



## **NONRESIDENTIAL SITE PLAN APPLICATION**

**City of Rochester, New Hampshire**

Date: \_\_\_\_\_ Is a conditional use needed? Yes: \_\_\_\_\_ No: \_\_\_\_\_ Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

### **Property information**

Tax map #: \_\_\_\_\_; Lot #'s): \_\_\_\_\_; Zoning district: \_\_\_\_\_

Property address/location: \_\_\_\_\_

Name of project (if applicable): \_\_\_\_\_

Size of site: \_\_\_\_\_ acres; overlay zoning district(s)? \_\_\_\_\_

### **Property owner**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### **Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### **Engineer/designer**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email address: \_\_\_\_\_ Professional license #: \_\_\_\_\_

### **Proposed activity** (check all that apply)

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

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

Describe proposed activity/use: \_\_\_\_\_

Describe existing conditions/use (vacant land?): \_\_\_\_\_

### Utility information

City water? yes \_\_\_ no \_\_\_; How far is City water from the site? \_\_\_\_\_

City sewer? yes \_\_\_ no \_\_\_; How far is City sewer from the site? \_\_\_\_\_

If City water, what are the estimated total daily needs? \_\_\_\_\_ gallons per day

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

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

Where will stormwater be discharged? \_\_\_\_\_

### Building information

Type of building(s): \_\_\_\_\_

Building height: \_\_\_\_\_ Finished floor elevation: \_\_\_\_\_

### Other information

# parking spaces: existing:\_\_\_ total proposed:\_\_\_; Are there pertinent covenants? \_\_\_\_\_

Number of cubic yards of earth being removed from the site \_\_\_\_\_

Number of existing employees: \_\_\_\_\_; number of proposed employees total: \_\_\_\_\_

Check any that are proposed: variance \_\_\_; special exception \_\_\_; conditional use \_\_\_

Wetlands: Is any fill proposed? \_\_\_; area to be filled: \_\_\_\_\_; buffer impact? \_\_\_\_\_

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Parking and vehicle circulation		
Planted/landscaped areas (excluding drainage)		
Natural/undisturbed areas (excluding wetlands)		
Wetlands		
Other – drainage structures, outside storage, etc.		

## Comments

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

## Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

*I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

8/17/23

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

8-17-23

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

8-17-23

## Authorization to enter subject property

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

8-17-23



**AMBIT ENGINEERING, INC.**

A DIVISION OF HALEY WARD, INC. 

200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

20 August, 2023

Mark Collopy, Chair  
City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867

**RE: Request for Site Plan Approval of Assessor's Map 128 Lots 214 & 215, 160 & 162  
Charles Street**

Dear Mr. Collopy:

We hereby submit, on behalf of Aranco Realty and Aranosian Oil Company, the attached package to the Planning Board for Site Plan approval. Included herewith is the Site Plan Application, Fee check, Associated Exhibits, and the Development Plan Set. The new location of the convenience store, which is currently located under the existing canopy, will be separated further from the refueling pumps, dramatically increasing the safety of the motorists maneuvering to refuel, and for pedestrians moving from the fueling stations to the convenience store. The expansion of the site will provide a reasonable traffic flow on the site.

The site redevelopment consists of replacing the existing Convenience Store and fueling stations with a new Convenience Store and fueling stations. The applicant owns two parcels of land known as Tax Map 128 Lots 214 and 215, which will be combined into one lot prior to construction. Lot 214 currently has a single-family dwelling, Lot 215 has a Convenience Store and fueling stations. Those structures will be demolished, the fueling stations and canopy will be extended with some added fueling stations, and a new 2,800 square foot Convenience Store will be constructed on the north end of the property. The construction will result in a safer expanded facility. There will be dedicated employee parking spaces, and a loading zone in a safe location outside the normal customer area. ADA access to the store is provided. The property is a triangular piece at the intersection of Charles Street and Columbus Avenue, with frontage on both streets. The total combined area of the lots is 25,350 square feet. There is a right turn lane and a landscaped area on the south end of the property that will not be revised with this project. The site sign (existing) is located in that area. Additionally, existing canopy signage will be re-positioned on the expanded canopy.

The site redevelopment required relief from the Rochester Zoning Ordinance, Section 30.3, to permit the expansion of a non-conforming use (a gas station) onto a lot zoned R2 and a variance from Table 19-A, for lot coverage where 35% is allowed in the R2, and 68% is proposed. The Variance was granted on July 12, 2023 (Notice of Decision copy attached).

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows demolition of the existing building(s) and associated site features.
- Project Site Plan C3 – This plan shows the site development in detail with the associated impervious surface calculations and the parking and delivery areas.
- Utility Plan C4 – This plan shows proposed site utilities.
- Grading Plan C5 – This plan shows proposed site grading.
- Lighting Plan C6 – This plan shows proposed site lighting.
- Detail Sheets D1 to D3 – These plans show site details.

Supplemental Information Provided in the submission package includes:

Application Checklist  
ZBA Approval Document  
Property Deeds  
USGS Map  
Aerial Orthophoto  
Tax map  
Soil Survey  
Lighting Specifications  
Flood Hazard Map  
Site Photographs  
Traffic Impact Statement  
Architectural Renderings

If you require any additional information or copies, please feel free to contact me at any time. We look forward to the Planning Board review of this submission and look forward to an in-person presentation. We hereby request your approval of the project.

Sincerely,



John Chagnon, PE, LLS  
Ambit Engineering – Haley Ward

P:\NH\5010114-Aranco\_Oil\_Co\518-Charles St., Rochester-JRC\JN518\2022 Site Plan\Applications\City of Rochester Site Plan\Planning Board Site Plan Submission Letter 8-18-23.docx

Aranco Realty Inc.  
557 North State Street  
Concord, NH 03301

Job # 518

[illegible]

Engineer	Ambit Engineering, A Division of Haley Ward		200 Griffin Road, Unit #3	Portsmouth	NH	03801
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Other Consultants						
Other Consultants						
Other Consultants						

[illegible]



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

July 18, 2023

Aranosian Oil Company, Inc.  
Aranco Realty, Inc.  
557 North State Street  
Concord, NH 03301

### Notice of Decision

**Z-23-04 Aranosian Oil Company, Inc & Aranco Realty, Inc.** Seeks a *Variance* from Section 30.3 to permit the expansion of a non-conforming use (a gas station) onto a lot zoned R2 and seeks a variance from Table 19-A, for lot coverage where 35% is allowed in the R2 and they are proposing 68% on that lot.

**Location:** 160 & 162 Charles Street, Map 128 Lots 214 & 215 in the Residential-2 and Neighborhood Mixed Use Zones.

At the July 12, 2023, the Zoning Board of Adjustment **voted to Approve both Variance requests** as presented citing all criteria has been met.

  
Shanna B. Saunders,  
Director of Planning & Development

**It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.**

**APPEALS:** The selectmen, any party to the action, or any person directly affected has a right to appeal this decision within thirty calendar days following a hearing and to the Superior Court in accordance with State Statute. See New Hampshire Revised Statutes Annotated, Chapter 677 Rehearing and Appeal Procedures, available at the City of Rochester Planning Department This notice has been placed on file and made available for public inspection in the records of the ZBA.

As Per RSA 674:33.I.a.(a)  
Variances authorized by the Zoning Board of Adjustment, Rochester NH shall be valid only if exercised within 2 years from the date of this application.

Cc: Open Gov Z-23-2  
File

CORRECTIVE DEED

JOHN H. INESON and MARY C. INESON, husband and wife of Rochester, County of Strafford, State of New Hampshire, for consideration paid, grant to ARANOSIAN OIL COMPANY, INC. with a mailing address of 557 North State Street, Concord, County of Merrimack, State of New Hampshire with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon, located in Rochester, Strafford County, New Hampshire, on the generally easterly side of Charles Street, and the generally westerly side of Hancock Street, bounded and described as follows:

Beginning at the southwesterly corner of the lot of land herein conveyed on said Charles Street at land of John B. Pease at a stone post set in the ground; thence running in a generally northerly direction along said Charles Street about ninety seven feet to a stone post set in the ground at land of Kenneth W. and Marjorie C. Welch; thence turning and running in a generally easterly direction along said Welch land to a stone post set in the ground on said Hancock Street; thence turning and running in a generally southerly direction along said Hancock Street a distance of about one hundred twelve feet and five inches to a stone post set in the ground at land of said John B. Pease; thence turning and running in a westerly direction along said Pease land about one hundred three feet four inches to Charles Street at the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to the grantors by Quitclaim Deed of Mary C. Ineson, Trustee at the Strafford County Registry of Deeds, Book 1008, Page 274 and by Quitclaim Deed of John H. Ineson, Jr. recorded at the Stafford County Registry of Deeds, at Book 1008, Page 275, both deeds recorded on December 7, 1977.

The within grantors release all rights of homestead.

The grantors herein intend by this Corrective Deed to correct an error in the Warranty Deed of John H. Ineson and Mary C. Ineson dated November 1, 1988, and recorded in Book 1418, Page 0417, wherein the name of the Grantee was stated incorrectly as "Aranco Oil Company". The name of the Grantee should have been "Aranosian Oil Company, Inc."

89 AUG 21 AM 9:53

REGISTER OF DEEDS  
STRAFFORD COUNTY

012817

BK 1465 PG 0650

WARRANTY DEED

BK-1083 PGE-634

WILLIE H. MOODY, JR., a married man, of 162 Charles Street, Rochester, Strafford County, New Hampshire, for consideration paid, grants to ARANCO REALTY INC., a New Hampshire corporation with a principal place of business at 557 North State Street, Concord, Merrimack County, New Hampshire, with warranty covenants

A certain tract or parcel of land, together with the buildings thereon, situate in Rochester, in the County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning at a stone bound on the easterly side of Charles Street two hundred forty-seven (247) feet northerly from the intersection of Charles and Hancock Streets; thence running South 13°19' West a distance of one hundred (100) feet along said Charles Street; thence South 71°02' East a distance of fifty-nine and twenty-seven hundredths (59.27) feet to said Hancock Street; thence North 36°00' East a distance of one hundred fourteen (114) feet along said Hancock Street; thence westerly one hundred two (102) feet to the point of beginning.

Being Lot No. 2 on a plan of lots bearing the legend, "Property of Ralph H. MacDonald in Rochester, N.H., surveyed November 1940 by W.S. Wheeler, C.E., Dover, N.H."

Meaning and intending to convey the same premises conveyed by Edithe A. Robitaille to Willie H. Moody, Jr. and Joan P. Moody as joint tenants with rights of survivorship by deed dated June 2, 1970 and recorded at Book 871, Page 459 in the Strafford County Registry of Deeds. Grantor derives his title as surviving joint tenant, Joan P. Moody having died on October 5, 1980.

The said grantor, and Betty Moody, his present wife, hereby release all rights of homestead and other interests therein.

Witness our hands and seals this 30th day of July, 1982.

Witness

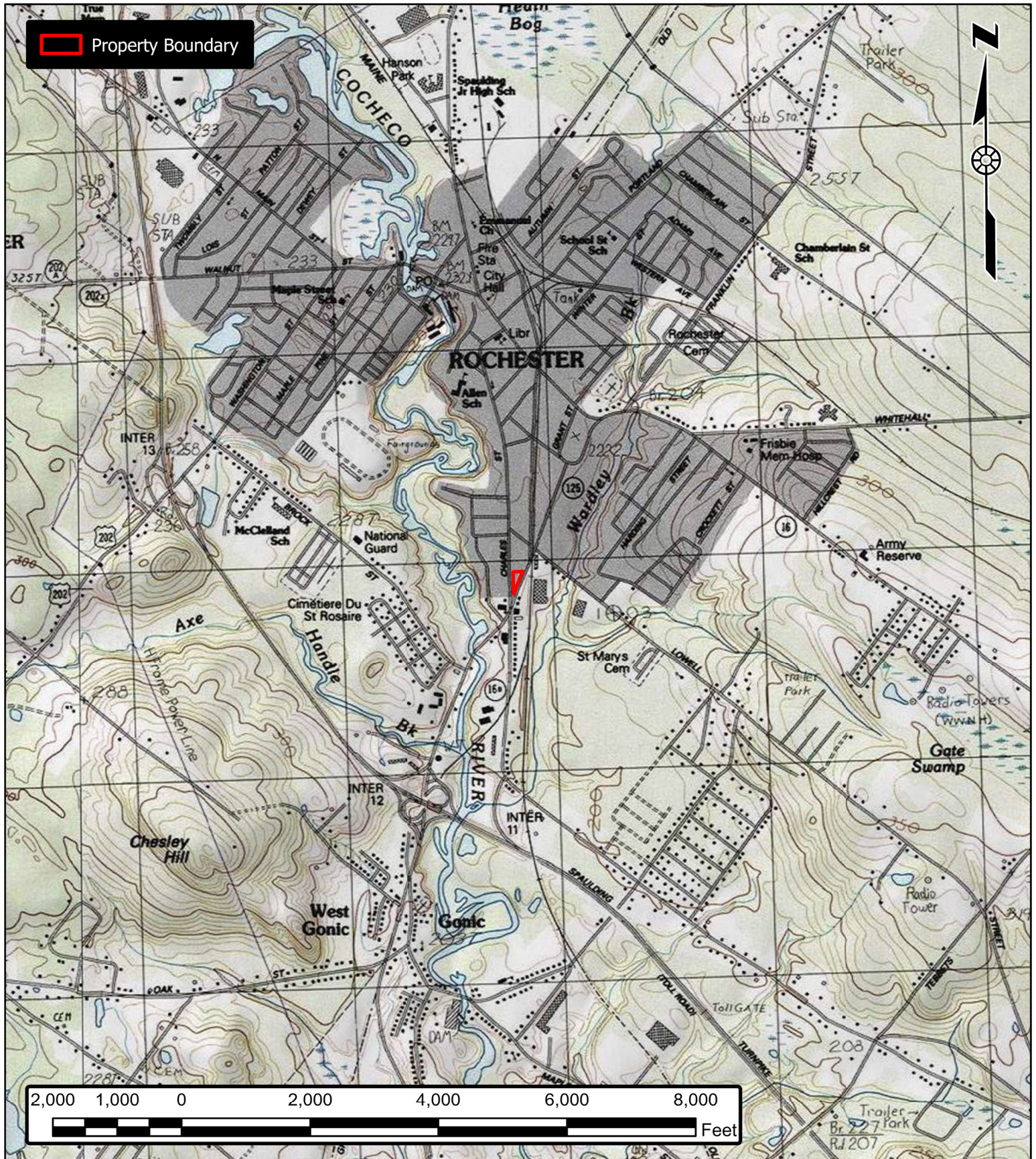
Betty Moody

Witness

Willie H. Moody, Jr.

SITE REDEVELOPMENT  
160 & 162 CHARLES STREET  
ROCHESTER, NH

JOB NUMBER: 518  
SCALE: 1" = 2,000'  
SUBMITTED: 08-17-2023



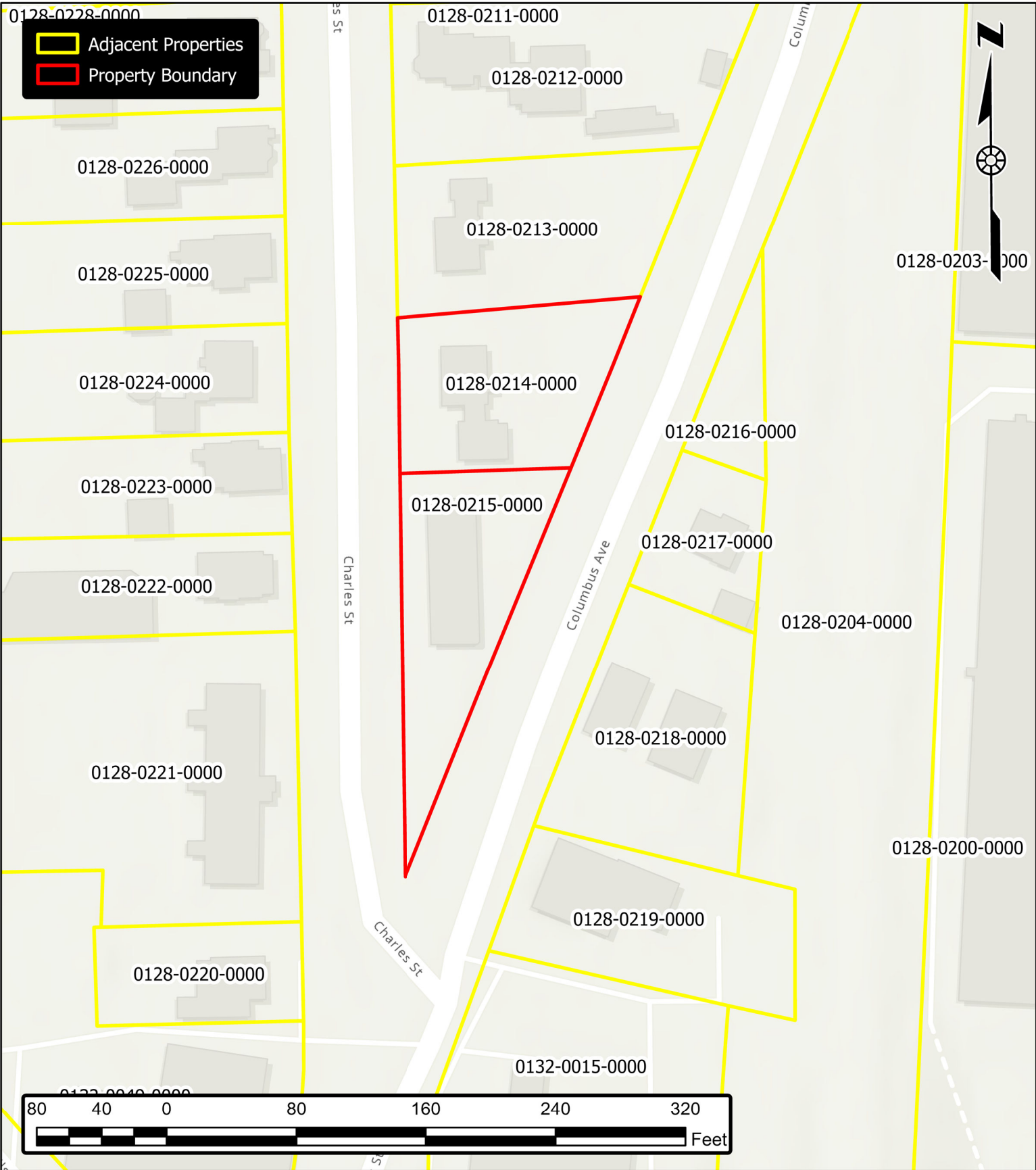
SITE REDEVELOPMENT  
160 & 162 CHARLES STREET  
ROCHESTER, NH

JOB NUMBER: 518  
SCALE: 1" = 50'  
SUBMITTED: 02-07-2023



SITE REDEVELOPMENT  
160 & 162 CHARLES STREET  
ROCHESTER, NH

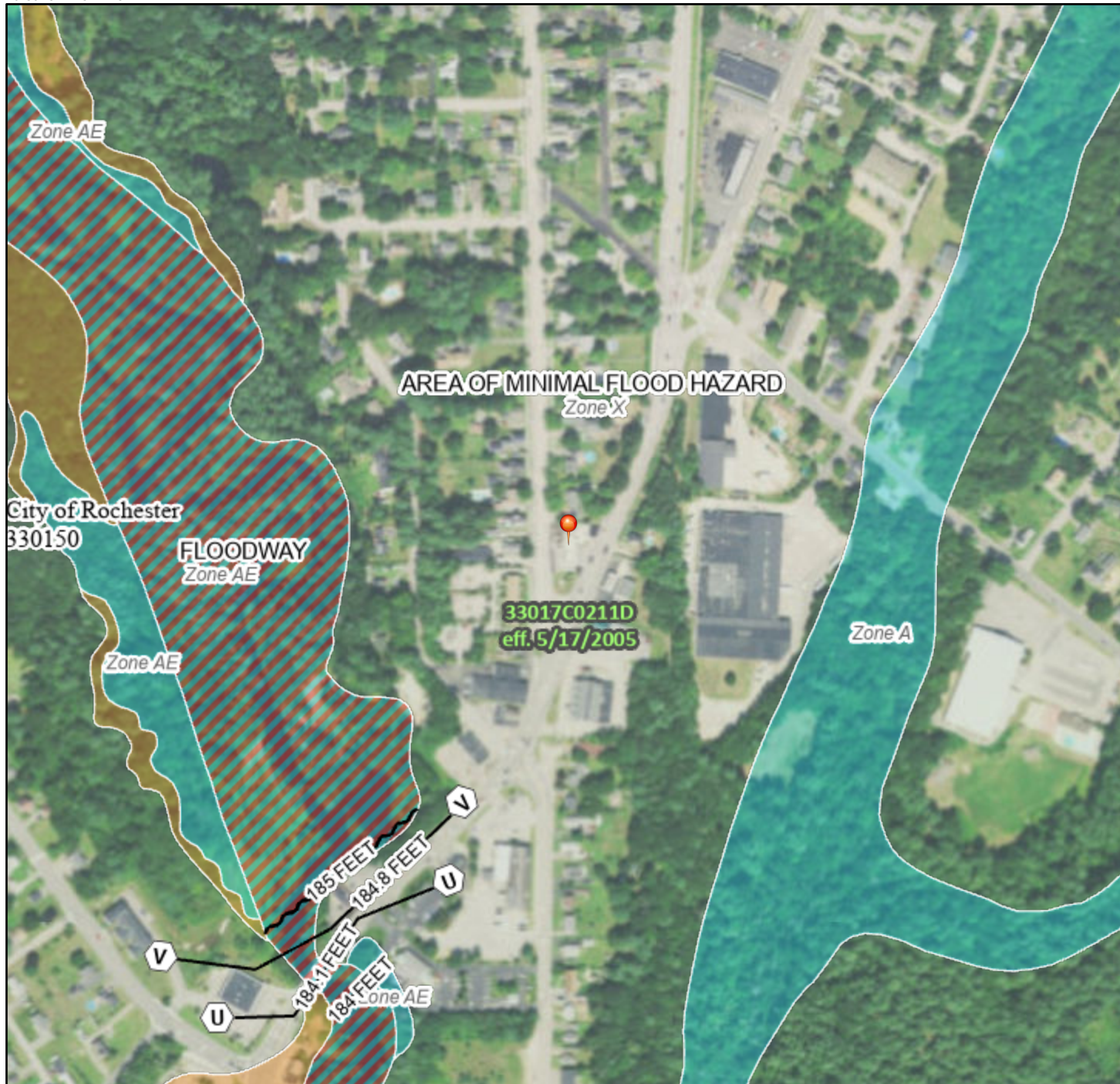
JOB NUMBER: 518  
SCALE: 1" = 80'  
SUBMITTED: 02-07-2023



# National Flood Hazard Layer FIRMette



70°58'45"W 43°17'43"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°58'8"W 43°17'17"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/8/2023 at 8:45 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Proposed Convenience Store – 160-162 Charles Street – SITE PHOTOGRAPHS

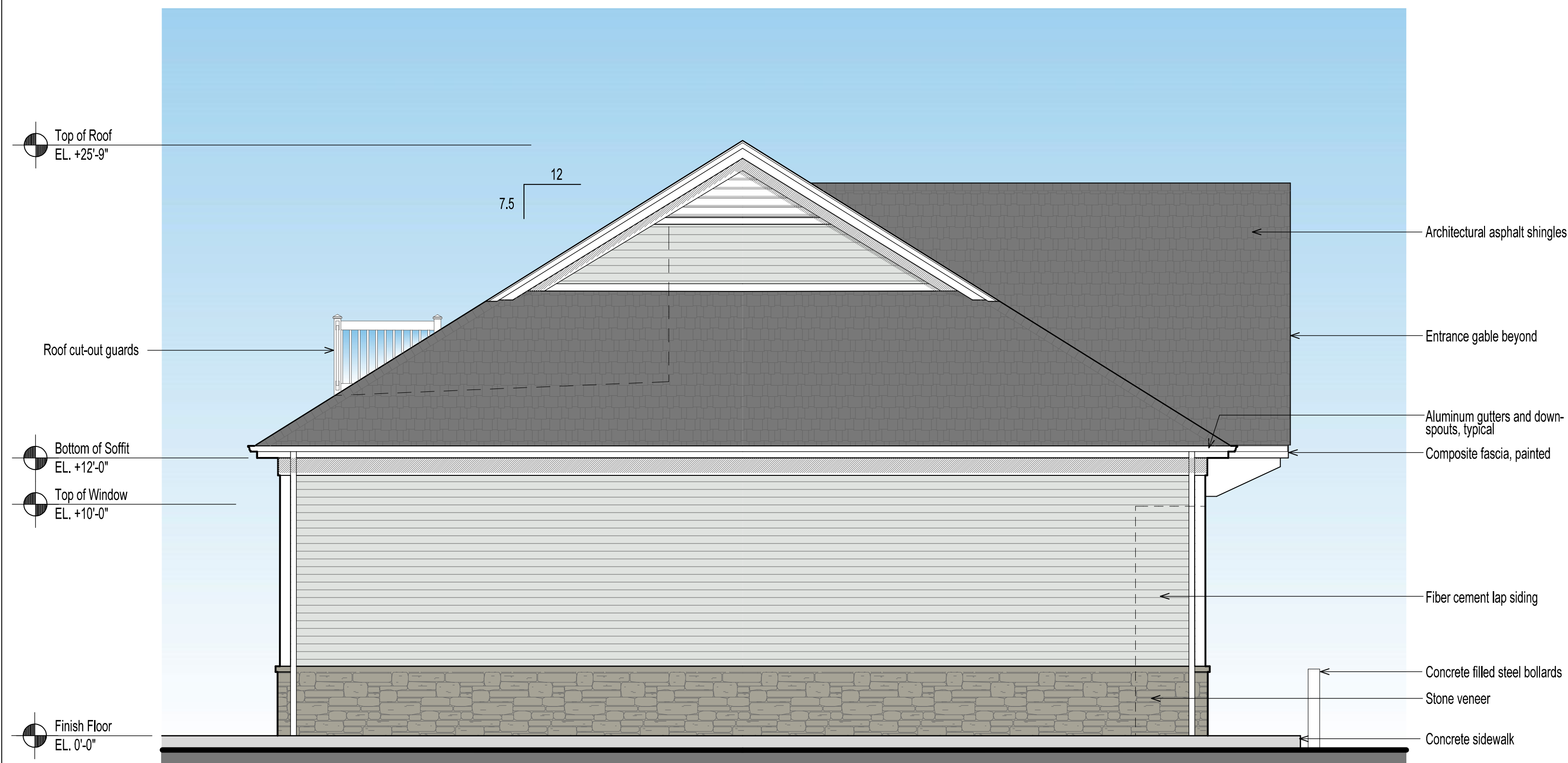






1 FRONT ELEVATION

SCALE: 1/4"=1'-0"



2 SIDE ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED COLONIAL STYLE STORE  
Rochester Sunoco  
160 & 162 Charles Street  
Rochester, New Hampshire

DENNIS MIRE, P.A.  
THE ARCHITECTS  
160 & 162 CHARLES STREET  
ROCHESTER, NEW HAMPSHIRE  
603-425-4948 FAX 603-425-1067

The material contained in these drawings and the design they are intended to convey are the exclusive property of the architect and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. Any use, reproduction, or distribution of these drawings or the design they are intended to convey, without the prior written permission of the architect, is expressly prohibited.

PROPOSED  
EXTERIOR  
ELEVATIONS

REVISIONS:

Date: 8/16/23  
Proj. no.: 2304

A2.1

# 160-162 CHARLES STREET ROCHESTER, NEW HAMPSHIRE PERMIT PLANS

**OWNER: LOT 214:**  
**ARANOSIAN OIL COMPANY, INC.**  
557 NORTH STATE STREET  
CONCORD, NH 03301  
TEL. (603) 224-7500

**OWNER: LOT 215:**  
**ARANCO REALTY, INC.**  
557 NORTH STATE STREET  
CONCORD, NH 03301  
TEL. (603) 224-7500

**CIVIL ENGINEER & LAND SURVEYOR:**  
**AMBIT ENGINEERING, INC.**  
**A DIVISION OF HALEY WARD**  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801-7114  
TEL. (603) 430-9282  
FAX (603) 436-2315

**STATION ENGINEER/CONTRACTOR:**  
**STEPHENS-MARQUIS ASSOCIATES**  
717 DANIEL WEBSTER HIGHWAY  
MERRIMACK, NH 03054  
TEL. (603) 424-2555

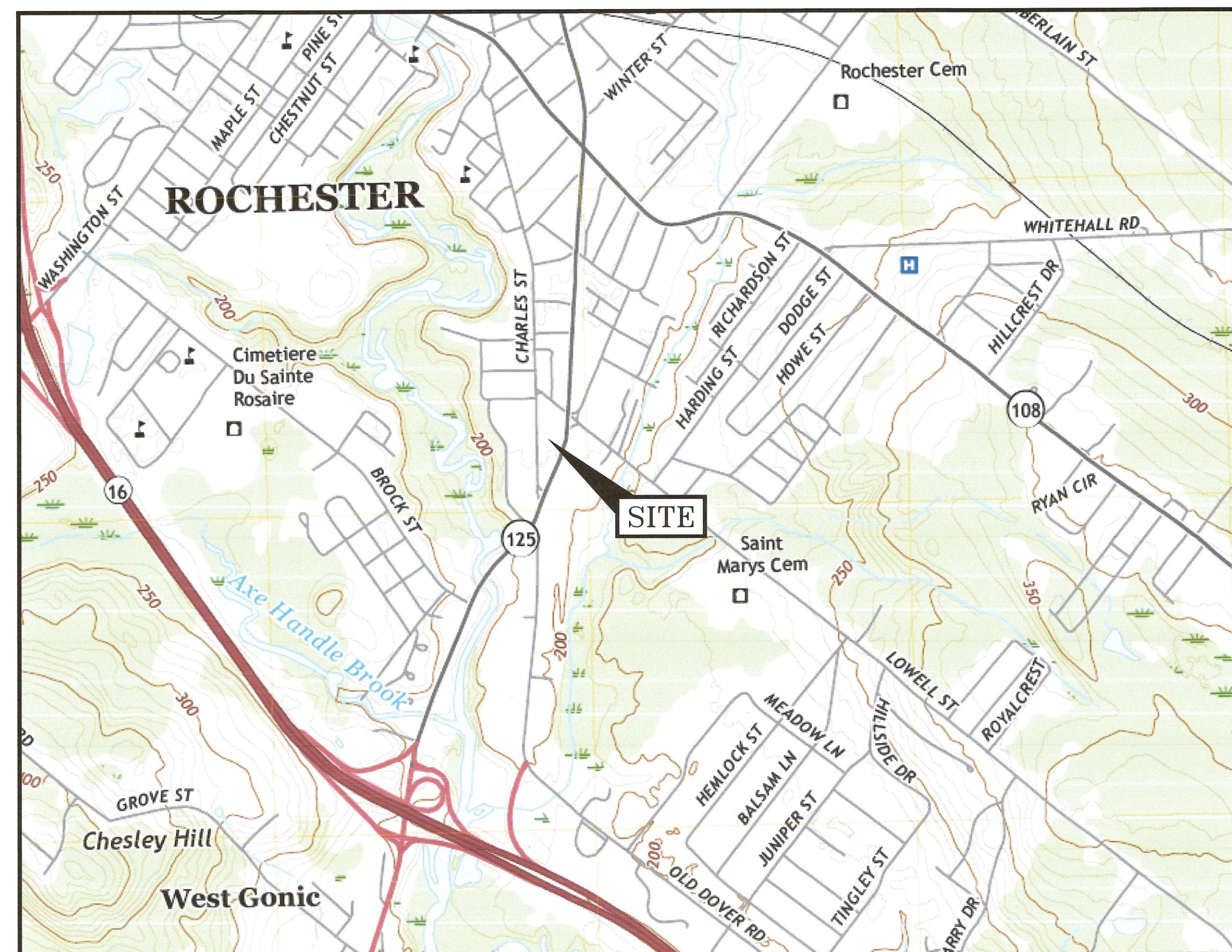
**ATTORNEY:**  
**BRUTON & BERUBE, PLLC**  
601 CENTRAL AVENUE  
DOVER, NH 03820  
TEL. (603) 749-4529  
FAX (603) 343-2986

## UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
74 OLD DOVER ROAD  
ROCHESTER, N.H. 03867  
Tel. (603) 332-4227, Ext.  
555.5325  
ATTN: MARK COLLINS  
EMAIL: [mark.collins@eversource.com](mailto:mark.collins@eversource.com)

**COMMUNICATIONS:**  
FAIRPOINT  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**CABLE:**  
XFINITY BY COMCAST  
MIKE COLLINS  
334B CALEF HIGHWAY  
EPPING, N.H. 03042  
Tel. (603) 679-5695  
Ext. 1037



SCALE: 1" = 1000



## INDEX OF SHEETS

- |       |                          |
|-------|--------------------------|
| C1    | EXISTING CONDITIONS PLAN |
| C2    | DEMOLITION PLAN          |
| C3    | PROJECT SITE PLAN        |
| C4    | UTILITY PLAN             |
| C5    | GRADING PLAN             |
| C6    | LIGHTING PLAN            |
| D1-D3 | DETAILS                  |

**LEGEND:**

[illegible]

PROPOSED CONVENIENCE STORE  
160-162 CHARLES STREET  
ROCHESTER, N.H.

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

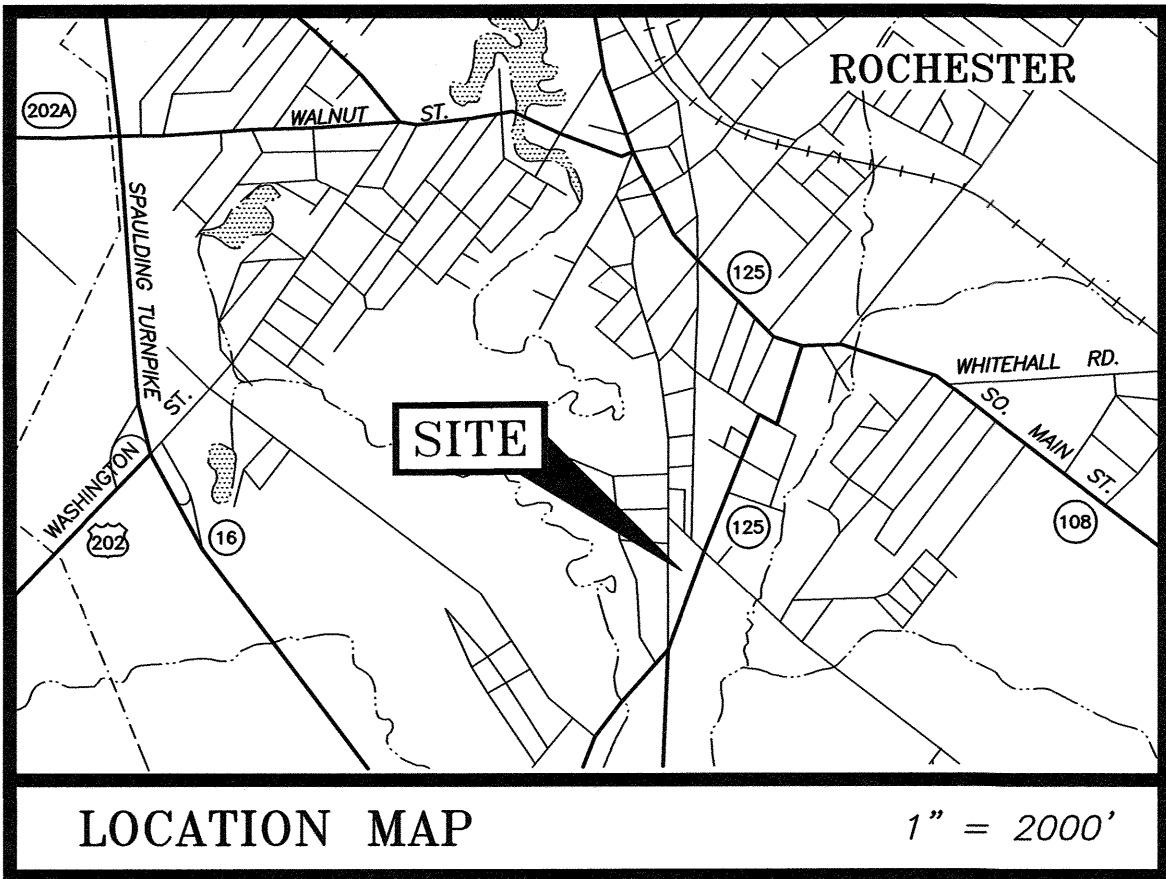
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 15 AUGUST 2023

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

APPROVED BY THE ROCHESTER PLANNING BOARD ON <DATE>

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



PLAN REFERENCES:

1) AS-BUILT SITE PLAN FOR ARANCO REALTY INC. PREPARED BY AMBIT ENGINEERING INC. SCALE: 1"=40'. DATED 5/14/04. NOT RECORDED.

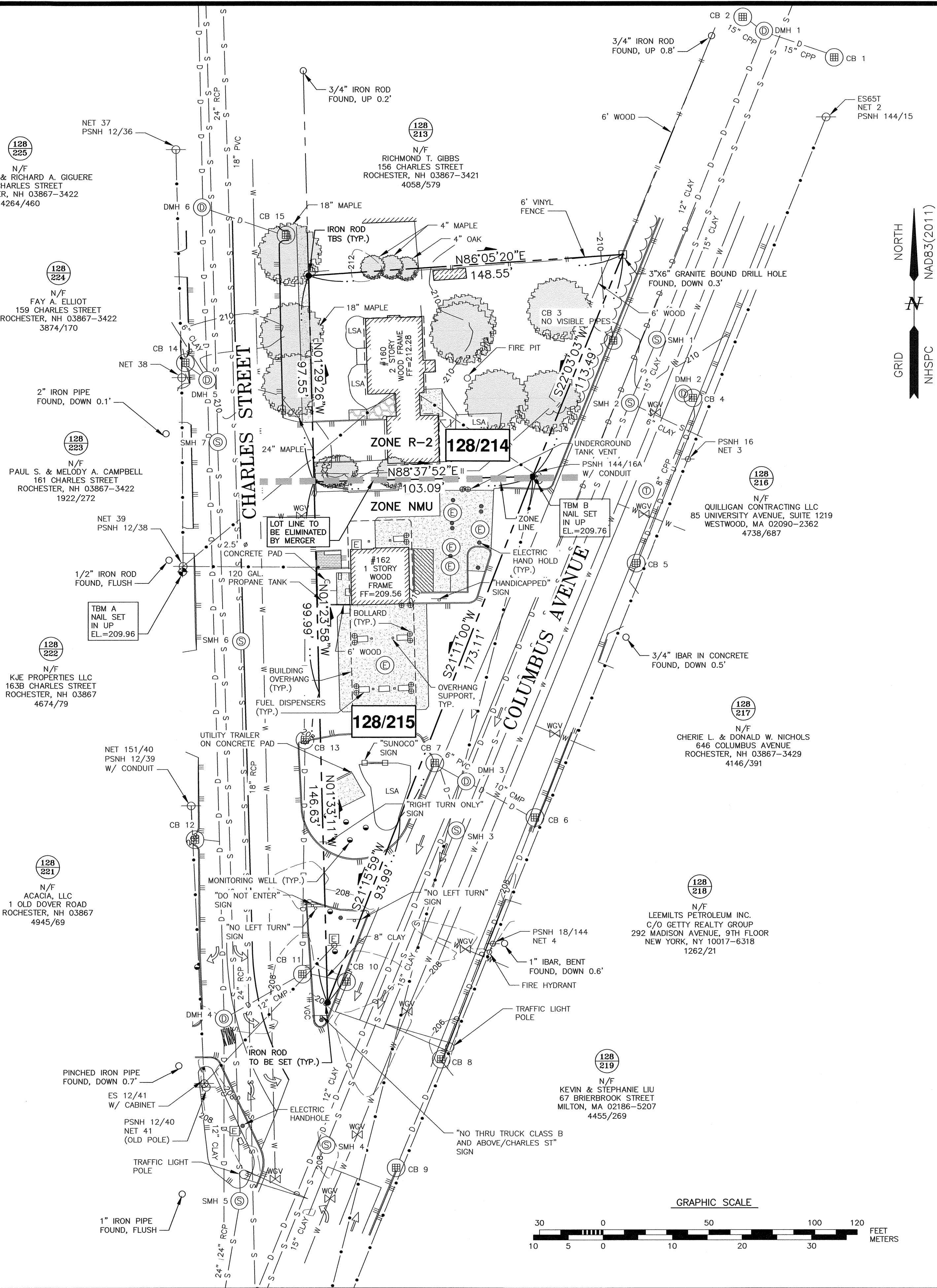
2) LOT LINE REVISION, CHARLES & HANCOCK STREET, ROCHESTER, NEW HAMPSHIRE. PREPARED FOR ARANCO OIL CO. PREPARED BY DURGIN/SCHOFIELD ASSOCIATES. SCALE: 1"=10'. DATED AUGUST 25, 1989.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
MAP 11 / LOT 21	
BOUNDARY	
SETBACK	
RAILROAD SPIKE FOUND	
IRON ROD/PIPE FOUND	
DRILL HOLE FOUND	
STONE/CONCRETE BOUND FOUND	
RAILROAD SPIKE SET	
IRON ROD SET	
DRILL HOLE SET	
GRANITE BOUND SET	
EDGE OF PAVEMENT (EP)	
OVERHEAD ELECTRIC/WIRES	
CONTOUR	
WATER GATE VALVE	
HYDRANT	
CATCH BASIN	
SEWER MANHOLE	
DRAIN MANHOLE	
SIGNS	
UTILITY POLE (w/ GUY)	
METER (GAS, WATER, ELECTRIC)	
TYP.	TYPICAL
LSA	LANDSCAPED AREA
VGC	VERTICAL GRANITE CURB
TBM	TEMPORARY BENCHMARK
FF	FINISHED FLOOR

SEWER STRUCTURE TABLE						
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	210.26	15" CLAY	202.46	202.41	NE
SMH 2	EX	209.91	15" CLAY	202.31	202.26	SW
SMH 3	EX	208.48	15" CLAY	201.68	201.63	SW
SMH 4	EX	208.06	15" CLAY	201.41	201.41	NE
SMH 5	EX	207.18	24" RCP	200.83	200.63	N
SMH 6	EX	209.47	18" PVC	202.17	202.12	S
SMH 7	EX	209.86	24" RCP	201.86	201.76	S

DRAINAGE STRUCTURE TABLE						
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB 1	EX	210.75	15" CPP	208.75	208.75	NW
CB 2	EX	211.11	15" CPP	205.86	205.86	SW
CB 3	EX	209.59	NO VISABLE PIPES			
CB 4	EX	209.55	8" CMP	206.75	206.35	SW
CB 5	EX	208.96	10" CMP	206.41	206.41	NE
CB 6	EX	208.08	10" CMP	203.63	203.58	SW
CB 7	EX	207.98	6" PVC	204.98	204.98	SE
CB 8	EX	207.52	NO VISABLE PIPES			
CB 9	EX	207.14	10" CMP	204.14	204.14	NE
CB 10	EX	207.84	8" CLAY	204.34	204.34	W
CB 11	EX	207.61	8" CLAY	204.06	205.01	N
CB 12	EX	207.82	12" CMP	203.96	204.14	SW
CB 13	EX	207.84	6" CLAY	204.32	204.32	E
CB 14	EX	209.64	12" RCP	207.04	207.04	SE
CB 15	EX	210.02	12" RCP	206.22	206.22	W
DMH 1	EX	211.34	12" CLAY	204.84	205.54	NE
			15" CPP	205.54	205.44	NW
			15" CPP	205.44	205.44	SE
			12" CLAY	204.79	204.79	SW
DMH 2	EX	209.71	10" CMP	206.06	206.06	E
DMH 3	EX	208.40	12" CLAY	203.40	203.40	NE
			10" CMP	203.70	203.70	SE
			12" CLAY	203.40	203.40	SW
DMH 4	EX	208.00	12" CLAY	200.80	200.80	N
			12" CMP	203.30	203.30	NE
			12" CLAY	200.75	200.75	S
DMH 5	EX	209.93	12" CLAY	202.43	202.43	N
			6" CLAY	204.33	204.33	NW
			12" RCP	206.58	206.58	NW
			12" CLAY	202.33	202.33	S
DMH 6	EX	210.59	12" CLAY	202.84	202.84	N
			12" RCP	205.79	205.79	SE
			12" CLAY	202.79	202.79	S



AMBIT ENGINEERING, INC.

A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Falmouth, NH 03801  
603.430.9282

WWW.HALEYWARD.COM

NOTES:

- PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 128 AS LOTS 214 & 215.
- OWNERS OF RECORD:  
LOT 214:  
ARANOSIAN OIL COMPANY, INC.  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1465/650  
LOT 215:  
ARANCO REALTY, INC.  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1083/634
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0211D. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREAS:  
LOT 214:  
12,607 S.F.  
0.2894 ACRES  
LOT 215:  
12,744 S.F.  
0.2926 ACRES  
COMBINED LOTS 214 & 215:  
25,350 S.F.  
0.5820 ACRES
- PARCELS ARE LOCATED IN THE RESIDENTIAL-2 DISTRICT (LOT 214), AND THE NEIGHBORHOOD MIXED USE DISTRICT (LOT 215).
- DIMENSIONAL REQUIREMENTS:  
RESIDENTIAL-2 DISTRICT (LOT 214):  
MIN. LOT AREA: 9,000 S.F.  
FRONTAGE: 80 FEET  
SETBACKS: FRONT 8 FEET  
SIDE 8 FEET  
REAR 20 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING FOOTPRINT: 30%  
MAXIMUM LOT COVERAGE: 35%  
NEIGHBORHOOD MIXED USE DISTRICT (LOT 215):  
MIN. LOT AREA: 6,000 S.F.  
FRONTAGE: 60 FEET  
SETBACKS: FRONT 0 FEET  
SIDE 5 FEET  
REAR 20 FEET  
MAXIMUM BUILDING HEIGHT: 20 FEET  
MAXIMUM BUILDING FOOTPRINT: N/A  
MAXIMUM LOT COVERAGE: 90%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 128 LOTS 214 & 215 IN THE CITY OF ROCHESTER.
- VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

SITE REDEVELOPMENT  
160&162 CHARLES STREET  
ROCHESTER, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	12/30/22
REVISIONS		

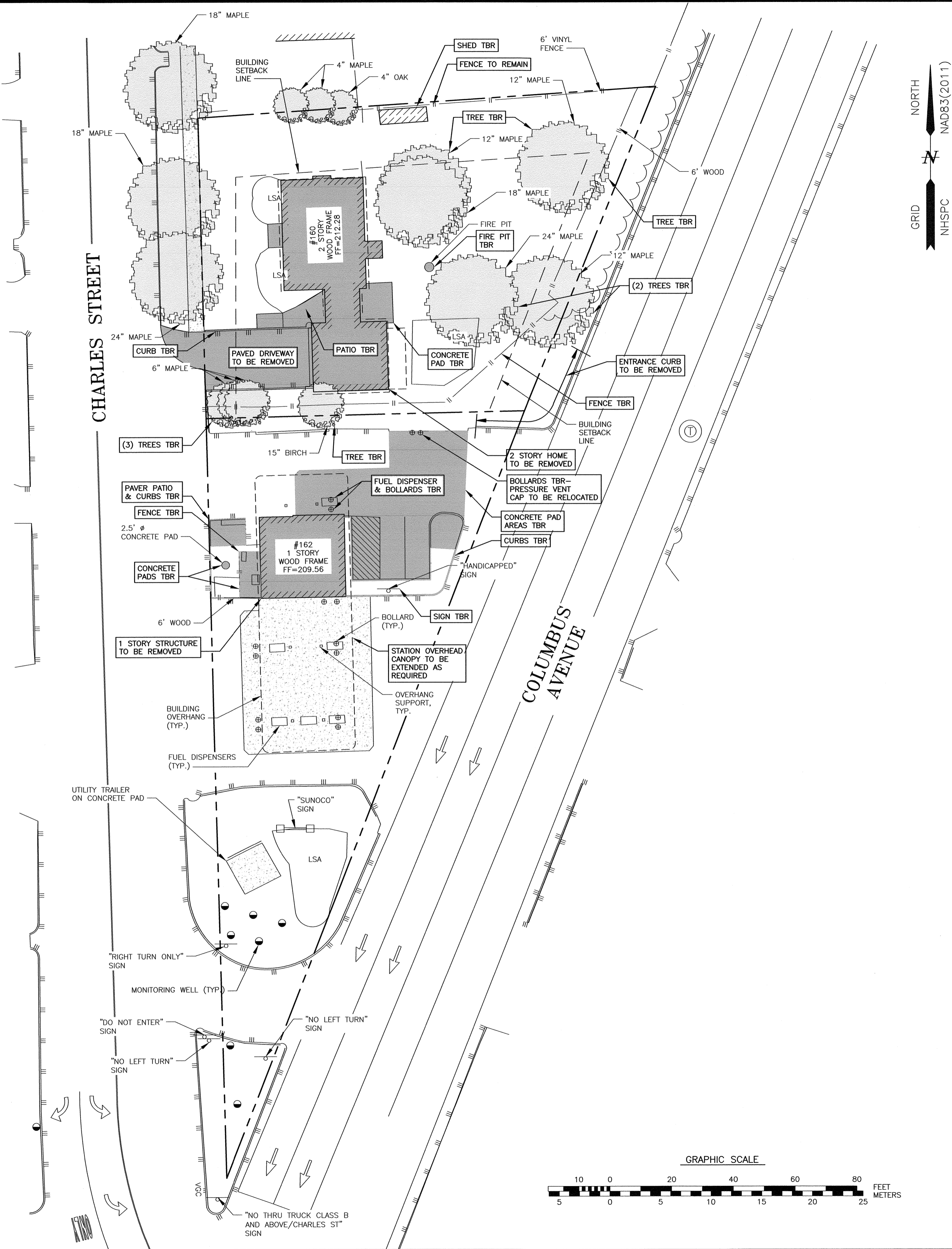
SCALE: 1"=30'		NOVEMBER 2022
EXISTING CONDITIONS PLAN		C1

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS 738  
DATE 12-3-22

DEMOLITION NOTES

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF ROCHESTER RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



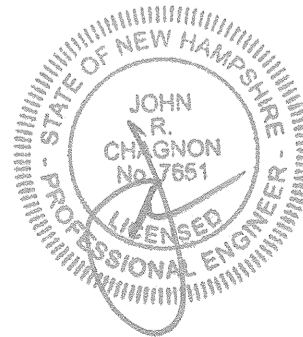
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) CONTRACTOR SHALL PROTECT ALL EXISTING DISPENSING STATIONS AND ASSOCIATED PIPING NOT SLATED TO BE REMOVED/RELOCATED.

SITE REDEVELOPMENT  
160&162 CHARLES STREET  
ROCHESTER, N.H.

0	ISSUED FOR COMMENT	2/21/23
NO.	DESCRIPTION	DATE

REVISIONS

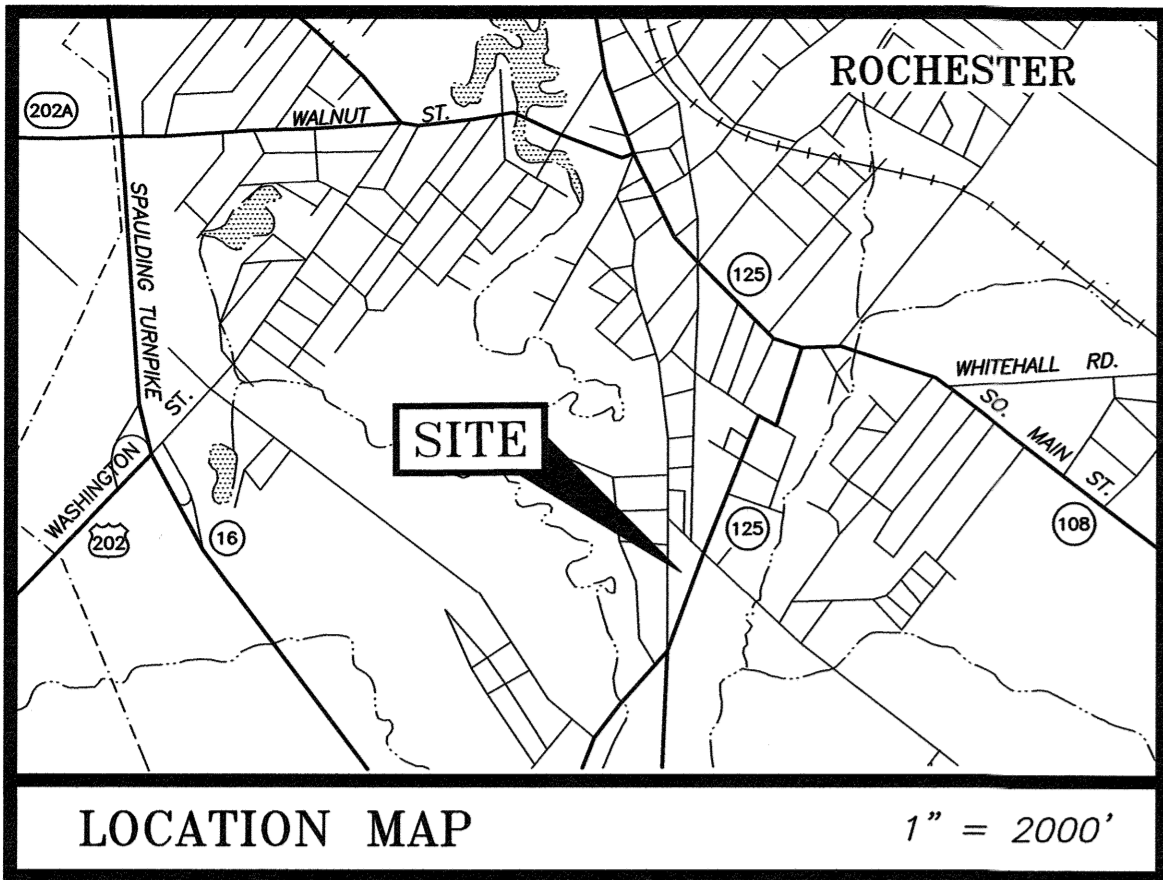


SCALE: 1"=20'

JANUARY 2023

DEMOLITION  
PLAN

C2



PLAN REFERENCES:

- 1) AS-BUILT SITE PLAN FOR ARANCO REALTY INC. PREPARED BY AMBIT ENGINEERING INC. SCALE: 1"=40'. DATED 5/14/04. NOT RECORDED.
- 2) LOT LINE REVISION, CHARLES & HANCOCK STREET, ROCHESTER, NEW HAMPSHIRE. PREPARED FOR ARANCO OIL CO. PREPARED BY DURGIN/SCHOFIELD ASSOCIATES. SCALE: 1"=10'. DATED AUGUST 25, 1989.

VARIANCE GRANTED:

- 1) VARIANCE FROM SECTION 30.3 TO PERMIT THE EXPANSION OF A NON-CONFORMING USE (A GAS STATION) ONTO A LOT ZONED R2 AND A VARIANCE FROM TABLE 19-A, FOR LOT COVERAGE WHERE 35% IS ALLOWED IN THE R2 AND 68% IS PROPOSED ON THAT LOT. GRANTED JULY 12, 2023.

IMPERVIOUS SURFACE AREAS (PROPOSED BY LOT)		
STRUCTURE	LOT 214	LOT 215
MAIN STRUCTURES	2,800	0
PAVEMENT	4,388	5,157
SIDEWALK	505	0
CONCRETE	154	4,393
CURBING	32	0
TOTAL	7879	9550
LOT SIZE	12,607	12,743
% LOT COVERAGE	62.5%	74.9%

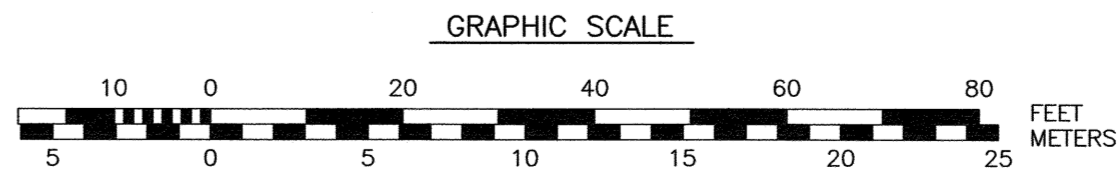
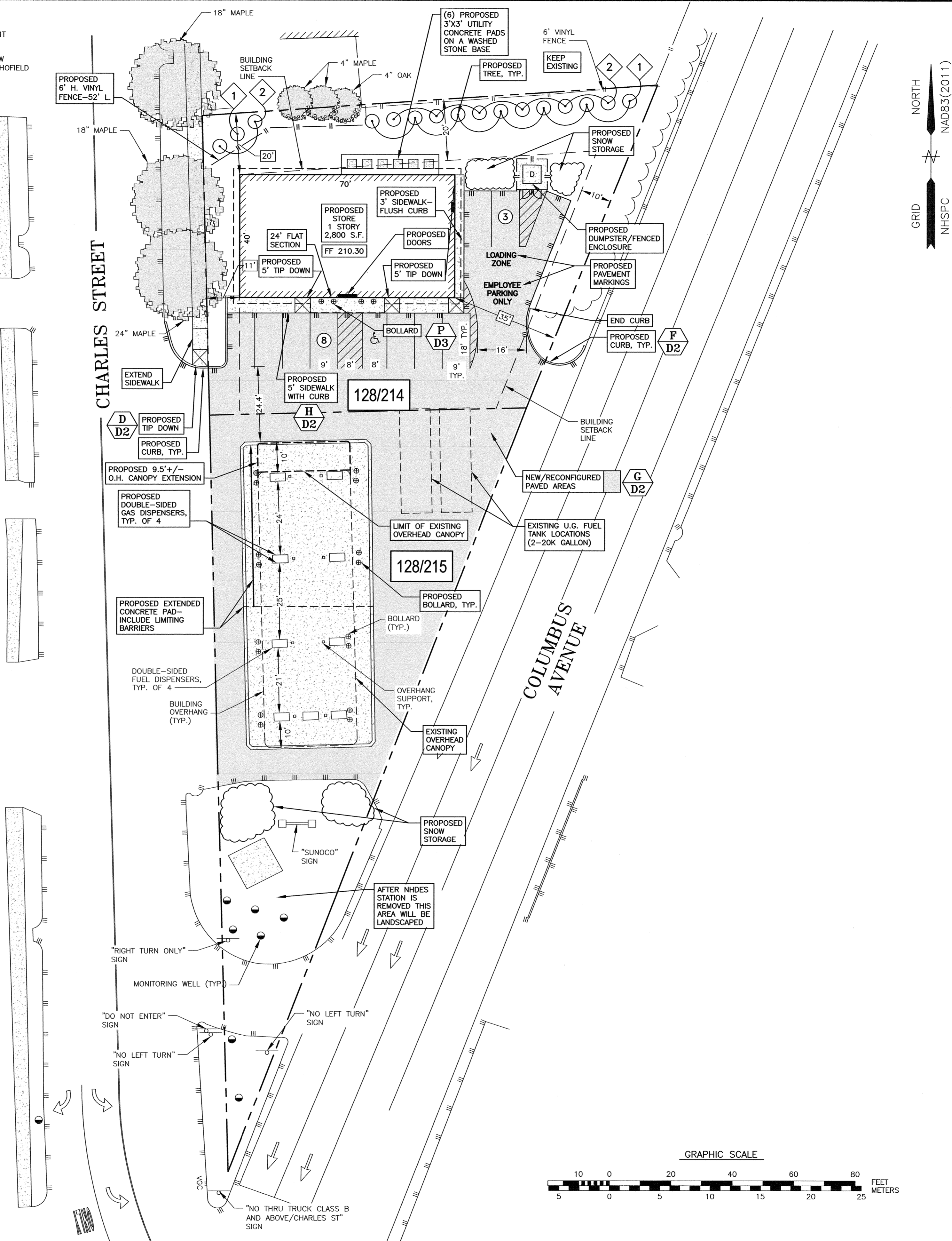
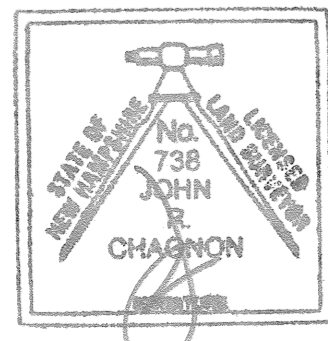
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINES- *LOTS 214 & 215 COMBINED)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURES	2,600	2,800
SHED	73	0
PATIOS	356	0
PAVEMENT	4821	9,545
CONCRETE	4122	5,052
CURBING	146	32
TOTAL	12118	17429
LOT SIZE	25,350	25,350
% LOT COVERAGE	47.8%	68.8%

LANDSCAPE SCHEDULE			
I.D. NO.	ITEM	SIZE	QTY
1	JUNIPERUS CHINENSIS	6-7' BB	8
	JUNIPERUS CHINENSIS "HETZI"		
2	EASTERN RED CEDAR	7-8' BB	8
	JUNIPERUS VIRGINIANA		

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JOHN R. CHAGNON, LLS 738

DATE



AMBIT ENGINEERING, INC.  
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

WWW.HALEYWARD.COM

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 128 AS LOTS 214 & 215.
- 2) OWNERS OF RECORD:  
LOT 214:  
ARANCO OIL COMPANY, INC.  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1465/650  
LOT 215:  
ARANCO REALTY, INC.  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1083/634 & 870/274
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301700211D. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA (COMBINED LOTS 214 & 215):  
25,350 S.F.  
0.5820 ACRES
- 5) PARCELS ARE LOCATED IN THE RESIDENTIAL-2 DISTRICT (LOT 214), AND THE NEIGHBORHOOD MIXED USE DISTRICT (LOT 215).
- 6) DIMENSIONAL REQUIREMENTS:  
RESIDENTIAL-2 DISTRICT (LOT 214):  
MIN. LOT AREA: 9,000 S.F.  
FRONTAGE: 80 FEET  
SETBACKS: FRONT 10 FEET  
SIDE 8 FEET  
REAR 20 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING FOOTPRINT: 30%  
MAXIMUM LOT COVERAGE: 35%  
NEIGHBORHOOD MIXED USE DISTRICT (LOT 215):  
MIN. LOT AREA: 6,000 S.F.  
FRONTAGE: 60 FEET  
SETBACKS: FRONT 0 FEET  
SIDE 5 FEET  
REAR 20 FEET  
MAXIMUM BUILDING HEIGHT: 20 FEET  
MAXIMUM BUILDING FOOTPRINT: N/A  
MAXIMUM LOT COVERAGE: 90%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE REDEVELOPMENT ON ASSESSOR'S MAP 128 LOTS 214 & 215 IN THE CITY OF ROCHESTER.
- 8) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 10) EXCESS SNOW WILL BE TRUCKED OFF SITE.
- 11) NO LIGHTING (OTHER THAN EMERGENCY ENTRANCE/EXIT LIGHTING) IS PROPOSED FOR THE SIDE OR REAR OF THE STORE.
- 12) PROPOSED PARKING:  
2,800 S.F. CONVENIENCE STORE (RETAIL SPACE):  
X 3 SPACES/1,000 S.F.  
= 8 SPACES  
TOTAL PROVIDED:  
8 SPACES + 3 EMPLOYEE SPACES  
= 11 PARKING SPACES
- 13) HOURS OF OPERATION: MON. THROUGH FRI. 5AM-9:30PM. SAT. 6AM-9:30PM. SUN. 7AM-9:30PM.

SITE REDEVELOPMENT  
160&162 CHARLES STREET  
ROCHESTER, N.H.

NO.	DESCRIPTION	DATE
2	ISSUED FOR SITE APPROVAL	8/15/23
1	REVISED COVERAGES	3/10/23
0	ISSUED FOR COMMENT	2/21/23

REVISIONS

# UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER SERVICE INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ROCHESTER.
- 5) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 6) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF ROCHESTER.
- 7) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJUTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 8) CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED BY THE CITY OF ROCHESTER.
- 9) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 10) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 11) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 12) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 13) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 14) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 15) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 16) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 17) SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 18) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER.
- 19) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF ROCHESTER.
- 20) ALL SEWER PIPES WITH LESS THAN 4" COVER SHALL BE INSULATED.
- 21) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK AS NEEDED INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 22) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION SO AS TO MAINTAIN CONTINUOUS SERVICE TO ADJUTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ADJUTERS WITH UTILITY COMPANY AND AFFECTED ADJUTTER.

## EXISTING SEWER STRUCTURE TABLE

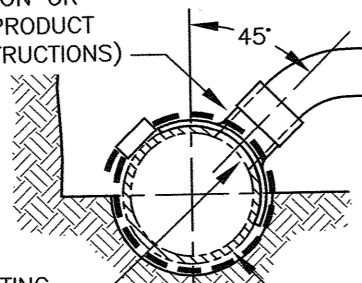
STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	210.26	15" CLAY	202.46	202.41	NE
SMH 2	EX	209.91	15" CLAY	202.31	202.26	NE
SMH 3	EX	208.48	15" CLAY	201.68	201.63	NE
SMH 4	EX	208.06	15" CLAY	201.41	201.41	SW
SMH 5	EX	208.06	24" RCP	200.83	200.63	N
SMH 6	EX	209.47	18" CLAY	202.17	202.12	S
SMH 7	EX	209.86	24" RCP	201.86	202.76	N

## PROPOSED SEWER TABLE

DESCRIPTION	PIPE SIZE/TYPE
INVERT @ BLDG.	205.97
SERVICE PIPE	80' X 6" PVC SDR 35 S=0.03
PIPE INVERT @ MAIN	203.57
INVERT @ MAIN	202.32

BACKFILLING TO BE BROUGHT UP EVENLY ON ALL SIDES.

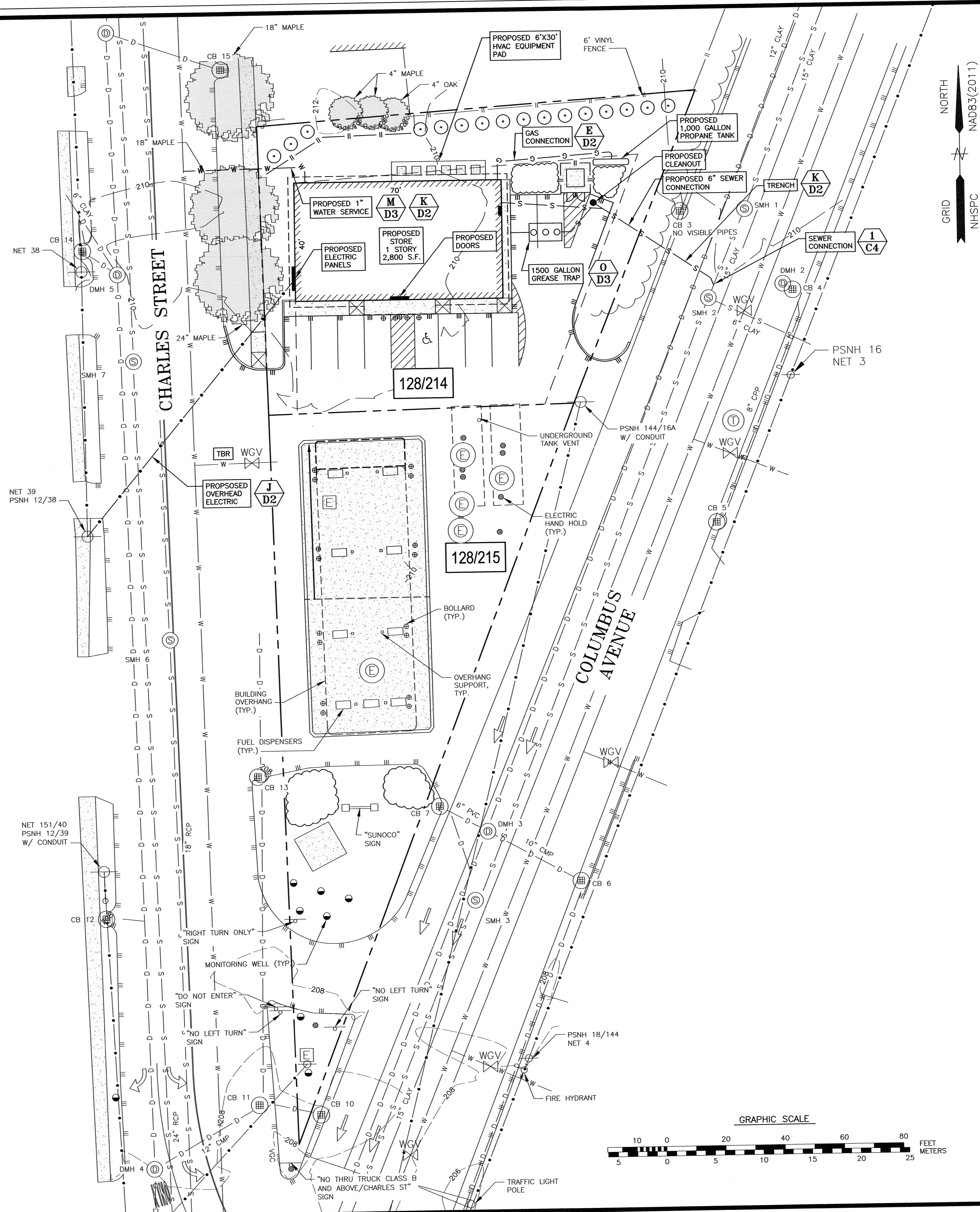
FERROCE 15" FLEXIBLE TAP SADDLE CONNECTION OR EQUAL (FOLLOW PRODUCT INSTALLATION INSTRUCTIONS)



## SECTION

# 1 SEWER CONNECTION DETAIL

NTS



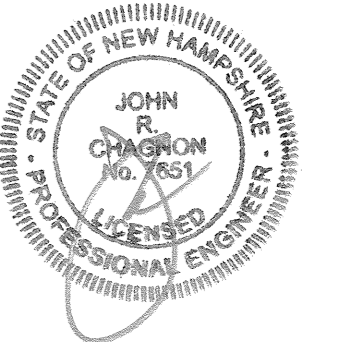
## NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) IF BLASTING IS REQUIRED, A BLASTING PLAN WILL BE SUBMITTED TO THE CITY OF ROCHESTER FOR REVIEW AND APPROVAL (PRIOR TO ANY BLASTING).
- 5) CONTRACTOR SHALL COORDINATE WORK IN CITY STREETS WITH THE CITY OF ROCHESTER.
- 6) ALL WATER SERVICES SHALL BE SIZED BY A PROFESSIONAL ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT. BACKFLOW PREVENTION (IN ACCORDANCE WITH CITY REQUIREMENTS) SHALL BE PROVIDED.
- 7) SEWER LOADING:  
CONVENIENCE STORE: 2,800 S.F. X 5 GPD/100 S.F. = 140 GPD  
75 GPD/ISLAND + 10 GPD/EMPLOYEE: (8X75)+(6X10) = 660 GPD  
TOTAL FLOW: = 800 GPD

## SITE REDEVELOPMENT 160&162 CHARLES STREET ROCHESTER, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE APPROVAL	8/15/23
0	ISSUED FOR COMMENT	2/21/23

## REVISIONS



SCALE: 1"=20'

JANUARY 2023

UTILITY  
PLAN

C4

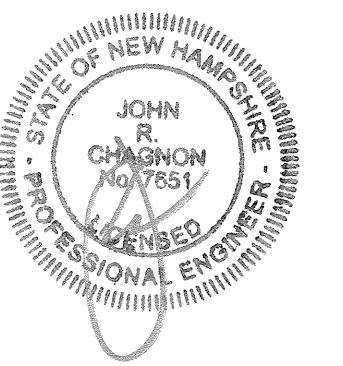
NOTES:

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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

SITE REDEVELOPMENT  
160&162 CHARLES STREET  
ROCHESTER, N.H.

1	ISSUED FOR SITE APPROVAL	8/15/23
0	ISSUED FOR COMMENT	2/21/23
NO.	DESCRIPTION	DATE

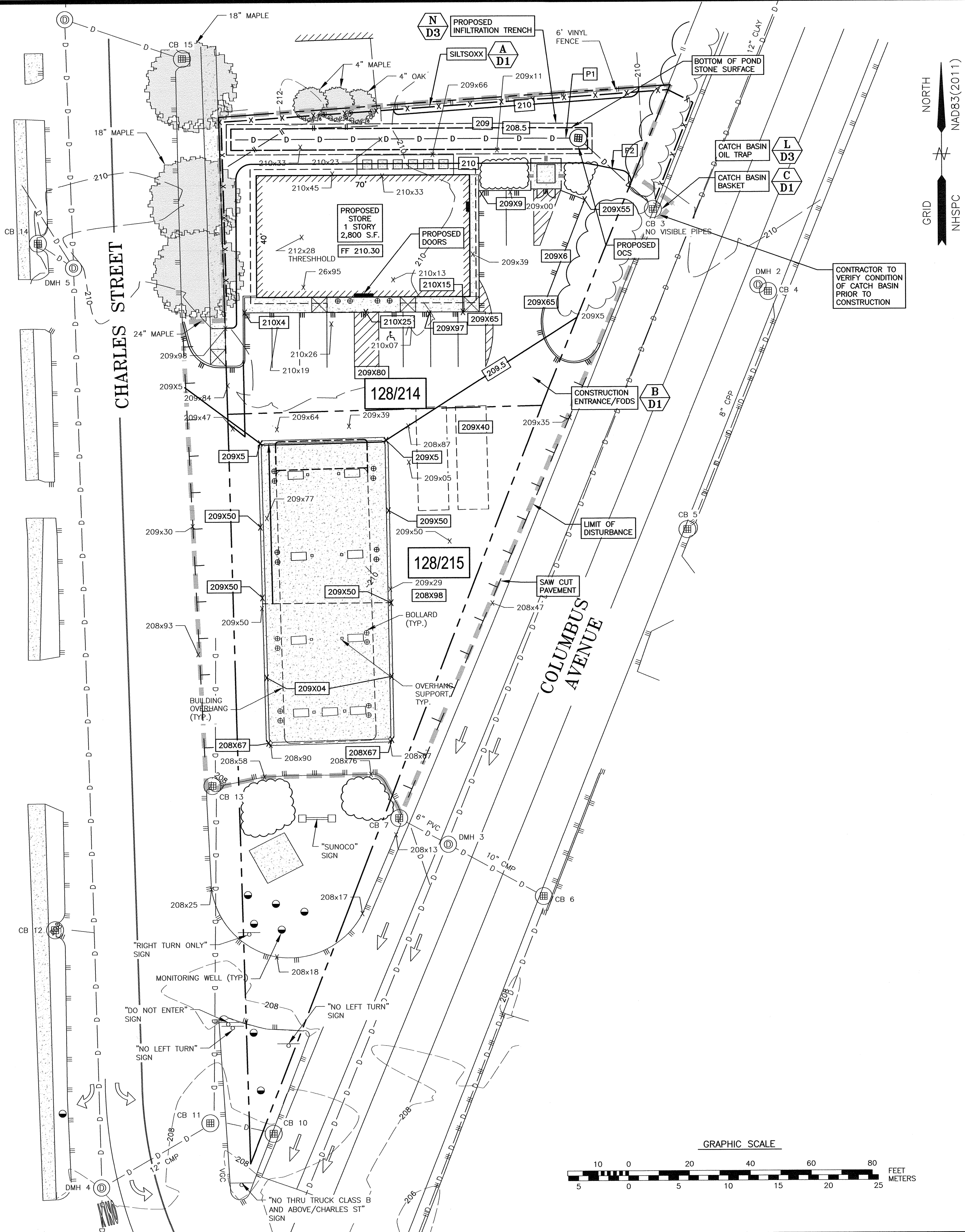
REVISIONS



SCALE: 1"=20' JANUARY 2023

GRADING  
PLAN

C5



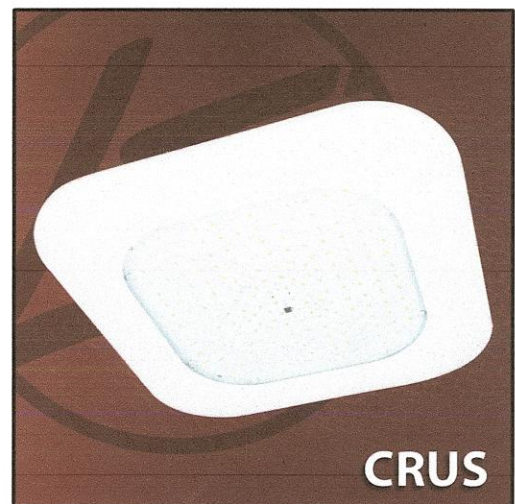
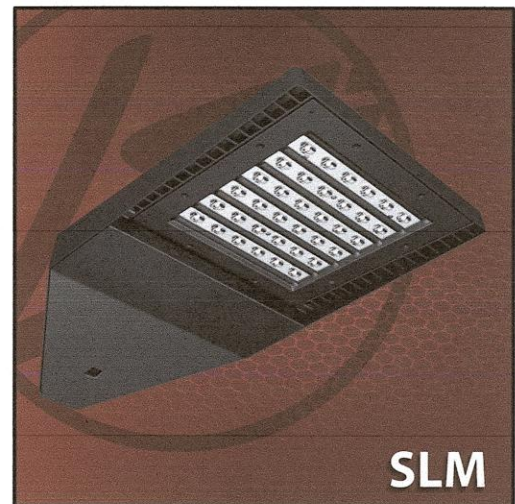
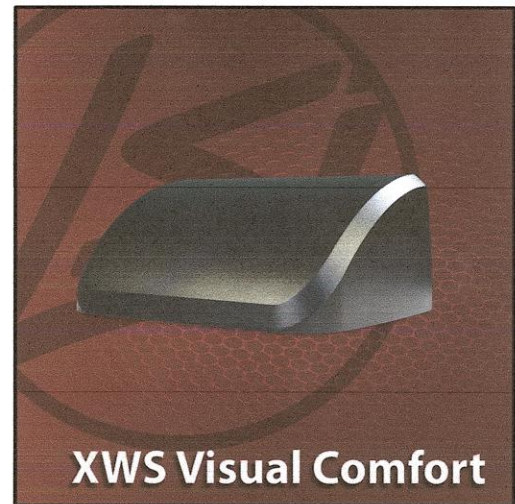
DRAINAGE PIPE SCHEDULE			
PIPE #	PIPE SIZE	LENGTH	SLOPE
P1	4" PVC	110'	0.003
P2	12" HDPE	28'	0.003

DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB 1	EX	210.75	15" CPP		208.75	NW
CB 2	EX	211.11	15" CPP		205.86	SW
CB 3	EX	209.59				
CB 3	PROP	209.59	12" HDPE	206.16		NW
CB 4	EX	209.55	8" CMP	206.75		SW
			10" CMP		206.35	NW
CB 5	EX	208.96	8" CPP	206.41		NE
CB 6	EX	208.08	10" CMP	203.63		SW
			10" CMP		203.58	NW
CB 7	EX	207.98	6" PVC		204.98	SE
CB 8	EX	207.52				
CB 9	EX	207.14	10" CMP		204.14	NE
CB 10	EX	207.84	8" CLAY		204.34	W
CB 11	EX	207.61	8" CLAY	204.06		E
			12" CMP	205.01		N
			12" CMP		203.96	SW
CB 12	EX	207.82	6" CLAY		204.32	E
CB 13	EX	207.84	6" PVC	205.74		N
			12" CMP		205.39	S
CB 14	EX	209.64	12" RCP		207.04	SE
CB 15	EX	210.02	12" RCP		206.22	W
OCS 1	PROP	208.85	12" HDPE		206.25	SE
DMH 1	EX	211.34	12" CLAY	204.84		NE
			15" CPP	205.54		NW
			15" CPP	205.44		SE
			12" CLAY		204.79	SW
DMH 2	EX	209.71	10" CMP	206.06		E
DMH 3	EX	208.40	12" CLAY	203.40		NE
			10" CMP	203.70		SE
			12" CLAY		203.40	SW
DMH 4	EX	208.00	12" CLAY	200.80		N
			12" CMP	203.30		NE
			12" CLAY		200.75	S
DMH 5	EX	209.93	12" CLAY	202.43		N
			6" CLAY	204.33		NW
			12" CLAY	206.58		NW
			12" CLAY		202.33	S
DMH 6	EX	210.59	12" CLAY	202.84		N
			12" RCP	205.79		SE
			12" CLAY		202.79	S

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 128 AS LOTS 214 & 215.
- 2) OWNERS OF RECORD:  
LOT 214:  
ARANOSIAN OIL COMPANY, INC.  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1465/650  
LOT 215:  
ARANCO REALTY, INC.  
557 NORTH STATE STREET  
CONCORD, NH 03301  
1083/634 & 870/274
- 3) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LIGHTING ON ASSESSOR'S MAP 128 LOTS 214 & 215 IN THE CITY OF ROCHESTER.
- 4) LIGHTING DESIGN BY LSI LIGHTING. PLAN DATED 8-14-23. PROJECT LO-158623. PHONE 513-793-3200



SITE REDEVELOPMENT  
160&162 CHARLES STREET  
ROCHESTER, N.H.

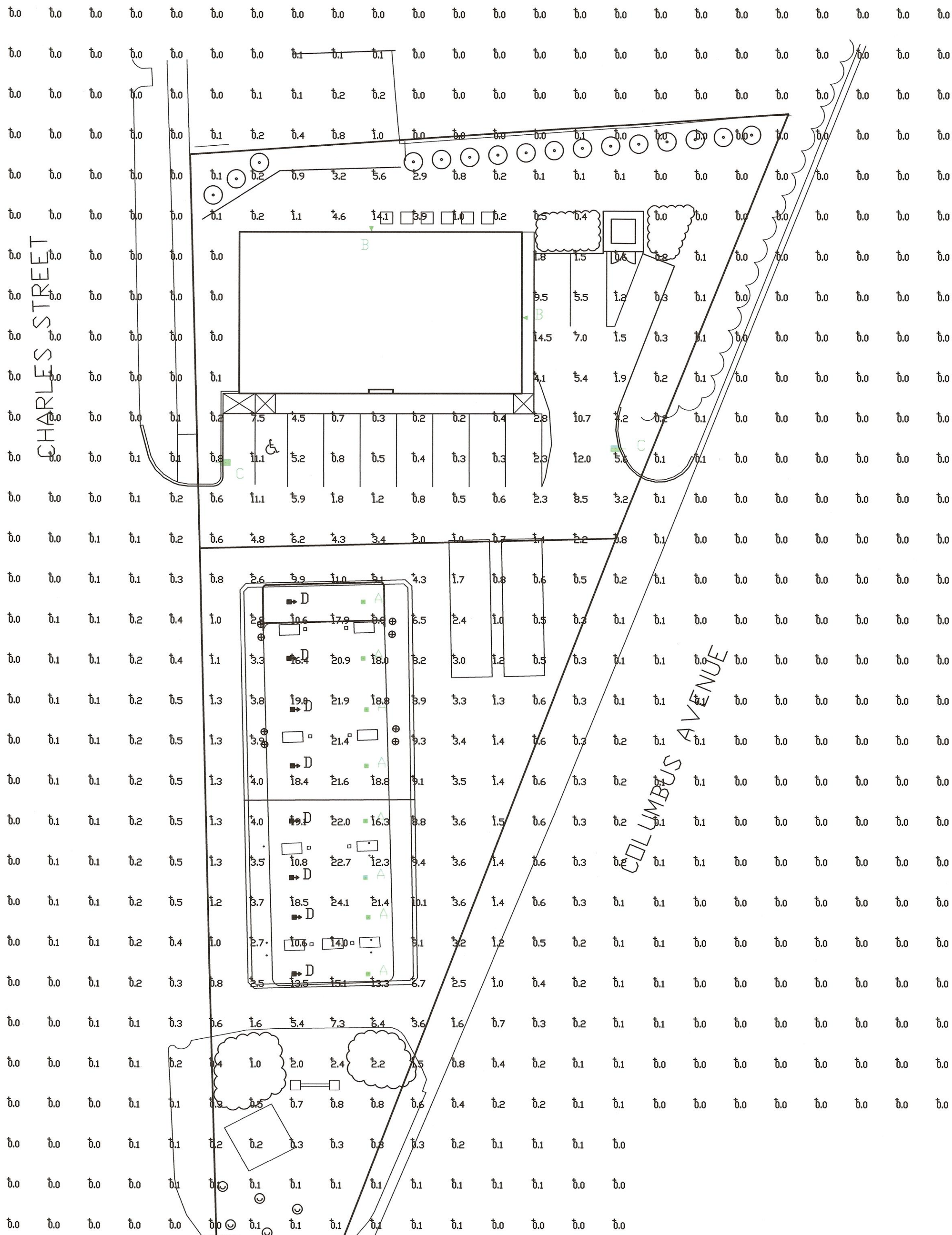
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/15/23

REVISIONS		

SCALE: 1"=20' JANUARY 2023

LIGHTING  
PLAN

C6



PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

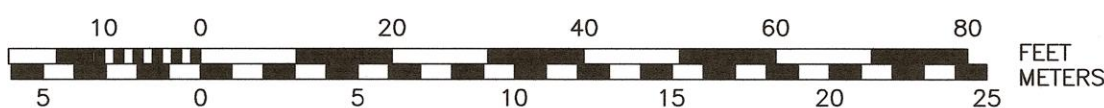
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.44	24.1	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	17.27	24.1	8.9	1.94	2.71
INSIDE CURB	Illuminance	Fc	3.61	14.5	0.2	18.05	72.50

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	8	A	Single	CRUS-SC-SLW-50	15'	1.000	1.000	5955	38
	2	B	Single	XWS-LED-05L-FTW-50-80CRI	10'	1.000	1.000	5503	39
	2	C	Single	SLM-LED-09L-SIL-FT-50-70CRI-IL-SINGLE	14'	1.000	1.000	6151	63
	8	D	Single	CRUS-AC-SLW-50	15'	1.000	1.000	5207	38

GRAPHIC SCALE



Total Project Watts  
Total Watts = 812

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (**S.W.P.P.P.**) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE **S.W.P.P.P.** AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

- THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:
1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
  2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
  3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
  4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND MANAGES AS NEEDED. REMOVE WALL AND STORE.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING, CANOPY, AND PUMPS.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SITE.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING REDEVELOPMENT WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.5820 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH HAS AN UNSPECIFIED HYDROLOGIC SOIL GROUP RATING, ASSUMED D.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF ROCHESTER CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO THE COCHECO RIVER.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE 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. IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOADED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
  - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE

CONSTRUCTION ACTIVITY SHALL 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.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. 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 SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN INLET BASKET 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. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, 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 INSTALLATION 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 EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL. PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

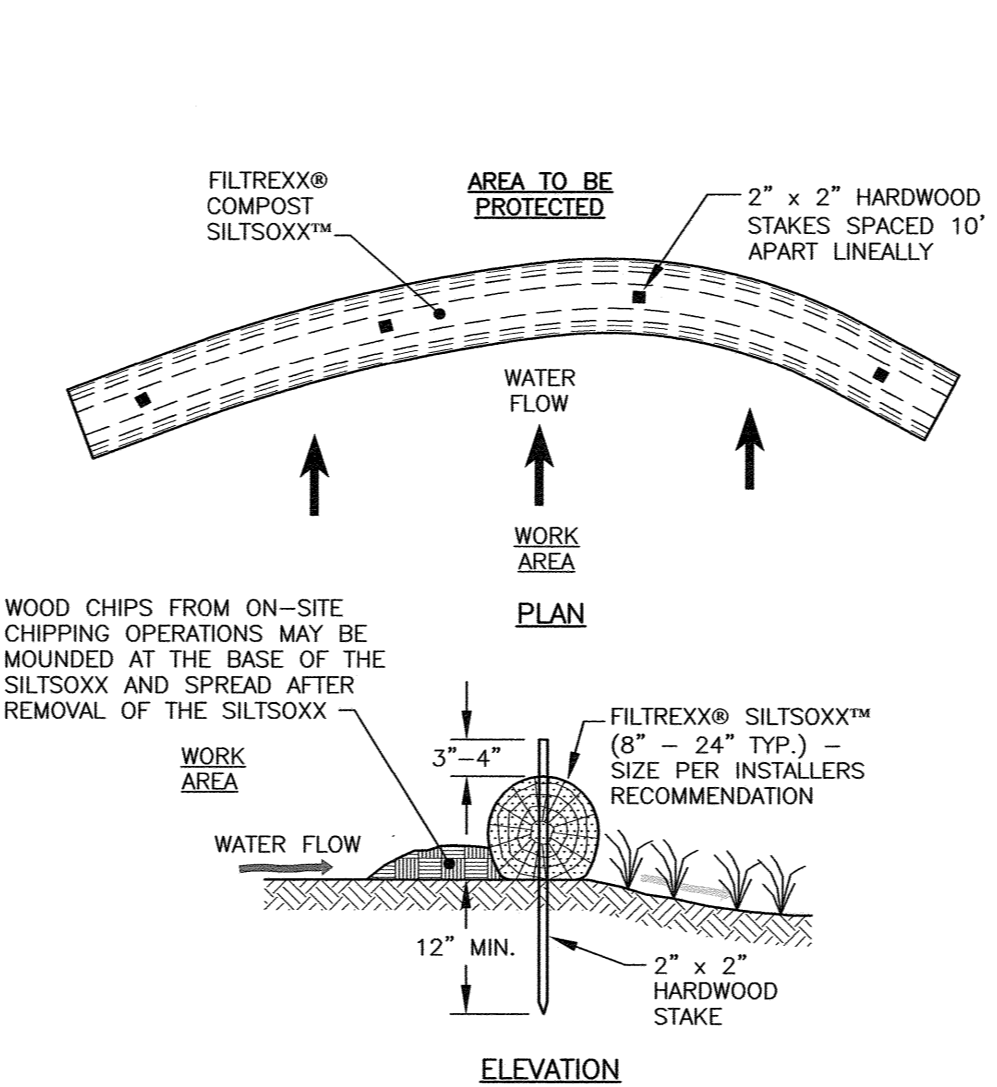
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

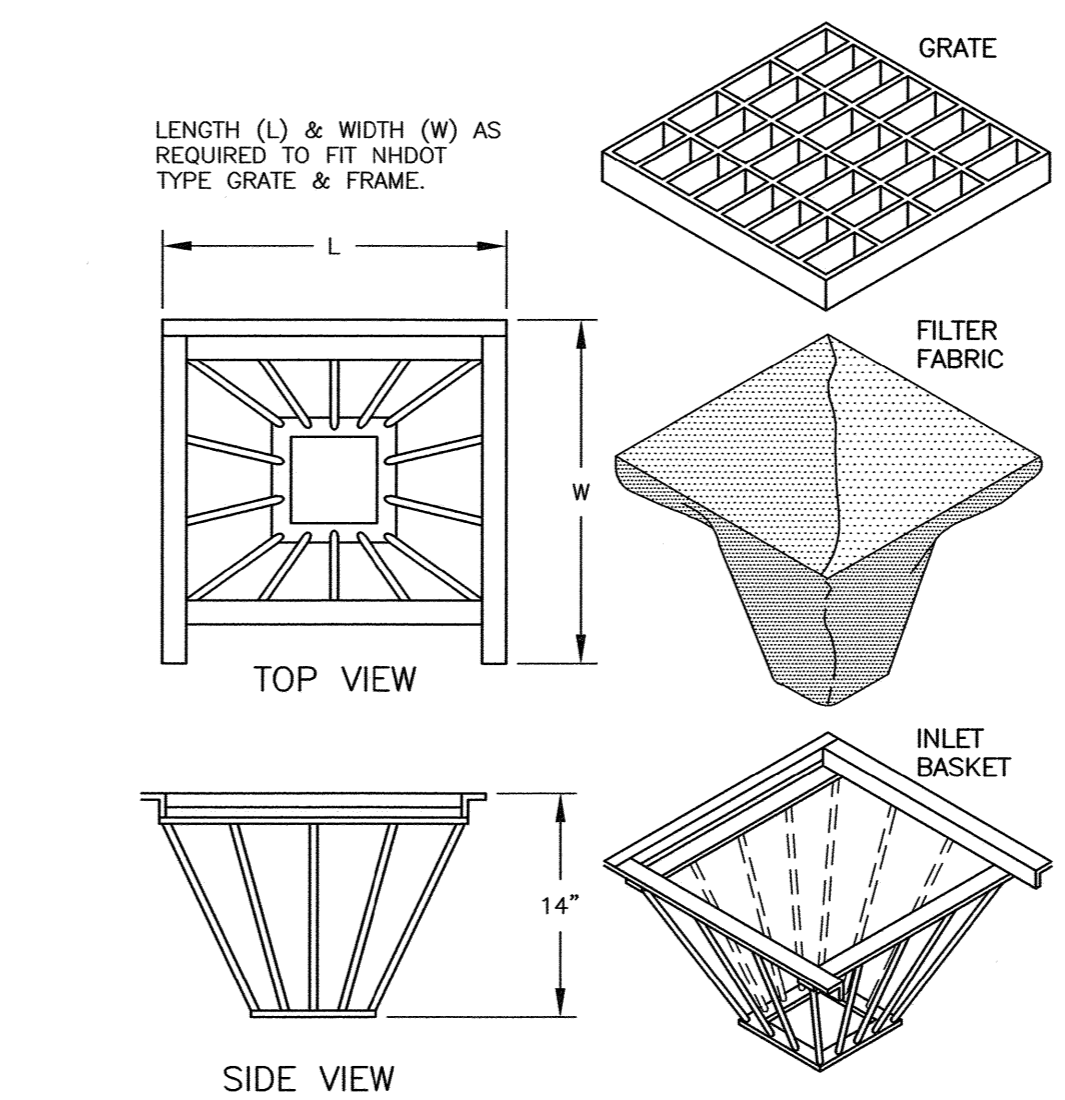
1. WASTE MATERIAL
  - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPER;
  - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
  - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT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

BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
  - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
  - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
  - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
  2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
  3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
  4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
  5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.



- 1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.
- 2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6\" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
- 3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
  - RAD STRENGTH: 45 LB. MIN. IN ANY
  - PRINCIPAL DIRECTION (ASTM D1682)
  - MULLEN BURST STRENGTH: MIN. 60
  - psi (ASTM D774)
- 4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)
- 5) THE INLET BASKET 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.
- 6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.



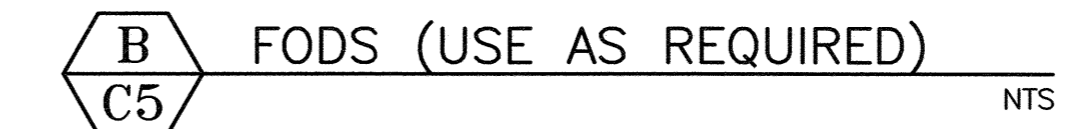
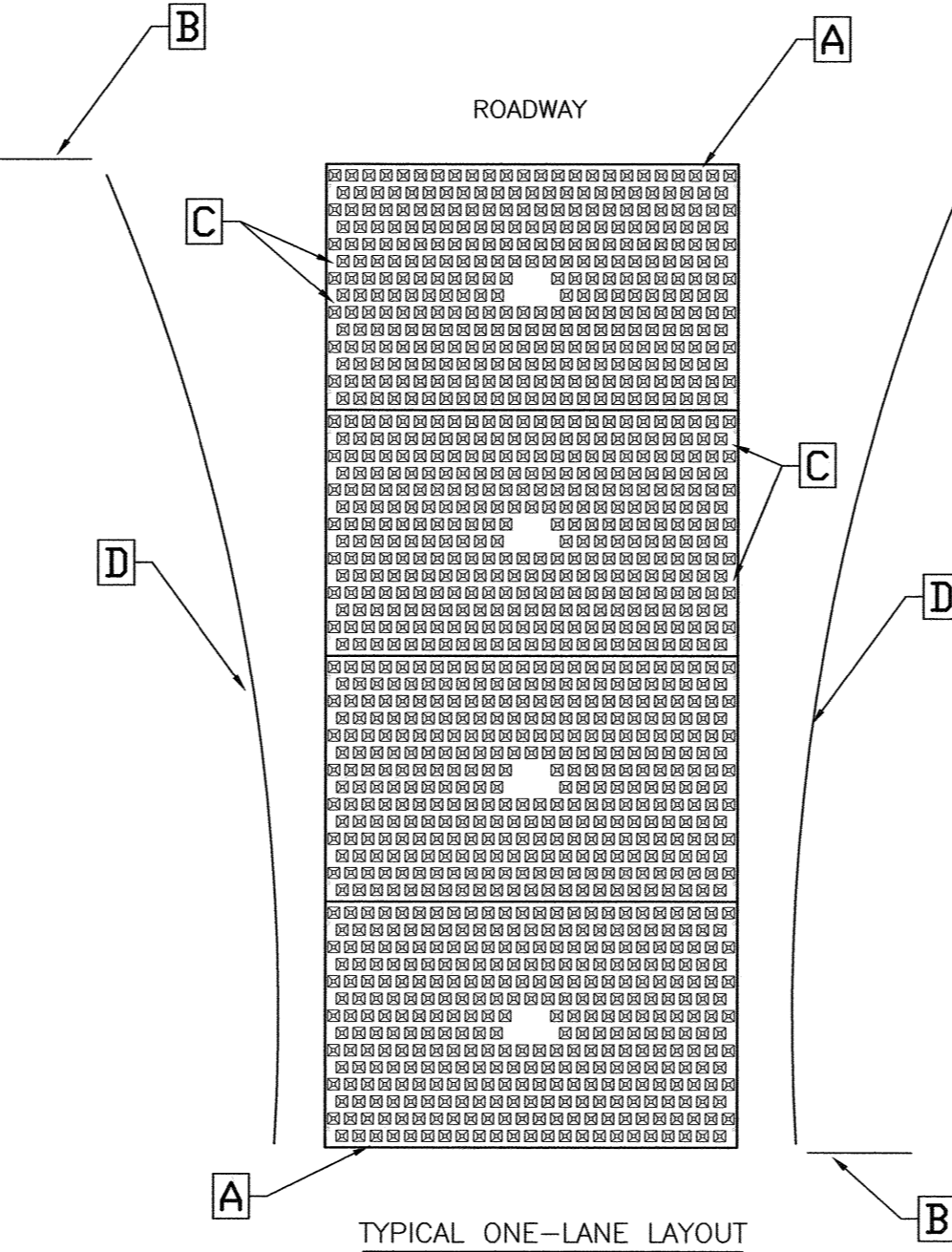
FODS TRACKOUT CONTROL SYSTEM


INSTALLATION:


THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- A. FODS TRACKOUT CONTROL SYSTEM MAT.
- B. FODS SAFETY SIGN.
- C. ANCHOR POINT.
- D. SILT OR ORANGE CONSTRUCTION FENCE.





**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC. 

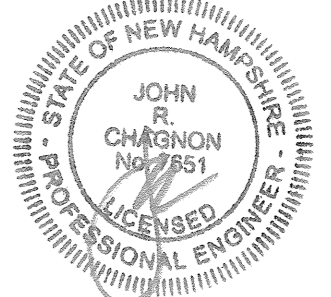
200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

WWW.HALEYWARD.COM

- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

SITE REDEVELOPMENT  
160&162 CHARLES STREET  
ROCHESTER, N.H.

1	ISSUED FOR SITE APPROVAL	8/15/23
0	ISSUED FOR COMMENT	2/21/23
NO.	DESCRIPTION	DATE
REVISIONS		

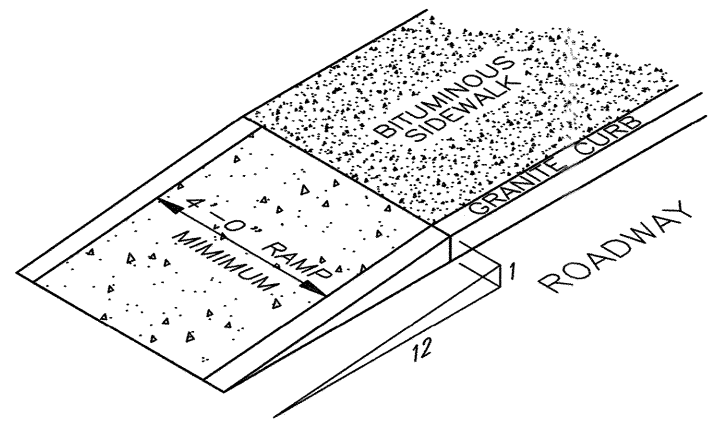


SCALE: AS SHOWN

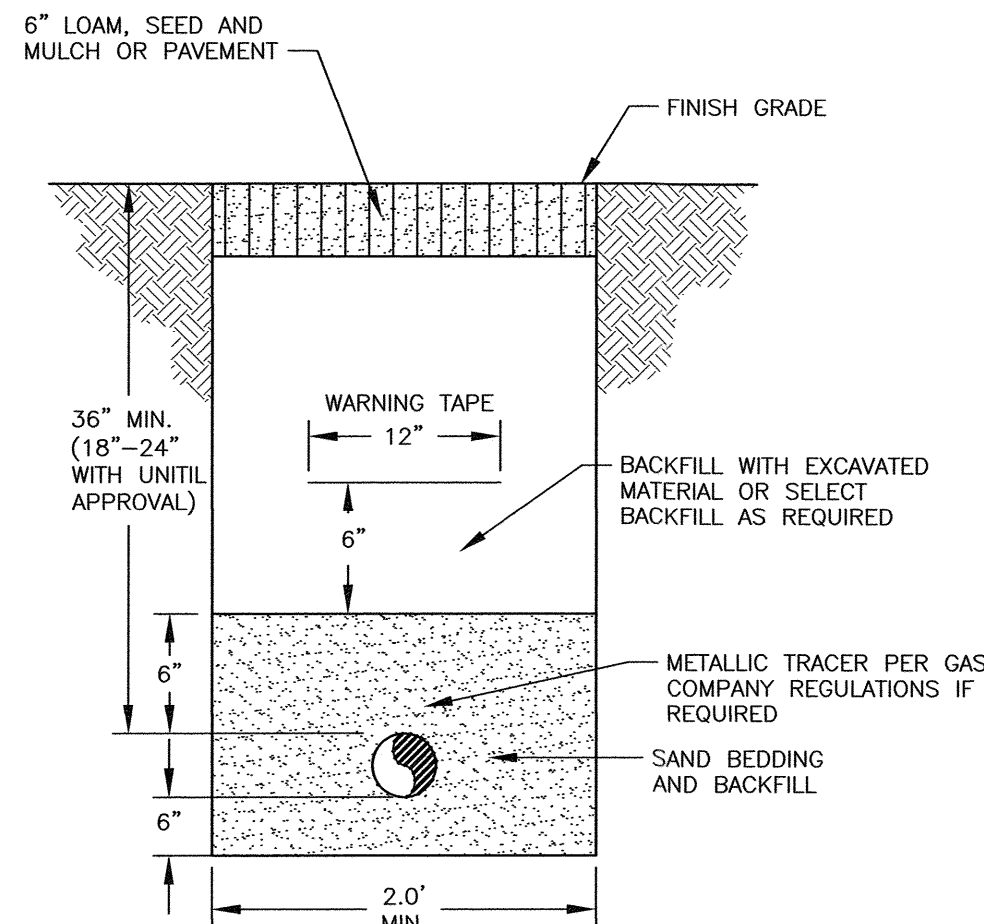
JANUARY 2023

EROSION PROTECTION  
NOTES AND DETAILS

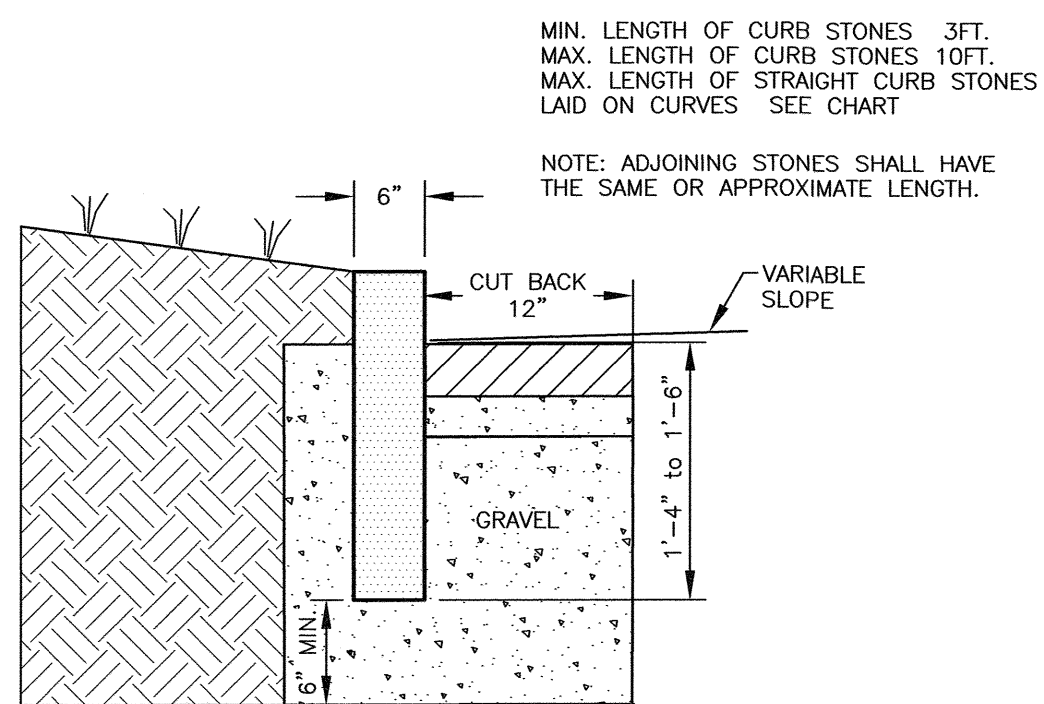
D1



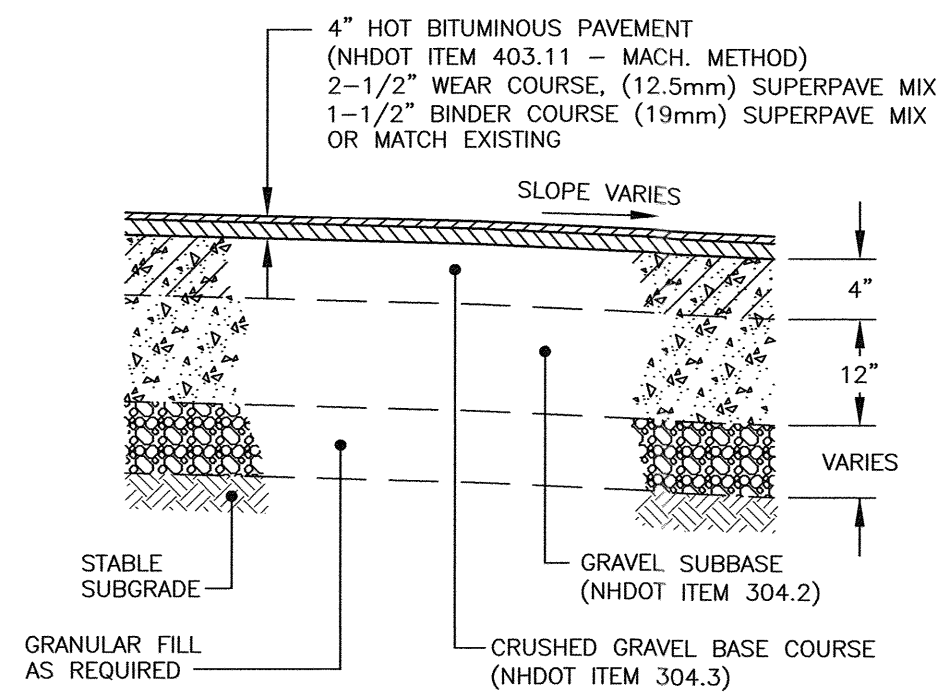
**D**  
**C3** TYPICAL SIDEWALK TIP DOWN  
NTS



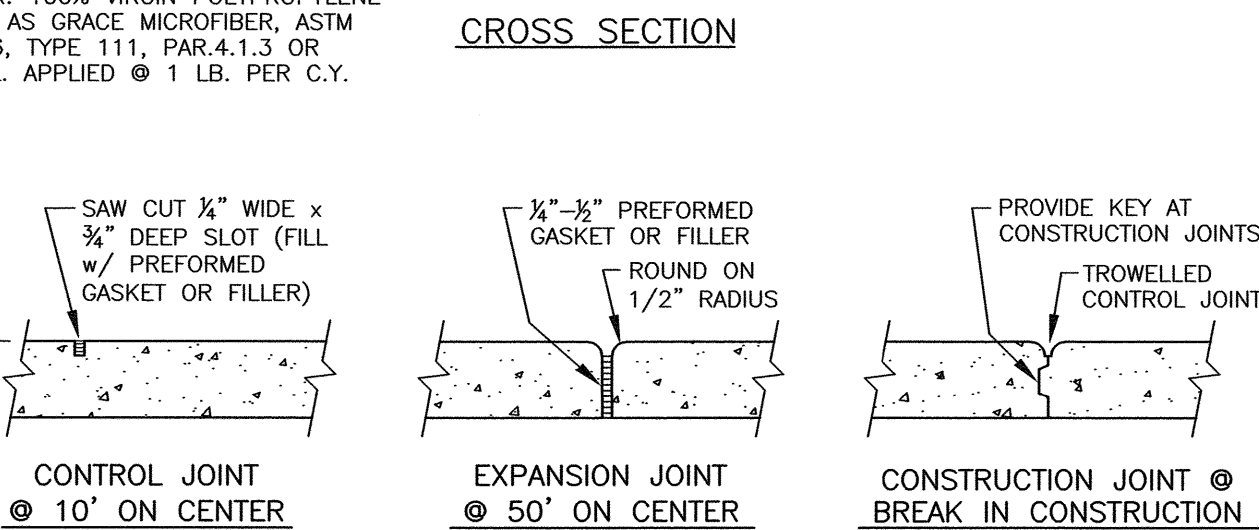
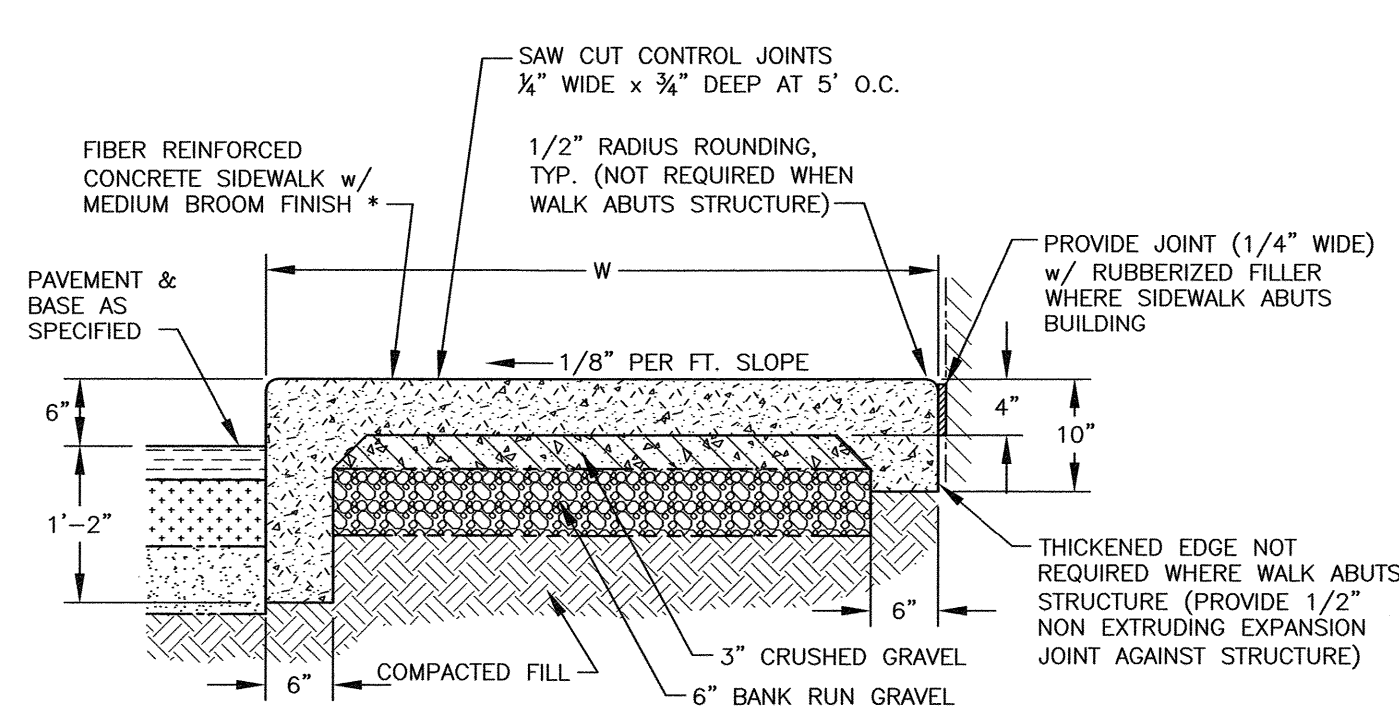
**E**  
**C4** GAS SERVICE TRENCH  
NTS



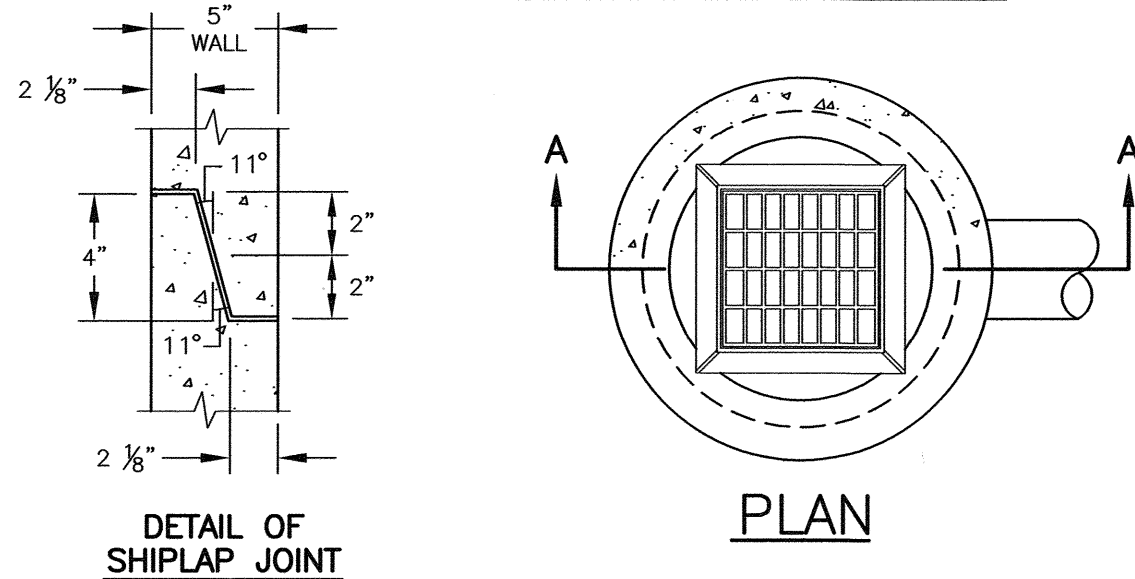
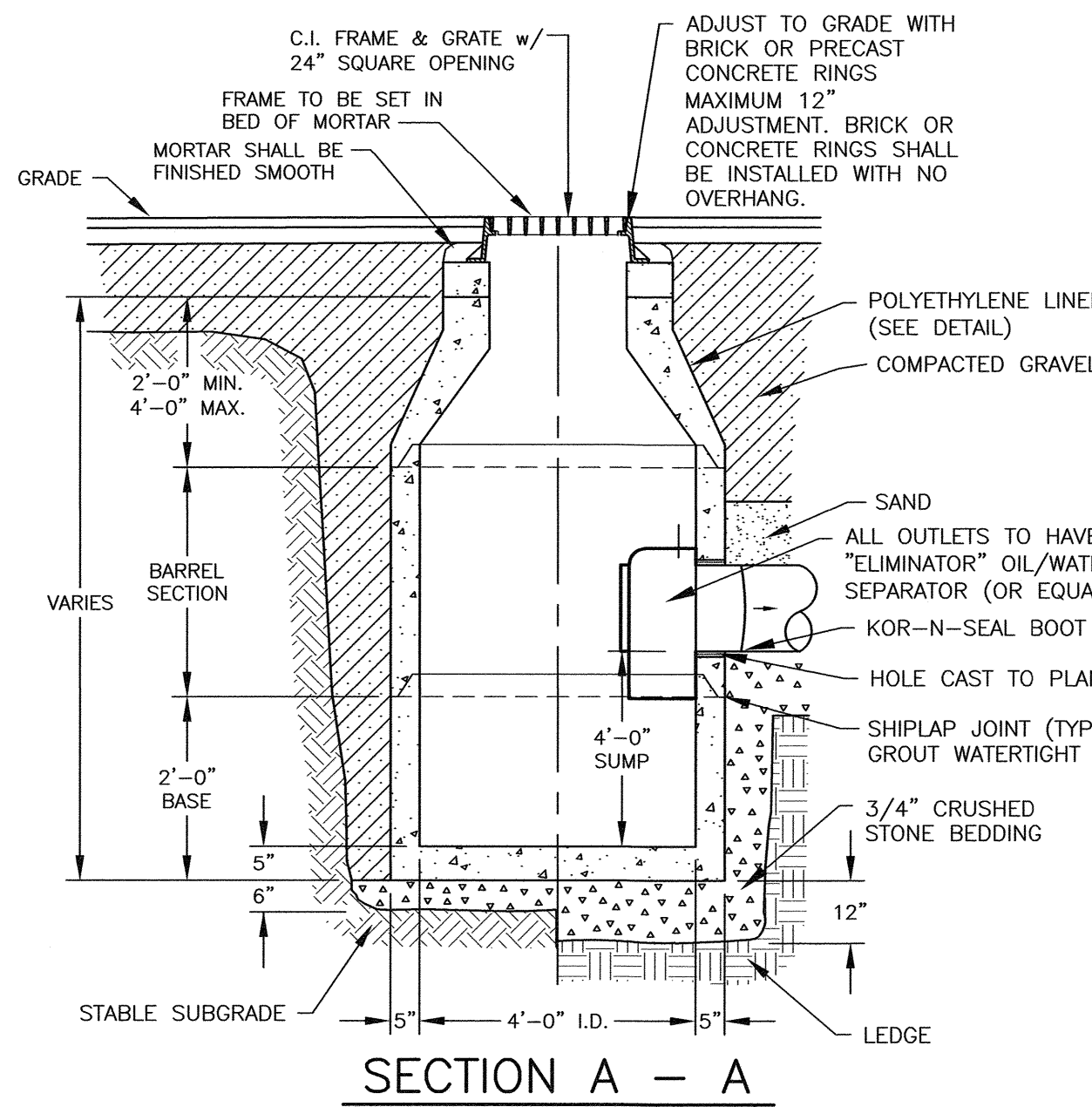
**F**  
**C3** GRANITE CURB  
NTS



**G**  
**C3** TYPICAL PAVEMENT CROSS-SECTION  
NTS

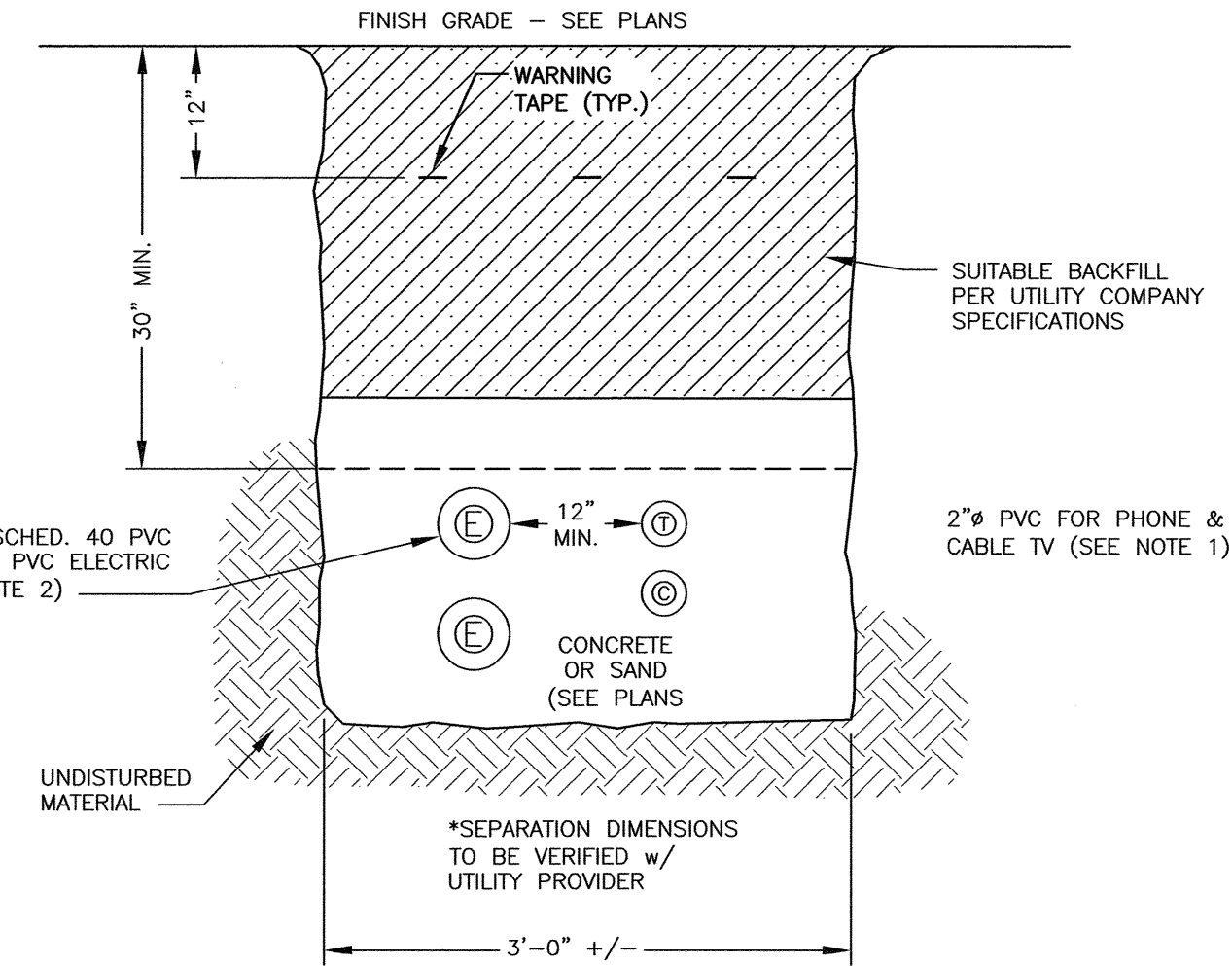


**H**  
**C3** CONCRETE WALK w/ CONCRETE CURB  
NTS

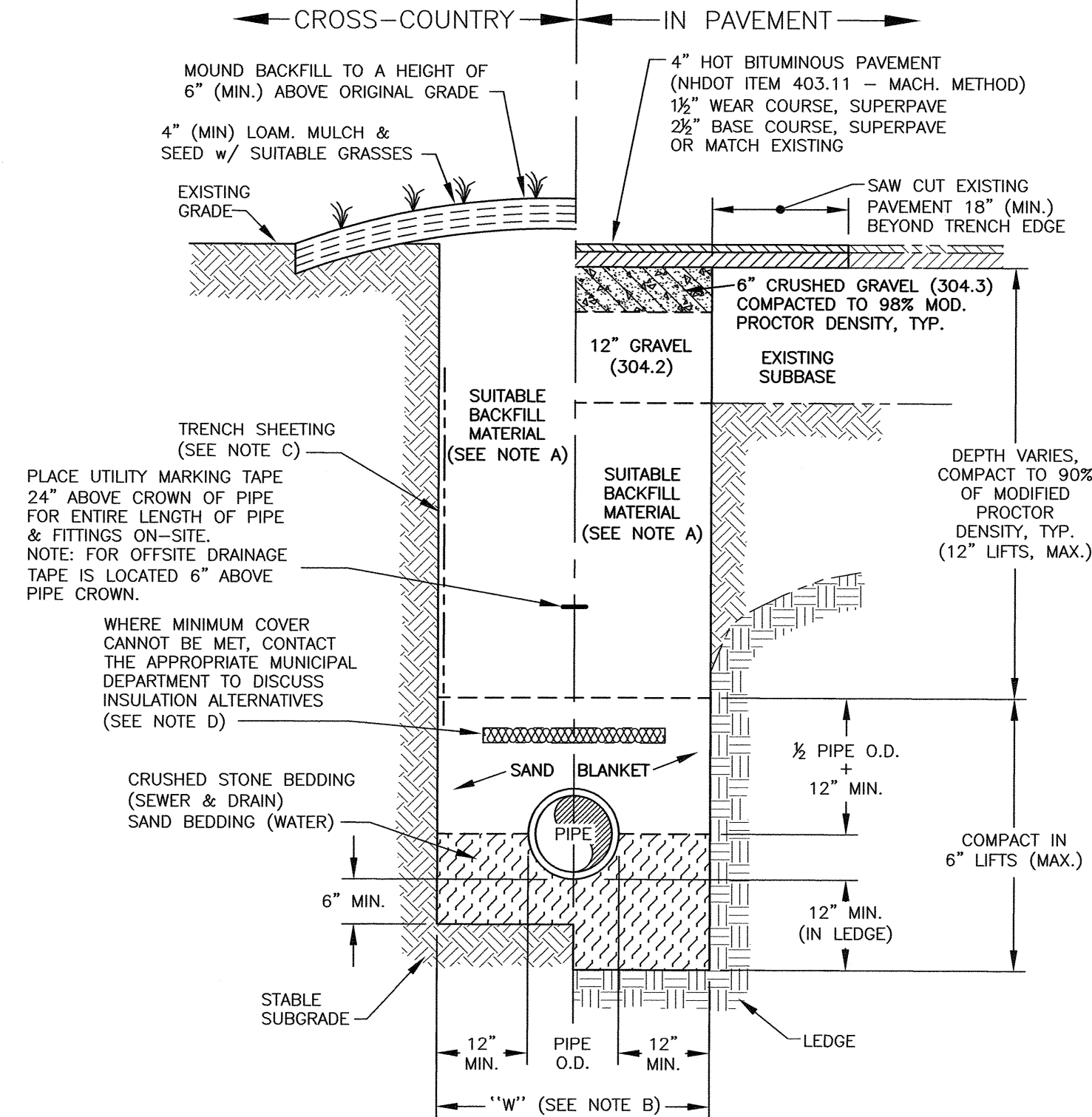


**I**  
**C3** CATCH BASIN DETAIL  
NTS

- NOTES:
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.
  - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
  - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
  - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
  - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.



**J**  
**C4** BURIED ELEC/COMM CABLE  
NTS



- TRENCH NOTES:
- A) TRENCH BACKFILL:  
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING 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 SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.
- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL 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.
- B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..
- C) TRENCH SHEETING:  
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.
- D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):  
5' MINIMUM FOR SEWER (IN PAVEMENT)  
4' MINIMUM FOR SEWER (CROSS COUNTRY)  
3' MINIMUM FOR STORMWATER DRAINS  
5' MINIMUM FOR WATER MAINS
- E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

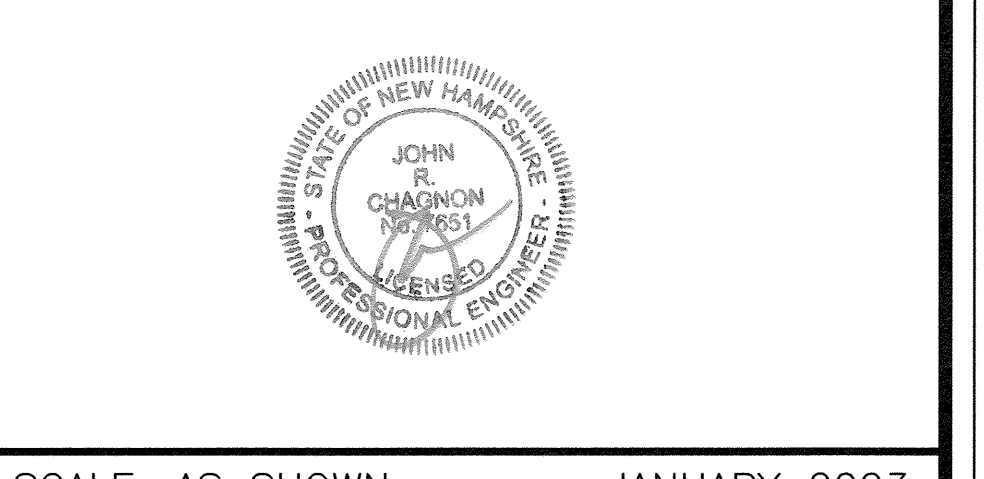
**K**  
**C4** TYPICAL PIPE TRENCH  
NTS

**NOTES:**

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**SITE REDEVELOPMENT**  
**160&162 CHARLES STREET**  
**ROCHESTER, N.H.**

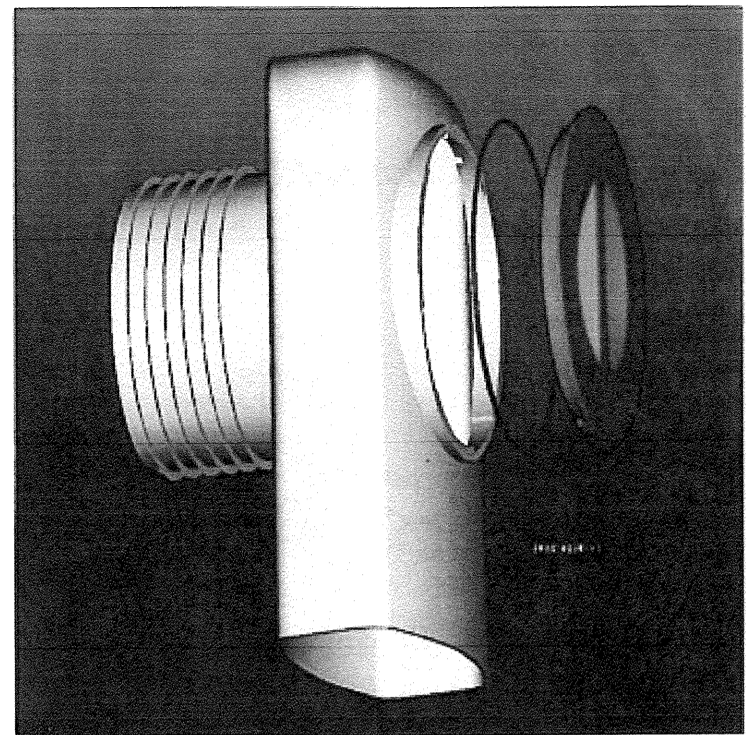
NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE APPROVAL	8/15/23
0	ISSUED FOR COMMENT	2/21/23
REVISIONS		



SCALE: AS SHOWN JANUARY 2023

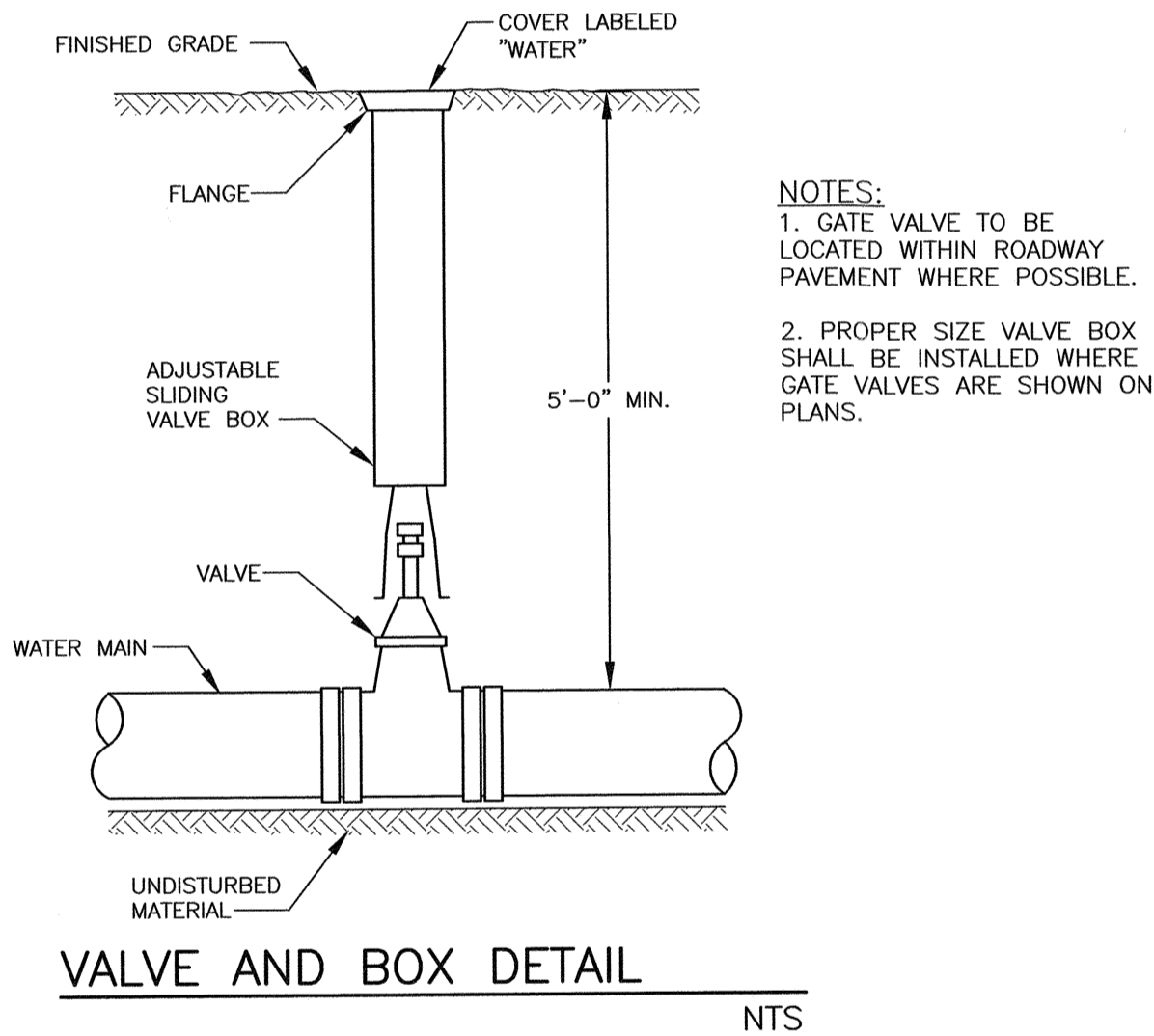
DETAILS

**D2**

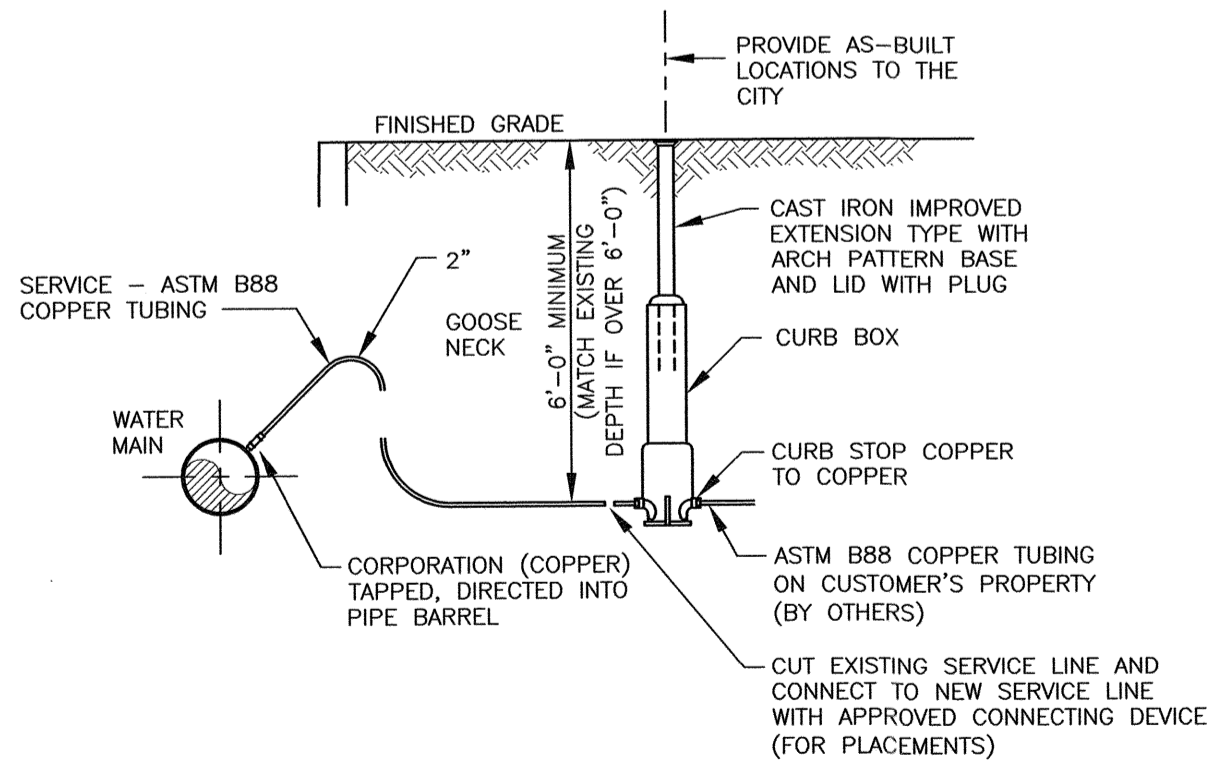


NOTES:  
1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)  
2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.  
3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP.

L C5 CATCH BASIN OIL TRAP NTS

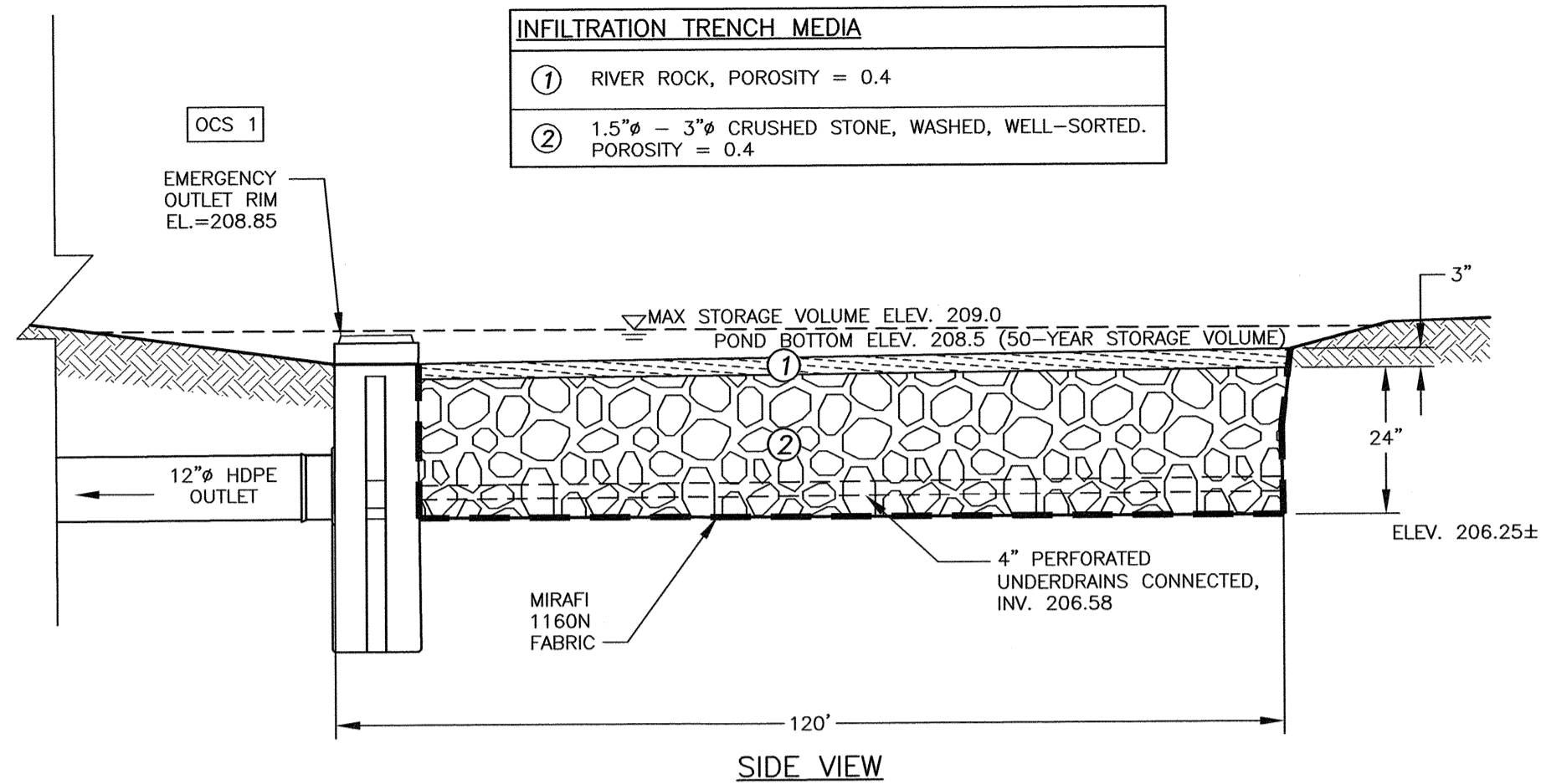


VALVE AND BOX DETAIL NTS

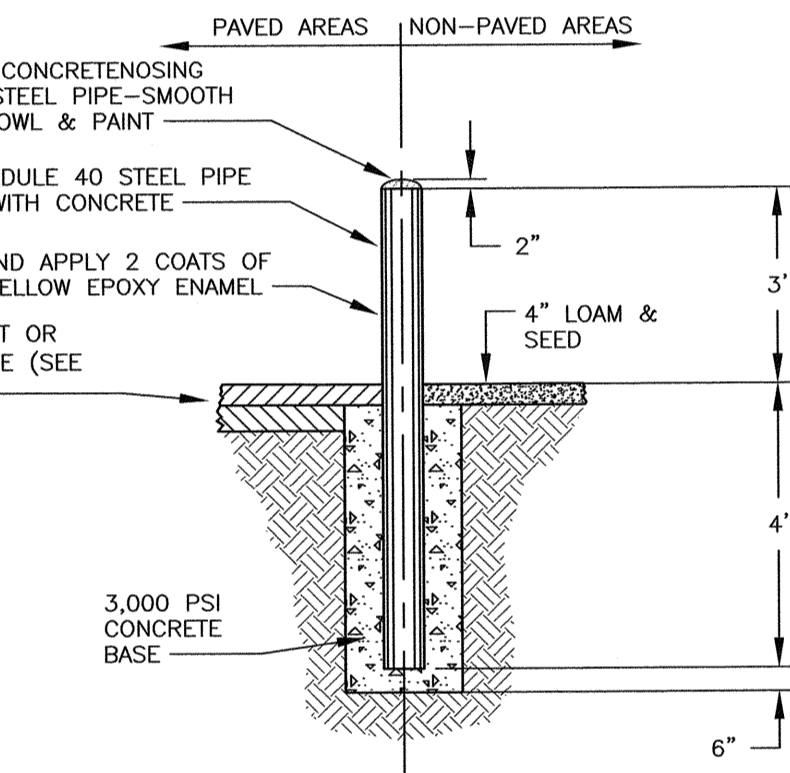


TYPICAL WATER SERVICE CONNECTION

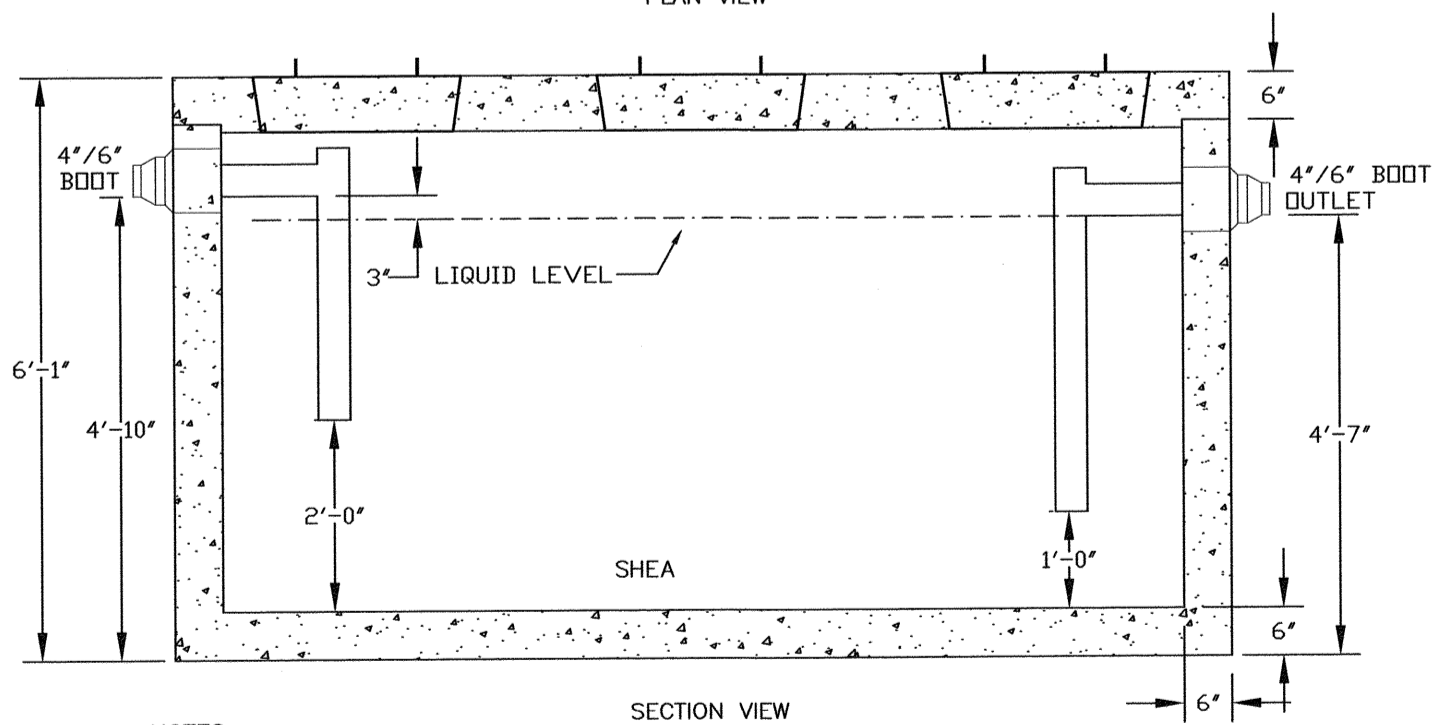
M C4 SERVICE CONNECTION NTS



N C5 INFILTRATION TRENCH DETAIL PROFILE VIEW NTS



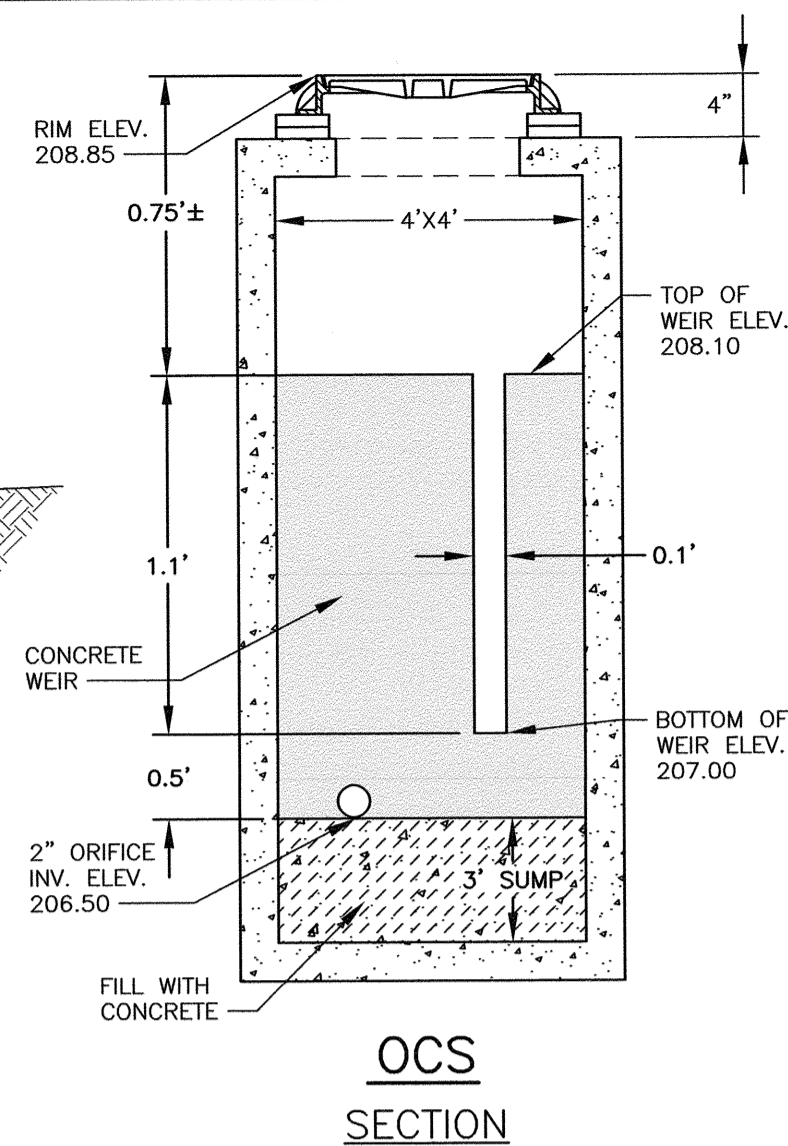
P C3 PIPE BOLLARD NTS



NOTES:  
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.  
2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR GREASE TRAPS.  
3. ALL REINFORCEMENT PER ASTM C1227.  
4. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.  
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN  
6. TEES AND BAFFLES SOLD SEPARATELY

ITEM NO.	TK-M1500C	22,600#	5,400#	17,200#
WEIGHT				
TOP				
BOTTOM				
TK-M1500C2C	24,400#	5,400#	19,000#	

O C4 GREASE TRAP NTS



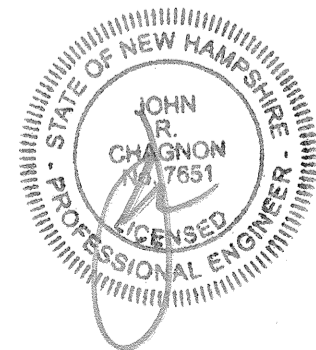
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160&162 CHARLES STREET  
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SCALE: AS SHOWN JANUARY 2023

DETAILS

D3