

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



RECEIVED

MAR 08 2016

Planning Dept.

PRELIMINARY
Site Plan Application

Check one of the following: ☐ Design Review ☒ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 134; Lot #'s: 5; Zoning district: Residential-2 (R2)

Property address/location: 114 Rochester Hill Road; # acres: 24.75

Name of project (if applicable): Apple Ridge Apartments

Proposed project

Describe proposed project: The proposed project is an 102 unit multi-family housing

Development with associated parking and play areas and gardens

Nonresidential: current bldg. size NA s.f.; total proposed bldg. size _____ s.f.

Residential: current # units Zero; total proposed # units 102

City water? yes X no ____; how far is City water from the site? 75-FT

City sewer? yes X no ____; how far is City sewer from the site? 19-FT

Applicant/Agent

Property owner (include name of individual): Apple Ridge Estates, LLC.

Property owner mailing address: 2992 Lafayette Rd Unit D, Portsmouth, NH 03801

Property owner phone # _____ email: _____

Applicant/developer (if different from property owner): David Lemieux

Applicant/Developer mailing address: PO Box 1163, Rochester, NH 03866

Applicant/developer phone # (603) 235-4370 email: Lemieux.inc@Comcast.net

Engineer/designer/agent: Norway Plains Associates, Inc. ; Scott Lawler, PE

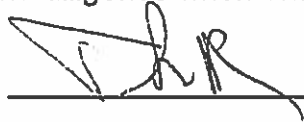
Engineer/designer/agent phone # 335-3948 email: SLawler@NorwayPlains.com

[Signature] March 4, 2015
Signature Date

Authorization to enter subject property

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

Signature of property owner: _____



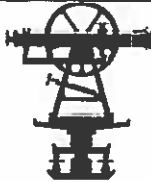
Date: _____

3/4/2016

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
slawler@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

March 7, 2016

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re: Residential Site Plan Application for Conceptual Review; Apple Ridge Apartments; 114 Rochester Hill Road - Map 134, Lot 5.

Dear Mr. Creighton:

On behalf of David Lemieux, Norway Plains Associates Inc is please to submit a Site Plan Application for Conceptual review for a multi-family project. The proposal is to construct a multi-family development with a total of 102 units. The proposed project is located at 114 Rochester Hill Road, as depicted on the Rochester Assessor Map 134, Lot 5. The parcel is located in the Residence 2 (R2) zoning district.

The 24.75 acre property is owned by Apple Ridge Estates, LLC and had previously gone through a 15 lot single family subdivision back in 2004. However, do to the down turn in the residential housing market, the subdivision was never constructed.

The project, which will be phased of several years, will consist of three building, associated parking and several communitive open spaces amenities. The 30,000 square foot apartment buildings will have an even mixture of one-bedroom and two-bedroom units. The proposed three story buildings will have a center community space on the first floor, common entry mail rooms, laundry room and central office. There will be large covered porches entrances and the buildings will be orientated to provide sunlight to the units.

Access to the project will be from a single driveway off Rochester Hill Road, also known as NH Route 108. Parking for the residents and visitors will be located around the perimeter of the development. This allows for circulation good around the site for emergency vehicles, while creating an inner core of play areas, gardens and outside community activity areas. Essentially, this will create a carless interior with walkable pathways for all ages.

Currently, there are two concepts are being considers for design. Concept A depicts 159 parking spaces expandable to 169, whereas Concept B has 207 parking spaces. Under the Site Review Regulations, each dwelling unit shall have a minimum of 2 parking spaces. At 102 units, the development would require at least 204 parking spaces. However, it is our opinion, that apartment complex which have one-bedroom units do require as many spaces. As such, we suggest a ratio of 1.5 parking spaces per unit would be an appropriate number for the bases of design.

The advantage to a reduced parking space calculation would allow for more green spaces around the buildings, all while reducing the impervious coverage. Stormwater will be captured from the development, treated and released in such a manner to meet the City and State peak discharge rates and volume requirements. Rain runoff from the buildings will likely be discharged into landscaped rain gardens, while the runoff from the pavement will be treated

and released through other types of low impact development practices.

Further enhancing the neighborhood feel of the proposed development, a large play area field is proposed in the northwesterly corner. A bus shelter is proposed for the school children and possible a Coast Bus stop. The site will be inundated with nice shade trees, community gardens, landscaping, patios, a gazebo and several play areas.

The site will be serviced by municipal water and sewer. A water main will be brought into the site that will provide both domestic and fire suppression needs. A new sewer main will be constructed that runs from the proposed building down slope towards the City sewer main located adjacent to the Northcoast Rail Road tracks. This sewer design is the same which was proposed and approved for the 2004 subdivision. Construction and maintenance of the sewer line will require reissuing a NHDES Wetlands Permit for impacts to the jurisdictional wetlands. Addition applications for State permits that will be filed include the NHDES Alteration of Terrain Permit, NHDES Sewer Discharge Permit and NHDOT Driveway permit.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



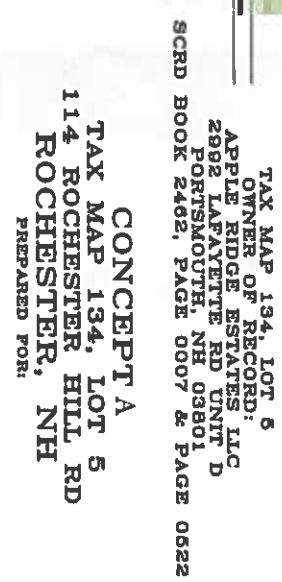
By:
Scott A. Lawler, PE, Project Engineer

cc: Apple Ridge Estates, LLC
David Lemieux

-
- MAP 134 LOT 2
LAWRENCE, JAMES L.
PO BOX 17701
INDIANAPOLIS, IN 46217
- MAP 238 LOT 122
LAWRENCE, DAVID R
INDIANAPOLIS, IN 46217
- UTILITY
EASEMENT
- MAP 238 LOT 121
WAGNER, STEVEN D
INDIANAPOLIS, IN 46217
ROCKFORD, IN 02867
- MAP 238 LOT 119
BREITEN, DONALD
3 DORA LANE
ROCKFORD, IN 02867
- MAP 238 LOT 118
ROSE REALTY, LLC
13322 ROUTE 148
MADISON, IN 46033
- MAP 238 LOT 119
BREITEN, DONALD
335 ROUTE 108
MADISON, IN 46033

1. THE PARCELS ARE LOCATED IN THE RESERVATION - (02) ZONE.
2. TRACT MAP 134 - LOT B, 167,277 SQUARE FEET OR 34.79 ACRES.
3. ALL THE PARCELS OF THIS PLUM IS TO DETECT THE EXISTING FEATURES ON THE LOT AND THE EXISTING UTILITIES AND APPROPRIATE AS SHOWN.
4. THE CONSTRUCTION SHALL VARY FROM THEIR EXACT LOCATION FROM TO ANY WORK.
5. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VULNARY FOR
6. RESERVATION PLUM 1.
7. THE EXISTING UTILITIES PER 20000 DRAINAGE.
8. RESERVATION (02) ZONE.
9. UNPAID LOT AND/DRILLING UNIT = 75,000 \$
UNPAID LOT AND/ = 20,000 \$
UNPAID LOT AND/ = 100 FEET
UNPAID TAND SERVICES
10. FRONT = 15'
SIDE = 10'
REAR = 15'
11. UNPAID LOT COVERED = 30%.
12. UNPAID BUILDING HEIGHT = 35'
13. UNPAID RESERVATION AND VERTICAL DRAINAGE CITY OF INDIANAPOLIS.
14. THE EXISTING UTILITIES AND APPROPRIATE AS SHOWN ON THE TRACT MAP 134.
15. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COUNCILARY (2001) 200202

RECORDED PLAN
1/14/02 RECD ROCKEFELLER HILL ROAD, ROCKEFELLER HILL HAMPSHIRE DATED JANUARY 3, 2002, REV. 1/1-3-2002, BY CHILDSBORO, INC.
2/1/02 LINC. ASSIGNMENT PLAN LOTS 8 & 9, TAX ASSessor'S MAP 134, ROCKEFELLER HILL ROAD, ROCKEFELLER HILL HAMPSHIRE, COUNTY OF STURGEON, SCALE 1"=100', DATED JANUARY 11, 2002, REV. TO 2-11-2002, BY CHILDSBORO, INC. RECORDED S.C.R.D. PLAN 64-76.



TAX MAP 134, LOT 5
 OWNER OF RECORD: LLC
 APPLEBRIDGE ESTATES, LLC
 2982 LAKEVIEW RD UNIT D
 FORTSMOUTH, NH 03801
 BOOK 2462, PAGE 0007 & PAGE 0622

CONCEPT A
 TAX MAP 134, LOT 5
 114 ROCHESTER HILL RD
 ROCHESTER, NH
 PREPARED FOR:

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

FILE NO. 104
PLAN NO. C-2761
DWG NO. 15225/EF-1
F.B. NO. SDR-TJR

31 Mooney Street, Alton, N.H. 003-875-3948

NORWAY PLAINS ASSOCIATES, INC.

FEBRUARY 2016
GRAPHIC SCALE
100 0 50 100 200 400
(in feet)
1 INCH = 50 FT.



LEGEND

- [illegible]



1. GENERAL SITE PLAN NOTES
2. THE PARCELS ARE LOCATED IN THE RESIDENTIAL-2 (R2) ZONE.
3. TOTAL LOT AREA - 107,127 SQUARE FEET ON 2.478 ACRES.
4. LOT #1 - LOT 1 - 107,127 SQUARE FEET ON 2.478 ACRES.
5. THE PURPOSE OF THE PLAN IS TO DETECT THE DEFINED FEATURES ON THE LOT.
6. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONSTRUCTION SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK.
7. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PERCEIVED BY THE ENGINEER.
8. THE EXISTING LOT #1 CONTAINS PER ZONING ORIGINATED.
9. RESIDENTIAL (R2) ZONED.
10. UNPAVED LOT AREA/DRIVEWAY WFT = 75,000 SF
11. UNPAVED LOT AREA = 5,000 SF
12. UNPAVED LOT AREA = 180 FEET
13. UNPAVED LOT DRIVEWAY = 180 FEET
14. FRONT = 15'
15. SIDE = 15'
16. REAR = 15'
17. UNPAVED LOT DRIVEWAY = 500'
18. UNPAVED BUILDING HEIGHT = 35'
19. UNPAVED LOT DRIVEWAY = 100'
20. UNPAVED LOT DRIVEWAY = 100'
21. UNPAVED LOT DRIVEWAY = 100'
22. UNPAVED LOT DRIVEWAY = 100'
23. UNPAVED LOT DRIVEWAY = 100'
24. UNPAVED LOT DRIVEWAY = 100'
25. UNPAVED LOT DRIVEWAY = 100'
26. UNPAVED LOT DRIVEWAY = 100'
27. UNPAVED LOT DRIVEWAY = 100'
28. UNPAVED LOT DRIVEWAY = 100'
29. UNPAVED LOT DRIVEWAY = 100'
30. UNPAVED LOT DRIVEWAY = 100'
31. UNPAVED LOT DRIVEWAY = 100'
32. UNPAVED LOT DRIVEWAY = 100'
33. UNPAVED LOT DRIVEWAY = 100'
34. UNPAVED LOT DRIVEWAY = 100'
35. UNPAVED LOT DRIVEWAY = 100'
36. UNPAVED LOT DRIVEWAY = 100'
37. UNPAVED LOT DRIVEWAY = 100'
38. UNPAVED LOT DRIVEWAY = 100'
39. UNPAVED LOT DRIVEWAY = 100'
40. UNPAVED LOT DRIVEWAY = 100'
41. UNPAVED LOT DRIVEWAY = 100'
42. UNPAVED LOT DRIVEWAY = 100'
43. UNPAVED LOT DRIVEWAY = 100'
44. UNPAVED LOT DRIVEWAY = 100'
45. UNPAVED LOT DRIVEWAY = 100'
46. UNPAVED LOT DRIVEWAY = 100'
47. UNPAVED LOT DRIVEWAY = 100'
48. UNPAVED LOT DRIVEWAY = 100'
49. UNPAVED LOT DRIVEWAY = 100'
50. UNPAVED LOT DRIVEWAY = 100'
51. UNPAVED LOT DRIVEWAY = 100'
52. UNPAVED LOT DRIVEWAY = 100'
53. UNPAVED LOT DRIVEWAY = 100'
54. UNPAVED LOT DRIVEWAY = 100'
55. UNPAVED LOT DRIVEWAY = 100'
56. UNPAVED LOT DRIVEWAY = 100'
57. UNPAVED LOT DRIVEWAY = 100'
58. UNPAVED LOT DRIVEWAY = 100'
59. UNPAVED LOT DRIVEWAY = 100'
60. UNPAVED LOT DRIVEWAY = 100'
61. UNPAVED LOT DRIVEWAY = 100'
62. UNPAVED LOT DRIVEWAY = 100'
63. UNPAVED LOT DRIVEWAY = 100'
64. UNPAVED LOT DRIVEWAY = 100'
65. UNPAVED LOT DRIVEWAY = 100'
66. UNPAVED LOT DRIVEWAY = 100'
67. UNPAVED LOT DRIVEWAY = 100'
68. UNPAVED LOT DRIVEWAY = 100'
69. UNPAVED LOT DRIVEWAY = 100'
70. UNPAVED LOT DRIVEWAY = 100'
71. UNPAVED LOT DRIVEWAY = 100'
72. UNPAVED LOT DRIVEWAY = 100'
73. UNPAVED LOT DRIVEWAY = 100'
74. UNPAVED LOT DRIVEWAY = 100'
75. UNPAVED LOT DRIVEWAY = 100'
76. UNPAVED LOT DRIVEWAY = 100'
77. UNPAVED LOT DRIVEWAY = 100'
78. UNPAVED LOT DRIVEWAY = 100'
79. UNPAVED LOT DRIVEWAY = 100'
80. UNPAVED LOT DRIVEWAY = 100'
81. UNPAVED LOT DRIVEWAY = 100'
82. UNPAVED LOT DRIVEWAY = 100'
83. UNPAVED LOT DRIVEWAY = 100'
84. UNPAVED LOT DRIVEWAY = 100'
85. UNPAVED LOT DRIVEWAY = 100'
86. UNPAVED LOT DRIVEWAY = 100'
87. UNPAVED LOT DRIVEWAY = 100'
88. UNPAVED LOT DRIVEWAY = 100'
89. UNPAVED LOT DRIVEWAY = 100'
90. UNPAVED LOT DRIVEWAY = 100'
91. UNPAVED LOT DRIVEWAY = 100'
92. UNPAVED LOT DRIVEWAY = 100'
93. UNPAVED LOT DRIVEWAY = 100'
94. UNPAVED LOT DRIVEWAY = 100'
95. UNPAVED LOT DRIVEWAY = 100'
96. UNPAVED LOT DRIVEWAY = 100'
97. UNPAVED LOT DRIVEWAY = 100'
98. UNPAVED LOT DRIVEWAY = 100'
99. UNPAVED LOT DRIVEWAY = 100'
100. UNPAVED LOT DRIVEWAY = 100'

RECORDED PLAN
1) 1992 RECD ROCKESTER HLL ROAD, ROCKESTER NEW HAMPSHIRE DATED JANUARY 3, 2004. REV. TO 1-3-2006 BY CHANDLER, NC.
2) LOT LINE ADJUSTMENT PLAN LOTS 3 & 4, TAX ASSESSOR'S MAP 124, ROCKESTER HLL ROAD, ROCKESTER, NEW HAMPSHIRE, COUNTY OF STRATFORD, SCALE 1"=100', DATED: JANUARY 11, 2002, REV. TO 3-11-2002, BY CHANDLER, NC. RECORDED SCALE, PLAN 84-74.

TAX MAP 134, LOT 5
OWNER OF RECORD:
APPLE RIDGE ESTATES LLC
2692 LAFALETTE RD UNIT D
PORTSMOUTH, NH 03801

CONCEPT B
TAX MAP 134, LOT 5
114 ROCHESTER HILL RD
ROCHESTER, NH
PREPARED FOR:

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

FEBRUARY 2016

GRAPHIC SCALE

FILE NO. 104
PLAN NO. C-2751
DWG NO. 15825/RT-1

31 Mooney Street, Alton, N.H. 603-876-3048

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-336-3848