

LOT 6-18-9

LOT 6-18-10
205,810 S.F.
4.72 ACRES

PROPOSED 33,500 SF
BUILDING
5,000 SF
(OFFICE)
28,500 SF
(WAREHOUSE)
FINISH FLOOR ELEV. = 332.0

PLAN NOTES:

- LOT AREA = 205,810 SF 4.72 ACRES
- LOT IS ZONED INDUSTRIAL (I)
- THE PURPOSE OF THIS PLAN IS TO OBTAIN NECESSARY LOCAL AND STATE PERMIT APPROVALS FOR THE CONSTRUCTION OF A 31,000 SF WAREHOUSE/OFFICE BUILDING TO BE LOCATED ON THE VACANT PARCEL OF LAND. MAXIMUM BUILDING HEIGHT IS 35 FEET.
- PARKING REQUIREMENTS:

USE	AREA	REQ'D SPACES	TOTAL
OFFICE	5,000 SF	1/400 SF	13
EMPLOYEES			7
WAREHOUSE	28,500 SF	1/1000 SF	29
EMPLOYEES			15
TOTAL REQ'D			64
TOTAL PROVIDED			64
TOTAL HANDICAP SPACES REQ'D			3
TOTAL HANDICAP SPACES PROVIDED			3
- WATER WILL BE PROVIDED BY MANCHESTER WATERWORKS MUNICIPAL WATER SUPPLY.
- SANITARY SEWER WILL BE PROVIDED BY A PROPOSED ON SITE SEPTIC SYSTEM.
- SITE IS NOT LOCATED IN A FLOOD ZONE.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF AUBURN REGULATIONS AND THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARD SPECIFICATIONS (1997). STATE PERMIT REQUIRED: SITE SPECIFIC APPROVAL NUMBER. STATE PERMIT REQUIRED: DES SUBSURFACE DISPOSAL SYSTEM NUMBER.
- PROPOSED LIGHTING TO CONSIST OF BUILDING MOUNTED SPOTLIGHTS AND SHOE BOX STYLE LIGHTING FIXTURES TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF AUBURN REGULATIONS. LIGHTING SHALL NOT EXCEED 0.5 FOOT CANDLES AT THE PROPERTY LINE. ALL LIGHTING SHALL BE HOODED AND DIRECTED ON THE SITE.
- ALL PARKING WITHIN 10 FEET OF A STRUCTURE SHALL HAVE A BUMPER STOP.
- HANDICAPPED PARKING SIGNS SHALL BE IN ACCORDANCE WITH THE TOWN OF AUBURN ZONING ORDINANCE.
- LIGHTING SHALL BE HOODED AND DIRECTED ONTO THE SITE PARKING AREAS AND TRAFFIC CIRCULATION ROUTES.
- TOWN OF AUBURN SHALL BE NOTIFIED FOR A PRECONSTRUCTION CONSTRUCTION MEETING AND FOR INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THERE SHALL BE NO OUTSIDE STORAGE OF ANY MATERIALS OR EQUIPMENT, OR PARKING OF VEHICLES IN AREAS NOT DESIGNATED FOR THAT PURPOSE. THERE SHALL BE NO REPAIR OF EQUIPMENT OR VEHICLES ON THE SITE.
- ALL EROSION CONTROLS (HAYBALES AND SILT FENCE) SHALL BE IN PLACE AND PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. REFER TO EROSION CONTROL DETAILS AT ALL POINTS OF TANGENCY AND CURVATURE ALONG THE RIGHT OF WAY AND CERTIFIED BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE AUBURN PLANNING BOARD PRIOR TO INSTALLATION.
- THERE SHALL BE NO UNDERGROUND FUEL STORAGE TANKS INSTALLED ON THIS SITE.
- ALL OFFSITE IMPROVEMENTS ARE TO BE PERFORMED AS PART OF THE WELLINGTON BUSINESS PARK COMMERCIAL SUBDIVISION PROJECT.
- THE TYPE OF FILL MATERIAL AND METHOD OF PLACEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT, DATED MARCH, 2000, PREPARED BY JAWORSKI GEOTECH, INC., 150 ZACHARY ROAD, MANCHESTER, NH 03109-5614.

PLAN
TAX MAP 25 LOT 47-1
(REG PLAN D346765)

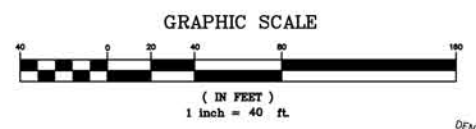
LIGHTING
EXTERIOR LIGHTING FIXTURE SPECIFICATIONS PREPARED BY CHARRON, INCORPORATED.

CALCULATION SUMMARY-						
AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN	
New Area		New Grid	(+)	0.5	3.5	0.0

LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
1A	*	KIM LIGHTING WD18-3-250MH (1) 'A' WD18*3/250MH	(1) MS-250/HDR	23000	25'		8
1B	*	KIM LIGHTING AR4-400M (1) 'B' AR4/400MH***/HS	(1) MS-400/HDR	40000	25' 2.5'		5

- ALL UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
- CONTRACTOR SHALL CONSTRUCT THE SITE DETENTION POND PRIOR TO PREPARING SUBGRADE FOR TEMPORARY SEDIMENTATION AND EROSION CONTROL DURING CONSTRUCTION. HAYBALES SHALL BE INSTALLED AROUND ALL CATCH BASINS DURING CONSTRUCTION FOR EROSION CONTROL.
- BUILDING TRANSFORMERS SHALL BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY. ALL UNDERGROUND POWER/TELEPHONE/CABLE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY. THE LOCATION OF THESE UTILITIES SHALL BE DETERMINED IN THE FIELD.
- THE ESTIMATED SEASONAL HIGH WATER TABLE IS 36" BASED ON SOIL TEST PIT LOGS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES ON A REGULARLY SCHEDULED BASIS SO THAT THEY WILL FUNCTION AS INTENDED.
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TOWN OF AUBURN PLANNING BOARD



REVISION DATE	7-11-00	MISC. REVISIONS PER TOWN COMMENTS	
Applicant/Owner:	WELLINGTON AUBURN REALTY GROUP		
Owner:	WELLINGTON AUBURN REALTY GROUP		
OWNER'S SIGNATURE	[Signature]		
DATE:	NOVEMBER 26, 2001		
CHECKED BY:	ERIK D. HETLAND, PE		
PROJECT:	Wellington Business Park Auburn, NH		
PROJECT NO.:	99-0114		
SCALE:	1" = 40'		
DESIGN BY:	GARY SCOLA		
PREPARED BY:	Engineering Alliance, Inc. / S.E. Cummings Assoc., Inc.		
Land Planning Consultants:	P.O. Box 1337 Plaistow, NH 03865 Phone (781) 231-1349 Tel. (603)-382-5065 Fax (603)-382-5216 196 Centra Street Shogus, MA 01960 Fax (781) 941-2662		
DWG. NO.	1		
DRAWING TITLE:	LOT 6-18-10 SITE PLAN		