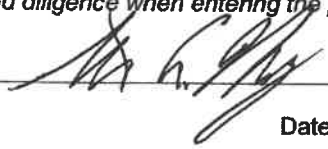


Signature  Date 5/22/23

Authorization to enter subject property

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

Signature of property owner:  VP, HEAD OF CONSTRUCTION
Date: 05/22/2023

City of Rochester
SCHEDULE OF FEES

(Updated by the Planning Board on July 19, 2010)

SITE PLAN FEES

Commercial projects

Base fee: \$300.00

Per square foot:

0-1,000 sq. ft.	\$.15 per sq. ft.	
1,001-5,000 sq. ft.	\$.12 per sq. ft.	(\$150.00 + \$.12/sq. ft. over 1,000)
5,001-10,000 sq. ft.	\$.09 per sq. ft.	(\$630.00 + \$.09/sq. ft. over 5,000)
10,001 + sq. ft.	\$.06 per sq. ft.	(\$1,080 + \$.06/sq. ft. over 10,000)

Industrial projects

Base fee: \$300.00

Per square foot:

0-1,000 sq. ft.	\$.08 per sq. ft.	
1,001-5,000 sq. ft.	\$.07 per sq. ft.	(\$80.00 + \$.07/sq. ft. over 1,000)
5,001-10,000 sq. ft.	\$.05 per sq. ft.	(\$360.00 + \$.05/sq. ft. over 5,000)
10,001 + sq. ft.	\$.03 per sq. ft.	(\$610.00 + \$.03/sq. t. over 10,000)

Residential projects

Base fee: \$350.00

Per new unit: \$175.00

Other projects

Minor site plan review: \$300.00

Special Downtown: No fee

Home Occupation: \$50.00

Day Care –care of no more than 3 children in home:
(requires Home Occupation review) \$50.00

Day Care – Family Day Care in Home:
(requires Minor Site review) \$300.00

Day Care Center (requires Planning Board review): \$300.00

Farmers or flea market: \$125.00

Excavation: \$500.00

SUBDIVISION FEES

Subdivision without new street base fee: \$300.00

Subdivision without new street per lot fee: \$100.00

Subdivision with new street base fee: \$700.00

Subdivision with new street per lot fee: \$225.00

(Over)

(Schedule of Fees continued)

*Note that the per lot subdivision fee is based upon the number of *additional building lots* (whether vacant or already with a building/house) that will result; for example, if one new lot is carved out of a single lot that is a "2 lot subdivision" yielding one additional building lot

Lot line adjustment (per pair of lots affected): \$175.00

Lot combination: \$50.00

Condominium conversion: \$50.00 + City attorney fees for review, where applicable

OTHER FEES

Zoning Board of Adjustment fees (including variance, special exception, equitable waiver, and administrative appeal applications): \$175.00

Preliminary review (design review or conceptual): \$125.00 \$125

Fee for extensions to meet conditions when the request is submitted prior to the deadline for meeting conditions: \$100.00

Fee for extensions to meet conditions when the request is submitted after the deadline for meeting conditions: \$150.00

Amendments to approved site plans or subdivisions: \$125.00

Modifications to approved site plans or subdivisions that are reviewed by the Planning Board: \$125.00

Abutter's notification: The applicant pays the current postage fee for a certified letter for each abutter. (Please contact the Planning Department) 17 Abutters x \$4.75 = \$80.75

Inspections shall be billed at an hourly rate as determined by the City of Rochester Public Works Department.

Planned Unit Development: \$50.00 per gross acre (\$500 due at preliminary review and balance at regular review)

Historic District Commission review: No Fee

Monumentation fees: table of fees available upon request

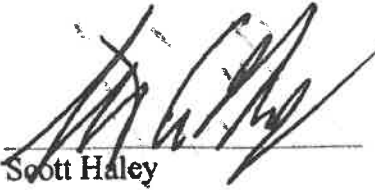
TOTAL = \$205.75

Letter of Authorization

I, Scott Haley of Waterstone Property Group, 117 Kendrick Street, Suite 325, Needham, MA 02494, developer of property located in Rochester, NH, known as Tax Map 216, Lot 9, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 68 Farmington Road in Rochester, NH.

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

Witness



Scott Haley
Waterstone Property Group

05/22/2023
Date

Letter of Authorization

Farmington Associates Properties, LLC, 250 First Avenue, Suite 202, Needham, MA 02494-2886, owner of property located in Rochester, NH, known as Tax Map 216, Lot 9, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 68 Farmington Road in Rochester, NH.

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

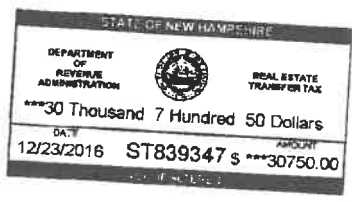
Witness



Farmington Associates
Property Group

05/22/2023
Date

Doc # 0019415 Dec 23, 2016 3:48 PM
Book 4445 Page 0474 Page 1 of 3
Register of Deeds, Strafford County



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ROUTE 11 INVESTMENTS, INC.**, (f/k/a Stratham Industrial Properties, Inc.), a New Hampshire corporation with a place of business at 142 Portsmouth Avenue, Stratham, New Hampshire 03885

For consideration paid, grants to **FARMINGTON ASSOCIATES PROPERTIES, LLC**, a Delaware limited liability company with a place of business at 322 Reservoir Street, Needham Massachusetts 02494

With **WARRANTY COVENANTS**, the following described premises:

A certain parcel of land located on the westerly side of NH Route 11 (a/k/a Farmington Road), in the City of Rochester, County of Strafford, State of New Hampshire, shown as Tax Map 216, Lot 9 on a plan of land entitled "ALTA/ACSM Land Title Survey for Copper Creek Capital Partners, Land of Stratham Industrial Properties, Inc. (Tax Map 216, Lot 9), and Packy's Investment Properties, LLC (Tax Map 216, Lot 8), Route 11 (A.K.A. Farmington Road), Rochester, New Hampshire" dated October 23, 2014 and revised to January 26, 2016 by Doucet Survey, Inc. (the "Plan"), said plan being recorded herewith, and being more particularly bounded and described as follows:

Beginning at a rebar at the northwesterly corner of land now or formerly of Packy's Investment Properties, LLC and the northeasterly corner of the parcel herein described; thence along land of said Packy's Investment Properties, LLC the following courses and distances;

- S 36°04'28" WW, a distance of 106.69' to a drill hole in a stone wall; thence,
 - S 38°54'04" W, a distance of 54.92'; thence,
 - S 33°23'25" W, a distance of 79.98' to a rebar; thence,
 - S 36°31'25" W, a distance of 199.97' to a rebar; thence,
 - S 36°25'56" W, a distance of 536.63' to a drill hole in the beginning of a stone wall; thence,
 - S 36°01'02" W, a distance of 69.92' to the end of said stone wall; thence,
 - S 36°01'02" W, a distance of 41.87' to the beginning of a stone wall; thence,
- along said stone wall the following courses and distances;

S 36°01'02" W, a distance of 64.70' to a drill hole; thence,
 S 36°07'01" W, a distance of 113.03'; thence,
 S 36°12'55" W, a distance of 81.70' to a drill hole; thence,
 S 35°37'49" W, a distance of 117.89' to a drill hole at the end of said stone wall at land now or formerly of Richard Melanson; thence,
 along said Melanson land the following courses and distances;
 N 55°03'56" W, a distance of 90.70' to a drill hole at the beginning of a stone wall; thence,
 N 55°22'24" W, a distance of 87.27' along said stone wall to an intersection of stone walls; thence,
 N 56°33'45" W, a distance of 21.78' to a drill hole at the end of said stone wall; thence,
 N 53°52'00" W, a distance of 331.06' to a drill hole at the beginning of a stone wall; thence,
 N 54°26'17" W, a distance of 79.68' to a rebar at the end of said stone wall at land now or formerly of Public Service Company of New Hampshire; thence,
 N 40°21'48" E, a distance of 1726.61' along land of said Public Service Company of New Hampshire to the westerly side of NH Route 11 (a/k/a Farmington Road), said point being S 40°21'48" W, a distance of 2.48' from a concrete bound; thence
 S 26°41'36" E, a distance of 544.75' along the westerly side of NH Route 11 (a/k/a Farmington Road) to the point of beginning.

Said parcel having an area of 880,798 square feet or 20.22 acres, more or less.

Meaning and intending to describe and convey a portion of the premises conveyed in a deed of Roger E. Page, Trustee under the Will of Olive Page Tufts to Stratham Industrial Properties, Inc. (n/k/a Route 11 Investments, Inc.) dated November 27, 1985, recorded in the Strafford County Registry of Deeds at Book 1199, Page 640.

The above conveyance and property is subject to or with the benefit of the following:

- 1) Including a 50-foot right of access from Route 11 to the aforesaid property as reserved in deed from Earl R. Tufts and Olive P. Tufts to the State of New Hampshire dated October 5, 1957, recorded in the Strafford County Registry of Deeds at Book 680, Page 445.
- 2) With the benefit of an Easement Deed recorded in the Strafford County Registry of Deeds at Book 4422, Page 72, together with all right, title and interest in said easement for the benefit of Lot 8 as shown on the Plan.
- 3) With the benefit of an easement reserved for the benefit of the parcel in the deed to Waterstone Rochester, LLC recorded in Volume 4238, Page 739.
- 4) With the benefit of an easement over land n/f of PSNH reserved in deed to PSNH recorded at Book 851, Page 488, provided that the use of such easement does not interfere with the use of the property for public utility purposes.

[End of Page. Signatures appear on next Page.]

WARRANTY DEED
Route 11 Investments, Inc.
to
~~Waterstone Rochester, LLC~~ Farmington Associates Properties LLC
68 Farmington Road, Rochester, N.H.

Grantor's Signature Page


EXECUTED AND DELIVERED as a sealed instrument as of this 21 day of December, 2016.

GRANTOR:
ROUTE 11 INVESTMENTS, INC., a New Hampshire corporation

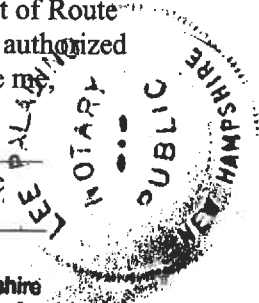
By: 
Mark Stevens, President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this, the 21st day of December, 2016 before me, the undersigned officer, personally appeared Mark Stevens who acknowledged himself to be the duly authorized President of Route 11 Investments, Inc., a New Hampshire corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained. Before me


Justice of the Peace/Notary Public
Commission Expires: _____

LEE PALADINO
Notary Public - New Hampshire
My Commission Expires December 2, 2020



**ABUTTERS LIST (DIRECT)
AS OF
MAY 22, 2023
FOR
68 & 76 FARMINGTON ROAD, ROCHESTER, NH
JBE PROJECT No. 21173.1**

OWNER OF RECORD:

TAX MAP 216/ LOT 9
FARMINGTON ASSOCIATES PROPERTIES LLC
250 FIRST AVE, SUITE 202
NEEDHAM, MA 02494-2886
BK 4445/PG 474

TAX MAP 216/LOT 10 – SUBJECT PARCEL
TAX MAP 216/LOT 19 – ABUTTING PARCEL
TAX MAP 220/LOT 22 - ABUTTING PARCEL
PUBLIC SERVICE CO OF NH
DBA EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270

APPLICANT:

WATERSTONE PROPERTY GROUP
ATTN. SCOTT HALEY
117 KENDRICK STREET
SUITE 325
NEEDHAM, MA 02494

ABUTTERS:

216/6
48 FARMINGTON LLC
48 FARMINGTON RD
ROCHESTER, NH 03867

216/11 & 11-1
WATERSTONE ROCHESTER LLC
% WATERSTONE RETAIL DEVELOPMENT
250 1ST AVE, STE 202
NEEDHAM HEIGHTS, MA 02494

216/18-2
ROCHESTER HOSPITALITY LLC
% RAICHE & CO CPAS PA
680 CENTRAL AVE, STE 101
DOVER, NH 03820

216/20
CRANE DRIVE LLC
151 PORTSMOUTH AVE
EXETER, NH 03833

216/24
BLACK MARBLE REALTY TRUST %
SEACOAST MOTORCYCLES INC
PO BOX 1740
NORTH HAMPTON, NH 03862-1740

217/1
ROBERT L GUSTAFSON TRUST %
ROBERT L GUSTAFSON TRUSTEE
144 N WASHINGTON DR
SARASOTA, FL 34236-1418

217/59
ANDREA MANK
SCOTT LAFFEY
125 TEN ROD RD
ROCHESTER, NH 03867

217/60
POMROY FAMILY REVOC TRUST %
MERLE I. & BARBARA G. POMROY
12 ADAMS AVE
ROCHESTER, NH 03867

220/28
RONALD & LISA GRENIER
110 TEN ROD RD
ROCHESTER, NH 03867

220/30
MICHAEL & ALBERTA KEDDY
111 TEN ROD RD
ROCHESTER, NH 03867

220/32-3
RICHARD MELANSON
99 TEN ROD RD
ROCHESTER, NH 03867

220/32-4
ROBERT FORCIER JR
107 TEN ROD RD
ROCHESTER, NH 03867

220/32-5
JEFFREY & KAREN LABRECQUE
109 TEN ROD RD
ROCHESTER, NH 03867

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: ERIK POULIN, P.E.
PO BOX 219
STRATHAM, NH 03885

FARMINGTON ASSOCIATES PROPERTIES LLC
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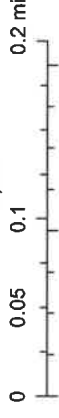
My Map



4/11/2023, 12:56:15 PM

 Tax Parcels

1:9,028



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS, Esri
Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft,

ArcGIS Online - Rochester NH-Web GIS

RIDGE MARKETPLACE PHASE II MARKETPLACE BLVD, ROCHESTER, NH

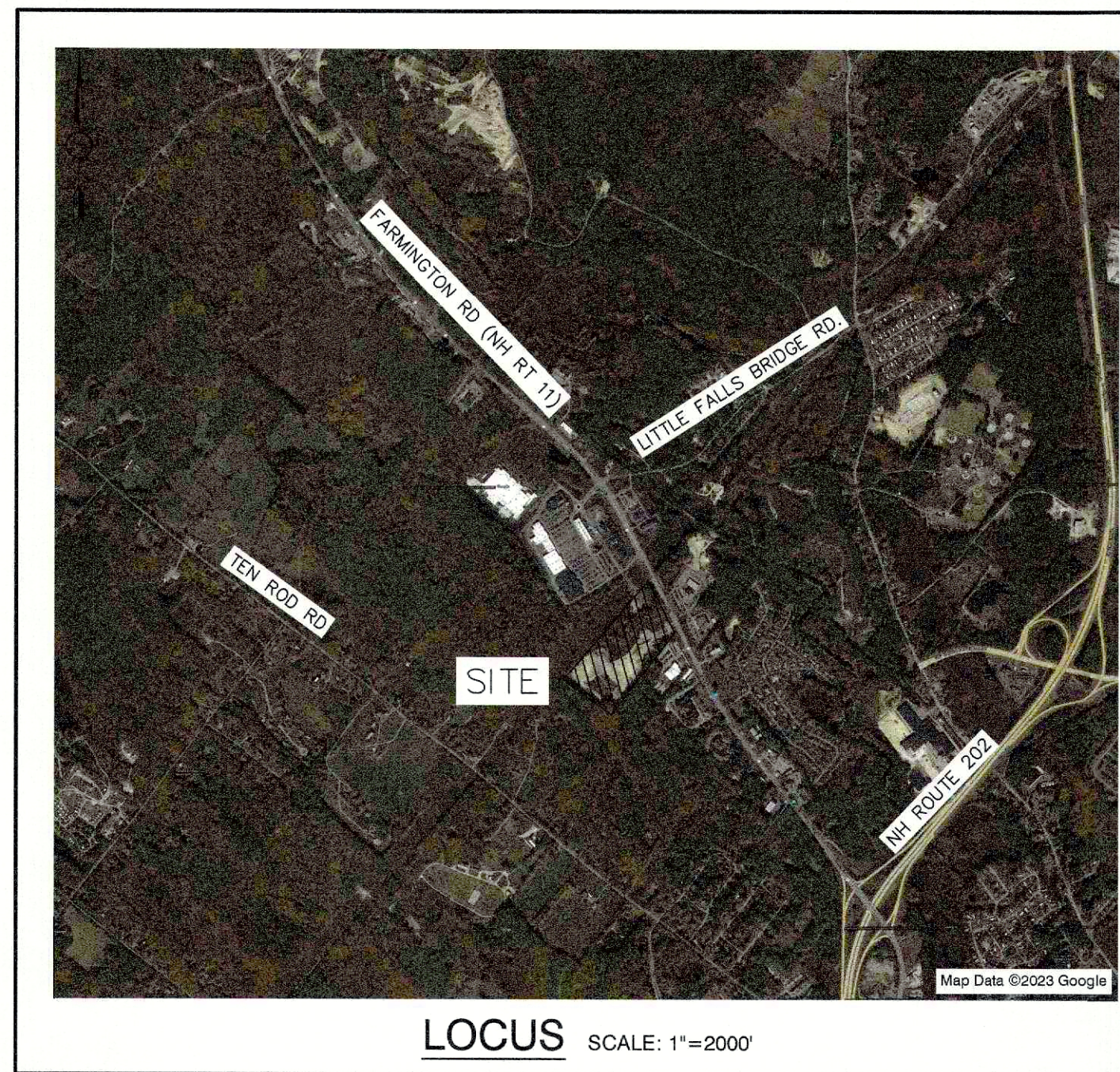
TAX MAP 216 LOTS 9, 10 68 FARMINGTON RD, ROCHESTER, NH



Know what's below
811 before you dig

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRAVITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL



SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	OVERALL SITE PLAN
C2-1 - C2-3	SITE PLANS
C3	OVERALL GRADING AND DRAINAGE PLAN
C3-1 - C3-3	GRADING AND DRAINAGE PLANS
C4	OVERALL UTILITY PLAN
C4-1 - C4-3	UTILITY PLANS
D1 - D5	DETAIL SHEETS
LP1	LIGHTING PLAN
E1	EROSION AND SEDIMENT CONTROL DETAILS

TRAFFIC ENGINEER
VANASSE & ASSOCIATES, INC.
10 N.E. BUSINESS CENTER DRIVE, SUITE 314
ANDOVER, MA 01810
(978) 474-8800
CONTACT: JEFFREY DIRK

WATER AND SEWER
DEPARTMENT OF PUBLIC WORKS
209 CHESTNUT HILL RD
ROCHESTER, NH 03867
(603) 332-3110

ELECTRIC
UNITIL NEW HAMPSHIRE
6 LIBERTY LANE WEST
HAMPTON, NH 03842
(603) 772-0775

TELEPHONE
CONSOLIDATED COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN: DAVE KESTNER
(603) 743-1114

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE
BLDG 2, UNIT H
EXETER, NH 03833
(603) 778-0644
CONTACT: JAMES GOVE

ELECTRIC
EVERSOURCE
740 N COMMERCIAL ST
PO BOX 330
MANCHESTER, NH 03105-0330
(603) 662-7764

LANDSCAPE DESIGNER
TERRAIN PLANNING & DESIGN, LLC
311 KAST HILL ROAD
HOPKINTON, NH 03229
(603) 746-3512
CONTACT: ERIC BUCK



PROJECT PARCEL TOWN OF ROCHESTER, NH TAX MAP 216, LOTS 9, 10	APPROVED – ROCHESTER, NH PLANNING BOARD
APPLICANT WATERSTONE PROPERTIES GROUP 117 KENDRIK ST, SUITE 325 NEEDHAM, MA 02494	
TOTAL LOT AREA LOT 9 LOT 10 1,144,321± SQ. FT. 914,760± SQ. FT. 26.27± ACRES 21.00± ACRES	
DATE:	

Design: EMP	Draft: EJH	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

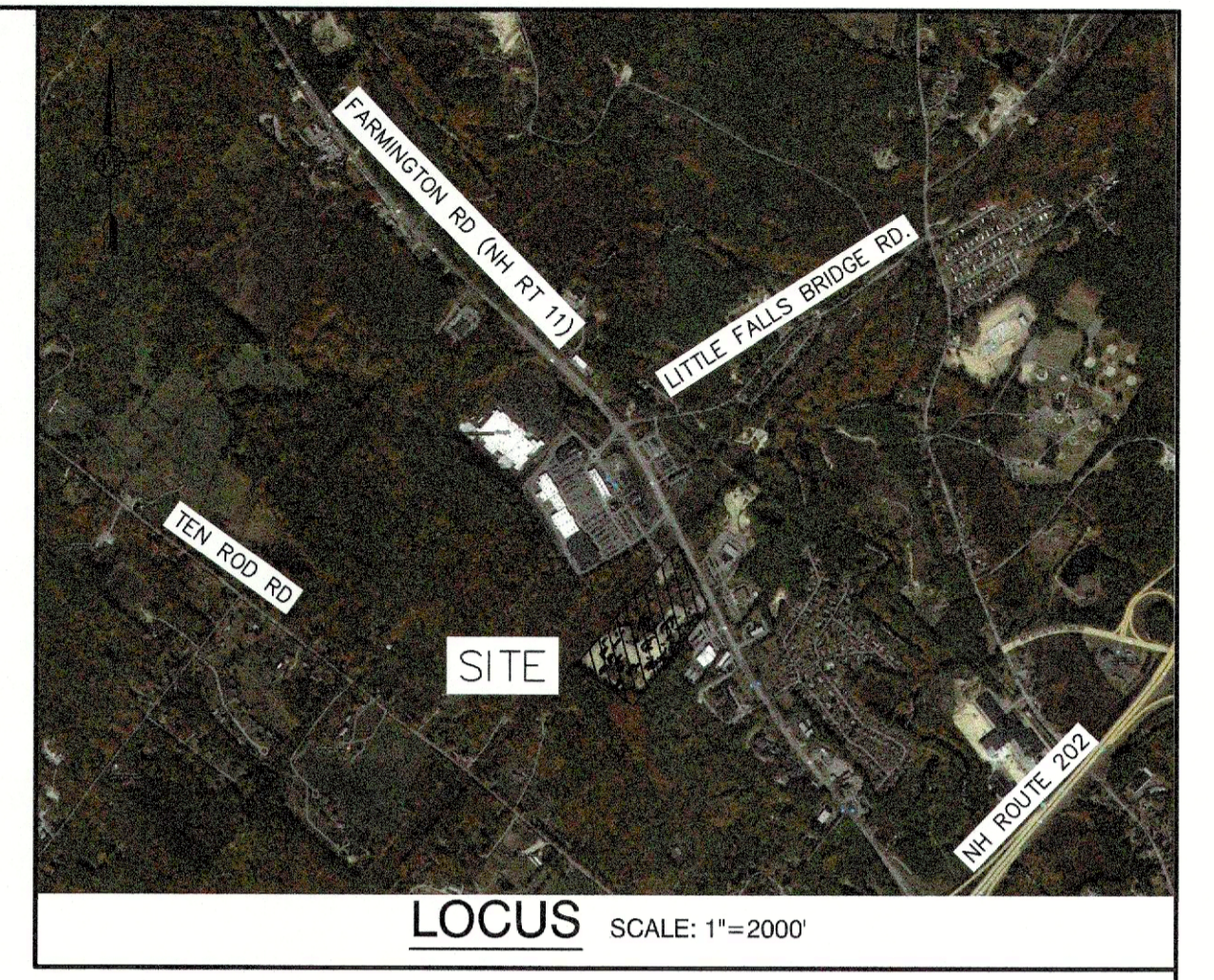
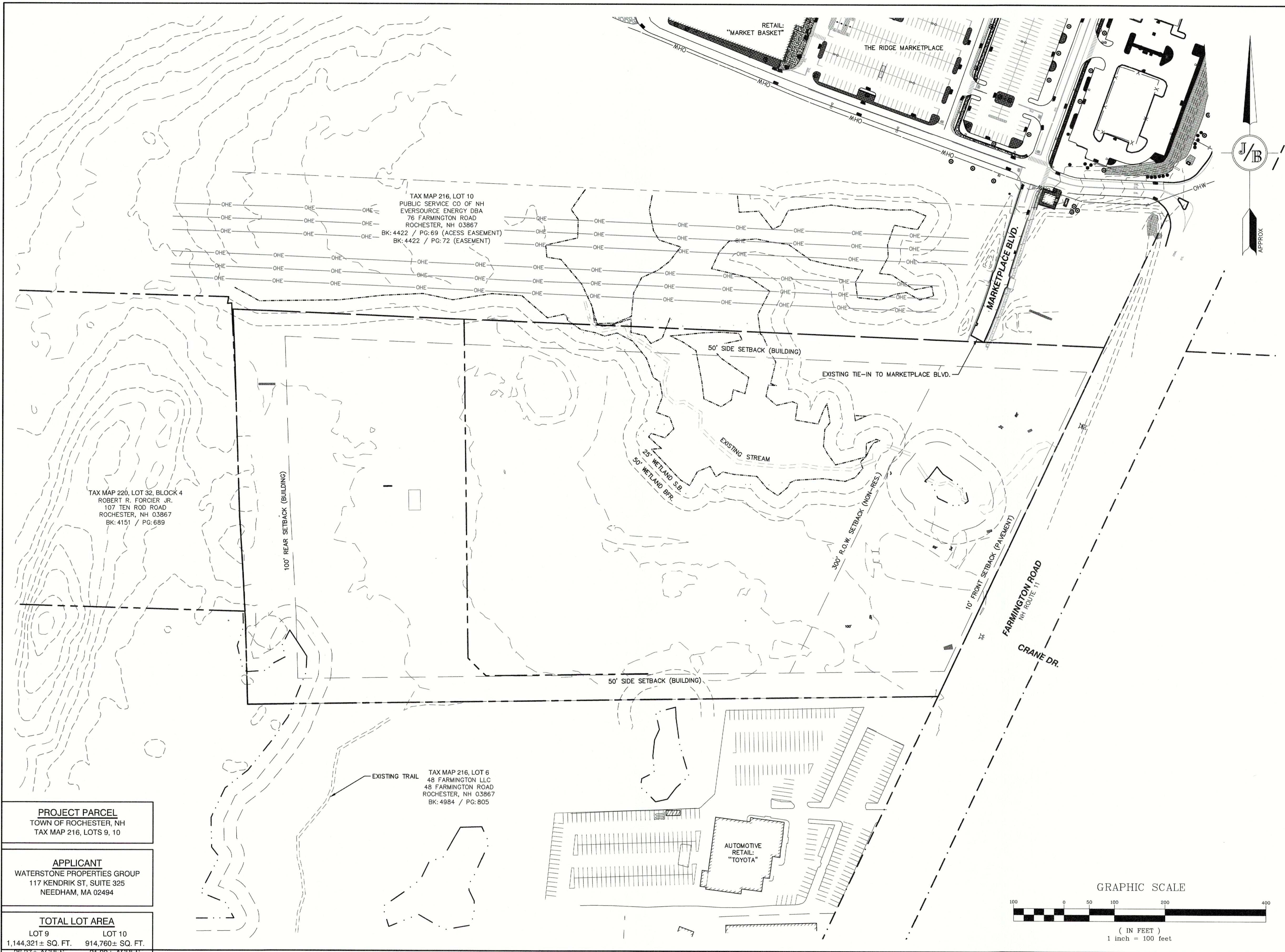
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. 603-772-4746
PO Box 219, Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	RIDGE MARKETPLACE PHASE II MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.	CS
SHEET NO. 1 OF 21 JBE PROJECT NO. 21173	



EXISTING CONDITIONS NOTES:

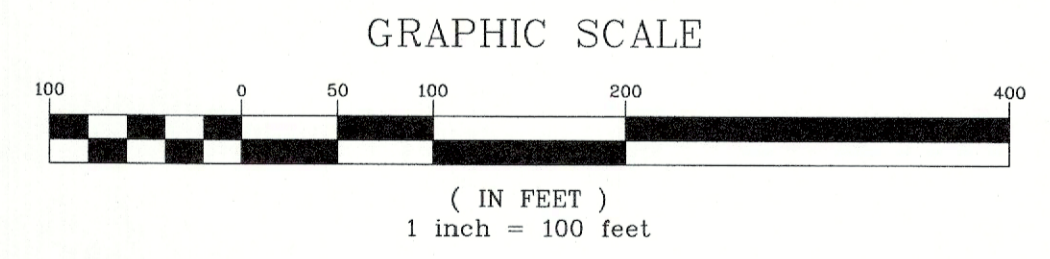
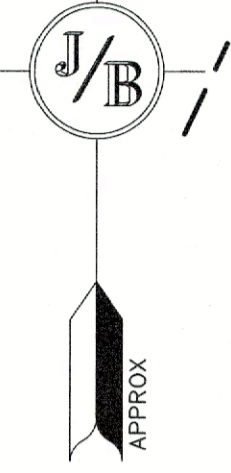
1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR TAX MAP 216, LOT 9 SITUATED IN ROCHESTER, NH.
2. ZONING DISTRICT: GRANITE RIDGE DISTRICT (GR)
 LOT AREA MINIMUM = NONE
 LOT FRONTAGE MINIMUM = 50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 10' (PAVEMENT)
 SIDE SET = 5' (PAVEMENT)
 REAR SETBACK = 10' (PAVEMENT)
 FRONT SETBACK = 300' (FROM R.O.W. - NON-RES. STRUCTURE)
 FRONT SETBACK = 200' (FROM R.T. 11 - RES. STRUCTURE)
 SIDE SETBACK = 50'
 REAR SETBACK = 100'
 WETLAND SETBACK = 25'
 WETLAND BUFFER = 50'
 MAX. BUILDING HEIGHT = 75' (NON-RES.)
 MAX. BUILDING HEIGHT = 100' (RESIDENTIAL)
 ZONING NOTE: "STRUCTURES OVER 55' WILL BE PLACED AS CLOSE TO THE CENTER OF THE LOT AS PRACTICAL" (NON-RES. & RES.)
 MAX. IMPERVIOUS COVER = 85% (MIN. 15% OPEN SPACE)
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE " DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33017C0184D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 184 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. BASIS OF BEARING: HORIZONTAL - - VERTICAL - -
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF ROCHESTER TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF ROCHESTER ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
15. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
16. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

TAX MAP 216, LOT 10
 PUBLIC SERVICE CO OF NH
 EVERSOURCE ENERGY DBA
 76 FARMINGTON ROAD
 ROCHESTER, NH 03867
 BK: 4422 / PG: 69 (ACCESS EASEMENT)
 BK: 4422 / PG: 72 (EASEMENT)

TAX MAP 220, LOT 32, BLOCK 4
 ROBERT R. FORCIER JR.
 107 TEN ROD ROAD
 ROCHESTER, NH 03867
 BK: 4151 / PG: 689

EXISTING TRAIL TAX MAP 216, LOT 6
 48 FARMINGTON LLC
 48 FARMINGTON ROAD
 ROCHESTER, NH 03867
 BK: 4984 / PG: 805

AUTOMOTIVE
 RETAIL:
 "TOYOTA"



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PROJECT PARCEL
 TOWN OF ROCHESTER, NH
 TAX MAP 216, LOTS 9, 10

APPLICANT
 WATERSTONE PROPERTIES GROUP
 117 KENDRIK ST, SUITE 325
 NEEDHAM, MA 02494

TOTAL LOT AREA

LOT 9	LOT 10
1,144,321 ± SQ. FT.	914,760 ± SQ. FT.
26.27 ± ACRES	21.00 ± ACRES

Design: EMP Draft: EJH Date: 05/23/2023
 Checked: EMP Scale: AS SHOWN Project No.: 21173
 Drawing Name: 21173.1-PHASE2-PLAN.DWG
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REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.
C1
 SHEET NO. 2 OF 21
 JBE PROJECT NO. 21173



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT CONSISTING OF:
 - ZONING DISTRICT: GRANITE RIDGE DISTRICT (GR)
 - LOT AREA MINIMUM = NONE
 - LOT FRONTAGE MINIMUM = 50'
 - BUILDING SETBACKS (MINIMUM):
 - FRONT SETBACK = 10' (PAVEMENT)
 - SIDE SET = 5' (PAVEMENT)
 - REAR SETBACK = 10' (PAVEMENT)
 - FRONT SETBACK = 300' (FROM R.O.W. - NON-RES. STRUCTURE)
 - FRONT SETBACK = 200' (FROM R.T. 11 - RES. STRUCTURE)
 - SIDE SETBACK = 50'
 - REAR SETBACK = 100'
 - WETLAND SETBACK = 25'
 - WETLAND BUFFER = 50'
 - MAX. BUILDING HEIGHT = 75' (NON-RES.)
 - MAX. BUILDING HEIGHT = 100' (RESIDENTIAL)
 - ZONING NOTE: "STRUCTURES OVER 55' WILL BE PLACED AS CLOSE TO THE CENTER OF THE LOT AS PRACTICAL" (NON-RES. & RES.)
 - MAX. IMPERVIOUS COVER = 85% (MIN. 15% OPEN SPACE)
 - PROP. IMPERVIOUS COVER = 538,747 S.F. (26.16%)
- TOTAL BUILDING FOOTPRINT (COMMERCIAL) = 83,678 S.F. (55%)
- TOTAL BUILDING FOOTPRINT (RESIDENTIAL) = 68,555 S.F. (45%)
- TOTAL DISTURBANCE = 935,569 S.F.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION

- BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS, THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 33017C0184D, WITH EFFECTIVE DATE OF MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.

- NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
- ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
- DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.

PARKING TABLES:

RESIDENTIAL:

BLDG #	USE	SIZE	SPACES FORMULA	REQ'D	PROP.
1	RESIDENTIAL	55 UNITS		110	
2	RESIDENTIAL	55 UNITS	2 PER UNIT	110	287
3	RESIDENTIAL	55 UNITS		110	
4	CLUBHOUSE	5,000 S.F.	NONE	NONE	

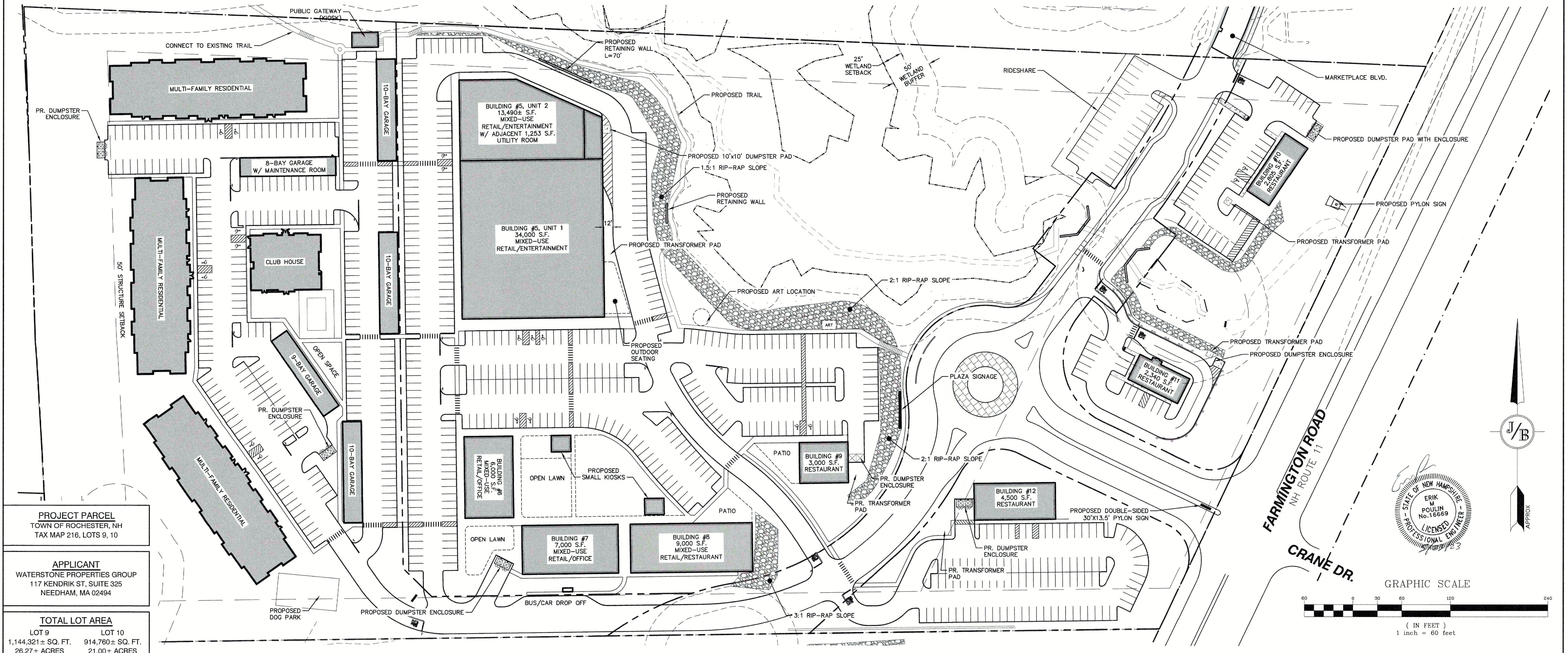
NON-RESIDENTIAL, WEST OF CIRCLE:

BLDG #	USE	SIZE	SPACES FORMULA	REQ'D	PROP.
5 (1)	RETAIL/ENTERTAINMENT	34,000 S.F.		102	
5 (2)	RETAIL/ENTERTAINMENT	13,490 S.F.		40.5	
6	RETAIL/OFFICE	5,000 S.F.	3 PER 1,000 S.F.	15	345
7	RETAIL/OFFICE	7,000 S.F.		21	
8	RETAIL/RESTAURANT	9,500 S.F.		28.5	
9	RESTAURANT	3,000 S.F.		9	

NON-RESIDENTIAL, STAND ALONE:

BLDG #	USE	SIZE	SPACES FORMULA	REQ'D	PROP.
10	RESTAURANT	2,805 S.F.		8.4	
11	RESTAURANT	2,340 S.F.	3 PER 1,000 S.F.	7	156
12	RESTAURANT	5,000 S.F.		15	

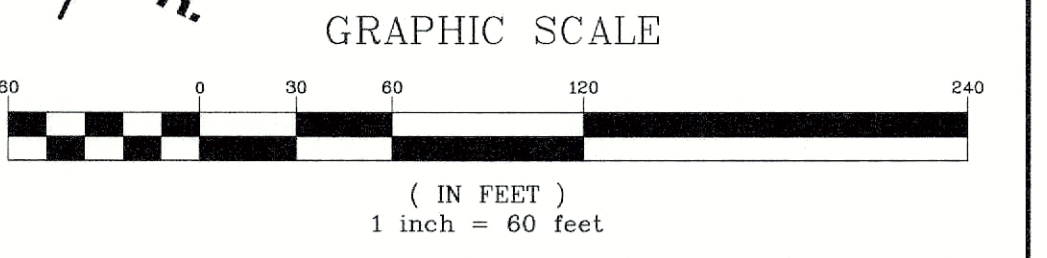
LOCUS SCALE: 1"=2000'



PROJECT PARCEL
TOWN OF ROCHESTER, NH
TAX MAP 216, LOTS 9, 10

APPLICANT
WATERSTONE PROPERTIES GROUP
117 KENDRIK ST, SUITE 325
NEEDHAM, MA 02494

TOTAL LOT AREA
LOT 9 107,321± SQ. FT.
LOT 10 914,760± SQ. FT.
26.27± ACRES 21.00± ACRES



Design: EMP Draft: EJH Date: 05/23/2023
 Checked: EMP Scale: AS SHOWN Project No.: 21173
 Drawing Name: 21173.1-PHASE2-PLAN.DWG
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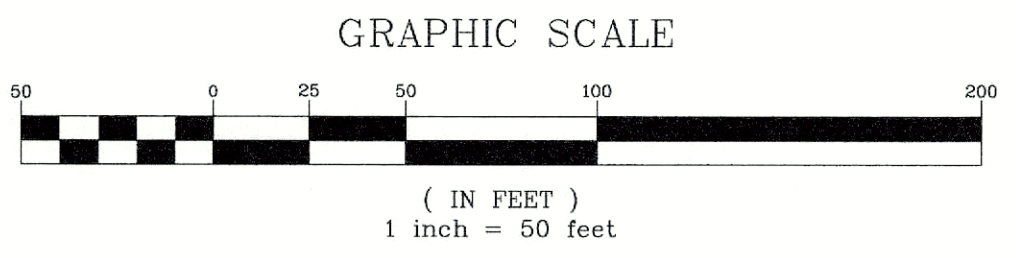
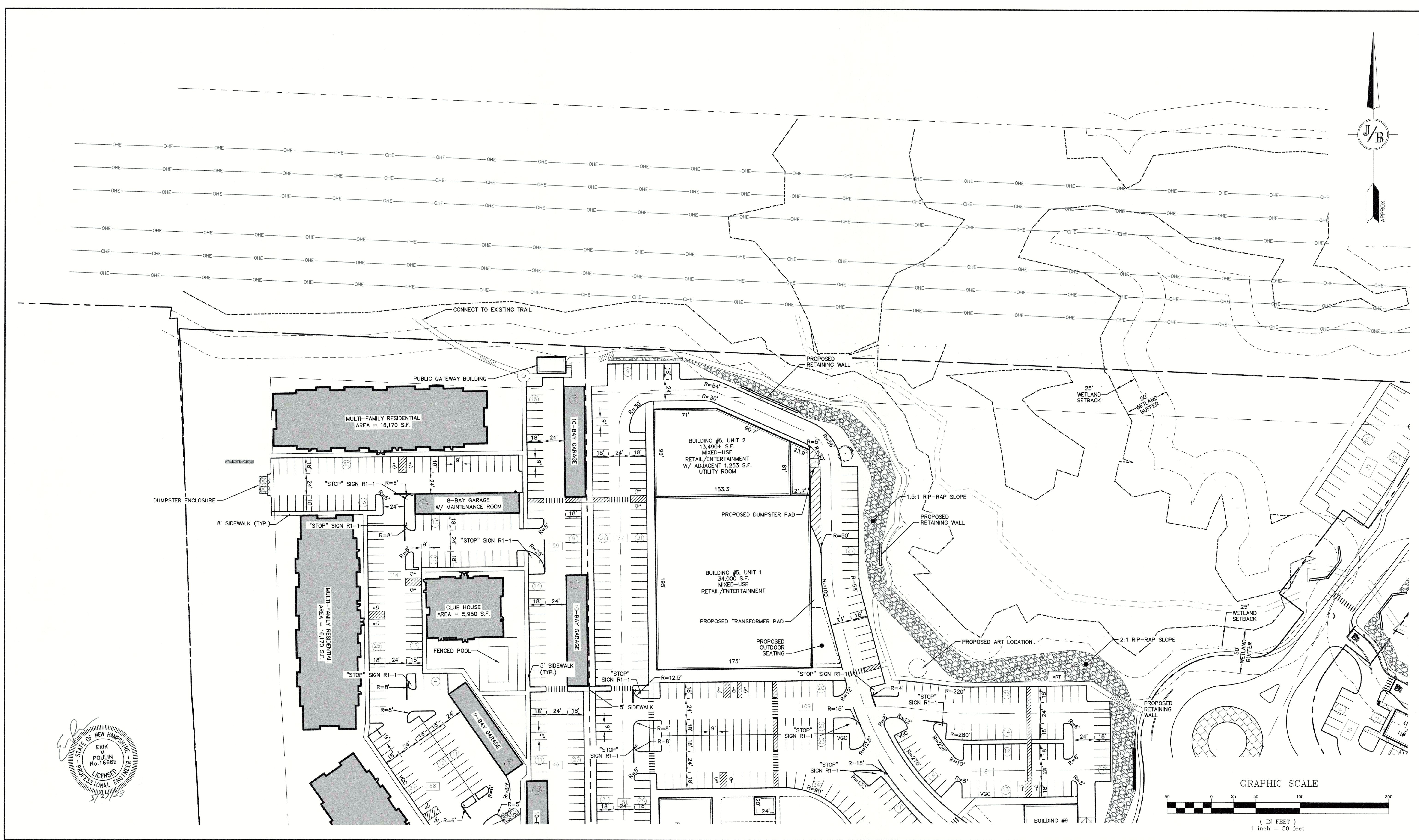
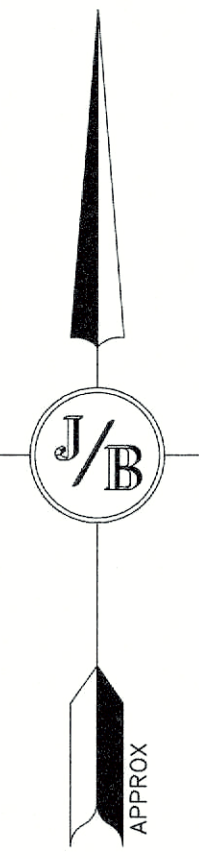
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0	05/23/23	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERALL SITE PLAN**
 Project: **PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH**
 Owner of Record: **FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494**

DRAWING No. **C2**
 SHEET NO. 3 OF 21
 JBE PROJECT NO. 21173



Design: EMP	Draft: EJH	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
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J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

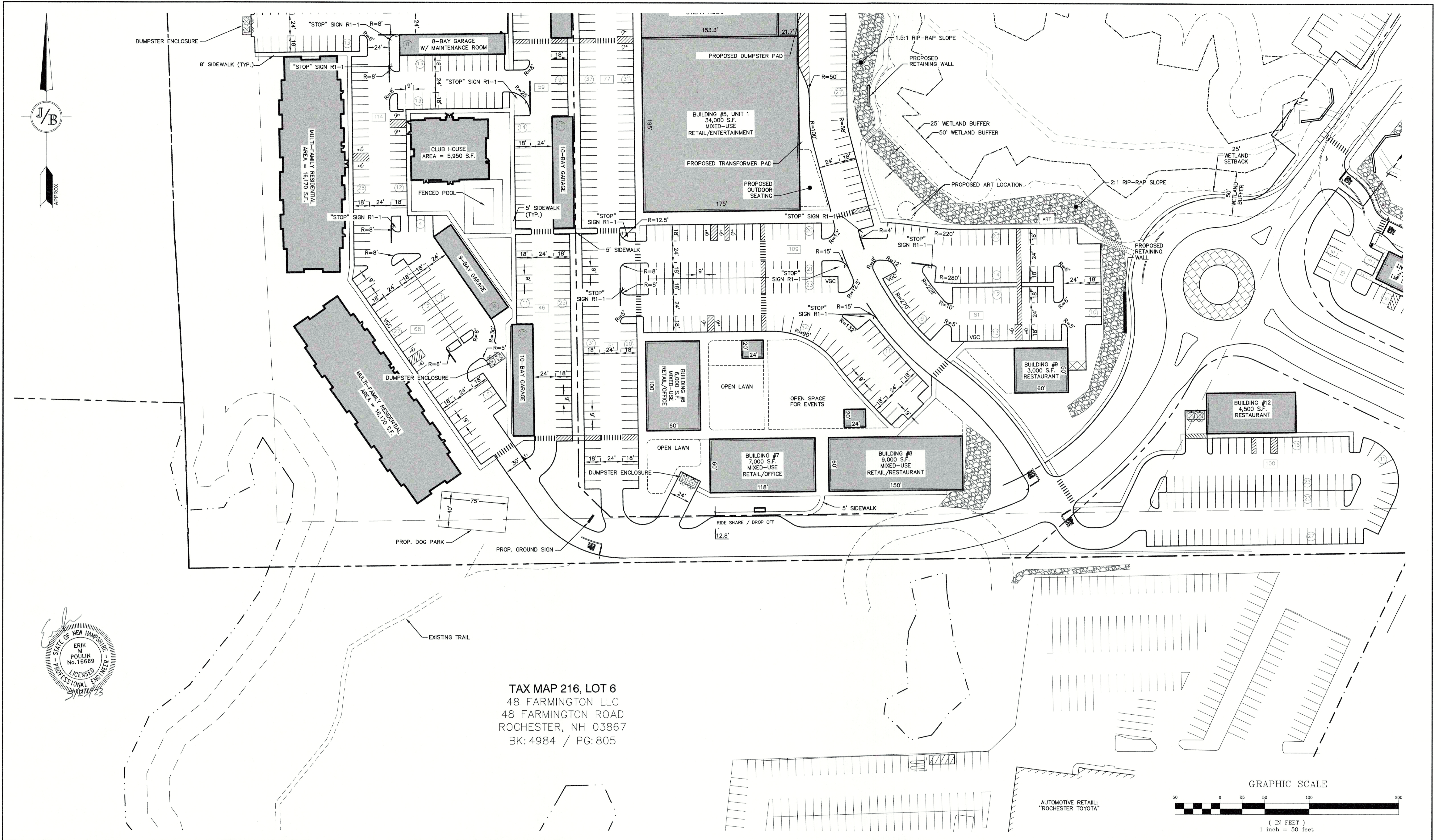
85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

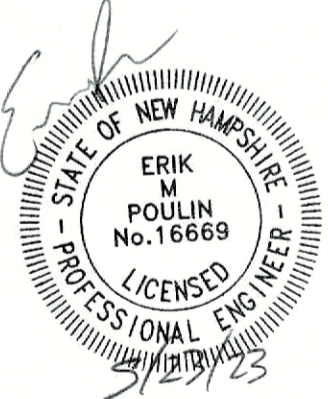
DRAWING No.

C2-1

SHEET NO. 4 OF 21
JBE PROJECT NO. 21173



TAX MAP 216, LOT 6
 48 FARMINGTON LLC
 48 FARMINGTON ROAD
 ROCHESTER, NH 03867
 BK: 4984 / PG: 805



Design: EMP	Draft: EJH	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
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Designed and Produced in NH

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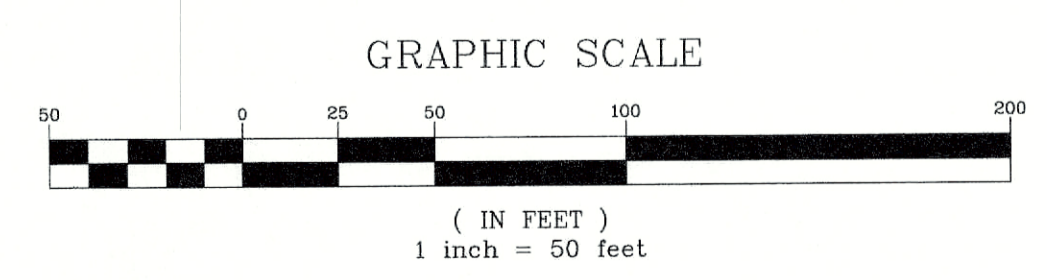
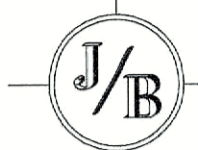
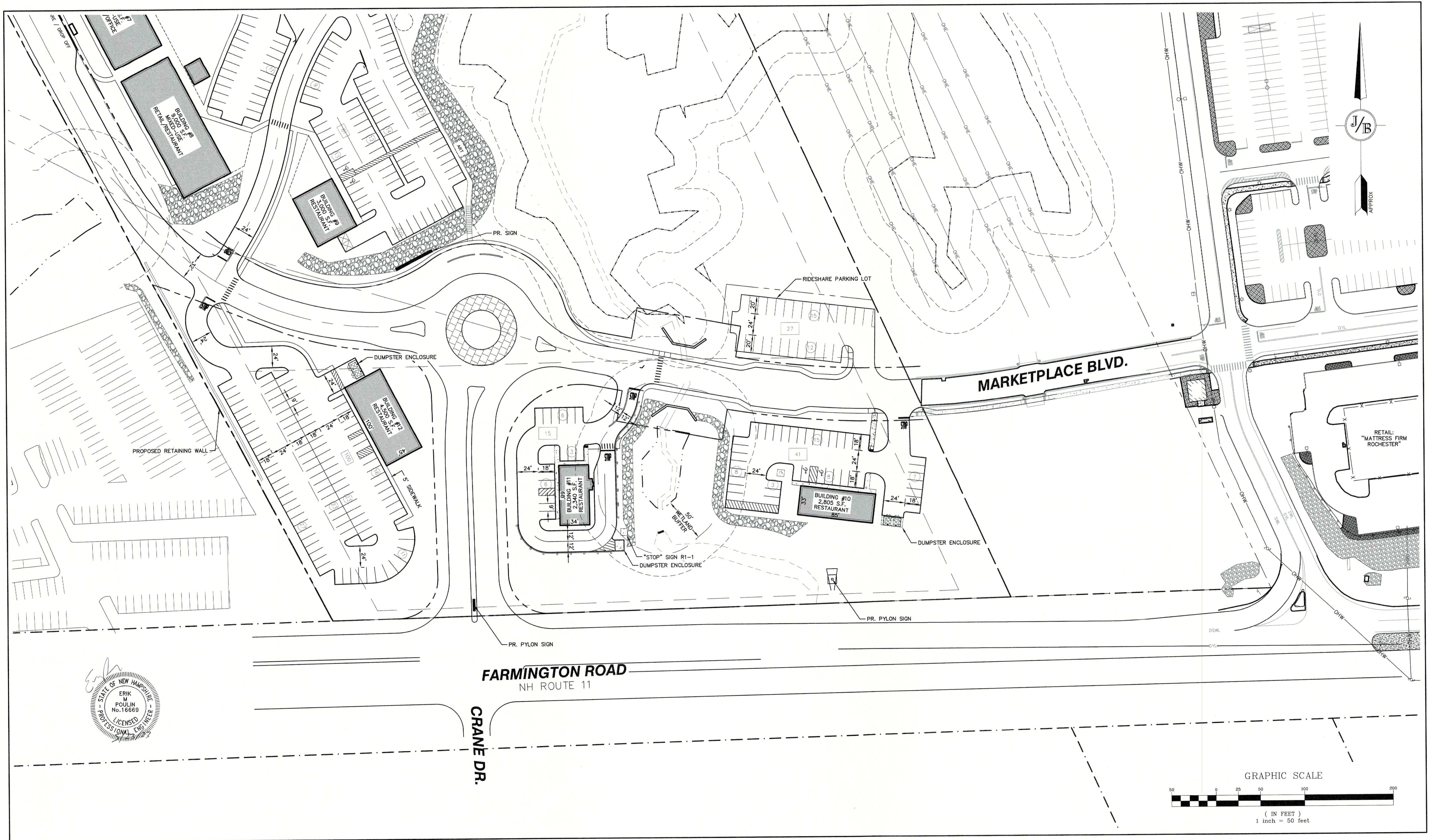
85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.

C2-2

SHEET NO. 5 OF 21
 JBE PROJECT NO. 21173



Design: EMP	Draft: EJH	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
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REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885

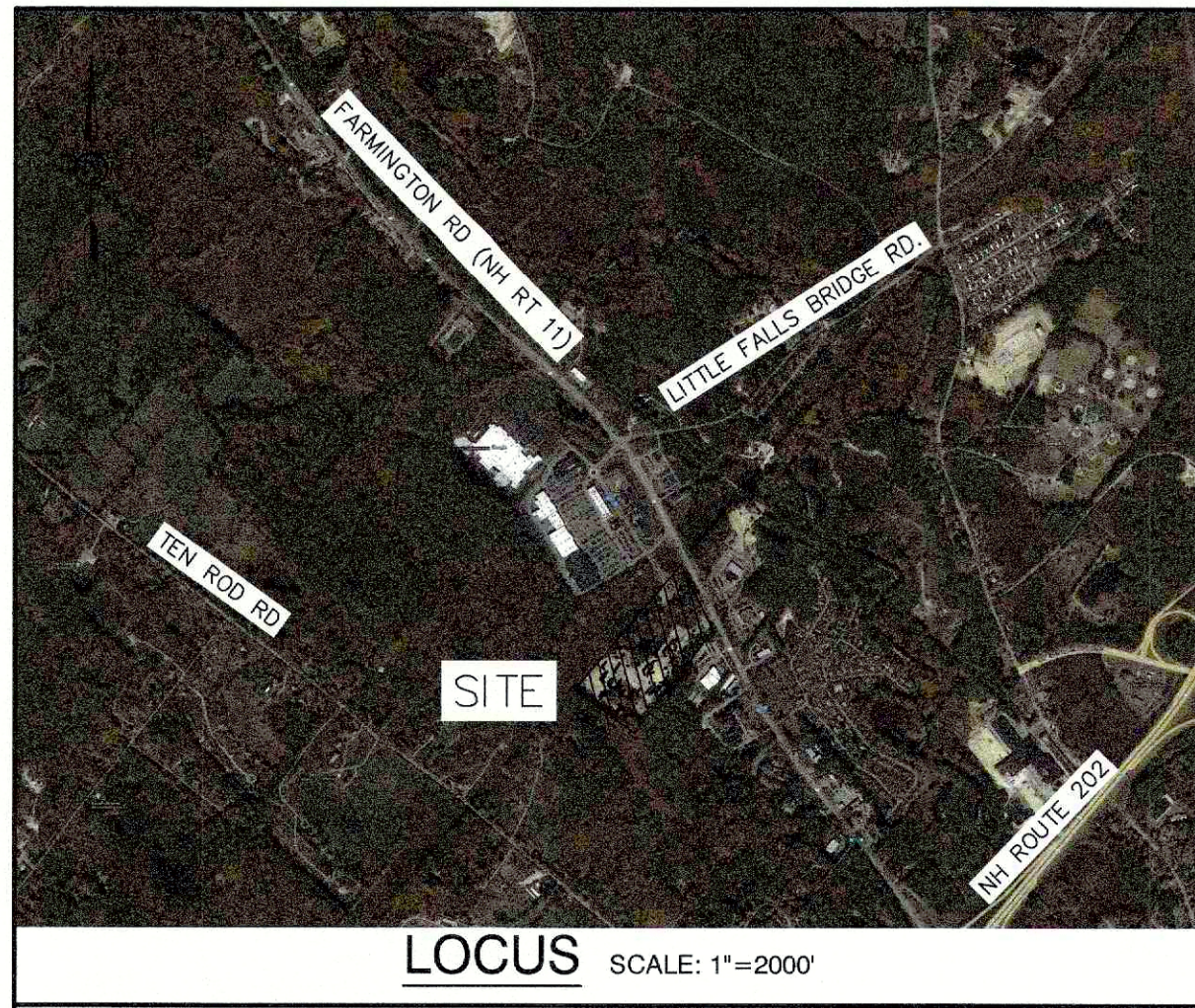
603-772-4746 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.

C2-3

SHEET NO. 6 OF 21
JBE PROJECT NO. 21173



LOCUS SCALE: 1"=2000'

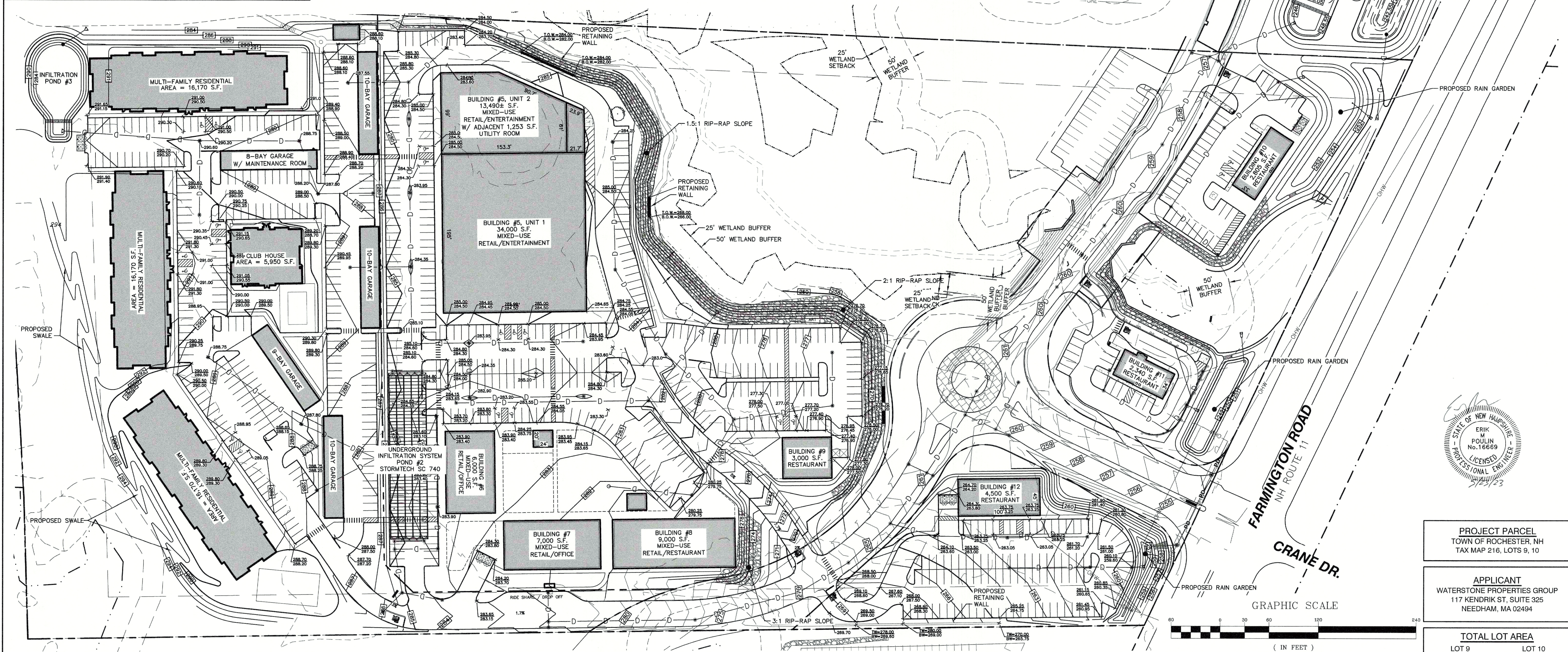
GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES 7. HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY 8. FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.

- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D1 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEET D2 FOR DRAINAGE DETAILS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC LOADS AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED

- ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT

- SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.



PROJECT PARCEL
TOWN OF ROCHESTER, NH
TAX MAP 216, LOTS 9, 10

APPLICANT
WATERSTONE PROPERTIES GROUP
117 KENDRIK ST, SUITE 325
NEEDHAM, MA 02494

TOTAL LOT AREA
LOT 9 1,144,321 ± SQ. FT.
LOT 10 914,760 ± SQ. FT.
28.27 ± ACRES 21.00 ± ACRES

Design: EMP	Draft: EJH	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
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REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING & DRAINAGE PLAN**

Project: **PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, H**

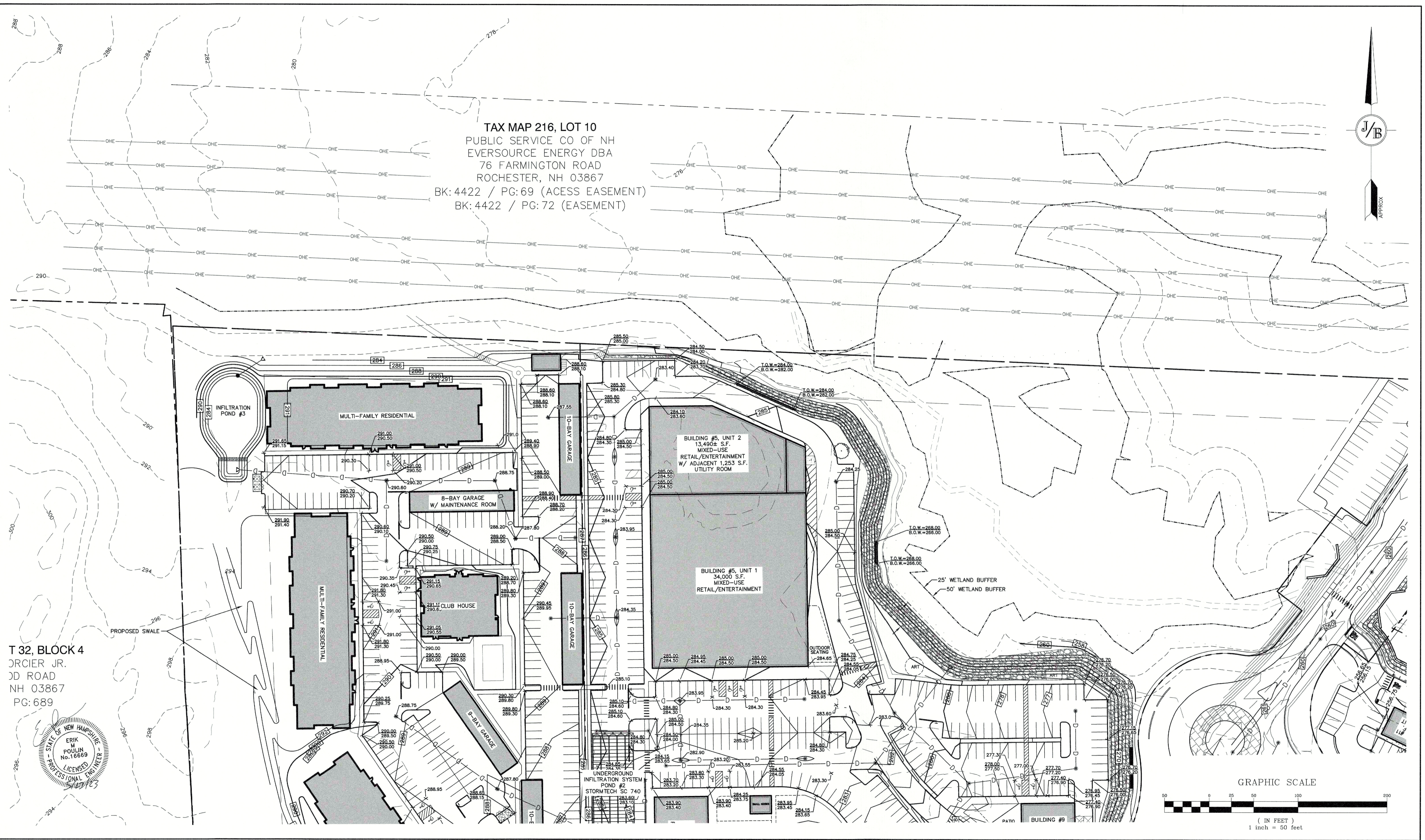
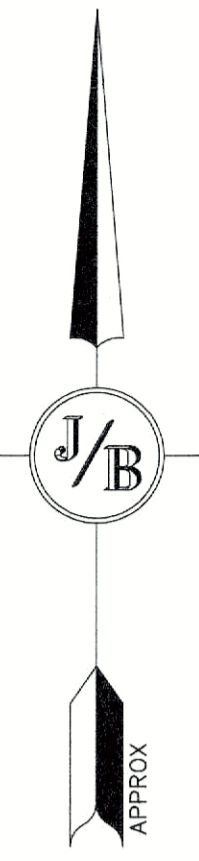
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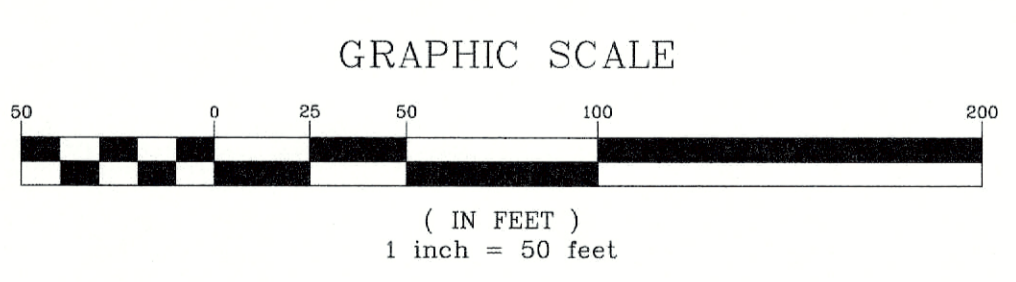
C3

SHEET NO. 7 OF 21
JBE PROJECT NO. 21173

TAX MAP 216, LOT 10
 PUBLIC SERVICE CO OF NH
 EVERSOURCE ENERGY DBA
 76 FARMINGTON ROAD
 ROCHESTER, NH 03867
 BK: 4422 / PG: 69 (ACCESS EASEMENT)
 BK: 4422 / PG: 72 (EASEMENT)



T 32, BLOCK 4
 JRCIER JR.
 DD ROAD
 NH 03867
 PG: 689



Design: EMP	Draft: EJH	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
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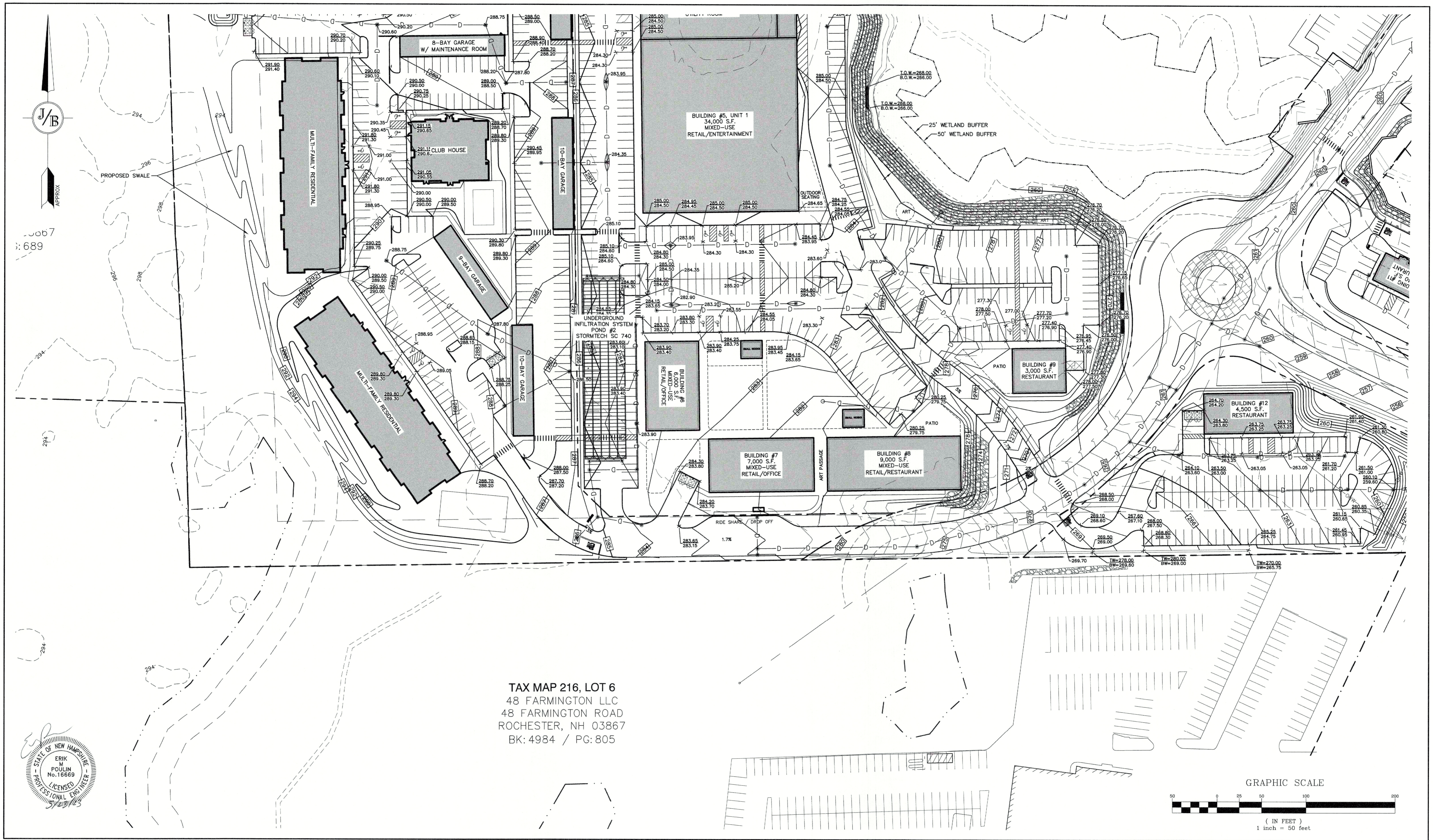
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J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.
C3-1
 SHEET NO. 8 OF 21
 JBE PROJECT NO. 21173



Design: EMP Draft: EJH Date: 05/23/2023
 Checked: EMP Scale: AS SHOWN Project No.: 21173
 Drawing Name: 21173.1-PHASE2-PLAN.DWG
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Civil Engineering Services

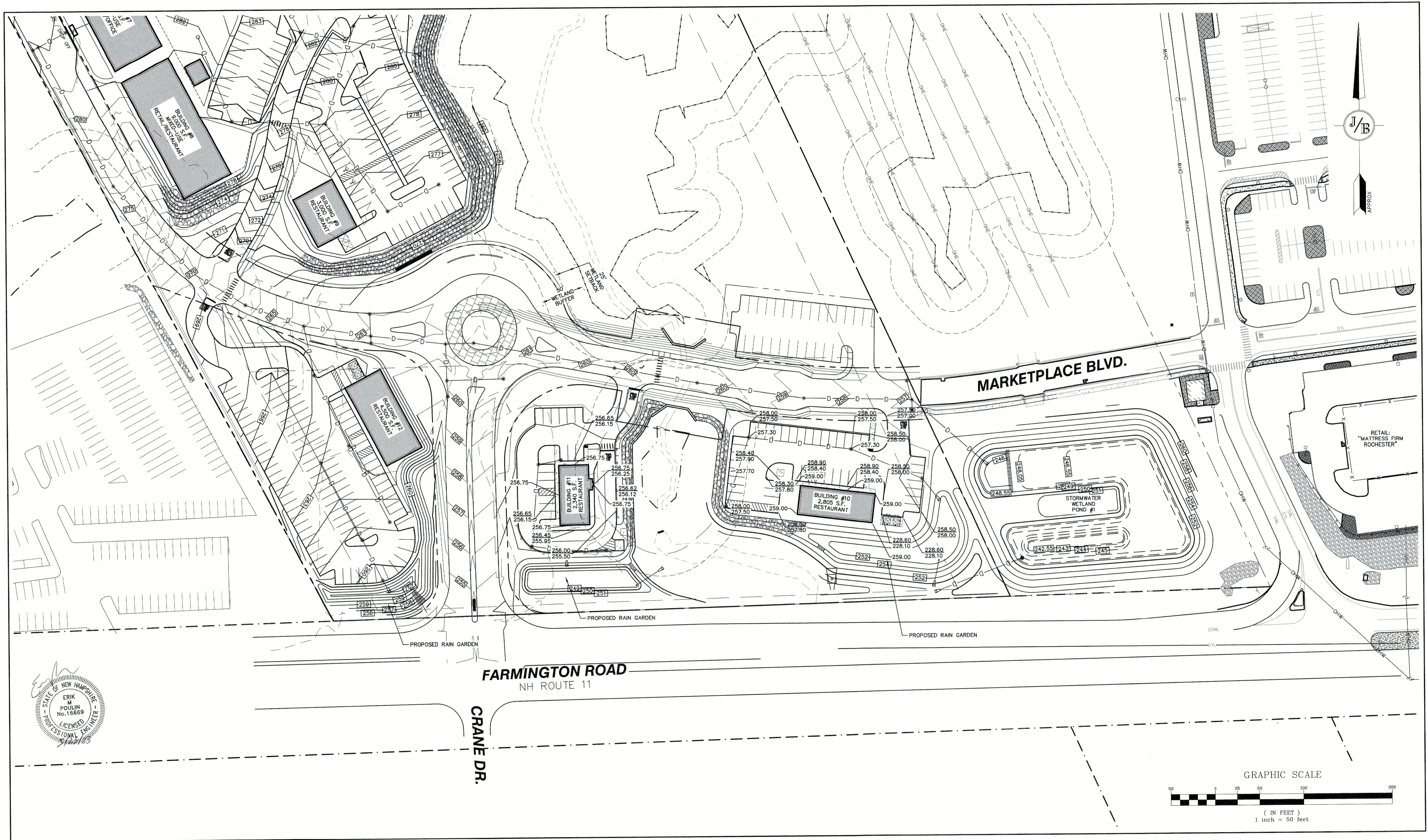
85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**

Project: **PROPOSED PARKING LOT EXPANSION
 MARKETPLACE BLVD, ROCHESTER, NH**

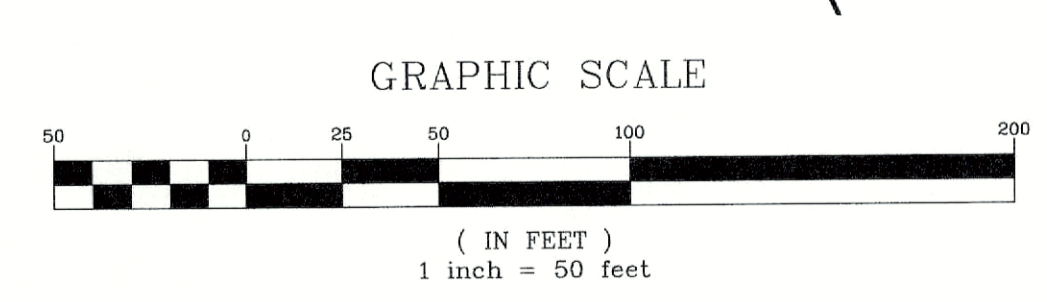
Owner of Record: **FARMINGTON ASSOCIATES PROPERTIES, LLC
 322 RESERVOIR ST, NEEDHAM, MA 02494**

DRAWING No. **C3-2**
 SHEET NO. 9 OF 21
 JBE PROJECT NO. 21173



J/B

APPROX



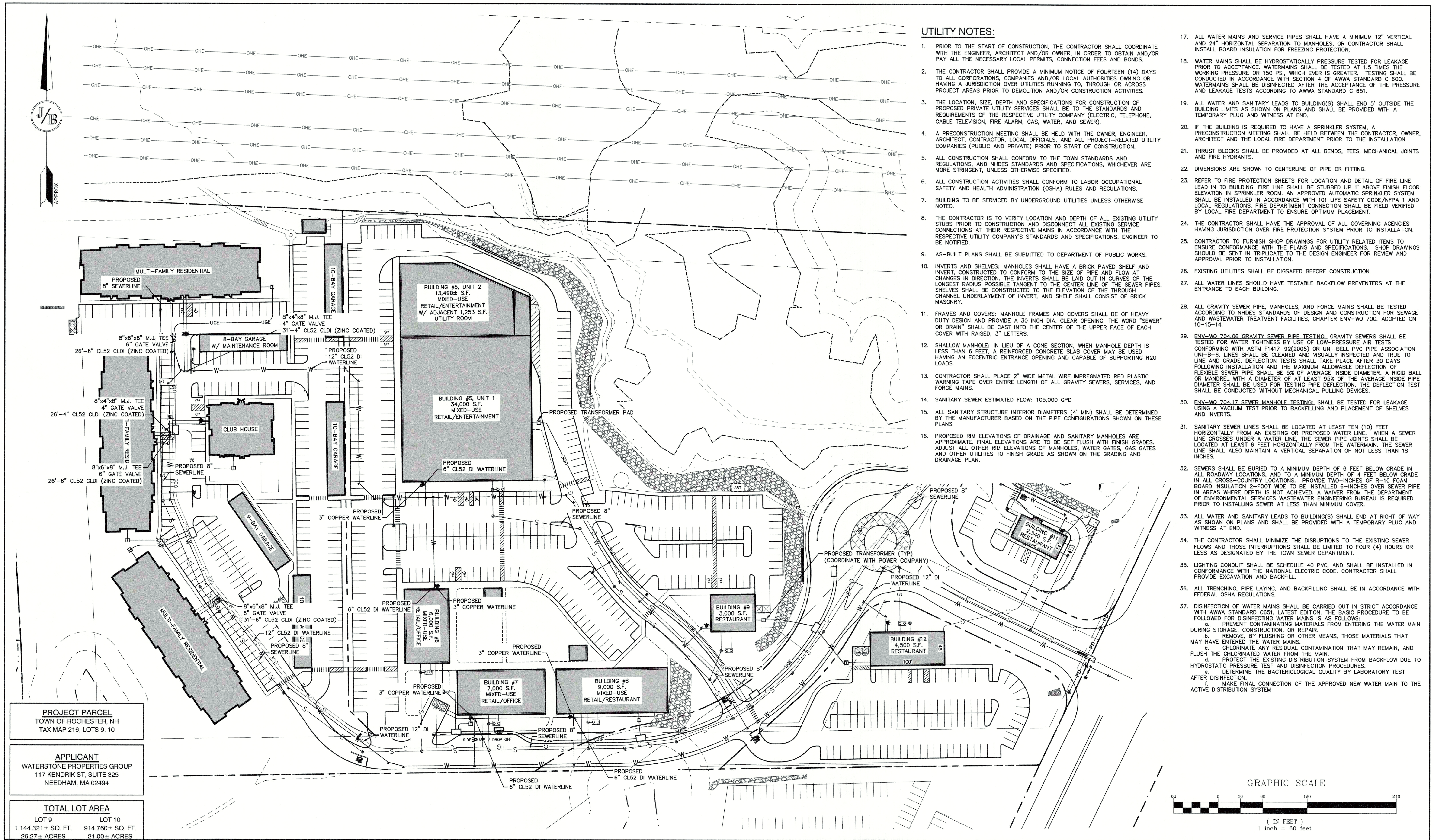
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 Drawing Name: 21173-1-PHASE2-PLAN.DWG
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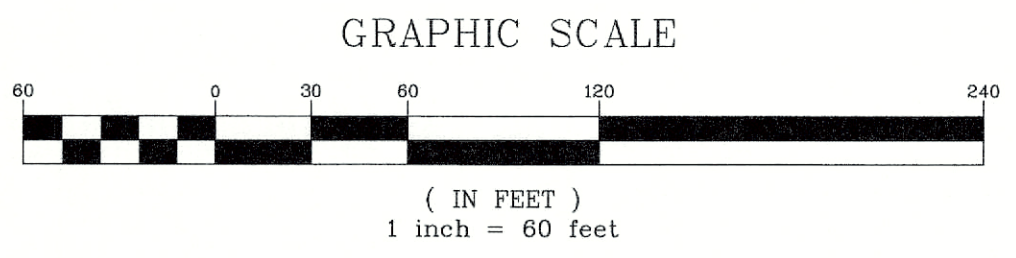
Plan Name: **SITE PLAN**
 Project: PROPOSED PARKING LOT EXPANSION
 MARKETPLACE BLVD, ROCHESTER, NH
 Owner of Record: FARMINGTON ASSOCIATES PROPERTIES, LLC
 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.
C3-3
 SHEET NO. 10 OF 21
 JBE PROJECT NO. 21173



UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELF SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H2O LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER ESTIMATED FLOW: 105,000 GPD
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICH EVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/NFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIGAFAED BEFORE CONSTRUCTION.
- ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14.
- ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
- ENV-WQ 704.17 SEWER MANHOLE TESTING: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
- LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
 - PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
 - REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
 - CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
 - PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
 - DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
 - MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM



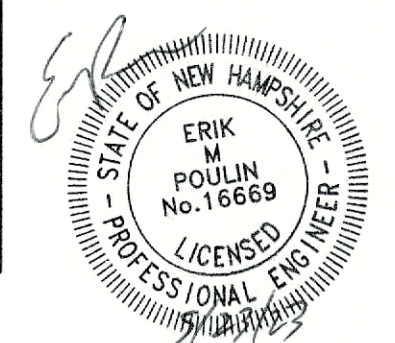
PROJECT PARCEL
TOWN OF ROCHESTER, NH
TAX MAP 216, LOTS 9, 10

APPLICANT
WATERSTONE PROPERTIES GROUP
117 KENDRIK ST, SUITE 325
NEEDHAM, MA 02494

TOTAL LOT AREA
LOT 9 LOT 10
1,144,321± SQ. FT. 914,760± SQ. FT.
26.27± ACRES 21.00± ACRES

Design: EMP Draft: E.J.H Date: 05/23/2023
Checked: EMP Scale: AS SHOWN Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG

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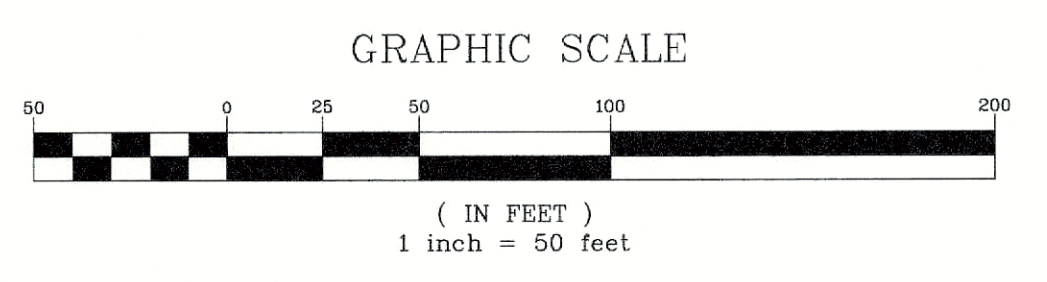
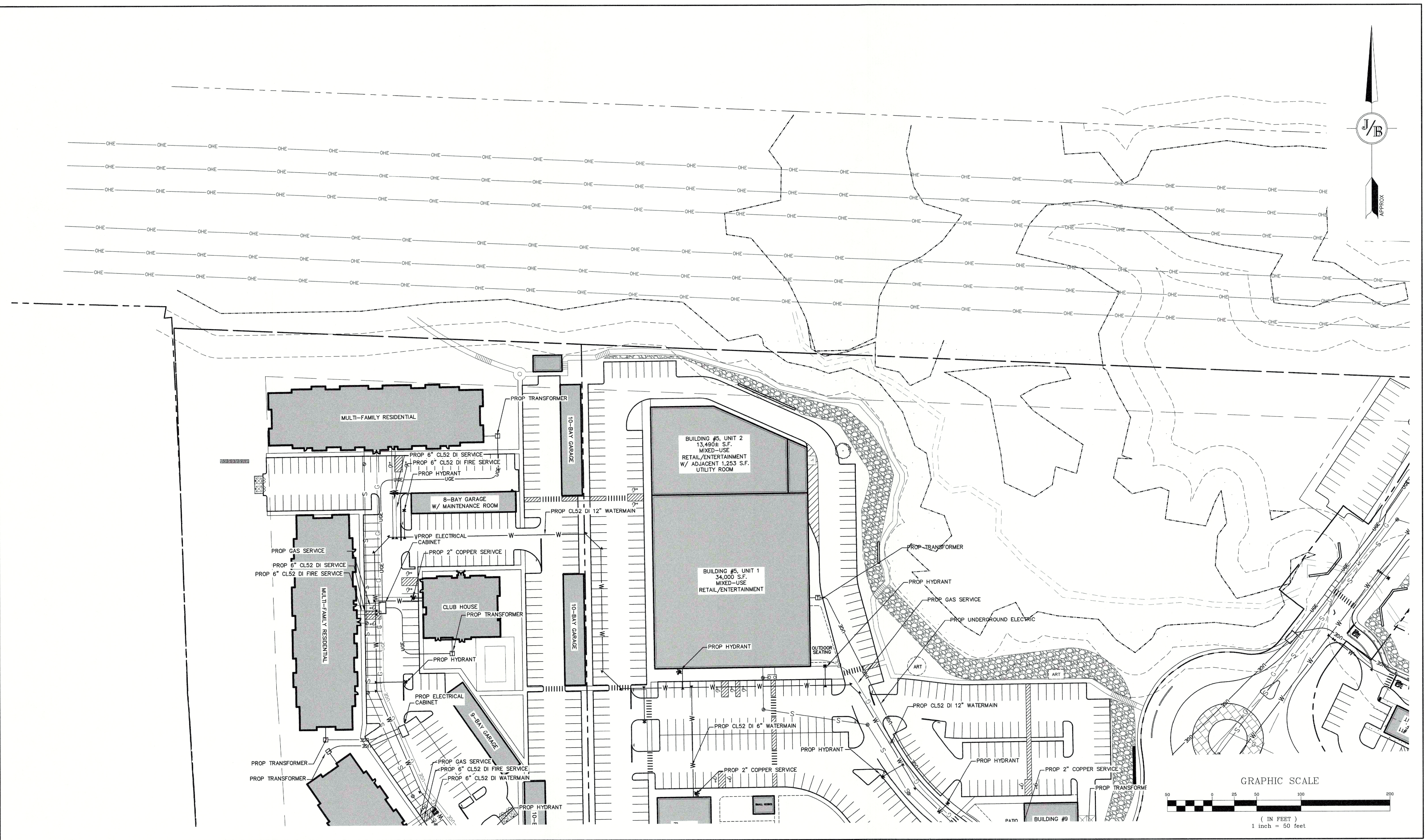
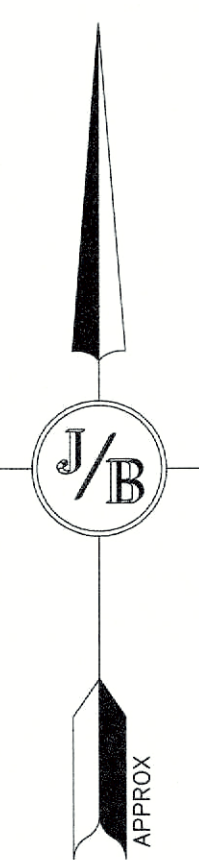
Plan Name: **UTILITY PLAN**

Project: **PARKING LOT EXPANSION
MARKETPLACE BLVD, ROCHESTER, NH**

Owner of Record: **FARMINGTON ASSOCIATES PROPERTIES, LLC
322 RESERVOIR ST, NEEDHAM, MA 02494**

DRAWING No. **C4**

SHEET NO. 11 OF 21
21173



Design: EMP Draft: EJH Date: 05/23/2023
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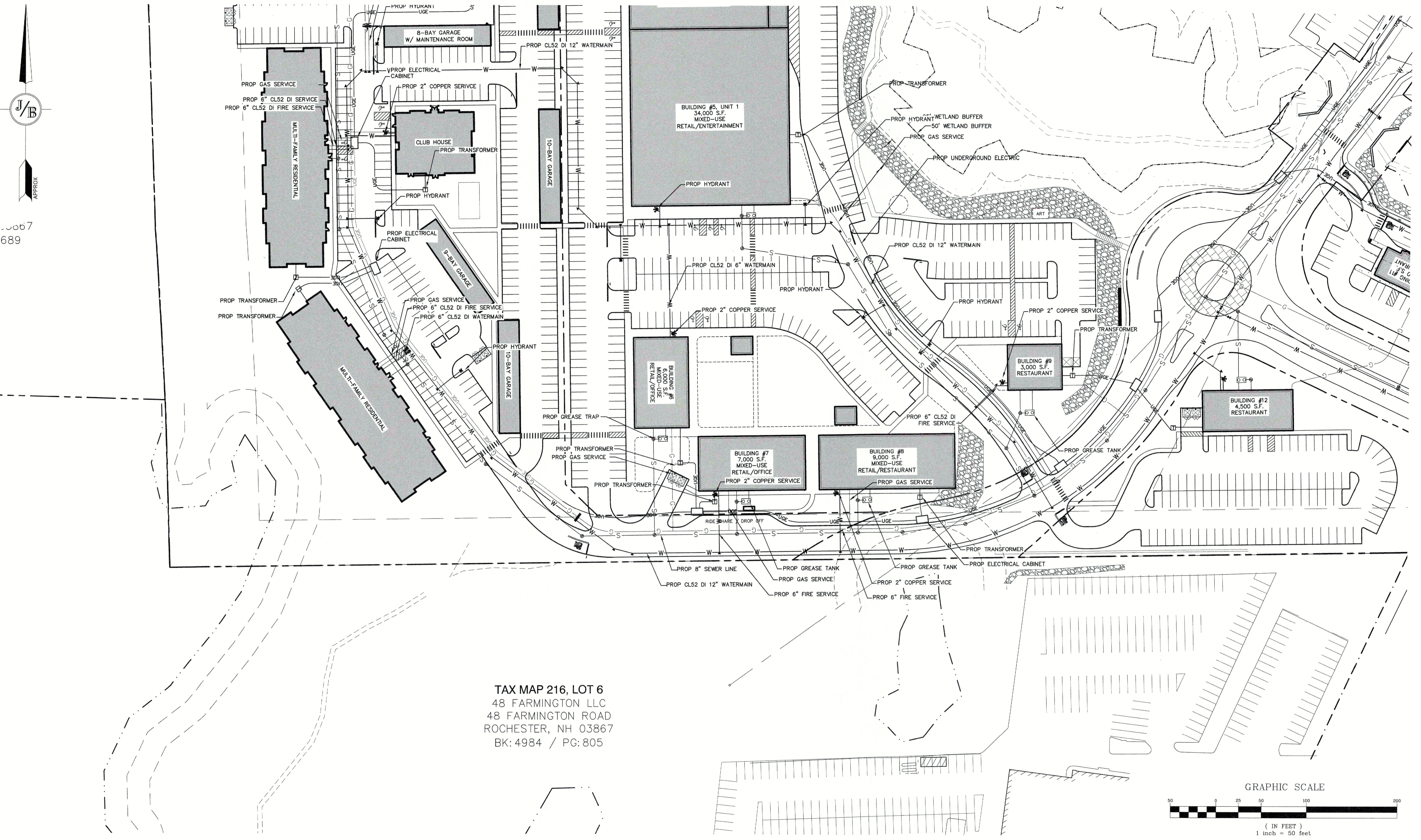
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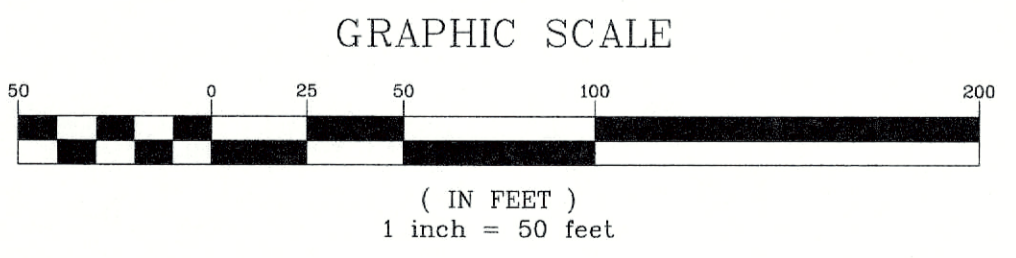
85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.
C4-1
 SHEET NO. 12 OF 21
 JBE PROJECT NO. 21173



TAX MAP 216, LOT 6
 48 FARMINGTON LLC
 48 FARMINGTON ROAD
 ROCHESTER, NH 03867
 BK: 4984 / PG: 805



Design: EMP Draft: EJH Date: 05/23/2023
 Checked: EMP Scale: AS SHOWN Project No.: 21173
 Drawing Name: 21173.1-PHASE2-PLAN.DWG
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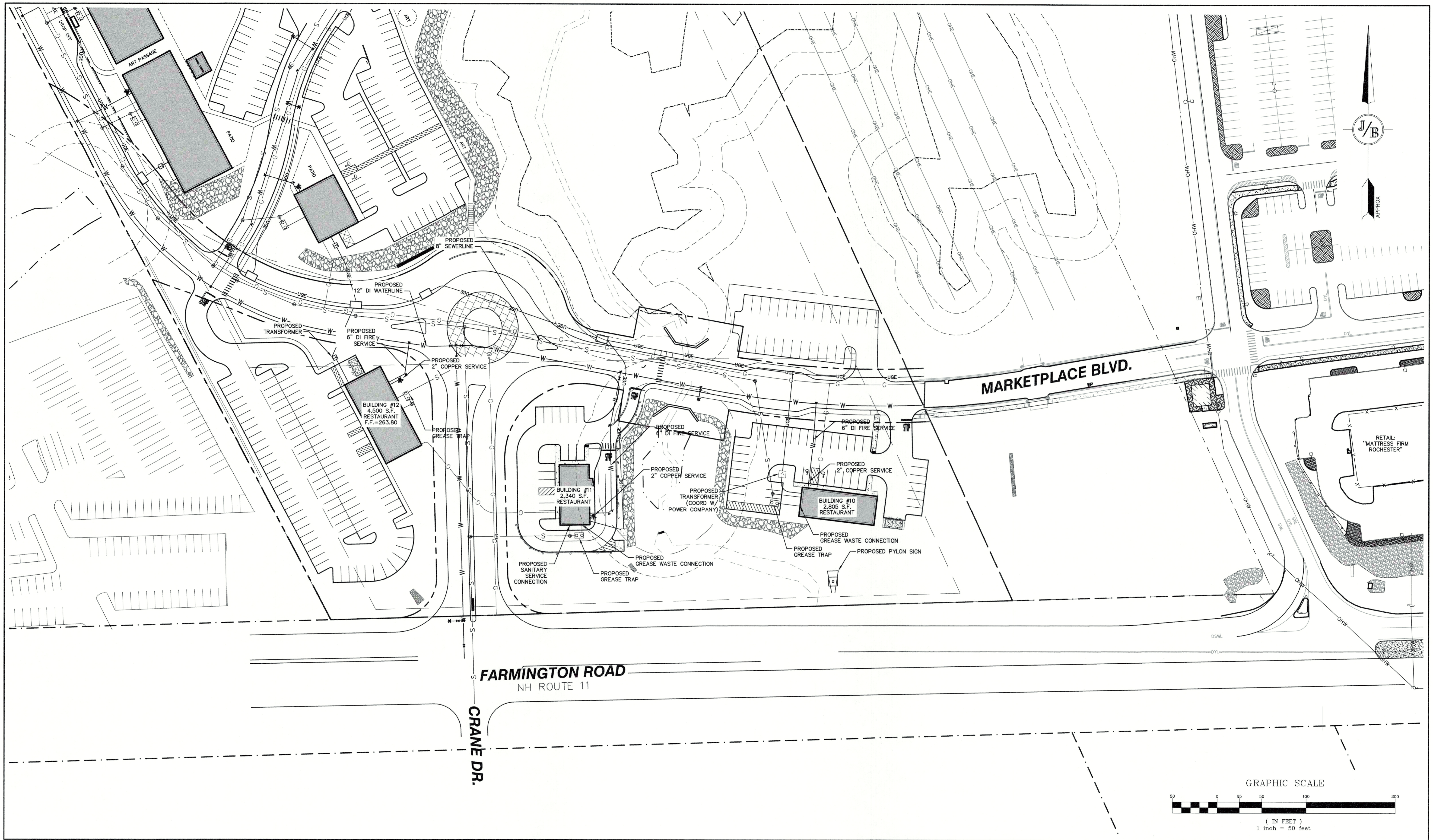


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J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
 85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**
 Proposed Parking Lot Expansion
 Marketplace Blvd, Rochester, NH
 Owner of Record: FARMINGTON ASSOCIATES PROPERTIES, LLC
 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.
C4-2
 SHEET NO. 13 OF 21
 JBE PROJECT NO. 21173



Design: EMP Draft: EJH Date: 05/23/2023
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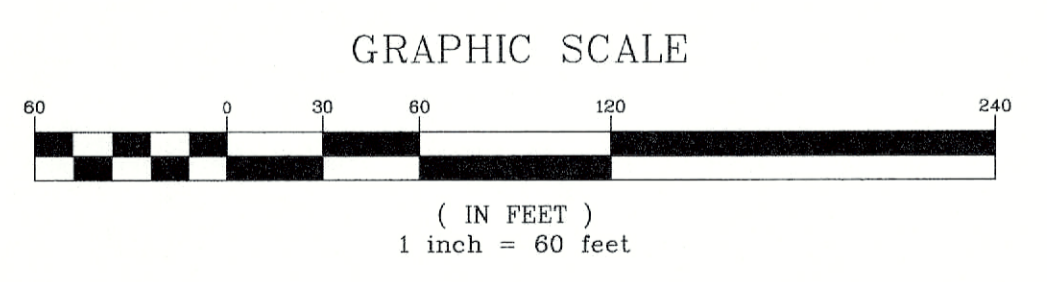
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Project:	PROPOSED PARKING LOT EXPANSION MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.
C4-3
 SHEET NO. 14 OF 21
 JBE PROJECT NO. 21173

TAX MAP 216, LOT 10
 PUBLIC SERVICE CO OF NH
 EVERSOURCE ENERGY DBA
 76 FARMINGTON ROAD
 ROCHESTER, NH 03867
 BK: 4422 / PG: 69 (ACCESS EASEMENT)
 BK: 4422 / PG: 72 (EASEMENT)

Symbol	Qty	Label	Arrangement	Description	Tag
5	E1	Single	INVUE: EMM-E03-LED-E1-T4-SO-FL-CXX // VA6105-CXX	MOUNTED ON 16' VALMONT POLE: DS340-400V160-PL-FP-CXX-FBC-AB	
2	E2	Back-Back	INVUE: EMM-E02-LED-E1-T4-SO-FL-CXX // VA6107-CXX	BACK-TO-BACK MOUNTED ON 16' VALMONT POLE: DS340-400V160-PL-FP-CXX-FBC-AB	
3	E3	Single	INVUE: EMM-E03-LED-E1-T3-SO-FL-CXX // VA6105-CXX	MOUNTED ON 16' VALMONT POLE: DS340-400V160-PL-FP-CXX-FBC-AB	
2	E4	Single	INVUE: EMM-E02-LED-E1-T4-SO-FL-CXX // VA6105-CXX	MOUNTED ON 16' VALMONT POLE: DS340-400V160-PL-FP-CXX-FBC-AB	
6	E5	Single	INVUE: EMM-E02-LED-E1-T3-SO-FL-CXX // VA6105-CXX	MOUNTED ON 16' VALMONT POLE: DS340-400V160-PL-FP-CXX-FBC-AB	
3	E6	Single	INVUE: EMM-E03-LED-E1-5WQ-SO-FL-CXX // VA6105-CXX	MOUNTED ON 16' VALMONT POLE: DS340-400V160-PL-FP-CXX-FBC-AB	
14	P1	Single	COOPER: GLEON-SA2B-740-U-T3-CXX	MOUNTED ON 25' VALMONT POLE: DS330-400W250-D1-FP-CXX-FBC-AB	
1	P2	Single	COOPER: GLEON-SA2A-740-U-T4FT-CXX	MOUNTED ON 25' VALMONT POLE: DS330-400W250-D1-FP-CXX-FBC-AB	
1	P3	Back-Back	COOPER: GLEON-SA2A-740-U-5WQ-CXX	BACK-TO-BACK MOUNTED ON 25' VALMONT POLE: DS330-400W250-D2-FP-CXX-FBC-AB	
11	P4	Back-Back	COOPER: GLEON-SA2D-740-U-5WQ-CXX	BACK-TO-BACK MOUNTED ON 25' VALMONT POLE: DS330-400W250-D2-FP-CXX-FBC-AB	
62	W1-A	Single	COOPER: GWC-SA1B-740-U-T4FT-CXX	WALL MOUNTED 18' AFG	
15	W1-B	Single	COOPER: GWC-SA1D-740-U-T4FT-CXX	WALL MOUNTED 18' AFG	
78	W2	Single	COOPER: XTOR1B-W-CXX	WALL MOUNTED 12' AFG	

- LIGHTING AND ELECTRICAL NOTES:**
- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
 - CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
 - ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
 - LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
 - ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELS.
 - LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
 - ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
 - NL INDICATES THAT THIS LUMINAIRE SHALL BE ON A NIGHT LIGHT CIRCUIT. FL INDICATES THAT THIS LUMINAIRE SHALL BE A FLOOD LIGHT FIXTURE. MOUNTING BRACKET FOR THIS FL FIXTURE SHALL BE MOUNTED 25' ABOVE BOTTOM OF POLE BASE FOR ALL LIGHT POLES CLOSEST TO STOREFRONT. THESE DESIGNATIONS INDICATE WHAT PHASE LIGHTS ARE WIRED TO (1YP).
 - SEE SHEET D5 FOR LIGHTING DETAILS.
 - EXTEND A 480/277V, 3" DIAMETER SERVICE TO ROAD SIGN. INSTALL A 30A 3P NEMA 3R DISC. SWITCH (EACH LEG FUSED @ 20A). SIGN REQUIRES (3) 20A 277V CIRCUITS.
 - THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION MICHAEL O'BRIEN. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.



PROJECT PARCEL
 TOWN OF ROCHESTER, NH
 TAX MAP 216, LOTS 9, 10

APPLICANT
 WATERSTONE PROPERTIES GROUP
 117 KENDRIK ST, SUITE 325
 NEEDHAM, MA 02494

TOTAL LOT AREA
 LOT 9 LOT 10
 1,144,321 ± SQ. FT. 914,760 ± SQ. FT.
 26.27 ± ACRES 21.00 ± ACRES

Design: EMP Draft: E.J.H. Date: 05/23/2023
 Checked: EMP Scale: AS SHOWN Project No.: 21173
 Drawing Name: 21173.1-PHASE2-PLAN.DWG

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REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

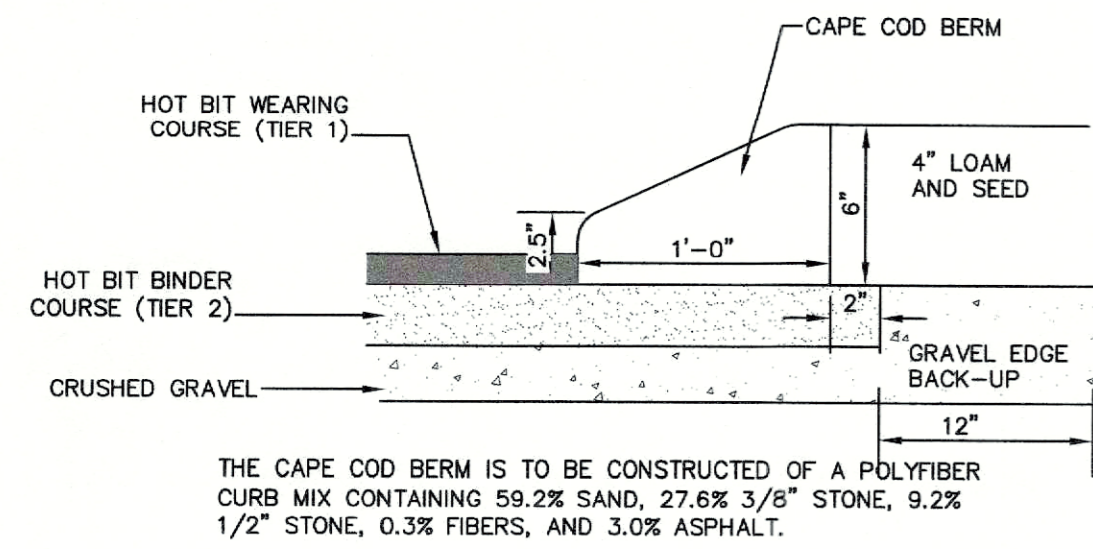
85 Portsmouth Ave. 603-772-4746
 PO Box 219, Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LIGHTING PLAN**

Project: **PARKING LOT EXPANSION
 MARKETPLACE BLVD, ROCHESTER, NH**

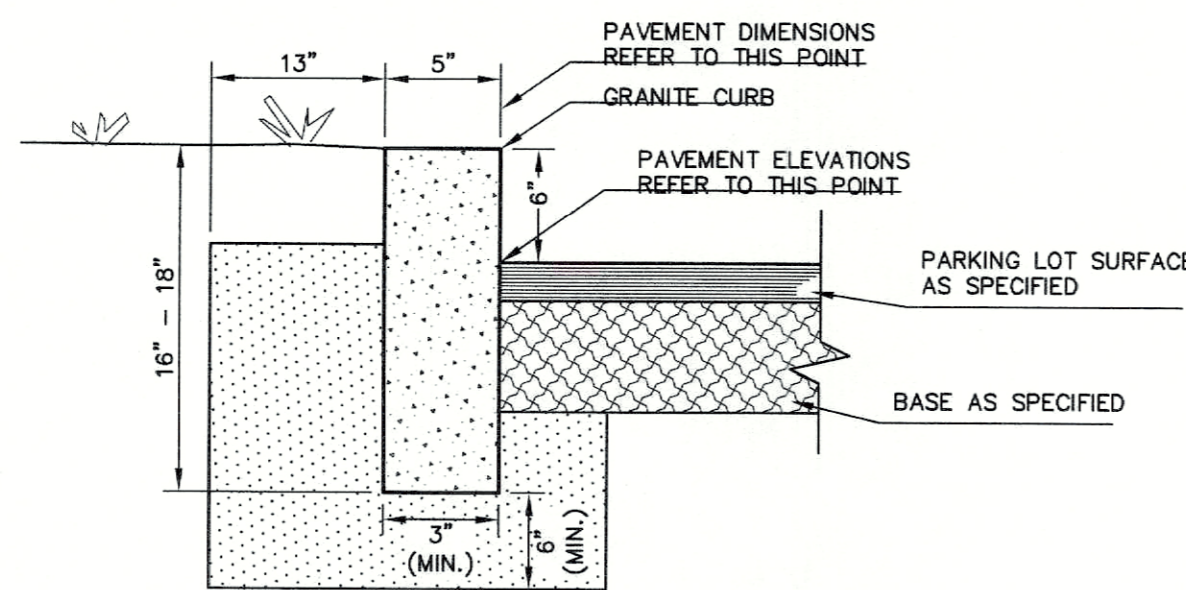
Owner of Record: **FARMINGTON ASSOCIATES PROPERTIES, LLC
 322 RESERVOIR ST, NEEDHAM, MA 02494**

DRAWING No.
L1
 SHEET NO. 15 OF 21
 JBE PROJECT NO. 21173



CAPE COD BERM

NOT TO SCALE

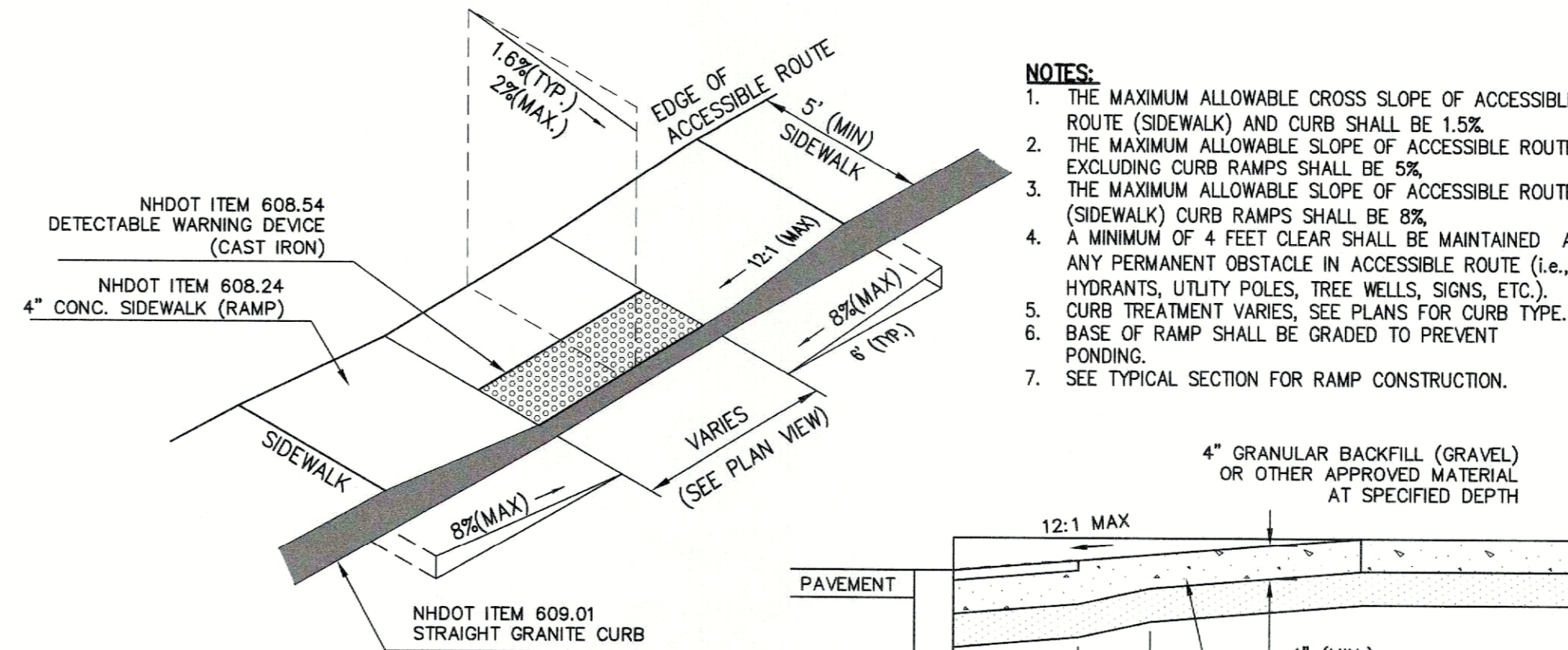


VERTICAL GRANITE CURB

- NOTES:
1. EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
 2. JOINTS BETWEEN STONES SHALL BE MORTARED.

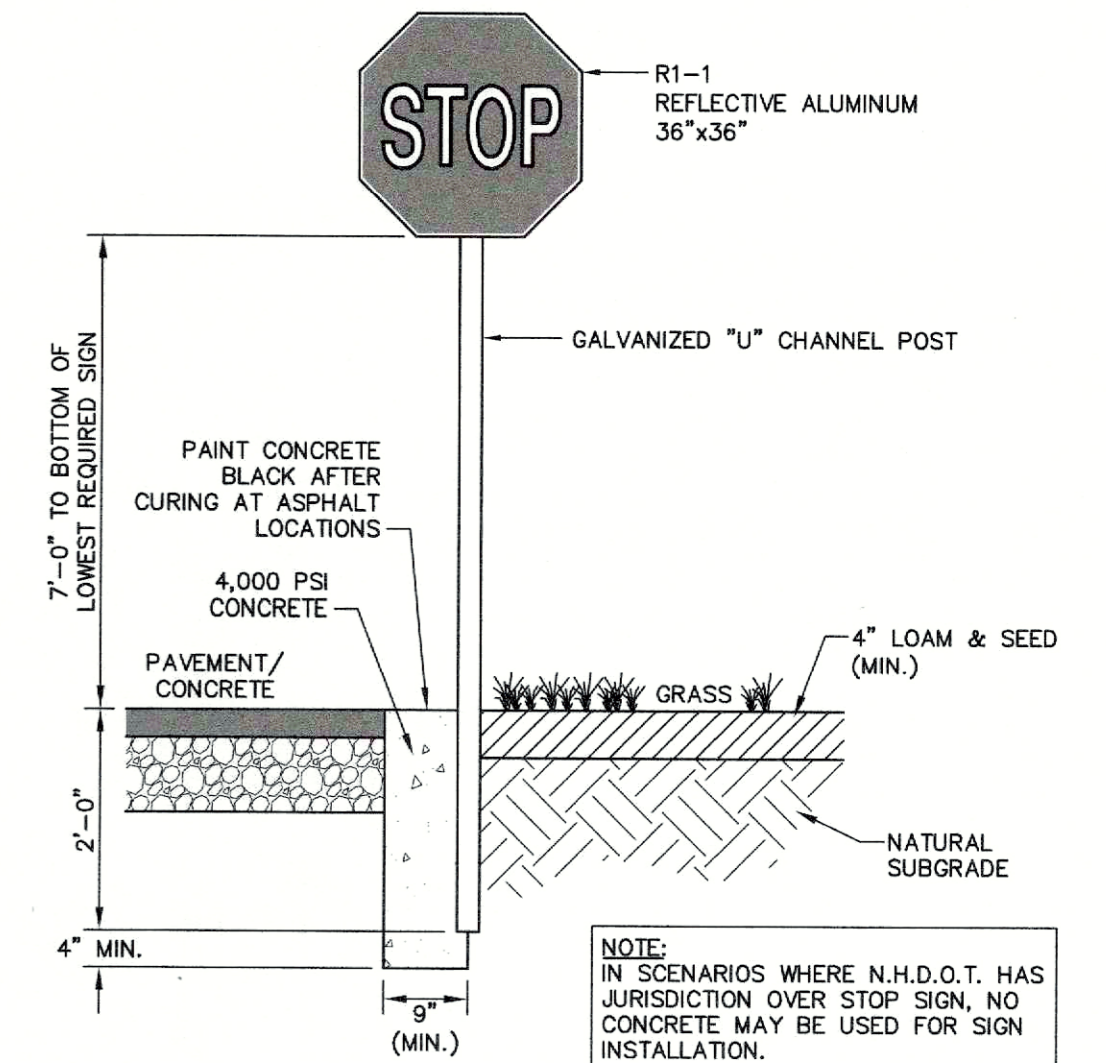
VERTICAL GRANITE CURB

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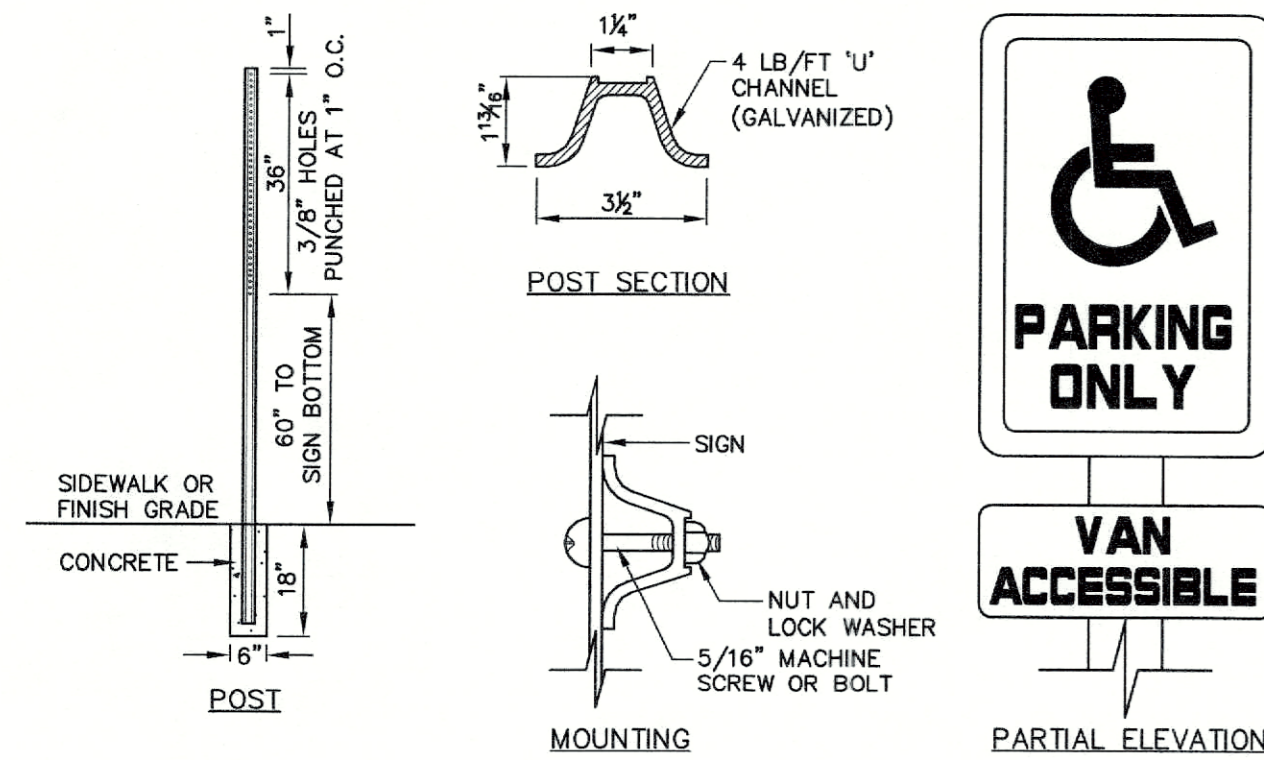
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NOT TO SCALE



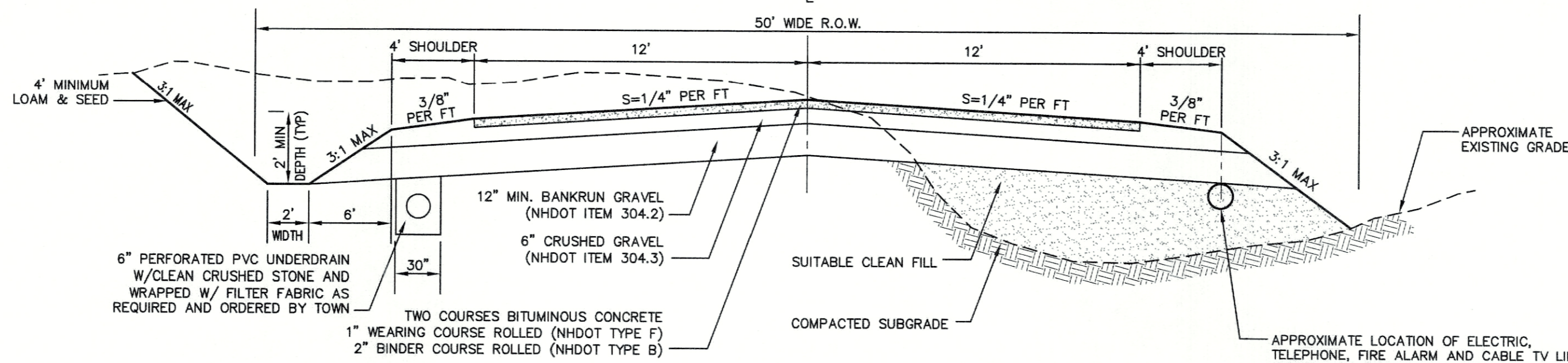
STOP SIGN (R1-1)

NOT TO SCALE



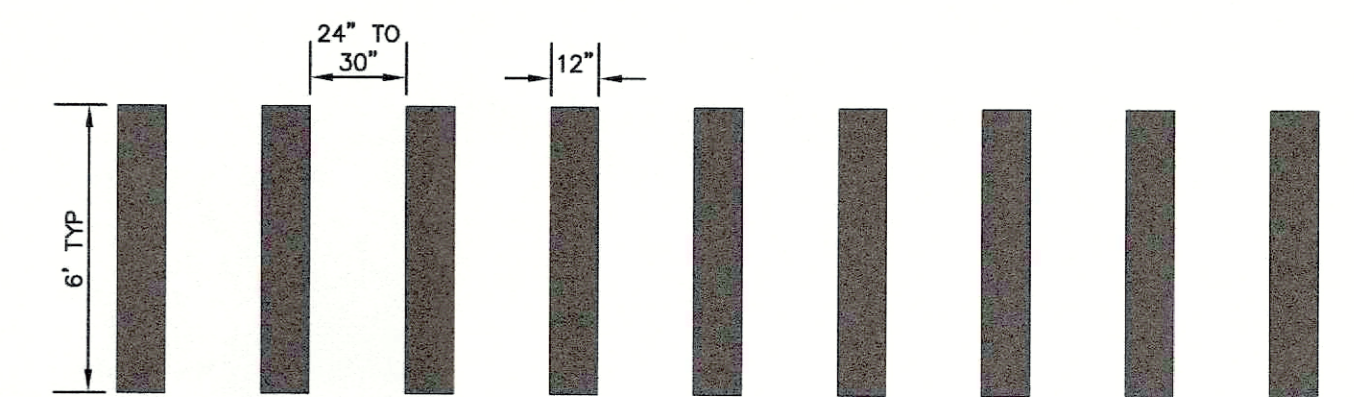
HANDICAP SIGN DETAILS

NOT TO SCALE



TYPICAL ROADWAY SECTION

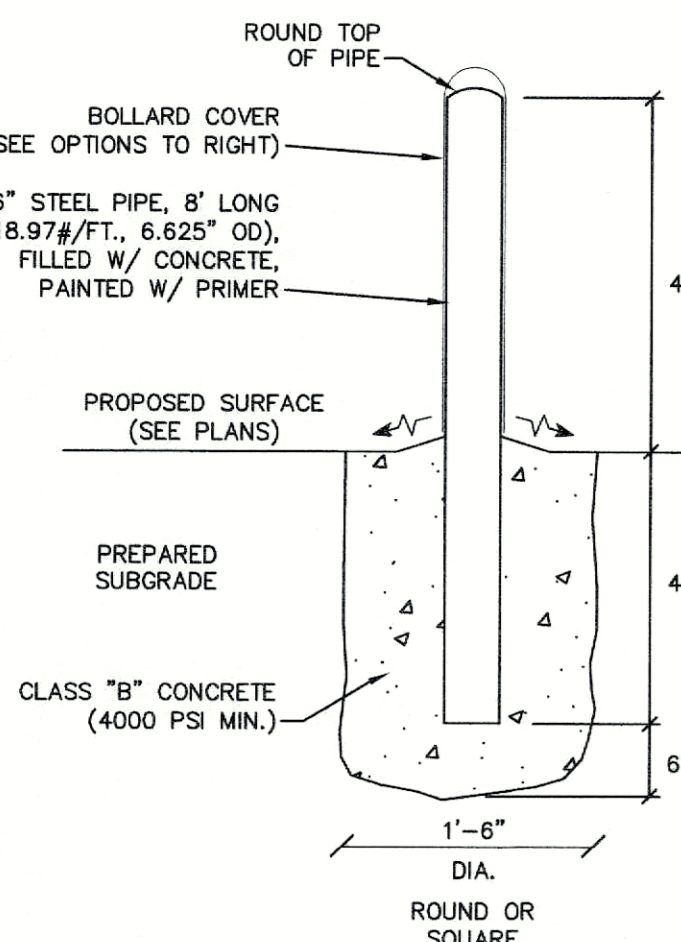
NOT TO SCALE



NHDOT CONTINENTAL BLOCK MARKING DETAIL

NOT TO SCALE

- NOTES:
1. TRANSVERSE CROSSWALK LINES SHALL BE THERMOPLASTIC, NOT LESS THAN 6\"/>
 - 2. SPACING FOR THE CONTINENTAL BLOCK MARKINGS SHALL BE UNIFORM FOR EACH INDIVIDUAL CROSSWALK BUT CAN BE MODIFIED FOR ONE CROSSWALK TO THE NEXT TO ELIMINATE A CROSSWALK MARKING DIRECTLY IN THE WHEELPATH.

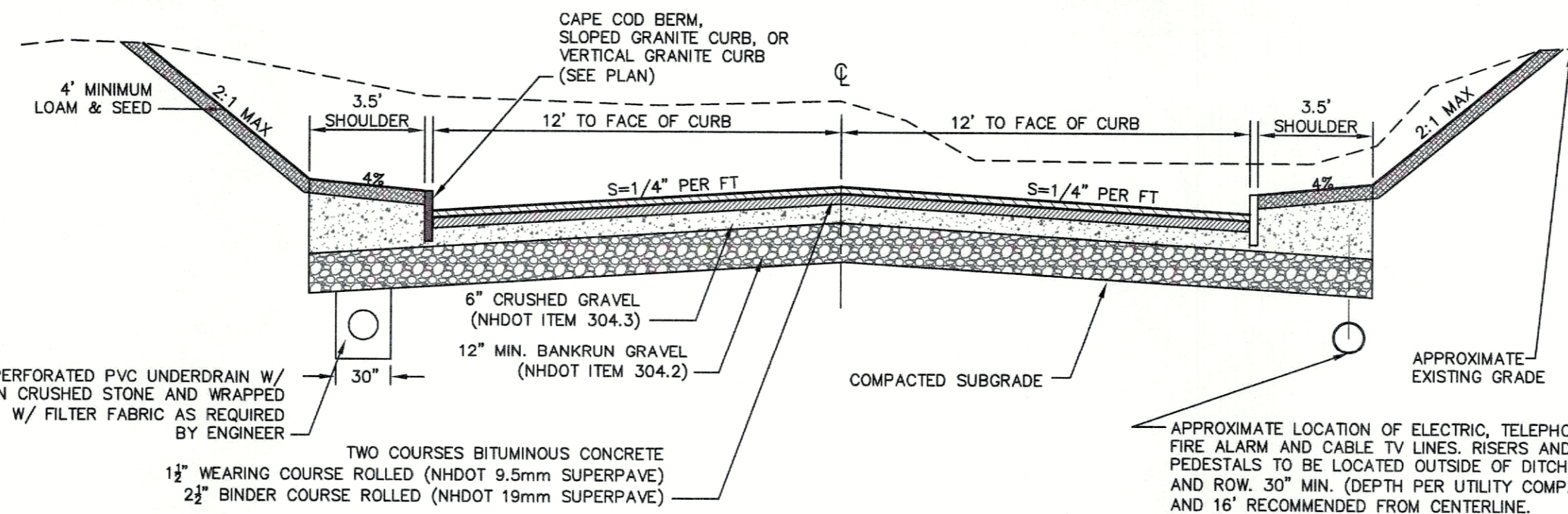
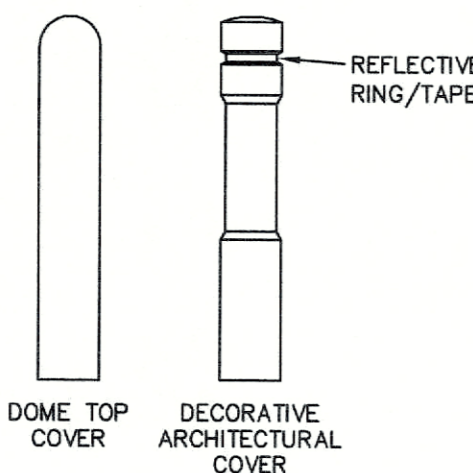


BOLLARD DETAIL

NOT TO SCALE

BOLLARD COVERS:

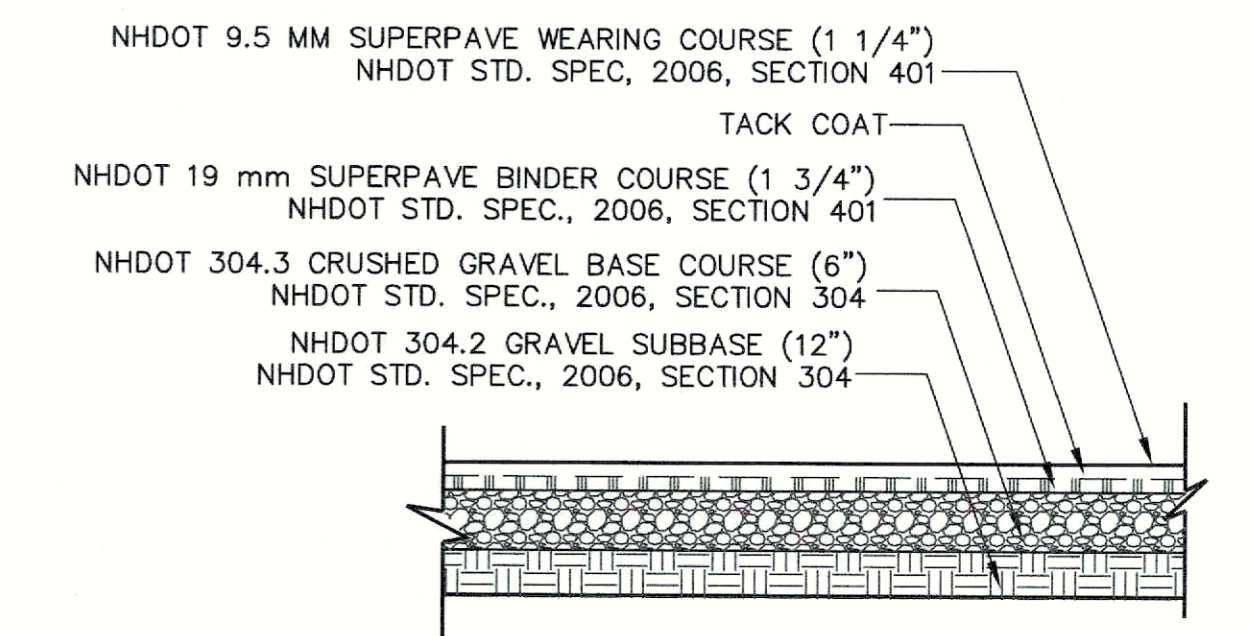
1. UNLESS NOTED OTHERWISE, BOLLARDS SHALL BE PROVIDED WITH 1/4\"/>
- 2. BOLLARD COVERS TO BE IDEALSHIELD BRAND COVERS, OR APPROVED EQUAL.
- 3. COVER OPTIONS:
 - 3.1. STANDARD: YELLOW - DOME TOP
 - 3.2. ADA PARKING: BLUE - DOME TOP
 - 3.3. ARCHITECTURAL: BLACK OR URBAN BRONZE - DECORATIVE (W/ REFLECTIVE RINGS)
- 4. CONTRACTOR SHALL SUBMIT BOLLARD COVER CUT SHEETS FOR APPROVAL PRIOR TO ORDERING.



TYPICAL ROADWAY SECTION W/CURBING

NOT TO SCALE

- NOTES:
1. REMOVE ALL ORGANICS, TOPSOIL AND MATERIAL YIELDING TO A 10 TON ROLLER. SUBBASE AREAS THAT CONTAIN UNSUITABLE MATERIALS MUST BE EXCAVATED TO A DEPTH NO LESS THAN 36\"/>
 - 2. ALL MATERIALS TO BE AS SPECIFIED PER TOWN STANDARDS AND NHDOT, WHICHEVER IS MOST STRINGENT. GRADATION AND COMPACTION TEST RESULTS (95% MIN.) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 - 3. TOWN OR ENGINEER MAY REQUIRE UNDERDRAIN, ADDITIONAL GRAVEL AND/OR ADDITIONAL DRAINAGE IF SOIL CONDITIONS WARRANT.
 - 4. WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ABOVE SUBGRADE AT ALL WETLAND CROSSINGS.
 - 5. UNDERDRAIN TO BE INSTALLED IN ALL CUT-SECTION OF ROADWAY.

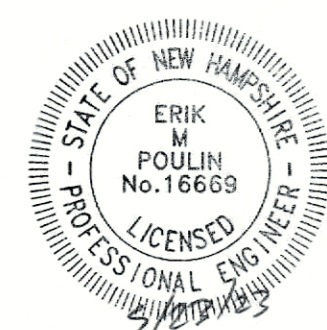


- NOTES:
1. PAVEMENT SUBGRADES SHOULD BE PROOF ROLLED IN ORDER TO DENSIFY THE SUBGRADES USING A MINIMUM OF 4 PASSES WITH A 10-TON VIBRATORY DRUM COMPACTOR. THE GRAVEL BORROW SUBGRADE COURSE AND CRUSHED GRAVEL BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM-D698).
 2. PAVEMENT SECTION SUBJECT TO CHANGE BASED ON GEOTECHNICAL INVESTIGATION.

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

Design: EMP	Draft: EJM	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
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REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885

603-772-4746

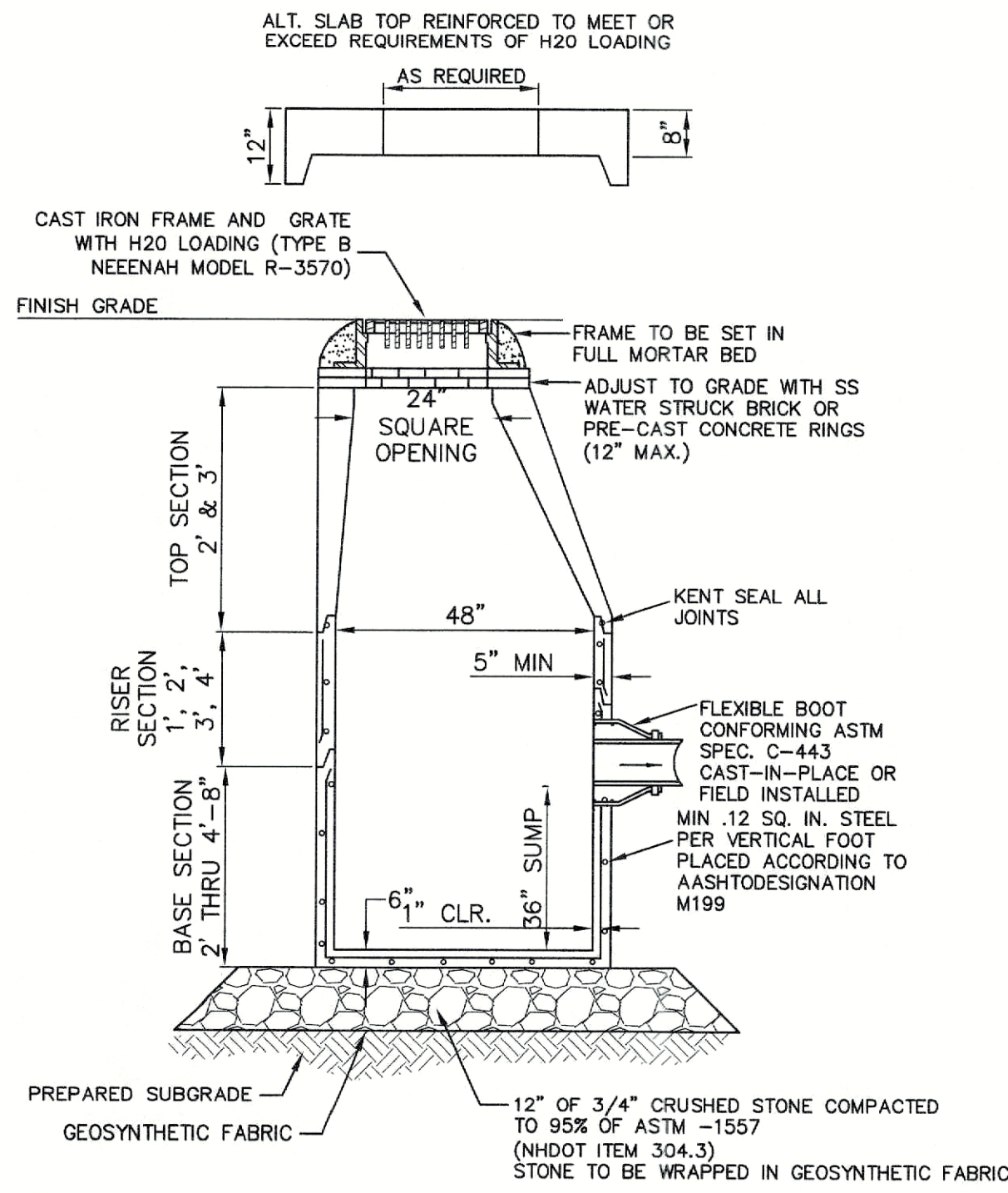
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	FARMINGTON ASSOCIATES PROPERTIES, LLC MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.

D1

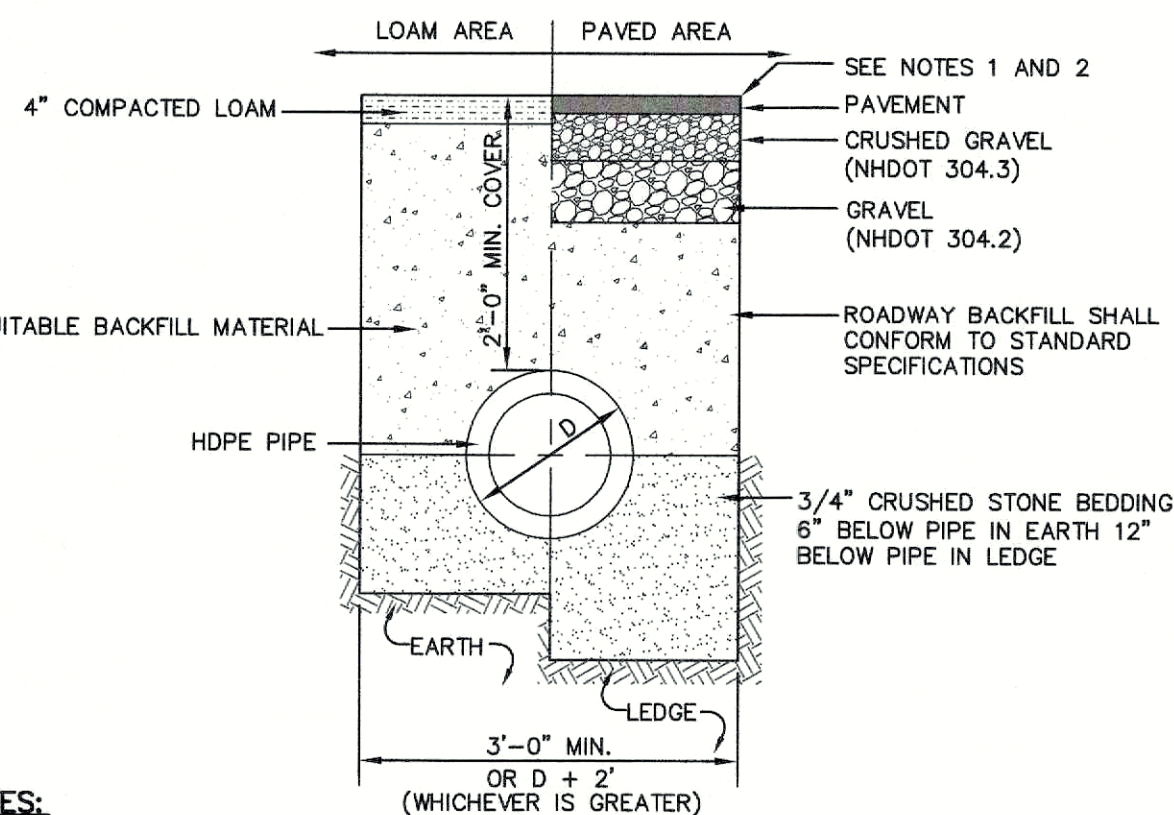
SHEET NO. 16 OF 21
JBE PROJECT NO. 21173



- NOTES:**
1. BASE SECTION SHALL BE MONOLITHIC WITH 48" INSIDE DIAMETER.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H2O LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR H2O LOADING.
 5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS SO AS TO BE WATERTIGHT.
 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 7. ALL CATCH BASIN FRAMES AND GRATES SHALL BE NHDOT CATCH BASIN TYPE ALTERNATE 1 OR NEENAH R-3570 OR APPROVED EQUAL (24"x24" TYPICAL).
 8. STANDARD CATCH BASIN FRAME AND GRATE(S) SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM, BUT NO MORE THAN 12"), OR PRECAST CONCRETE "DONUTS".

CATCH BASIN

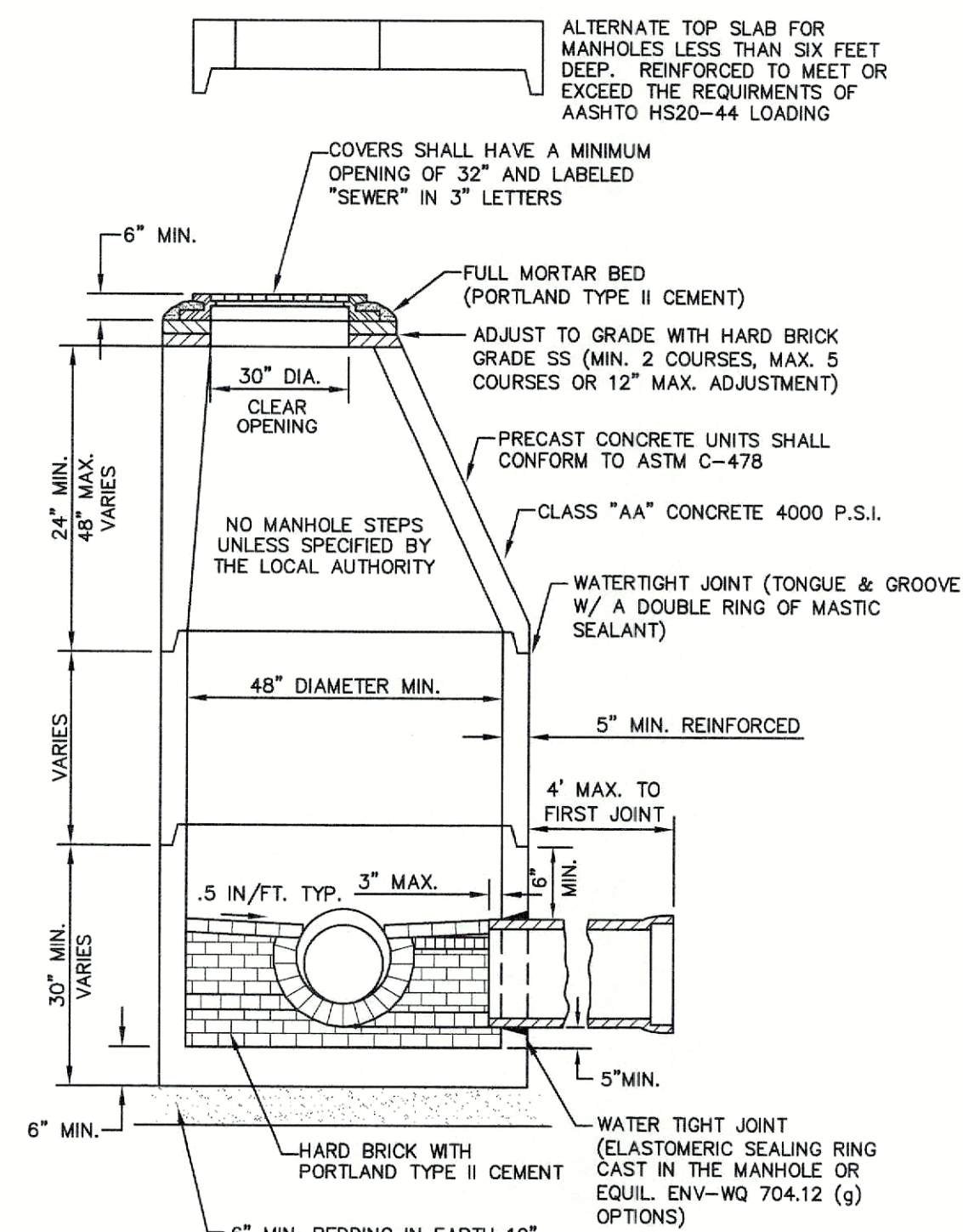
NOT TO SCALE



- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

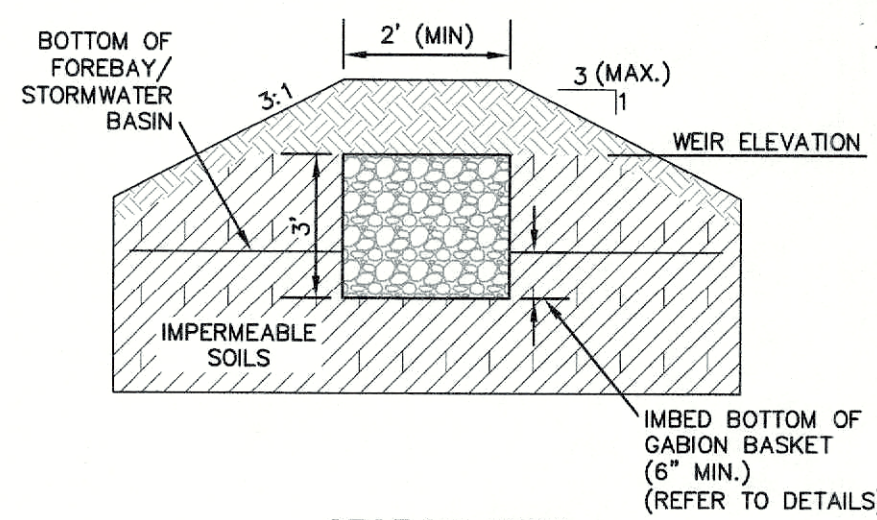
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- NOTES:**
1. PER NHDES ENV-WQ 704.13(C), MORTAR USED IN MANHOLE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 - a. MORTAR SHALL BE COMPOSED OF TYPE II PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION
 - b. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE PER TABLE 704-4:
 - (1) 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
 - (2) 4.5 PARTS SAND, ONE PART CEMENT AND 0.5 PART HYDRATED LIME;
 - c. CEMENT SHALL BE TYPE II PORTLAND CEMENT THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C150/C150M STANDARD IN EFFECT AT THE TIME THE CEMENT WAS MANUFACTURED
 - d. HYDRATED LIME SHALL BE TYPE S THAT IS CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM C207 STANDARD IN EFFECT AT THE TIME THE HYDRATED LIME WAS PROCESSED
 - e. SAND SHALL CONSIST OF INERT NATURAL SAND THAT IS CERTIFIED BY ITS SUPPLIER AS CONFORMING TO THE ASTM C33 STANDARD IN EFFECT AT THE TIME THE SAND IS PROCESSED BY STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES
 - f. CONCRETE FOR DROP SUPPORTS SHALL CONFORM TO THE REQUIREMENT FOR CLASS AAA CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS AVAILABLE AT: [HTTP://WWW.NH.GOV/DOT/ORG/PROJECTDEVELOPMENT/HIGHWAYDESIGN/SPECIFICATIONS/INDEX.HTM](http://www.nh.gov/dot/org/projectdevelopment/highwaydesign/specifications/index.htm)
 2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPED TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL IN ACCORDANCE WITH ENV-WQ 704.12 (K).
 3. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH ENV-WQ 704.17 (a) THROUGH (e).
 4. SEWER MANHOLE COVERS SHALL CONFORM TO ASTM A48/48M WITH A CASTING EQUAL TO CLASS 30 IN ACCORDANCE WITH ENV-WQ 704.13 (a) (B).
 5. ALL PRECAST SECTIONS SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING IN ACCORDANCE WITH ENV-WQ 704.12 (J).
 6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL PER ENV-WQ 704.12(I).
 7. BRICK MASONRY SHALL CONFORM TO ASTM C32 (ENV-WQ 704.12(a)(9))

SEWER MANHOLE

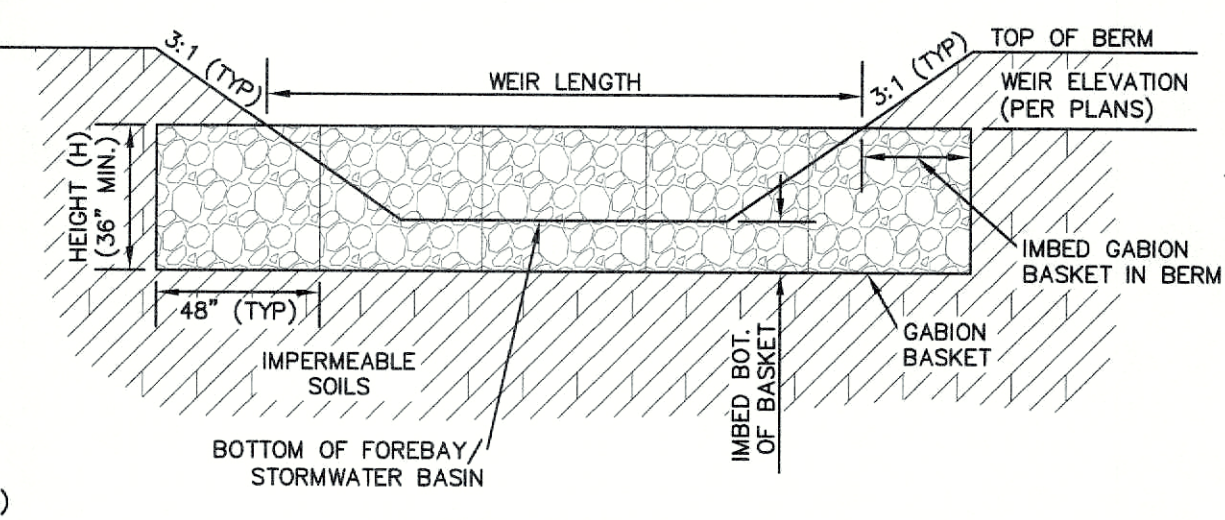
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SECTION VIEW

GABION BASKET WEIR

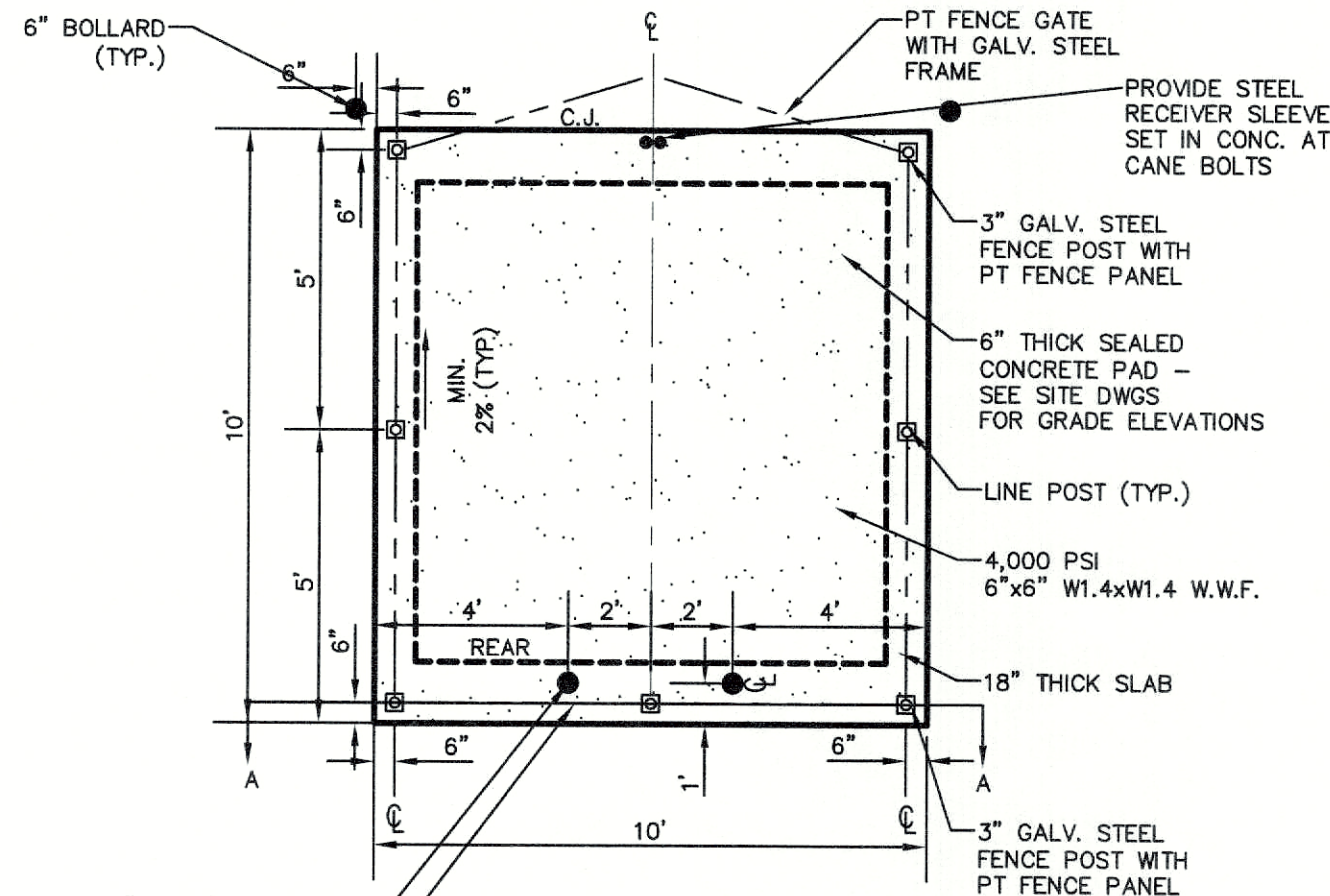
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ELEVATION VIEW

DUMPSTER ENCLOSURE PLAN

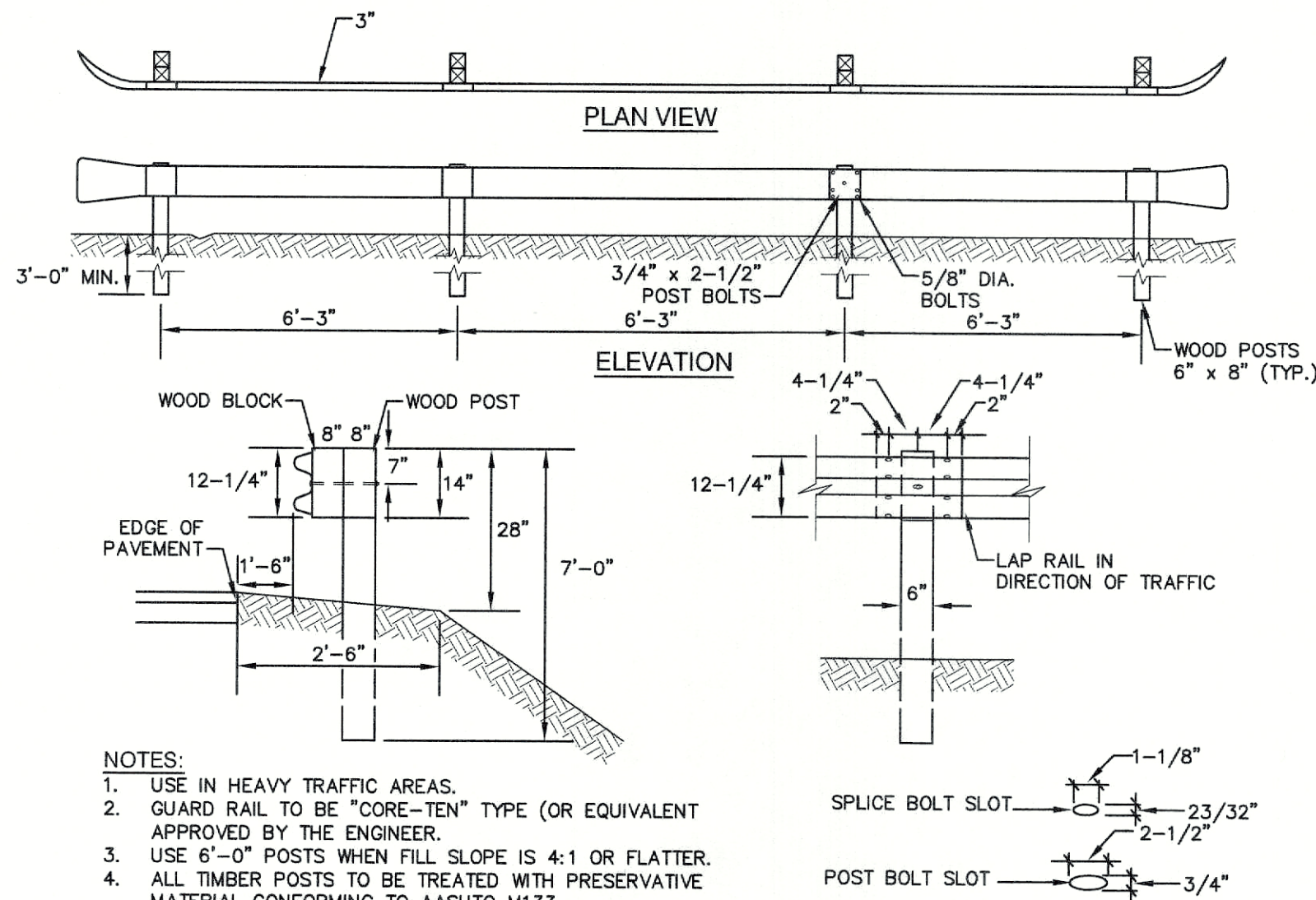
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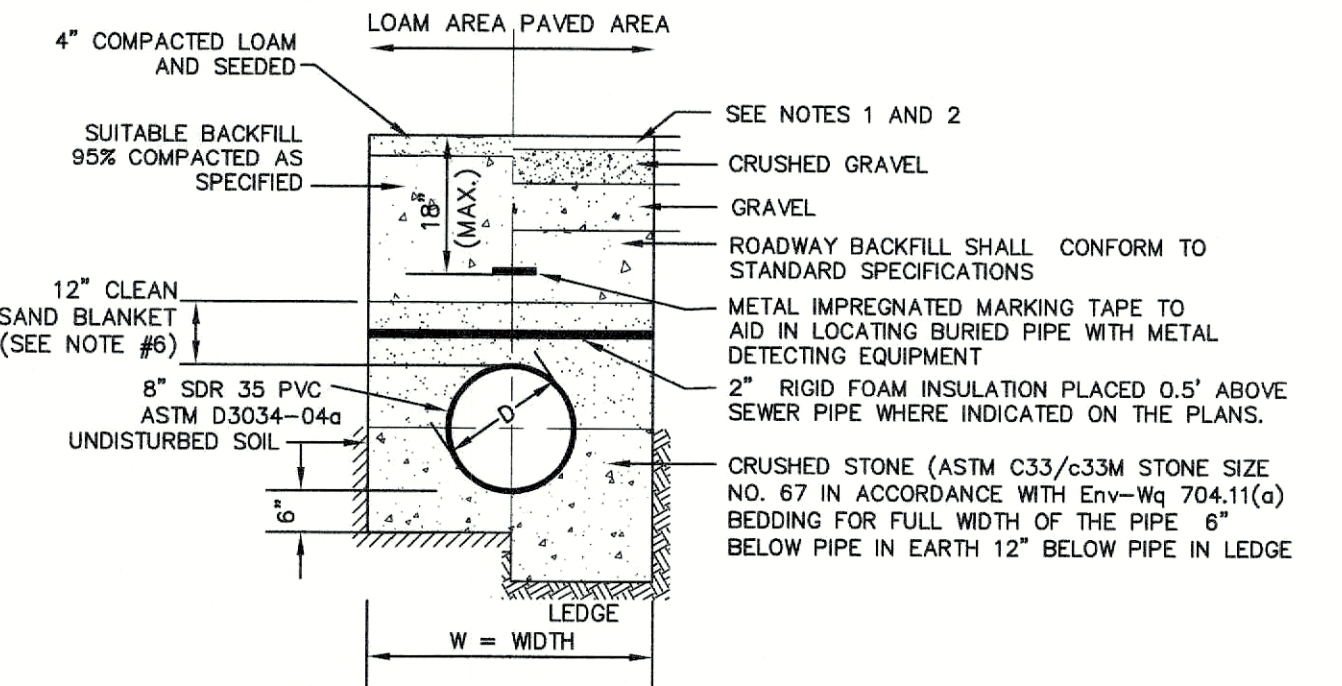
- NOTES:**
1. ALL LUMBER TO BE PRESSURE TREATED.
 2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
 3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE

GUARD RAIL (CORE-TEN)

NOT TO SCALE



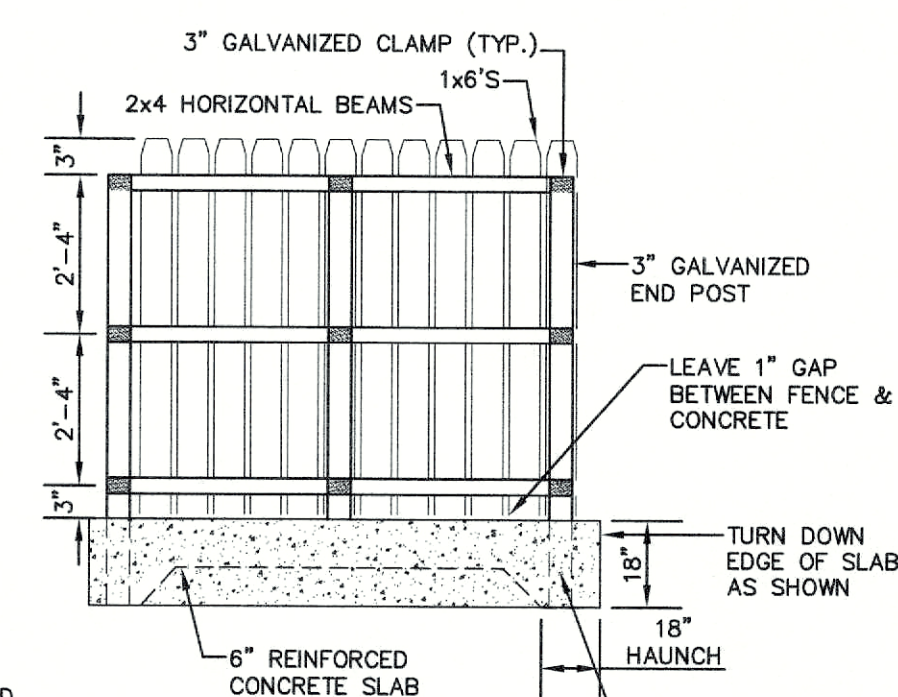
- NOTES:**
1. USE IN HEAVY TRAFFIC AREAS.
 2. GUARD RAIL TO BE "CORE-TEN" TYPE (OR EQUIVALENT APPROVED BY THE ENGINEER).
 3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER.
 4. ALL TIMBER POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO AASHTO M133.
 5. POST BOLTS TO BE 18" W/MIN. 2 1/2" THREAD LENGTH.



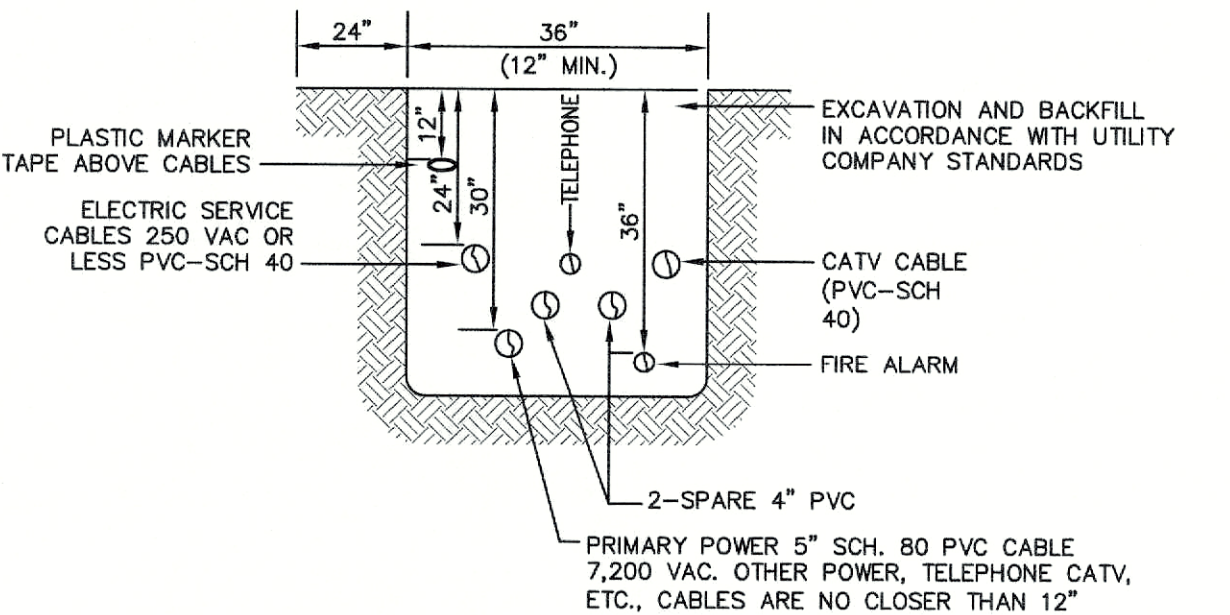
- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO PAVEMENT DETAILS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
 3. TRENCH BACKFILL SHALL CONFORM WITH ENV. Wq 704.11(h) AND BE FREE OF DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE OR ROCKS OVER SIX INCHES.
 4. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, WIDTH SHALL BE NO MORE THAN 36"; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, WIDTH SHALL BE 24 INCHES PLUS PIPE O.D. WIDTH SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 5. RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 6' AND CROSS COUNTRY IS LESS THAN 4', PURSUANT TO DES WAIVER BEING ISSUED.
 6. PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND, FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100% PASSES A 1/2" SIEVE AND A MAXIMUM OF 15% PASSES A #200 SIEVE IN ACCORDANCE WITH ENV-Wq 704.11(b).
 7. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL AND CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE ASTM D3212 STANDARD IN EFFECT WHEN THE JOINT SEALS WERE MANUFACTURED, AND SHALL BE PUSH-ON, BELL-AND-SPIGOT TYPE PER ENV-Wq 704.05 (e).

SEWER TRENCH

NOT TO SCALE



SECTION A-A

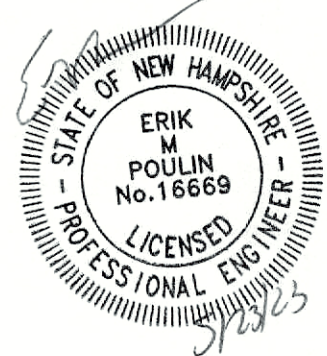


NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

NOT TO SCALE

Design: EMP	Draft: EJM	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885

603-772-4746

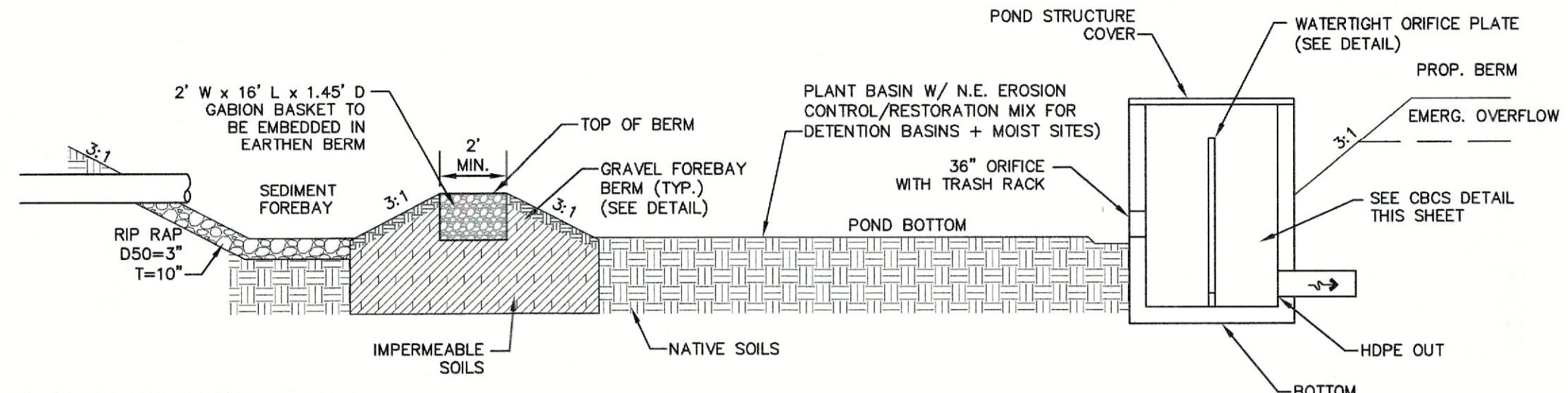
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	FARMINGTON ASSOCIATES PROPERTIES, LLC MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

DRAWING No.

D2

SHEET NO. 17 OF 21
JBE PROJECT NO. 21173



INFILTRATION BASIN DETAIL

- BIO-INFILTRATION MIX AND PROCEDURE:**
- REMOVE EXISTING FOREST LITTER FROM INFILTRATION BASIN SITE.
 - REMOVE SANDY LOAM AND STOCKPILE (SCREEN LARGE ROOTS).
 - REMOVE SANDY LAYERS TO 18" BELOW BASIN FLOOR ELEVATION.
 - BIO-INFILTRATION MIX (BY VOLUME)
 - 50%-55% ASTM C-33 CONCRETE SAND.
 - 20%-30% LOAMY SAND TOPSOIL WITH 15%-25% FINES PASSING A #200 SIEVE
 - 20%-30% MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.
 - INSTALL TO BIO-INFILTRATION MIX TO BASIN BOTTOM ELEVATION
 - SEED WITH "NEW ENGLAND WARM SEASON GRASS MIX" AS SOLD BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL AS APPROVED BY ENGINEER. APPLICATION RATE = 1900 SQ.FT. / LB.
 - LIGHTLY MULCH WITH WEED FREE STRAW.

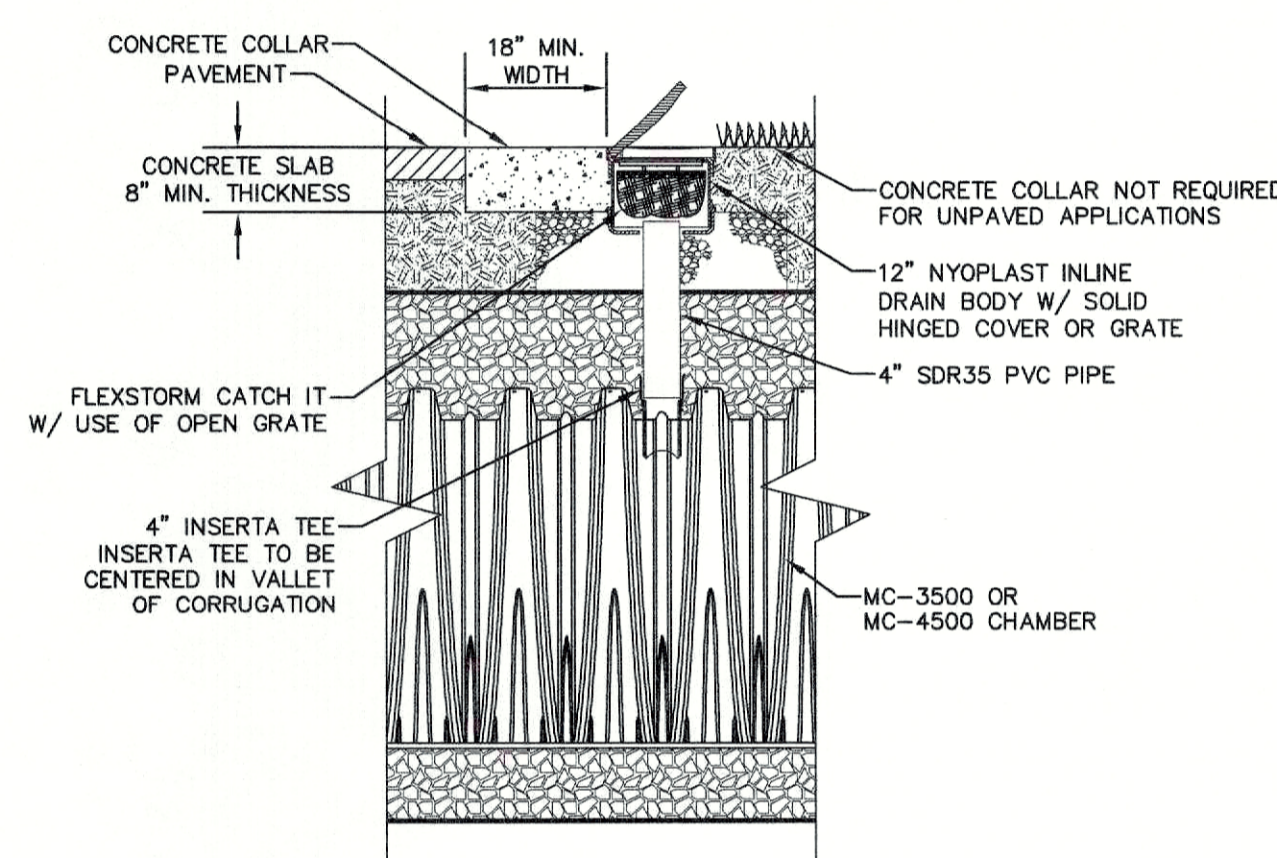
**ACCEPTABLE FILL MATERIALS
STORMTECH SC-310 AND SC-740 CHAMBER SYSTEMS**

	MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
(D)	PAVEMENT SUBGRADE, DEPTH(S) PER SPECIFICATIONS	PAVEMENT SUBGRADE MATERIALS PER SPECIFICATIONS	N/A	N/A	PREPARE PER SPECIFICATIONS AND PLANS. PAVED INSTALLATIONS HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C)	FILL MATERIAL FROM 1.50' ABOVE CHAMBERS TO BOTTOM OF PAVEMENT SUBGRADE	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 487, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1, A-2, A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
(B)	EMBEDMENT STONE SURROUNDING AND TO A 1.50' ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/4" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
(A)	12" FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/4" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

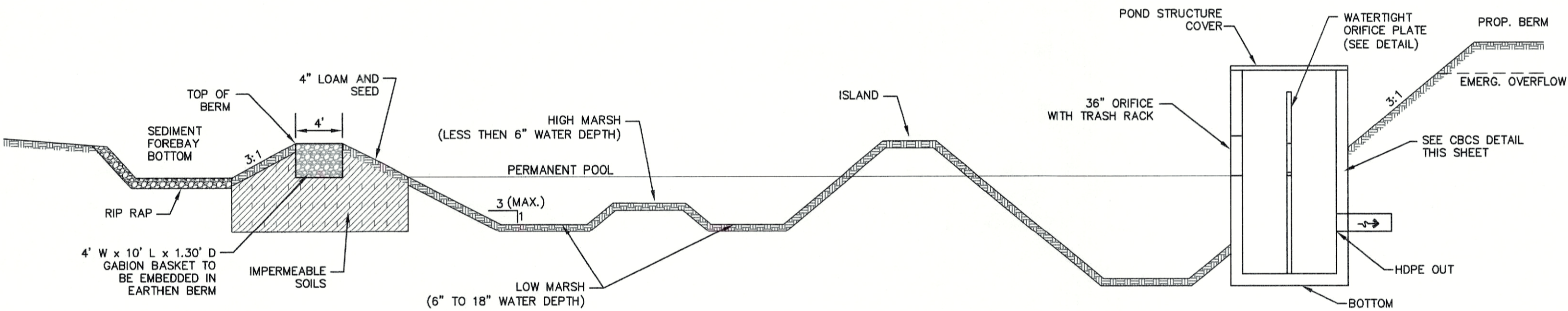
STORMTECH GENERAL NOTES

- STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- STORMTECH OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICE DEPARTMENT OR LOCAL STORMTECH REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 860-529-8188 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 24 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 6.5 FEET INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 6.5 FEET.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. CONTACT STORMTECH FOR WARRANTY INFORMATION.



TYPICAL SC-740 4" INSPECTION PORT

NOT TO SCALE



SHALLOW WETLAND POND DETAIL

NOT TO SCALE

DESIGN CONSIDERATIONS

- DO NOT PLACE RAIN GARDEN AREAS INTO SERVICE UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN-OFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE RAIN GARDEN COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS:

- HOMEOWNERS SHOULD INSPECT THE RAIN GARDEN AFTER LARGE STORMS TO ENSURE THAT NO CHANNELS HAVE FORMED AND THAT ANY PLANTINGS ARE HEALTHY. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- RAIN GARDEN AREAS TO REMAIN AS LAWN AREAS AND SHOULD MOWED REGULARLY.
- NO BUSHES OR TREES SHOULD BE PLANTED IN THIS AREA, AREA TO REMAIN AS GRASS.

RAIN GARDEN #1

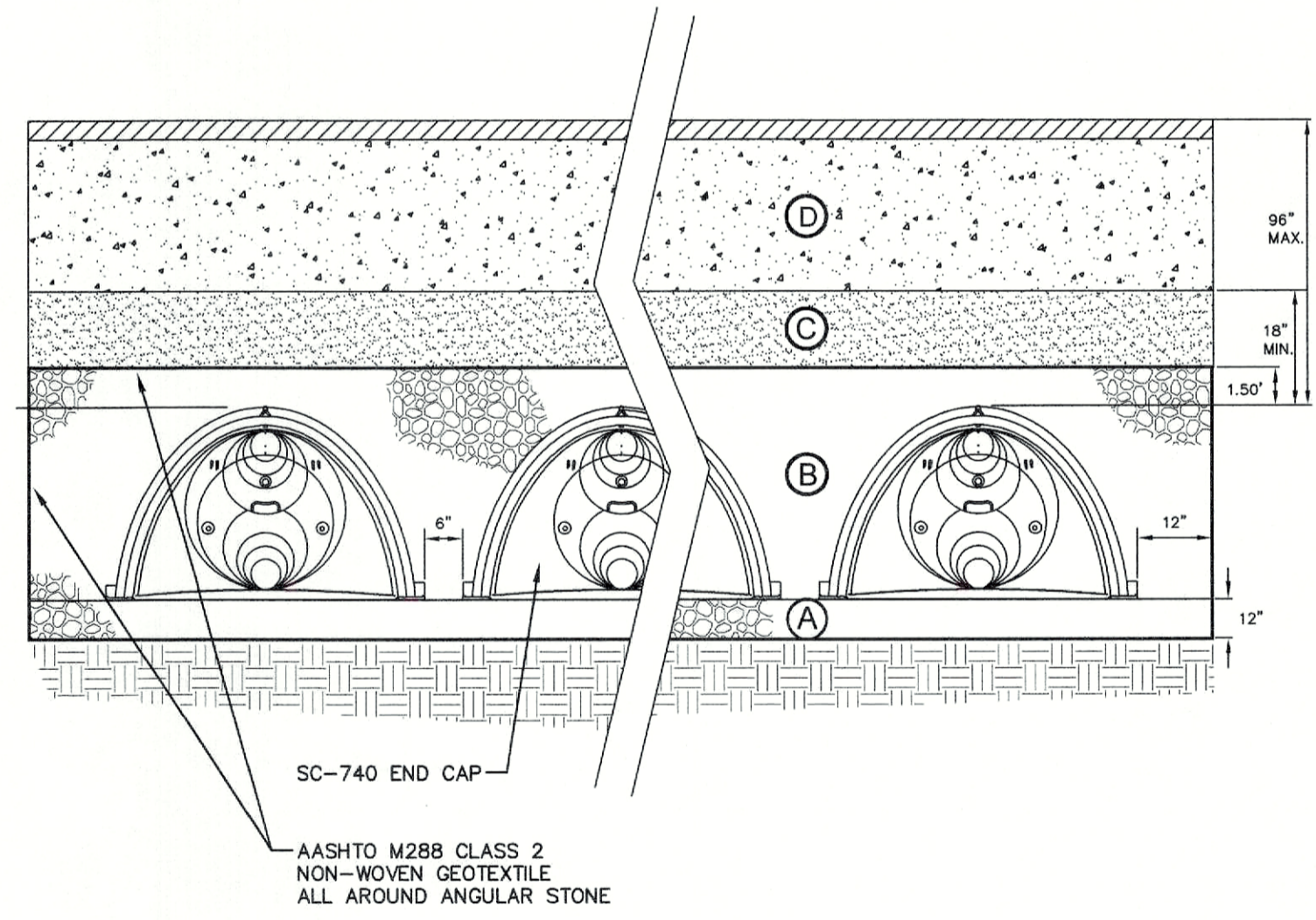
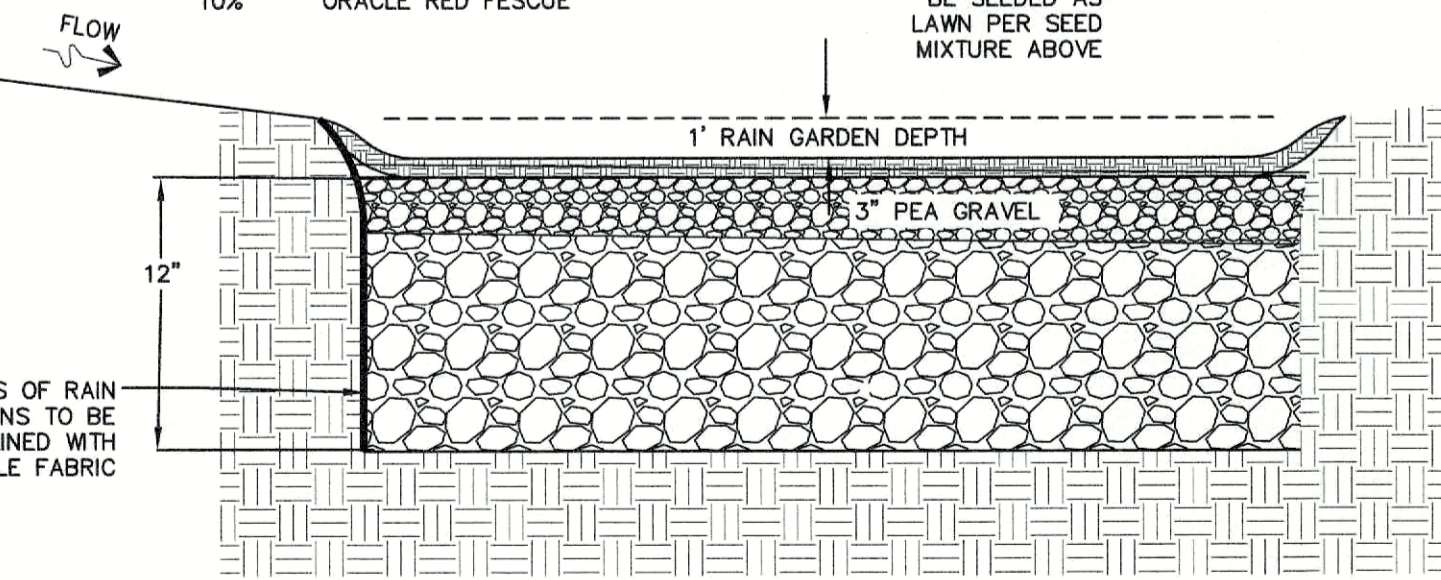
NOT TO SCALE

TOPSOIL SPECIFICATION
LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT.

SEED MIXTURE

20%	PENN RK4 TALL FESCUE
20%	REBEL XLR TALL FESCUE
20%	REBEL VI TALL FESCUE
15%	SOPRANO PERENNIAL RYEGRASS
15%	BLUE BONNET KENTUCKY BLUEGRASS
10%	ORACLE RED FESCUE

RAIN GARDENS TO BE SEED AS LAWN PER SEED MIXTURE ABOVE



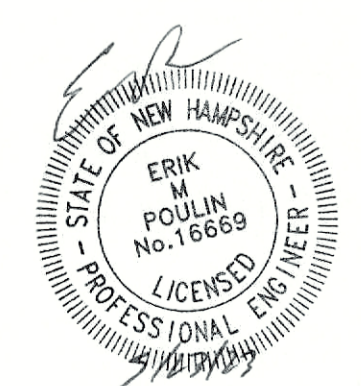
TYPICAL SC-740 CROSS-SECTION

NOT TO SCALE

NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

Design: EMP	Draft: E.J.H.	Date: 05/23/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 21173
Drawing Name: 21173.1-PHASE2-PLAN.DWG		
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J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219, Stratham, NH 03885

603-772-4746

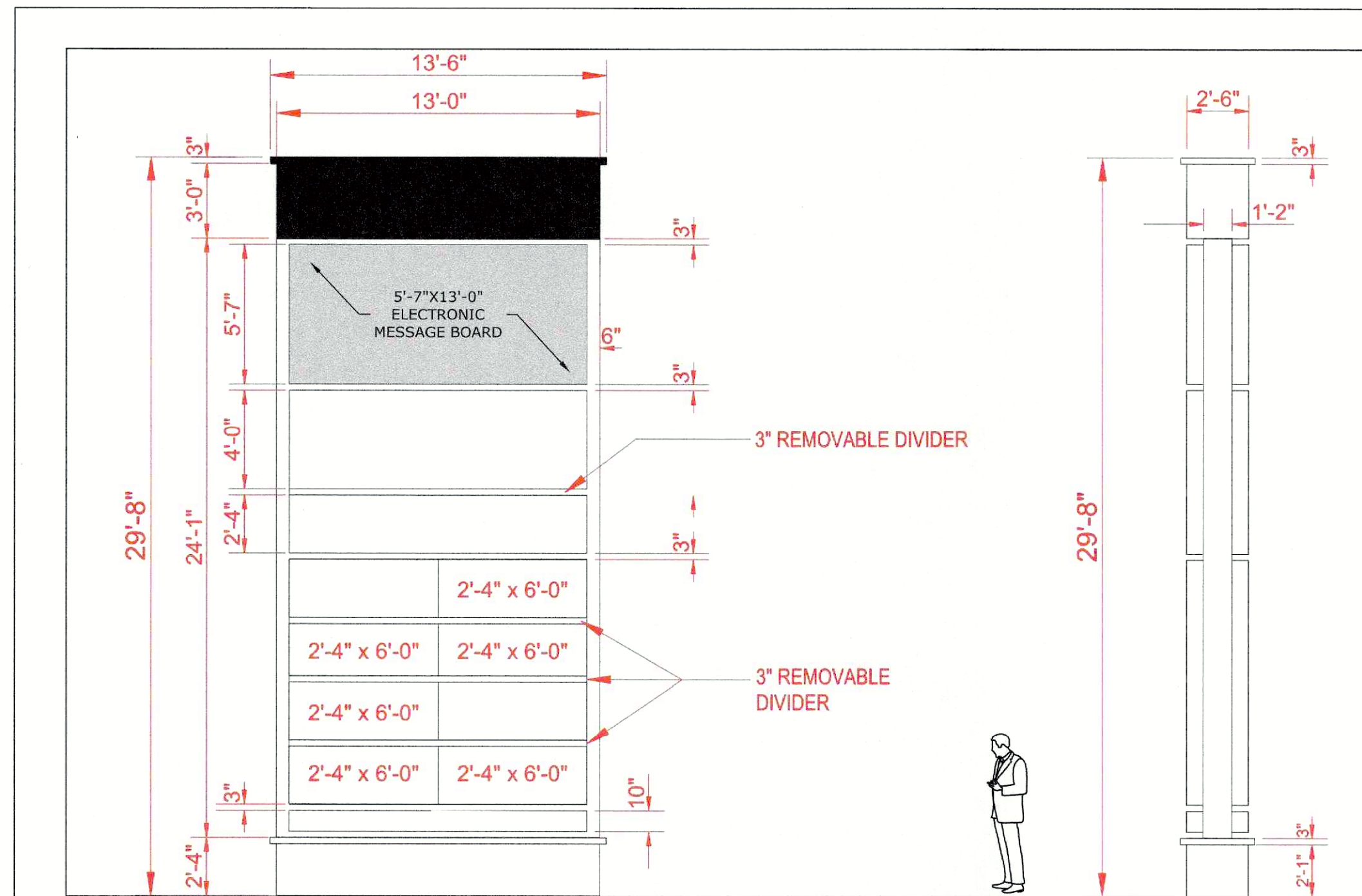
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	FARMINGTON ASSOCIATES PROPERTIES, LLC MARKETPLACE BLVD, ROCHESTER, NH
Owner of Record:	FARMINGTON ASSOCIATES PROPERTIES, LLC 322 RESERVOIR ST, NEEDHAM, MA 02494

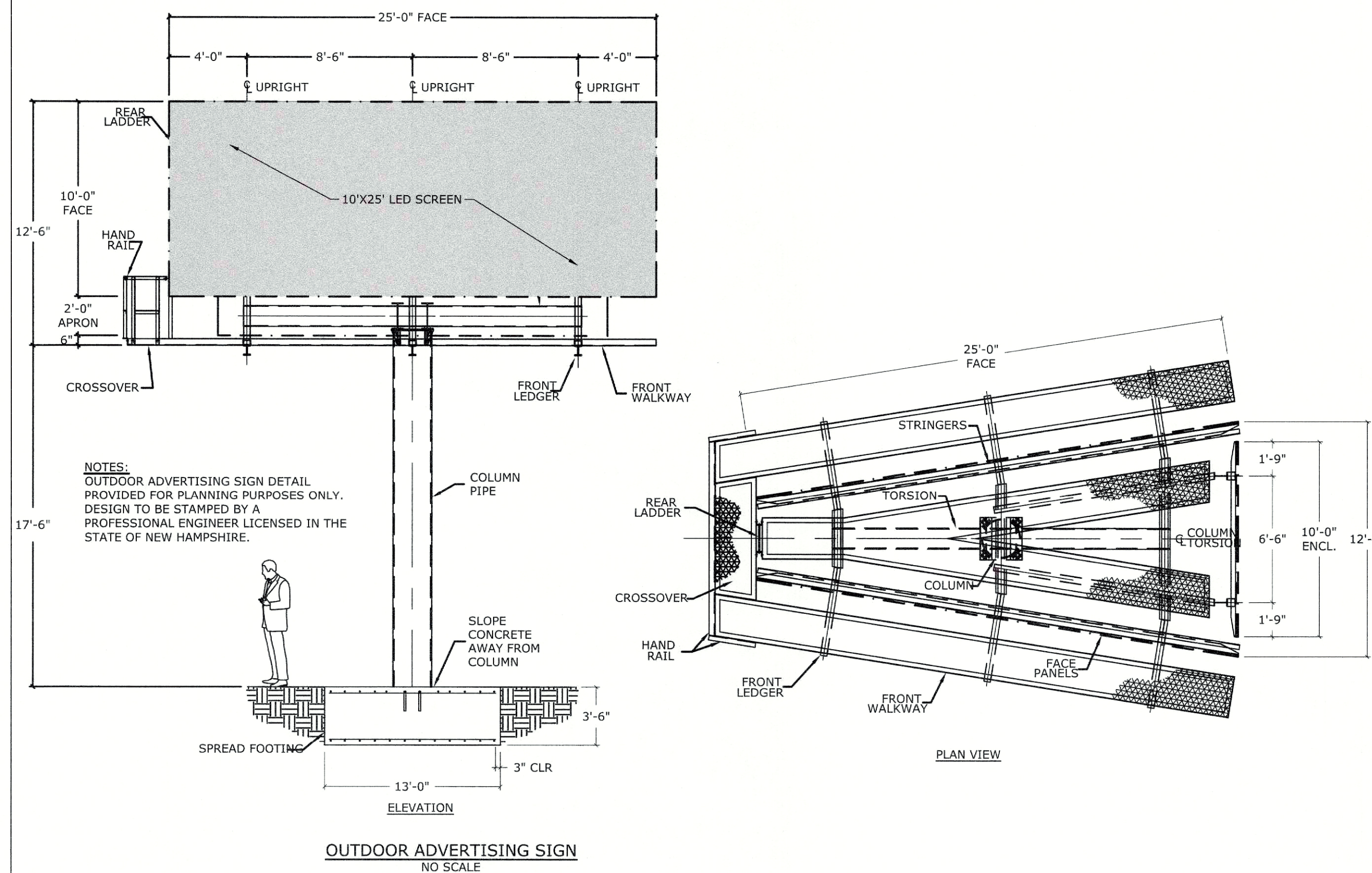
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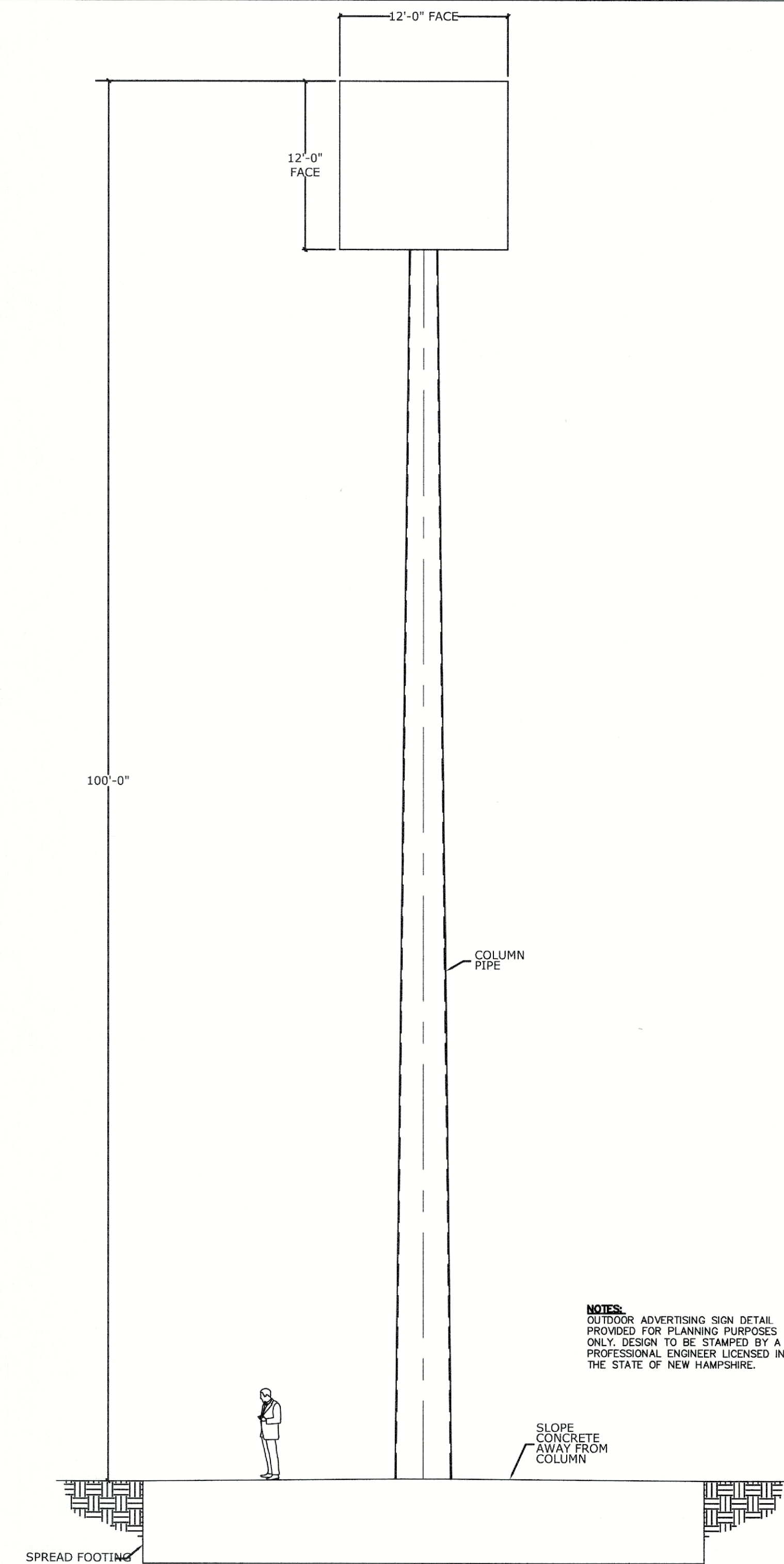
SHEET NO. 18 OF 21
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PYLON SIGN
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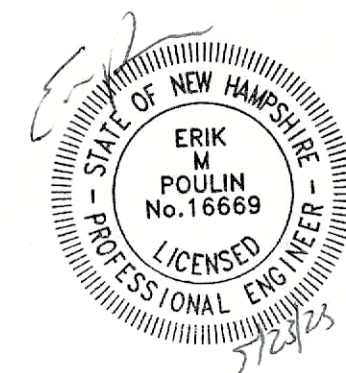


OUTDOOR ADVERTISING SIGN
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100' TALL ADVERTISING SIGN
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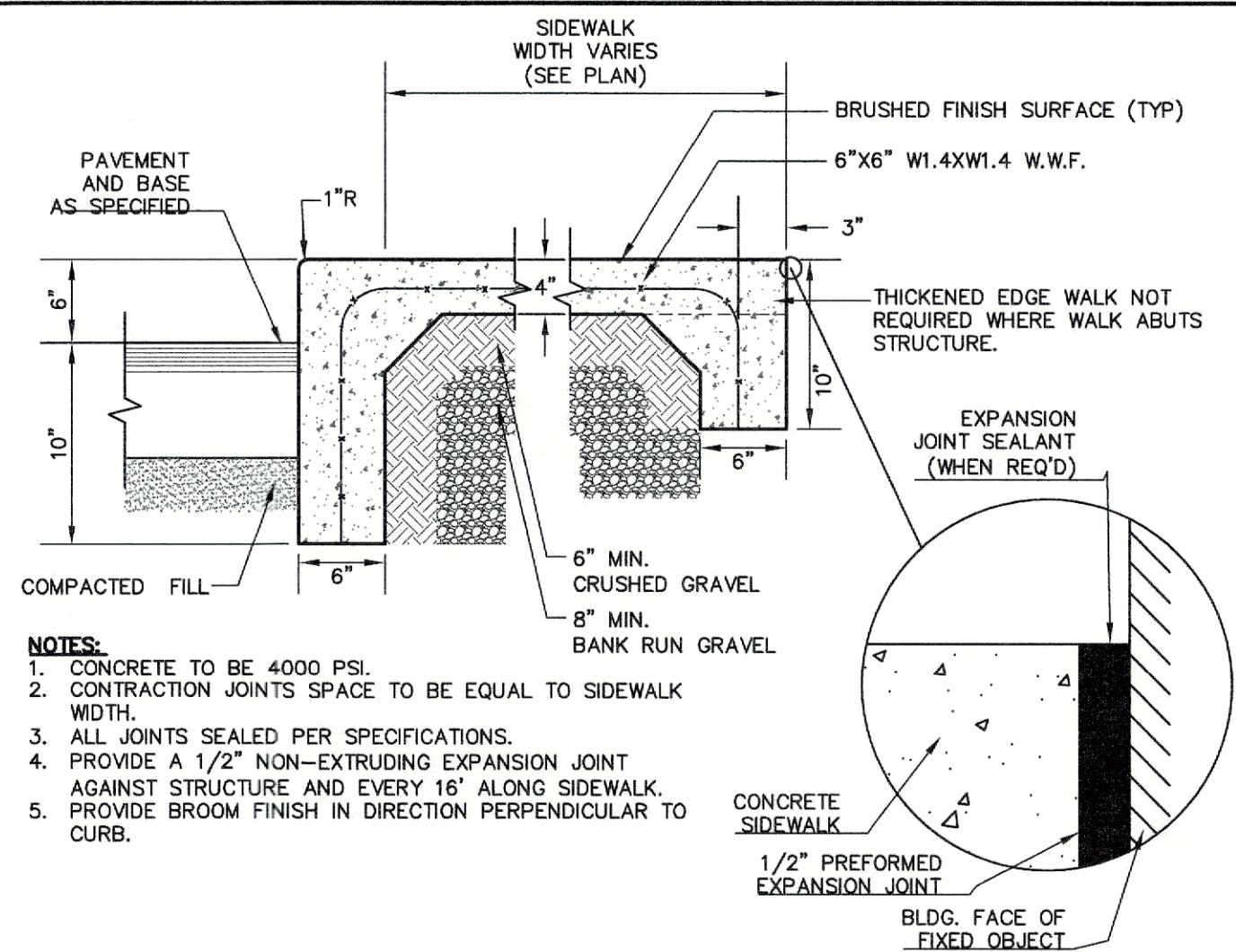
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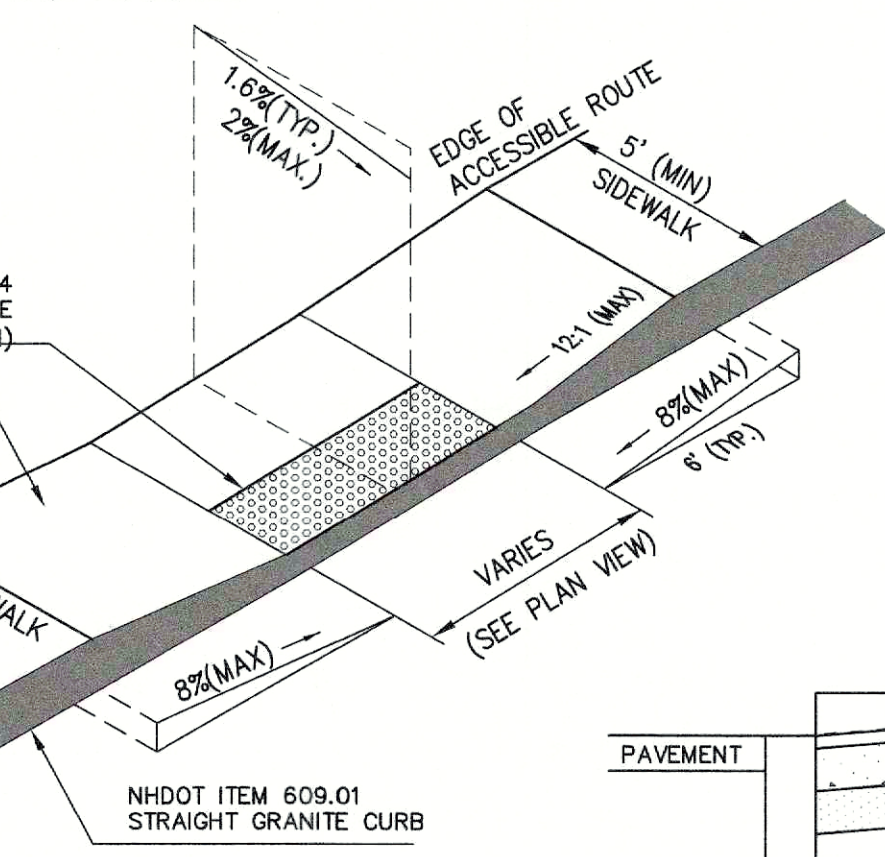
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SHEET NO. 19 OF 21
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MONOLITHIC CONCRETE SIDEWALK (MCS)

NOT TO SCALE

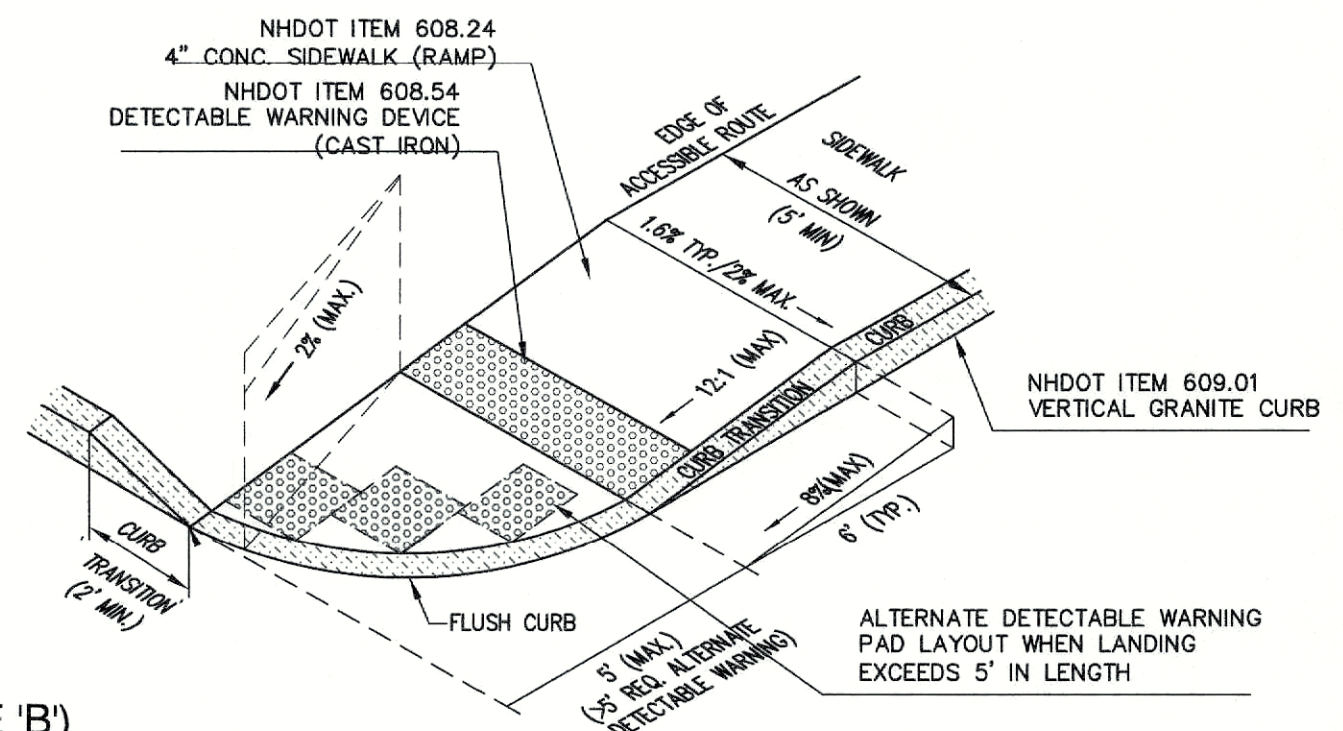


- NOTES:**
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'A')

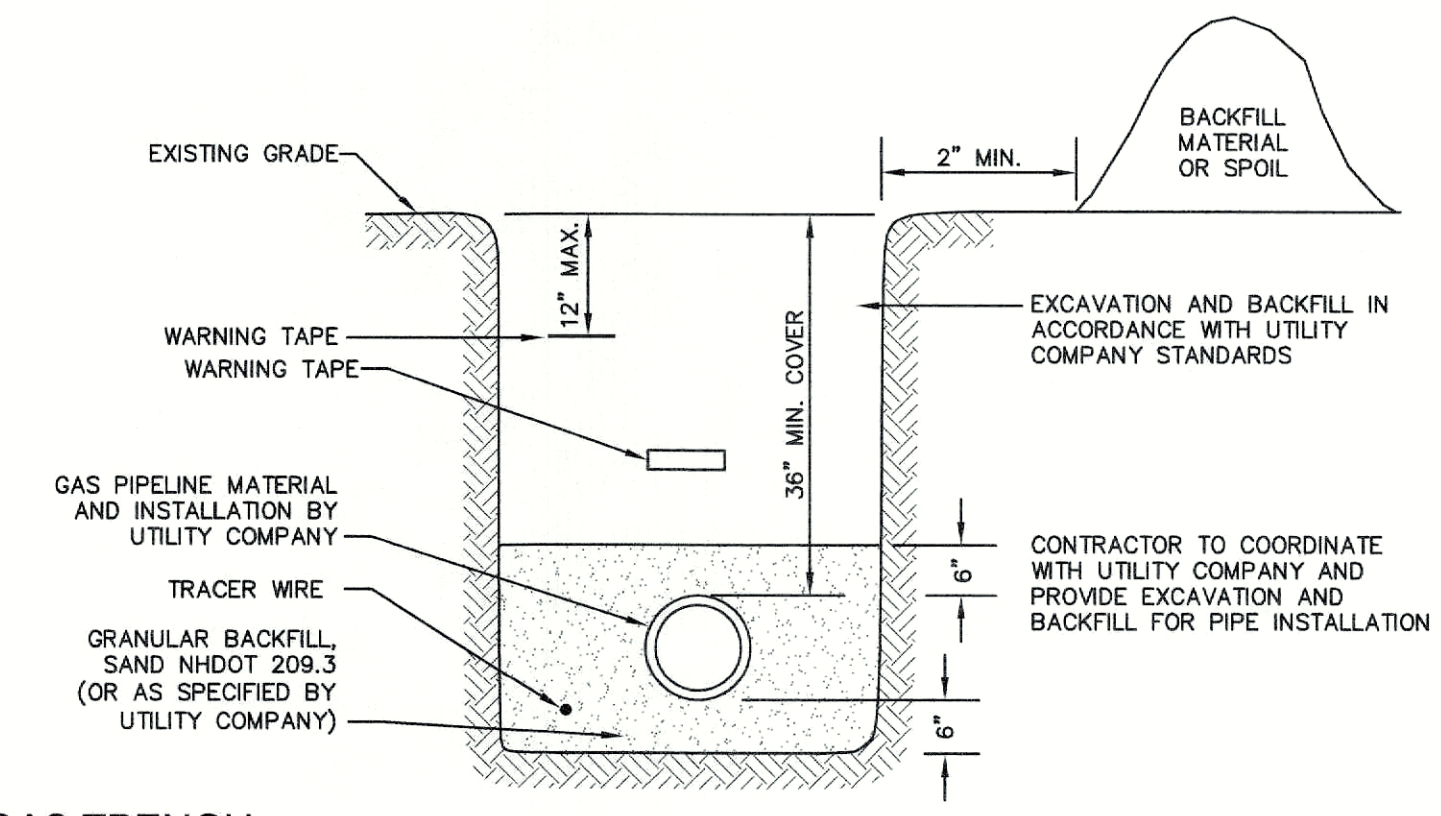
NOT TO SCALE

- NOTES:**
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
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 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.



ACCESSIBLE CURB RAMP (TYPE 'B')

NOT TO SCALE

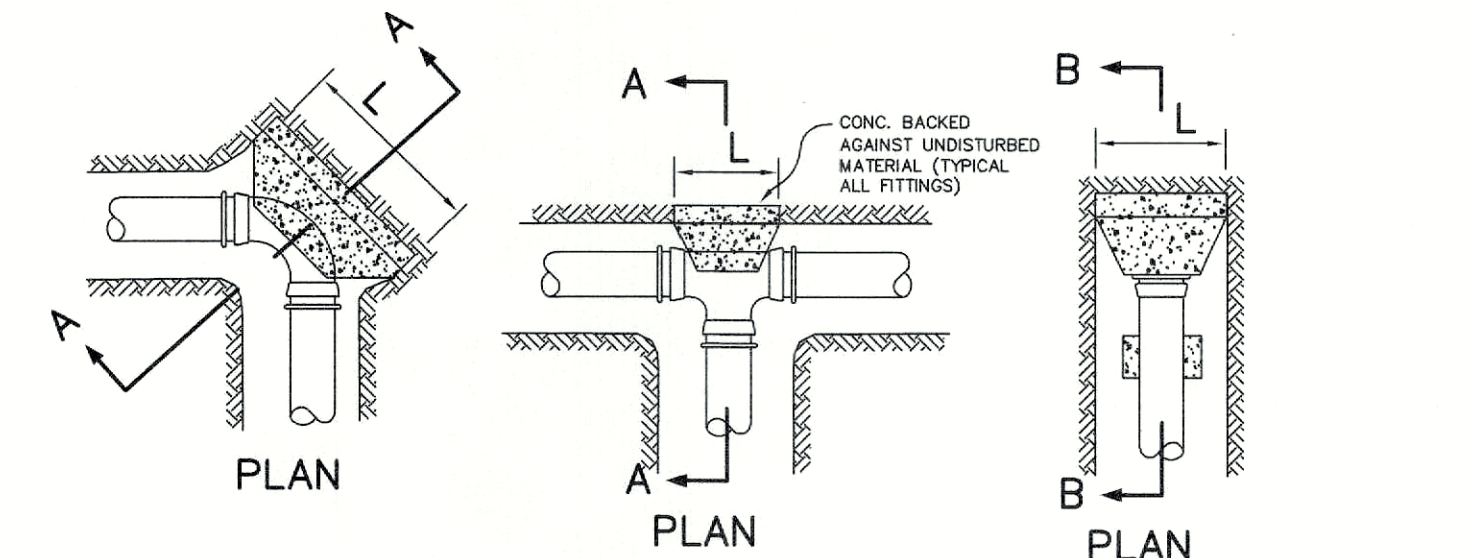


GAS TRENCH

NOT TO SCALE

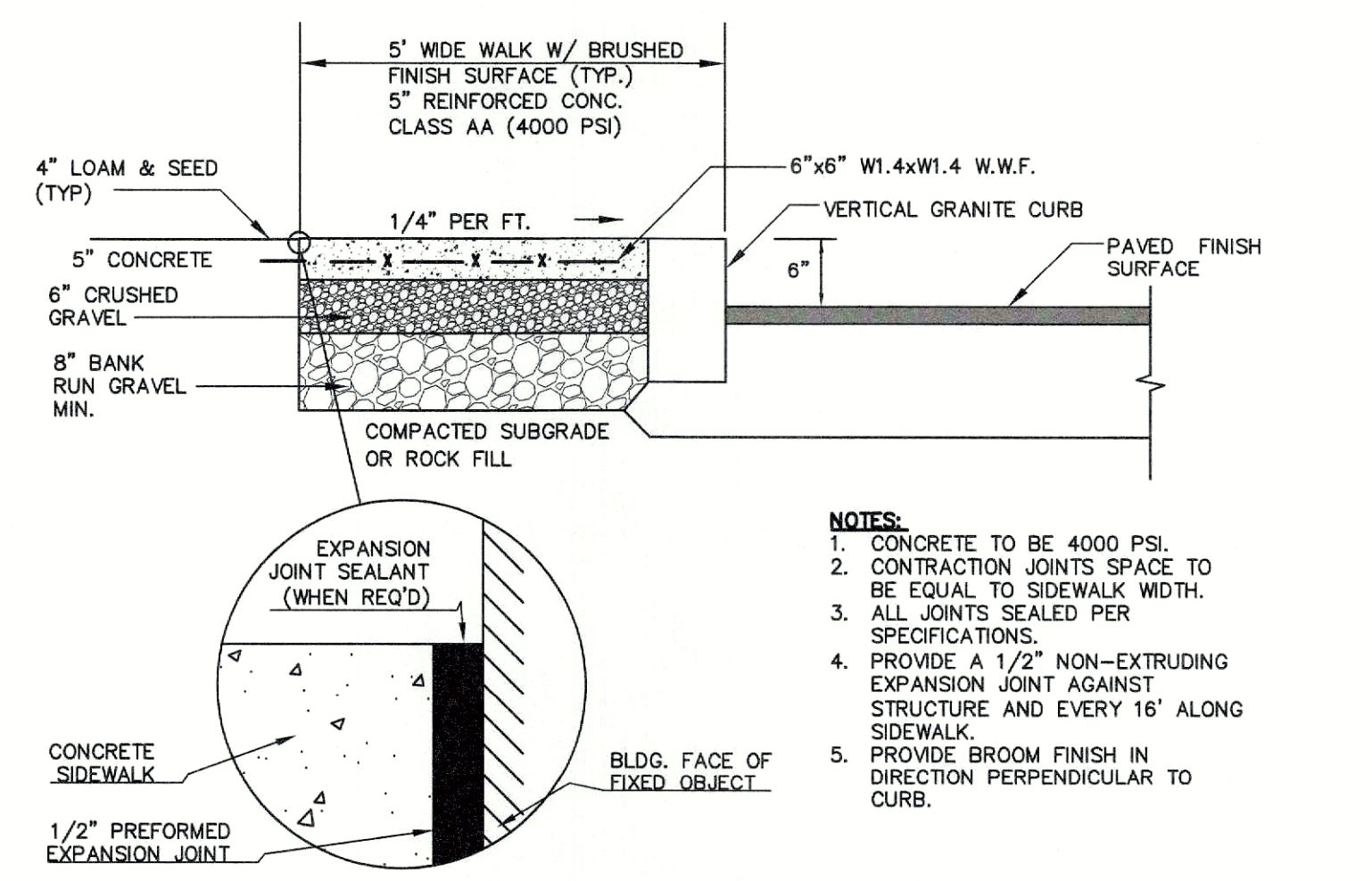
CONCRETE THRUST BLOCK DIMENSIONS

PIPE DIA. (IN.)	TEE		90° BEND OR STUB		45° BEND		22.5° BEND	
	H	L	H	L	H	L	H	L
4"/6"	1'-6"	1'-6"	1'-6"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"
8"	2'-0"	2'-0"	2'-0"	3'-0"	1'-6"	2'-0"	1'-6"	1'-6"
10"	2'-0"	3'-0"	2'-6"	3'-6"	2'-0"	2'-6"	1'-6"	2'-0"
12"	2'-6"	3'-6"	3'-0"	4'-0"	2'-0"	3'-6"	1'-6"	2'-6"
15"	3'-0"	4'-6"	3'-6"	5'-6"	3'-0"	3'-6"	2'-0"	2'-6"
18"	4'-0"	5'-0"	4'-6"	6'-0"	3'-6"	4'-0"	2'-6"	3'-0"
24"	5'-0"	7'-0"	6'-0"	8'-0"	4'-0"	6'-0"	3'-0"	4'-6"



THRUST BLOCK DETAILS

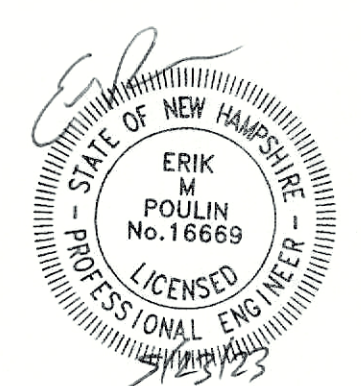
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CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB

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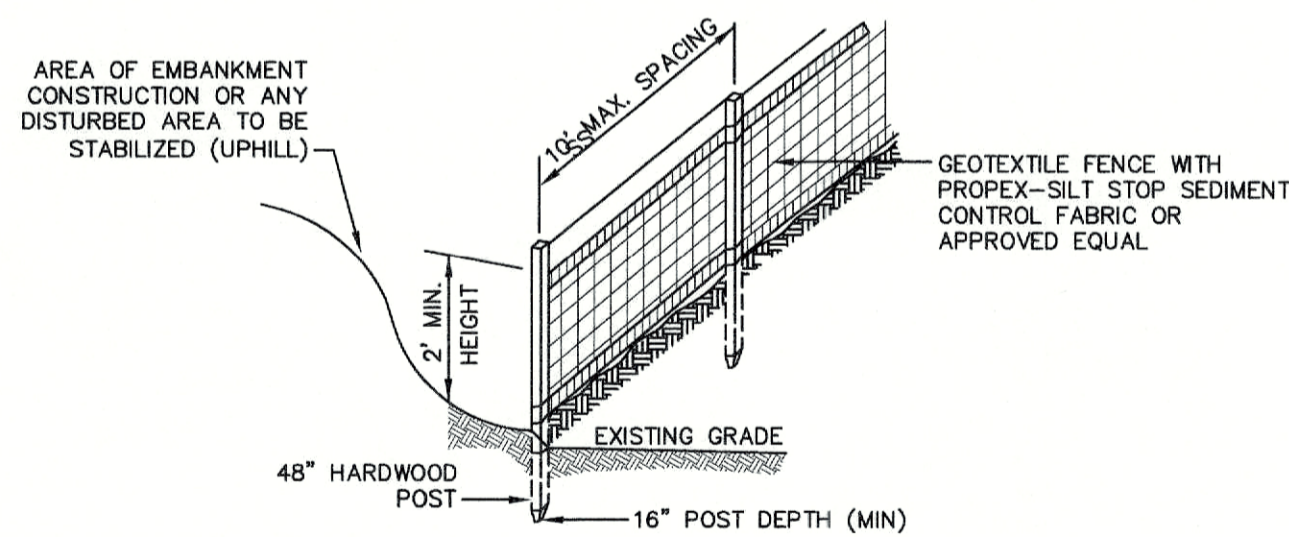
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 85 Portsmouth Ave. PO Box 219, Stratham, NH 03885 603-772-4746
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D5
 SHEET NO. 20 OF 21
 JBE PROJECT NO. 21173

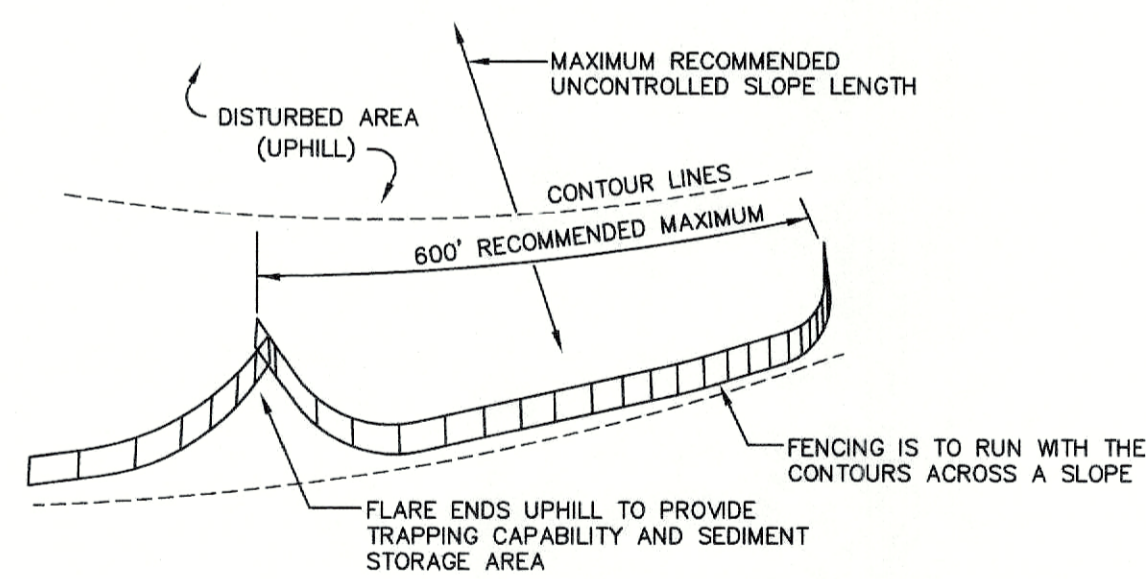
TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).
- PRIOR TO CONSTRUCTION, A PHASING PLAN THAT DELINEATES EACH PHASE OF THE PROJECT SHALL BE SUBMITTED. ALL TEMPORARY SEDIMENT BASINS THAT WILL BE NEEDED FOR DEWATERING WORK AREAS SHALL BE LOCATED AND IDENTIFIED ON THIS PLAN.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS IN ADDITION TO THOSE CALLED FOR IN THE SWPPP:
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE ("MONITOR") SHALL BE EMPLOYED TO INSPECT THE SITE FROM THE START OF ALTERATION OF TERRAIN ACTIVITIES UNTIL THE SITE IS IN FULL COMPLIANCE WITH THE SITE SPECIFIC PERMIT ("PERMIT").
 - DURING THIS PERIOD, THE MONITOR SHALL INSPECT THE SUBJECT SITE AT LEAST ONCE A WEEK, AND IF POSSIBLE, DURING ANY 1/2 INCH OR GREATER RAIN EVENT (I.E. 1/2 INCH OF PRECIPITATION OR MORE WITHIN A 24 HOUR PERIOD), IF UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THIS EVENT.
 - THE MONITOR SHALL PROVIDE TECHNICAL ASSISTANCE AND RECOMMENDATIONS TO THE CONTRACTOR ON THE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS REQUIRED TO MEET THE REQUIREMENTS OF RSA 485 A:17 AND ALL APPLICABLE DES PERMIT CONDITIONS.
 - WITHIN 24 HOURS OF EACH INSPECTION, THE MONITOR SHALL SUBMIT A REPORT TO DES VIA EMAIL (RIDGELY MAUCK AT: RIDGELY.MAUCK@DES.NH.GOV).
 - THE MONITOR SHALL MEET WITH DES TO DECIDE UPON A REPORT FORMAT. THE REPORT FORMAT SHALL BE REVIEWED AND APPROVED BY DES PRIOR TO THE START OF CONSTRUCTION.



CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING

- SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
- WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

2. SEEDBED PREPARATION

- SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

3. ESTABLISHING A STAND

- LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
- SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVECH, BIRDSFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
- WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.

4. MULCH

- HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.

5. MAINTENANCE TO ESTABLISH A STAND

- PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
- IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFLOIL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60
1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.		

SEEDING RATES

CONSTRUCTION SEQUENCE

- PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S SITE DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION. AT LEAST A TEMPORARY CULVERT OR ROADBED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS AND SOUND WALLS.
- PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

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REV.	DATE	REVISION	BY
0	05/23/23	ISSUED FOR REVIEW	GDR

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DRAWING No.

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JBE PROJECT NO. 21173