

**SITE DATA**

ZONED: GRANITE RIDGE DISTRICT (GR), AQUIFER PROTECTION OVERLAY DISTRICT  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: MIXED USE COMMERCIAL

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A TWO STORY RETAIL BUILDING WITH ASSOCIATED PARKING AND A VEHICLE SERVICE SHOP WITH ASSOCIATED PARKING.

**DIMENSIONAL REQUIREMENTS (CURRENT ZONING)**

|   | REQUIRED: | PROVIDED:              |
|---|-----------|------------------------|
| MINIMUM LOT DIMENSIONS:   |           |                        |
| LOT AREA  | N/A       | 2,613,600± SF (60± AC) |
| LOT FRONTAGE  | 50 FT     | 560 FT                 |
| DEPTH   | N/A       | -                      |
| MINIMUM YARD DIMENSIONS:  |           |                        |
| FRONT   | N/A       | -                      |
| SIDE  | N/A       | -                      |
| REAR  | N/A       | -                      |
| MAXIMUM STRUCTURE DIMENSIONS:   |           |                        |
| STRUCTURE HEIGHT  | N/A       | -                      |
| STRUCTURE STORIES   | N/A       | -                      |
| LOT COVERAGE  | N/A       | -                      |
| MINIMUM PAVEMENT SETBACKS:  |           |                        |
| FRONT   | 10 FT     | 10 FT                  |
| SIDE  | 5 FT      | 5 FT                   |
| REAR  | 10 FT     | >10 FT                 |
| *PAVEMENT SETBACKS SUPERSEDE PERIMETER LANDSCAPING BUFFER REQUIREMENTS. |           |                        |
| MINIMUM OPEN SPACE  | N/A       | -                      |

**PARKING CALCULATIONS**

REQUIRED PARKING RATIO:  
 COMMERCIAL: 3 SPACES / 1,000 GSF  
 VEHICLE SERVICE: 1.5 SPACES / 1,000 SF PLUS 4 SPACES PER SERVICE BAY

TOTAL REQUIRED = 3 SPACES / 1,000 GSF X 14,400 = 43 SPACES +  
 1.5 SPACES / 1,000 X 5,400 + 4(4 SPACES PER BAY) = 24 SPACES +  
 TOTAL PROVIDED = 73 SPACES

**PARKING REQUIREMENTS**

|                                  |              |              |
|----------------------------------|--------------|--------------|
| PARKING SPACES (SEE CALCULATION) | 57 SPACES    | 58 SPACES    |
| ACCESSIBLE SPACES (REQ'D BY ADA) | 3 SPACES     | 4 SPACES     |
| PARKING SPACE SIZE               | 9 FT X 18 FT | 9 FT X 18 FT |
| AISLE WIDTH                      | 24 FT        | 24 FT        |

\*RELIEF MAY BE REQUIRED FOR GRADING INTO WETLAND BUFFER.

**NOTES**

- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ROCHESTER GIS INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM ROCHESTER GIS INFORMATION.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM THE 174 FARMINGTON ROAD APPROXIMATE WETLANDS MAP FROM COVE ENVIRONMENTAL SERVICES, INC. DATED AUGUST 30, 2018.
- STEEP SLOPES SHOWN ARE APPROXIMATE. TOWN REGULATIONS DEFINE SLOPES OF 25% AND GREATER TO BE NON-BUILDABLE.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 0184, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE NHDOT. THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT. THE DAILY TRAFFIC FOR XX ROAD IS XX AS PER (YEAR).
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

**CONCEPTUAL DESIGN**

TAX MAP 208 LOT 08

**CONCEPT A**

174 FARMINGTON ROAD  
 ROCHESTER, NH

OWNED BY  
**ACT INVESTMENTS, LLC.**

PREPARED FOR  
**PREPARED**

1"=200' (11"X17")

SCALE: 1"=100' (22"X34")

JULY 19, 2019



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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|          |           |     |          |                             |   |           |
|----------|-----------|-----|----------|-----------------------------|---|-----------|
| FILE NO. | BUS. DEV. | DR  | ARJ      | FB                          | - | CONCEPT A |
| DATE     | CK        | XXX | CAD/FILE | 174 FARMINGTON ROAD CONCEPT |   |           |

**PROGRESS PRINT**  
 date: 00/00/0000



| REV. | DATE | DESCRIPTION | DR | CK |
|------|------|-------------|----|----|
|      |      |             |    |    |
|      |      |             |    |    |
|      |      |             |    |    |

**THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.**



APPROXIMATE LOCATION OF FUTURE SERVICE ROAD PER ROCHESTER CITY TRANSPORTATION MASTER PLAN

APPROXIMATE LOCATION OF FUTURE SERVICE ROAD PER ROCHESTER CITY TRANSPORTATION MASTER PLAN

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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