



# AUTOMOBILE SALE AND SERVICE EXPANSION

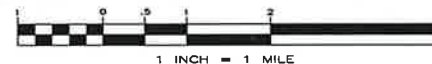
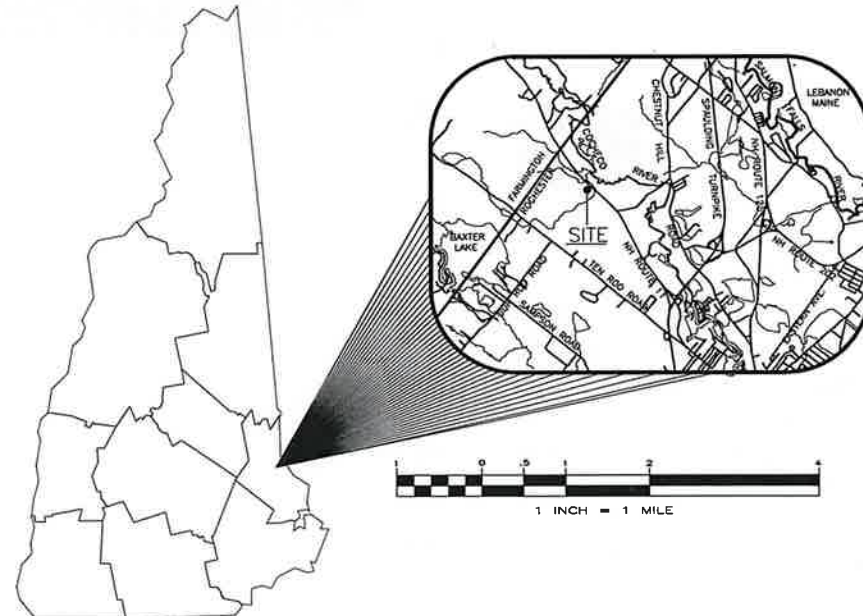
152 FARMINGTON ROAD

PREPARED FOR

HAGAN'S MOTOR POOL

ROCHESTER, NH

JANUARY 2022



## CIVIL ENGINEERS

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

### STATE AND FEDERAL PERMITS:

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:  
NHDES ALTERATION OF TERRAIN: NOT REQUIRED  
NHDES WETLANDS PERMIT: NOT REQUIRED  
NHDES DAM PERMIT: NOT REQUIRED  
NHDES SUBDIVISION PERMIT: NOT REQUIRED  
NHDES SUBSURFACE SYSTEMS PERMIT: 06A2021070132  
NHDES WASTEWATER PERMIT: NOT REQUIRED  
NHDOT DRIVEWAY/ENTRANCE PERMITS: 06-389-646 & 06-389-648

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):  
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: NOT REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

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

## OWNER

REDNOSE PROPERTY MANAGEMENT, LLC  
1 LILY POND ROAD  
SOMERSWORTH, NEW HAMPSHIRE 03878

## APPLICANT

HAGAN'S MOTOR POOL  
152 FARMINGTON ROAD  
ROCHESTER, NEW HAMPSHIRE 03867  
(603) 435-3249

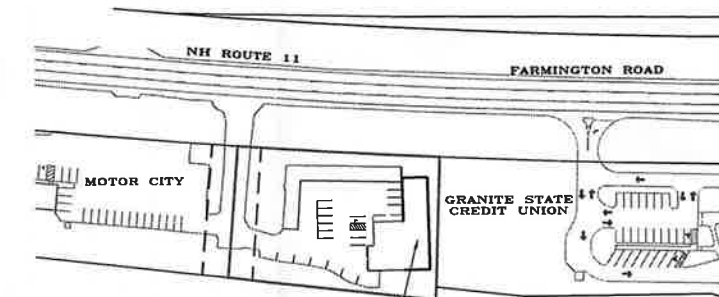
## ARCHITECTS

ISAAK DESIGN, PLLC  
35 OYSTER RIVER ROAD  
DURHAM, NEW HAMPSHIRE 03824  
(603) 969-6711

Original Planning Board Approval 3/7/22

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY: *Ryan O'Connor* DATE: 8/23/27



PROPOSED  
AUTOMOBILE  
SERVICE  
EXPANSION

## OVERALL SITE

1" = 200'

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

## SHEET INDEX

SHEET C-0	COVER	1" = 20'
SHEET E-1	EXISTING FEATURES	1" = 20'
SHEET C-1	SITE PLAN	AS SHOWN
SHEET C-2	CONSTRUCTION DETAILS	AS SHOWN
SHEET C-3	EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
SHEET L-1	LIGHTING PLAN AND DETAILS	1" = 20'

C-0

FILE NO. 116  
PLAN NO. C-3159  
DWG. NO. 20229/SP-1

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

NORWAY PLAINS ASSOCIATES, INC.

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

# LAND SURVEYORS

# CIVIL ENGINEERS



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

- GENERAL SITE PLAN NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON TAX MAP 208, LOT 6-1.
  2. THIS PARCELS ARE LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, CONSERVATION OVERLAY AND AQUIFER PROTECTION OVERLAY DISTRICT.
  3. TOTAL PARCEL AREA: 40,534 SQUARE FEET OR 0.93 ACRES.
  4. THE LOT IS SERVED BY ON SITE SEPTIC SYSTEM AND WELL.
  5. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
    - GRANITE RIDGE DEVELOPMENT (GRD) ZONE:
      - MINIMUM LOT AREA = NO DIMENSIONAL STANDARD
      - MINIMUM LOT FRONTAGE = 50 FEET
      - PAVEMENT SETBACKS:
        - FRONT = 10'
        - SIDE = 5'
        - REAR = 10'
      - MINIMUM YARD SETBACKS:
        - FRONT = NO DIMENSIONAL STANDARD
        - SIDE = NO DIMENSIONAL STANDARD
        - REAR = NO DIMENSIONAL STANDARD
      - MAXIMUM LOT COVERAGE = NO STANDARD
      - EXISTING LOT COVERAGE = 24,830 SF => 61.3%
      - MAXIMUM BUILDING HEIGHT = NO STANDARD
    - 6. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND NAVD23
    - 7. THE PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301708184 DATED MAY 17, 2005.
    - 8. THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON JULY 10, 2020. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).
    - 9. SOILS SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
      - H2B - HICKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
      - C2C - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY

TAX MAP 208, LOT 5  
GRANITE STATE CREDIT UNION  
1415 ELM STREET  
MANCHESTER, NH 03101  
(BOOK 4933, PAGE 414)  
CREDIT UNION BRANCH  
(UNDER CONSTRUCTION)

TAX MAP 208, LOT 6-1  
EXISTING HAGAN'S  
MOTOR POOL OFFICE  
AND SERVICE BUILDING  
(2,328 sf)

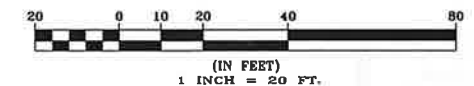
OFFICE FF = 249.3'  
GARAGE FF = 246.7'

CITY OF ROCHESTER  
MIS COORDINATES  
N:306442.49  
E:1157165.49

TAX MAP 208, LOT 6-1  
OWNER OF RECORD:  
REDNOSE PROPERTY MANAGEMENT LLC  
1 LILY POND ROAD  
SOMERSWORTH, NH 03878-2014  
SCRD BOOK 4430, PAGE 838

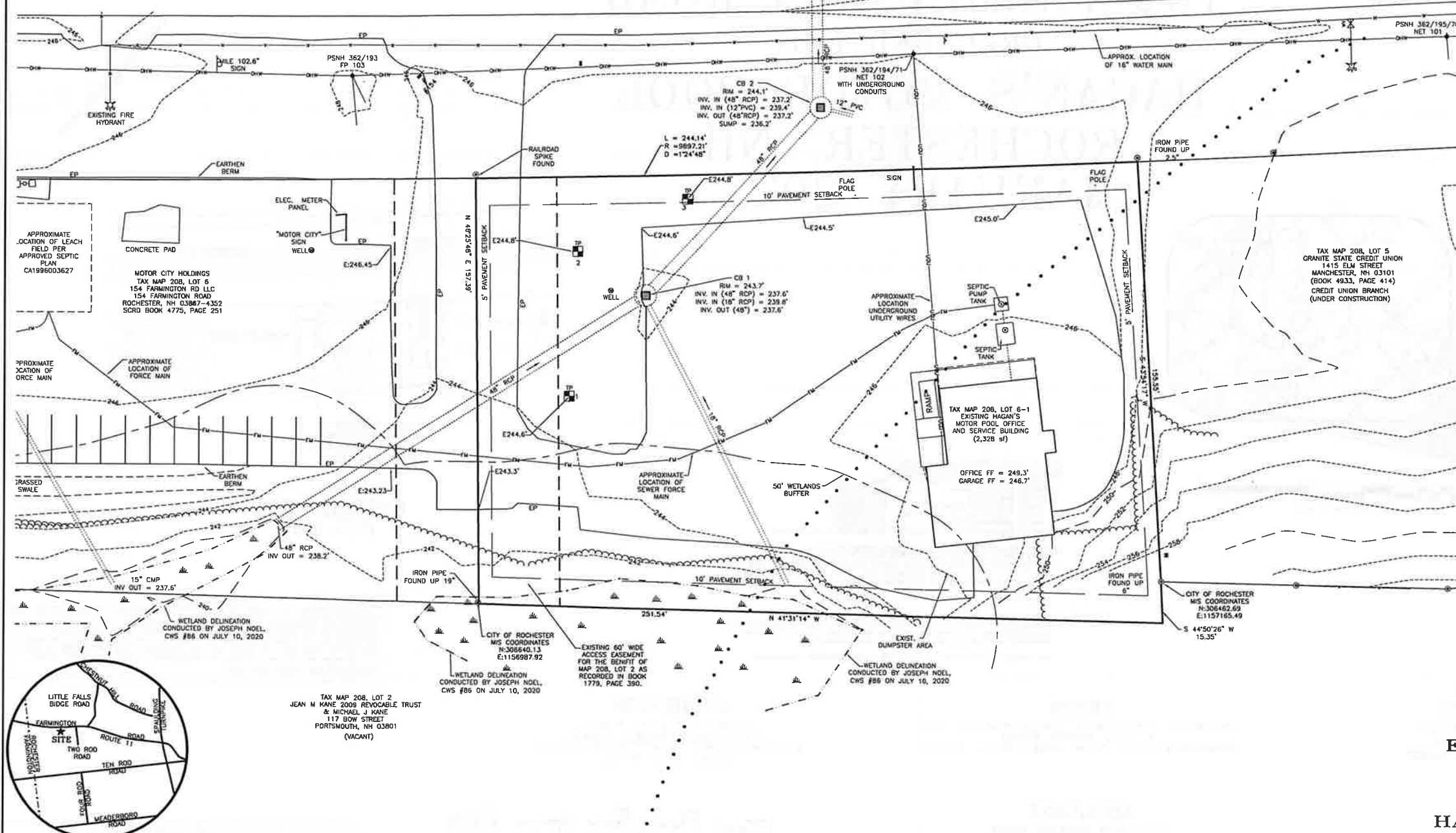
EXISTING FEATURES PLAN  
TAX MAP 208, LOT 6-1  
152 FARMINGTON ROAD  
ROCHESTER, NH  
PREPARED FOR:  
HAGAN'S MOTOR POOL, INC.

JANUARY 2022  
GRAPHIC SCALE



- LEGEND
- 150' PROPERTY LINE
  - LIMITS OF JURISDICTIONAL WETLANDS
  - EXISTING EDGE OF PAVEMENT
  - EXISTING TREE LINE
  - 258--- EXISTING CONTOUR LINE
  - EXISTING DRAIN LINE
  - EXISTING OVERHEAD WIRES
  - FM EXISTING FORCE MAIN SEWER LINE
  - EXISTING UTILITY POLE
  - EXISTING CATCH BASIN
  - EXISTING SEWER MANHOLE
  - EXISTING MONUMENT
  - EXISTING HYDRANT
  - EXISTING WATER GATE OR SHUT-OFF VALVE
  - EXISTING LIGHTS
  - EXISTING WETLANDS
  - EXISTING WELL
  - E:234.1' EXISTING SPOT ELEVATION
  - EXISTING TEST PIT LOCATION & NUMBER

## NH ROUTE 11 / FARMINGTON ROAD



LOCUS MAP  
FILE NO. 116  
PLAN NO. C-3237  
DWG. NO. 21126

REFERENCE PLANS  
1) SUBDIVISION OF LAND, ROCHESTER, NH FOR IRENE & MORRIS GERRY DATED JUNE 1993; BY NORWAY PLAINS ASSOCIATES, INC. RECORDED SCRD PLAN 44-4.

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

NORWAY PLAINS ASSOCIATES, INC.

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



# LAND SURVEYORS

# CIVIL ENGINEERS

**LEGEND**

N 90° 20' 30"	PROPERTY LINE
150	LIMITS OF JURISDICTIONAL WETLANDS
---	WETLAND BUFFER
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TREE LINE
---	EXISTING CONTOUR LINE
---	EXISTING DRAIN LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING FORCE MAIN SEWER LINE
---	EXISTING UTILITY POLE
---	EXISTING GATCH BASIN
---	EXISTING SEWER MANHOLE
---	EXISTING MONUMENT
---	EXISTING HYDRANT
---	EXISTING WATER GATE OR SHUT-OFF VALVE
---	EXISTING LIGHTS
---	EXISTING WETLANDS
---	EXISTING WELL
E: 234.1'	EXISTING SPOT ELEVATION

---	PROPOSED STANDARD PARKING SPACES (8' x 18')
---	PROPOSED VAN ACCESSIBLE PARKING SPACES (8' x 18') WITH 8' x 18' ACCESS ISLE
---	PROPOSED WATER SERVICE
---	PROPOSED TREE LINE
---	PROPOSED DRAIN LINE
---	PROPOSED CONTOUR LINE
---	PROPOSED SILT SOCK
---	PROPOSED BLOCK RETAINING WALL
---	PROPOSED CHAINLINK FENCE
---	PROPOSED WATER SHUT-OFF VALVE
---	PROPOSED LIGHT POLES
---	PROPOSED BUILDING LIGHT FIXTURES
---	PROPOSED SPOT GRADE

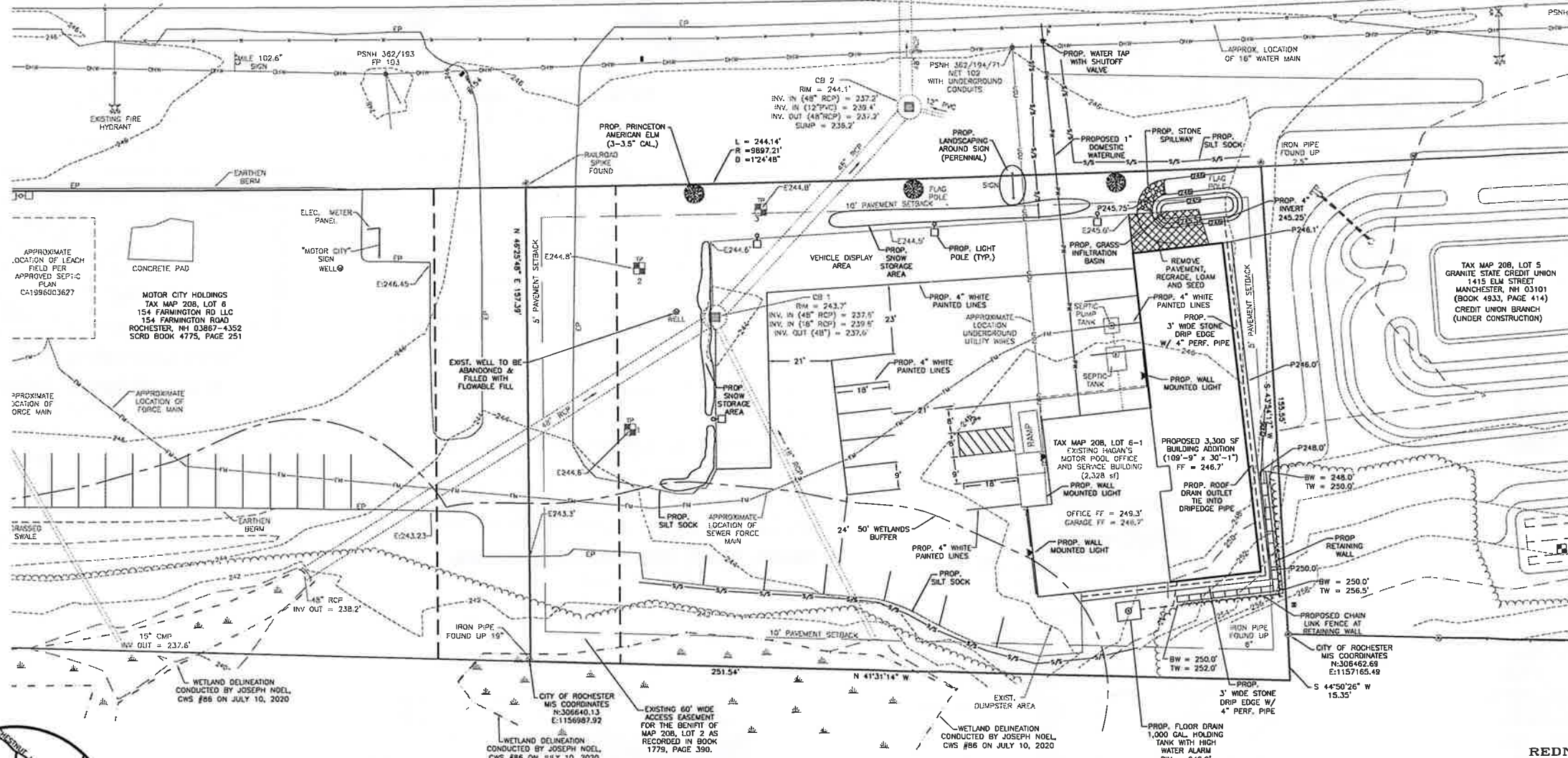
TAX MAP 208, LOT 15  
CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03867

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



**REVISIONS:**  
02/04/22 - REVISE PER TRG COMMENTS.  
03/21/22 - ADD FLOOR DRAIN HOLDING TANK AND PERF. PIPE IN STONE DRIP EDGE.

- GENERAL SITE PLAN NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON TAX MAP 208, LOT 6-1.
  - THIS PARCELS ARE LOCATED IN THE GRANITE RIDGE DEVELOPMENT (GRD) ZONE, CONSERVATION OVERLAY AND AQUIFER PROTECTION OVERLAY DISTRICT.
  - TOTAL PARCEL AREA: 40,534 SQUARE FEET OR 0.93 ACRES.
  - THE LOT IS SERVICED BY ON SITE SEPTIC SYSTEM AND WELL.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
GRANITE RIDGE DEVELOPMENT (GRD) ZONE:  
MINIMUM LOT AREA = NO DIMENSIONAL STANDARD  
MINIMUM LOT FRONTAGE = 50 FEET  
PAVEMENT SETBACKS:  
FRONT = 10'  
SIDE = 5'  
REAR = 10'  
MINIMUM YARD SETBACKS:  
FRONT = NO DIMENSIONAL STANDARD  
SIDE = NO DIMENSIONAL STANDARD  
REAR = NO DIMENSIONAL STANDARD  
MAXIMUM LOT COVERAGE = NO STANDARD  
EXISTING LOT COVERAGE = 24,830 SF => 61.3%  
PROPOSED LOT COVERAGE = 24,918 SF => 61.5%  
MAXIMUM BUILDING HEIGHT = NO STANDARD  
ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS AND MAY 17, 2005.
  - THE PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0184D DATED MAY 17, 2005.
  - THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #088, IN JUNE 2021. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).
  - SOILS SERIES TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.  
H8B - HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES  
C8c - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY  
AUTOMOTIVE - USED CAR SALES AND SERVICE:  
1.5 SPACES PER 1,000 GROSS SQUARE FEET, PLUS ONE SPACE PER 15 EXTERIOR SALE/RENTAL DISPLAY SPACES, PLUS FOUR SPACES PER SERVICE BAY.  
REQUIRED:  
1.5 SPACES/1,000 GROSS SQ. FT. = 976 GSF = 1 SPACE  
1 SPACE/15 SPACES OF SALE DISPLAY = 30 SALE DISPLAY = 2 SPACES  
4 SPACES/BAY = 8 BAYS = 32 SPACES  
TOTAL REQUIRED SPACES = 35 SPACES  
TOTAL PROVIDED SPACES = 18 SPACES INCLUDING 1 ACCESSIBLE SPACE.
  - THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
  - THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 218. THE PERMITTEE SHALL PREPARE A DETAILED PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
  - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
  - SHOW SHALL NOT BE FILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON NH ROUTE 11 AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
  - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
  - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
  - THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS REVIEW TO ENSURE COMPLIANCE WITH OTHER APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNIFICANT CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
  - ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
  - NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM MAY BE SPECIFIED AT THAT TIME.
  - A WATER SERVICE CONNECTION PERMIT IS REQUIRED FOR THE CONNECTION TO THE WATER MAIN.
  - A BACKFLOW PREVENTION DEVICE PERMIT FOR THE PROPOSED WATER SERVICE IS REQUIRED.



LOCUS MAP  
FILE NO. 116  
PLAN NO. C-3237  
DWG. NO. 21126

TAX MAP 208, LOT 2  
JEAN M KANE 2009 REVOCABLE TRUST  
& MICHAEL J KANE  
117 BOW STREET  
PORTSMOUTH, NH 03801  
(VACANT)

CITY OF ROCHESTER  
MIS COORDINATES  
N: 306640.13  
E: 1156987.92

EXISTING 60' WIDE  
ACCESS EASEMENT  
FOR THE BENEFIT OF  
MAP 208, LOT 2 AS  
RECORDED IN BOOK  
1779, PAGE 390.

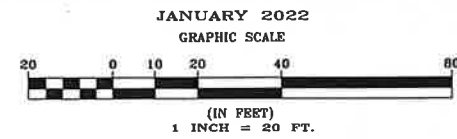
WETLAND DELINEATION  
CONDUCTED BY JOSEPH NOEL  
CWS #86 ON JULY 10, 2020

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

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: *[Signature]* DATE: 8/23/22  
*[Signature]*

TAX MAP 208, LOT 6-1  
OWNER OF RECORD:  
REDNOSE PROPERTY MANAGEMENT LLC  
1 LILY POND ROAD  
SOMERSWORTH, NH 03878-2014  
SCRD BOOK 4430, PAGE 838

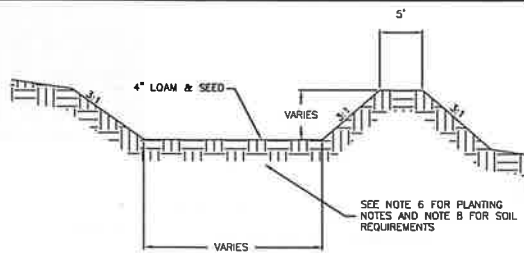
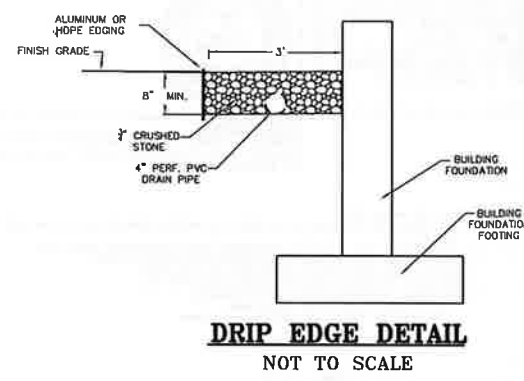
**SITE PLAN**  
TAX MAP 208, LOT 6-1  
152 FARMINGTON ROAD  
ROCHESTER, NH  
PREPARED FOR:  
HAGAN'S MOTOR POOL, INC.





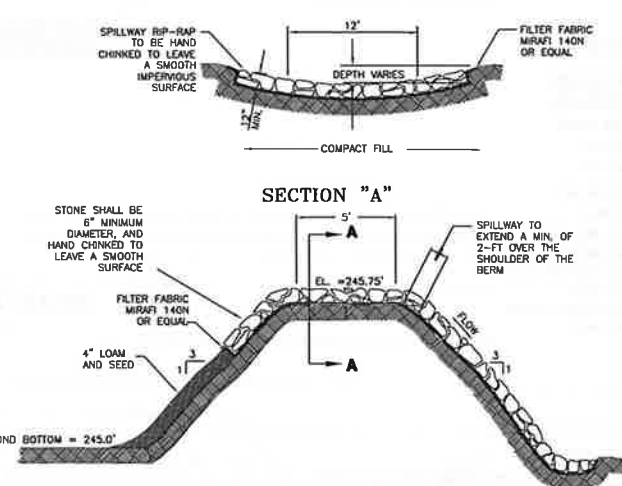


REVISIONS:  
02/04/22 - REVISE PER TRG COMMENTS.  
03/21/22 - ADD FLOOR DRAIN HOLDING TANK DETAIL, REVISE DRIP EDGE DETAIL.

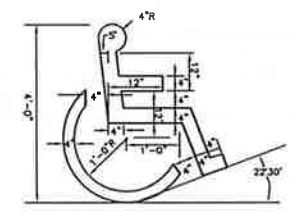


**INFILTRATION BASIN CROSS SECTION**  
NOT TO SCALE

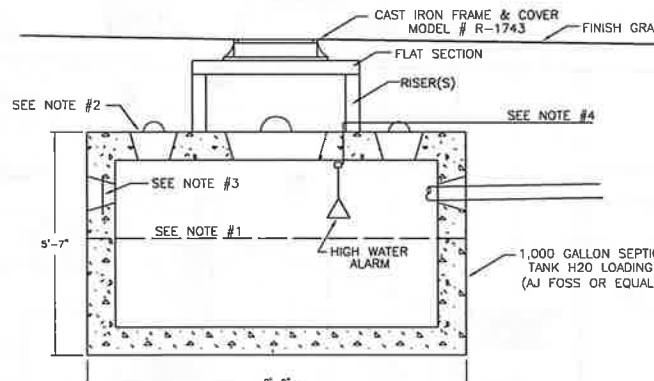
- CONSTRUCTION NOTES:**
- DO NOT PLACE INFILTRATION BASIN INTO SERVICE UNTIL THE BMP HAS BEEN SEEDING AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
  - DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN DURING ANY STAGE OF CONSTRUCTION.
  - CLEAR AND GRUB THE AREA WHERE THE INFILTRATION BASIN IS TO BE LOCATED. STOCKPILE LOAM FOR REUSE LATER.
  - THE FOUNDATION AREA SHALL BE SCARIFIED PRIOR TO PLACING FILL. ALL UNSUITABLE MATERIAL UNDER THE BERM SHALL BE REMOVED AND REPLACED WITH SUITABLE FOUNDATION MATERIAL.
  - THE BERM SHALL BE CONSTRUCTED BEGINNING FROM THE LOWEST POINT UNIFORMLY ALONG ITS ENTIRE LENGTH. PLACE MATERIALS IN MAXIMUM 12" LOOSE LIFTS COMPACTED TO 95% MAXIMUM DRY DENSITY. EMBANKMENT SOIL SHALL HAVE NO ORGANIC MATTER OR FROZEN MATERIAL AND NO STONES LARGER THAN 2/3 OF THE MAXIMUM LOOSE LIFT THICKNESS. EMBANKMENT FILL MATERIAL SHALL HAVE THE FOLLOWING GRADATION:
- | SIEVE SIZE | % PASSING |
|------------|-----------|
| #4         | 80-90     |
| #10        | 50-60     |
| #100       | 30-45     |
| #200       | 15-30     |
6. THE BOTTOM OF THE INFILTRATION BASIN SHALL RECEIVE FOUR INCHES OF LOAM AND BE SEEDING WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION BASINS AND MOST SITES. THE MIX SHALL BE APPLIED AT A RATIO OF 35 LBS PER ACRE. SEED MIX AVAILABLE FROM:  
NEW ENGLAND WETLAND PLANTS, INC.  
820 WEST STREET  
AMHERST, MA 01002
7. ALL DISTURBED AREAS NOT OTHERWISE PLANTED SHALL RECEIVE FOUR INCHES OF LOAM AND SEEDING PER THE CONSTRUCTION SEQUENCING AND EROSION CONTROL NOTES ON SHEET D1.
- INFILTRATION BASIN MAINTENANCE:**
- THE BOTTOM, SIDE SLOPES AND CREST SHALL BE MOVED AND THE VEGETATION MAINTAINED IN A HEALTHY CONDITION.
  - EMBANKMENTS SHOULD BE INSPECTED ANNUALLY BY A QUALIFIED PROFESSIONAL FOR SETTLEMENT, EROSION, SEEPAGE, ANIMAL BURROWS, AND WOODY VEGETATION. REPAIR AS NECESSARY.
  - A QUALIFIED PROFESSIONAL SHALL INSPECT THE OUTLET PIPE, SPILLWAY, AND OUTLET PROTECTION ANNUALLY. REPAIR AS NECESSARY.
  - TRASH AND DEBRIS SHALL BE REMOVED FROM THE BASIN AND PIPE INLETS AND OUTLETS WHENEVER PRESENT.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH EXCEEDS 4 INCHES.



**SPILLWAY DETAIL**  
NOT TO SCALE

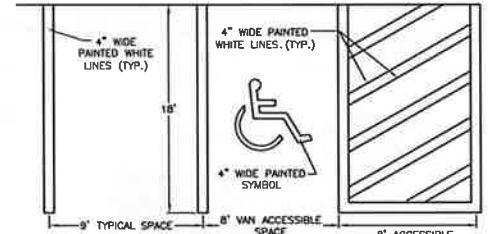


ACCESSIBLE SYMBOL



- NOTES:**
- SEAL THE OUTSIDE OF THE TANK WITH ASPHALTIC CEMENT TO PREVENT LEAKAGE THROUGH THE JOINT. SEAL THE INSIDE OF THE TANK WITH HYDRAULIC CEMENT TO PREVENT LEAKAGE.
  - SEAL THE OBSERVATION PORTS WITH ASPHALTIC CEMENT TO PREVENT INFILTRATION.
  - LEAVE THE OUTLET PLUGS INTACT. FILL THE OPENINGS WITH HYDRAULIC CEMENT.
  - HIGH WATER ALARM IS A MERCURY FLOAT SWITCH CONNECTED TO AN AUDIBLE ALARM LOCATED WITHIN THE BUILDING. THE ALARM IS EQUAL TO THOSE USED FOR SEPTIC SYSTEM PUMP CONTROLS AND ALARMS.

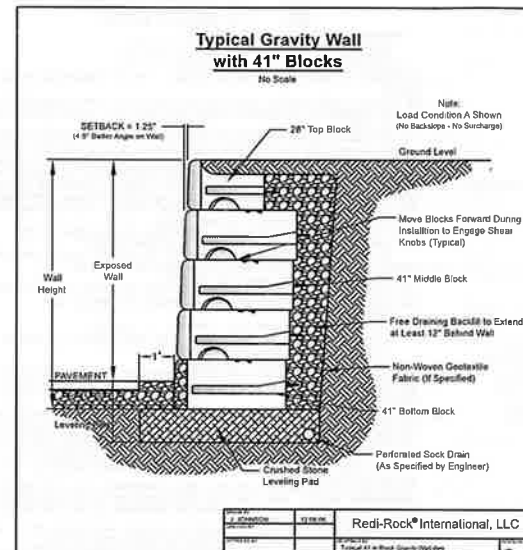
**FLOOR DRAIN HOLDING TANK DETAIL**  
NOT TO SCALE



NOTE:  
1. HANDICAP GRAPHIC SYMBOL (PAINTED WHITE) TO BE CENTERED IN SPACE. SYMBOL TO BE PAINTED ON ASPHALT AS PER DETAIL.

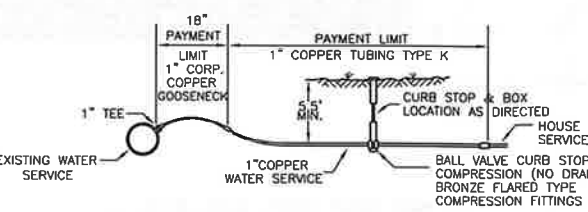
**STALL STRIPING DETAIL**  
NOT TO SCALE

ITEM NO.	SIGN SIZE		TEXT	NO. SIGNS REQ'D
	HEIGHT	WIDTH		
R7-8a	18"	12"		1



**TYPICAL BLOCK RETAINING WALL DETAIL**  
NOT TO SCALE

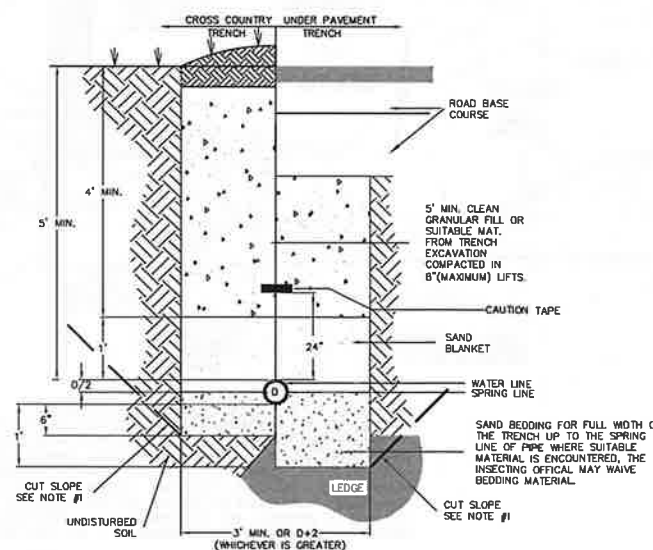
- NOTES:**
- DESIGN OF RETAINING WALLS TO BE PROVIDED BY MANUFACTURE AND INSTALLED PER THE MANUFACTURE REQUIREMENTS.
  - SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO ORDERING AND APPROVED BY NORWAY PLAINS ASSOCIATES, INC.
  - CHUNKING TIES SHALL BE INSTALLED ON TOP OF WALL WHERE THE VERTICAL DROP IS GREATER THAN 2 FEET OR AS REQUIRED BY CODES.



NOTE: SERVICE LINE SHALL BE TYPE K COPPER CONFORMING TO ASTM-D88

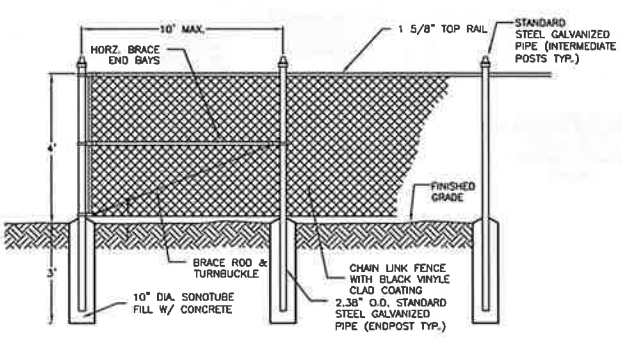
**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE

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



- NOTES:**
- PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.
  - PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN PLAN.
  - SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.

**WATER PIPE TRENCH INSTALLATION DETAIL**  
NOT TO SCALE



**TYPICAL CHAINLINK FENCE**  
NOT TO SCALE

**CONSTRUCTION DETAILS**  
TAX MAP 208, LOT 6-1  
152 FARMINGTON ROAD  
ROCHESTER, NH

PREPARED FOR:  
HAGAN'S MOTOR POOL, INC.  
JANUARY 2022

FILE NO. 116  
PLAN NO. C-3237  
DWG. NO. 21126

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



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

## GENERAL CONSTRUCTION PHASING:

- STABILIZATION:**
  - A SITE IS DEEMED STABILIZED WHEN IT IS IN A CONDITION IN WHICH THE SOIL ON SITE WILL NOT EXPERIENCE ACCELERATED OR UNNATURAL EROSION UNDER THE CONDITIONS OF A 10-YEAR STORM EVENT, SUCH AS BUT NOT LIMITED TO:
    - A MINIMUM OF 65% VEGETATIVE COVER HAS BEEN ESTABLISHED;
    - A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR A CERTIFIED COMPOST BLANKET HAS BEEN INSTALLED; OR
    - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED.
- TEMPORARY STABILIZATION:**
  - ALL AREAS OF EXPOSED OR DISTURBED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS FROM THE TIME OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION INSURANCE DEPARTMENT OR AS PART OF THE ISSUED PERMIT OR AN INDEPENDENT MONITOR.
  - THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, NO MORE THAN 5 ACRES SHALL BE DISTURBED (NOT STABILIZED) AT ANY TIME.
  - ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.
    - FLAG OR OTHERWISE DELINEATE AREAS NOT TO BE DISTURBED.
    - EXCLUDE VEHICLES AND CONSTRUCTION EQUIPMENT FROM THESE AREAS TO PRESERVE NATURAL VEGETATION.
  - ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CONSTRUCTION AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN DEPICTED ON SHEET C-3.
  - ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN DEPICTED ON SHEET C-4.
  - TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE FINISHED GRADING AND BE PROTECTED FROM EROSION.
  - STOCKPILES, BORROW AREAS AND SPOILS SHALL BE STABILIZED AS DESCRIBED UNDER "SOIL STOCKPILE PRACTICES".
  - SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATE PROTECTION AGAINST SEDIMENTATION, EROSION, SLURRING, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGE.
  - AREAS SHALL BE COMPACTED TO A MINIMUM DEPTH OF 6-INCHES PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHALL BE PLACED WITHOUT SIGNIFICANT COMPACTION TO PROVIDE A LOOSE BEDDING FOR PLACEMENT OF SEED.
  - ALL FILLS SHALL BE COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS TO REDUCE EROSION, SLURRING, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, SITE UTILITIES, CONDUITS AND OTHER FACILITIES, SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
  - IN GENERAL, FILLS SHALL BE COMPACTED IN LAYERS RANGING FROM 6 TO 24 INCHES IN THICKNESS. THE CONTRACTOR SHALL REVIEW THE PROJECT GEOTECHNICAL REPORT AND/OR THE "PROJECT SPECIFIC PHASING NOTES" FOR SPECIFIC GUIDANCE.
  - ANY AND ALL FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS (LARGER THAN 3/4" THE DEPTH OF THE LIFT BEING INSTALLED), LOGS, STUMPS, BUILDING DEBRIS, FROZEN MATERIAL AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.
  - FROZEN MATERIAL OR SOFT, MUCY OR HIGHLY COMPRESSIBLE (I.E. CLAY, SILT) MATERIALS ARE SUSCEPTIBLE TO ACCELERATED SETTLEMENT AND POTENTIAL ACCELERATED EROSION. WORK IN AREAS OF THESE MATERIALS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER.
  - THE OUTER FACE OF THE FILL SLOPE SHALL BE ALLOWED TO STAY LOOSE, NOT ROLLED OR COMPACTED, OR BLADE SMOOTHED. A BULLDOZER MAY RUN UP AND DOWN THE FILL SLOPE SO THE DOZER TREADS (CLEAN TRACKS) CREATE GROOVES PERPENDICULAR TO THE SLOPE. IF THE SOIL IS NOT TOO MOIST, EXCESSIVE COMPACTION WILL NOT OCCUR. SEE "SURFACE ROUGHENING" IN THE NHSM, VOL.3.
  - ROUGHEN THE SURFACE OF ALL SLOPES DURING THE CONSTRUCTION OPERATION TO RETAIN WATER, INCREASE INFILTRATION AND FACILITATE VEGETATION ESTABLISHMENT.
  - USE SLOPE BREAKS, SUCH AS DIVERSIONS, BENCHES, OR CONTOUR FURROWS AS APPROPRIATE TO REDUCE THE LENGTH OF CUT-FILL SLOPES TO LIMIT SHEET AND RILL EROSION AND PREVENT GULLY EROSION. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
  - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE EVALUATED BY A PROFESSIONAL ENGINEER (PREFERABLY THE DESIGN ENGINEER) TO DETERMINE IF THE PROPOSED DESIGN SHALL BE REVISED TO PROPERLY MANAGE THE CONDITION.
  - STABILIZE ALL GRADED AREAS (AS ABOVE) WITH VEGETATION, CRUSHED STONE, COMPOST BLANKET, OR OTHER GRADING COVER AS SOON AS GRADING IS COMPLETE OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH OR OTHER APPROVED METHODS TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
  - ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
  - THE PROJECT SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARD 3800 RELATIVE TO INVASIVE SPECIES.

ABOVE NOTES EXCEPTED, ADAPTED AND REFERENCED FROM "NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3 CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS, DECEMBER 2008" (NHSM, VOL. 3)

## PROJECT SPECIFIC CONSTRUCTION PHASING:

- REFER TO THE "GENERAL CONSTRUCTION PHASING" NOTES PRIOR TO COMMENCING CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING PHASING. THE "GENERAL CONSTRUCTION PHASING" NOTES APPLY TO THE OVERALL CONSTRUCTION AND SHALL BE ADHERED TO.
- INSTALL ALL TEMPORARY SEDIMENT CONTROL BARRIERS (I.E. SILT SOCK, ETC.) AROUND THE OUTER PERIMETER OF THE CONSTRUCTION SITE AS DEPICTED ON SHEET C-3 PRIOR TO EARTH MOVING OPERATIONS.
- INSTALL ORANGE SNOVE FENCE AROUND THE PERIMETER OF THE INFILTRATION BASINS AND THE FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE BASINS HAS STARTED.
- CLEAR, GRUB AND STRIP THE SITE. STUMPS, BRUSH AND OTHER ORGANIC INFILTRATION BASINS AND THE FENCE SHALL BE REMOVED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- STOCKPILE STRIPPED TOPSOIL AND CUT MATERIAL TO BE REUSED ON SITE IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH THE "SOIL STOCKPILE PRACTICES". MAINTAIN THE STOCKPILES AS DESCRIBED IN THE "SOIL STOCKPILE PRACTICES".
- PERFORM THE NECESSARY CUTS AND FILLS TO CONSTRUCT THE INFILTRATION BASIN AS DEPICTED ON SHEET C-4 AND IN ACCORDANCE WITH THE INFILTRATION BASIN DETAILS SHOWN ON SHEET C-2.
- ALL DITCHES/SWALES AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PERFORM THE NECESSARY CUTS AND FILLS TO SUBGRADE IN THE PROPOSED BUILDING ADDITION AND RETAINING WALL.
- INSTALL REQUIRED FILLS IN MAXIMUM 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% MAXIMUM PROCTOR DENSITY.
- AS SUBGRADE IS ACHIEVED INSTALL REMAINING SEDIMENT CONTROL BARRIERS WITHIN THE SITE (I.E. ADDITIONAL SILT FENCE, CHECK DAMS AND SEDIMENT CONTROLS AND CATCH BASINS, ETC.)
- INSTALL ALL UTILITIES AND CLOSED DRAINAGE SYSTEM COMPONENTS (I.E. PIPE CULVERTS, CATCH BASINS AND REMAINING WATER MAIN) PER THE CORRESPONDING DETAILS AND AS SHOWN ON SHEET C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, 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# LAND SURVEYORS

## LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT WITH CURBING
- PROPOSED LIGHT POLES
- PROPOSED BUILDING LIGHT FIXTURES
- PROPOSED LIGHT FOOTCANDLE
- PROPOSED LIGHT ISOLUMINATION LINES

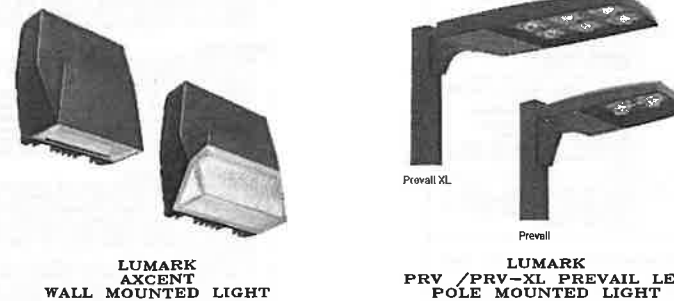
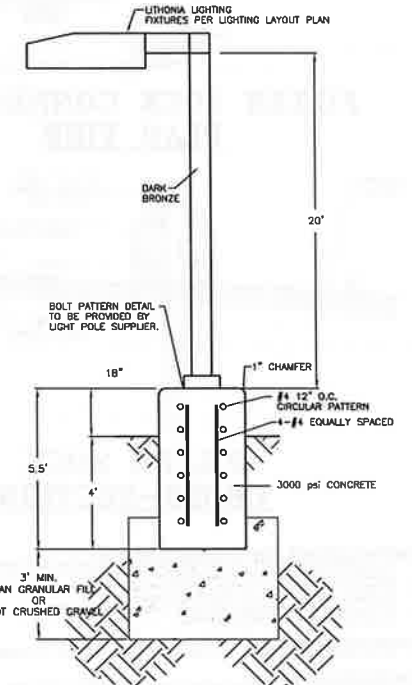
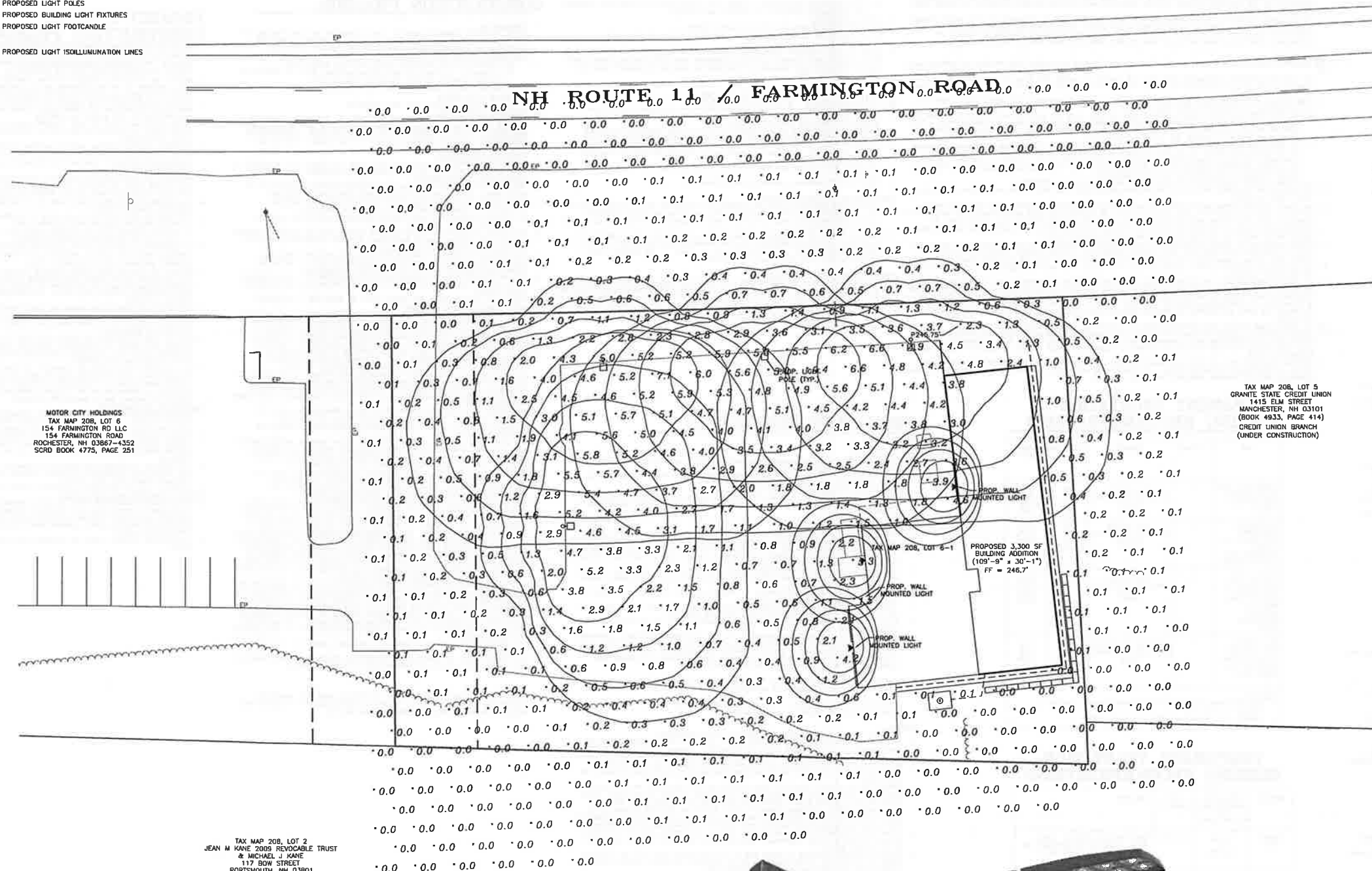
Luminaire Schedule				
Symbol	Label	Qty	Arrangement	Description
•	S4	4	SINGLE	PRV-C40-D-UNV-T4-BZ / SSS4A2CSFM1 (20' AFG)
◀	W1	3	SINGLE	AXCS1A / WALL MTD 12' AFG



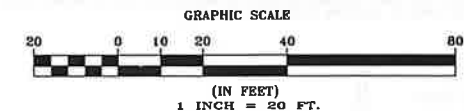
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JANUARY 2022



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