACTOR)	-	-
ROCHESTER DPW WATER & SEWER CONNECTION PERMIT	PENDING (BY CONTRACTOR)	-	-
NHDES AOT PERMIT	AoT-2299	2/15/2023	2/15/2028
NHDES SEWER CONNECTION PERMIT	D2019-1102	10/4/2022	10/4/2025
NHDOT ENCROACHMENT PERMIT	SPAU 15-23	1/10/2023	1/16/2024
NHDES HAZARDOUS WASTE REMEDIATION REMEDIAL ACTION PLAN (RAP)	DES SITE #200703058 PROJECT #16642	12/10/2012	-
NHDES HAZARDOUS WASTE REMEDIATION GROUNDWATER MANAGEMENT PERMIT (GMP)	GWP-200703058-R-001	8/29/2017	8/28/2022
NHDES HAZARDOUS WASTE REMEDIATION SOIL & GROUNDWATER MANAGEMENT PERMIT (SGMP) & ACTIVITY USE RESTRICTION (AUR)	PENDING	-	-
EPA TSCA APPROVAL	PENDING	-	-
EPA NPDES ENOI CGP & SWPPP	NHR1001NH	-	-

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

COVER

PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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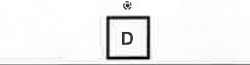
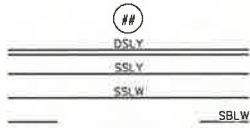
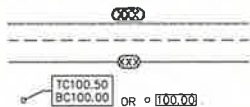
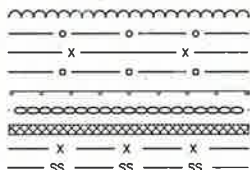
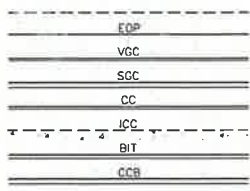
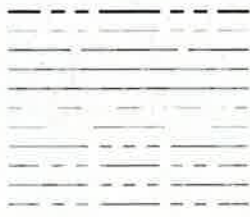
DR HEG FB
DK CADFILE

47159-04_COVER

C-00

LEGEND

PROPOSED



PROPERTY LINE
ZONING LINE
EASEMENT
BASELINE
FLOODPLAIN
EDGE OF WATERBODY
EDGE OF WETLAND
SETBACK (WETLAND)
SETBACK (STRUCTURE)
SETBACK (PARKING)
SETBACK (LANDSCAPE)

GRAVEL ROAD
EDGE OF PAVEMENT
VERTICAL GRANITE CURB
SLOPED GRANITE CURB
CONCRETE CURB
INTEGRATED CONCRETE CURB
BITUMINOUS ASPHALT CURB
CAPE COD BERM
SAWCUT

BUILDING
BUILDING ROOF OVERHANG
BUILDING FOUNDATION
BUILDING ENTRANCE
OVERHEAD DOOR

TREE LINE
FENCE (CHAIN LINK)
FENCE (WIRE)
FENCE (STOCKADE)
GUARDRAIL
STONE WALL
RETAINING WALL
SILT FENCE
SILT SOCK

SOIL BOUNDARY
LIMIT OF GRADING
CONTOUR
SPOT GRADE

PARKING COUNT
YELLOW DOUBLE SOLID LINE
YELLOW SINGLE SOLID LINE
WHITE SINGLE SOLID LINE
WHITE SINGLE BROKEN LINE

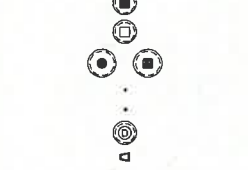
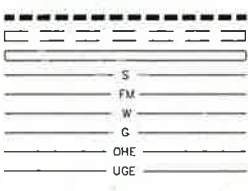
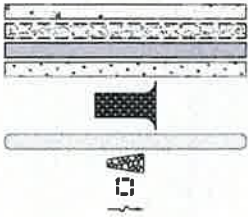
STOP BAR
CROSSWALK
ACCESSIBLE PARKING SYMBOL

PAVEMENT ARROW
TRAFFIC FLOW ARROW (NOT PAINTED)

SIGN (SINGLE POST)
SIGN (DOUBLE POST)
SIGN (PYLON)
SIGN (MONUMENT)

BOLLARD
DUMPSTER PAD

PROPOSED



CONCRETE
GRAVEL
HEAVY DUTY PAVEMENT
CONSTRUCTION ENTRANCE
SNOW STORAGE
RIPRAP
INLET PROTECTION
FLOW ARROW

DRAIN LINE
DRAINAGE SWALE
STORMWATER BMP
SEWER LINE
SEWER FORCE MAIN LINE
WATER LINE
GAS LINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE

CATCH BASIN
DRAIN INLET
OUTLET CONTROL STRUCTURE
ROOF DRAIN
DRAIN CLEANOUT
DRAIN MANHOLE
FARED END SECTION

SEWER CLEAN OUT
SEWER MANHOLE
SEWER VENT

DRAIN/SEWER/WATER PLUG OR CAP

HYDRANT
FIRE DEPARTMENT CONNECTION
WATER GATE VALVE
WATER SHUTOFF
REDUCER
THRUST BLOCK
WATER METER
WATER MANHOLE
WELL

GAS GATE VALVE
GAS SHUT OFF
GAS METER

TELEPHONE MANHOLE
ELECTRIC MANHOLE
TRAFFIC CONTROL CABINET
ELECTRIC HANDHOLE
ELECTRIC PULL BOX
ELECTRIC METER
FLOOD LIGHT
LIGHT POLE
UTILITY POLE
GUY POLE

TRANSFORMER PAD
BORING LOCATION
TEST PIT LOCATION
INFILTRATION TEST LOCATION
MONITORING WELL

GENERAL NOTES

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THE SITE LAYOUT PLAN SHALL BE RECORDED IN THE STAFFORD COUNTY REGISTRY OF DEEDS.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE CITY PLANNING BOARD.
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
- THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENVY-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
- SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
- SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
- PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
- ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
- REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- A PRE-CONSTRUCTION MEETING WITH ROCHESTER DPW IS REQUIRED PRIOR TO CONSTRUCTION.
- CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - THE CONTRACTOR MUST BID, SUPPLY, AND INSTALL LIGHTING FIXTURES FROM SK & ASSOCIATES. REFER LIGHTING PLAN PLAN. ALTERNATIVES SHALL NOT BE ACCEPTED.
 - NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 6 PM, MONDAY THROUGH FRIDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE CITY OF ROCHESTER, NEW HAMPSHIRE.
 - MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE AND/OR WETLAND SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
 - PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER CITY REGULATIONS.
 - IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS OF PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.

GENERAL NOTES (CONTINUED)

- THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS OF THE PERMIT AND PROVIDE THE FOLLOWING DOCUMENTATION TO OWNER AND ENGINEER:
 - ADVANCE WRITTEN NOTICE AT LEAST ONE WEEK PRIOR TO COMMENCING ANY WORK UNDER THE PERMIT AND NOTIFICATION TO AOT VIA THE START OF CONSTRUCTION FORM.
 - IF ANY UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS WERE INSTALLED, FOR EACH SUCH SYSTEM:
 - REPRESENTATIVE PHOTOGRAPHS OF THE SYSTEM AFTER COMPLETION BUT PRIOR TO BACKFILLING; AND
 - A LETTER SIGNED BY A QUALIFIED ENGINEER WHO OBSERVED THE SYSTEM PRIOR TO BACKFILLING, THAT THE SYSTEM CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS.
 - UPON COMPLETION OF CONSTRUCTION, NOTIFICATION TO AOT VIA THE COMPLETION OF CONSTRUCTION FORM AND WRITTEN CERTIFICATION THAT:
 - ALL WORK UNDER THE PERMIT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
 - IF ANY DEVIATIONS FROM THE APPROVED PLANS WERE MADE, WRITTEN DESCRIPTIONS AND AS-BUILT DRAWINGS OF ALL SUCH DEVIATIONS, STAMPED BY A QUALIFIED ENGINEER, SHALL BE PROVIDED.

GRADING & DRAINAGE NOTES

- THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
- THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN AOT AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE, INCLUDING AND NOT LIMITED TO DEWATERING METHODS, PERIMETER DRAINS AND TIE INTO STORMWATER MANAGEMENT SYSTEM, ETC.
- COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
- COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
- THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8", WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
- THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
- DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

- LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
- ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
- SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). FORCE MAINS AND FITTINGS SHALL CONFORM TO NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES ENV-WQ 700. SANITARY MANHOLES SHALL CONFORM TO NHDES WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
- ON-SITE WATER DISTRIBUTION SHALL BE TO CITY OF ROCHESTER STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER, WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM, WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
- THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
- PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
- UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE/MUNICIPAL
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	EVERSOURCE
ELECTRIC	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, ETC.
TELEPHONE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, ETC.
CABLE	COMCAST XFINITY, CONSOLIDATED COMMUNICATIONS, ETC.

ABBREVIATIONS

GENERAL			
ABAN	ABANDON	ELEV	ELEVATION
AC	ACRES	EP	EDGE OF PAVEMENT
ADJ	ADJUST	EXIST	EXISTING
APPROX	APPROXIMATE	FPE	FINISHED FLOOR ELEVATION
BC	BOTTOM OF CURB	FND	FOUNDATION
BIT	BITUMINOUS	INV	INVERT ELEVATION
BK/PG	BOOK & PAGE	INSI	INSULATED
BLOG	BUILDING	IT	INFILTRATION TEST
BMP	BEST MANAGEMENT PRACTICE	L	LENGTH
BS	BOTTOM OF SLOPE	LF	LINEAR FEET
BW	BOTTOM OF WALL	LSA	LANDSCAPE AREA
COWC	CONCRETE	MAX	MAXIMUM
COORD	COORDINATE	MIN	MINIMUM
DIA	DIAMETER	MTD	MOUNTED
DOM	DOMESTIC	N/F	NOW OR FORMERLY
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NHFG	NEW HAMPSHIRE FISH & GAME	CB	CATCH BASIN
NTS	NOT TO SCALE	CIP	CAST IRON PIPE
OC	ON CENTER	CMP	CORRUGATED METAL PIPE
PAVE	PAVEMENT	CO	CLEANOUT
PGB'S	POLYCHLORINATED BIPHENYLS	COND	CONDUIT
PERF	PERFORATED	DOB	DOUBBLE CATCH BASIN
PROP	PROPOSED	DIP	DUCTILE IRON PIPE
R	RADIUS	DMH	DRAIN MANHOLE
R&D	REMOVE AND DISPOSE	F&C	FRAME AND COVER
R&R	REMOVE AND RESET	F&G	FRAME AND GRATE
REM	REMOVE	FES	FLARED END SECTION
RET	RETAIN	GT	GREASE TRAP
RM	RIGHT ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE PIPE
ROW	RIGHT OF WAY	HH	HANDHOLE
S	SLOPE	HW	HEADWALL
SF	SQUARE FEET	HYD	HYDRANT
SW	SIDEWALK	LP	LIGHT POLE
TBM	TOP OF CURB	MW	MONITORING WELL
TC	TOP OF CURB	OCS	OUTLET CONTROL STRUCTURE
TP	TEST PIT	PVC	POLYVINYL CHLORIDE PIPE
TW	TOP OF WALL	RCP	REINFORCED CONCRETE PIPE
TYP	TYPICAL	RD	ROOF DRAIN
UG	UNDERGROUND	SMH	SEWER MANHOLE
WCR	ACCESSIBLE WHEELCHAIR RAMP	SOS	SEDIMENT OIL SEPARATOR
W	WITH	UP	UTILITY POLE

UTILITIES

CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COND	CONDUIT
DOB	DOUBBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
LP	LIGHT POLE
MW	MONITORING WELL
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
UP	UTILITY POLE

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

NOTES & LEGEND

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47159.04	DR	HED	FB			C-01
	CK		CADFILE	47159-04_NOTES		

ABUTTERS WEST OF SPAULDING TURNPIKE

221-153
HOWARD MACPHERSON
23 TEN ROD RD
ROCHESTER, NH 03867-4243
S.C.R.D. BK. 1705, PG. 325

221-152
TRUE MEMORIAL BAPTIST CHURCH
PO BOX 1001
ROCHESTER, NH 03866-1001

221-151
TEN PINES AT TEN ROD ROAD CONDO
C/O EVERGREEN MANAGEMENT
PO BOX 4579 DEPT 355
HOUSTON, TX 77210-4579
S.C.R.D. BK. 2992, PG. 672

221-169
STATE OF NEW HAMPSHIRE
STATE BUREAU OF TURNPIKE
PO BOX 2950
CONCORD, NH 03302-2950
S.C.R.D. 667-175

114-001
R E L COMANOS, LLC
1 GATE ST SUITE 520
PORTSMOUTH, NH 03801
S.C.R.D. BK. 3152, PG. 596

114-008
ALL PURPOSE STORAGE ROCHESTER LLC
1007 DEAN MARTIN DR
LAS VEGAS, NV 89103
S.C.R.D. BK. 4955, PG. 155

SPAULDING TURNPIKE
(NH ROUTE 16/US ROUTE 202)

EXIT 15 (OFF RAMP)

CONC. RETAINING WALL
W/ CHAIN LINK FENCE

LOCATION MAP (N.T.S.)

- LEGEND**
- LOT LINE
 - APPROXIMATE LOT LINE
 - EASEMENT LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - OVERHEAD WIRE
 - SEWER LINE
 - DRAIN LINE
 - GAS LINE
 - DRAIN LINE PER REF. PLAN 5
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - TREE LINE
 - SHRUB LINE
 - EDGE OF WETLAND
 - APPROXIMATE WATER LINE
 - SITE SPECIFIC SOIL DELINEATION LINE PROVIDED BY TFM
 - SITE SPECIFIC SOIL TYPE
 - CONCRETE
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - GUY POLE
 - LIGHT POLE (ONE ARM)
 - SIGN
 - SIGN (TWO POSTS)
 - BOUND FOUND
 - IRON PIPE/ROD FOUND
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - CATCH BASIN
 - DRAIN MANHOLE
 - WATER MANHOLE
 - SEWER MANHOLE
 - WETLAND AREA
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - MONITORING WELL
 - DRAINAGE FLOW DIRECTION ARROW
 - TYPICAL
 - CONCRETE
 - NH HIGHWAY BOUND FOUND
 - DRILL HOLE
 - EDGE OF PAVEMENT
 - VERTICAL GRANITE CURB
 - SLOPED BITUMINOUS BERM
 - SINGLE WHITE LINE
 - SINGLE YELLOW LINE
 - DOUBLE YELLOW LINE
 - DASHED YELLOW LINE
 - DASHED SINGLE WHITE LINE

EXISTING CONDITIONS PLAN
FOR
TFMORAN, INC.
OF
TAX MAP 114 LOT 2
400 NORTH MAIN STREET
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
5	4/28/22	ADD SITE SPECIFIC SOILS	J.F.K.
4	1/13/22	UPDATE BOUNDARY & ABUTTERS	J.F.K.
3	12/3/19	EDIT WETLAND NOTE #7	J.F.K.
2	11/18/19	ADD SMH 1050 & 1056 DATA	J.F.K.
1	06/27/19	ADD PARCEL LABELS	M.T.L.

DRAWN BY:	M.T.L.	DATE:	MARCH 26, 2019
CHECKED BY:	J.F.K.	DRAWING NO.:	5228A
JOB NO.:	5228	SHEET	1 OF 2

DOUCET SURVEY

Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Stoner Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

PURSUANT TO RSA 676:18, I:

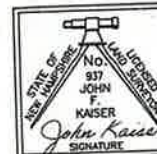
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

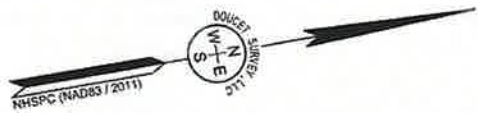
John Kaiser L.L.S. #937
4/28/22 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

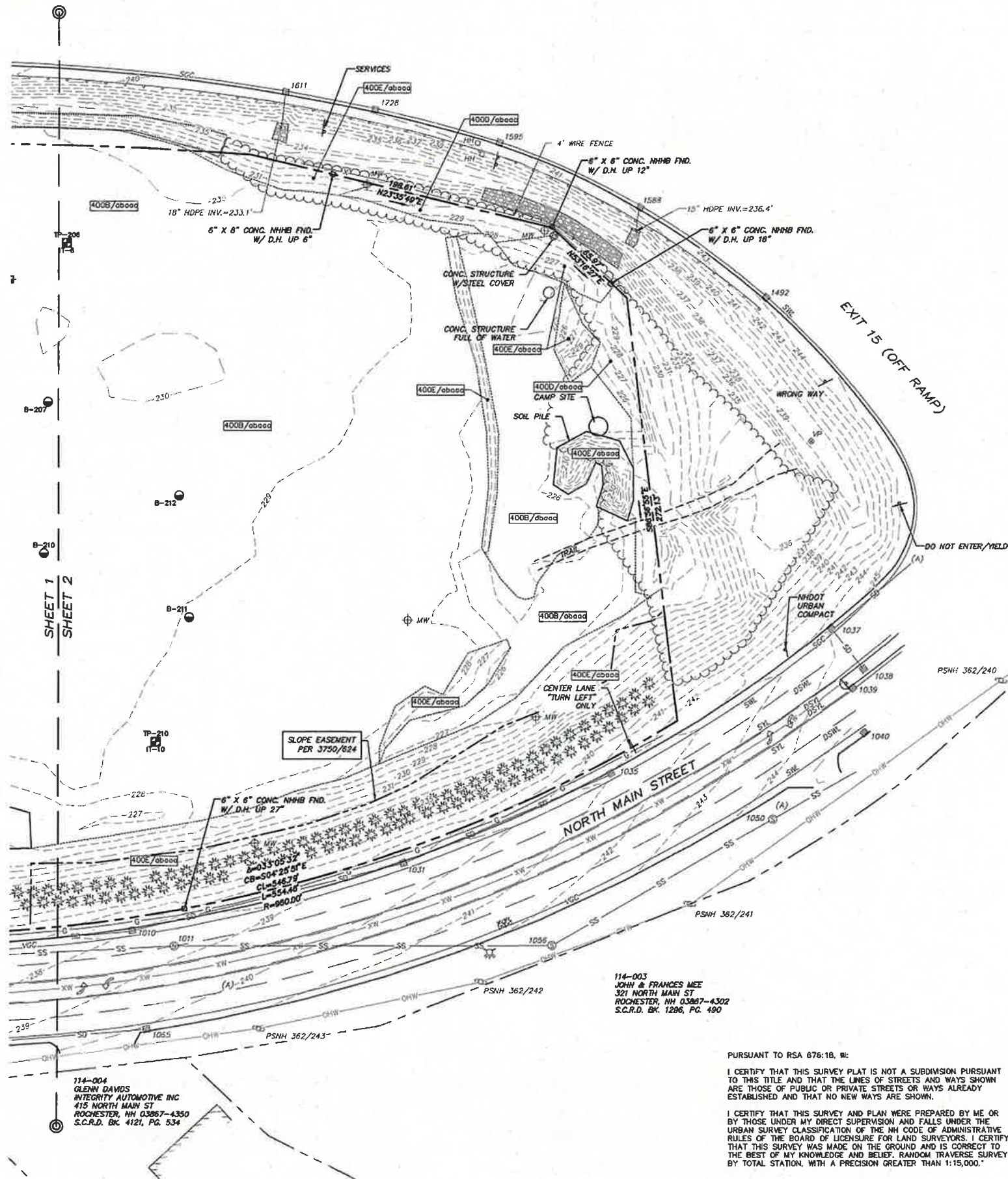
114-006
401 NORTH MAIN STREET LLC
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
S.C.R.D. BK. 4799, PG. 943



SCALE: 1 INCH = 40 FT.



DRAINAGE STRUCTURES		SEWER STRUCTURES
CB 1007	CB 1443	SMH 1011
RIM ELEV.=236.7'	RIM ELEV.=230.1'	RIM ELEV.=238.9'
(1010) 18" RCP INV.=230.6'	(1311) 15" RCP INV.=224.6'	(1056) 13" PVC INV.=232.0'
(1447) 18" RCP INV.=230.4'	(1441) 24" RCP INV.=223.4'	(1466) 13" PVC INV.=231.8'
	(1462) 24" HDPE INV.=223.4'	
CB 1010	CB 1447	SMH 1312
RIM ELEV.=238.1'	RIM ELEV.=233.7'	RIM ELEV.=230.4'
(1031) 18" RCP INV.=232.3'	(1007) 18" RCP INV.=228.4'	(1442) 18" PVC INV.=224.1'
(1007) 18" RCP INV.=232.1'	(1439) 24" RCP INV.=228.4'	(1315) 18" PVC INV.=224'
CB 1020	CB 1457	SMH 1315
RIM ELEV.=238.6'	RIM ELEV.=233.4'	RIM ELEV.=231'
(1065) 15" RCP INV.=233'	(1024) 15" RCP INV.=227.3'	(A) 4" PVC INV.=223.9'
(1024) 15" RCP INV.=233.6'	(30041) 15" RCP INV.=227.1'	(1312) 18" PVC INV.=223.8'
		(B) 18" PVC INV.=223.5'
CB 1024	DMH 1481	SMH 1440
RIM ELEV.=236'	RIM ELEV.=227.8'	RIM ELEV.=231'
(1457) 15" RCP INV.=230.7'	(A) 15" HDPE INV.=222.8'	(A) 4" PVC INV.=225.8'
(1020) 15" RCP INV.=231'	(OUTFALL) 24" HDPE INV.=222.7'	(B) 10" DIP INV.=225.3'
	(1463) 24" HDPE INV.=222.5'	(1449) 18" PVC INV.=224.8'
CB 1031	CB 1462	(1442) 18" PVC INV.=224.7'
RIM ELEV.=239.5'	RIM ELEV.=227.5'	
(1035) 15" RCP INV.=234.2'	(1443) 24" HDPE INV.=223.3'	SMH 1442
(1010) 15" RCP INV.=233.7'	(1463) 24" HDPE INV.=223.2'	RIM ELEV.=230'
CB 1035	DMH 1463	(A) 4" PVC INV.=225.2'
RIM ELEV.=241.3'	RIM ELEV.=228.3'	(B) 4" PVC INV.=225.2'
(1031) 15" RCP INV.=235.3'	(1461) 24" HDPE INV.=223.8'	(1440) 18" PVC INV.=224.2'
CB 1037	(A) 15" HDPE INV.=222.8'	(1312) 18" PVC INV.=224.2'
RIM ELEV.=244.1'	(1462) 24" HDPE INV.=222.7'	
(1038) 15" RCP INV.=238.4'		SMH 1449
(A) 15" RCP INV.=238.2'		RIM ELEV.=234.1'
CB 1065	DMH 1465	(1440) 18" PVC INV.=225.2'
RIM ELEV.=240.1'	RIM ELEV.=231'	(A) 10" DIP INV.=225.2'
(1020) 15" RCP INV.=234.5'	(A) 30" RCP INV.=221.8'	(B) 8" DIP INV.=225.1'
	(1468) 30" RCP INV.=221.6'	(1466) 15" PVC INV.=225.1'
CB 1311	DMH 1468	SMH 1466
RIM ELEV.=230.3'	RIM ELEV.=230.2'	RIM ELEV.=236.2'
(1443) 15" RCP INV.=225.1'	(1465) 30" RCP INV.=222.4'	(A) 13" PVC INV.=230.1'
	(OUTFALL) 30" HDPE INV.=222.4'	(1011) 13" PVC INV.=227.8'
CB 1439	CB 30041	(1449) 15" PVC INV.=227.8'
RIM ELEV.=232.1'	RIM ELEV.=229.2'	
(1447) 24" RCP INV.=228.5'	(1457) 15" RCP INV.=224.1'	SMH 1050
(1441) 24" RCP INV.=228.2'		RIM ELEV.=244.3'
		(A) 13" PVC INV.=235.7'
CB 1441		(1056) 13" PVC INV.=234.7'
RIM ELEV.=230.8'		
(1439) 24" RCP INV.=226.7'		SMH 1056
(1443) 24" RCP INV.=226.5'		RIM ELEV.=242.4'
		(1050) 13" PVC INV.=234.05'
		(1011) 13" PVC INV.=234.0'



PURSUANT TO RSA 676:18, II:

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John Kaiser L.L.S. #937
4/28/22 DATE

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NOTES:

- REFERENCE: TAX MAP 114, LOT 002
- TOTAL PARCEL AREA: 13.34 AC. OR 581,110 SQ. FT.
- OWNER OF RECORD: 400 NORTH MAIN STREET, LLC
548 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
S.C.R.D. BK 4081, PG 957 & BK 4748, PG 883
- ZONE: HIGHWAY COMMERCIAL
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 20,000 sq.ft.
MIN. LOT AREA/DWELLING UNIT 5,000 sq.ft./7,500 sq.ft.
MIN. FRONTAGE 100 ft.
MIN. FRONT SETBACK 20 ft.
MIN. SIDE SETBACK 10 ft.
MIN. REAR SETBACK 25 ft.
MAX. LOT COVERAGE 85 %
MAX. BUILDING STORIES 3
WETLAND BUFFER 50 ft.
ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF ROCHESTER ZONING ORDINANCE DATED 02/02/17 AS AVAILABLE ON THE CITY WEBSITE ON 01/08/18. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING DECEMBER 2017 & MARCH 2019 USING A TRIMBLE S8 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- ADDITIONAL FIELD SURVEY PERFORMED BY L.P.S. ON DECEMBER 10, 2017 USING A DJI PHANTOM PRO UAV WITH AN AVERAGE GROUND SAMPLING DISTANCE OF 1.04 CM/0.41 IN. DATA WAS PROCESSED USING PIX4D SOFTWARE.
- THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON 6/7/17 IN ACCORDANCE WITH:
 - US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION B.O. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.
- FLOOD HAZARD ZONE: "X" & "AE", PER FIRM MAP 33017C02030, DATED 5/17/05.
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET VRS NETWORK, CONSISTENT WITH CITY OF ROCHESTER GIS DATUM.
- VERTICAL DATUM IS BASED ON NHDOT DISK H 52 1978 NAVD88 ELEVATION = 231.79'.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBSOLETE, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENTS OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND NH DEPARTMENT OF TRANSPORTATION.
- ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REFERENCE PLANS:

- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS, NH PROJECT NO. 10620-D SPAULDING TURNPIKE NH ROUTE 16" DATED JANUARY 11, 2011.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED LS 1827(1) NH NO. P-2692-V." DATED FEBRUARY 28, 1985.
- "ALTA/ACSM LAND TITLE SURVEY, TAX MAP 114 LOT 1, PROPERTY OF REL COMMONS, LLC, 306 NORTH MAIN STREET, ROCHESTER, NEW HAMPSHIRE, COUNTY OF STRAFFORD" DATED FEBRUARY 12, 2015 BY MSC NOT RECORDED.
- "PLAN OF LAND OF FIRST DEVELOPMENT CORPORATION GLOBE DEPARTMENT STORES ROUTE 11, ROCHESTER, NH" DATED NOV. 27, 1990 BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN 38A-41.
- 400 NORTH MAIN STREET DIGITAL CAD FILE FURNISHED BY NORWAY PLAINS ASSOCIATES.
- "PLAN OF LAND 400 NORTH MAIN STREET, LLC OF TAX MAP 114, LOT 2, 400 NORTH MAIN STREET, ROCHESTER, NEW HAMPSHIRE" DATED JANUARY 31, 2020 BY DOUCET SURVEY, LLC. S.C.R.D. PLAN 12070.

EXISTING CONDITIONS PLAN FOR TFMORAN, INC. OF TAX MAP 114 LOT 2 400 NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
5	4/28/22	ADD SITE SPECIFIC SOILS	J.F.K.
4	1/13/22	UPDATE BOUNDARY & SUBTITLES	J.F.K.
3	12/3/19	EDIT WETLAND NOTE #7	J.F.K.
2	11/18/19	ADD SMH 1050 & 1056 DATA	J.F.K.
1	06/27/19	ADD PARCEL LABELS	M.T.L.

DRAWN BY:	M.T.L.	DATE:	MARCH 26, 2019
CHECKED BY:	J.F.K.	DRAWING NO.:	5228A
JOB NO.:	5228	SHEET	2 OF 2



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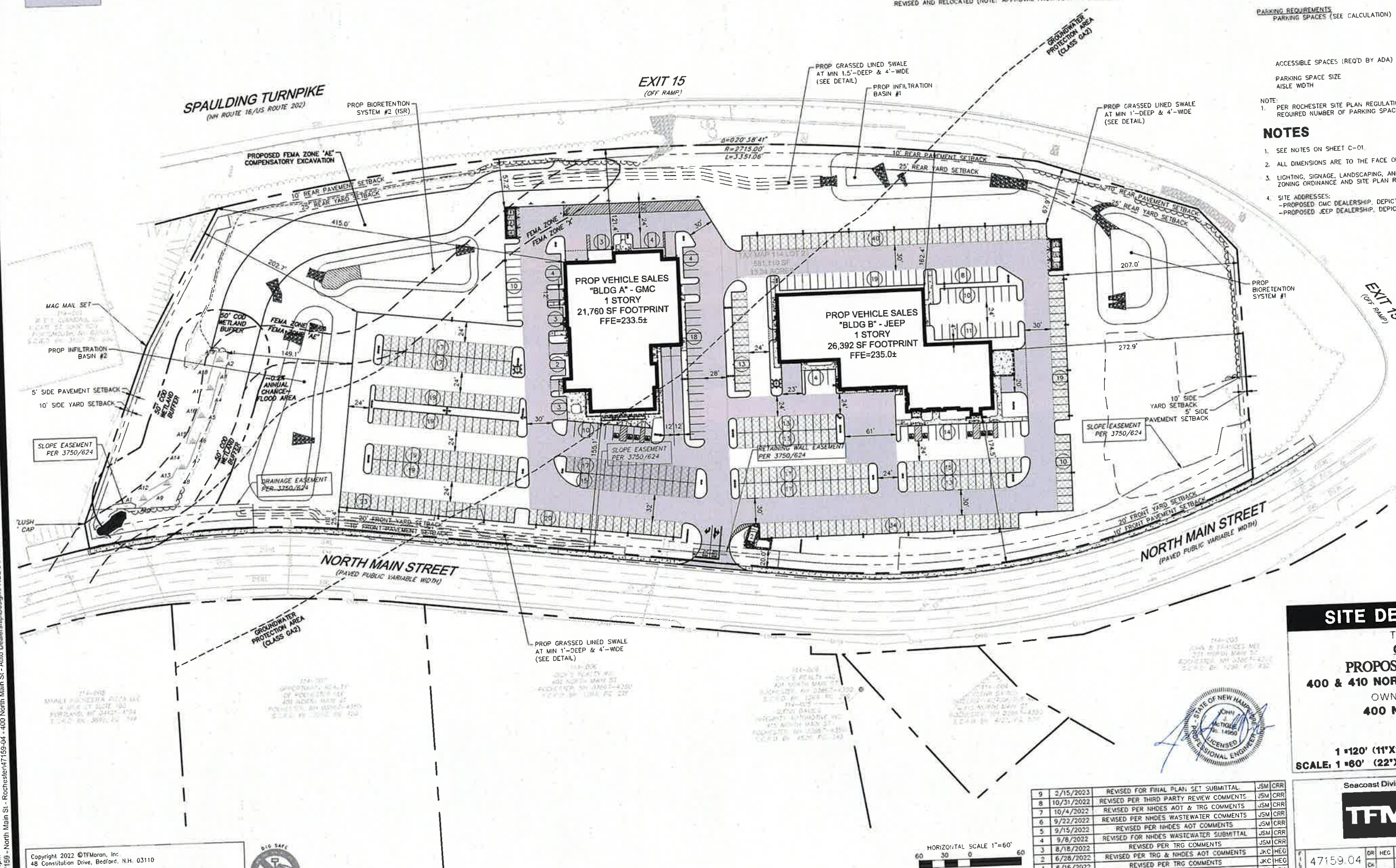


THE PURPOSE OF THIS PLAN IS TO CONSTRUCT TWO SEPARATE AUTO DEALERSHIP BUILDINGS FOR SALES AND SERVICE AND PARKING FOR DISPLAY AND CUSTOMER ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEM, UTILITIES, LIGHTING, AND LANDSCAPING. AS PART OF THE PROPOSED DEVELOPMENT, THE EXISTING FEMA FLOOD ZONE AE WILL BE REVISED AND RELOCATED (NOTE: APPROVAL FROM FEMA IS REQUIRED).

PARKING REQUIREMENTS			
PARKING SPACES (SEE CALCULATION)	168 SPACES	N/A	61 SPACES (CUSTOMER) (A)
	126 SPACES ¹		66 SPACES (CUSTOMER) (B)
			127 SPACES (TOTAL)
			185 SPACES (DISPLAY) (A)
			206 SPACES (DISPLAY) (B)
			391 SPACES (TOTAL)
			9 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	6 SPACES	N/A	(6 VAN SPACES)
	(1 VAN SPACE)		9 FT X 18 FT
PARKING SPACE SIZE	9 FT X 18 FT	N/A	24 FT X 32 FT
	24 FT	N/A	

NOTE:
1. PER ROCHESTER SITE PLAN REGULATIONS SECTION 10(C)(1), THE PLANNING BOARD MAY REDUCE THE REQUIRED NUMBER OF PARKING SPACES BY UP TO 25%.

1. SEE NOTES ON SHEET C-01
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
3. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND SITE PLAN REGULATIONS AND GRANTED WAIVERS.
4. SITE ADDRESSES:
-PROPOSED CMC DEALERSHIP, DEPICTED AS BUILDING 'A' 400 NORTH MAIN STREET
-PROPOSED JEEP DEALERSHIP, DEPICTED AS BUILDING 'B' 410 NORTH MAIN STREET



TAX MAP 114 LOT 2
OVERALL SITE PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1" = 120' (11" X 17")
SCALE: 1" = 60' (22" X 34")

MAY 24, 2022

Seacoast Division

TFM

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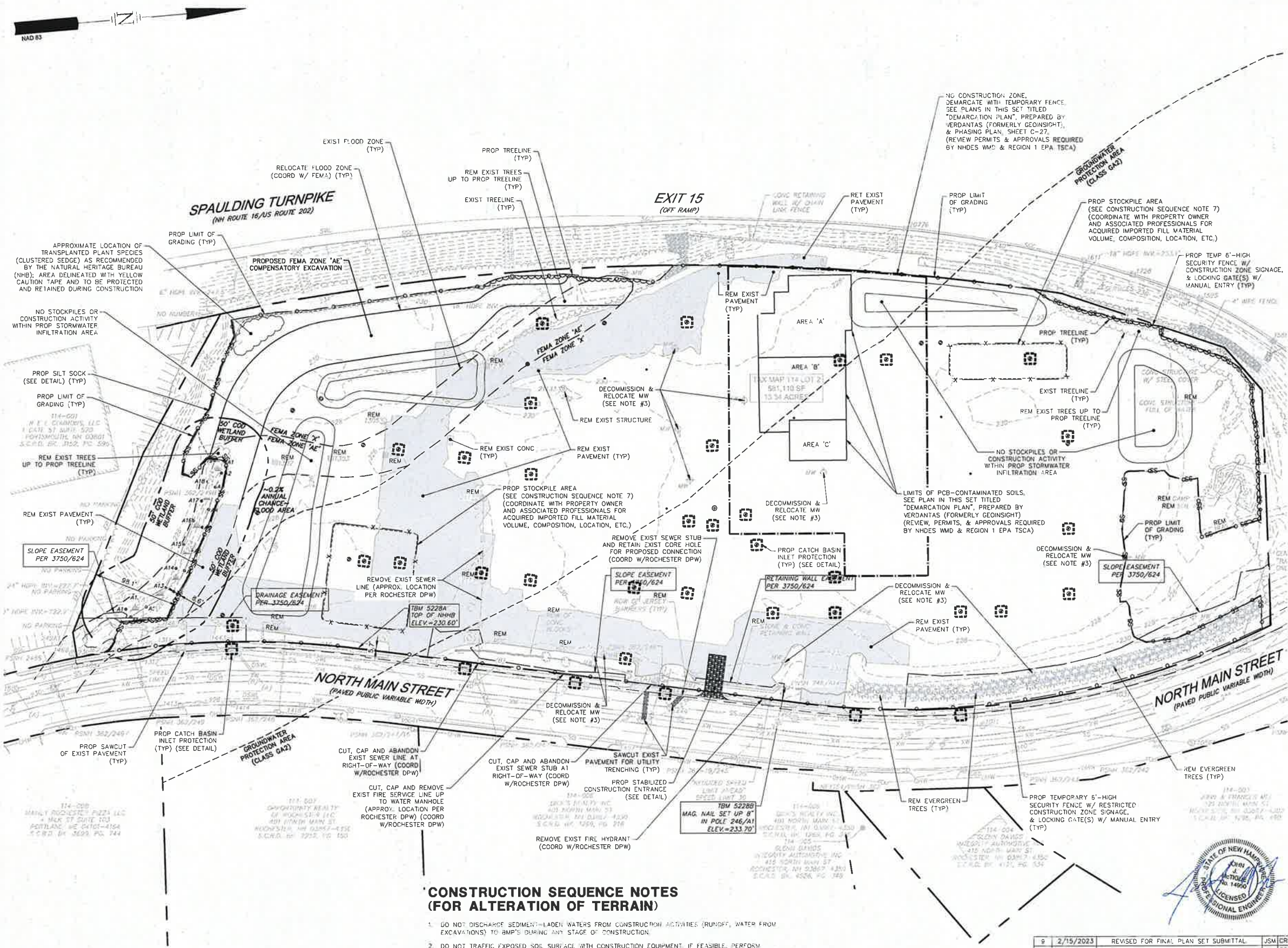
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Auto Descriptive\Design\PRODUCTION DRAWINGS\47159-04_Overall.dwg

Feb 15, 2023 - 1:14pm

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NOTES

1. SEE NOTES ON SHEET C-01.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. MONITORING WELLS SHALL BE DECOMMISSIONED AND RELOCATED IN COMPLIANCE WITH NHDES REGULATIONS AND GUIDANCE PER NHDES FILE #200703058 UNDER NHDES HAZARDOUS WASTE REMEDIATION DEPARTMENT. COORDINATE WITH NHDES, GEOSIGHT, TFMORAN, AND PROPERTY OWNER.
4. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
5. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
6. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
7. DURING CONSTRUCTION, CONTROL WASTE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER TO PREVENT ADVERSE IMPACTS TO WATER QUALITY AND THE ENVIRONMENT. CONTROL WASTES INCLUDE, BUT ARE NOT LIMITED TO, DISCARDED BUILDING MATERIALS, CONCRETE WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE.
8. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
9. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.
- MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARC 3800 RELATIVE TO INVASIVE SPECIES.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
 2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 3. STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
 4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
 5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
 6. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEED WITHIN 72 HOURS AFTER GRADING.
 7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
 8. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
 9. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
 10. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
 11. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 12. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
 13. CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
 14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
 15. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
 16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
 17. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
 18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

CONSTRUCTION SEQUENCE NOTES (FOR ALTERATION OF TERRAIN)

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO BMP'S DURING ANY STAGE OF CONSTRUCTION.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
3. AFTER INFILTRATION SYSTEMS ARE EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
4. DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
5. DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED, IF NECESSARY, AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
SITE PREPARATION & DEMOLITION PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1"=120' (11"X17")
SCALE: 1"=60' (22"X34")
MAY 24, 2022

Seacoast Division		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com
47159.04		DR HEG FB	C-03
		CADFILE	47159-04_Site PREP

REV	DATE	DESCRIPTION	DR	CK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	8/26/2022	REVISED PER TRG & NHDES AOT COMMENTS	JSM	CRR
1	6/16/2022	REVISED PER TRG COMMENTS	JSM	CRR

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100 SAFE

North Main St - Rochester 47159-04 - 400 North Main St - Auto Dealership Design PRODUCTION DRAWINGS 47159-01 Site.dwg

File 15, 2023 - 1:18pm
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SPAULDING TURNPIKE
(NH ROUTE 16/US ROUTE 202)

PROP "DO NOT PLOW SNOW BEYOND THIS POINT" SIGNS (MAY BE INSTALLED SEASONALLY) (TYP OF 5)

PROP CUSTOMER & EMPLOYEE PARKING (TYP)

RELOCATE & DECOMMISSION MW (TYP) (SEE SHEET C-03)

EXIT 15
(OFF RAMP)

CONTINUE SHEET C-06

SITE DATA

PARKING CALCULATIONS

REQUIRED PARKING RATIO:		1.5 SPACES / 1,000 GROSS SF
INTERIOR MOTOR VEHICLE SALE/RENTAL:		1 SPACE / 15 EXTERIOR DISPLAY SPACES
EXTERIOR DISPLAY SPACES:		4 SPACES / SERVICE BAY
MOTOR VEHICLE SERVICE BAYS:		
TOTAL PARKING SPACES REQUIRED:		
10,076 GROSS SF * 1.5 SPACE / 1,000 GROSS SF	=	15 SPACES
185 EXTERIOR DISPLAY SPACES * 1 SPACE / 15 SPACES	=	12 SPACES
13 SERVICE BAYS * 4 SPACES / SERVICE BAY	=	52 SPACES
TOTAL		79 SPACES
SNOW STORAGE REQUIREMENTS		
SNOW STORAGE (SEE CALCULATION)	REQUIRED	10,796 SF TO 21,592 SF
	PROPOSED	10,947 SF
SNOW STORAGE CALCULATIONS		
REQUIRED PARKING RATIO:		1 SF OF STORAGE AREA / 5 SF TO 10 SF OF CLEARING AREA
TOTAL SNOW STORAGE REQUIRED		107,961 SF CLEARING AREA X 1 SF / (5 SF TO 10 SF) = 10,796 SF TO 21,592 SF

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.
- NO VEHICLES ARE TO BE STORED WITHIN THE RIGHT-OF-WAY.

SIGN LEGEND

ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R1-1	STOP	30	30		1
R7-B ¹	RESERVED PARKING	12	18	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	4
R7-BP ²	VAN ACCESSIBLE	18	9		2
	DO NOT PLOW SNOW BEYOND THIS POINT	12	18	AS PREferred BY CLIENT	5

- NOTE:
- HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER STANDARDS AND ADA REGULATIONS.
 - PER ADA STANDARDS, A "VAN ACCESSIBLE" PLACQUE DOES NOT RESTRICT USE OF ACCESSIBLE SPACES TO VAN USERS ONLY.

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
SITE LAYOUT PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC
1"=80' (11"X17")
SCALE: 1"=40' (22"X34")
MAY 24, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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	CK	CADFILE	47159-04 SITE		



C-04

REV	DATE	DESCRIPTION	DR	CK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRC COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRC COMMENTS	JSM	CRR
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JMC	HEG
1	6/16/2022	REVISED PER TRC COMMENTS	JMC	HEG



<u>PARKING CALCULATIONS</u>	
BUILDING "B"	
REQUIRED PARKING RATIO:	15 SPACES / 1,000 GROSS SF
INTERIOR MOTOR VEHICLE SALE/RENTAL:	1 SPACE / 15 EXTERIOR DISPLAY
EXTERIOR DISPLAY SPACES:	4 SPACES / SERVICE BAY
MOTOR VEHICLE SERVICE BAYS:	
TOTAL PARKING SPACES REQUIRED:	= 15 SPACES +
10.135 GROSS SF * 1.5 SPACE / 1,000 GROSS SF	= 14 SPACES
206 EXTERIOR DISPLAY SPACES * 1 SPACE / 15 SPACES	= 60 SPACES
15 SERVICE BAYS * 4 SPACES / SERVICE BAY	= 80 SPACES
TOTAL	

1. SEE NOTES ON SHEET C-01 AND C-04.

SIGN LEGEND					
ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R7-B ¹		12	18	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	5
R7-BP ²		18	9		4

NOTE:
1. HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER STANDARDS AND ADA REGULATIONS.
2. PER ADA STANDARDS, A "VAN ACCESSIBLE" PLAQUE DOES NOT RESTRICT USE OF ACCESSIBLE SPACES TO VAN USERS ONLY.

TAX MAP 114 LOT 2
SITE LAYOUT PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

SCALE: 1"=40' (22"X34')

MAY 24, 2022

Seacoast Division

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C-05

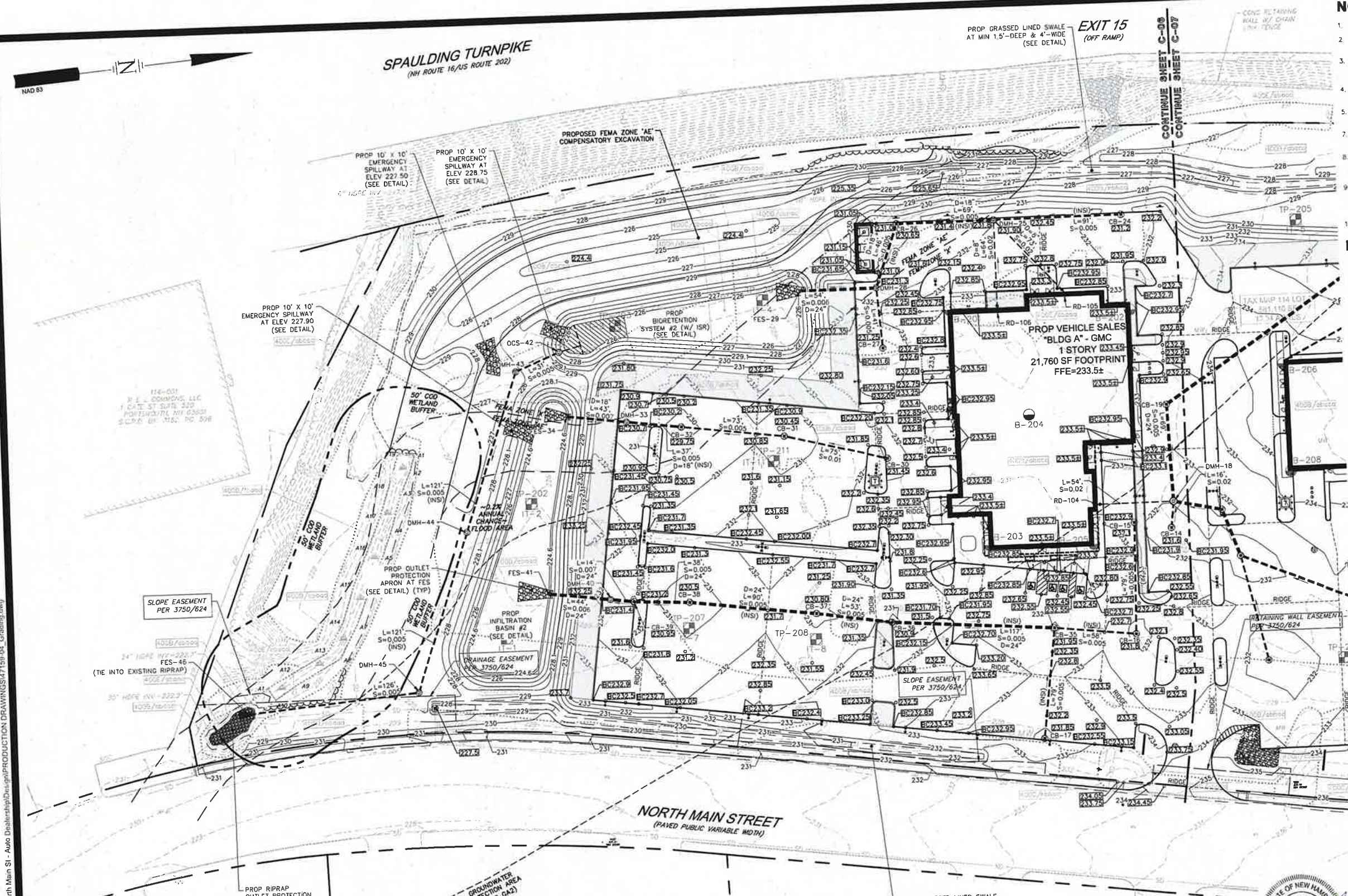
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	C
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	C
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	C
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	C
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	C
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	C
3	8/18/2022	REVISED PER TRG COMMENTS	JSM	C
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JKC	C
1	6/16/2022	REVISED PER TRG COMMENTS	JKC	C
REV	DATE	DESCRIPTION		DR

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- ### NOTES
- SEE NOTES ON SHEET C-01.
 - ALL DOORS AND GARAGE ENTRANCES SHALL BE AT FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
 - PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05'. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMP, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
 - ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
 - LENGTH OF PIPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
 - ALL PROPOSED DRAINAGE PIPES SHALL BE 12" AND HDPE, UNLESS OTHERWISE NOTED ON THE PLAN.
 - DRAINAGE PIPES WITH LESS THAN 3' COVER SHALL BE INSULATED (SEE UTILITY TRENCH DETAIL) AND DRAINAGE CATCH BASINS WITH LESS THAN 3.5' OF COVER OVER INVERTS SHALL USE SLAB TOP CATCH BASIN (SEE DETAILS).
 - THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR SUBDRAINAGE SYSTEMS FOR THE BUILDING FOUNDATION. SUBDRAINAGE MUST DAYLIGHT OR TIE INTO THE STORMWATER MANAGEMENT SYSTEM. COORDINATE SUBDRAINAGE SYSTEM DESIGN WITH THE ENGINEER OF RECORD.
 - ALL DRAIN MANHOLES AND CATCH BASINS TO BE 48" IN DIAMETER UNLESS OTHERWISE NOTED.

DRAINAGE STRUCTURE TABLE

CB-14 RIM=231.60 INV=227.20 (OUT) SUMP=223.20	CB-26 RIM=230.65 INV=226.90 (DMH-25) SUMP=222.80	CB-37 RIM=230.80 INV=225.10 (CB-36) INV=226.00 (OUT) SUMP=222.00
CB-15 RIM=232.10 INV=228.65 (OUT) SUMP=224.65	CB-27 RIM=231.25 INV=227.35 (OUT) SUMP=223.35	CB-38 RIM=230.50 INV=225.55 (CB-37) INV=225.45 (OUT) SUMP=221.45
CB-16 RIM=231.80 INV=228.25 (CB-15) INV=228.15 (OUT) SUMP=224.15	DMH-28 RIM=231.4± INV=225.55 (CB-26) INV=227.15 (CB-27) INV=226.35 (OUT) FES=29 INV=226.15	CB-39 RIM=230.95 INV=225.25 (CB-38) INV=225.15 (OUT) SUMP=221.15
CB-17 RIM=231.85 INV=228.25 (OUT) SUMP=224.25	CB-30 RIM=231.45 INV=226.95 (OUT) SUMP=222.95	DMH-40 RIM=231.3± INV=225.05 (CB-39) INV=224.95 (OUT)
RD-104 INV=229.90 (OUT)	RD-105 INV=229.00	FES-41 INV=224.70
RD-106 INV=229.00 (OUT)	DMH-18 (5' DIA STRUCTURE) RIM=232.0± INV=226.40 (CB-13) INV=226.85 (CB-14) INV=228.80 (RD-104) INV=226.30 (OUT)	DMH-43 RIM=227.9± INV=224.85 (DCS-42) INV=224.75 (OUT)
CB-19 RIM=231.90 INV=225.95 (DMH-18) SUMP=221.85	CB-32 RIM=229.75 INV=225.70 (CB-31) INV=225.30 (OUT) SUMP=221.30	DMH-44 RIM=227.9± INV=224.15 (IN) INV=224.05 (OUT)
DMH-25 (5' DIA STRUCTURE) RIM=231.90 INV=227.90 (RD-104) INV=227.80 (CB-17) INV=227.25 (OUT) SUMP=222.35	FES-34 INV=224.70	DMH-45 RIM=227.9± INV=223.45 (DMH-44) INV=223.35 (OUT)
	CB-24 RIM=231.20 INV=228.10 (OUT) SUMP=224.10	FES-46 INV=222.70
	DMH-33 RIM=230.60 INV=225.10 (CB-32) INV=225.00 (OUT)	
	CB-35 RIM=231.95 INV=227.85 (CB-15) INV=227.85 (CB-17) INV=227.05 (OUT) SUMP=223.05	
	CB-36 RIM=230.90 INV=227.80 (CB-15) INV=227.65 (CB-24) INV=226.35 (OUT) SUMP=222.35	

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
GRADING & DRAINAGE PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1"=80' (11"X17")
SCALE: 1"=40' (22"X34")
MAY 24, 2022

SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)

SYMBOL	DESCRIPTION	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
400B/obaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400C/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400D/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400E/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400B/abaaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400C/abaaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400D/abaaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400B/abaaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400C/abaaa	UDORTHENTS, SANDY	POORLY	C
400B/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400C/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A

SOIL PHASE LEGEND (PERCENT)

A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+

REV	DATE	DESCRIPTION	BY	CHK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JSM	CRR
1	6/16/2022	REVISED PER TRG COMMENTS	JSM	CRR

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EXIT 15
(OFF RAMP)

CONTINUE SHEET C-06
CONTINUE SHEET C-07

CONC. RETAINING
WALL 4' CHAIN
LINK FENCE

PROP GRASSED LINED SWALE
AT MIN 1'-DEEP & 4'-WIDE
(SEE DETAIL)

PROP 10' X 10' EMERGENCY
SPILLWAY AT ELEV=227.75
(SEE DETAIL)

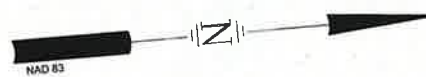
PROP OUTLET PROTECTION
APRON AT FES
(SEE DETAIL) (TYP)

PROPOSED
PROTECTION AREA
(CLASS 042)

PROP OUTLET
PROTECTION APRON

PROP GRASSED LINED SWALE
AT MIN 1'-DEEP & 4'-WIDE
(SEE DETAIL)

PROP 10' X 10' EMERGENCY
SPILLWAYS
AT ELEV. 229.60
(SEE DETAIL)



NAD 83

NOTES

- SEE NOTES ON SHEET C-01, AND C-04
- ALL DRAIN MANHOLES AND CATCH BASINS TO BE 48" IN DIAMETER UNLESS OTHERWISE NOTED.

DRAINAGE STRUCTURE TABLE

CB-01 RIM=232.15 INV=228.60 (OUT) SUMP=224.60	FES-08B INV=226.10	CB-21 RIM=231.60 INV=224.65 (CB-20) INV=224.55 (OUT) SUMP=220.55
CB-02 RIM=232.75 INV=228.35 (CB-01) INV=228.25 (OUT) SUMP=224.25	CB-10 RIM=232.2 INV=228.20 (CB-09) INV=227.80 (OUT) SUMP=223.80	DMH-22 RIM=233.04 INV=224.35 (CB-21) INV=224.25 (OUT)
CB-03 RIM=232.10 INV=227.85 (CB-02) INV=227.40 (OUT) SUMP=223.40	CB-11 RIM=231.40 INV=227.90 (OUT) SUMP=223.90	FES-23 INV=224.05
CB-04 RIM=233.00 INV=227.05 (IN) INV=227.00 (OUT) SUMP=223.00	CB-12 (5' DIA STRUCTURE) RIM=231.30 INV=227.30 (CB-10) INV=227.45 (CB-11) INV=226.90 (OUT) SUMP=222.90	RD-102A INV=229.00
DMH-05 RIM=231.85 INV=226.55 (CB-04) INV=226.45 (OUT)	CB-13 RIM=231.75 INV=226.70 (CB-12) INV=226.60 (OUT) SUMP=222.60	RD-102B INV=229.00
FES-06 INV=226.10	CB-20 RIM=231.60 INV=225.00 (CB-19) INV=224.90 (OUT) SUMP=220.90	DMH-103A RIM=233.8± INV=227.10 (RD-102A) INV=227.00 (RD-102B) INV=227.00 (OUT)
RD-101 INV=229.00 (OUT)	CB-07 RIM=230.45 INV=227.40 (OUT) SUMP=223.40	FES-103B INV=225.10
CB-08A RIM=231.60 INV=226.85 (PD-101) INV=226.85 (CB-07) INV=226.45 (OUT) SUMP=222.45	RD-102A INV=229.00 (OUT)	
	RD-102B INV=229.00 (OUT)	

SOIL PHASE LEGEND (PERCENT)

A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+

SOIL LEGEND (PER SITE SPECIFIC SOIL SURVEY)

SYMBOL	DESCRIPTION	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
400B/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400C/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400D/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400E/abaaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400B/dbaaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400C/dbaaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400B/dhbaa	UDORTHENTS, SANDY	MODERATELY WELL	B
400B/lbaaa	UDORTHENTS, SANDY	POORLY	C
400B/abbaa	UDORTHENTS, SANDY	EXCESSIVELY	A
400C/hbbaa	UDORTHENTS, SANDY	EXCESSIVELY	A

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

GRADING & DRAINAGE PLAN

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

1"=80' (11"X17")

SCALE: 1"=40' (22"X34")

MAY 24, 2022

Seacoast Division



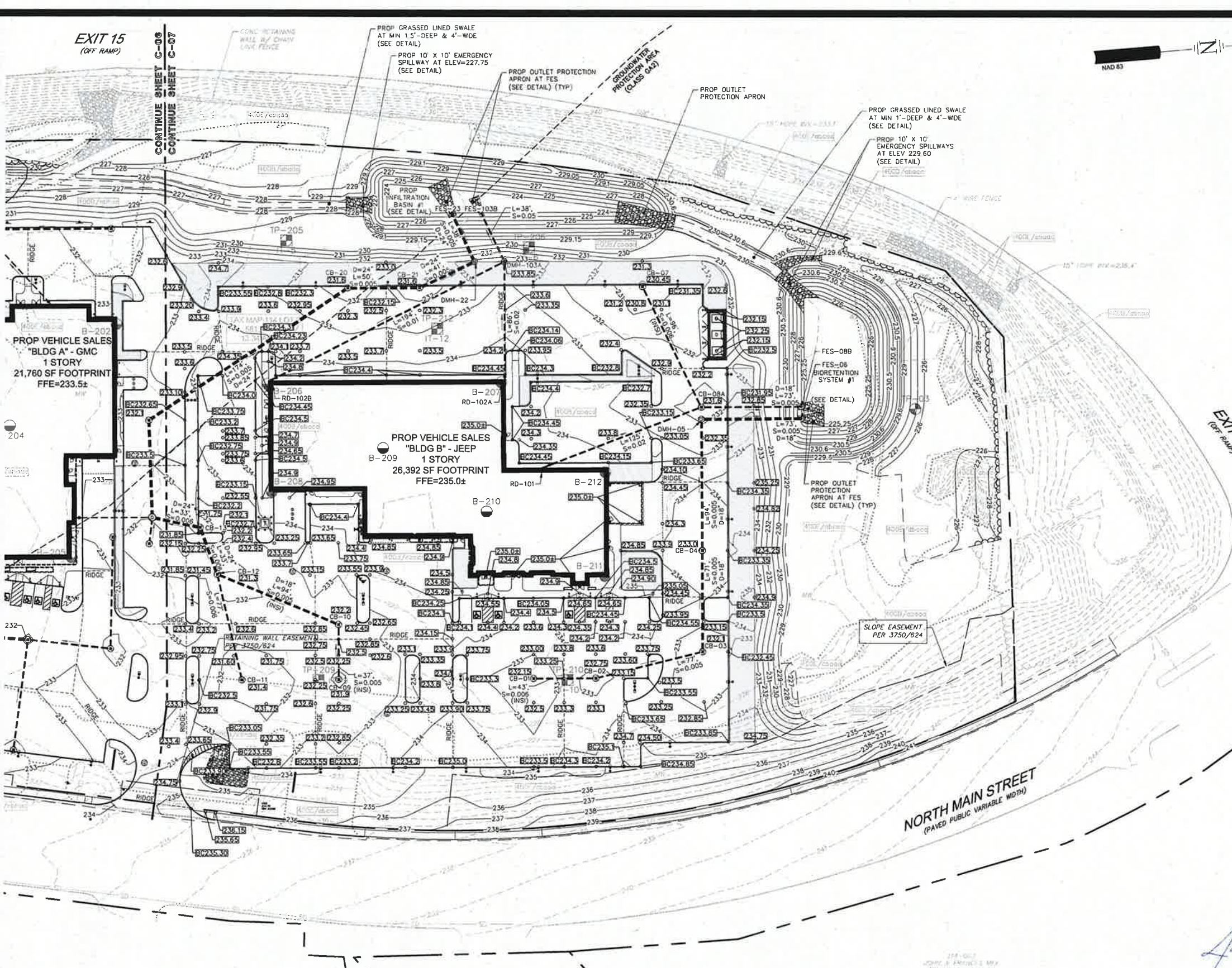
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47159.04 DR HEG FB
CK CADFILE 47159-04_GRADING C-07

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3	8/18/2022	REVISED PER TRG COMMENTS	JSM/CRR
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JSM/CRR
1	6/16/2022	REVISED PER TRG COMMENTS	JSM/CRR
REV	DATE	DESCRIPTION	CHK

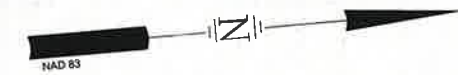
HORIZONTAL SCALE 1"=40'
40 20 0 40



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North Main St. - Rochester\Design\Production Drawings\47159-04 - 400 North Main St. - Auto Dealership\Design\Production Drawings\47159-04_Grading.dwg



EXISTING SEWER STRUCTURES	
SMH 1486	
RIM ELEV.=236.2'	
(A) 13" PVC INV.=230.1'	
(1011) 13" PVC INV.=227.8'	
(1449) 15" PVC INV.=227.6'	
SMH 1449	
RIM ELEV.=234.1'	
(1440) 18" PVC INV.=225.2'	
(A) 10" DIP INV.=225.2'	
(B) 8" DIP INV.=225.1'	
(1446) 15" PVC INV.=225.1'	
SMH 1440	
RIM ELEV.=231'	
(A) 4" PVC INV.=225.8'	
(B) 10" DIP INV.=225.3'	
(1449) 18" PVC INV.=224.8'	
(1442) 18" PVC INV.=224.7'	

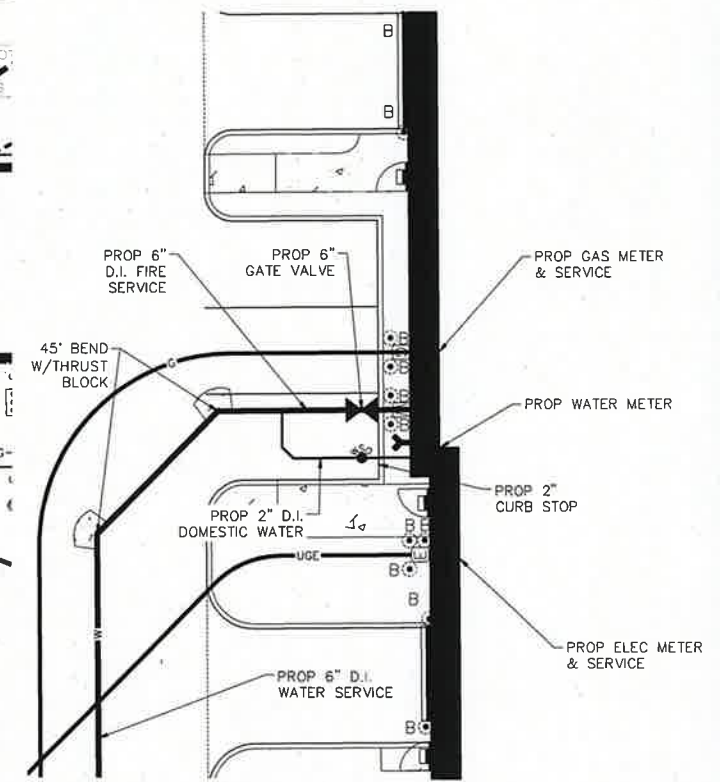
114-001
P.C. & COMMONS, LLC
1 GATE ST SUITE 800
PORTSMOUTH, NH 03801
S.C. 01, BK. 3152, PG. 596

SPAULDING TURNPIKE
(NH ROUTE 16/US ROUTE 202)

EXIT 15
(OFF RAMP)

NOTES

1. SEE NOTES ON SHEET C-01.
2. ALL PROPOSED UTILITIES SHALL CONFORM TO THE CITY OF ROCHESTER'S STANDARDS OF INFRASTRUCTURE DESIGN.
3. LENGTH OF PIPE AND PIPE SLOPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
4. WATER AND DRAIN LINE CROSSINGS REQUIRE INSTALLATION OF RIGID INSULATION WHEN SEPARATION BETWEEN LINES IS LESS THAN 18". SEE UTILITY TRENCH DETAIL.
5. WATER LINES SHALL BE WRAPPED IN POLYETHYLENE PLASTIC AND CONTRACTOR SHALL COORDINATE WITH ROCHESTER DEPARTMENT OF PUBLIC WORKS DURING INSTALLATION.
6. CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT MONITORING WELLS. ANY MODIFICATIONS TO EXISTING MONITORING WELLS SHALL BE DOCUMENTED WITH THE NHDES WITH COPY TO THE CITY.
7. A RED/WHITE STRIPED FIBERGLASS HYDRANT MARKER PILE WITH FLEXIBLE CONNECTION SHALL BE ATTACHED TO EACH NEW HYDRANT IN ORDER THAT THE HYDRANT CAN BE READILY LOCATED WHEN SNOW IS ON THE GROUND, PER CITY OF ROCHESTER REGULATIONS.
8. WATER SUPPLY CALCULATIONS MUST BE PROVIDED TO THE CITY OF ROCHESTER BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. WATER SUPPLY REQUIREMENTS MUST BE EVALUATED AND IT SHOULD BE DETERMINED IF AND WHERE ADDITIONAL FIRE HYDRANTS MUST BE REQUIRED ON SITE.
9. APPROPRIATE PERMITS AND APPROVALS FOR LAWFUL INSTALLATION AND OPERATION OF ABOVE GROUND PETROLEUM STORAGE TANKS (I.E. FUEL TANK, DIESEL GENERATOR, ETC.) MUST BE OBTAINED AND MAINTAINED PRIOR TO CONSTRUCTION AND OPERATION. ANY REQUIRED MODIFICATIONS TO THE SITE CONDITIONS MUST BE COORDINATED WITH THE ENGINEER OF RECORD.



WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
UTILITY PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1"=80' (11"X17")
SCALE: 1"=40' (22"X34")
MAY 24, 2022

Seacoast Division

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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REV	DATE	DESCRIPTION	CHK	APP
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES ADT & TRC COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES ADT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRC & NHDES ADT COMMENTS	JSM	CRR
2	6/28/2022	REVISED PER TRC & NHDES ADT COMMENTS	JKC	HEG
1	6/16/2022	REVISED PER TRC COMMENTS	JKC	HEG

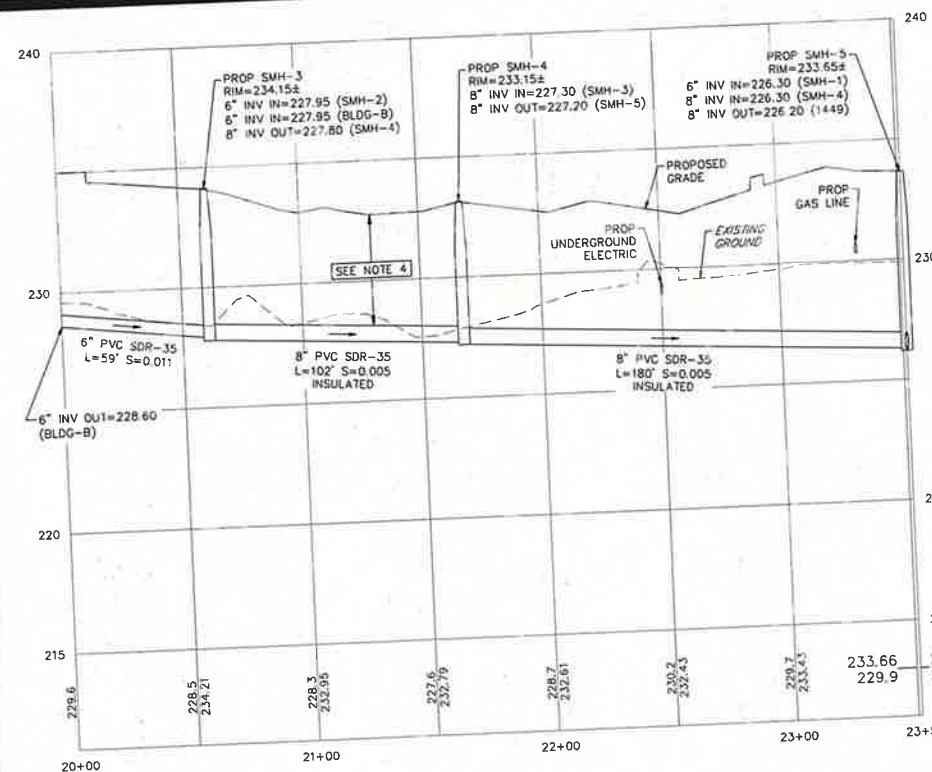
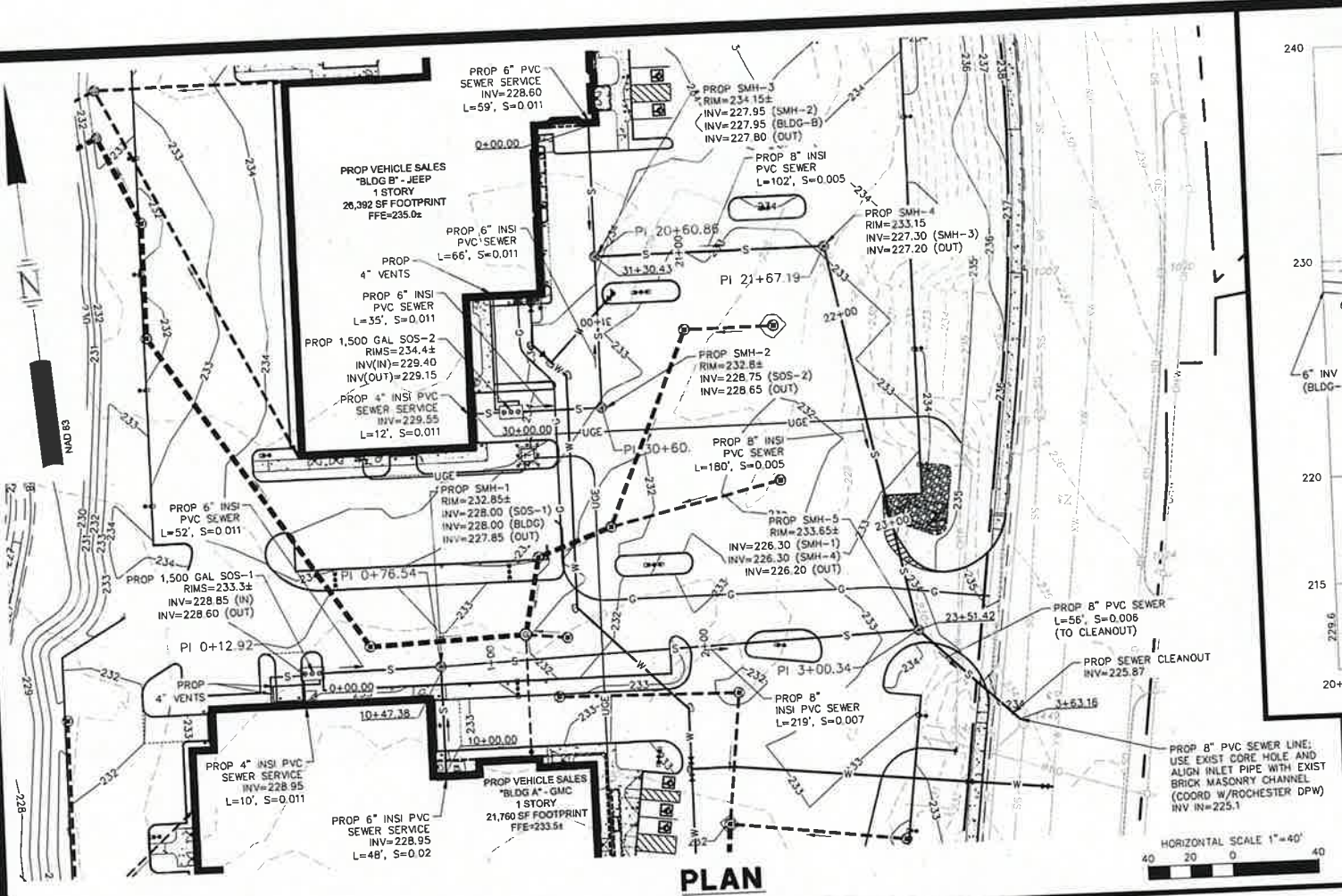
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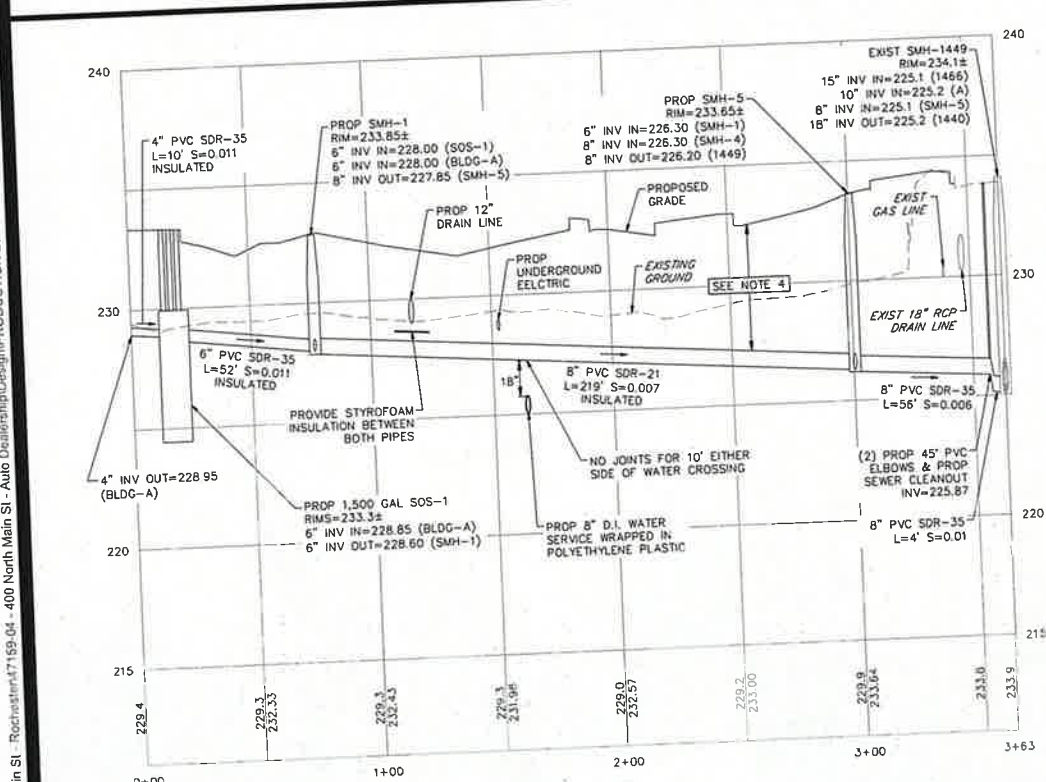
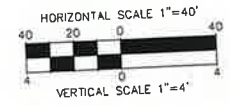
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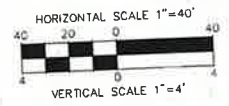
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BUILDING B SEWER PROFILE



BUILDING A SEWER PROFILE



NOTES

- SEE NOTES ON SHEET C-01, C-08 AND C-09.
- ALL PROPOSED UTILITIES SHALL CONFORM TO THE CITY OF ROCHESTER'S STANDARDS OF INFRASTRUCTURE DESIGN.
- LENGTH OF PIPE AND PIPE SLOPE IS FOR CONVENIENCE ONLY. ACTUAL PIPE LENGTH SHALL BE DETERMINED IN THE FIELD.
- SEWER PIPES SHALL BE INSULATED WHERE COVER DOES NOT MEET MINIMUM DEPTHS:
4' MIN (BENEATH UNPAVED AREAS)
6' MIN (BENEATH PAVEMENT)

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
SEWER PROFILE
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

SCALE: AS SHOWN

MAY 24, 2022



REV	DATE	DESCRIPTION	CHK	APP
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2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JAC	HEG
1	6/16/2022	REVISED PER TRG COMMENTS	JAC	HEG

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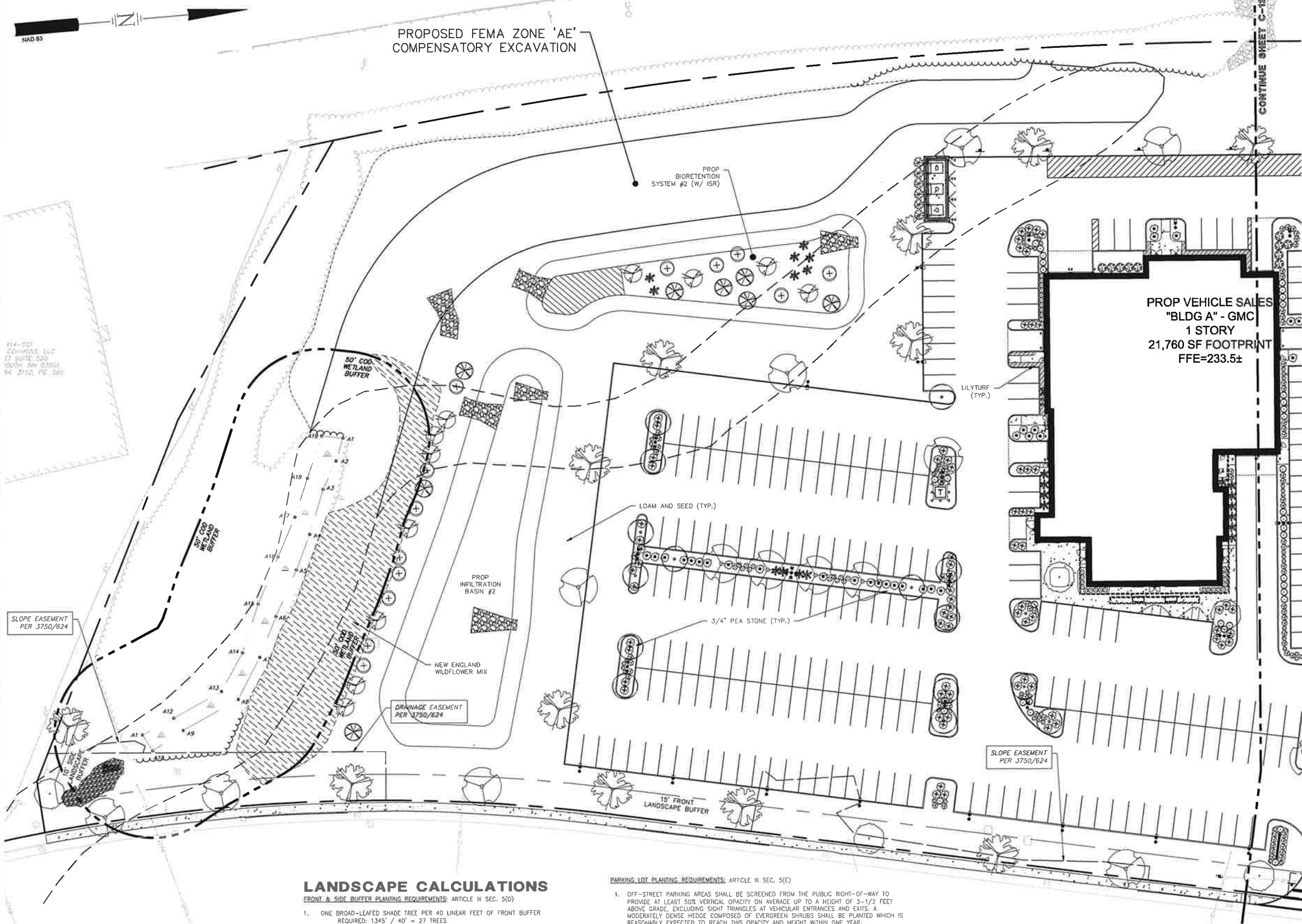
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47159.04
C-10

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LANDSCAPE CALCULATIONS

FRONT & SIDE BUFFER PLANTING REQUIREMENTS: ARTICLE III SEC. 5(D)

- ONE BROAD-LEAFED SHADE TREE PER 40 LINEAR FEET OF FRONT BUFFER
REQUIRED: 134' / 40' = 27 TREES
PROVIDED: 18 TREES, 1 TREE PER 75'
*WAIVER REQUIRED, ARTICLE III SEC. 5(D)(6b)
- TWO SHADE TREES, SPACED AT LEAST 40' APART, SHALL BE LOCATED WITHIN THE FRONT 50' OF EACH SIDE BUFFER.
REQUIRED: 4 TREES, 2 TREES PER EACH SIDE.
PROVIDED: 4 SHADE TREES
ARTICLE III SEC. 5(D)(6c)
- THE FRONT BUFFER AND FRONT 50 FEET OF BOTH SIDE BUFFERS SHALL BE PLANTED WITH SUFFICIENT TREES AND SHRUBS IN ORDER THAT, AT MATURITY (DEFINED HEREIN TO BE 5 YEARS FROM INSTALLATION), AT LEAST 33-1/3% OF THE AREA OF THE BUFFER, AS LOOKED DOWN UPON FROM ABOVE, WOULD BE COVERED BY THE CANOPIES/CROWNS OF THE TREES AND SHRUBS.
*WAIVER REQUIRED, ARTICLE III SEC. 5(D)(6f)

PARKING LOT PLANTING REQUIREMENTS: ARTICLE III SEC. 5(E)

- OFF-STREET PARKING AREAS SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY TO PROVIDE AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE, EXCLUDING SIGHT TRIANGLES AT VEHICULAR ENTRANCES AND EXITS. A MODERATELY DENSE HEDGE COMPOSED OF EVERGREEN SHRUBS SHALL BE PLANTED WHICH IS REASONABLY EXPECTED TO REACH THIS OPACITY AND HEIGHT WITHIN ONE YEAR.
*WAIVER REQUIRED, ARTICLE III SEC. 5(E)(2)
- THE LANDSCAPED MEDIAN SHALL BE PLANTED WITH EVERGREEN SHRUBBERY AND AT LEAST ONE ORNAMENTAL OR SHADE TREE FOR EVERY 30 LINEAR FEET OF THE MEDIAN.
REQUIRED: 14 TREES BETWEEN THE THREE LANDSCAPED MEDIANS
PROPOSED: 14 TREES AND EVERGREEN SHRUBS
ARTICLE III SEC. 5(E)(8)
- SHADE AND/OR ORNAMENTAL TREES SHALL BE PLANTED IN AND AROUND THE PARKING LOT IN ORDER THAT NO SPOT ON THE PARKING LOT IS SITUATED FURTHER THAN 75 FEET FROM THE CENTER OF THE TRUNK OF A SHADE OR ORNAMENTAL TREE. ARTICLE III SEC. 5(E)(9)

NOTES

- SEE LANDSCAPE DETAIL SHEET FOR ADDITIONAL NOTES (SHEETS C-25 & 26).

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	23	ACER RUBRUM 'REDPOINTE' REDPOINTE RED MAPLE	3" TO 3 1/2" CAL.	B&B
	36	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" TO 2 1/2" CAL.	B&B
	27	PLATANUS ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" TO 3 1/2" CAL.	B&B
	8	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	3" TO 3 1/2" CAL.	B&B
	91	AZALEA 'GIRARD'S CRIMSON' GIRARD'S CRIMSON AZALEA	3 GAL.	CONT.
	49	CORNUS BAILEYI RED TWIG DOGWOOD	3 GAL.	CONT.
	166	DEUTZIA 'YUKI SNOWFLAKE' YUKI SNOWFLAKE DEUTZIA	3 GAL.	CONT.
	121	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	3 GAL.	CONT.
	70	JUNIPERUS C. 'PFITZERIANA COMPACTA' COMPACT PFIZER JUNIPER	3 GAL.	CONT.
	100	SPIRAEA J. 'GOLDEN ELF' GOLDEN ELF SPIREA	3 GAL.	CONT.
	13	THUJA O. 'TECHNY' MISSION ARBORVITAE	5' TO 6'	B&B
	44	PANICUM V. 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL.	CONT.
	75	PENNISETUM ALOPECUROIDES 'HAAMEL' HAAMEL FOUNTAIN GRASS	1 GAL.	CONT.
	105	LIRIOD. SPICATA CREEPING LILYTURF	1 GAL.	CONT.

BIO-RETENTION/WETLAND BUFFER LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	8	AMELANCHIER CANADENSIS SHADBLow SERVICEBERRY	5 GAL.	CONT.
	14	CORNUS AMOMUM SILKY DOGWOOD	3 GAL.	CONT.
	28	PANICUM V. 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL.	CONT.
	15	SPECKLED ALDER ALNUS INCANA	3 GAL.	CONT.
	-	NEW ENGLAND WILDFLOWER MIX	9,500 SF	SEED

NEW ENGLAND WILDFLOWER MIX, OR APPROVED EQUAL
SPECIES: LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NUTANS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), NARROWLEAFED BLUE EYED GRASS (SYMPHYOTRICHUM ANGUSTIFOLIUM), BLACK EYED SUSAN (RUDBECKIA HIRTA), NEW ENGLAND ASTER (SYMPHYOTRICHUM NOVAE-ANGIAE), SPIKEED GAYFEATHER/ MARSH BLAZING STAR (LIATRIS SPICATA), STARVED/CAULCO ASTER (ASTER LATERIFLORUS/SYMPHYOTRICHUM LATERIFLORUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHUM FISTULOSUM)

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

LANDSCAPE PLAN

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

1"=60' (11"X17")

SCALE: 1"=30' (22"X34")

MAY 24, 2022

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7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
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3	8/18/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	8/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JKC	HEG
1	8/16/2022	REVISED PER TRG COMMENTS	JKC	HEG
REV	DATE	DESCRIPTION	DR	CK

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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47159.04

DR HEG

FB

CADFILE

47159-04_LANDSCAPE

C-11

NOTES

1. SEE LANDSCAPE DETAIL SHEET FOR ADDITIONAL NOTES. SHEET C-13.

VEHICLE SALES
BLDG A" - GMC
1 STORY
10 SF FOOTPRINT
FFE=233.5±

PROP VEHICLE SALES
"BLDG B" - JEEP
1 STORY
26,392 SF FOOTPRINT
FFE=235.0±

PROP
INFILTRATION
BASIN #1

NAD 83

4 WIRE FENCE

PROP
BIORETENTION
SYSTEM #1

EXIT 15
(OFF RAMP)

LILYTURF
(TYP.)

3/4" PEA STONE (TYP.)

RETAINING WALL EASEMENT
PER 3750/624

SLOPE EASEMENT
PER 3750/624

LOAM AND SEED (TYP.)

15' FRONT
LANDSCAPE BUFFER

10' SIDE
LANDSCAPE
BUFFER

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

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1	6/16/2022	REVISED PER TRG COMMENTS	JKC	HEG

HORIZONTAL SCALE 1"=30'
30 15 0 30

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C-12

Feb 15, 2023 - 1:29pm
F:\MSC Projects\47159-04 - North Main St - Auto Dealership\Design\PRODUCTION DRAWINGS\47159-04_Landscape.dwg

LANDSCAPE NOTES

1. CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
2. CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
3. SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTING WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
6. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
7. ALL PLANTS WILL BE NURSERY GROWN.
8. PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
9. TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
10. PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
11. ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HEeled-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
12. NEWLY PLANTED MATERIAL WILL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADE OF THE PLANT PRIOR TO DIGGING.
13. PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BE GROUND BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
14. PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIP LINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE SIX (6) INCH LOAM AND SEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
16. TREE STAKES AND WRAP WILL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR. CONTRACTOR WILL REMOVE.
17. ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS, WHERE MULCHED PLANT BED ADJUTS LAWN, PROVIDE TURF CUT EDGE.
18. ALL PLANT BEDS WILL INTERSECT WITH PAVEMENT AT 90 DEGREES UNLESS OTHERWISE NOTED ON PLANS.
19. ALL PLANT BED EDGES WILL BE SMOOTH AND CONSISTENT IN LAYOUT OF RADII AND TANGENTS. IRREGULAR, WAVY EDGES WILL NOT BE ACCEPTED.

1. CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES OF WATERING.
2. CONTRACTOR WILL BEGIN WATERING IMMEDIATELY AFTER PLANTING. ALL PLANTS WILL BE THOROUGHLY WATERED TWICE DURING THE FIRST 48 HOUR PERIOD AFTER PLANTING. ALL PLANTS WILL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON BUT NOT LESS THAN ONE YEAR.
3. WATER ALL LAWNS AS REQUIRED. DO NOT LET NEWLY PLANTED LAWNS DRY OUT DURING THE FIRST FOUR WEEKS MINIMUM.
4. ALL NEW LAWNS WILL BE MAINTAINED AND MOWED A MINIMUM THREE (3) TIMES BEFORE REQUESTING REVIEW BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR ACCEPTANCE. MAINTENANCE AND MOWING WILL CONTINUE UNTIL ACCEPTED BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE IS ISSUED IN WRITING.
5. THE CONTRACTOR WILL MAINTAIN AND GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHOWING LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE (1) YEAR PERIOD WILL BE IMMEDIATELY REPLACED BY THE CONTRACTOR.
6. ALL ORNAMENTAL GRASSES WILL BE CUT BACK EVERY FALL OR EARLY SPRING.
7. DECIDUOUS PLANT MATERIAL INSTALLED AFTER SEPTEMBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO STAGE OF LEAF PHYSIOLOGY. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.
8. EVERGREEN PLANT MATERIAL INSTALLED AFTER OCTOBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO END OF GROWTH SEASON. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.

HYDROSEEDING NOTES

- HYDROSEEDING MAY BE USED AS AN ALTERNATE METHOD OF SEEDING. THE APPLICATION OF LIVESTONE AS NECESSARY, FERTILIZER AND GRASS SEED MAY BE ACCOMPLISHED IN ONE OPERATION BY THE USE OF A SPRAYING MACHINE APPROVED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER. THE MATERIALS SHALL BE MIXED WITH WATER IN THE MACHINE AND SHALL CONFORM TO RELATIVE REQUIREMENTS OF SECTION 644 OF NH. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

INVASIVE PLANT NOTES

1. EXISTING NON-NATIVE, INVASIVE PLANT SPECIES WILL BE IDENTIFIED, REMOVED, DESTROYED AND LEGALLY DISPOSED OF IN ACCORDANCE WITH THE LATEST UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION METHODS OF DISPOSING NON-NATIVE INVASIVE PLANTS. SEE "MANAGE AND CONTROL INVASIVES" AND PROPERLY DISPOSE OF INVASIVE PLANTS.

PRICING & CONSTRUCTION DOCUMENTS

1. CONTRACTOR WILL PRICE PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE PLANTINGS GRAPHICALLY SHOWN ON THESE DRAWINGS OR IN PLANT LIST, WHICHEVER IS GREATER. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
2. CONTRACTOR WILL VERIFY PRIOR TO PRICING IF SITE SOILS ARE VERY POORLY DRAINING OR IF LEDGE IS PRESENT. IF CONTRACTOR ENCOUNTERS VERY POORLY DRAINING SOILS (BATH TUB EFFECT) OR LEDGE THAT IMPACTS PROPOSED PLANTING PLAN, NOTIFY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE FOR DIRECTION PRIOR TO PRICING AND AGAIN PRIOR TO PERFORMING ANY WORK.
3. PARKING AREA PLANTED ISLANDS WILL HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
4. EXISTING TREES SHOWN ON THE PLAN WILL REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN WILL BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
5. CONTRACTOR WILL STAKE OR PLACE ON GROUND ALL PROPOSED PLANT MATERIALS PER PLAN. CONTACT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. COORDINATE WITH LANDSCAPE ARCHITECT'S CONTRACTED NUMBER OF SITE VISITS WHEN PLANNING FOR INSPECTION. NOTIFY LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF REQUESTED SITE VISIT.
7. CONTRACTOR WILL DEVELOP A WRITTEN WATERING SCHEDULE AND WILL SUBMIT WATERING SCHEDULE TO OWNERS' REPRESENTATIVE. CONTRACTOR WILL WATER ALL NEW PLANTS INCLUDING LAWNS THAT ARE NOT "IRRIGATED" VIA A PERMANENT IRRIGATION SYSTEM FOR THE FIRST 12 MONTHS.

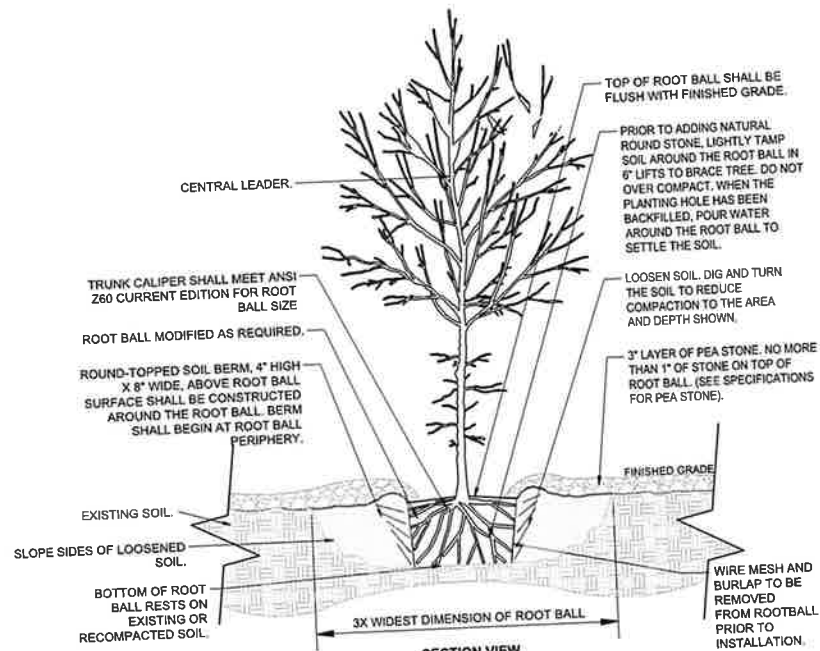
SEEDING NOTES

- SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15. EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDING OR SOOIL SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.
- SLOPES UP TO AND INCLUDING 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA.
- SLOPES STEEPER THAN 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA. SEE CIVIL FOR ADDITIONAL EROSION CONTROL MEASURES.
- GENERAL SEED WILL BE NHDOT SPECIFICATION SECTION 644, TABLE 644-1-PARK SEED TYPE 15, INCLUDING NOTES TO TABLE 1, 2 & 3.

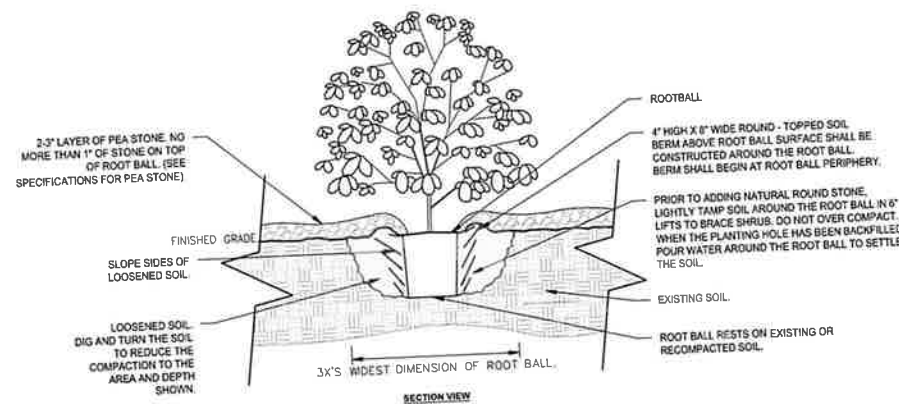
IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE/LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
4. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
5. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
6. REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.

NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

6" LOAM (ITEM 641)
SEED (ITEM 644) LIMESTONE (ITEM 642) FERTILIZER (ITEM 643.11)
APPLY RATIOS OF LIMESTONE AND FERTILIZER PER MANUFACTURERS
SPECIFICATION BASED ON SOIL TEST RESULTS.
STRAW MULCH SHALL BE UTILIZED FOR EROSION CONTROL AT A RATE
OF 3 TONS PER ACRE. HYDROSEEDING MAYBE UTILIZED AS AN
ALTERNATE METHOD. (SEE HYDROSEEDING NOTES)

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SCALE: NTS

MAY 24, 2022

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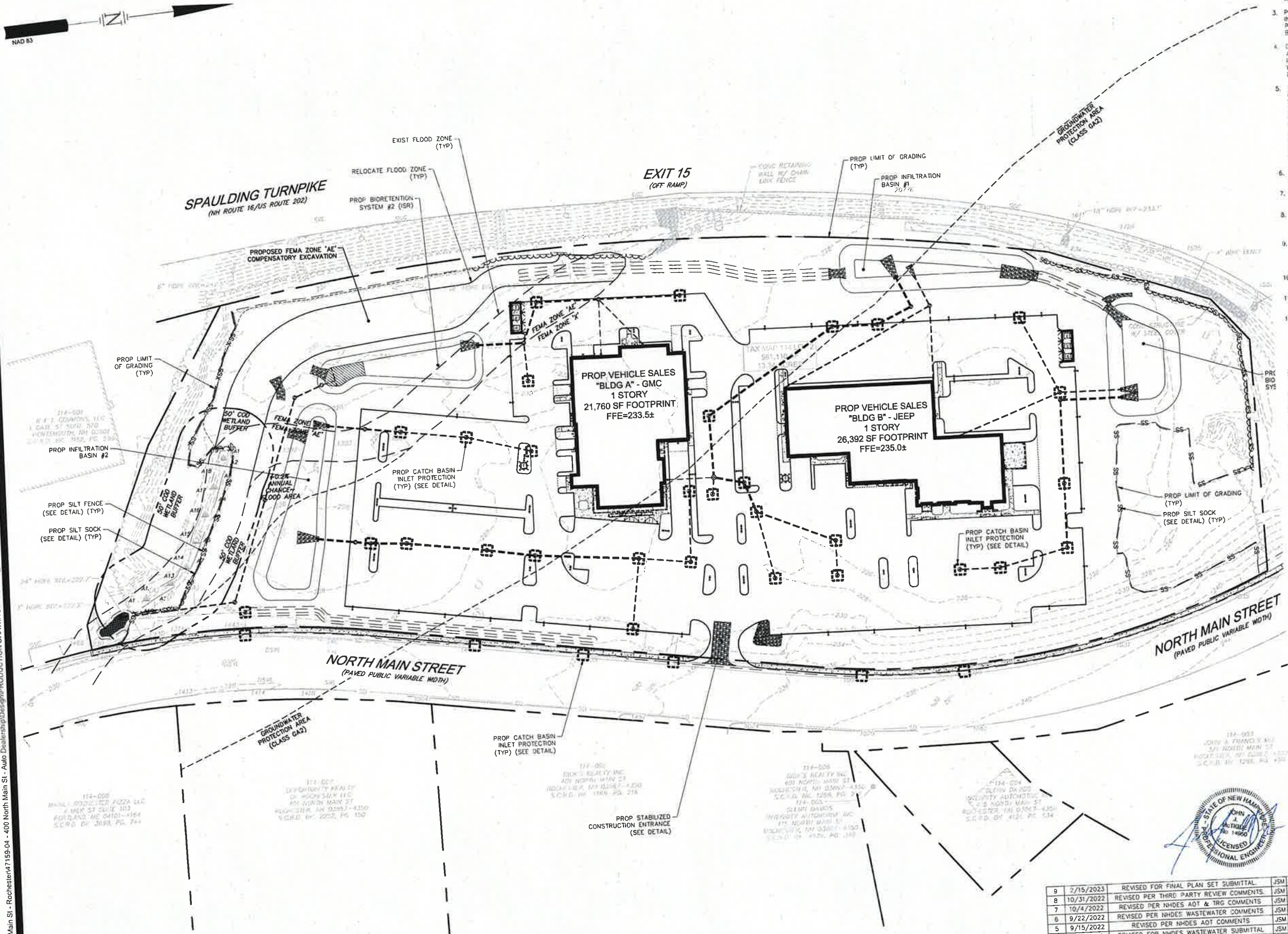
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CK		CAOFILE	47159-D4_LANDSCAPE

C-13

NOTES

- SEE NOTES ON SHEET C-01, EROSION CONTROL NOTES ON SHEET C-15, EROSION CONTROL DETAILS ON SHEET C-18, AND THE APPROVED SWPPP, AS APPLICABLE.
- INSTALL SILT BARRIER ALONG THE PERIMETER OF THE AREA TO BE DISTURBED AS FIRST ORDER OF WORK.
- PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED. INLET PROTECTION BARRIERS SHALL BE IN PLACE AT ALL CATCH BASINS PRIOR TO THE DISTURBANCE OF SOIL.
- DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE ACCOMPLISHED BY THE UNIFORM APPLICATION OF CALCIUM CHLORIDE AT THE RATE OF 1-1/2 POUNDS PER SQUARE YARD BY MEANS OF A LIME SPREADER OR OTHER APPROVED METHOD. WATER MAY ALSO BE USED FOR DUST CONTROL, AND APPLIED BY SPRINKLING WITH WATER TRUCK DISTRIBUTORS, AS REQUIRED.
- THE SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION IF THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. THE SITE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN NOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE FOR, OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- SILT PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS CONTAINED IN THIS PLAN SET.
- CONSTRUCT JUTE MATTING ON ALL SLOPES STEEPER THAN 3:1, DISTURBED AREAS SLOPING TOWARDS WETLANDS AND ALL LOCATIONS SHOWN ON PLAN.
- INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN STORM OF 0.10" OR GREATER. REPAIR/MODIFY SILT BARRIER AS NECESSARY TO MAXIMIZE FILTER EFFICIENCY. REMOVE SEDIMENT WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
- PROVIDE SILT BARRIERS AT THE BASE OF CUT AND FILL SLOPES UNTIL COMPLETION OF THE PROJECT OR UNTIL VEGETATION BECOMES ESTABLISHED ON SLOPES. EROSION PROTECTION BELOW FILL SLOPES SHALL BE PLACED IMMEDIATELY AFTER CLEARING, PRIOR TO EMBANKMENT CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS QUICKLY AS POSSIBLE. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- ALL WORK AREAS TO BE STABILIZED AT THE END OF EACH WORK DAY AND PRIOR TO ANY PREDICTED SIGNIFICANT RAIN EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, ARE INSTALLED IN AREAS TO BE PAVED.
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER ALL AREAS HAVE BEEN STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
- THE EROSION CONTROL PRACTICES SHOWN ON THESE PLANS ARE ILLUSTRATIVE ONLY AND SHALL BE SUPPLEMENTED BY THE SITE CONTRACTOR AS NEEDED.
- ENV-WQ 1506.15 REQUIRES THAT:
A. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, EXCEPT FOR SILT FENCE, INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH, AND
B. TURF REINFORCEMENT MATS SHALL BE COVERED WITH SOIL TO PREVENT EXPOSURE OF THE MATS TO THE SURFACE.



SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
EROSION CONTROL PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1"=120' (11"X17")
SCALE: 1"=60' (22"X34")
MAY 24, 2022

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
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www.tfmoran.com

REV	DATE	DESCRIPTION	BY	CHK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/16/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JKC	HEG
1	6/16/2022	REVISED PER TRG COMMENTS	JKC	HEG

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Feb 15, 2023 - 1:31pm
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SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSIST OF UDORTMENTS, THE MAJORITY OF THE SOIL IS HSG TYPE A AND B

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 525,875 SQUARE FEET (12.1± ACRES). CONSTRUCTION SHALL BE PHASED TO LIMIT DISTURBED AREAS TO LESS THAN 5 ACRES, UNLESS AN ENVIRONMENTAL MONITOR IS CONTRACTED TO PERFORM SITE INSPECTIONS, PURSUANT TO ENV-WO 1505.03(D) AND SPECIFIED HEREIN.

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL PERIMETER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SITE DEVELOPMENT PLANS, PERMITS, OR SWPPP IF REQUIRED, PRIOR TO EARTH MOVING OPERATIONS.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. INSTALL STORMWATER TREATMENT PONDS AND SWALES BEFORE ROUGH GRADING THE SITE.
4. COMPLETE MAJOR GRADING OF SITE.
5. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
6. CONSTRUCT PARKING AREAS.
7. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
8. CONSULT APPLICABLE REGULATIONS, PERMITS, CONDITIONS, AND APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME, (5 AC MAX)
3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
5. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
6. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
8. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING AN ENVIRONMENTAL MONITOR, PURSUANT TO ENV-WO 1505.03(D), IS CONTRACTED.
9. A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE ALTERATION OF TERRAIN PERMIT ("PERMIT").
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 0.5 INCH OR GREATER RAIN EVENT (I.E. 0.5 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD). IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485-A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
 - WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (TO CLORIA.ANDREWS@DES.NH.GOV).
 - PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE ABOVE).

B. FILTERS / BARRIERS

1. SILT SOCKS

- A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE 3" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS

MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

- B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.

- C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

MAINTENANCE

- A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
- B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
- D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

- A. APPLY MULCH PRIOR TO ANY STORM EVENT.

THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

- B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND ROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTROL EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

- A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.
- C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)
- D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.
- E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
- F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

FOR SINGLE/DUPLEX FAMILY SUBDIVISIONS, WHEN LOT DEVELOPMENT IS NOT PART OF THE PERMIT, THEN LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

WASTE DISPOSAL

1. WASTE MATERIALS
ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB
- B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS
- E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

HAZARDOUS PRODUCTS:

THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION
- C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

PETROLEUM PRODUCTS:

ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA. STATE EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
- G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

EROSION CONTROL NOTES

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone: (603) 431-2222
Fax: (603) 431-0910
www.tfmoran.com

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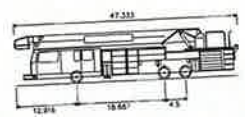
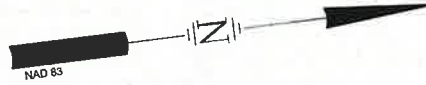
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2	6/28/2022	REVISED PER TRG & NHDES ADT COMMENTS	JCM/HEG
1	6/16/2022	REVISED PER TRG COMMENTS	JCM/HEG
REV	DATE	DESCRIPTION	DR/CK

FILE	47159.04	DR	HEG	FB	-	C-15
CHK		CADFILE	47159-04_EROSION			



Rochester Fire Truck 2022
Overall Length: 18.6'
Overall Width: 12.8'
Overall Body Height: 10.4'
Min. Body Ground Clearance: 6.75'
Track Width: 6.00'
Lock-to-lock time: 2.50"
Max. Steering Angle (Virtual): 25.00°

SPAULDING TURNPIKE
(NH ROUTE 16/US ROUTE 202)

EXIT 15
(OFF RAMP)

EXIT 15
(OFF RAMP)

PROP VEHICLE SALES
"BLDG A" - GMC
1 STORY
21,760 SF FOOTPRINT
FFE=233.5±

PROP VEHICLE SALES
"BLDG B" - JEEP
1 STORY
26,392 SF FOOTPRINT
FFE=235.0±

NORTH MAIN STREET
(PAVED PUBLIC VARIABLE WIDTH)

NORTH MAIN STREET
(PAVED PUBLIC VARIABLE WIDTH)

FIRE TRUCK MOVEMENT
(TYP)

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2
FIRE TRUCK TURNING PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1"=120' (11"X17")
SCALE: 1"=60' (22"X34")
MAY 24, 2022



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HORIZONTAL SCALE 1"=60'
60 30 0 30 60

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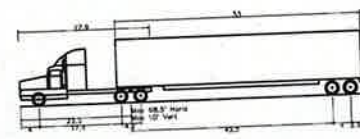
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Portsmouth, NH 03801
Phone (603) 431-2222
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47159.04

DR HEG FB
CK CADFILE

C-16

Feb 15, 2023 - 1:32pm
F:\MISC Projects\17159 - North Main St - Rochester\17159-04 - 400 North Main St - Auto Dealership\Design\PRODUCTION DRAWINGS\17159-04_Truck_Fire_Rev-2022_Truck.dwg
North Main St - Rochester\17159-04 - 400 North Main St - Auto Dealership\Design\PRODUCTION DRAWINGS\17159-04_Truck_Fire_Rev-2022_Truck.dwg



WB-67 - Interstate Semi-Trailer
Overall Length 73'50"
Overall Width 8'50"
Overall Height 13'50"
Min Body Ground Clearance 3'50"
Max Track Width 8'00"
Lock-to-lock time 28'40"
Max Steering Angle (Virtual) 28'40"

SPAULDING TURNPIKE
(NH ROUTE 16/US ROUTE 202)

EXIT 15
(OFF RAMP)

EXIT 15
(OFF RAMP)

PROP VEHICLE SALES
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NORTH MAIN STREET
(PAVED PUBLIC VARIABLE WIDTH)

NORTH MAIN STREET
(PAVED PUBLIC VARIABLE WIDTH)

WB-67 TRUCK MOVEMENT
(TYP)

SITE DEVELOPMENT PLANS
TAX MAP 114 LOT 2
WB-67 TRUCK TURNING PLAN
PROPOSED AUTO DEALERSHIPS
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0		DESCRIPTION	DR	CK

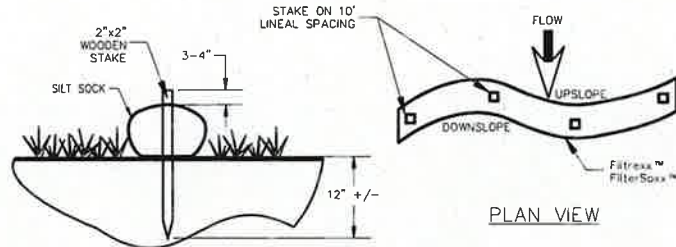
HORIZONTAL SCALE 1"=60'
60 30 0 30 60

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C-17



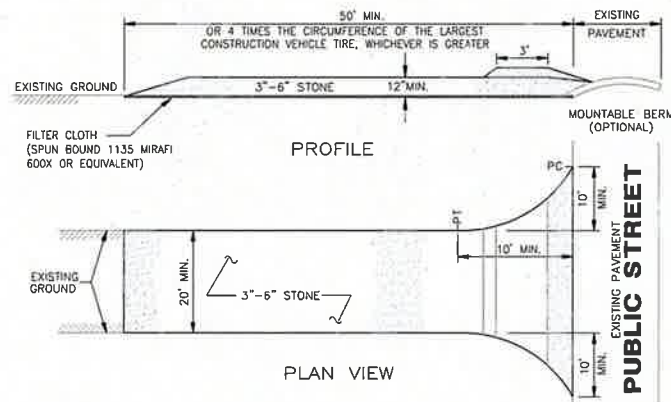
SECTION VIEW

NOTES:

1. SILT SOCK SHALL BE FILTREXX™ SILT SOCK™ WHITE BIO-DEGRADABLE WOVEN SILT SOCK OR WOVEN ORGANIC MATERIALS, OR APPROVED EQUIVALENT.
2. ALL MATERIAL AND SIZES TO MEET FILTREXX™ SPECIFICATIONS.
3. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
4. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
5. SILT SOCK SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH.

FILTREXX™ FILTERSOXX™ STAKING

NOT TO SCALE

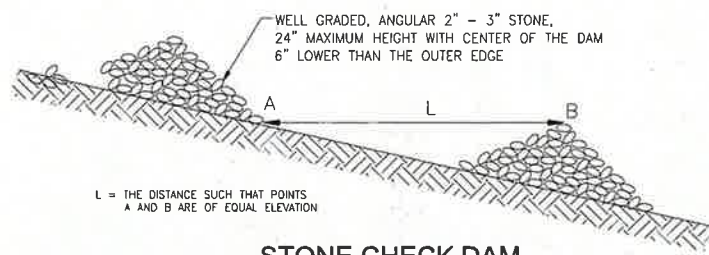


NOTES

1. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

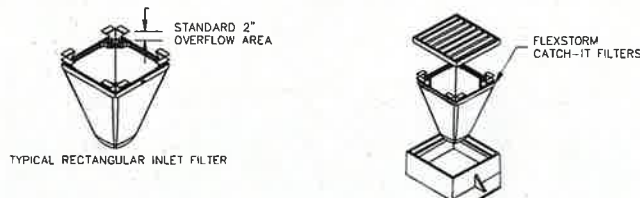
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE



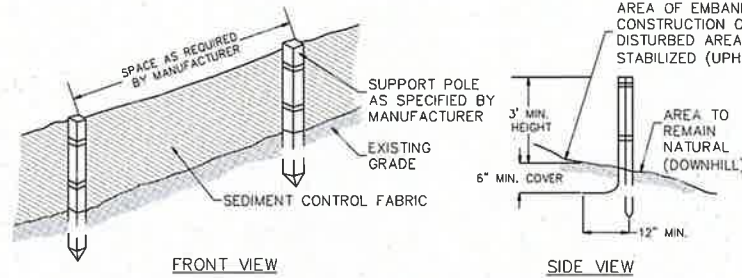
NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSPECTION SHOULD OCCUR FOLLOWING ANY RAIN EVENT > 1".
3. EMPTY THE SEDIMENT BAG PER MANUFACTURER'S SPECIFICATIONS.
4. REMOVED CAGED ON SILT FROM SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY WITH OPTIMAL FILTRATION.
5. REPLACE BAG IF TORN OR PUNCTURED TO > 1/2" DIAMETER ON LOWER HALF OF BAG.
6. INLET FILTER SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH.

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 INFO@INLETFILTERS.COM

INLET PROTECTION

NOT TO SCALE

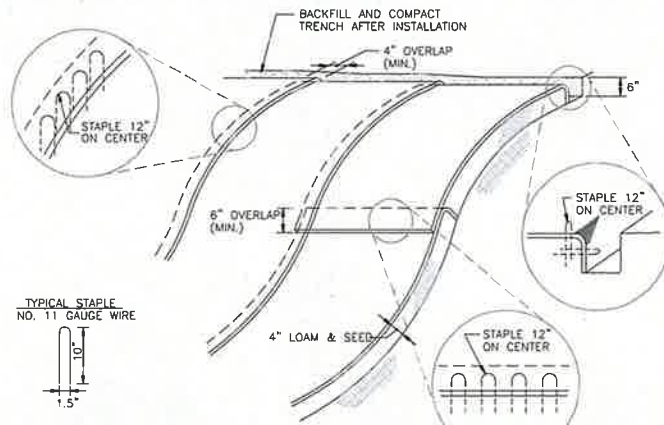


NOTES

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES, OF THE NEW HAMPSHIRE STORMWATER MANUAL, DECEMBER 2008.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
3. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
6. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND TO A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
11. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
12. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE

NOT TO SCALE

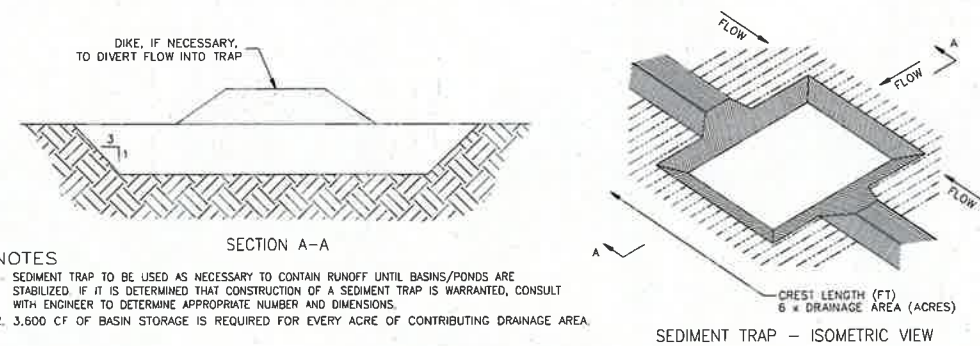


NOTES

1. INSTALL AT DISTURBED LOCATIONS WITH 2:1 SLOPES OR GREATER AND AS INDICATED PER PLANS.
2. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE BLANKET DOWN THE SLOPE OR SWALE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
6. BLANKET SHALL BE NORTH AMERICAN GREEN C125BN, EAST COAST EROSION CONTROL ECC-2B, AMERICAN EXCELSIOR COMPANY CUREX III FIBRENT, ROLANKA GEONATURAL EROSION & SEDIMENT CONTROL MATTE JUTEMAT OR BIOD-OCF 30, OR APPROVED EQUAL.
7. BLANKET SHALL BE PLACED WITHIN 24-HRS AFTER SOWING SEE IN THE AREA BEING COVERED.

EROSION CONTROL BLANKET

NOT TO SCALE

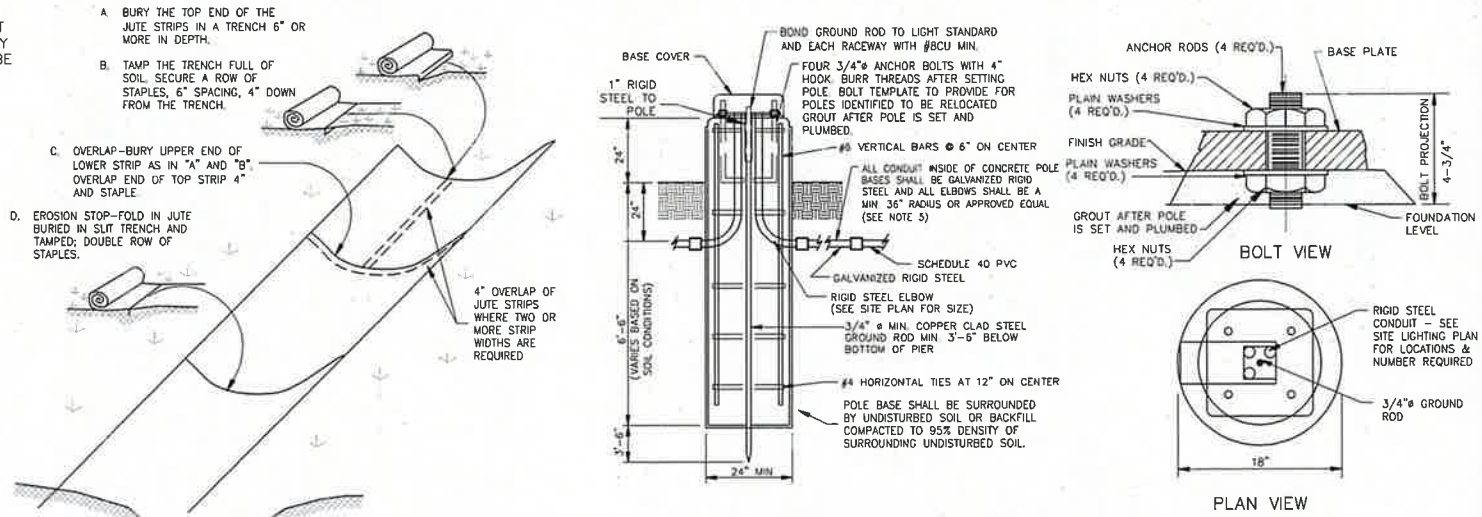


NOTES

1. SEDIMENT TRAP TO BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED. IF IT IS DETERMINED THAT CONSTRUCTION OF A SEDIMENT TRAP IS WARRANTED, CONSULT WITH ENGINEER TO DETERMINE APPROPRIATE NUMBER AND DIMENSIONS.
2. 3,600 CF OF BASIN STORAGE IS REQUIRED FOR EVERY ACRE OF CONTRIBUTING DRAINAGE AREA.

SEDIMENT TRAP

NOT TO SCALE



NOTES:

1. CONCRETE TO BE 4000 PSI.
2. BASE SHALL BE USED FOR ALL POLES WITH FIXTURE MOUNTING HEIGHT LESS THAN 25-FEET.
3. POLE BASES TO BE SET A MINIMUM OF 4'-0" FROM EDGE OF PAVEMENT, EXCEPT WHERE OTHERWISE INDICATED ON DRAWING.
4. BASE HEIGHT SHALL BE 2'-0" ABOVE PAVEMENT GRADE WHEN BASE IS WITHIN 2' OF PAVEMENT EDGE.
5. EQUIVALENTS MUST MEET NATIONAL ELECTRICAL CODE AND LOCAL/STATE REQUIREMENTS

LIGHT POLE BASE (24" MOUNTING HEIGHT)

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS

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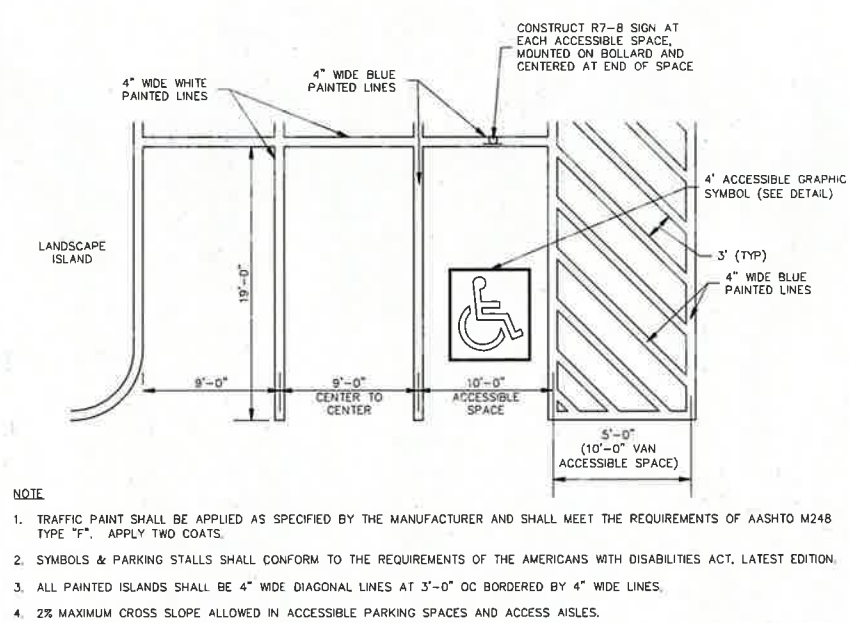
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REV	DATE	DESCRIPTION	BY	CHK

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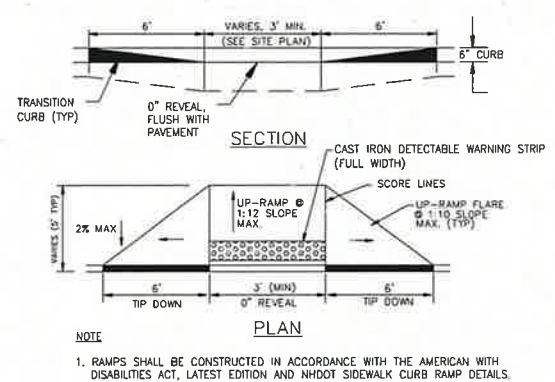
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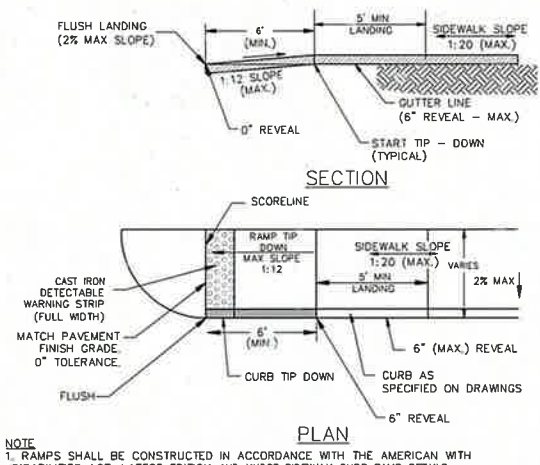




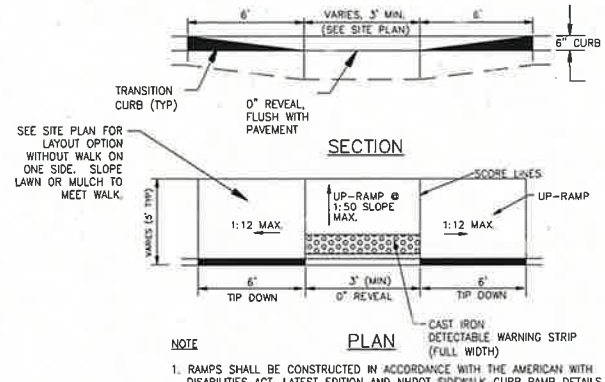
TYPICAL PARKING LAYOUT
NOT TO SCALE



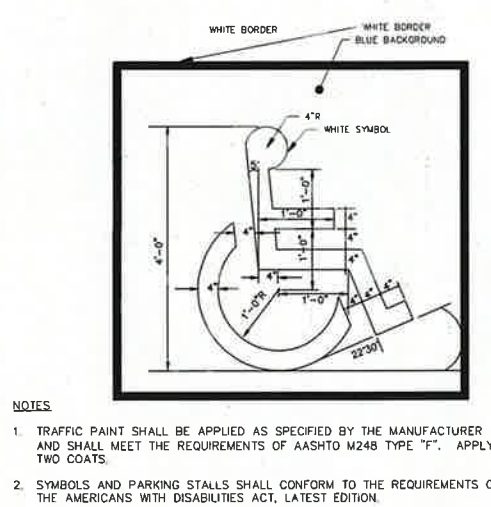
STANDARD ACCESSIBLE RAMP (TYPE A)
NOT TO SCALE



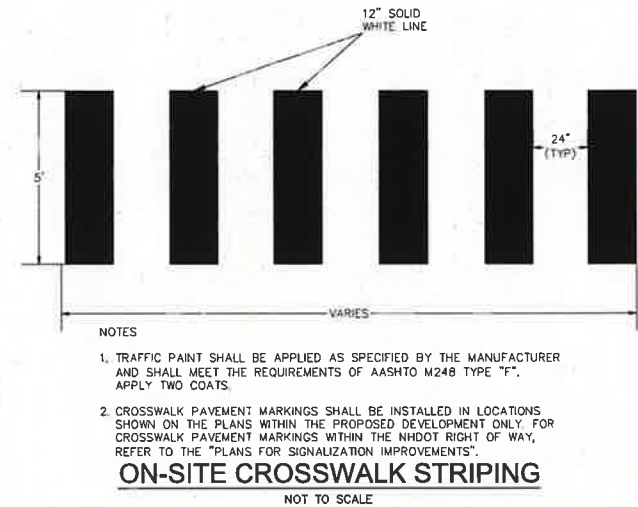
SIDEWALK TIP DOWN RAMP (TYPE B)
NOT TO SCALE



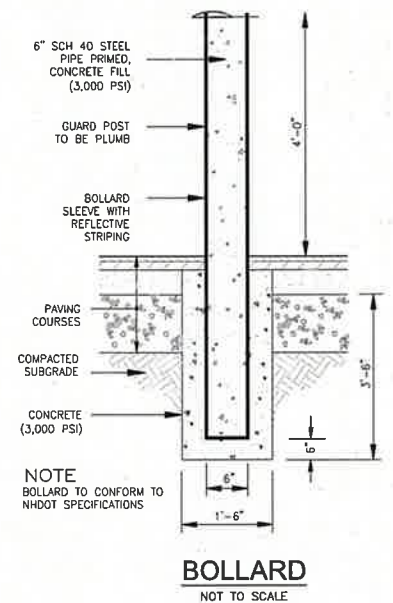
SIDEWALK TIP DOWN RAMP (TYPE C)
NOT TO SCALE



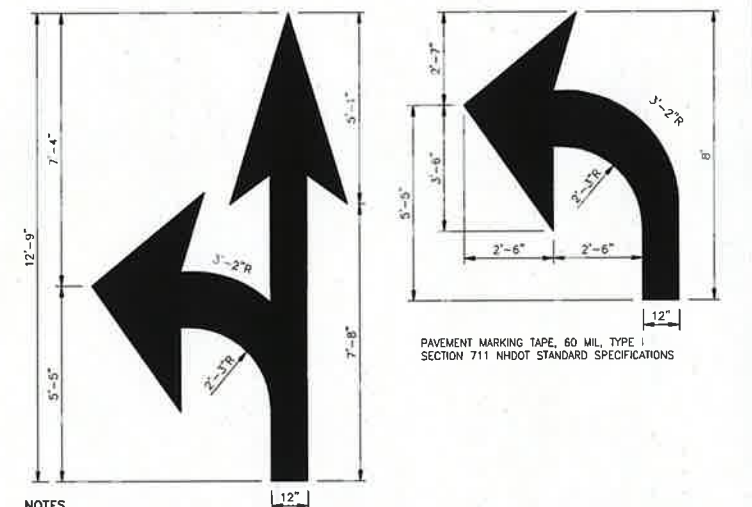
ACCESSIBLE GRAPHIC SYMBOL
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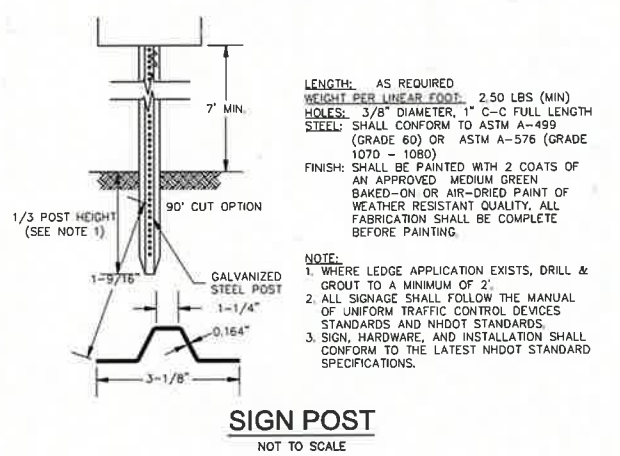
ON-SITE CROSSWALK STRIPING
NOT TO SCALE



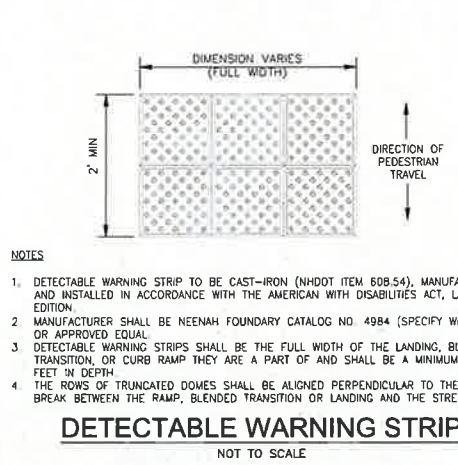
BOLLARD
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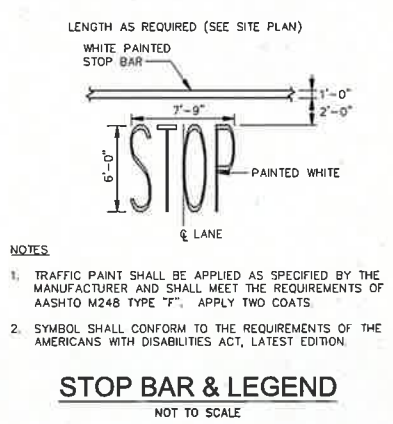
PAVEMENT MARKINGS
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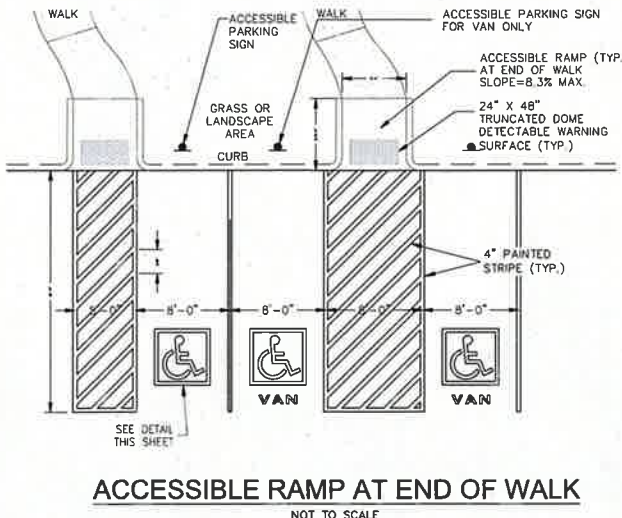
SIGN POST
NOT TO SCALE



DETECTABLE WARNING STRIP
NOT TO SCALE



STOP BAR & LEGEND
NOT TO SCALE



ACCESSIBLE RAMP AT END OF WALK
NOT TO SCALE



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SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

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Landscape Architects
Scientists

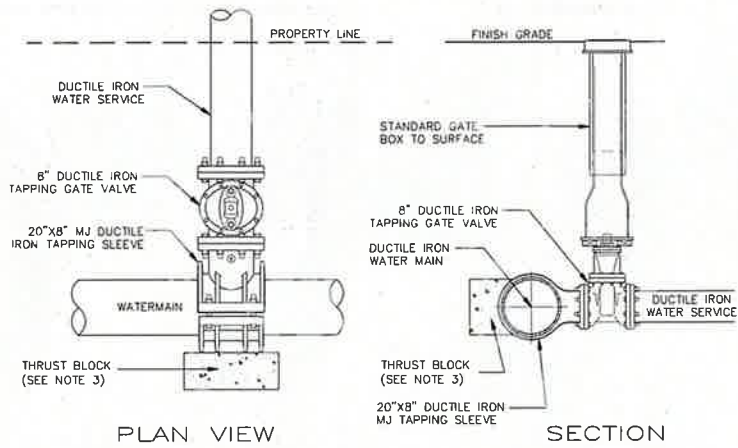
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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DR HEG FB
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47159-04_DETAILS

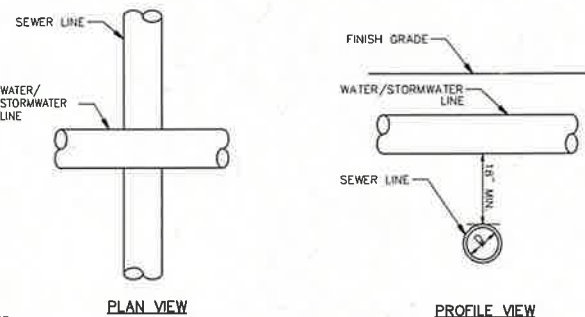
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- NOTES
1. TAPPING SLEEVES SHALL BE DUCTILE IRON WITH STAINLESS STEEL HARDWARE.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 6' FROM TOP OF PIPE TO FINISH GRADE PER NHDOT REQUIREMENTS WITHIN THE RIGHT OF WAY.
 3. PRECAST CONCRETE THRUST BLOCK TO BE USED, SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.
 4. METHOD OF DISINFECTION SHALL BE GRANULAR CALCIUM HYPOCHLORITE, IN CONFORMANCE WITH AWWA 651.

WATER SERVICE WET TAP INSTALLATION

NOT TO SCALE

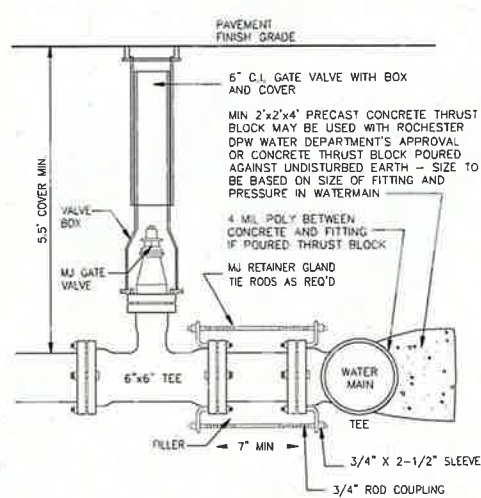


NOTES:

1. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPERATION SHALL BE PROVIDED BETWEEN ALL WATER/STORMWATER AND SANITARY SEWER LINES. AN 18" MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPERATION SHALL BE PROVIDED AT ALL WATER/STORMWATER AND SANITARY SEWER CROSSINGS.
2. PROTECTION OF WATER SUPPLIES
 - A. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
 - B. NO SEWER SHALL BE LOCATED WITHIN THE WELL PROTECTED RADIi ESTABLISHED IN ENV-WS 300 FOR ANY PUBLIC WATER SUPPLY WELLS OR WITHIN 100 FEET OF ANY PRIVATE WATER SUPPLY WELL.
 - C. SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
 - D. A DEVIATION FROM THE SEPERATION REQUIREMENTS OF (B) ABOVE OR SEWERS WHICH MUST CROSS WATER MAINS SHALL BE ALLOWED WHERE NECESSARY TO AVOID CONFLICT WITH SUBSURFACE STRUCTURES, UTILITY CHAMBERS, AND BUILDING FOUNDATIONS, PROVIDED THAT THE SEWER IS CONSTRUCTED IN ACCORDANCE WITH THE FORCE MAIN CONSTRUCTION REQUIREMENTS SPECIFIED IN ENV-WO 704.08. FORCE MAIN CONSTRUCTION REQUIREMENTS ARE APPLICABLE FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE.
 - E. WHENEVER WATER MAINS MUST CROSS SEWER LINES, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
 - VERTICAL SEPERATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

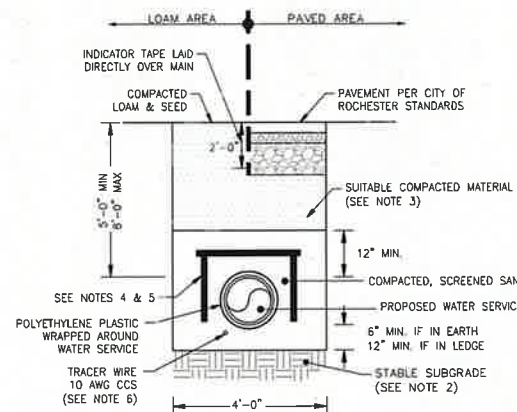
WATER/STORMWATER & SEWER CROSSING

NOT TO SCALE



BURIED GATE VALVE

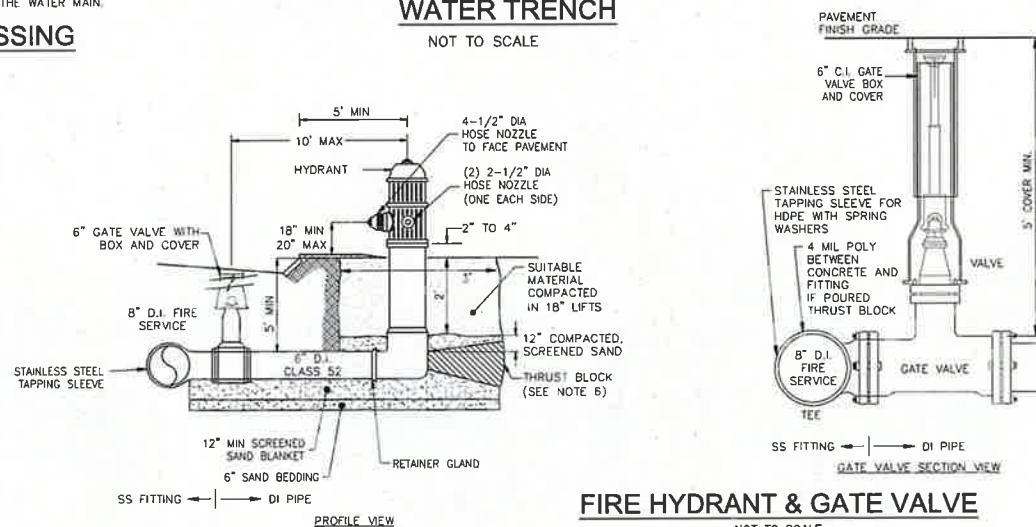
NOT TO SCALE



- NOTES
1. ALL MATERIAL, INSTALLATION PROCEDURES, MANUFACTURERS, AND DIMENSIONAL REQUIREMENTS SHALL CONFORM TO ROCHESTER'S INFRASTRUCTURE DESIGN STANDARDS AND ROCHESTER DPW'S ESTABLISHED RULES AND PROCEDURES.
 2. IN LOCATIONS WITH EXISTING FILL SOILS, CONSULT WITH THE GEOTECHNICAL ENGINEER FOR METHODS TO PREPARE STABLE SUBGRADE AND REMOVAL OF MATERIAL IF NECESSARY. SUITABLE MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER 6" IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. RIGID STYROFOAM INSULATION (DOW HI-40 OR EQUAL) WITH 6" CLEAN SAND BLANKET AROUND WATER PIPE WHERE WATER AND DRAIN PIPE SEPERATION IS LESS THAN 18".
 4. 2" RIGID STYROFOAM INSULATION (DOW HI-40 OR EQUAL) WHERE COVER OVER WATER PIPE IS LESS THAN 5', UNLESS OTHERWISE STATED ON PLANS.
 5. TRACER WIRE SPECIFIED FOR NON-METALLIC WATER LINES SHALL BE INSTALLED BELOW AND TO THE SIDE OF THE PIPE AND PER THE MANUFACTURER REQUIREMENTS. TRACER WIRE PRODUCT SHALL BE SELECTED FOR OPEN CUT INSTALLATION TECHNIQUE.

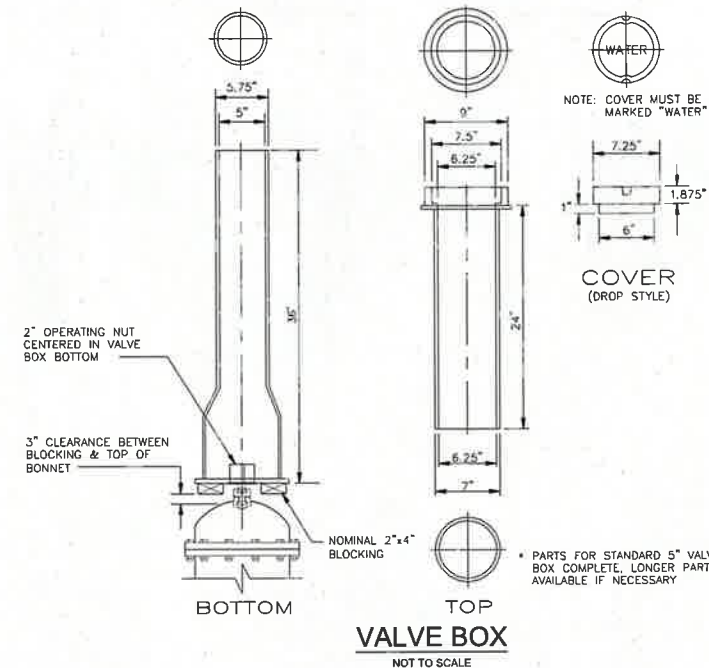
WATER TRENCH

NOT TO SCALE

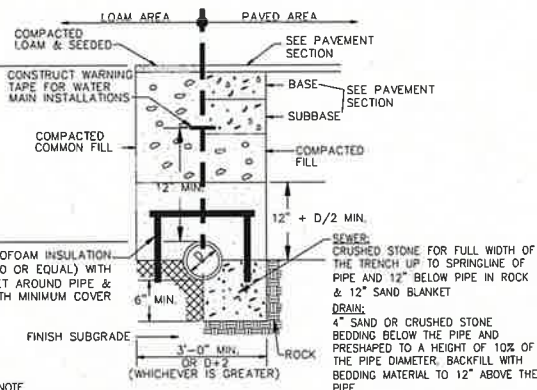


FIRE HYDRANT & GATE VALVE

NOT TO SCALE



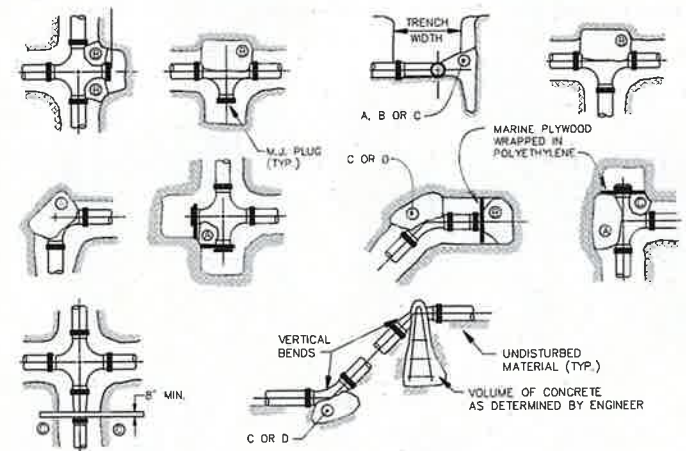
NOTE: 1. CONSTRUCT SECTION FOR ALL SANITARY SEWERS AND SOLID DRAINAGE PIPES.



UTILITY TRENCH

NOT TO SCALE

- NOTES
1. ALL MATERIAL, INSTALLATION PROCEDURES, MANUFACTURERS, AND DIMENSIONAL REQUIREMENTS SHALL CONFORM TO ROCHESTER'S INFRASTRUCTURE DESIGN STANDARDS AND ROCHESTER DPW'S ESTABLISHED RULES AND PROCEDURES.
 2. HYDRANT MANUFACTURER SHALL BE AMERICAN DARLING B-84-B OR KENNEDY K-81-D.
 3. HYDRANT TO BE PAINTED RED AND CAPS AND BONNETS PAINTED PER PRESSURE ZONES PER ROCHESTER DPW.
 4. HYDRANT SHALL BE FURNISHED WITH A 5 INCH MINIMUM VALVE, ONE 4-1/2 INCH STEAMER CONNECTION, TWO 2-1/2 INCH HOSE CONNECTIONS, PLUGGED DRAIN HOLES, AND SHALL OPEN CLOCKWISE.
 5. HYDRANT INLET SHALL HAVE MECHANICAL JOINTS CONFORMING TO ANSI A21.11/AWWA C111.
 6. A PRECAST CONCRETE THRUST BLOCK IS PREFERRED BY ROCHESTER DPW OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN (SEE ASSOCIATED DETAIL).
 7. THE STAINLESS STEEL TAPPING SLEEVE SHALL BE BOLTED DIRECTLY TO THE A DI GATE VALVE. ALL MATERIAL FROM THE GATE VALVE TO HYDRANT SHALL BE DI.
 7. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.



BEARING AREA REQUIRED, SQUARE FEET

TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS, p/s	4" AND LESS DEGREE BEND	6" AND 8" DEGREE BEND	10" AND 12" DEGREE BEND
LOOSE SAND OR MEDIUM CLAY - 2,000	11 1/4 22 1/2 45 90	11 1/4 22 1/2 45 90	11 1/4 22 1/2 45 90
PACKED GRAVEL AND SAND - 4,000	1.0 1.0 1.5 2.0	1.0 1.5 3.0 5.0	1.5 3.1 6.0 11.0
ROCK - 10,000	1.0 1.0 1.0 1.0	1.0 1.0 1.2 2.0	1.0 1.3 2.4 4.4

BEARING AREA REQUIRED, SQUARE FEET

TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS, p/s	14" AND 16" DEGREE BEND OR DEFLECTION	18" AND 20" DEGREE BEND OR DEFLECTION
LOOSE SAND OR MEDIUM CLAY - 2,000	11 1/4 22 1/2 45 90	11 1/4 22 1/2 45 90
PACKED GRAVEL AND SAND - 4,000	6.0 12.0 22.5 40.0	9.5 19.0 37.0 67.0
ROCK - 10,000	3.0 6.0 11.3 20.0	4.8 9.5 18.5 33.5

NOTES

1. ALL MATERIAL, INSTALLATION PROCEDURES, MANUFACTURERS, AND DIMENSIONAL REQUIREMENTS SHALL CONFORM TO ROCHESTER'S INFRASTRUCTURE DESIGN STANDARDS AND ROCHESTER DPW'S ESTABLISHED RULES AND PROCEDURES.
2. A PRECAST CONCRETE THRUST BLOCK IS PREFERRED BY ROCHESTER DPW AND MUST CONFORM TO ROCHESTER DPW'S INFRASTRUCTURE DESIGN STANDARDS.
3. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED. EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO PIPE JOINTS SHALL BE COVERED WITH CONCRETE.
4. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
5. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. PLACE ROOFING FELT AROUND HYDRANT ELBOW BEFORE POURING THRUST BLOCKS AND ENSURE CONCRETE DOES NOT PLUG HYDRANT DRAIN PORTS.

THRUST BLOCKS

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TFM

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GENERAL NOTES

1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT, IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2. BARRELS, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV-WQ 704.12 & 704.13.

3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06.

4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.

5. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.

6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.

7. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.

8. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

9. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER-TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT, APPROVED ELASTOMERIC SEALANTS ARE:

SIKAFLEX-12-SL
SONNEBORN BUILDING PRODUCTS-SONOLASTIC SL-1

10. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES. FOR SEWERS LARGER THAN 24-INCH DIAMETER, MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12-INCHES OF SHELF ON EACH SIDE OF THE SEWER.

11. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE TO ENV-WQ 704.17.

(a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD IN EFFECT WHEN THE TESTING IS PERFORMED.
(b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:

1. THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES Hg.
2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1-INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:

A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.
B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.
C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.
(c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.
(d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.
(e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT

12. ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.

13. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.

MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:

(a) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
(b) 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME

CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05, HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

14. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER LINES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

15. FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BUSTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.

16. BEDDING: PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33-03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANIC MATTER. THE EXCAVATION SHALL BE PROPERLY DENATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER-STOPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST-IN-PLACE MANHOLES.

100% PASSING 1" SCREEN
90-100% PASSING 3/4" SCREEN
20-55% PASSING 3/8" SCREEN
0-10% PASSING #4 SIEVE
0-5% PASSING #8 SIEVE

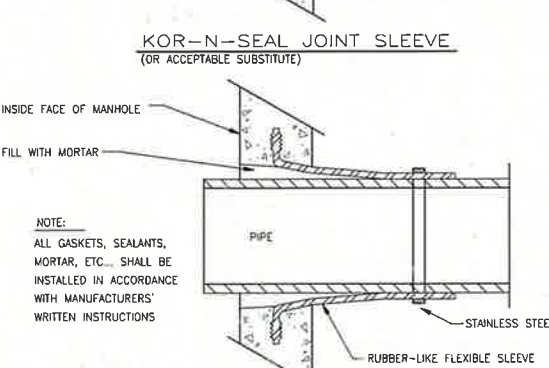
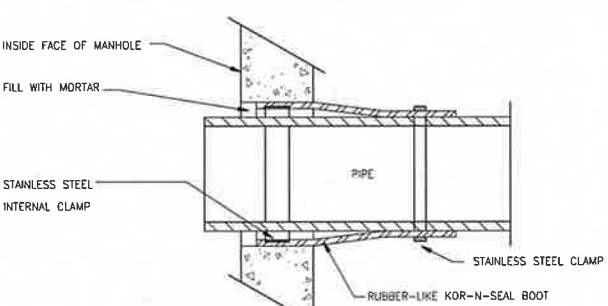
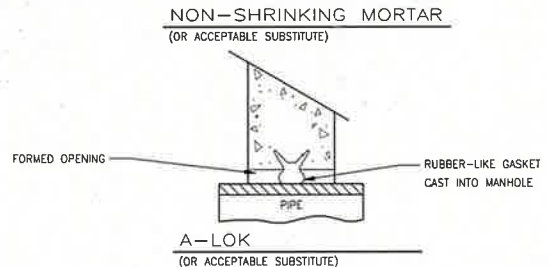
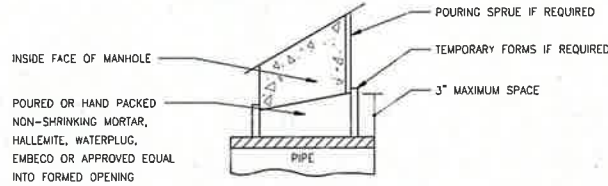
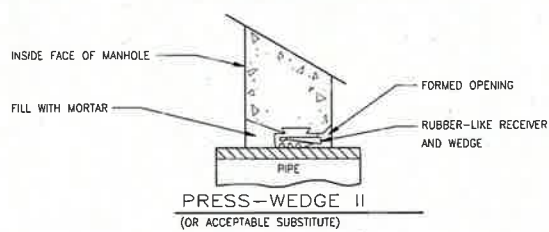
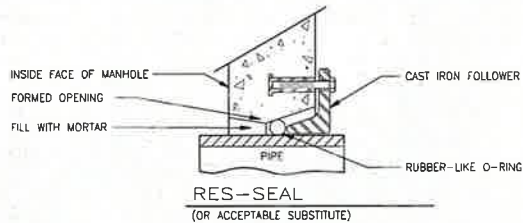
17. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.

18. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15-INCH DIAMETER.

19. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS FOLLOWS:

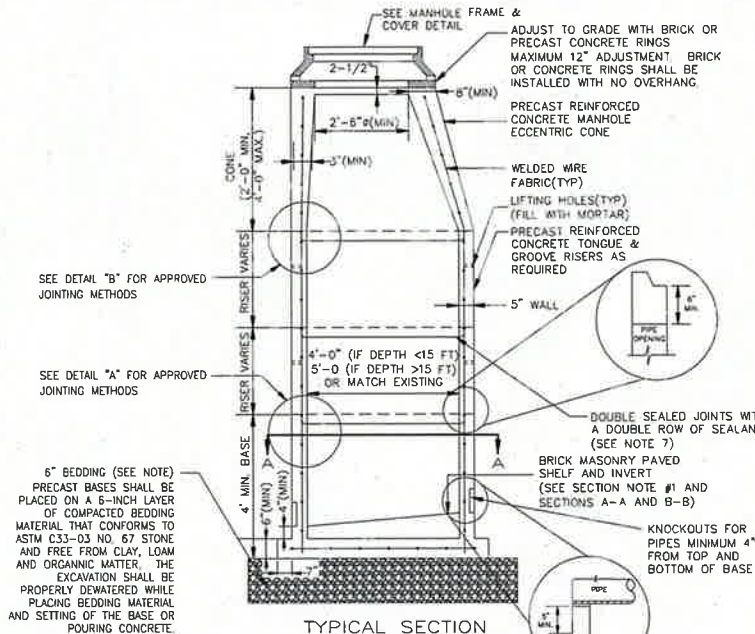
A. ELASTOMERIC, RUBBER SLEEVE WITH WATER-TIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.
B. CAST INTO WALL OR SECURED WITH STAINLESS STEEL CLAMPS.
C. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH THE SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING.
D. ON-SHANK GROUTED JOINTS WHERE WATER-TIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.

20. THE INVERT OF THE INCOMING PIPE SHALL BE NO MORE THAN 6 INCHES ABOVE THE OUTGOING PIPE UNLESS A DROP ENTRY IS USED.



LOCK-JOINT FLEXIBLE MANHOLE SLEEVE
(OR ACCEPTABLE SUBSTITUTE)

DETAIL "A" - PIPE TO MANHOLE JOINTS

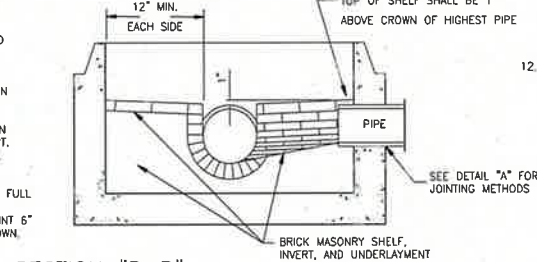


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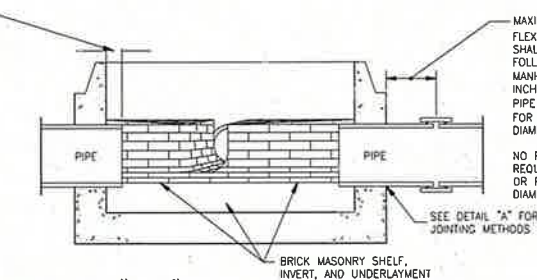
1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.

2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.

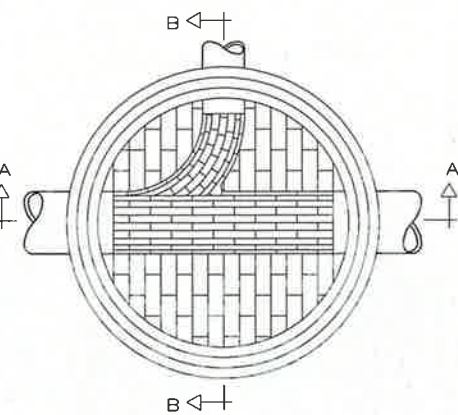
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.



SECTION "B-B"



SECTION "A-A"



TYPICAL MANHOLE - PLAN VIEW

STANDARD SEWER MANHOLE

NOT TO SCALE

NOTES

1. UNDERLAYMENT OF MANHOLE INVERT AND SHELF SHALL BE BRICK MASONRY PER ENV-WQ 704.12(K).

2. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.

3. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.

4. INVERT BRICKS SHALL BE LAID ON EDGE.

5. PRECAST CONCRETE MANHOLES SHALL MEET AASHTO M199-93/ ASTM C478-90B, RATED FOR HS-20 LOADING WITH CONCRETE STRENGTH OF 4000 PSI OR GREATER.

6. THE EXTERIOR SURFACE OF ALL MANHOLES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL BY MANUFACTURER.

7. WATERPROOFING SHALL BE APPLIED AT THE APPLICATION RATE OF 75 TO 100 SQUARE FEET PER GALLON, PER COAT.

8. THE COATING SHALL BE APPLIED AFTER THE MANHOLES HAVE CURED ADEQUATELY AND CAN BE APPLIED BY BRUSH OR SPRAY, IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION.

9. SUFFICIENT TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THE APPLICATION OF THE SECOND COAT HAS NO EFFECT ON THE FIRST COAT.

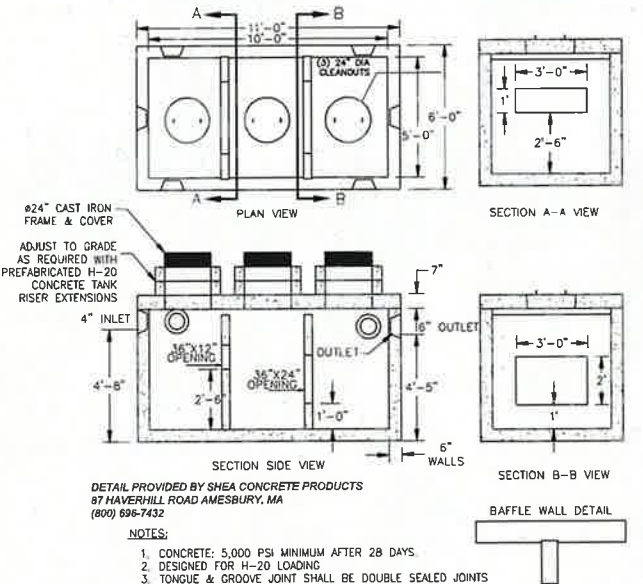
10. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT.

11. ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

STATE OF NEW HAMPSHIRE APPROVED PRODUCTS

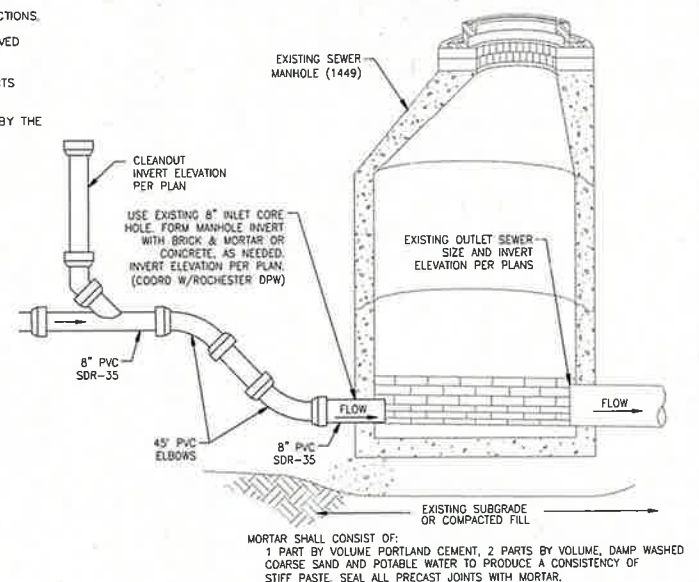
A) SIKAFLEX-12-SL
B) SONNEBORN BUILDING PRODUCTS SONOLASTIC SL-1

12. MANHOLE STEPS ARE PROHIBITED BY THE CITY OF ROCHESTER.



1,500 GALLON SEDIMENT & OIL SEPARATOR

NOT TO SCALE



SEWER MANHOLE CONNECTION EXTERNAL DROP

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Portsmouth, NH 03801
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SEWER SERVICE NOTES

1) MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE FOUR INCHES.

2) PIPE AND JOINT MATERIALS:

A. PLASTIC SEWER PIPE
1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F879	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F799	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.

A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:

A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) SEWER SERVICE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 6 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: THE COMPLETED SEWER SERVICE SHALL BE SUBJECTED TO A THIRD PARTY LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

C. DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%-55% PASSING	3/8 INCH SCREEN
0%-10% PASSING	#4 SIEVE
0%-5% PASSING	#8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE SEWER CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

GRAVITY SEWER NOTES

1. MINIMUM SIZE PIPE FOR GRAVITY SEWER SHALL BE 8-INCHES.

2. PIPE AND JOINT MATERIALS FOR PLASTIC SEWER PIPE SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034-04a	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F879-03	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F794-03	PVC (RIBBED WALL)	8" THROUGH 36"
F1760-01(2005)e1	PVC, RECYCLED	ALL DIAMETERS

*PVC: POLY VINYL CHLORIDE

3. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE.

4. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212-96(01)(2003)e1 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

5. DUCTILE-IRON PIPE, FITTINGS AND JOINTS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA).

AWWA C151/A21.51-02 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536-B4 (2004) DUCTILE IRON CASTINGS.

AWWA C151/A21.51-02 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO AWWA C151/A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

6. CONCRETE PIPE SHALL CONFORM TO AWWA C302-04.

7. PRESTRESSED CONCRETE CYLINDER PIPE AND FITTINGS SHALL CONFORM TO AWWA C301-99.

JOINTS SEALS FOR CONCRETE CYLINDER PIPE SHALL BE OIL RESISTANT ELASTOMERIC MATERIAL CONFORMING TO AWWA C301-99 SPECIFICATIONS.

8. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

9. GRAVITY SEWER PIPE TESTING SHALL BE AS FOLLOWS:

ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

LOW PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:

ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR".

UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".

10. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.

11. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.

12. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5.0 PERCENT OF THE AVERAGE INSIDE DIAMETER.

13. TRENCH CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS COUNTRY LOCATIONS.

WHERE SEWER LINES CROSS WATER PIPES, A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. AT SEWER/WATER INTERSECTIONS, A MINIMUM OF 6 FEET SHALL BE PROVIDED FROM THE WATER LINE TO THE SEWER PIPE JOINT. 12" SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE REQUIRED BETWEEN SEWER LINES AND ALL OTHER PIPES.

TRENCH DIMENSIONS FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER, THE ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES AND FOR PIPE 15 INCHES AND LARGER, THE ALLOWABLE WIDTH SHALL BE EQUAL TO THE PIPES OUTSIDE DIAMETER PLUS 24 INCHES.

PIPE TRENCH BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE TO ASTM C33-03 STONE SIZE NO. 67. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ANY ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSED THE 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE. IN LIEU OF A SAND BLANKET, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.

PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6-INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.

PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.

COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

BACKFILL MATERIAL SHALL BE IN 3-FOOT LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3-FOOT SHALL BE COMPACTED IN 12-INCH LAYERS TO THE ROAD BASE SURFACE.

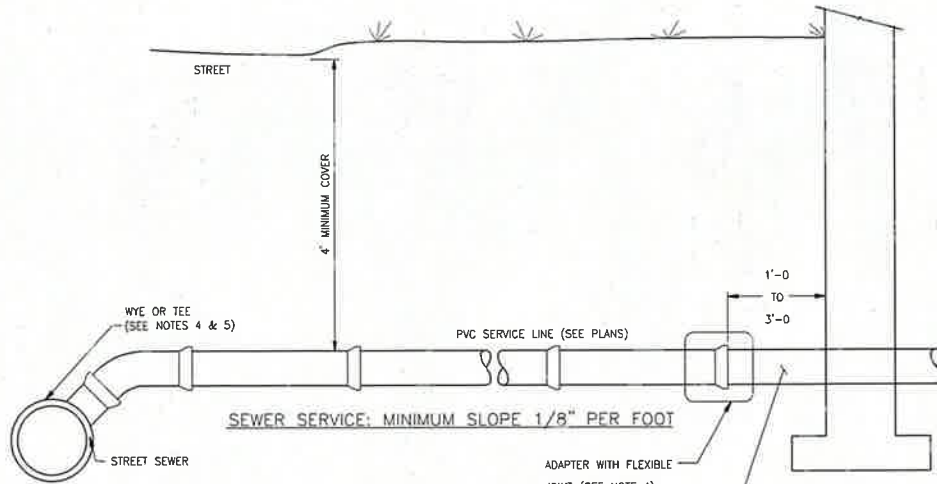
TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING DEBRIS, PAVEMENT PIECES, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT, CLAY, EXCAVATED LEDGE, ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION, OR ANY OTHER UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED ABOVE EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. BACKFILL SHALL BE MOUNDING 6-INCHES ABOVE ORIGINAL GROUND.

BASE COURSE MATERIALS FOR TRENCH REPAIRS SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

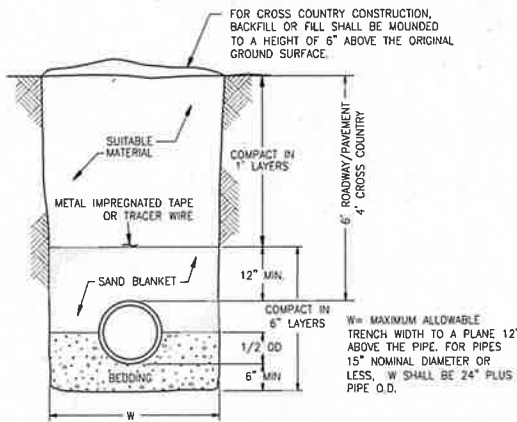
WHERE SHEETING IS PLACED ALONG SIDE OF THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISH GRADE.

TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT AND TRENCHES FOR SEWER PIPES BELOW THE SEASONAL HIGH GROUND WATER LEVEL SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.



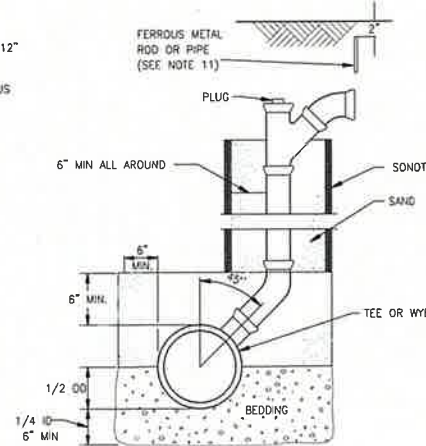
SEWER SERVICE

NOT TO SCALE



EARTH CONSTRUCTION

NOT TO SCALE



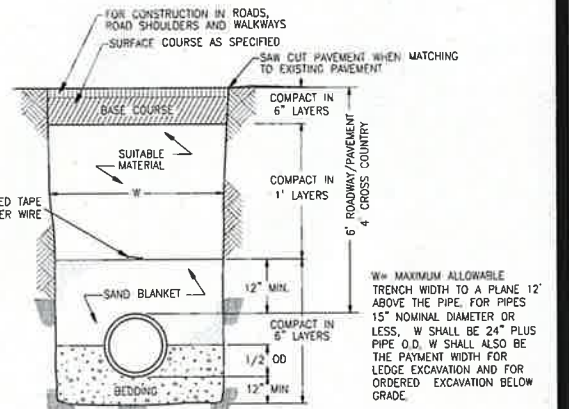
CHIMNEY

NOT TO SCALE

BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.
(SEE NOTE 12)

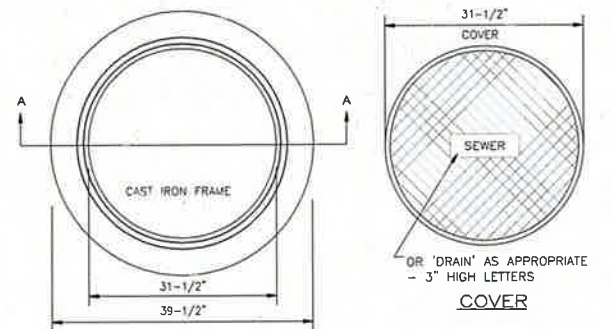
CHIMNEY

NOT TO SCALE



LEDGE CONSTRUCTION

NOT TO SCALE



PLAN VIEW

SECTION A-A

MANHOLE FRAME AND COVER

NOT TO SCALE

- NOTES
1. FRAMES AND COVERS SHALL BE MANUFACTURED FROM DUCTILE IRON IN ACCORDANCE WITH ISO 10833.
 2. COVERS SHALL BE HINGED AND INCORPORATE A 90 DEGREES BLOCKING SYSTEM TO PREVENT ACCIDENTAL CLOSURE.
 3. COVERS SHALL BE ON MAN OPERABLE USING STANDARDS TOOLS AND SHALL BE CAPABLE OF WITHSTANDING A TEST LOAD OF 120,000 LBS (H2O REQUIREMENT).
 4. FRAME SHALL INCORPORATE A SEATING GASKET.
 5. FLANGE SHALL INCORPORATE BEDDING SLOTS AND BOLT HOLES.
 6. ALL COMPONENTS SHALL BE BLACK COATED.
 7. MANHOLE FRAME AND COVER SHALL BE PER TOWN OF ROCHESTER STANDARDS.

BRICK RISERS (IF REQUIRED)
ASTM C32-05, CLAY OR SHALE
SS HARD BRICK
SEE STRUCTURE DETAILS

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS

400 & 410 NORTH MAIN STREET, ROCHESTER, NH

OWNED BY & PREPARED FOR

400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Pittsford, NH 03801
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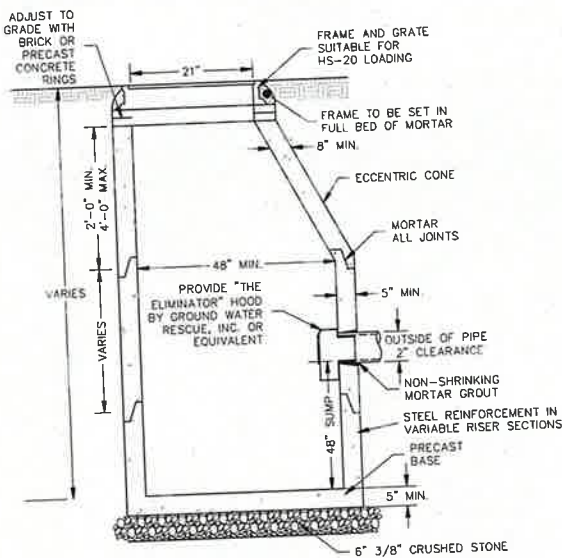
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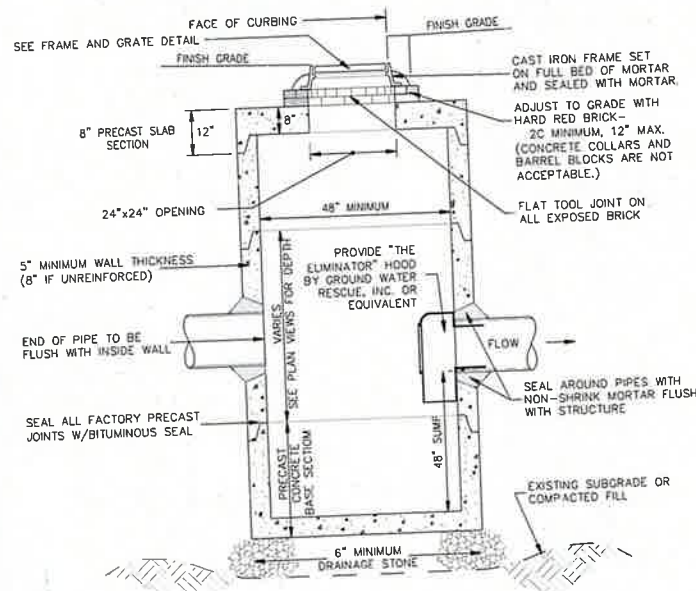




- NOTES
1. ALL SECTIONS SHALL BE PRECAST CONCRETE NHDOT CLASS AA, 4,000 PSI.
 2. CATCH BASINS SHALL MEET NHDOT SPECIFICATIONS.
 3. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
 4. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.

ECCENTRIC CATCH BASIN

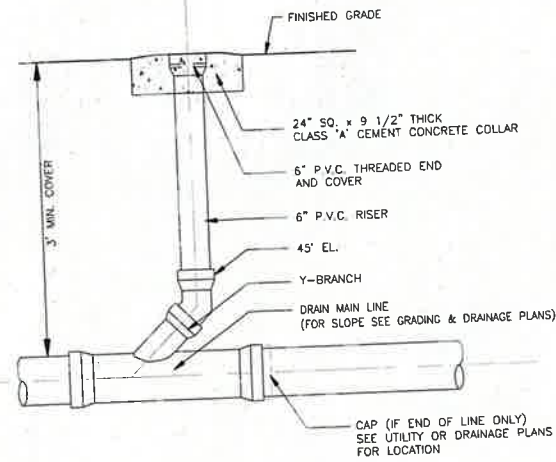
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NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

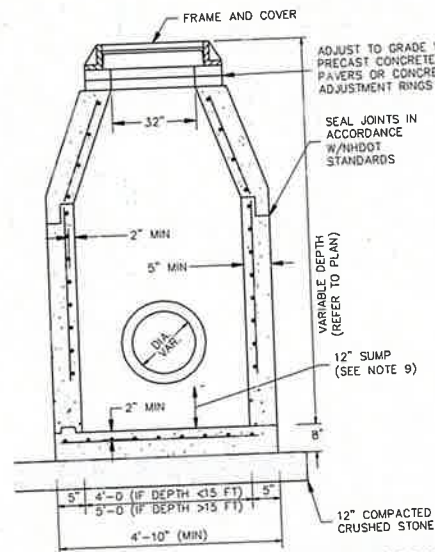
SLAB TOP CATCH BASIN

NOT TO SCALE



DRAINAGE OR SEWER CLEAN OUT

NOT TO SCALE



DRAIN MANHOLE

NOT TO SCALE

NOTES

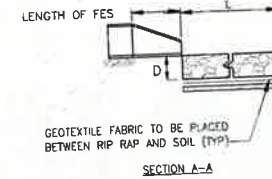
1. MANHOLE FRAME & COVER SHALL BE PAMREX CLASS D400, OR APPROVED EQUAL BY THE CITY ENGINEER.
2. MANHOLE TO BE STAMPED TO SAY "STORM".
3. COVERS AND FRAMES TO BE COATED BLACK.
4. MANHOLES SHALL MEET NHDOT SPECIFICATIONS.
5. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
6. REINFORCING SHALL CONFORM TO ASTM 185 OR ASTM 1497 & ASTM A615, GRADE 60.
7. ALL CONCRETE SHALL BE NHDOT CLASS A.
8. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.
9. PROVIDE 12" SUMP ONLY IN DRAIN MANHOLE STRUCTURES WITH AN INLET CONNECTION TO THE R-TANK SYSTEM OR AS IDENTIFIED ON SHEETS C-06 TO C-07.

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12".
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. ADD ANIMAL SCREEN TO FLARED END SECTION OUTLET.



RIP RAP DIMENSIONS LEGEND

LENGTH OF APRON (L)	4.50 TO 6.00
WIDTH OF APRON DOWNSTREAM (Wdn)	3.90 TO 5.40
WIDTH OF APRON UPSTREAM (Wup)	3.00 TO 4.50
DEPTH OF RIP RAP (D)	0.90 TO 1.50

MINIMUM OUTLET APRON DIMENSIONS (SEE NOTE #1)

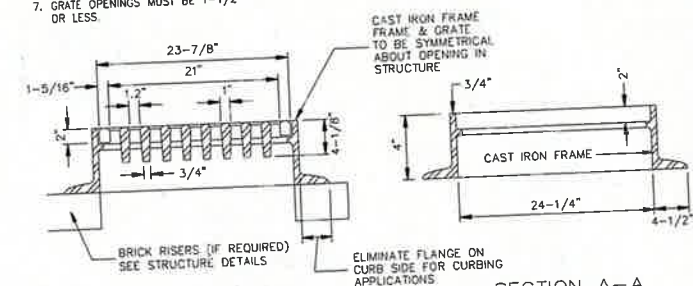
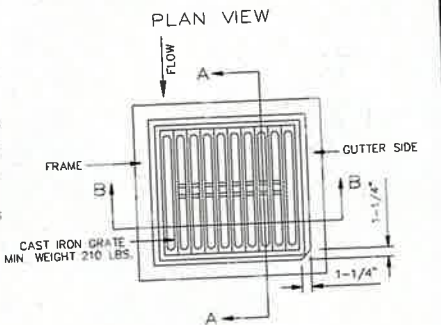
OUTLET	L	Wup	Wdn	D	d50
FES-06	17'	4.5'	11.5'	9"	6"
FES-08B	17.5'	4.5'	11.5'	9"	6"
FES-103B	12.5'	3'	8'	9"	6"
FES-23	24.5'	6'	16'	9"	6"
FES-29	18.5'	6'	13.5'	9"	6"
FES-34	16'	4.5'	11'	9"	6"
FES-41	22.5'	6'	15'	9"	6"

RIP RAP AND FLARED END SECTION WITH OUTLET PROTECTION

NOT TO SCALE

NOTES

1. FRAMES AND GRATE SHALL BE MANUFACTURED FROM DUCTILE IRON IN ACCORDANCE WITH ISO 1083.
2. COVERS SHALL BE ON MAN OPERABLE USING STANDARD TOOLS AND SHALL BE CAPABLE OF WITHSTANDING A TEST LOAD OF 120,000 LBS (H20 REQUIREMENT).
3. FRAME SHALL INCORPORATE A SEATING GASKET.
4. FLANGE SHALL INCORPORATE BEDDING SLOTS AND BOLT HOLES.
5. ALL COMPONENTS SHALL BE BLACK COATED.
6. MANHOLE FRAME AND COVER SHALL BE REJUS PER CITY OF ROCHESTER STANDARDS.
7. GRATE OPENINGS MUST BE 1-1/2" OR LESS.



SECTION B-B

CATCH BASIN FRAME AND GRATE

NOT TO SCALE

SECTION A-A

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
 OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division

TFM

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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REV	DATE	DESCRIPTION	BY	CHK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JSM	CRR
1	6/16/2022	REVISED PER TRG COMMENTS	JSM	CRR

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BIORETENTION FILTER MEDIA MIXTURES			
COMPONENT MATERIAL	% OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		NO. 10	% BY WEIGHT PASSING STANDARD SIEVE
BIORETENTION FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50-55		
LOAMY SAND TOPSOIL WITH FINES AS INDICATED	20-30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH FINES AS INDICATED	20-30	200	<5

3/8" WASHED CRUSHED STONE*		3/4" WASHED CRUSHED STONE*	
SEIVE SIZE	% PASSING BY WEIGHT	SEIVE SIZE	% PASSING BY WEIGHT
1/2"	100	1"	100
3/8"	95-100	3/4"	90-100
#4	22-55	1/2"	15-55
#8	0-10	#10	0-5
*EQUIVALENT TO STANDARD WASHED STONE-SECTION 702 OF NHDOT STANDARD SPECIFICATIONS		*EQUIVALENT TO STANDARD WASHED STONE-SECTION 702 OF NHDOT STANDARD SPECIFICATIONS	

HYBRID BIORETENTION AREA MIX.

THE GRASS THAT IS PLANTED WITHIN A BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING AND FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET REQUIREMENTS AS OUTLINED IN 'VEGETATION NEW HAMPSHIRE SAND AND GRAVEL, PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED GRASSES) (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (15 LBS/AC) & 15 LBS/AC OF RYE) RAIN GARDEN GRASS MIX 180 (20 LBS/AC & 15 LBS/AC OF RYE) RAIN GARDEN GRASS MIX 180 (20 LBS/AC & 15 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL.

ENHANCED BIO-FILTRATION WITH INTERNAL STORAGE RESERVOIR (ISR).

1. THE INTERNAL STORAGE RESERVOIR (ISR) WILL PROVIDE A RETENTION TIME OF AT LEAST 24 HOURS IN THE SYSTEM TO ALLOW FOR SUFFICIENT TIME FOR DENITRIFICATION AND NITROGEN REDUCTION TO OCCUR PRIOR TO DISCHARGE. THE FILTER MEDIA HAS BEEN AUGMENTED WITH MATERIALS DESIGNED AND/OR KNOWN TO BE EFFECTIVE AT CAPTURING PHOSPHORUS. THE TOP TWELVE INCHES OF THE BIO-MEDIA WILL BE AMENDED WITH EITHER 5% BY VOLUME ELEMENTAL IRON FILINGS, 5% BY VOLUME CONTECH IMBRIUM SORPTIVE MEDIA, APS MATERIALS BIOMAX MEDIA, OR APPROVED EQUAL, OR 5% BY WEIGHT WATER TREATMENT RESIDUALS (WTR). THE VOLUME OF THE ISR WILL EXCEED 25% OF THE WATER QUALITY VOLUME (WQV).

NOTES

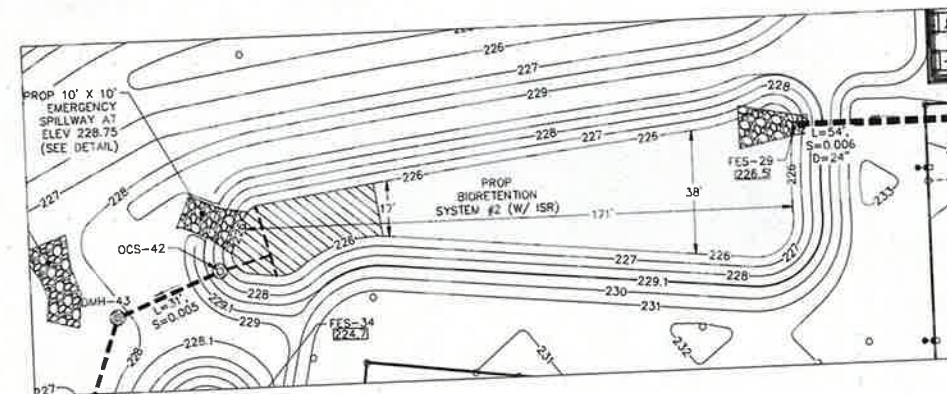
- WHEN CONTRACTOR EXCAVATES BIORETENTION AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO-MEDIA" MEANS BIORETENTION FILTER MEDIA.
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATION) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION. IF FEASIBLE, PERFORM DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. COMPONENTS OF EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF INFILTRATION COMPONENTS OF THE SYSTEM.
- A PROFESSIONAL ENGINEER SHALL BE PRESENT DURING THE CONSTRUCTION OF THE RAIN GARDENS TO ENSURE THAT ALL OF THE CRITERIA ARE MET AND THAT A REPORT BE SUBMITTED TO NHDES WHEN CONSTRUCTION OF THE BIORETENTION AREAS ARE COMPLETED.

MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAINAGE TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THAN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED OF SEDIMENTS OR RECONSTRUCTION OF FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

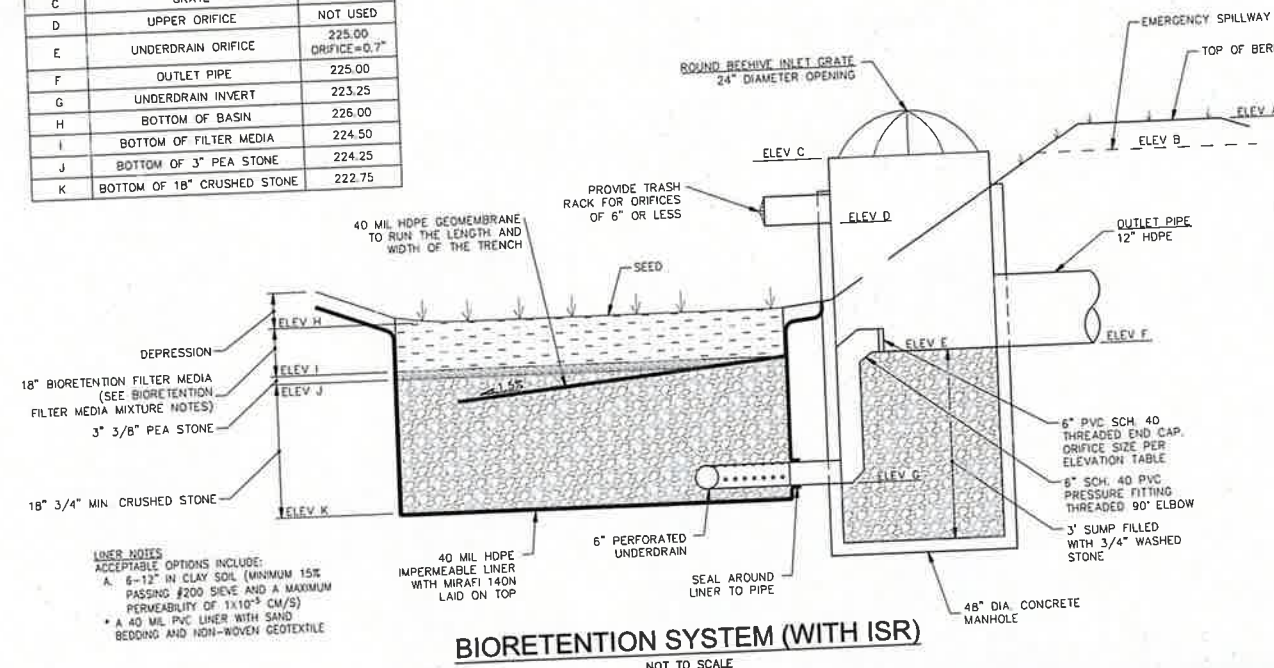
DESIGN REFERENCES:

- UNH STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS UHSC - WWW.UNH.EDU/UHSC/NEWS/UNH-SC-INNOVATIVE-BIORETENTION-TEMPLATE-POLLUTION-REDUCTIONS-GREATBAY-ESTUARY-WATERSHEDS



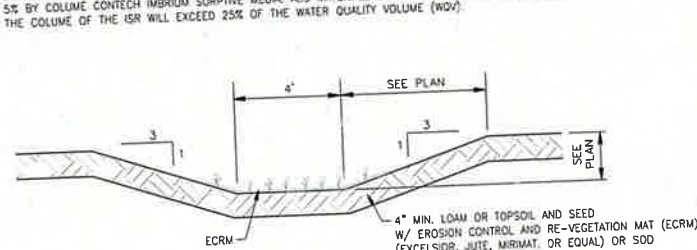
PLAN VIEW - BIORETENTION AREA #2 (WITH ISR)
SCALE: 1" = 30'

ELEVATION TABLE		
INV	DESCRIPTION	#2 ELEV
A	TOP OF BERM	229.10
B	EMERGENCY SPILLWAY	228.75
C	GRATE	228.50
D	UPPER ORIFICE	NOT USED
E	UNDERDRAIN ORIFICE	225.00 ORIFICE=0.7"
F	OUTLET PIPE	225.00
G	UNDERDRAIN INVERT	223.25
H	BOTTOM OF BASIN	226.00
I	BOTTOM OF FILTER MEDIA	224.50
J	BOTTOM OF 3" PEA STONE	224.25
K	BOTTOM OF 18" CRUSHED STONE	222.75

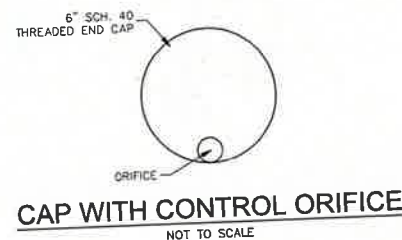


LINE NOTES
ACCEPTABLE OPTIONS INCLUDE:
A. 6-12" IN CLAY SOIL (MINIMUM 15% PASSING #200 SIEVE AND A MAXIMUM PERMEABILITY OF 1x10⁻³ CM/S)
B. A 40 MIL PVC LINER WITH SAND BEDDING AND NON-WOVEN GEOTEXTILE

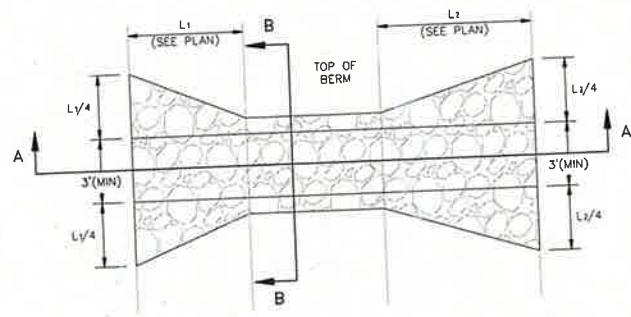
BIORETENTION SYSTEM (WITH ISR)
NOT TO SCALE



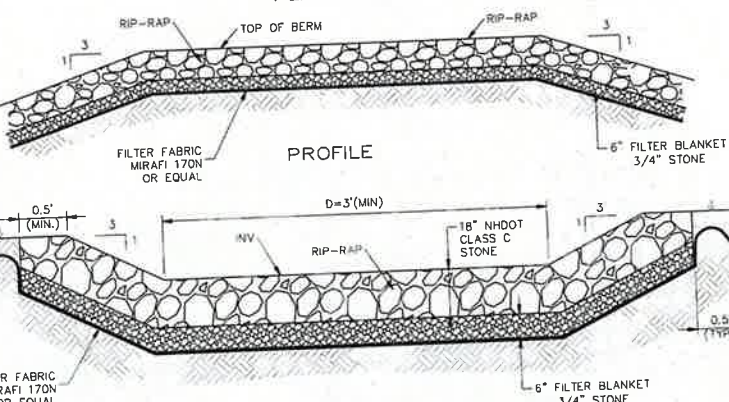
GRASS LINED SWALE
NOT TO SCALE



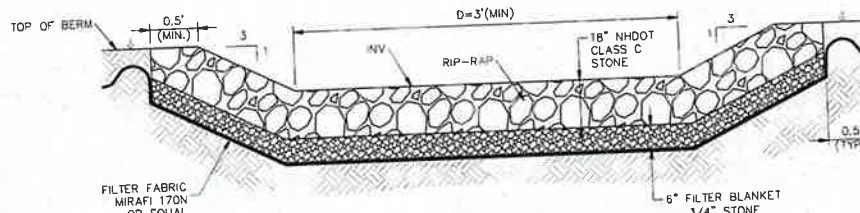
CAP WITH CONTROL ORIFICE
NOT TO SCALE



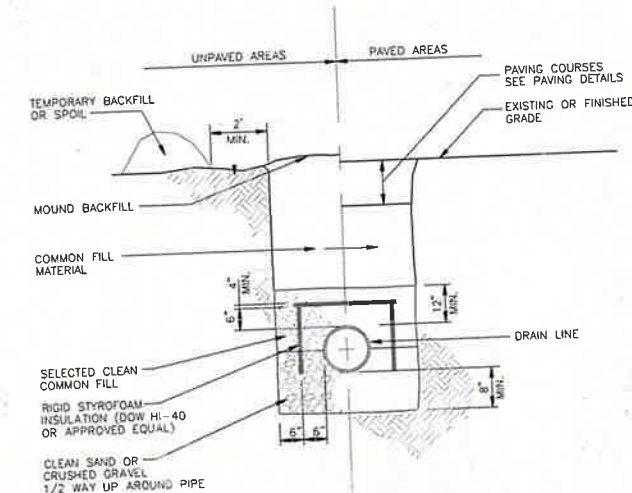
PLAN VIEW



PROFILE



EMERGENCY SPILLWAY
NOT TO SCALE



INSULATED DRAIN LINE TRENCH
NOT TO SCALE

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SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

REV	DATE	DESCRIPTION	DR	CK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/18/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	6/28/2022	REVISED PER TRG & NHDES AOT COMMENTS	JSM	CRR
1	6/16/2022	REVISED PER TRG COMMENTS	JSM	CRR

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DR

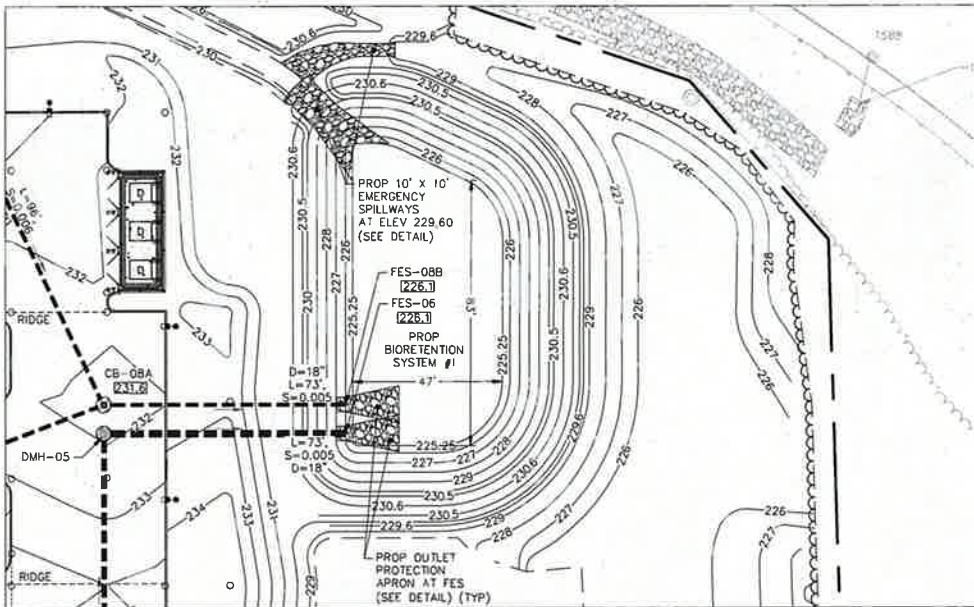
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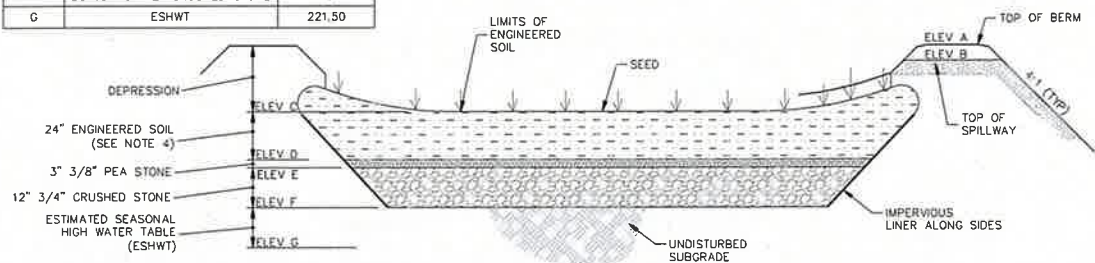
PLAN VIEW – BIORETENTION SYSTEM #1

SCALE: 1" = 30'

ELEVATION TABLE		
INV	DESCRIPTION	#1
A	TOP OF BERM	230.60
B	EMERGENCY SPILLWAY	229.60
C	BOTTOM OF BASIN	225.25
D	BOTTOM OF FILTER MEDIA	223.25
E	BOTTOM OF 3" PEA STONE	223.00
F	BOTTOM OF 12" CRUSHED STONE	222.00
G	ESHWI	221.50

NOTES

- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LOADED WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT, IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- DO NOT STORE CONSTRUCTION MATERIALS OR EQUIPMENT IN AREA OF PROPOSED BIORETENTION BASIN.



BIORETENTION AREA CONSTRUCTION

- CLEAR AND GRUB THE AREA WHERE THE BIORETENTION AREAS ARE TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT EQUIPMENT & VEHICLE TRAFFIC FROM DRIVING IN THE AREA OF THE PROPOSED RAIN GARDEN AREA DURING CONSTRUCTION.
- GRADE BIORETENTION AREAS ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 4" LOAM AND SEED. BOTTOM OF BIORETENTION AREAS TO BE CONSTRUCTED WITH 3" LOAM AND SEED, MANUFACTURED SOIL, PEA STONE, AND CRUSHED STONE (SEE BIORETENTION AREA DETAIL).
- BIORETENTION MANUFACTURED SOIL MIXTURE SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH. NO OTHER MATERIALS OR SUBSTANCES OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATION. THE MANUFACTURED SOIL MIX SHALL CONSIST OF THE FOLLOWING BY VOLUME:
 - ASTM C-33 CONCRETE SAND (50-55% BY VOLUME)
 - LOAMY SAND TOPSOIL (20-30% BY VOLUME) WITH 15-25% FINES PASSING THE NO. 200 SIEVE
 - MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH (20-30% BY VOLUME) WITH LESS THAN 5% PASSING THE NO. 200 SIEVE
- TOPSOIL/LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN ONE INCH (1") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.2. LOAM SHALL CONTAIN A MINIMUM OF FOUR PERCENT (4%) AND A MAXIMUM OF FIVE AND A HALF PERCENT (5.5%) ORGANIC MATTER AS DETERMINED BY WEIGHT, NOT MORE THAN TWENTY-FIVE PERCENT (25%) SHALL PASS A NO. 200 SIEVE. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES. THE RATIO OF THE PARTICLE SIZE FOR 80% PASSING (D80) TO THE PARTICLE SIZE FOR 30% PASSING (D30) SHALL BE 6.0 OR LESS (D80/D30 ≤ 6.0). SATURATED HYDRAULIC CONDUCTIVITY OF TOPSOIL/LOAM SHALL BE BETWEEN 3 INCHES/HOUR AND 10 INCHES/HOUR ACCORDING TO ASTM D5856-95 WHEN COMPACTED TO A MINIMUM OF 88% STANDARD PROCTOR, ASTM 698.
- CLEAN COARSE SAND SHALL MEET THE FOLLOWING SPECIFICATION:

US STANDARD SIEVE SIZE	PERCENT FINER
3/8 INCH	100
#4	65-90
#10	40-75
#40	5-40
#100	0
#200	0
- THE DRAINAGE LAYER MATERIAL SHALL BE PLACED WITH ONLY NOMINAL COMPACTION APPLIED BY A DOZER OR GRADER. FORMAL COMPACTION USING A VIBRATORY STEEL DRUM ROLLER SHALL NOT BE USED AS DENSIFICATION WILL REDUCE THE PERMEABILITY AND ABILITY FOR THE MANUFACTURED SOIL TO PROPERLY DRAIN. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT EQUIPMENT & VEHICLE TRAFFIC FROM DRIVING IN THE AREA OF THE PROPOSED BIORETENTION AREA DURING CONSTRUCTION. HE CONTRACTOR SHALL TAKE MEASURES TO PREVENT SMEARING OF THE SUBGRADE DURING CONSTRUCTION.

BIORETENTION SYSTEM INSPECTION & MAINTENANCE

MAINTENANCE SCHEDULE TO BEGIN AFTER CONSTRUCTION IS FINISHED AND BASIN STABILIZATION IS COMPLETE.

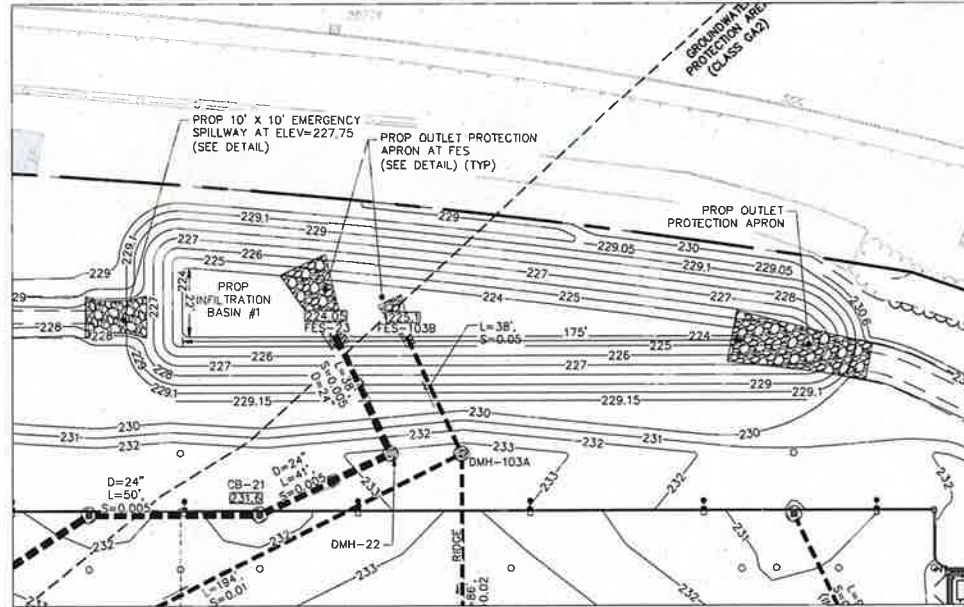
- CONTRACTOR AND LAND OWNERS TO PERFORM SCHEDULED MAINTENANCE ON THE RAIN GARDENS IN ACCORDANCE WITH THE STORMWATER OPERATION AND MAINTENANCE MANUAL.

SEEDING

- USE NEW ENGLAND EROSION CONTROL/RESTORATION MIX BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUIVALENT.
- SEED AT A RATE OF 1LB/1250SF. APPLY TO BARE SOIL. LIGHTLY MULCH WITH CLEAN WEED FREE STRAW.

BIORETENTION SYSTEM

NOT TO SCALE



PLAN VIEW – INFILTRATION BASIN #1

SCALE: 1" = 30'

ELEVATION TABLE			
INV	DESCRIPTION	#1	#2
A	TOP OF BERM	229.10	228.10
B	TOP OF EMERGENCY SPILLWAY	227.75	227.90
C	BOTTOM OF BASIN	224.00	224.60
D	BOTTOM OF PEA GRAVEL	223.50	224.10
E	ESHWI	220.00	221.60

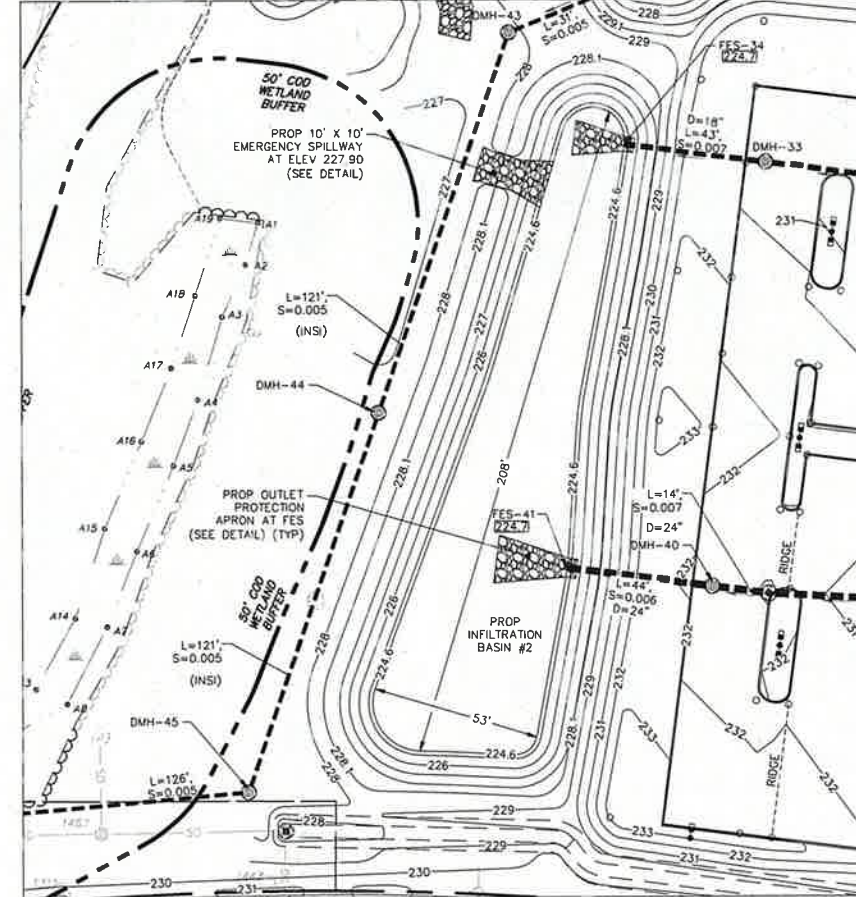
INFILTRATION BASIN MAINTENANCE

MAINTENANCE SCHEDULE TO BEGIN AFTER CONSTRUCTION IS FINISHED AND BASIN STABILIZATION IS COMPLETE.

- CONTRACTOR AND LAND OWNERS TO PERFORM SCHEDULED MAINTENANCE ON THE INFILTRATION BASINS IN ACCORDANCE WITH THE STORMWATER OPERATION AND MAINTENANCE MANUAL.

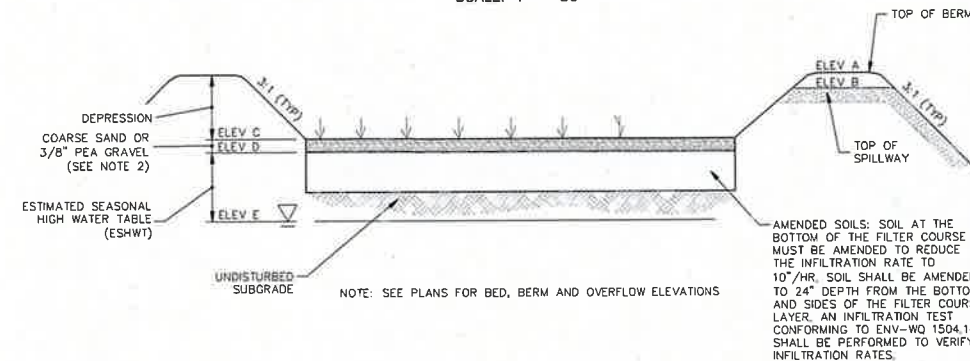
INFILTRATION BASIN CONSTRUCTION

- CLEAR AND GRUB THE AREA WHERE THE INFILTRATION BASIN IS TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
- GRADE INFILTRATION AREA ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 6" LOAM AND SEED AND A SLOPE NOT TO EXCEED 2:1. BOTTOM OF INFILTRATION BASIN TO BE CONSTRUCTED WITH:
 - A 6-INCH LAYER OF COARSE SAND OR 3/8 INCH PEA GRAVEL;
 - GRASS TURF THAT CAN SURVIVE INUNDATION FOR UP TO 72 HOURS AND STILL PROVIDE A DENSE, VIGOROUS TURF LAYER; OR
 - A LAYER OF COARSE ORGANIC MATERIAL, SUCH AS EROSION CONTROL MIX OR COMPOSTED MULCH, THAT IS TILLED INTO THE SOIL, SOAKED, AND ALLOWED TO DRY.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT EQUIPMENT & VEHICLE TRAFFIC FROM DRIVING IN THE AREA OF THE PROPOSED RAIN GARDEN AREA DURING CONSTRUCTION.
- BOTTOM OF BASIN IS TO BE ROTOTILLED PRIOR TO INSTALLING PEA GRAVEL OR COARSE SAND.
- A CERTIFIED SOIL SCIENTIST, ENGINEER, OR PROFESSIONAL GEOLOGIST SHALL CONFIRM INFILTRATION RATE OF AMENDED SOIL IN ACCORDANCE WITH ENV-WQ 1504.14(E). RESULTS SHALL BE SUBMITTED TO NHDES WITHIN 7 DAYS OF TESTING.



PLAN VIEW – INFILTRATION BASIN #2

SCALE: 1" = 30'



INFILTRATION BASIN

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 114 LOT 2

DETAILS

PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
 OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

SCALE: NTS

MAY 24, 2022

Seacoast Division



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
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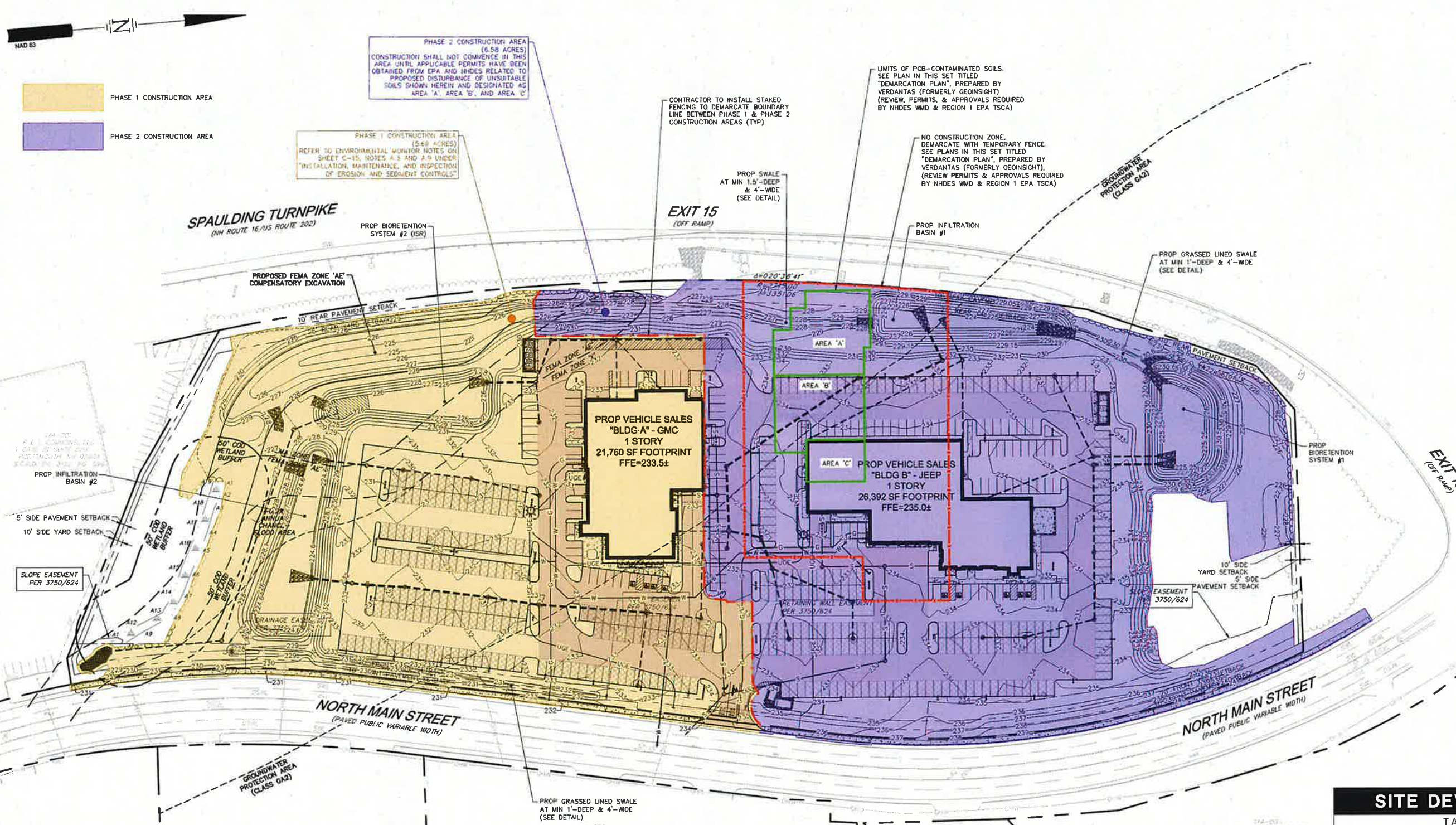
REV	DATE	DESCRIPTION	DR	CHK
9	2/15/2023	REVISED FOR FINAL PLAN SET SUBMITTAL	JSM	CRR
8	10/31/2022	REVISED PER THIRD PARTY REVIEW COMMENTS	JSM	CRR
7	10/4/2022	REVISED PER NHDES AOT & TRG COMMENTS	JSM	CRR
6	9/22/2022	REVISED PER NHDES WASTEWATER COMMENTS	JSM	CRR
5	9/15/2022	REVISED PER NHDES AOT COMMENTS	JSM	CRR
4	9/8/2022	REVISED FOR NHDES WASTEWATER SUBMITTAL	JSM	CRR
3	8/18/2022	REVISED PER TRG COMMENTS	JSM	CRR
2	8/26/2022	REVISED PER TRG & NHDES AOT COMMENTS	JSM	CRR
1	6/16/2022	REVISED PER TRG COMMENTS	JSM	CRR

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SITE DEVELOPMENT PLANS
TAX MAP 114 LOT 2
OVERALL PHASING PLAN
PROPOSED AUTO DEALERSHIPS
400 & 410 NORTH MAIN STREET, ROCHESTER, NH
OWNED BY & PREPARED FOR
400 NORTH MAIN STREET, LLC

1"=120' (11"X17")
SCALE: 1"=60' (22"X34") **JANUARY 18, 2023**

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
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OK CADFILE 47159-04_PHASING PLAN C-27

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DIG SAFE

REV	DATE	DESCRIPTION	DESIGNED	CHECKED
1	2/9/2023	ADDED NO CONSTRUCTION ZONE FENCE.	JSM	CRR



1 Site Lighting Plan
SCALE: 1"=50'-0"

Symbol	Label	Qty	Part Number	Arrangement	LLF	Fixture Wattage	Fixture Lumens
PM-T4L_HS	PM-T4L_HS	29	Visionaire # VSX-II-T4L-15L-4K-UNV-AM-TBD-HS / SNTS-45-11-20'-9BC-343-S1-TBD	Single	0.900	102	4640
PM-T4L_HS_90	PM-T4L_HS_90	1	Visionaire # (2) VSX-II-T4L-15L-4K-UNV-AM-TBD-HS / SNTS-45-11-20'-9BC-343-D9-TBD	2 @ 90 degrees	0.900	102	4640
PM-TSSR_D	PM-TSSR_D	16	Visionaire # (2) VSX-II-TSSR-15L-4K-UNV-AM-TBD / SNTS-45-11-20'-9BC-343-D9-TBD	Back-Back	0.900	102	15441
PM-TSSR_Q	PM-TSSR_Q	1	Visionaire # (4) VSX-II-TSSR-15L-4K-UNV-AM-TBD / SNTS-45-11-20'-9BC-343-QD-TBD	4 @ 90 Degrees	0.900	102	15441
PM-TSSR_S	PM-TSSR_S	9	Visionaire # VSX-II-TSSR-15L-4K-UNV-AM-TBD / SNTS-45-11-20'-9BC-343-S1-TBD	Single	0.900	102	15441
WM-T3	WM-T3	25	Visionaire # VSC-1-T3-16LC-3-4K-UNV-WM-TBD	Single	0.900	18	2355

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.
Site Points	Illuminance	Fc	1.39	10.8	0.0	N.A.	N.A.

Isoline Legend	
Illuminance (Fc)	
Color	Value
Black	0.3
Dark Blue	0.5
Blue	0.7
Light Blue	0.9
Green	1.1
Yellow	1.3

- NOTES:
- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED, REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
 - SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
 - CALCULATION POINTS ARE TAKEN AT GRADE.
 - CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

North Main St - Dealership

Site Lighting Plan, Schedules & Specifications

VSX-II Array LED Specifications

Ordering Information

MODEL	OFFICE	LUMENS	WATTAGE	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	11	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	12	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	13	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	14	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	15	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	16	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	17	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	18	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	19	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSX-II	20	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003

SNTS Specifications

Ordering Information

MODEL	OFFICE	LUMENS	WATTAGE	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
SNTS	11	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	12	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	13	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	14	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	15	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	16	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	17	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	18	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	19	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
SNTS	20	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003

VSC LED Specifications

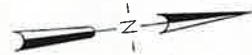
Ordering Information

MODEL	OFFICE	LUMENS	WATTAGE	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSC	11	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	12	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	13	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	14	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	15	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	16	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	17	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	18	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	19	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003
VSC	20	15,441	102W	120V	ARM	BLACK	PCN-001	PCN-002	PCN-003

2 Specifications

DATE	REVISIONS	DESCRIPTION	DATE
May 19, 2022	1	Relocated Light Pole	9/19/22
PROJECT NUMBER: 22075	2		
DRAWN BY: AD	3		
CHECKED BY: TJ	4		
APPROVED BY: WC	5		
SCALE: AS NOTED	6		
	7		

SL1



PROPOSED NO CONSTRUCTION
ZONE/TEMPORARY FENCE

AREA A

AREA B

AREA C

BUILDING A

BUILDING B

FORMER FIRING RANGE

LEGEND

- DRAIN LINE
- APPROXIMATE LOCATION OF VENT
- ⊕ LOCATION AND DESIGNATION OF MONITORING WELL
- ⊕ LOCATION OF PIEZOMETER
- ⊕ LOCATION AND DESIGNATION OF TEST PIT

- APPROXIMATE LOCATION OF PROPERTY BOUNDARY
- APPROXIMATE LOCATION OF NATURAL GAS
- APPROXIMATE LOCATION OF WATER LINE
- APPROXIMATE LOCATION OF SEWER LINE
- BURIED DRAINAGE LINE AND FLOW DIRECTION
- FILL AREA (APPROXIMATE)
- CATCH BASIN
- ⊕ BM EL. 100.00 BENCHMARK (FEET)

- 2019/2021 DATA
- PCBs <1 ppm
 - PCBs >1 ppm
 - PCBs >50 ppm

NOTES:

1. THIS FIGURE WAS DRAWN FROM A PLAN TITLED "AREAS OF PETROLEUM STORAGE" PREPARED BY SANBORN, HEAD AND ASSOCIATES, INC. DATED FEBRUARY 1997.
2. FORMER LAGOON AND SEPTIC SYSTEM AREA ARE APPROXIMATE BASED ON A PLAN PREPARED BY HOYLE, TANNER & ASSOCIATES, INC. CONSULTING ENGINEERS, TITLED "LAYOUT PLAN", DATED FEBRUARY 14, 1984.
3. ALL BUILDINGS DESTROYED. GRAY BUILDING FOOTPRINTS AND SITE FEATURES SHOWN FOR REFERENCE LOCATIONS ONLY.



CLIENT: 400 NORTH MAIN STREET, LLC			
PROJECT: 400 NORTH MAIN STREET ROCHESTER, NEW HAMPSHIRE			
TITLE: DEMARCATION PLAN			
DESIGNED: RHF	DRAWN: AAZ	CHECKED: RHF	APPROVED: RCR
SCALE: 1" = 50'	DATE: 12/06/22	FILE NO.: 6683D043	PROJECT NO.: 6683-000



FIGURE NO.: 1

TOTAL SQUARE FOOTAGE = 21,760 S.F.

FLOOR PLAN GENERAL NOTES

- 1) REFER TO SHEETS A4.0 FOR WALL TYPE INFORMATION
- 2) REFER TO SHEETS A2.2 FOR ROOM FINISH SCHEDULE
- 3) REFER TO SHEETS A4.1 FOR DOOR & WINDOW SCHEDULE
- 4) ANCHOR VEHICLE LIFTS PER MANUFACTURER'S REQUIREMENTS
- 5) PROVIDE FRP PANELS ON ALL WALLS @ WASH BAYS TO 10'-0" A.F.F.
- 6) ALL OVERHEAD DOORS TO HAVE 2'-0" EXT. CONCRETE APRONS, SLOPE AWAY FROM BLD.
- 7) SLOPE FLOOR @ RECON. BAY 1/8" / 12" TO DRAIN
- 8) REFER TO SHEETS A1.3 FOR REFLECTED CEILING PLAN & LIGHTING FIXTURE SCHEDULE
- 9) REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE SLAB THICKNESSES & REINFORCEMENT PLACEMENT LOCATIONS
- 10) REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL COLUMN SIZES & LOCATIONS
- 11) GRID IS TO OUTSIDE FACE OF WALL GIRT OR CENTER LINE OF MAIN FRAME @ P.E.B. GRID IS TO CENTER LINE OF STEEL COLUMNS @ STRUCTURAL STEEL BUILDING
- 12) ALL INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL & OUTSIDE FACE OF EXT. WALL
- 13) REFER TO COVER SHEET FOR TYPICAL ABBREVIATIONS
- 14) ALL DOORS TO MAINTAIN A MINIMUM JAMB DISTANCE OF 4" @ HINGE, U.N.O. OR SHOWN CENTERED IN WALL
- 15) TOP OF FOUNDATION WALL @ ALL EXTERIOR DOORS TO BE DROPPED 8" TO EL. 99'-4" REFER TO STRUCTURAL DRAWINGS
- 16) EDGE OF SLAB TO BE SLOPED AWAY FROM BUILDING & EDGE PROTECTED W/ CAST IN PLACE ANGLE @ ALL O.H. DOORS
- 17) REFER TO SHEET C2.2 FOR ALL PLUMBING FIXTURE DIMENSIONAL CRITERIA, FIXTURE TAGS, REFERENCE PARTICULAR, FIXTURE
- 18) REFER TO CIVIL DWGS. FOR SIDE WALK & PARKING LAYOUT
- 19) FURNITURE LAYOUT INDICATED FOR DESIGN INTENT OF POWER & DATA, G.C. TO COORDINATE W/ CLIENT & VENDOR

Project Info:
Rochester Buick GMC 2022
400 North Main St
Rochester NH

Sheet Status:
Label: Fullsize
Issued For: 4 Review
Orig. Issue Date: 09/01/2022 (N.F.C.)
JOB NO: 20046
DRAFTED: MLN
CHECKED: JMT
SCALE: 3/32" = 1'-0"
Sheet Title:
Floor Plan

Sheet Number:
A1.1

9/1/2022

GENERAL ROOF PLAN NOTES:

- 1) ALL ROOF SLOPES ARE 1/4" PER FOOT MIN.
- 2) PITCH STEEL AS REQD. TO ACHIEVE ROOF SLOPES INDICATED ON DWGS.
- 3) HATCH INDICATES EXTENT OF SLOPED ROOF INSULATION.
- 4) ALL RUBBER ROOFS TO BE 60 MIL FULLY ADHERED E.P.D.M.
- 5) MIN. ROOF INSULATION THICKNESS SHALL BE 3".
- 6) BRACE TOP OF ALL PARAPET WALLS WITH METAL STUD KICKER. WALL SLOPED 10/12, REFER TO SECTIONS FOR MORE DETAILS.

NOTE:
1) O.R.D.'S TO BE COLLECTED, CONNECTED & DRT THE SKIDING THROUGH & ZURU DISCHARGE TO JUNGLE LOCATED PER EXT. ELEVATIONS @ TWO LOCATIONS.

TEXT LEGEND:
R.D. = ROOF DRAIN
O.R.D. = OVER FLOW ROOF DRAIN
[Hatched Box] = INDICATES TAPERED INSULATION
[Double Line Box] = STANDING SEAM MTL. ROOF @ P.E.B.

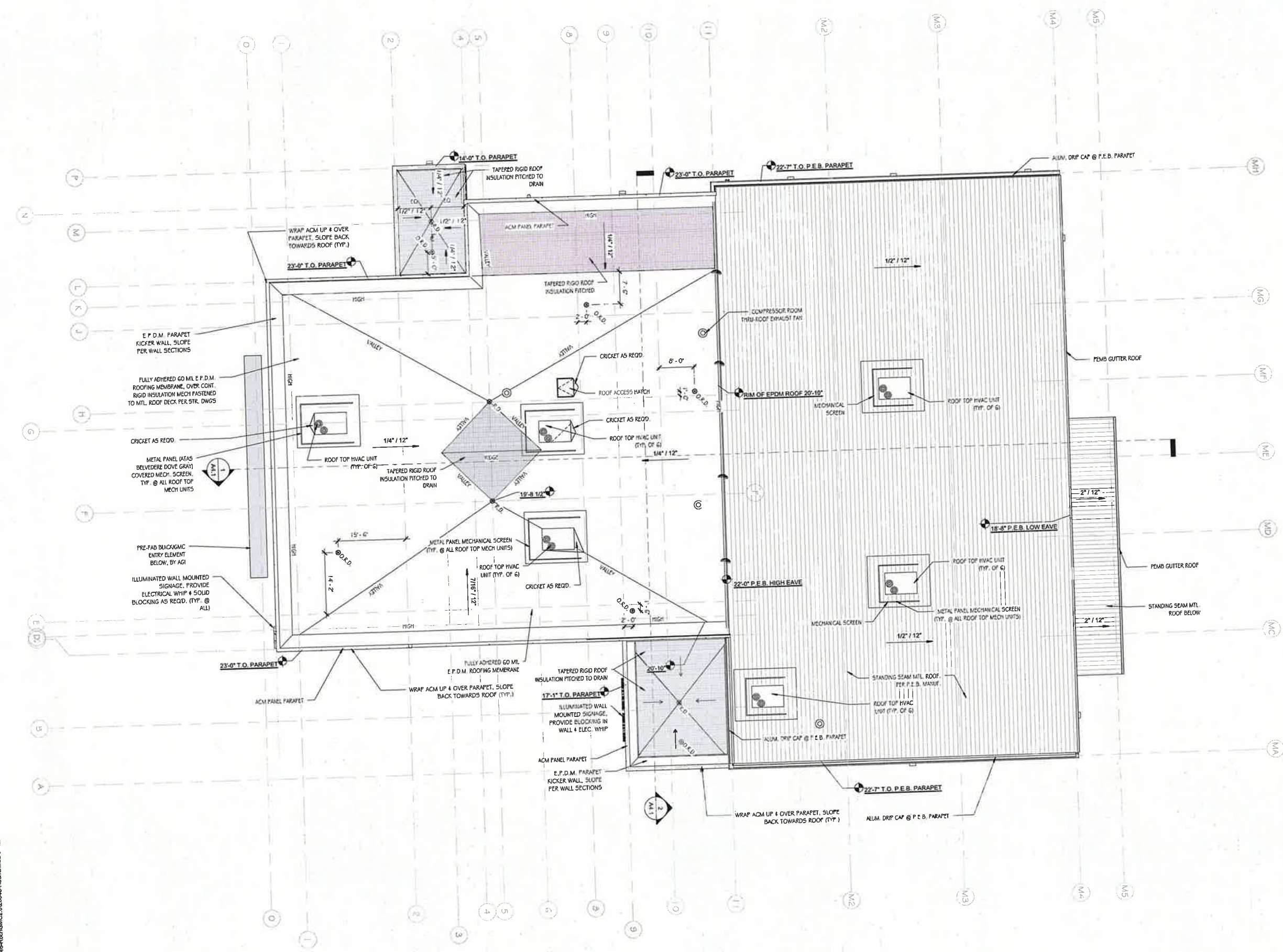
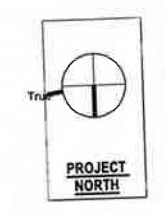
Project Info:
Rochester Buick GMC 2022
400 North Main St
Rochester NH

Sheet Status:
Issued For: 4 Review: 09/01/2022 (N.F.C.)
Job No: 20046
Drawn: MLN
Checked: JMT
Scale: 3/32" = 1'-0"

Sheet Title:
Roof Plan

Sheet Number:
A1.2

9/1/2022





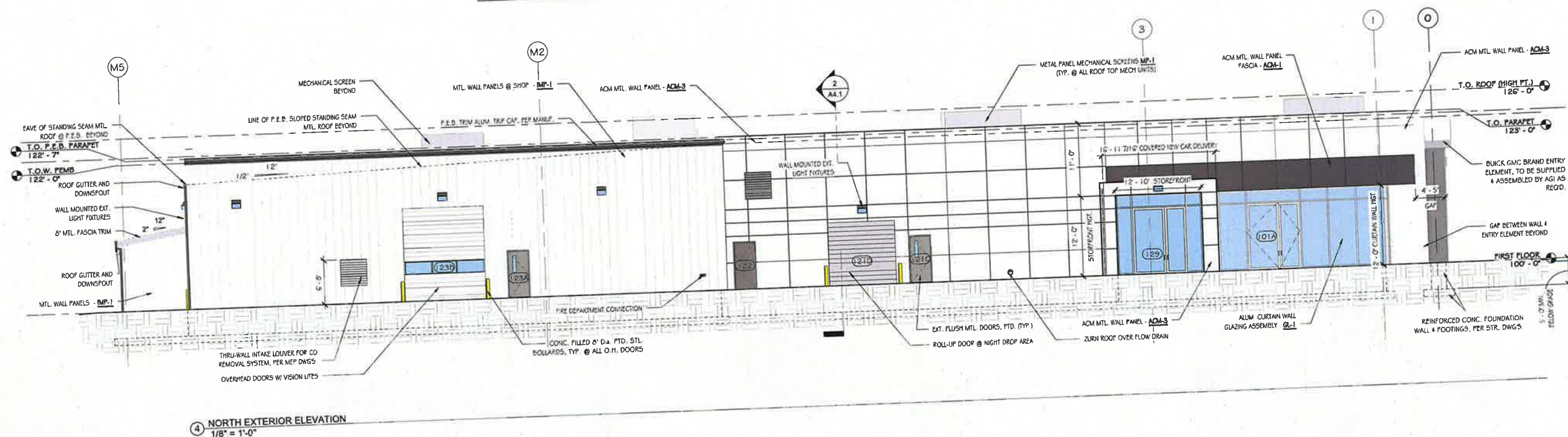
① EAST EXTERIOR ELEVATION
 $1/8" = 1'-0"$

- ELEVATION NOTES:
- 1) REFER TO SHEET AS.3 FOR ALL ACM PANEL SIZES & JOINT LOCATIONS
 - 2) REFER TO SHEET AS.3 FOR ALL CURTAIN WALL SCHEDULES & MASON GRID DIMENSIONS
 - 3) REFER TO SHEET AS.1 FOR DOOR & WINDOW SCHEDULES & LEGENDS
 - 4) REFER TO FLOOR PLAN FOR ALL INTERIOR WALL TAGS
 - 5) REFER TO SHEET AA.0 FOR ALL WALL TYPES
 - 6) ALL EXTERIOR FINISH MATERIALS & COLORS ARE PER GBI DESIGN STANDARDS
 - 7) LIGHTING LAYOUT FOR DESIGN INTENT ONLY. ALL FEATURE PLACEMENTS TO BE BY ELECTRICAL CONTRACTORS DESIGN & BUILD DIVISION
 - 8) REFER TO TABLE CDD-04 ON CODE REVIEW SHEET OR 1 FOR ENVELOPE PENETRATION MAXIMUM ALLOWABLE USE FACTOR
 - 9) REFER TO ENCL. 2 FOR DE-DRY-VENT SYSTEM

- EXTERIOR FINISH SCHEDULE
1. ACM-1 = ALPOJC TEL BLACK (#3-ATL-G75)
 2. ACM-2 = ALPOJC POLISHED MARLBLE ALUMINUM (#MCA-3MM)
 3. ACM-3 = ALPOJC KVM WHITE (WHITE)
 4. ACM-4 = ALPOJC HIGH POLISHED ALUMINUM (#3-4MFA-G60)
 5. MP-1 = ATAS ISOLFIN VL MICRO-BEAD - REGAL WHITE
 6. GL-1 = SQUAREBAR LOW CLAR ANODIZED ALUMINUM OR SILVER METALLIC FRAME

⑤ = SPANDREL GLAZE STOREFRONT PANE

Building Sign s.f. totals
18.33 (Certified Service)
29.53 (Dealer Name)
4.69 (Threshold)
7.73 (Back Letters)
9.82 (GMC letters)
70.10 = s.f. total



④ NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

Description	Revision Schedule
1. Initial Review: Conducted within 30 days of completion of the project.	Quarterly
2. Annual Review: Conducted annually to assess overall performance and identify areas for improvement.	Annually
3. Special Review: Conducted as needed in response to significant changes or issues.	As needed

Project Info:
**Rochester
Buick GMC
2022**

400 North Main St
Rochester NH

Sheet Status:

Latest Release
Issued For: **A Review**

Org. Name: _____

JOB NO. 20046
IMT

DRAFTED: JMT
CHECKED: [signature]

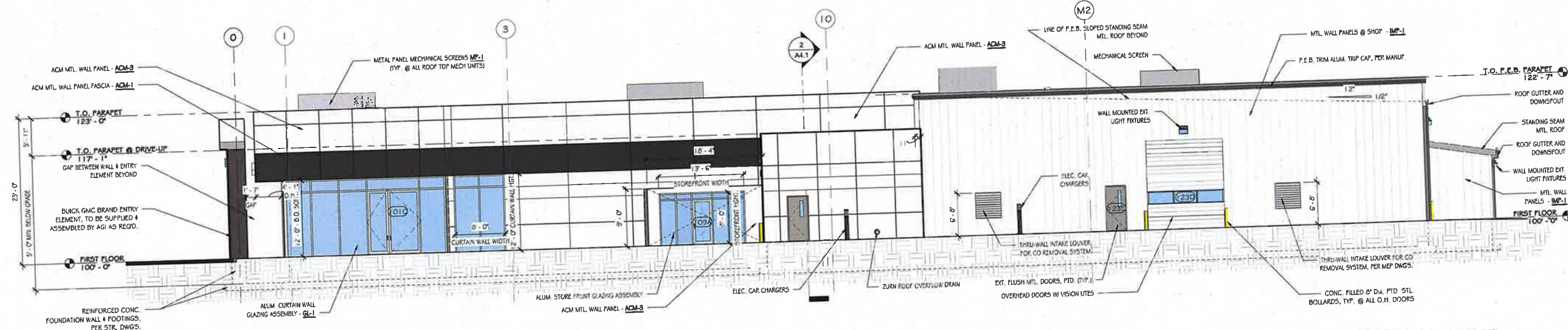
1/8" = 1'-0"

Sheet Title:
**Exterior
Elevations**

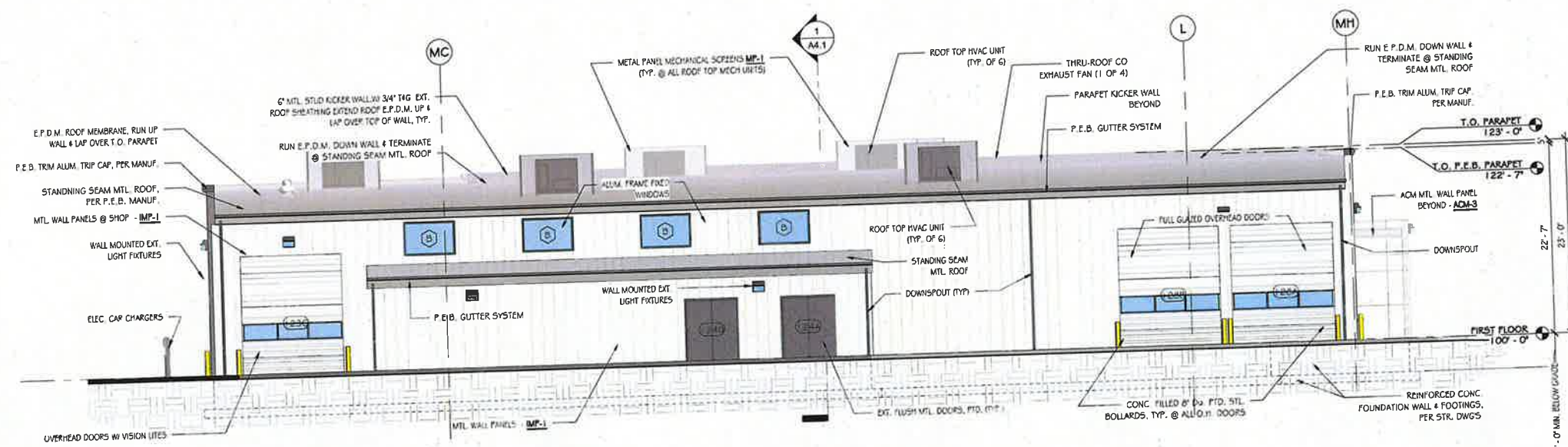
Sheet Number:
A3.1

- ELEVATION NOTES:
- 1) REFER TO SHEET A3.3 FOR ALL ACM PANEL SIZES & JOINT LOCATIONS
 - 2) REFER TO SHEET A3.3 FOR ALL CURTAIN WALL & STOREFRONT MULLION GRID DIMENSIONS
 - 3) REFER TO SHEET A4.1 FOR DOOR & WINDOW SCHEDULES & LEGENDS
 - 4) REFER TO FLOOR PLANS FOR ALL EXTERIOR WALL TAGS
 - 5) REFER TO SHEET A4.0 FOR ALL WALL TYPES
 - 6) ALL EXTERIOR FINISH MATERIALS & COLORS ARE PER GM DESIGN STANDARDS
 - 7) LIGHTING LAYOUT FOR DESIGN INTENT ONLY. ALL FIXTURE PLACEMENTS TO BE BY ELECTRICAL CONTRACTOR'S DESIGN / BUILD ENGINEER
 - 8) REFER TO TABLE C202.4 ON CODE REVIEW SHEET OR 1 FOR ENVELOPE PENETRATION MAXIMUM ALLOWABLE U-FACTORS
 - 9) ALL ALPOUC ACM PANELS TO BE DRY-JOINT SYSTEM

- EXTERIOR FINISH SCHEDULE
1. ACM-1 = ALPOUC TBL. BLACK (#3-ATBL-G75)
 2. ACM-2 = ALPOUC BRUSHED HAIRLINE ALUMINUM (HILA-3MM)
 3. ACM-3 = ALPOUC RSW WHITE (WHITE)
 4. ACM-4 = ALPOUC HIGH POLISHED ALUMINUM (H3-HPA-600)
 5. MP-1 = ATAS GOLDEN VL MICRO DEAD - REGAL WHITE
 6. G-1 = SOLARBAND LOW E CLEAR ANODIZED ALUMINUM OR SILVER METALLIC FRAMES
 7. MP-1 = ATAS BELVEDERE DOVE GRAY - MECH. SCREEN



2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



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

Project Info:

Rochester Buick GMC 2022

400 North Main St
Rochester NH

Sheet Status:

Issued For: 4 Review

Orig. Issue Date: 09/01/2022 (N.F.C.)

JOB NO: 20046

DRAWN: MLN

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SCALE: 1/8" = 1'-0"

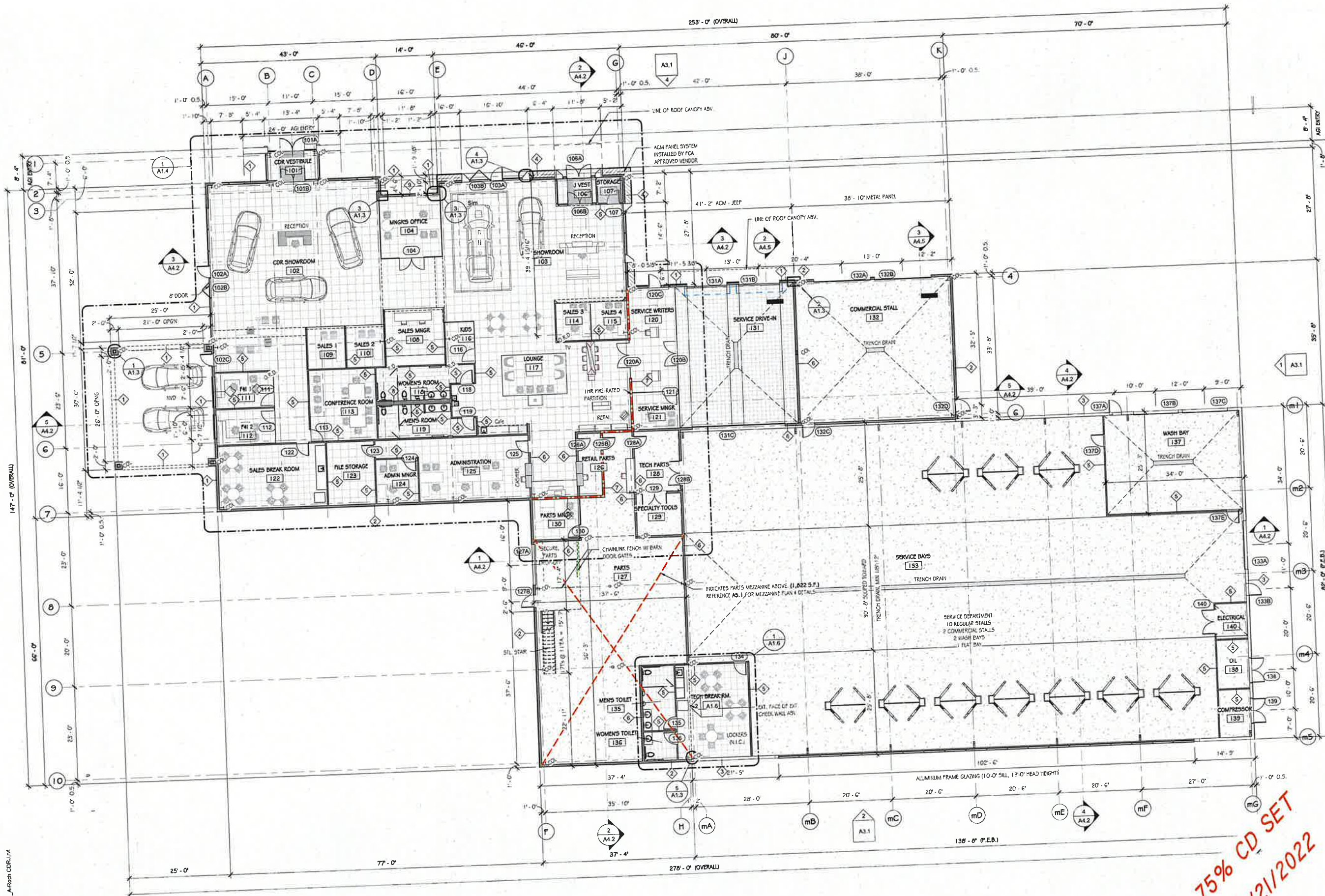
Sheet Title:

Exterior Elevations

Sheet Number:

A3.2

9/1/2022



1 FIRST FLOOR PLAN
3/32" = 1'-0"

1st Flr Conditioned Space = 25,164 s.f.
Open New Car Delivery = 750 s.f.
2nd Flr Parts = 1,822 s.f.

75% CD SET
6/21/2022

Project Info:
KEYAUTO CDR+J

401 N Main St,
Rochester, NH
03867

Sheet Status:
Latest Release:
Issued For: 75% CD SET
Orig Issue Date: (N.F.C.) 11/19/2021

JOB NO: 21004
DRAWN: SMP
CHECKED: JMT
SCALE: 3/32" = 1'-0"

Sheet Title:
FLOOR PLANS

Sheet Number:
A1.1

Printed on: 6/21/2022



401 N Main St,
Rochester, NH
03867

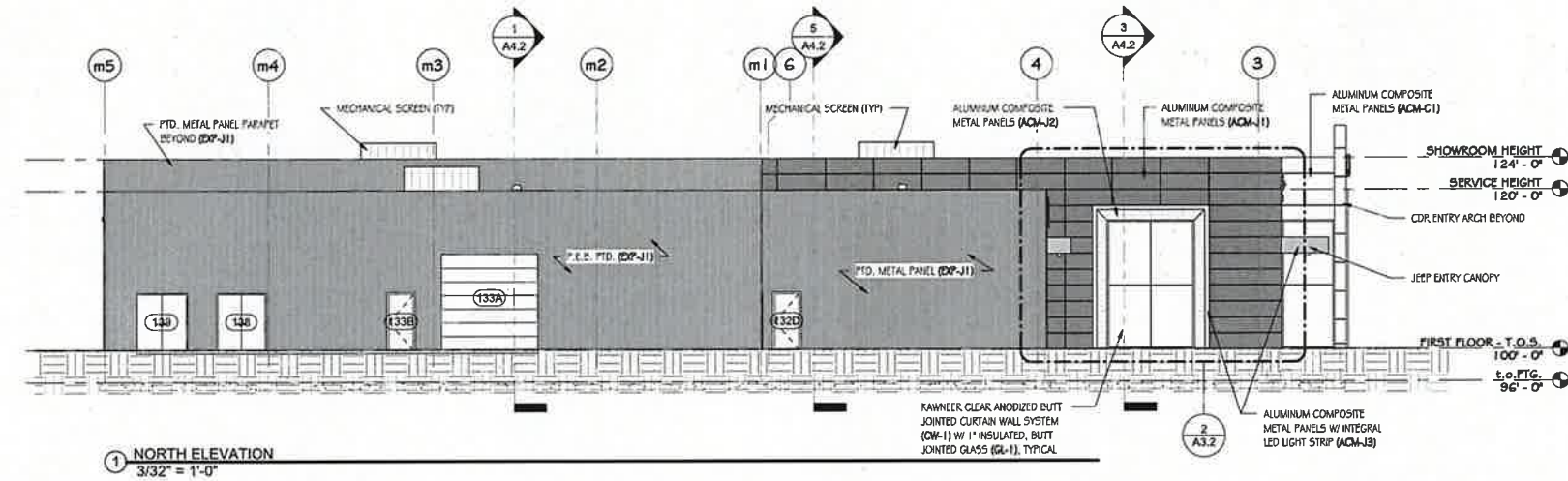
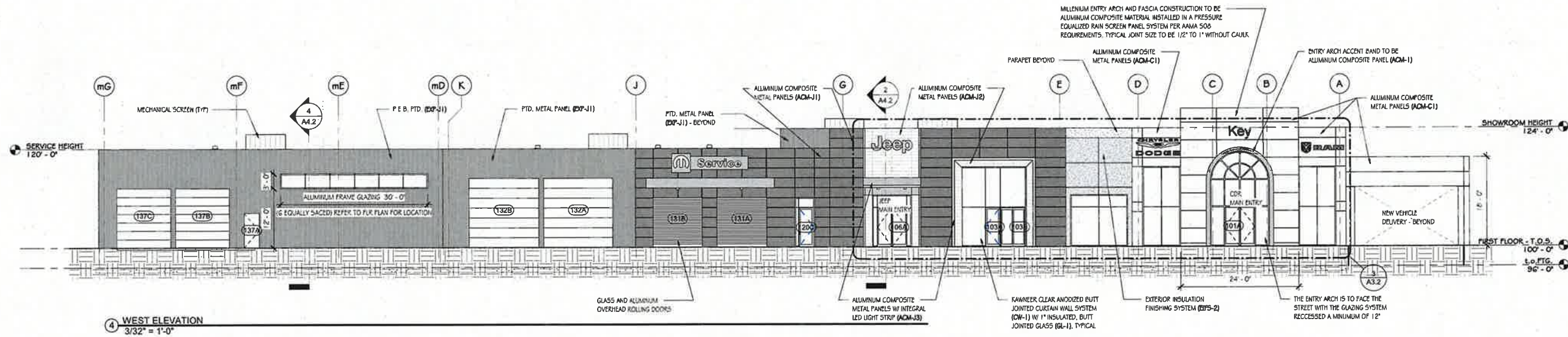
Sheet Title:
ROOF PLAN

Sheet Number:
A1.2

Printed on: 6/21/2022

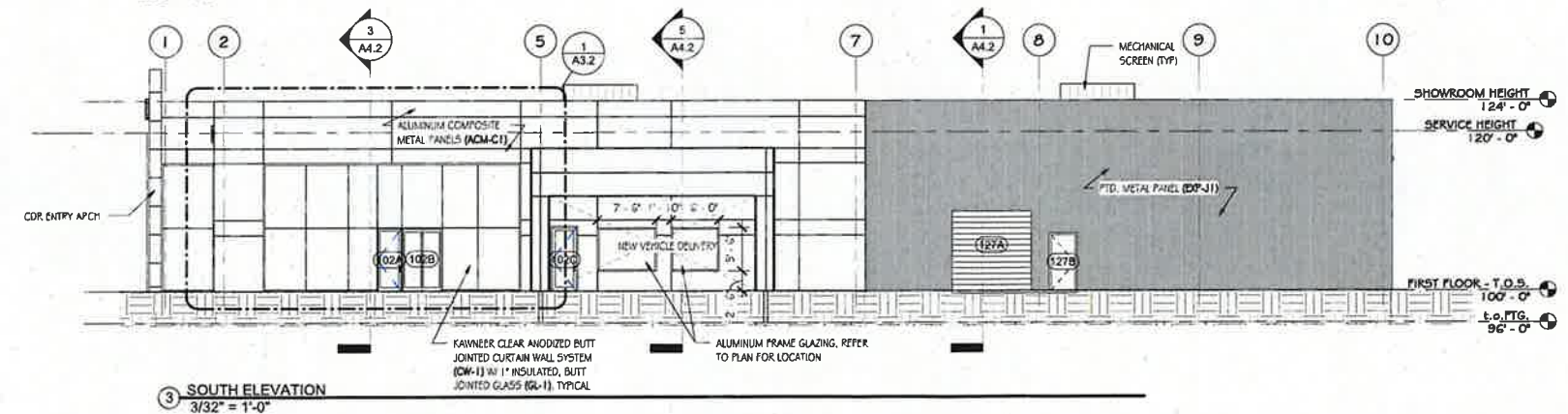
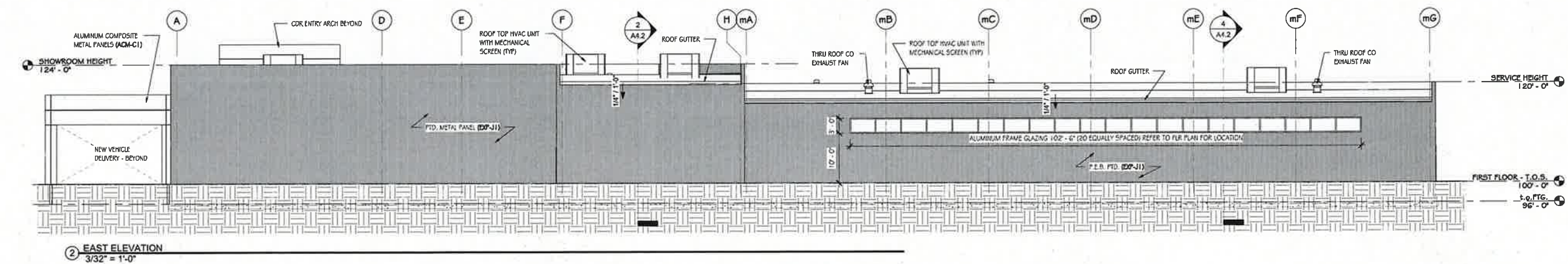
75% CD SET
6/21/2022

② ROOF PLAN
3/32" = 1'-0"



EXTERIOR FINISH SCHEDULE							
CODE	BRAND	MATERIAL	MANUFACTURER/SUPPLIER	PATTERN	COLOR/FINISH	TYPE/SIZE	REMARKS
ACM-C1	CDR	ALUMINUM COMPOSITE METAL	ALPOLIC	STACK BOND	SILVER METALLIC (MILC DSX SILVER)		FIELD FACADE
ACM-C2	CDR	ALUMINUM COMPOSITE METAL	ALPOLIC		HIGH POLISHED ALUMINUM (DM HPA SILV)		ENTRY ARCH ACCENT
ACM-J1	JEOP	ALUMINUM COMPOSITE METAL	ALPOLIC	STACK BOND	MICA MRO ANTHRACITE GREY (4MM)	23" X 72" FINISH FACE	FIELD FACADE
ACM-J2	JEOP	ALUMINUM COMPOSITE METAL	ALPOLIC	STACK BOND	HARVEST TRAIL BAMBOO (4MM OCF)	8" X 48" FINISH FACE	ACCENT FACADE
ACM-J3	JEOP	ALUMINUM COMPOSITE METAL	ALPOLIC		HIGH POLISHED ALUMINUM (DM HPA)	DM HPA (3MM)	TRIM
ACM-4	CDR/JEOP	BRASS METAL	ALPOLIC		COLOR TO MATCH ADJACENT ACM	.032" THICK	BRASS METAL PARAPET CAP
OW-1	CDR/JEOP	CURTAIN WALL FRAMING	KAWNEER		CLEAR ANODIZED, BUTT JOINTED		
DPS-2	JEOP	DPS	STO CORP		TO MATCH ACM-J1 (ANTHRACITE)		
DP-J1	JEOP	EXTERIOR PAINT	SHERWIN WILLIAMS		7067 CITYSCAPE, SATIN	SATIN	EXTERIOR FIELD PAINT
GL-1	CDR/JEOP	GLASS	VITRO		1" INSULATED, BUTT-JOINTED VITRO SOLARBAN LOW E ON ACUTY		

NOTE:
ALL OF THE DEALERSHIPS ACM PANEL SYSTEM WILL BE INSTALLED BY FCA APPROVED VENDOR. CONTRACTOR TO PROVIDE 3/4" EXT WALL SHEATHING, STOREFRONT IN PLACE, PRIMARY BUILDING SEAL AT WINDOWS, WATERPROOFING, STEEL SUPPORT FOR ENTRANCE AND SERVICE CANOPIES, ROOF MEMBRANE WRAPPED OVER PARAPET INTO SHEATHING, & ELECTRICAL WHIPS FOR LIGHTING



Revision Schedule

Project Info:
KEYAUTO CDR+J

401 N Main St,
Rochester, NH
03867

Sheet Status:
Issued For: 75% CD SET
(N.F.C.) 11/19/2021
JOB NO: 21004
DRAWN: SMP
CHECKED: JMT
SCALE: 3/32" = 1'-0"

Sheet Title:
EXTERIOR ELEVATIONS & SCHEDULE

Sheet Number:
A3.1

Printed on: 6/21/2022

75% CD SET
6/21/2022