



PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 132 ; Lot #(s): 39 ; Zoning district: Residential

Property address/location: 25 Old Dover Road ; # acres: 8.59

Name of project (if applicable): Dumont Properties

Proposed project

Describe proposed project: The intent of this project is to subdivide the lot into 2 parcels. Parcel 1 to include existing building and parking. Parcel 2 for proposed 10,700 S.F. retail development.

Nonresidential: current bldg. size 70,656 s.f.; total proposed bldg. size 10,700 s.f.

Residential: current # units _____; total proposed # units _____

City water? yes ☒ no ☐; how far is City water from the site? Front of Site

City sewer? yes ☒ no ☐; how far is City sewer from the site? _____

Property owner

Name (include name of individual): SWD Property Management, LLC, Attn. Brian Dumont and Steve Dumont

Mailing address: 73 Pickering Road, Ste. 203, Rochester, NH 03839

Telephone #: 603-926-9026 Email: steve@dumontpropertygroup.com

Applicant/developer (if different from property owner)

Name (include name of individual): Dumont Properties, Attn. Brian Dumont and Steve Dumont

Mailing address: 73 Pickering Road, Ste. 203, Rochester, NH 03839

Telephone #: 603-661-2919 Email: bwdumontproperties@gmail.com

Engineer/surveyor

Name (include name of individual): Jones & Beach Engineers, Inc., Attn. Wayne Morrill

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Fax #: _____

Email address: wmorill@jonesandbeach.com Professional license #: _____

Signature E. R. Date 4-16-24

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.

Letter of Authorization Attached

Signature of property owner: _____

Date: _____

Letter of Authorization

I, Brian Dumont, Dumont Properties, 73 Pickering Road, Suite 203, Rochester, NH 03839, developer of property located in Rochester, NH, known as Tax Map 132, Lot 39, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 25 Old Dover Road in Rochester, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Brian Dumont
Dumont Properties

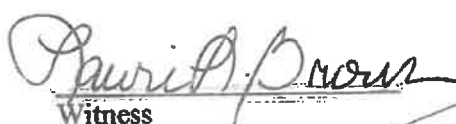


Date

JONES & BEACH
ENGINEERS INC.

Letter of Authorization

I, Brian Dumont, SWD Property Management LLC, PO Box 716, Exeter, NH 03833, owner of property located in Rochester, NH, known as Tax Map 132, Lot 39, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 25 Old Dover Road in Rochester, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

 Witness	 Brian Dumont SWD Property Management LLC	 02/04/14 Date
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JONES & BEACH
ENGINEERS INC.



City of Rochester, New Hampshire

Zoning Board of Adjustment

August 14, 2023

SWD Property Management, LLC
PO Box 716
Exeter, NH 03833

Notice of Decision

Z-23-17 SWD Property Management, LLC Seeks a *Variance* from Table 18-B to permit the construction of a 10,700 s.f. retail building in the R2 zone where the use is not permitted.

Location: 25 Old Dover Road, Map 132 Lots 39 in the Residential-2 Zone.

At its August 9, 2023 meeting, the Zoning Board of Adjustment **APPROVED the Variance** as presented citing the criteria has been met, as described by the applicant.


Shanna B. Saunders, 8.14.23
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: 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.

Cc: Open Gov Z-23-15
File

TRAFFIC IMPACT STATEMENT
ITE TRIP GENERATION MEMORANDUM

**Retail Development
Tax Map 132, Lot 39
25 Old Dover Road
Rochester, NH**

Prepared for:

**Dumont Properties
750 Exeter Road
Hampton, NH 03862**

**Prepared by:
Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
(603) 772-4746
August 8, 2023
Revised January 4, 2024
JBE Project No. 23050**

EXECUTIVE SUMMARY

The intent of this project is to construction a 10,700 S.F. retail store with associated parking areas. The intent of this report is to evaluate the potential impacts on adjacent street traffic that this development would have on an average day.

Data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (ITE Manual) were used. The Land Use in the ITE Manual that most nearly matches the retail use is "Variety Store" (Land Use 814), defined by the ITE Manual as follows: "A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as 'dollar stores'". A dollar store is proposed for the property, so this land use code is a fitting one.

The estimates for the retail use were calculated from data from the ITE Manual based on the average number of trips generated per 1,000 S.F. gross floor area. Sometimes the ITE Manual is able to provide weekday as well as weekend trip generation estimates. However, for Land Use 814 only weekday trip generation estimates were available. The available estimates were for a full day, as well as the estimates for the peak hour of the generating use and the peak hour of adjacent street traffic.

Because a 10,700 SF retail use is proposed, the number of trips per 1,000 SF GFA was multiplied by 10.7 to come up with the estimated trip generation. The below table summarizes the average estimated traffic associated with the proposed use according to traffic from the ITE Manual:

Average Trip Generation Estimates			
	Full Day (Trips/Day)	Peak Hour Generator (Trips/Hour)	Peak Hour Adjacent Street (Trips/Hour)
Weekday	679	N/A	N/A
Weekday AM	N/A	48.4	34.0
Weekday PM	N/A	80.0	73.2

CONCLUSION

Assuming 12 hours of operation per day, there would be an average of one trip entering or leaving the site every 64 seconds (one trip every minute, essentially). During the weekday PM peak hour of the generating use, which is the highest peak hour scenario available, 80 trips through the hour translates to one trip entering or leaving every 45 seconds based on ITE estimates for average trip generation. Because these are averages, on a particularly busy day there may be more traffic entering or leaving, and on a less busy day there would be fewer than the reported number of trips. Regardless, it appears that there will be appreciable time between entrances into and exits from the site. It is not anticipated that this will cause a significant impact on the traffic of Old Dover Road, which already experiences a moderate amount of traffic due to its proximity to several existing businesses.

Respectfully submitted,
JONES & BEACH ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'WJ Morrill', written over the printed name.

Wayne Morrill
President

Trip generation estimates used for this analysis were taken from the Trip Generation Manual, 10th Edition, published by the Institute of Traffic Engineers in September 2017.

Variety Store (814)

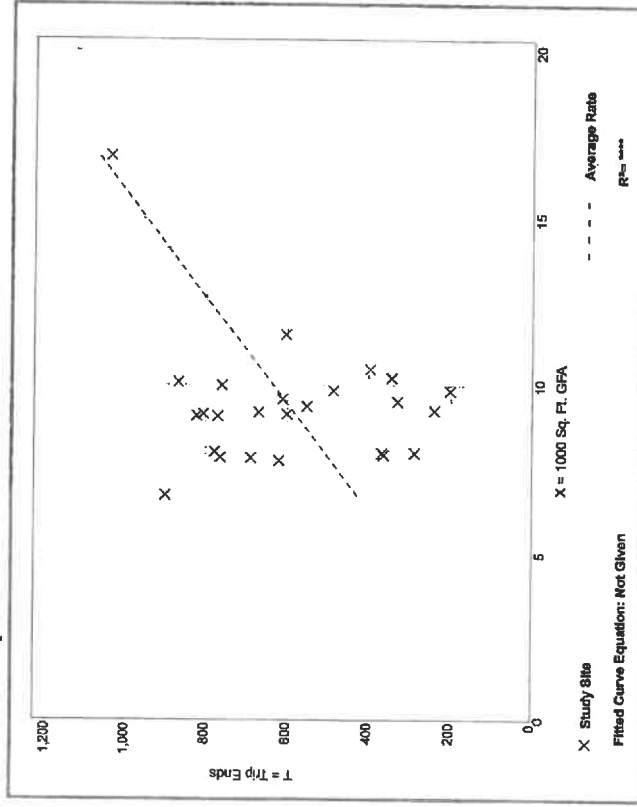
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	63.47	Standard Deviation	25.93
Range of Rates	20.51 - 133.66		

Data Plot and Equation



Variety Store (814)

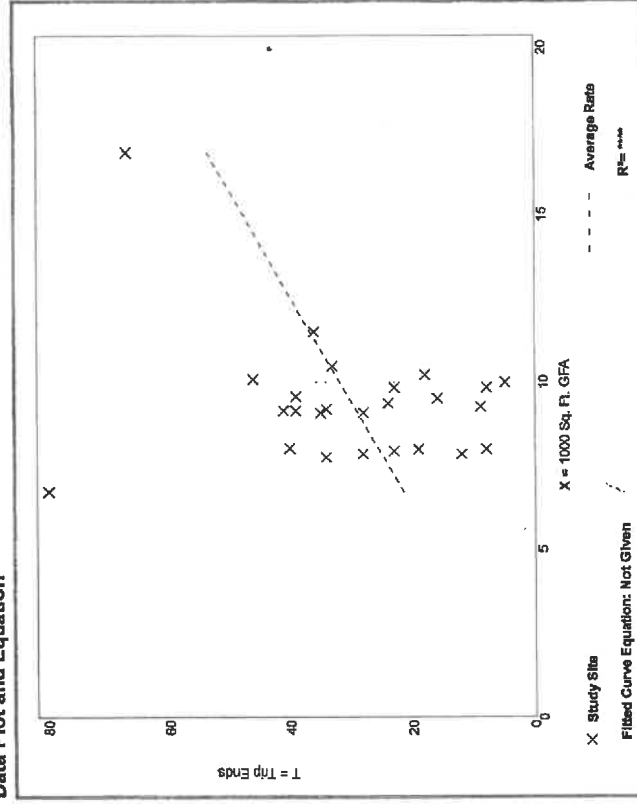
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	3.18	Standard Deviation	2.01
Range of Rates	0.50 - 11.87		

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

1000 Sq. Ft. GFA: 9

Directional Distribution: 52% entering, 48% exiting

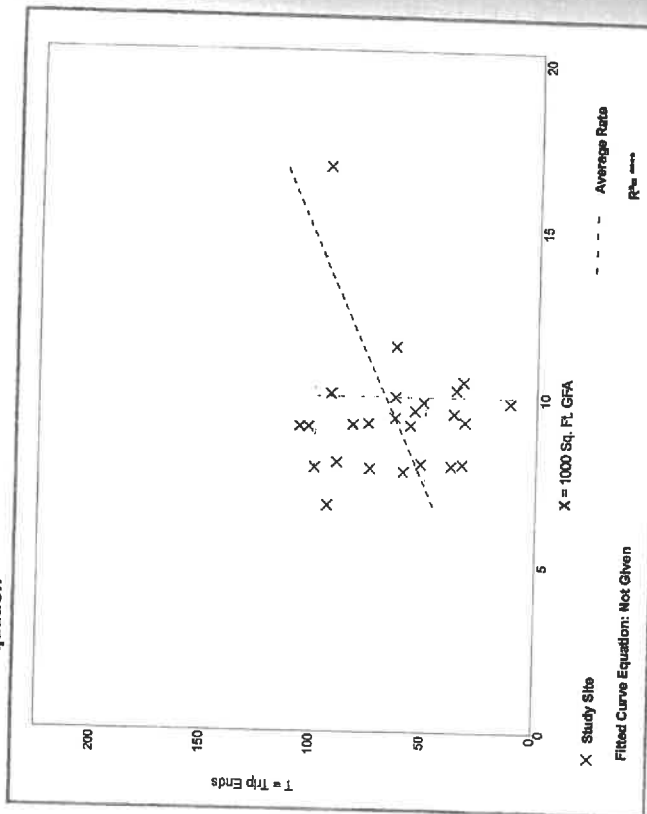
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate
8.84

Range of Rates
1.22 - 13.95

Standard Deviation
3.19

Data Plot and Equation



Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 25

1000 Sq. Ft. GFA: 9

Directional Distribution: 50% entering, 50% exiting

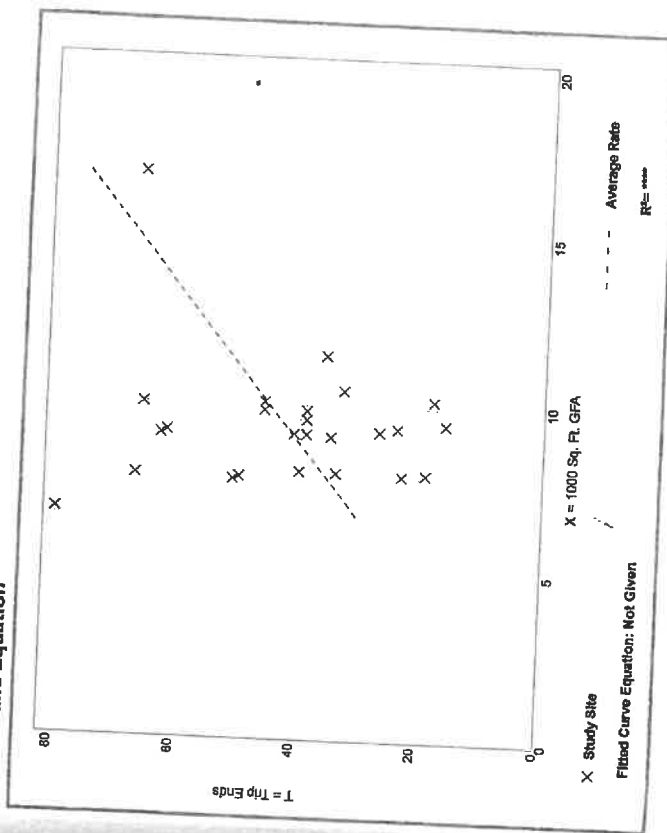
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate
4.52

Range of Rates
1.68 - 11.87

Standard Deviation
2.13

Data Plot and Equation



Variety Store (814)

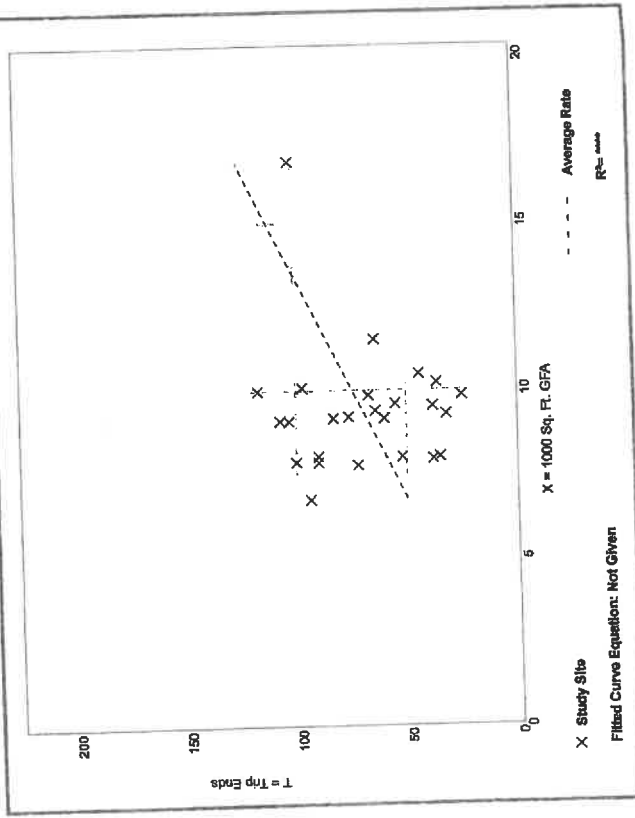
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	7.42	Standard Deviation	3.24
Range of Rates	2.54 - 13.85		

Data Plot and Equation



Variety Store (814)

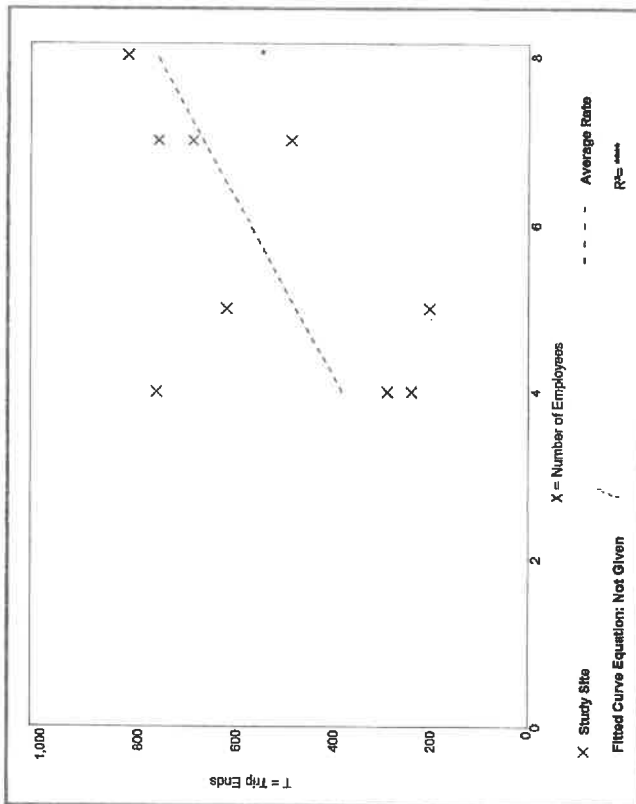
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Employees: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	95.59	Standard Deviation	39.13
Range of Rates	40.40 - 191.00		

Data Plot and Equation



**ABUTTERS LIST (DIRECT)
AS OF
APRIL 8, 2024
FOR
25 OLD DOVER ROAD, ROCHESTER, NH
JBE PROJECT No. 23050**

OWNER OF RECORD:

TAX MAP 132/ LOT 39
SWD PROPERTY MANAGEMENT LLC
ATTN. BRIAN DUMONT
PO BOX 716
EXETER, NH 03833
BK 2885/PG 37 (10/22/03)

APPLICANT:

DUMONT PROPERTIES
ATTN. BRIAN DUMONT
73 PICKERING RD, STE. 203
ROCHESTER, NH 03839

ABUTTERS:

131/1 & 2
HALEY & RICHARD PARTNERS
724 COLUMBUS AVE
ROCHESTER, NH 03867
3043/379 (08/02/04)

131/3
KEVIN SIPULA
736 COLUMBUS AVE
ROCHESTER, NH 03867
5019/499 (03/25/22)

132/26
KENNETH POULIN
20 OLD DOVER RD
ROCHESTER, NH 03867
1873/270 (06/26/96)

132/27
RUTH WALLINGFORD
22 OLD DOVER RD
ROCHESTER, NH 03867
842/293 (05/14/68)

132/28
MICHAEL ELDRIDGE
24 OLD DOVER RD
ROCHESTER, NH 03867
4882/532 (03/17/21)

132/29
MICHAEL & MARCIA MAHAN
14 BRIALLIA CIRCLE
NEWMARKET, NH 03857
4839/673 (11/30/20)

132/30
DENNIS & CHERYL THOMPSON
28 OLD DOVER RD
ROCHESTER, NH 03867
3232/906 (08/01/05)

132/31
OAKRIDGE CONDO ASSOC.
% DEPT 355 EVERGREEN MANAGEMENT I
PO BOX 4579 DEPT 355
HOUSTON, TX 77210-4579
1362/448 (12/12/87)

132/36
CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867
1379/483 (05/15/87)

132/37 & 38
41 OLD DOVER ROAD LLC
41 OLD DOVER RD
ROCHESTER, NH 03867
4007/189 (04/04/12) – LOT 37
4175/998 (10/15/13) – LOT 38

132/40
NORTHEAST CREDIT UNION
% ACCOUNTING DEPT
PO BOX 1240
PORTSMOUTH, NH 03802
2913/282 (12/10/03)

132/45
710 COLUMBUS AVENUE LLC
112 GATES ST
PORTSMOUTH, NH 03801
4484/94 (06/10/17)

ENGINEERS/SURVEYORS:

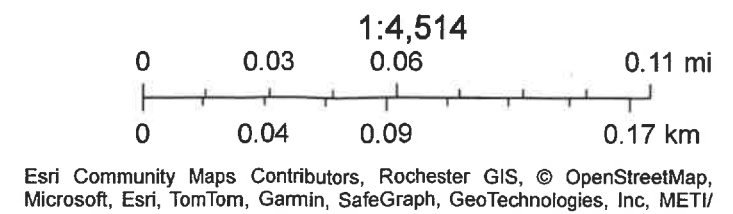
JONES & BEACH ENGINEERS, INC.
ATTN: WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

My Map

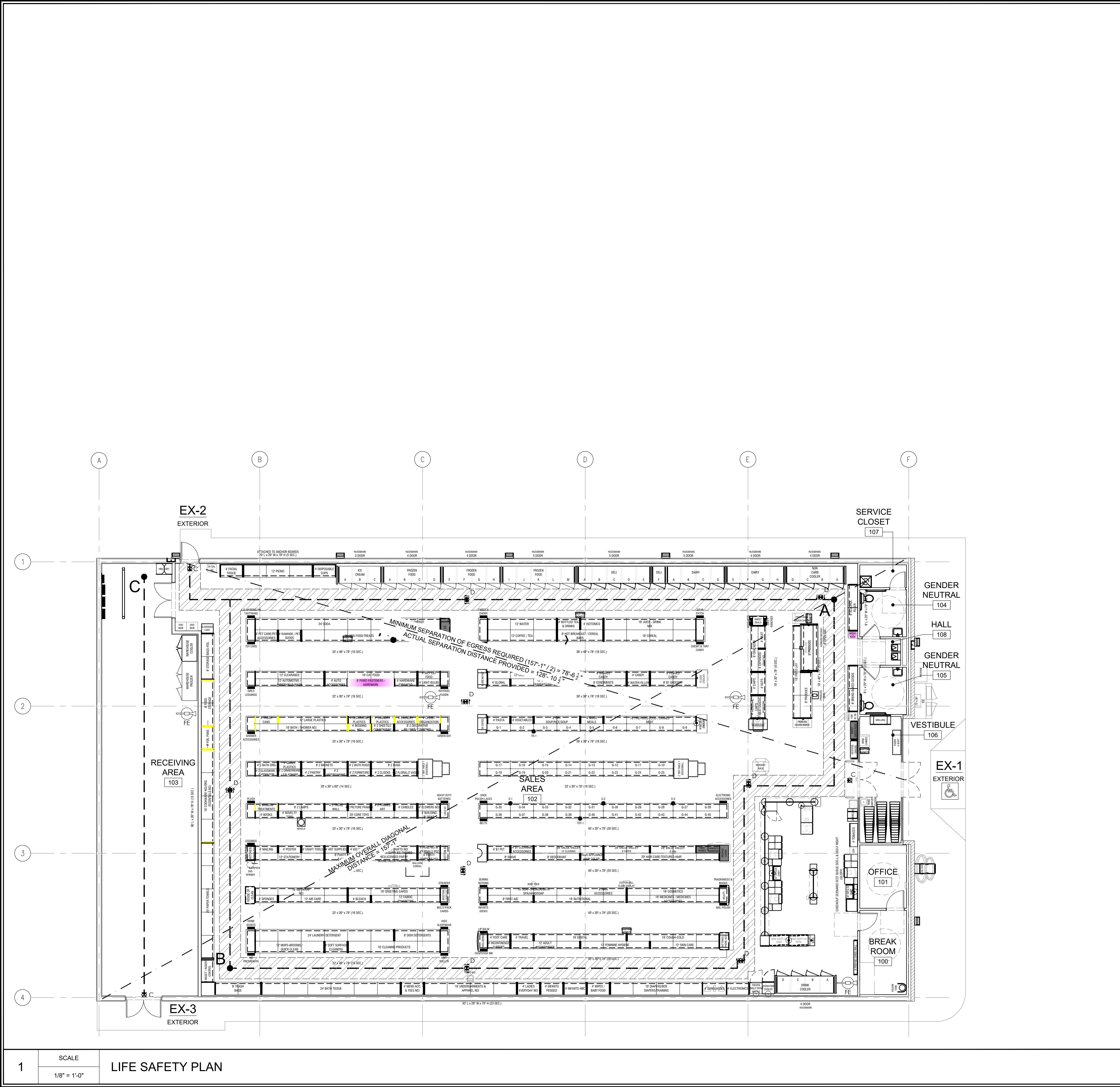


4/8/2024, 11:00:44 AM

 Tax Parcels



\\file1.sargarch.com\SA-Data\architecture archives\Dollar General\102_New Projects\2023 Projects\Ground Up\10463-23_Rochester, NH (Ground Up)\04_Construction Documents\01_Architectural\DG_Rochester, NH.dwg, T2.0, 4/15/2024 5:44 PM, Nicole Giroux



GENERAL LIFE SAFETY NOTES

A. MAINTAIN 36" CLEAR AISLE MINIMUM BETWEEN ALL FIXTURES THROUGHOUT THE SALES FLOOR.

B. MAINTAIN 44" CLEAR AISLE MINIMUM ALONG ALL EGRESS PATHS.

C. FINAL LOCATION AND NUMBER OF PORTABLE FIRE EXTINGUISHERS TO BE APPROVED BY THE FIRE MARSHALL. THE G.C. SHALL VERIFY REQUIREMENTS WITH THE LOCAL AUTHORITIES PRIOR TO PLACEMENT.

D. ALL FIRE EXTINGUISHERS TO BE MINIMUM 2A:10B:C.

CODE ANALYSIS

TOTAL LEASED SQ. FT.10,640 SQ. FT.

OCCUPANCY CALCULATIONS:

SALES AREA	8,449	(60 SQ. FT. / OCC.)	141 OCCUPANTS
STORAGE	1,176	(300 SQ. FT. / OCC.)	04 OCCUPANTS
OFFICE	89	(150 SQ. FT. / OCC.)	01 OCCUPANTS
BREAK ROOM	119	(150 SQ. FT. / OCC.)	01 OCCUPANTS
BATHROOMS		(UNOCCUPIED)	(UNOCCUPIED)
HALL		(UNOCCUPIED)	(UNOCCUPIED)

TOTAL147 OCCUPANTS

REQUIRED EGRESS:

1. EGRESS WIDTH OF DOORS (SECTION 1005):
REQUIRED: 0.2" X 147 PERSONS = 29.4".
PROVIDED: (1) 68" WIDE PAIR DOUBLE DOORS AND (2) 34" WIDE DOOR (136" TOTAL WIDTH).

2. DOORWAY WIDTH (IBC SECTION 1010.1.1); MINIMUM CLEAR WIDTH OF 32".

3. NUMBER OF EXITS (IBC SECTION 1006); 2 REQUIRED; 3 PROVIDED.

4. EXIT ACCESS DOORWAY ARRANGEMENT (IBC SECTION 1007.1.1):
EXIT DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA TO BE SERVED.

5. EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2); 200' MAXIMUM (WITHOUT SPRINKLER SYSTEM).

6. EGRESS CORRIDOR WIDTH (IBC SECTION 1020.2); MINIMUM CLEAR WIDTH OF 44".

7. DEAD END CORRIDOR LENGTH (IBC SECTION 1020.4); 50' MAXIMUM.

TOILET ROOM REQUIREMENTS (IPC TABLE 403.1):

NUMBER OF FIXTURES BASED ON TOTAL OCCUPANT LOAD OF XXX; XXF / XXM

A. LAVATORY:(1) PER 750(2) EXISTING / PROVIDED

B. WATER CLOSET:(1) PER 500(2) EXISTING / PROVIDED

C. WATER FOUNTAIN(1) PER 1,000(1) EXISTING / PROVIDED

D. SERVICE SINK(1) REQUIRED(1) EXISTING / PROVIDED

TRAVEL DISTANCE SCHEDULE

STARTING POINT	DISTANCE TO EXIT #1	DISTANCE TO EXIT #2	DISTANCE TO EXIT #3	NOTES
A	42'-10"	117'-4"	-	
B	148'-3"	76'-7"	-	
C	-	-	72'-1"	
D	-	-	-	

EGRESS LEGEND

EXISTING WALL TO REMAIN

NEW WALL

GLAZED AREA

NOT IN CONTRACT

WALL / CABINET MOUNTED FIRE EXTINGUISHER

DIRECTION OF TRAVEL

ACCESSIBLE AREA OR EXIT

EMERGENCY EXIT SIGN

PHOTOELECTRIC SMOKE DETECTOR

BATTERY BACK-UP EMERGENCY LIGHTING

COMPACT WALL PACK

DATE2-9-2024ISSUED FOR BID

DATE3-27-2024ZONING COMMENTS

DATE4-15-2024ZONING SUBMISSION

LOCATION:
ROCHESTER, NH
25 OLD DOVER RD.
ROCHESTER, NH 03867

PROJECT INFORMATION:
DATE: 2-09-2024
PROJECT NUMBER: 10463-23
AREA: 10,640 S.F.
DRAWN BY: JB CHECKED BY: NG

LIFE SAFETY PLAN

SHEET NUMBER:
T2.0

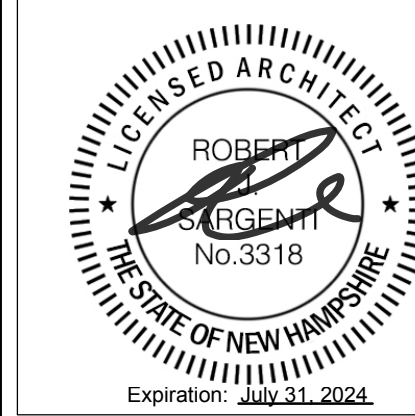


GENERAL FIXTURE NOTES

- A. G.C. TO INSTALL ITEMS AS DIRECTED BY DOLLAR GENERAL CPM. VERIFY FINAL LOCATIONS OF FIXTURES AND EQUIPMENT PRIOR TO START OF CONSTRUCTION.
- B. ALL EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- C. G.C. TO PROVIDE IN WALL BLOCKING OR BACKING AS REQUIRED FOR FIXTURE INSTALLATION.
- D. CHECKOUT COUNTERS & MILLWORK ARE TENANT SUPPLIED AND TO BE INSTALLED PER DOLLAR GENERAL CPM DIRECTION. COUNTERS SHALL INCLUDE A PORTION OF AT LEAST 36" IN LENGTH WHICH IS NO MORE THEN 34" ABOVE THE FINISH FLOOR. COUNTERS TO BE ON AN ACCESSIBLE ROUTE.

461 FROM ROAD, PARAMUS, NJ 07652
T|973.253.9393 ■ WWW.SARGARCH.COM

CONSULTANT (ENGINEER):



ARCHITECTURAL SEAL:

CONTRACTOR'S NOTES

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS WILL NOT BE APPROVED FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS.

[illegible]

LOCATION:

ROCHESTER, NH
25 OLD DOVER RD.
ROCHESTER, NH 03867

PROJECT INFORMATION:

DATE: 04-15-2024

PROJECT NUMBER: 10463-23

AREA: 10,640 S.F.

DRAWN BY: BM CHECKED BY: AG

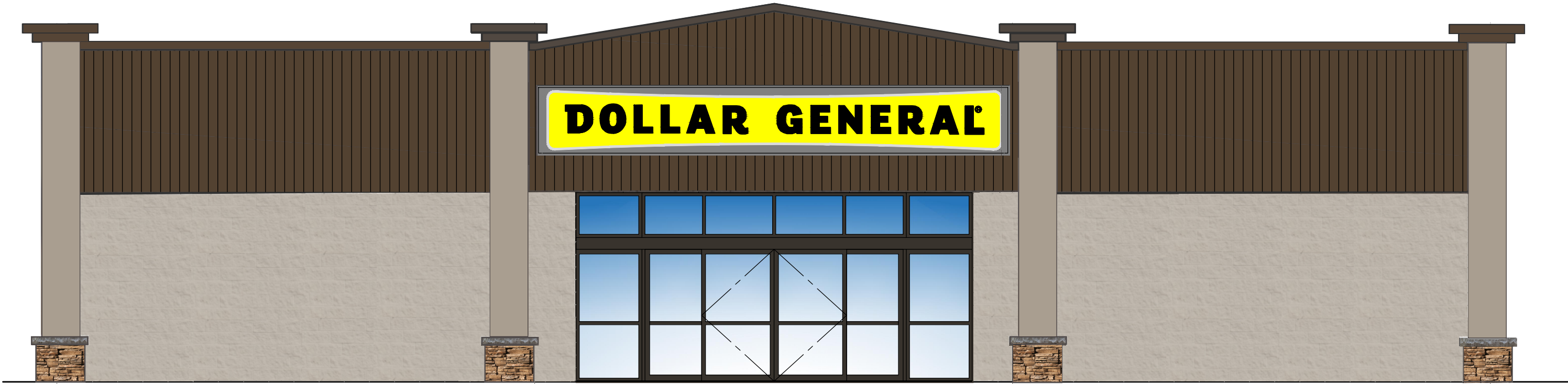
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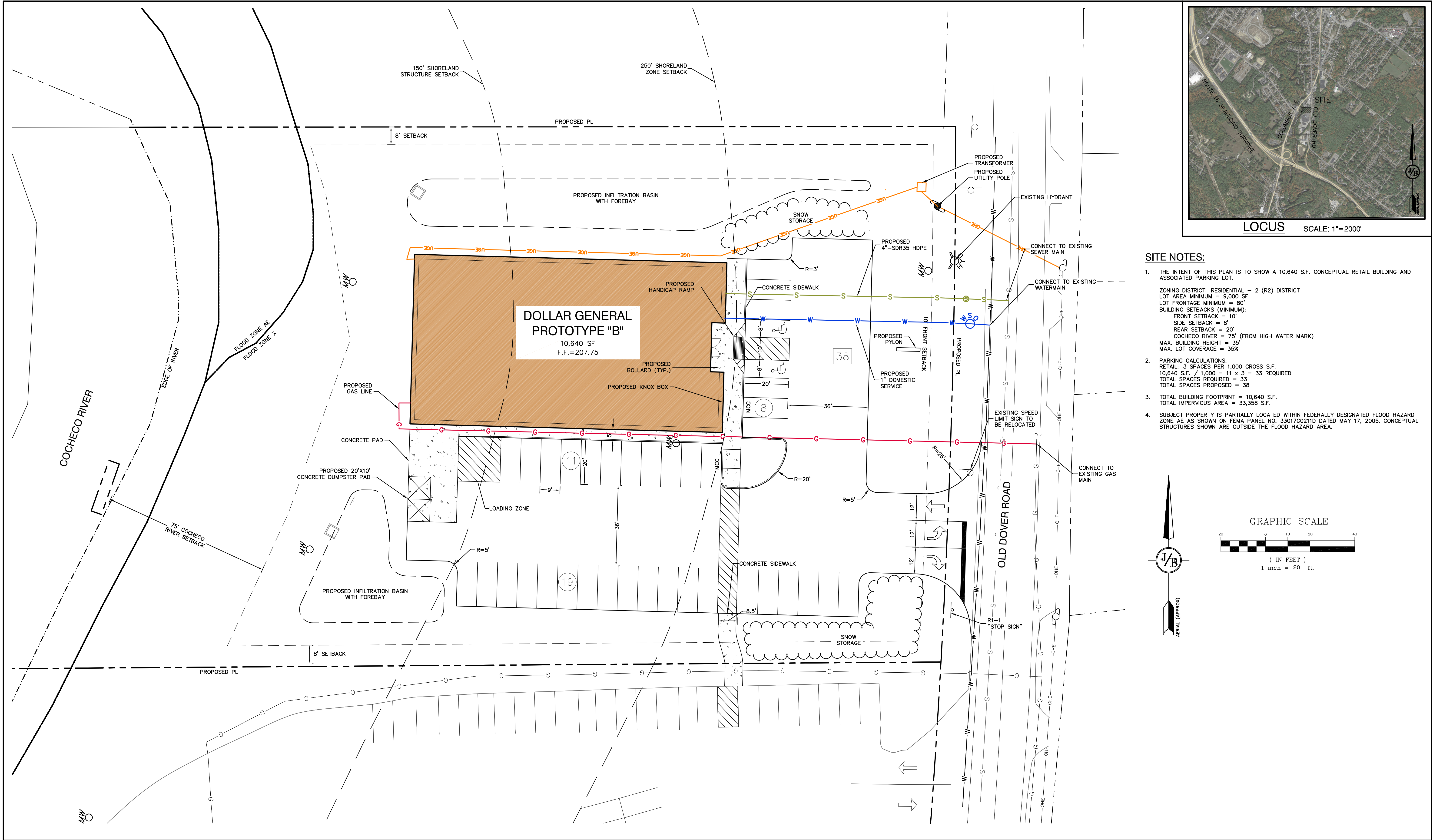
FIXTURE PLAN

SHEET NUMBER:

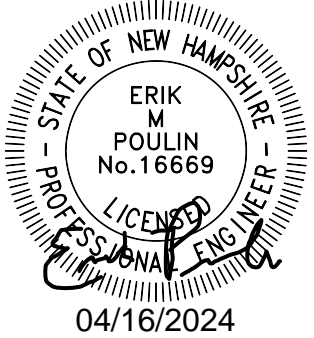
A1.1

2	SCALE	STOREFRONT RENDERING
	3/16" = 1'-0"	





Design:EMP	Draft: GAP	Date: 4/16/24
Checked:WGM	Scale: AS NOTED	Project No.: 23050
Drawing Name: 23050-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



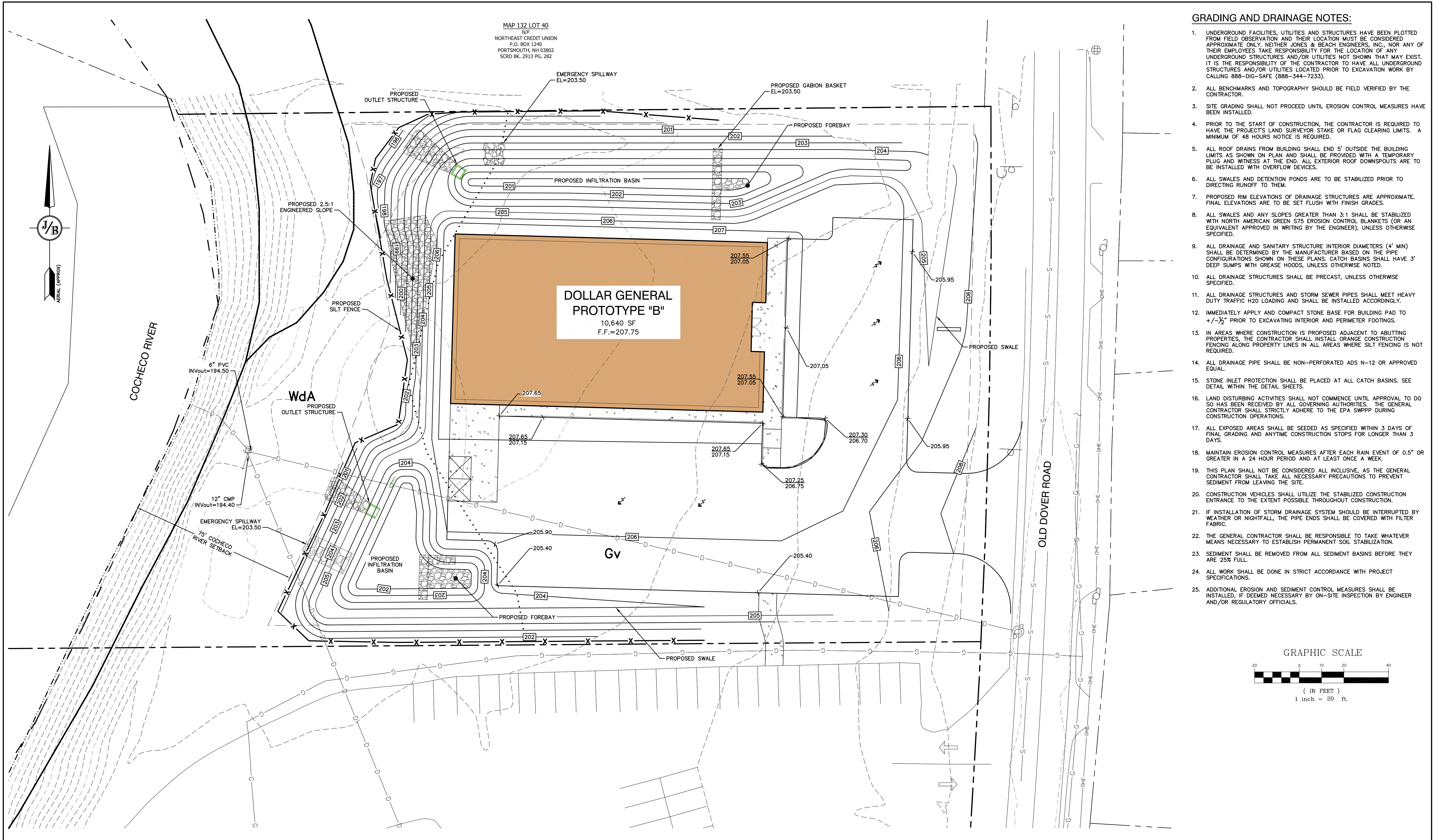
REV.	DATE	REVISION	BY
3	4/16/24	ISSUED FOR DESIGN REVIEW	EMP
2	2/01/23	ISSUED FOR DESIGN REVIEW	EMP
1	5/15/23	REVISED ZONING INFORMATION	GDR
0	3/24/23	ISSUED FOR REVIEW	GDR

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE AND UTILITY PLAN
Project:	RETAIL CONCEPT 25 OLD DOVER RD, ROCHESTER, NH
Owner of Record:	SWD PROPERTY MANAGEMENT LLC PO BOX 716, EXETER, NH 03833-0716

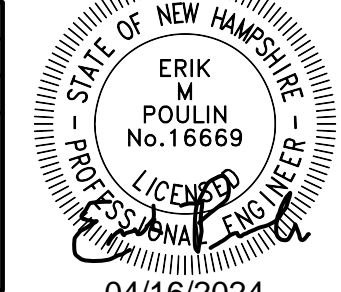
DRAWING No.	C2
SHEET 1 OF 3 JBE PROJECT NO. 23050	



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
10. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
12. IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2$ " PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
13. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
14. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
15. STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
16. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
17. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
18. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
19. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
20. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
21. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
23. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
24. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.

Design:EMP	Draft: GAP	Date: 4/16/24
Checked:WGM	Scale: AS NOTED	Project No.: 23050
Drawing Name: 23050-PLAN.dwg		
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REV.	DATE	REVISION	BY
3	4/16/24	ISSUED FOR DESIGN REVIEW	EMP
2	2/01/23	ISSUED FOR DESIGN REVIEW	EMP
1	5/15/23	REVISED ZONING INFORMATION	GDR
0	3/24/23	ISSUED FOR REVIEW	GDR

J/B

Designed and Produced in NH

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Plan Name:	GRADING AND DRAINAGE PLAN
Project:	RETAIL CONCEPT 25 OLD DOVER RD, ROCHESTER, NH
Owner of Record:	SWD PROPERTY MANAGEMENT LLC PO BOX 716, EXETER, NH 03833-0716

DRAWING No.

C3

SHEET 2 OF 3
JBE PROJECT NO. 23050

