



**PLANNING & DEVELOPMENT DEPARTMENT**  
City Hall Annex  
33 Wakefield Street,  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 - Fax (603) 330-0023  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

Planning Board  
Conservation Commission  
Historic District Commission  
Arts & Culture Commission

**M E M O R A N D U M**

**TO:** Applicants for a **SITE PLAN - NONRESIDENTIAL**

**FROM:** Planning & Development

**DATE:** May 2019

**SUBJ:** **Submission Requirements and Review Process for Formal Applications**

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We appreciate your interest in developing property in the City of Rochester and would like to make the application process as simple and pleasant as possible. Please review the following items carefully and feel free to contact our office with any questions, comments, or suggestions. For applicants/agents who are not highly familiar with the review process in Rochester it is strongly recommended that you speak with the Planning Department (603-335-1338) about the submission process before preparing an application.

***\* Please note.** On any significant site plans and on major subdivisions, especially those involving a new road, a preliminary meeting with staff and/or a preliminary (conceptual or preferably design review) discussion with the Planning Board prior to engineering the project is **strongly encouraged**. In most cases, initial site layout or proposed lot and road locations will change as a result of the City's review and you will save time and money if you wait to do the engineering until you receive this feedback. A separate application form is used for preliminary applications.*

- A) The applicant must submit all of the following items in order for the application to be considered and processed as a formal application (*see exception/clarification at the end*):
- 1) Completed application form (blank attached) – **4 copies**
  - 2) Written narrative about the proposed project addressing the scope of operation, purpose, justification, and impacts (a simple letter of intent may suffice) – **4 copies**
  - 3) Complete set of drawings on 11" x 17" sheets – **2 sets folded in half**
  - 4) Complete sets of full size drawings as described in the regulations (a mylar is not required) – **3 sets**
  - 5) Drainage, traffic, and other studies as appropriate – **2 copies**

- 6) Completed checklist (corresponding to Section II.5.A. of the Site Plan Regulations or Section 4 of the Subdivision Regulations, blank attached) filled out by applicant – **1 checklist**
- 7) All items specified on the checklist (5, above) and in the regulations must be submitted unless they are not applicable or a waiver is requested and approved. For site plans please be sure to include information on lighting, signage, and architecture, as specified.
- 8) Application fee (see fee schedule). Checks or money orders should be made out to "City of Rochester".
- 9) Completed abutter's list. All parcels of land which are contiguous to the subject property at any point or which would be contiguous if not for an intervening road or stream must be listed. The list is completed by the applicant directly from information on the computer terminal located in the Assessor's Office. The list may not be filled out more than 5 days prior to the application deadline. Please note that holders of conservation or preservation easements must also be notified. If there are any they must be included on the abutter's list. One original only. The applicant must pay the City of Rochester the current postal rate for a certified letter to be mailed to everyone on the abutter list. The Planning Department will generate the public hearing notice and take it to the post office to be mailed certified. The applicant shall supply two (2) mailing labels for each name on the abutter list.
- 10) Requests for waivers, if any. The applicant may request waivers from submission requirements and design standards. Waivers are granted by the Planning Board at its discretion. Any request must be submitted by the applicant in writing specifying the regulation number and reason for the request. If you believe that obtaining a waiver will improve your project we encourage you to apply for it. Four (4) copies or 1 copy if requested on checklist
- 11) ***Please submit the four (4) application packages - application form, narrative, and folded 11x17 drawings (and waivers if submitted as a separate memo) – with each clipped together as one set.*** Staff will inform you after the TRG meeting how many final application packages to submit for the Planning Board.
- 12) If all necessary items are not submitted, such that the application cannot be accepted as complete, the application will be treated as a preliminary application. However, *at the discretion of the Planning Board*, various items which can be reviewed fairly independently and readily inserted into an engineered plan - such as landscaping, lighting, signage, and architecture – may be submitted later, after plan acceptance, provided they are submitted in a form and timeframe to allow for full review prior to final action. Consult the Planning Department for more information. In addition, particular items – such as the drainage report, for example – may be submitted after the application deadline but prior to the Planning Board meeting and not affect acceptance, *if the timeframe for submittal of those items is approved in advance by the Planning Department.*

B) Agents (or applicants) must attend the Technical Review Group meeting held one week after the application deadline. **The applicant or agent must attend the Planning Board meeting.**

- C) The application must comply with all of the following: the City of Rochester Site Plan Regulations or Subdivision Regulations, as appropriate, unless a waiver is obtained; the City of Rochester Zoning Ordinance unless a variance is obtained; and all other applicable local, state, and federal regulations.
- D) The project must be built and executed exactly as specified in the approved application package unless modifications are subsequently approved. All of the documentation submitted in the application package will be considered part of the approval unless otherwise updated, revised, or superseded.
- E) The application may be subject to the following requirements, fees, and assessments:
- 1) A small monumentation fund fee will be assessed on all projects that are not surveyed using the New Hampshire State Plane Coordinate System.
  - 2) A connection fee will be imposed on all projects that tie into the City's water or sewer system.
  - 3) Where drainage systems, roads, sidewalks, or other infrastructure impacted by the project are substandard the applicant may be required to upgrade these facilities or contribute to an upgrade.
  - 4) Payment for inspection fees as determined by the Department of Public Works.
  - 5) Reimbursement of any out-of-pocket expenses incurred by the City in evaluating the project.
  - 6) A sewer impact contribution must be paid prior to the issuance of a certificate of occupancy. The sewer impact is a one time payment of \$2.00 per gallon for average daily flow for new connections to City sewer or increases in flow.
  - 7) The Planning Board may impose other requirements, fees, and assessments, as appropriate.
- F) A pre-construction meeting will be required for all projects that involve significant ground disturbance. The applicant will be required to sign pre-construction and inspection fee agreements after project approval. For projects substantial in scope the applicant may be required to enlist the services of the design engineer to inspect and certify the work. After construction is completed the applicant must submit as-built plans to the City.

Once again, please feel free to contact our department with any questions. Thank you for your cooperation.



Updated

The project proposes to add multiple building additions, update utility connections, enhance stormwater design & treatment, and tie into the municipal sewer system for the existing Sig Sauer Facility. The project also makes provisions to connect to proposed off-site improvements

Describe proposed activity/use:

Describe existing conditions/use (vacant land?):

The existing 7 & 16 Amarosa Drive properties are used for the existing Sig Sauer Facility. The existing 8 Amarosa Drive and 0 Milton Road properties are vacant to date. The 124 Milton Road property is currently occupied by two buildings along the roadway and contains undeveloped land in the centralized and rear portions of the parcel.

## Utility information

City water? yes ☒ no ☐; How far is City water from the site? 50+/- feet

City sewer? yes ☒ no ☐; How far is City sewer from the site? 25+/- feet

If City water, what are the estimated total daily needs? 11,700 gallons per day

If City water, is it proposed for anything other than domestic purposes? yes ☒ (Fire) no ☐

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

Where will stormwater be discharged? On-site storm water management facilities with outlet to wetland area

## Building information

Type of building(s): Concrete block masonry with corrugated metal facade/finish.

Building height: 1-2 stories, <55 ft (Varies) Finished floor elevation: Varies, average is 247.9

## Other information

# parking spaces: existing: 587+/- total proposed: 772; Are there pertinent covenants? N/A

Number of cubic yards of earth being removed from the site N/A The project has a net import

Number of existing employees: 300+/-; number of proposed employees total: 475+/-

Check any that are proposed: variance N/A; special exception ☐; conditional use ☒

Wetlands: Is any fill proposed? N/A; area to be filled: N/A; buffer impact? ☒

Proposed <u>post-development</u> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building	272,300 +/- sf (existing building with additions)	13.8%
Parking and vehicle circulation	424,500 +/- sf	21.6%
Planted/landscaped areas (excluding drainage)	184,700 +/- sf	9.4%
Natural/undisturbed areas (excluding wetlands)	267,200 +/- sf	13.6%
Wetlands	786,900 +/- sf	40.0%
Other – drainage structures, outside storage, etc.	34,091 +/- sf	1.6%



## 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: \_\_\_\_\_

*Jeff Chierepko*

Date: 7/13/23

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

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

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

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

## 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: \_\_\_\_\_

*Jeff Chierepko*

Date: 7/23/13



## **Site Plan Checklist** (residential and nonresidential)

*\*To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

205

1, 2, & 6

Project Name: Sig Sauer Map: 210 Lot: 32 & 33 Date: \_\_\_\_\_

Applicant/agent: Robert Terrazzano Signature: \_\_\_\_\_

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Waiver Requested</b>	<b>Comments</b>
<b><u>4</u></b> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b><u>4</u></b> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b><u>3</u></b> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b><u>2</u></b> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Plan Information**

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Title sheet					
• Name of Project					
• Date					
• North arrow					
• Scale					
• Legend					
• Revision block					
• Vicinity sketch -not less than 1" = 1,000'					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land survey, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this site plan contact...."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____



### **General items Continued**

	Yes	No	N/A	Waiver Requested	Comments
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none"><li>• existing and proposed bearings</li><li>• existing and proposed distances</li><li>• pins, stakes, bounds</li><li>• monuments</li><li>• benchmarks</li></ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Include error of closure statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none"><li>• owner name</li><li>• owner address</li><li>• tax map and lot #</li><li>• square footage of lots</li><li>• approximate building footprints</li><li>• use</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Zoning**

Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none"><li>• frontage</li><li>• lot dimensions/density</li><li>• all setbacks</li><li>• lot coverage</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

### **Existing Topographic Features:**

Contour lines a (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and Depth to water table and ledge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Existing Topographic Features Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands including name of certified Wetlands scientist who delineated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (productive farmland, habitats, scenic views, historic structures, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

**Building Information**

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed building/structures including <ul style="list-style-type: none"><li>• square footage</li><li>• first floor elevation</li><li>• use</li><li>• # bedrooms per unit if residential</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawing of proposed buildings and structures as follows: <ul style="list-style-type: none"><li>• Showing all four sides</li><li>• Drawn to scale with dimensions</li><li>• Showing exterior materials</li><li>• Showing exterior colors</li></ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Circulation and Parking Plans**

Existing and proposed driveways and access points including: <ul style="list-style-type: none"><li>• Width of opening</li><li>• Turning radii</li><li>• Cross section of driveway</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

**Circulation and Parking Plans Continued:**

	Yes	No	N/A	Waiver Requested	Comments
Number of parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• required by ordinance					
• proposed					
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handicap spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Loading area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bicycle rack, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Snow storage areas/plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Utilities**

Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pump stations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stormwater management system: pipes, culverts,, catch basins detention/ retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV (underground or overhead)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Treatment of solid waste (dumpsters?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handling of oil, grease, chemicals hazardous materials/waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

## **Landscaping Plan**

	Yes	No	N/A	Waiver Requested	Comments
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including: <ul style="list-style-type: none"><li>• botanical and common names</li><li>• locations and spacing</li><li>• total number of each species</li><li>• size at installation</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation: system? soaker hose? Manual? underground, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Specification all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b><u>Signage</u></b>					
Location and type of signs: <ul style="list-style-type: none"><li>• Attached to building</li><li>• Freestanding</li><li>• Directional, if appropriate</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Dimensions of signs: <ul style="list-style-type: none"><li>• Height</li><li>• Area</li><li>• Setback</li></ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Elevation drawings with colors & materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Outdoor Lighting**

	Yes	No	N/A	Waiver Requested	Comments
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Other Elements**

Traffic study, if appropriate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, storm Water impact analysis, and mitigation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grading plan (including finish grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project has a net import
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, And deed restrictions, if any	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

### **Additional Comments:**

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## **LETTER OF AUTHORIZATION**

Business Finance Authority of the State of New Hampshire  
2 Pillsbury Street, Suite 101  
Concord, NH 03301-4959

July 24, 2023

Rochester Planning Board & Zoning Board of Adjustment  
c/o Planning & Development Department  
City Hall Annex  
Rochester, NH 03867-1917

**Re: Sig Sauer Real Estate, Inc.'s ("SSRE") application (the "Application") to the City of Rochester for the necessary Site Plan Approval to redevelop / construct improvements on Rochester Tax Lot 205-6 and adjacent lots located off Amarosa Drive (collectively, the "Redevelopment").**

Dear Ladies and Gentlemen:

The undersigned, as owner of the premises located at 7 Amarosa Drive (known as Tax Lot 205-6) in the City of Rochester, Strafford County, New Hampshire (the "Property"), hereby authorizes SSRE and its attorneys, employees, agents, and consultants, to seek approval from the City of Rochester (including, but not limited to, building permit(s), zoning relief, site plan review, and any other required land use approvals, as necessary) in connection with the proposed Redevelopment of the Property.

Sincerely,

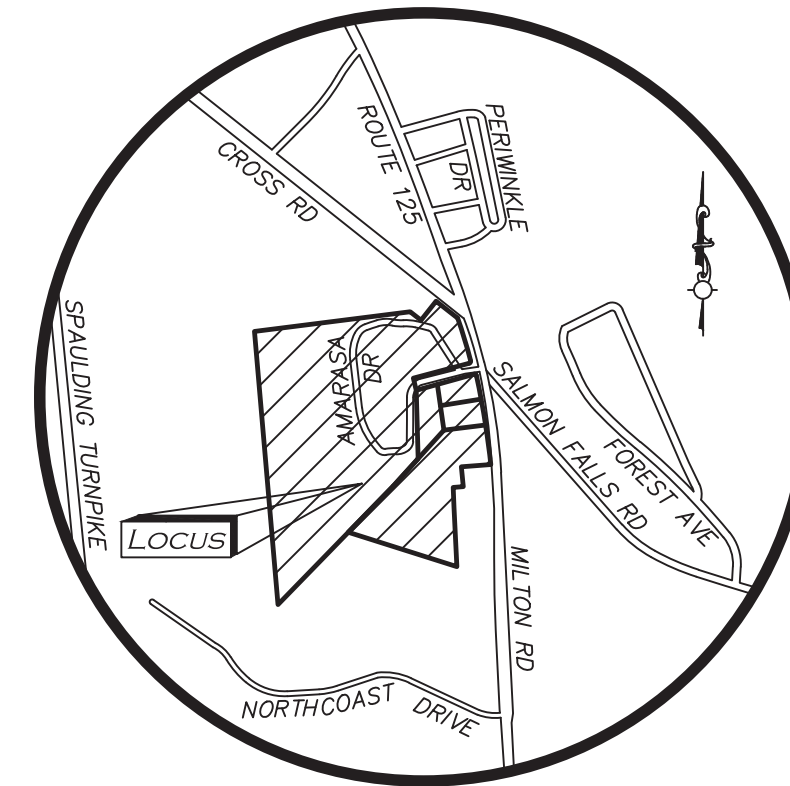
BUSINESS FINANCE AUTHORITY OF THE  
STATE OF NEW HAMPSHIRE

By: 

Print Name: James Key-Wallace

























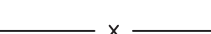




Title: Executive Director





LOCUS MAP  
(NOT TO SCALE)

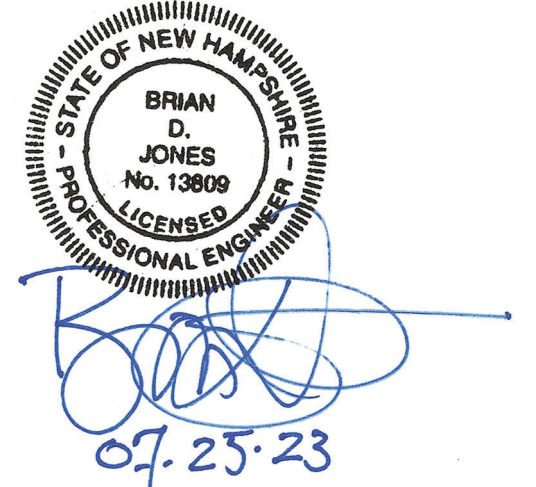
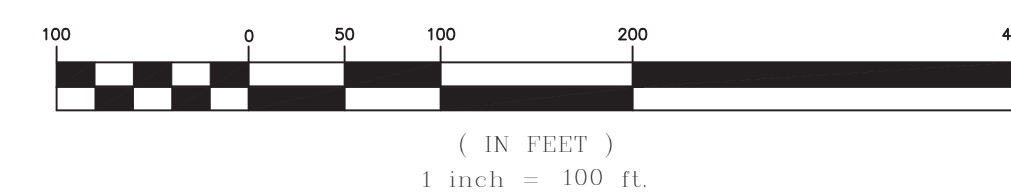
## LEGEND

STONE BOUND (SB)	
IRON PIPE (IP)	
IRON ROD (IR)	
SEWER MANHOLE (SMH)	
UTILITY POLE	
UTILITY POLE W/LIGHT	
FIRE HYDRANT	
GAS GATE	
BOLLARD	
GAS METER	
ELECTRIC METER	
MAILBOX	
SIGN	
TREE	
BUSH / SHRUB	
BUILDING	
BUILDING OVERHANG	
WETLAND	
BUFFER ZONE	
1' CONTOUR	
5' CONTOUR	
PROPERTY LINE	
ABUTTERS LINE	
TREE LINE	
EDGE OF PAVEMENT	
CHAIN LINK FENCE	
STOCKADE FENCE	
GAS LINE	
OVERHEAD WIRES	
FINISHED FLOOR ELEVATION	FEE
BITUMINOUS	BIT.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE COMPILED EXISTING CONDITIONS INFORMATION. SEE SHEETS V-101A THROUGH V-101D FOR 1"=30' SCALE ENLARGEMENTS. THIS IS NOT A PROPERTY LINE SURVEY.
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. VERTICAL DATUM IS NAVD88. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

GRAPHIC SCALE



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION
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APPLICANT:

SIG SAUER  
7-8 AMAROSA DRIVE  
ROCHESTER, NH 03868

PROJECT:

PHASE 2 OF MASTER PLAN  
7,8,16 AMAROSA DRIVE  
0,124 MILTON ROAD  
ROCHESTER, NH 03868

PROJECT NO.	2912-01A	DATE:	07-25-23
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SCALE:	1" = 100'	DWG. NAME:	C2912-01A
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DESIGNED BY:	AJR	CHECKED BY:	BDJ
--------------	-----	-------------	-----

PREPARED BY:



ALLEN & MAJOR  
ASSOCIATES, INC.

civil engineering ♦ land surveying environmental  
consulting ♦ landscape architecture  
www.allenmajor.com

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

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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**DRAWING TITLE:**  
**OVERALL  
COMPILED EXISTING  
CONDITIONS PLAN**  
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SHEET No.

V-101



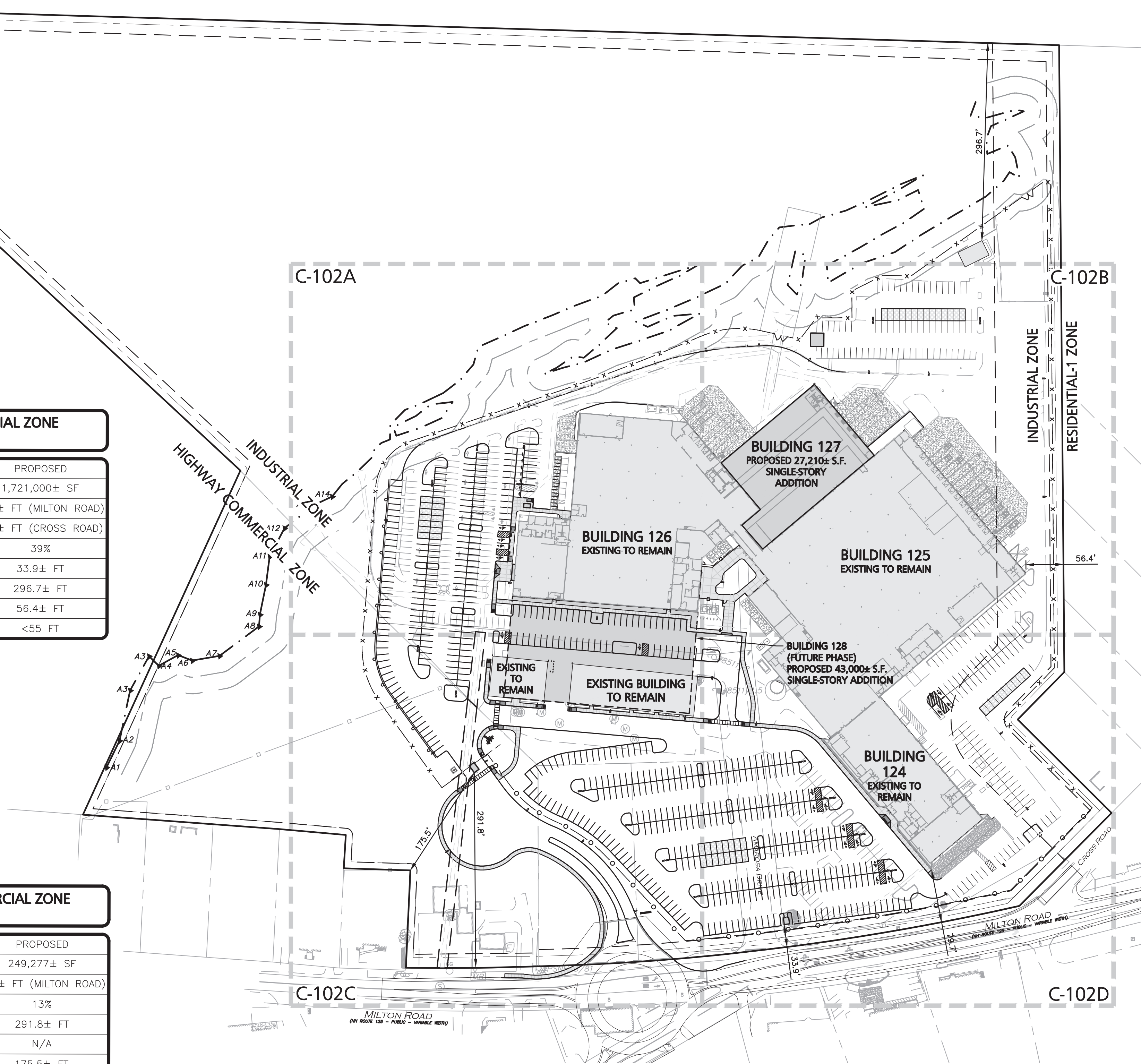
R:\PROJECTS\2912-01\CIVIL\DRAWINGS\CURRENT\C-2912-01\_LAYOUT & MATERIALS.DWG

ZONING SUMMARY TABLE - GENERAL INDUSTRIAL ZONE 7,8,16 AMAROSA DRIVE & 0 MILTON ROAD		
ITEM	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	30,000 SF <sup>(1)</sup>	1,721,000± SF
MINIMUM LOT FRONTAGE	100 FT	729± FT (MILTON ROAD) 197± FT (CROSS ROAD)
MAXIMUM LOT COVERAGE	75%	39%
MINIMUM FRONT YARD SETBACK	25 FT	33.9± FT
MINIMUM REAR YARD SETBACK	25 FT	296.7± FT
MINIMUM SIDE YARD SETBACK	20 FT	56.4± FT
MAXIMUM BUILDING HEIGHT	55 FT	<55 FT

ZONING TABLE NOTES:  
1. ALL USES WITH WATER OR SEWER.

ZONING SUMMARY TABLE - HIGHWAY COMMERCIAL ZONE 124 MILTON ROAD		
ITEM	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	20,000 SF	249,277± SF
MINIMUM LOT FRONTAGE	100 FT	199± FT (MILTON ROAD)
MAXIMUM LOT COVERAGE	85%	13%
MINIMUM FRONT YARD SETBACK	20 FT	291.8± FT
MINIMUM REAR YARD SETBACK	25 FT	N/A
MINIMUM SIDE YARD SETBACK	10 FT	175.5± FT
MAXIMUM NUMBER OF STORIES	3	1

ZONING TABLE NOTES:  
1. A SPECIAL EXCEPTION IS REQUIRED FOR THE "INDUSTRY, HEAVY" USE WITHIN THE HIGHWAY COMMERCIAL DISTRICT.



PARKING SUMMARY TABLE			
CITY OF ROCHESTER, NH – SITE PLAN REVIEW REGULATIONS: SECTION 10 – PARKING & CIRCULATION			
INDUSTRIAL USE (INDUSTRY, HEAVY): 271,800± SF (TOTAL GFA), 25,000± SF (OFFICE GFA)	MINIMUM REQUIRED	EXISTING PARKING	PROPOSED PARKING
1 SPACE PER 1,000 SF GFA → 1 SPACE X (271,800 SF/1,000 SF) = 271.8	347	587	806
3 SPACES PER 1,000 SF GFA DEDICATED TO OFFICE USE → 3 SPACES X (25,000 SF/1,000 SF) = 75.0			

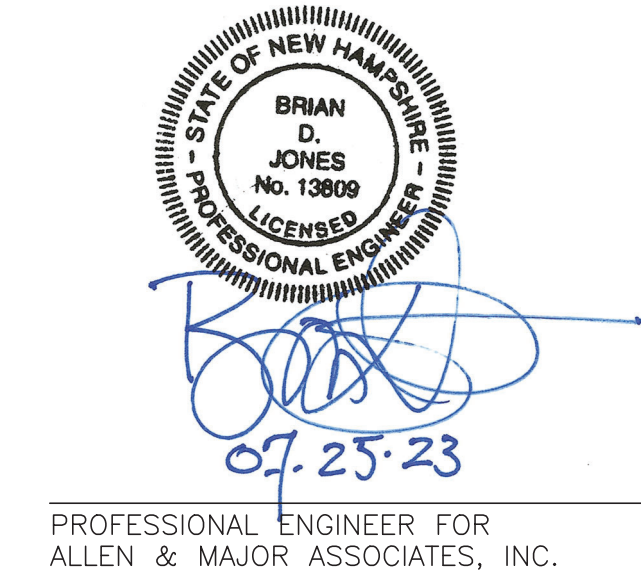
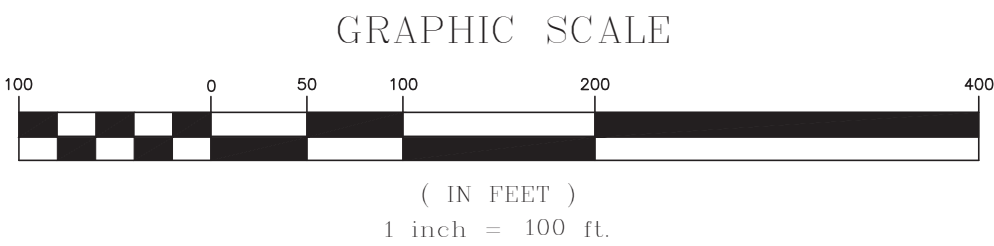
PARKING TABLE NOTES:  
1. PARKING STALLS ARE TO BE 9' X 18'.

ADA SPACES REQUIRED:  
(500–1,000) TOTAL PARKING SPACES PROVIDED – 2% OF THE TOTAL PARKING PROVIDED SHALL BE ADA ACCESSIBLE; 1/6 OF THE ADA ACCESSIBLE SPACES PROVIDED SHALL BE VAN ACCESSIBLE.

REQUIRED: 16 SPACES, 3 BEING VAN ACCESSIBLE.  
PROVIDED: 18 VAN ACCESSIBLE SPACES.

LEGEND	
PROPERTY LINE	---
SIGN	•
BOLLARD	•
BUILDING	■
BUILDING SETBACK LINE	---
LANDSCAPE BUFFER LINE	---
PARKING COUNT	⑩
SIDEWALK	---
CURB	---
PARKING STRIPING	---
ROADWAY STRIPING	---
STEEL GUARDRAIL	---
HEAVY DUTY CONCRETE	---
DECORATIVE STEEL FENCE	---
VINYL SCREEN FENCE	---
CHAIN LINK FENCE	---
SAW-CUT LINE	---
PHASE 1 LINE	---
SNOW STORAGE	---

- NOTES
- 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.
  - 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.
  - THE PROPOSED SITE IMPROVEMENTS REQUIRE A LAND TRANSFER, LOT MERGER, AND STREET DISCONTINUANCE.
  - ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
  - PARKING DIMENSIONS ARE TAKEN FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - 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.
  - 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.
  - 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.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
APPLICANT:		
SIG SAUER 7-8 AMAROSA DRIVE ROCHESTER, NH 03868		
PROJECT:		
PHASE 2 OF MASTER PLAN 7,8,16 AMAROSA DRIVE 0,124 MILTON ROAD ROCHESTER, NH 03868		
PROJECT NO.	2912-01A	DATE: 07-25-23
SCALE:	1" = 100'	DWG. NAME: C2912-01A
DESIGNED BY:	SM	CHECKED BY: BDJ



WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
OVERALL LAYOUT & MATERIALS PLAN	C-102
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R:\PROJECTS\2012-01\CIVIL\DRAWINGS\CURRENT\C-2012-01\_GRADING & DRAINAGE.DWG

TEST PIT #1 (TP1) EXISTING GROUND ELEVATION: 247.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (GRAVEL)	0-18"	LOAMY SAND	-	-	DRY
C <sub>1</sub>	18-60"	MEDIUM SAND	10YR 6/4	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	60-125"	FINE SAND	10YR 6/8	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 114" (ELEVATION=237.5) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #2 (TP2) EXISTING GROUND ELEVATION: 248.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
A	0-6"	LOAMY SAND	10YR 3/3	MASSIVE, FRIABLE	DRY
B <sub>w</sub>	6-15"	LOAMY SAND	10YR 5/8	MASSIVE, FRIABLE	DRY
C <sub>1</sub>	15-84"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	84-130"	FINE SAND	10YR 7/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 118" (ELEVATION=238.2) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #3 (TP3) EXISTING GROUND ELEVATION: 244.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (GRAVEL)	0-10"	LOAMY SAND	-	-	DRY
C <sub>1</sub>	10-60"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	60-124"	FINE SAND	10YR 6/3	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 76" (ELEVATION=237.7) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #4 (TP4) EXISTING GROUND ELEVATION: 245.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
A	0-6"	LOAMY SAND	10YR 3/2	MASSIVE, FRIABLE	DRY
B <sub>w</sub>	6-10"	LOAMY SAND	10YR 4/4	MASSIVE, FRIABLE	DRY
C <sub>1</sub>	10-60"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	60-120"	FINE SAND	10YR 6/3	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 78" (ELEVATION=238.5) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #5 (TP5) EXISTING GROUND ELEVATION: 244.9 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (TOPSOIL)	0-8"	LOAMY SAND	10YR 3/2	MASSIVE, FRIABLE	DRY
C <sub>1</sub>	8-84"	MEDIUM SAND	10YR 5/8	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	84-108"	FINE SAND	10YR 6/3	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 80" (ELEVATION=238.3) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #6 (TP6) EXISTING GROUND ELEVATION: 246.1 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (TOPSOIL)	0-8"	LOAMY SAND	10YR 3/2	MASSIVE, FRIABLE	DRY
C <sub>1</sub>	8-60"	MEDIUM SAND	10YR 5/8	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	60-120"	FINE SAND	10YR 6/3	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 86" (ELEVATION=238.9) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #7 (TP7) EXISTING GROUND ELEVATION: 246.7 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
A	0-8"	LOAMY SAND	10YR 3/3	MASSIVE, FRIABLE	DRY
B <sub>w</sub>	8-15"	LOAMY SAND	10YR 5/8	MASSIVE, FRIABLE	DRY
C <sub>1</sub>	15-50"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	50-132"	FINE SAND	10YR 7/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 120" (ELEVATION=236.7) WEEP: NONE BEDROCK/REFUSAL: NONE					

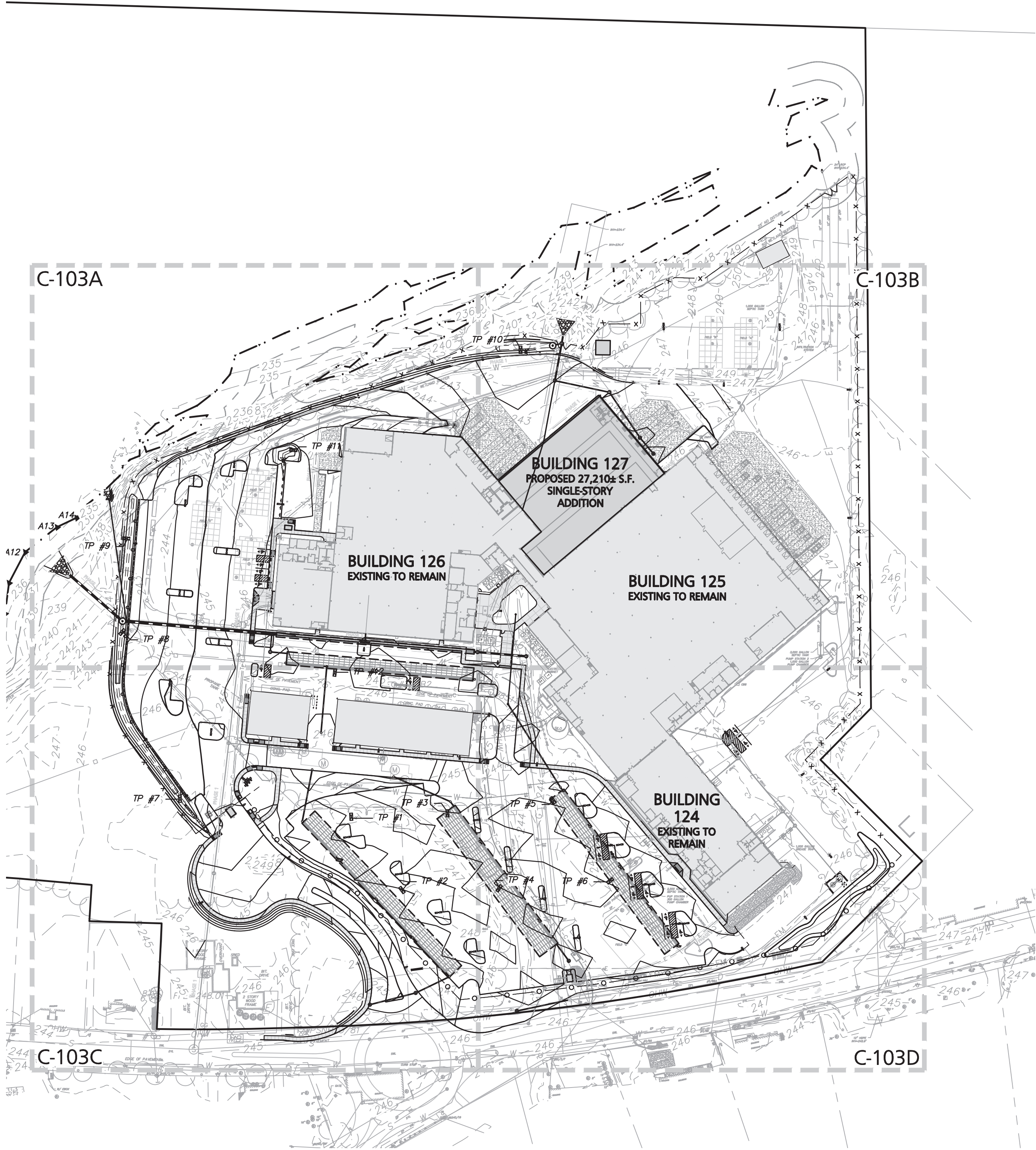
TEST PIT #8 (TP8) EXISTING GROUND ELEVATION: 243.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
A	0-6"	LOAMY SAND	10YR 3/3	MASSIVE, FRIABLE	DRY
B <sub>w</sub>	6-10"	LOAMY SAND	10YR 4/4	MASSIVE, FRIABLE	DRY
C <sub>1</sub>	10-50"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	50-120"	FINE SAND	10YR 7/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 90" (ELEVATION=235.5) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #9 (TP9) EXISTING GROUND ELEVATION: 243.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (GRAVEL)	0-15"	-	-	-	DRY
C <sub>1</sub>	15-60"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	60-120"	FINE SAND	10YR 7/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 96" (ELEVATION=235.0) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #10 (TP10) EXISTING GROUND ELEVATION: 241.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (GRAVEL)	0-18"	-	-	-	DRY
C <sub>1</sub>	18-100"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	100-110"	FINE SAND	10YR 6/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 67" (ELEVATION=235.4) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #11 (TP11) EXISTING GROUND ELEVATION: 245.6 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (GRAVEL)	0-24"	-	-	-	DRY
C <sub>1</sub>	24-80"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	80-130"	FINE SAND	10YR 6/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 120" (ELEVATION=235.6) WEEP: NONE BEDROCK/REFUSAL: NONE					

TEST PIT #12 (TP12) EXISTING GROUND ELEVATION: 246.0 PERFORMED BY: BRIAN D. JONES, PE DATE: 02-14-2023					
HORIZON	DEPTH	TEXTURE	COLOR	STRUCTURE	NOTES
HTM (GRAVEL)	0-18"	-	-	-	DRY
C <sub>1</sub>	18-84"	MEDIUM SAND	10YR 6/6	SINGLE GRAIN, LOOSE	DRY
C <sub>2</sub>	84-124"	FINE SAND	10YR 6/2	MASSIVE FRIABLE	DRY TO MOIST
ESHW: 112" (ELEVATION=236.7) WEEP: NONE BEDROCK/REFUSAL: NONE					



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

1

2

3

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#### NOTES

- 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.
- VERTICAL DATUM IS NAVD88. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PIPE DIMENSIONS ARE MEASURED FROM THE CENTER OF THE STRUCTURE.
- ROOF DRAIN LOCATIONS TO BE BASED ON FINAL BUILDING PLANS. CONNECTION POINTS SHALL BE AS SHOWN HEREON.
- SPOT GRADES ALONG CURBING, SHOWN ON THE FOLLOWING SHEETS (C-103A THROUGH C-103D), REPRESENT BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 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.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL DRAINAGE SHALL CONFORM TO LOCAL REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN COMPLIANCE WITH Env-Wq 401, BEST MANAGEMENT PRACTICES FOR GROUNDWATER PROTECTION WITH RESPECT TO ALL REGULATED SUBSTANCES FOUND ON SITE.
- 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.

GRAPHIC SCALE

100

0

50

100

200

400

( IN FEET )

1 inch = 100 ft.

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT:

SIG SAUER  
7-8 AMAROSA DRIVE  
ROCHESTER, NH 03868

PROJECT:

PHASE 2 OF MASTER PLAN  
7,8,16 AMAROSA DRIVE  
0,124 MILTON ROAD  
ROCHESTER, NH 03868

PROJECT NO.	2912-01A	DATE:	07-25-23
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SCALE:	1" = 100'	DWG. NAME:	C2912-01A
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DESIGNED BY:	SM	CHECKED BY:	BDJ
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PREPARED BY:

ALLEN & MAJOR  
ASSOCIATES, INC.

civil engineering ♦ land surveying environmental  
consulting ♦ landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-3500  
FAX: (603) 627-5501

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DRAWING TITLE:

OVERALL GRADING  
& DRAINAGE PLAN

SHEET No.

C-103

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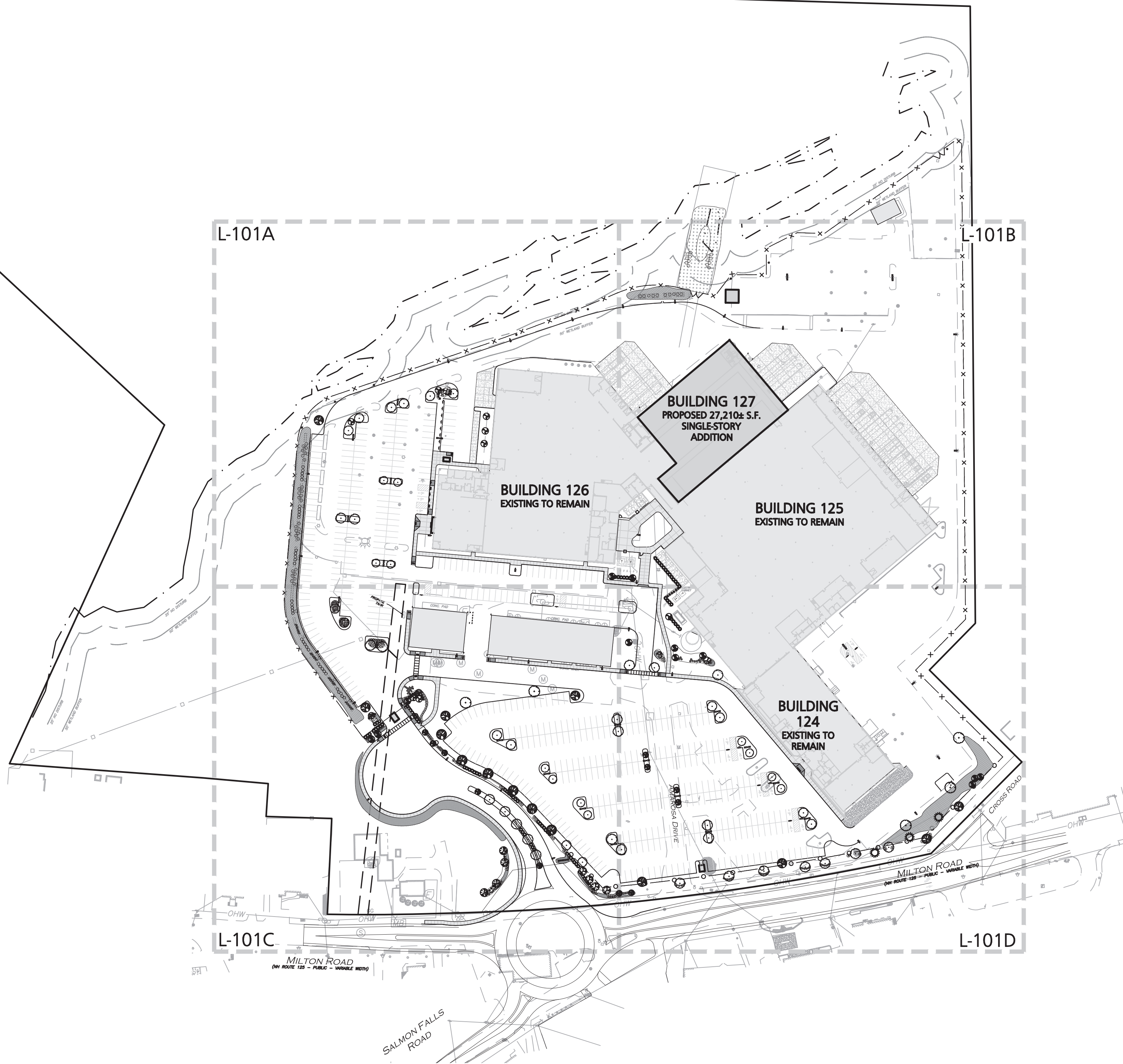


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1-888-344-7233



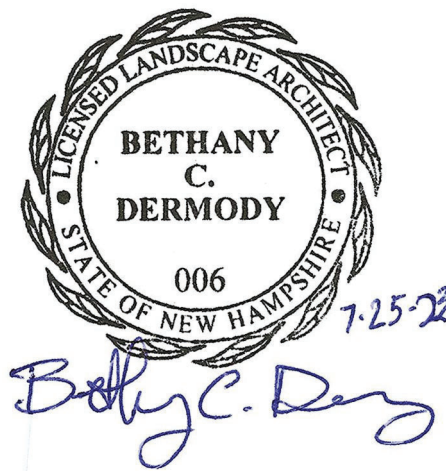
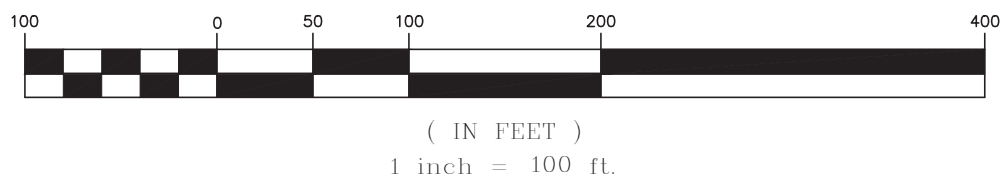
## LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
SHRUBS	
MULCH BED	
PERENNIALS/GROUNDCOVER	
EROSION CONTROL SEED MIX	
CONSERVATION SEED MIX	
DETENTION BASIN SEED MIX	

## 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.
- NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITE WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55. PHONE:207-883-7100
- ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 12 INIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
- 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



PROFESSIONAL LANDSCAPE ARCHITECT FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:

SIG SAUER  
7-8 AMAROSA DRIVE  
ROCHESTER, NH 03868

PROJECT:

PHASE 2 OF MASTER PLAN  
7,8,16 AMAROSA DRIVE  
0,124 MILTON ROAD  
ROCHESTER, NH 03868

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

SCALE: 1" = 100' DWG. NAME: C2912-01A

DESIGNED BY: BCD CHECKED BY: BDJ

PREPARED BY:



**ALLEN & MAJOR  
ASSOCIATES, INC.**

civil engineering ♦ land surveying environmental  
consulting ♦ landscape architecture  
www.allenmajor.com

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

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

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DRAWING TITLE:

OVERALL  
LANDSCAPE PLAN

SHEET No.

L-101

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