



**Modification to Approved Project**  
**City of Rochester, New Hampshire**

Case # 205/210-1,2,6/32,33-I/HC-23 Property Address 7 Amarosa Drive

Type of project: Site Plan ☒; Subdivision ☐; Line Adjustment ☐; Other ☐

Original Project Description: Site work and utility and drainage upgrades for Sig Sauer site

Date of original Planning Board approval September 18, 2023

Description of modification: The parking lot behind Building 127 was revised to accommodate trucks. The two buildings on 16 Amarosa Drive will be demolished. The drive aisle width was increased and temporary entrance adjustments were made. See attached letter for additional information.

**\*\*Please attach a plan showing the amendment location and/or details.**

Applicant Name: Sig Sauer Real Estate, Inc.

Mailing Address 72 Pease Blvd., Newington, NH 03801

Phone Number: 603-994-0023 Email Address: robert.terrazzano@sigbauer.com

**Please note:** Modifications are reviewed by City Staff but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered Amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification.

Name of applicant or agent filling out this form Brian D. Jones, P.E. (Allen & Major Associates)

Please check box: Applicant ☐

Agent ☒

Signature of person completing form:  Date: 03-06-24

Signature of property owner (if different):  Date: 3-7-24



February 22, 2024

**To:** Shanna B. Saunders, Planning Director  
City of Rochester  
City Hall Annex, 33 Wakefield Street  
Rochester, NH 03867  
Phone: (603) 335-1338

**A&M Project #:** 2912-01A  
**Re:** Sig Sauer  
Phase 2 of Master Plan  
Summary of Changes Letter

**Copy:** August Consulting, PLLC

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Dear Ms. Saunders

As construction progresses on the Sig Sauer project, the applicant/owner has requested several minor modifications to the approved site plan. To ensure that the city is fully aware and not opposed to these minor modifications, Allen & Major Associates, Inc. has prepared this summary letter. For ease of review, we are including only the sheets that have changed materially from the approved site plan set. Once you have had time to review, please reach out to our office with any questions or concerns.

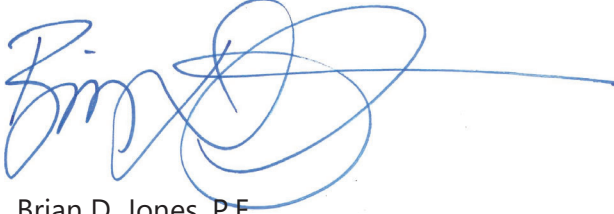
Changes:

1. The parking lot behind Building 127 in the rear of the site has been modified to better accommodate tractor trailers. There is no significant change in impervious area as the landscape island is maintained, but reconfigured.
  - This change is depicted on Sheets C-102B and C-103B.
2. The two existing buildings on 16 Amarosa Drive will be demolished and a parking lot is proposed in their place. There is an increase of 48 parking spaces, but no significant change in impervious area as the building rooftop area is exchanged for pavement.
  - This change is depicted on Sheets C-102C, C-103C, C-105C, and L-101C.
3. The width of the drive aisle on each side of the guard shack was increased to 16' to better accommodate tractor trailers.
  - This change is depicted on C-102C.
4. The applicant intends to maintain the existing signalized entrance at the former Amarosa Drive until such time that the Milton Road improvements are completed. As such, we are showing temporary striping through the parking field to accommodate the workers and deliveries.
  - This change is depicted on C-102C.
5. Also related to access during construction, the applicant/owner requests a temporary gravel emergency access near the corner of Building 124.
  - This change is depicted on Sheet C-102D.

We have included the sheets referenced above with a numbered label indicating where each change has been made. We thank you in advance for your consideration.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Brian D. Jones", followed by a large, stylized circular flourish.

Brian D. Jones, P.E.  
Senior Project Manager




















Attachments:

Sig Sauer Phase 2 Master Plan, revised site plans only:

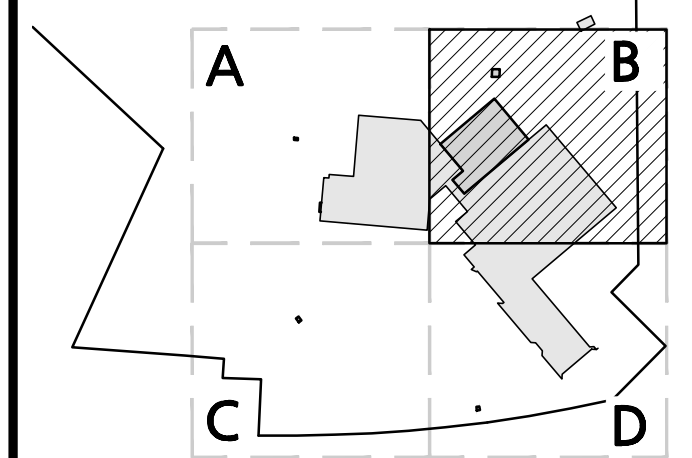
- C-102B
- C-102C
- C-102D
- C-103B
- C-103C
- C-105C







PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING SETBACK LINE	
LANDSCAPE BUFFER LINE	
PARKING COUNT	
SIDEWALK	
CURB	
PARKING STRIPING	
ROADWAY STRIPING	
STEEL GUARDRAIL	
HEAVY DUTY CONCRETE	
DECORATIVE STEEL FENCE	
VINYL/WOOD SCREEN FENCE	
CHAIN LINK FENCE	
SAW-CUT LINE	
PHASE 1 LINE	
SNOW STORAGE	

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE OVERALL SITE LAYOUT AND MATERIALS INFORMATION FOR THE PROPOSED BUILDING ADDITIONS AND ASSOCIATED SITE IMPROVEMENTS. SEE SHEETS C-102A THROUGH C-102D FOR 1"=30' SCALE ENLARGEMENTS.
2. ON-SITE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. FROM NORWAY PLAINS ASSOCIATES, INC. "EXISTING CONDITIONS PLAN: 7 AMAROSA DRIVE, ROCHESTER NH, FOR SIG SAUER INC.", DATED MAY 2021. A&M MAKES NO CLAIM REGARDING THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN HEREON.
3. OFF-SITE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. FROM DOUCET SURVEY, LLC; "EXISTING CONDITIONS PLAN FOR HOYLE, TANNER, & ASSOCIATES, INC. OF MILTON ROAD (NH ROUTE 125) AND AMAROSA DRIVE INTERSECTION, ROCHESTER, NH" DATED JUNE 2021. A&M MAKES NO CLAIM REGARDING THE ACCURACY OF COMPLETENESS OF THE EXISTING CONDITIONS SHOWN HEREON.
4. THE PROPOSED SITE IMPROVEMENTS REQUIRE A LAND TRANSFER, LOT MERGER, AND STREET DISCONTINUANCE.
5. ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
6. PARKING DIMENSIONS ARE TAKEN FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL WORK MUST CONFORM TO THE CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND ANY WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT.
8. PER CITY OF ROCHESTER ZONING SECTION 275-7.2 B.(2) NO INDUSTRIAL BUILDING OR OPERATION SHALL BE SITUATED CLOSER THAN 100 FEET TO THE BOUNDARY LINE OF ANY ADJACENT RESIDENTIAL PROPERTY. THE PLANNING BOARD MAY REDUCE THIS SETBACK TO 50 FEET BY CONDITIONAL USE OR WHERE THE USE IS ACCESSORY TO A PRIMARY COMMERCIAL USE.
9. ALL SNOW REMOVAL SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED CONTRACTOR.
10. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



	02-22-24	BULLETIN 1
	12-08-23	ADJUST FENCE WITHIN BUFFER
1	09-25-23	REVISED PER COMMENTS
REV	DATE	DESCRIPTION

SIG SAUER REAL ESTATE INC.  
72 PEASE BLVD  
NEWINGTON, NH 03801

PHASE 2 OF MASTER PLAN  
7 & 16 AMAROSA DRIVE  
ROCHESTER, NH 03868

PREPARED BY:



**ALLEN & MAJOR**  
**ASSOCIATES, INC.**

civil engineering ♦ land surveying environmental  
consulting ♦ landscape architecture

[www.allenmajor.com](http://www.allenmajor.com)

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500  
FAX: (603) 627-5501

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## LAYOUT & MATERIALS PLAN

C-102B

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## NOTES

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Change #3

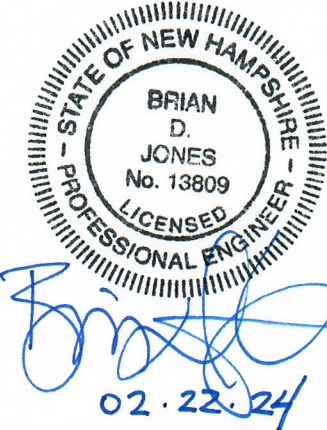
Change #2

Change #4

## LEGEND

PROPERTY LINE	---
SIGN	+
BOLLARD	•
BUILDING	[Solid Grey Box]
BUILDING SETBACK LINE	- - -
LANDSCAPE BUFFER LINE	- - -
PARKING COUNT	(10)
SIDEWALK	[Hatched Box]
CURB	[Solid Grey Box]
PARKING STRIPING	[Hatched Box]
ROADWAY STRIPING	[Hatched Box]
STEEL GUARDRAIL	[Hatched Box]
HEAVY DUTY CONCRETE	[Hatched Box]
DECORATIVE STEEL FENCE	[Hatched Box]
VINYL/WOOD SCREEN FENCE	[Hatched Box]
CHAIN LINK FENCE	[Hatched Box]
SAW-CUT LINE	- - -
PHASE 1 LINE	[Hatched Box]
SNOW STORAGE	[Hatched Box]

## SHEET KEY PLAN



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

02-22-24 BULLETIN 1

REV DATE DESCRIPTION

APPLICANT:

SIG SAUER REAL ESTATE INC.  
72 PEASE BLVD  
NEWINGTON, NH 03801

PROJECT:

PHASE 2 OF MASTER PLAN  
7 & 16 AMAROSA DRIVE  
ROCHESTER, NH 03868

PROJECT NO. 2912-01A DATE: 07-25-23

SCALE: 1" = 30' DWG. NAME: C2912-01A

DESIGNED BY: SM CHECKED BY: BDJ

PREPARED BY:



ALLEN & MAJOR  
ASSOCIATES, INC.

civil engineering • land surveying environmental  
consulting • landscape architecture  
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LAYOUT &  
MATERIALS PLAN

C-102C

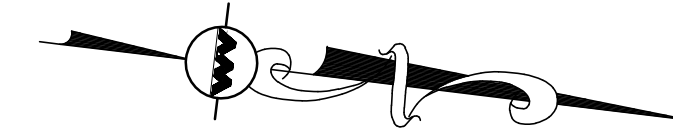
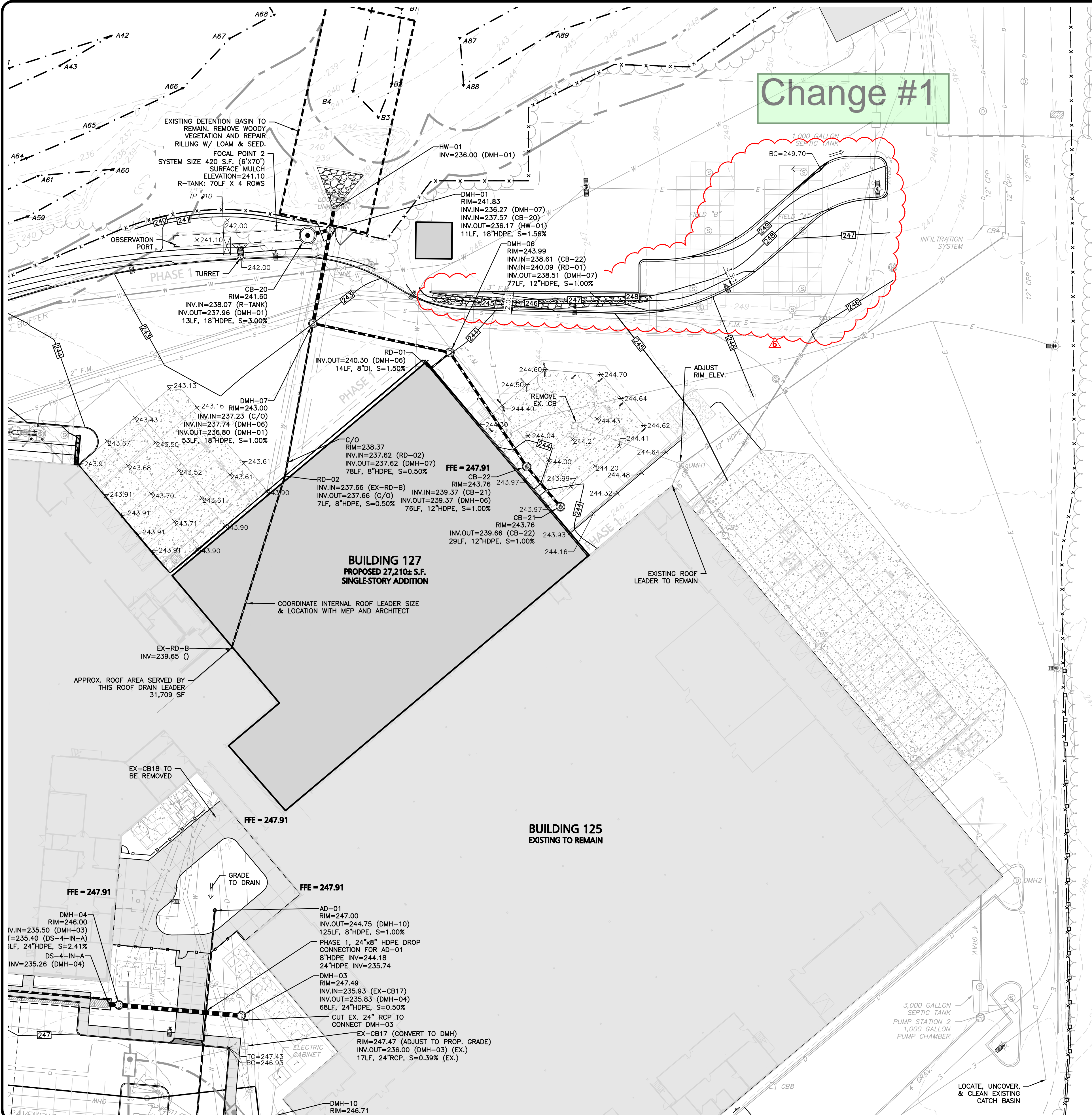
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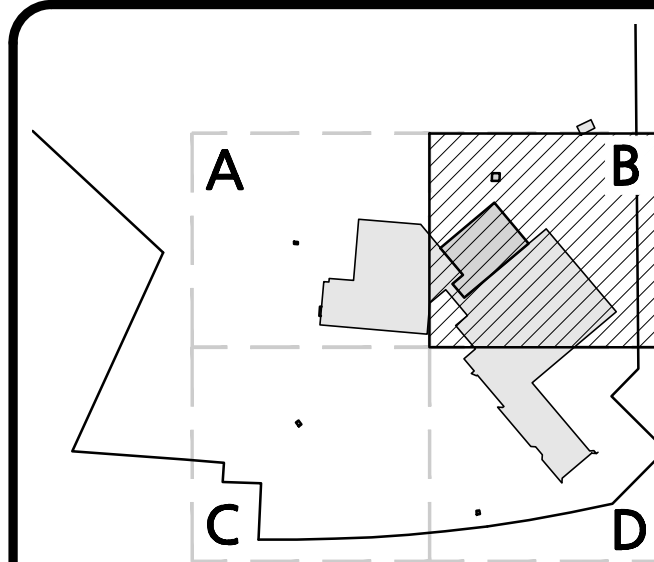
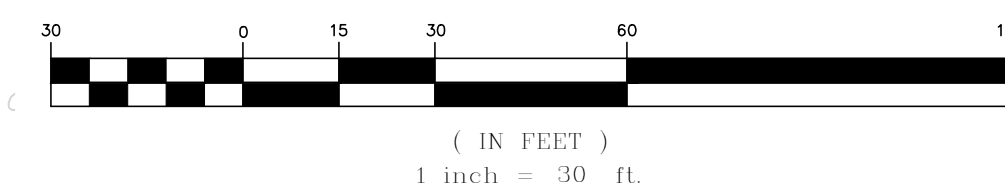
### LEGEND

DRAIN MANHOLE	
OUTLET CONTROL (BEEHIVE)	
CATCH BASIN	
CATCH BASIN (30" NYLOPLAST)	
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
5' CONTOUR	
1' CONTOUR	
SPOT GRADE	
INFILTRATION SYSTEM	
INFILTRATION CHAMBER	
ISOLATION ROW	
FLOW DIRECTION	
PHASE 1 LINE	
BIORETENTION SYSTEM	

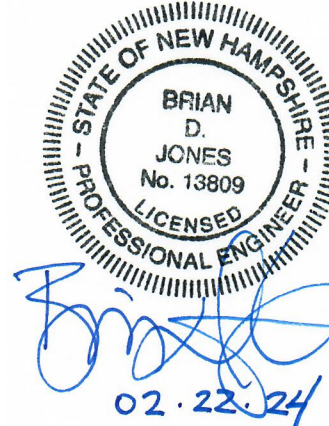
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- SPOT GRADES ALONG CURBING, SHOWN ON THE FOLLOWING SHEETS (C-103A THROUGH C-103D), REPRESENT BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
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- ALL STORM DRAIN MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS, H-20 MINIMUM.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
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### GRAPHIC SCALE



### SHEET KEY PLAN



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-22-24	BULLETIN 1
5	12-12-23	ADD SPOT GRADES
4	11-27-23	REVISED PER AOT COMMENTS
3	11-03-23	REVISED PER AOT COMMENTS
2	10-23-23	REVISED PER COMMENTS
1	09-05-23	ISSUED FOR AOT

### APPLICANT:

SIG SAUER REAL ESTATE INC.  
72 PEASE BLVD  
NEWINGTON, NH 03801

### PROJECT:

PHASE 2 OF MASTER PLAN  
7 & 16 AMAROSA DRIVE  
ROCHESTER, NH 03868

PROJECT NO.	2912-01A	DATE:	07-25-23
SCALE:	1" = 30'	DWG. NAME:	C2912-01A
DESIGNED BY:	SM	CHECKED BY:	BDJ

### PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**

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### DRAWING TITLE:

GRADING &  
DRAINAGE PLAN

### SHEET No.

C-103B

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FOCAL POINT 1B  
SYSTEM SIZE 837 S.F.  
(5'x27')  
SURFACE MULCH  
ELEVATION=241.10  
R-TANK: 279LF X 2 ROWS

Change #2

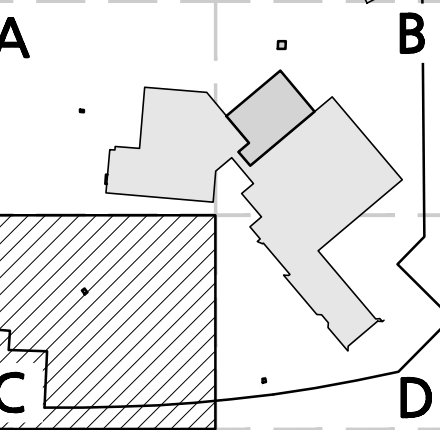
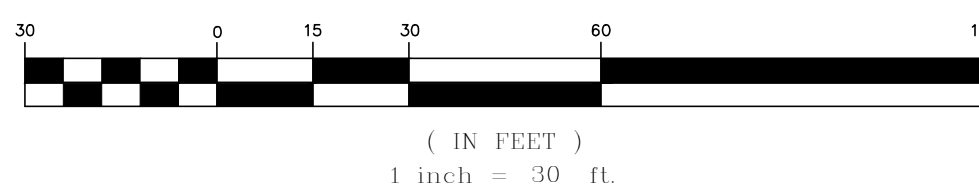
## LEGEND

DRAIN MANHOLE	
OUTLET CONTROL (BEEHIVE)	
CATCH BASIN	
CATCH BASIN (30" NYLOPLAST)	
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
5' CONTOUR	
1' CONTOUR	
SPOT GRADE	
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ISOLATION ROW	
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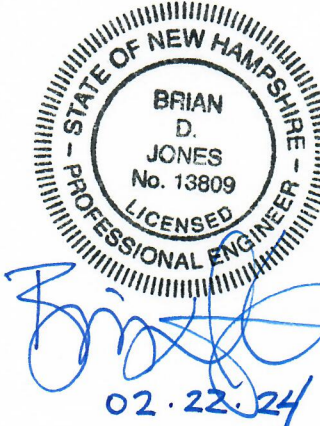
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## GRAPHIC SCALE



## SHEET KEY PLAN



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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GRADING &  
DRAINAGE PLAN



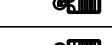
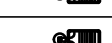
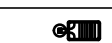
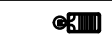
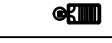

## SHEET No.

C-103C

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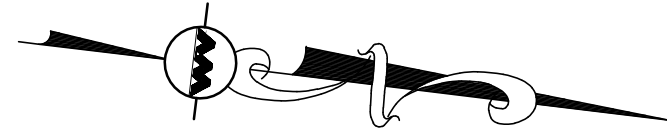
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LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	WATTS	LUMENS	LLF	DESCRIPTION	
	2S4	10	242	10733	0.90	VP-ST-1-36L-120-3K7-4W-UNV-A-BLT-WIRSC	
	2S4F	13	242	11983	0.90	VP-ST-1-36L-120-3K7-4F-UNV-A-BLT-WIRSC	
	S3	8	120	12247	0.90	VP-ST-1-36L-120-3K7-3-UNV-A-BLT-WIRSC	
	S4	18	120	10733	0.90	VP-ST-1-36L-120-3K7-4W-UNV-A-BLT-WIRSC	
	S4F	6	120	11983	0.90	VP-ST-1-36L-120-3K7-4F-UNV-A-BLT-WIRSC	
	S5	2	120	12235	0.90	VP-ST-1-36L-120-3K7-5QM-UNV-A-BLT-WIRSC	
	S6	2	120	10078	0.90	VP-ST-1-36L-120-3K7-3-UNV-A-BLT-BC-WIRSC	
	S7	1	120	10860	0.90	VP-ST-1-36L-120-3K7-4F-UNV-A-BLT-BC-WIRSC	
CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	ILLUMINANCE	Fc	0.99	6.5	0.0	N.A.	N.A.





DIG SAFE



BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233



### LEGEND

- SINGLE POLE LIGHT 
- DOUBLE POLE LIGHT 
- LIGHTING LEVELS (Fc) 
- PHASE 1 LINE 

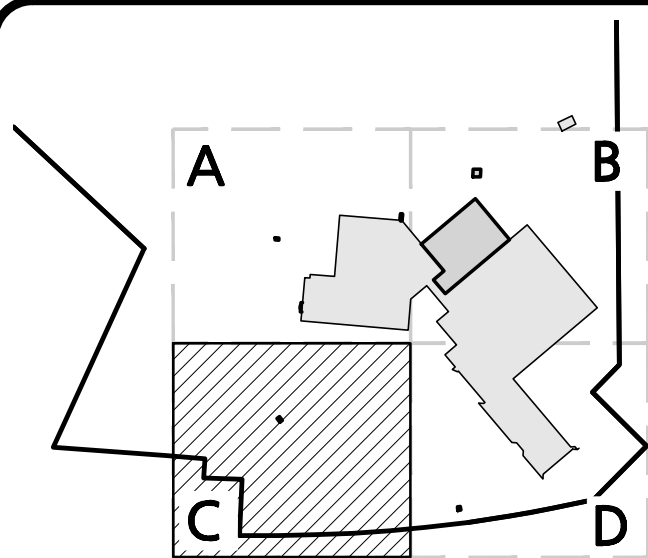
### NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ON-SITE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. FROM NORWAY PLAINS ASSOCIATES, INC. "EXISTING CONDITIONS PLAN: 7 AMAROSA DRIVE, ROCHESTER NH, FOR SIG SAUER INC.", DATED MAY 2021. A&M MAKES NO CLAIM REGARDING THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN HEREON.
- OFF-SITE EXISTING CONDITIONS SHOWN HEREON HAVE BEEN PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. FROM DOUCET SURVEY, LLC: "EXISTING CONDITIONS PLAN FOR HOYLE, TANNER, & ASSOCIATES, INC. OF MILTON ROAD (NH ROUTE 125) AND AMAROSA DRIVE INTERSECTION, ROCHESTER, NH" DATED JUNE 2021. A&M MAKES NO CLAIM REGARDING THE ACCURACY OF COMPLETENESS OF THE EXISTING CONDITIONS SHOWN HEREON.
- VENDOR INFORMATION:  
SWANEY LIGHTING ASSOCIATES  
CONTACT: CHRIS PECHALK  
PHONE:207-883-7100
- LIGHTS WITHIN THE PARKING AREAS AND ACCESS DRIVES SHALL OPERATE ON A PHOTO-CELL & PROGRAMABLE TIMER.
- CONTROLS FOR ALL EXTERIOR LIGHTING BY BUILDING CONTRACTOR.
- WIRING OF BUILDING MOUNTED FIXTURES BY BUILDING CONTRACTOR.
- ALL POLES AND FIXTURE HEADS SHALL BE BLACK COLOR.
- THE SITE LIGHTING FIXTURES SHOWN HEREON ARE FULL CUT-OFF AND COMPLIANT WITH THE INTERNATIONAL DARK SKY ASSOCIATION.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

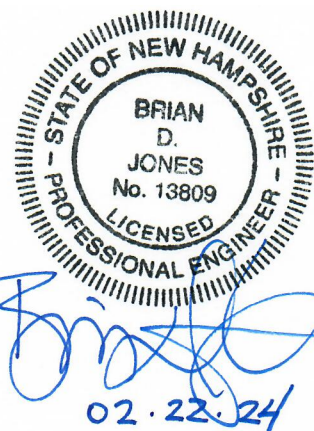
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



### SHEET KEY PLAN



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-22-24	BULLETIN 1

APPLICANT:

SIG SAUER REAL ESTATE INC.  
72 PEASE BLVD  
NEWINGTON, NH 03801

PROJECT:

PHASE 2 OF MASTER PLAN  
7 &16 AMAROSA DRIVE  
ROCHESTER, NH 03868

PROJECT NO.	2912-01A	DATE:	07-25-23
SCALE:	1" = 30'	DWG. NAME:	C2912-01A
DESIGNED BY:	SM	CHECKED BY:	BDJ

PREPARED BY:



ALLEN & MAJOR  
ASSOCIATES, INC.

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consulting • landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 08103  
TEL: (603) 627-3500  
FAX: (603) 627-5501

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:

SITE LIGHTING PLAN

SHEET No.

C-105C

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