

NONRESIDENTIAL SITE PLAN APPLICATION

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 06-28-2018 Is a conditional use needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 232; Lot #'s: 12; Zoning district: Agricultural

Property address/location: 100 Meaderboro Road

Name of project (if applicable): N/A

Size of site: 5.3 acres; overlay zoning district(s)? Conservation Overlay

Property owner

Name (include name of individual): Stillwater Kennels & Training Inc

Mailing address: 100 Meaderboro Road, Rochester, NH 03867

Telephone #: (603)335-6424 Email: stillwaterkennels@metrocast.net

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/designer

Name (include name of individual): Scott A. Lawler, PE

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: (603)335-3948 Fax #: _____

Email address: slawler@norwayplains.com Professional license #: 10026

Proposed activity (check all that apply)

New building(s): _____ Site development (other structures, parking, utilities, etc.): _____

Addition(s) onto existing building(s): X Demolition: _____ Change of use: _____

(Continued Nonresidential Site Plan application Tax Map: 232 Lot: 12 Zone A)

Describe proposed activity/use: 27'X48' building addition for indoor dog day care

Describe existing conditions/use (vacant land?): dog day care, kennel and residential house

Utility information

City water? yes ☐ no ☒; How far is City water from the site? N/A

City sewer? yes ☐ no ☒; How far is City sewer from the site? N/A

If City water, what are the estimated total daily needs? N/A gallons per day

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

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

Where will stormwater be discharged? _____

Building information

Type of building(s): Kennel Addition

Building height: 16' Finished floor elevation: 475'

Other information

parking spaces: existing: 14 total proposed: 10; Are there pertinent covenants? No

Number of cubic yards of earth being removed from the site None

Number of existing employees: 3; number of proposed employees total: 3

Check any that are proposed: variance ☐; special exception ☐; conditional use ☐

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? No

(Continued *Nonresidential Site Plan* application Tax Map: 232 Lot: 12 Zone A)

Proposed <i>post-development</i> disposition of site (should total 100%)		
	Square footage	% overall site
Building footprint(s) – give for each building		
Building 1 – Garage	588	0.25
Building 2 – House and deck	1743	0.75
Kennel	6706	2.90
Parking and vehicle circulation	10695	4.63
Planted/landscaped areas (excluding drainage)	33390	14.46
Natural/undisturbed areas (excluding wetlands)	127244	55.13
Wetlands	31275	13.55
Other – drainage structures, outside storage, etc.	19227	8.33

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

A waiver will be requested for a reduced number of parking spaces

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I/we hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: Ludwick L. Ably

Date: July 9, 2018

Signature of applicant/developer: Ludwick L. Ably

Date: July 9, 2018

Signature of agent: [Signature]

Date: July 9, 2018

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.

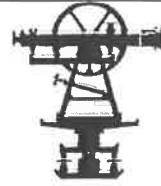
Signature of property owner: Ludwick L. Ably

Date: July 9, 2018

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
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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

July 9, 2018

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

Re: Non-Residential Site Plan Application for Stillwater Kennels – 100 Meaderboro Road; Map 232, Lot 12

Dear Mr. Creighton:

On behalf of the Fred Abbey and the Stillwater Kennels & Training, Inc., we hereby submit plans and Non-residential Site Plan application for the construction of 1,296 square foot building addition their Meaderboro Road facility. The proposed building addition will allow for the dogs to have a save place to play inside during inclement weather days.

The parcel is located in the Agricultural Zoning District and is 5.3 acres. The parcel is currently developed with a 2-bedroom residential house with a detached garage and a tented Quonset hut. Additionally, there is a 5,410 square foot dog kennel with associated paddocks, dog runs and outdoor kennels. The existing kennel facility, operational since 1988 was purchased by the applicant in 2010. In addition to boarding of dogs and cats, the facility also offers daytime doggy day care, dog training and pet grooming. The limits of the jurisdictional wetlands within the front half of the parcel were delineated Marc Jacobs, Certified Wetland Scientist this spring.

The house and kennel facility are setback from Meaderboro Road about 300 feet and is accessed by a hard pack gravel driveway. The parking areas is also hard packed gravel surface. The kennel facility and house are serviced by on site well and septic system. An updated septic system was installed approximately 8 years ago by the previous owners. This system was approved by the NHDES Subsurface Systems Bureau for up to a maximum of boarding 20 dogs overnight and for the 2-bedroom house.

The applicant is proposing to construct a 27' x 48' building addition to the front of the existing building. As mentioned above, the sole purpose of the building addition is to provide a space to allow for the dogs to remain inside when the weather is less desirable for them to go out into the several paddock areas. The space would also be utilized for the dog training sessions. The addition will not increase the number of dogs boarding at the facility and will not increase the number of employees. A variance was granted by the Rochester Zoning Board of Adjustments to allow for the expansion of an already non-conforming building, Case #2017-14.

The result of the new addition, there will be an increase of approximately 400 square feet of impervious surface. The stormwater from the proposed roof will drain into a stone drip edge along the foundation. This will allow for the runoff to infiltrate into the ground. Any stormwater that doesn't infiltrate back into the ground will flow through a perforated pipe and outleted in the grass area behind the garage.

Parking will continue to utilize the existing gravel areas. The plans depict the location of 8 parking spaces for the kennel and 2 spaces for the residence. There are also two additional spaces within the garage that weren't

accounted for. The Site Plan Review Regulations suggest that the kennel have a minimum of 13 spaces for the employees and the clients. However, since Mr. and Mrs. Abbey also work at the kennel, the number of employees that require parking spaces is reduces. Over the years, there has not been a need for more than a couple parking spaces since most of the vehicles don't stay for any length of time. Therefore, the owners don't believe there is a need to create more parking spaces. As such, a waiver to the parking requirements is hereby included with this application.

The proposed addition will be located within the middle of the existing complex. Thus, there will not be any removal of the existing vegetation or trees around the site. Therefore, the need for additional landscaping screening or buffering is not necessary. The plans call for some minor erosion and sedimentation controls (BMPs) at the premeter of the building addition to ensure the adjacent wetlands are protected.

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

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.



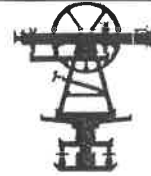
By:
Scott A. Lawler, PE, Project Engineer

cc: Stillwater Kennels & Training, Inc.

NORWAY PLAINS ASSOCIATES, INC.

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rtetreault@norwayplains.com

July 9, 2018

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

Re: Waiver Request: Section 10(A); Number of Parking Spaces for Stillwater Kennels – 100 Meaderboro Road; Map 232, Lot 12

Dear Mr. Creighton:

On behalf of Stillwater Kennels & Training, Inc., Norway Plains Associates respectfully requests waivers to the following Site Plan Regulation:

Waiver Request Section 10 (A):

Section 10(A) of the Rochester Site Plan Review Regulations requires that the minimum number of designated off street parking shall be provided on each site based upon the type of use, as shown in the Table of Parking Requirements. For Veterinarian / Kennel use, the requirement is 1 spaces per 500 square feet of gross floor area and a residential unit requires 2 parking spaces.

Under Zoning Ordinance, the existing residential house would require 2 spaces. Under the Site Review Regulations, the existing and proposed addition for the kennel, the total number of parking spaces based on the total gross floor area is 13:

$$\frac{5,410 \text{ sq. ft. existing} + 1,296 \text{ sq. ft. proposed}}{1 \text{ space per } 500 \text{ sf}}$$

Therefore, the overall number of parking spaces required for the site is 15.

Although the existing parking surface is gravel, the plans depict the space to accommodate 10 vehicles. There are two spaces near the house and 8 more situated for the kennel. The owners currently have 3 employees and themselves. The nature of the business, is to quickly stop in and drop off or pick up a pet and not stay for any length of time. Thus, there are rarely more than a couple of cars parked by the customers. There is also space for two more vehicles within the existing garage should there be a need for more parking.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____
Scott A. Lawler, P.E., Project Engineer

cc: Stillwater Kennels & Training, Inc.



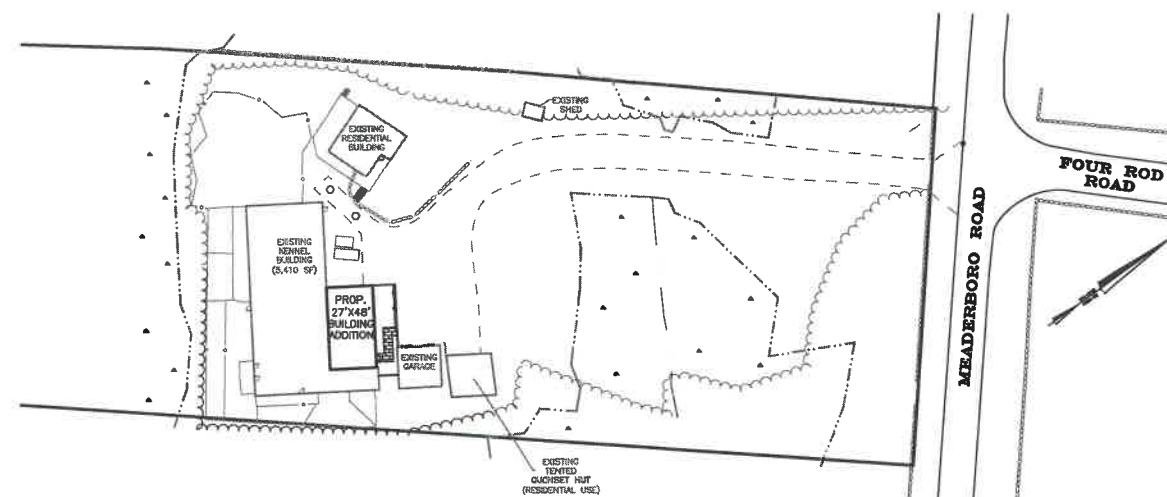
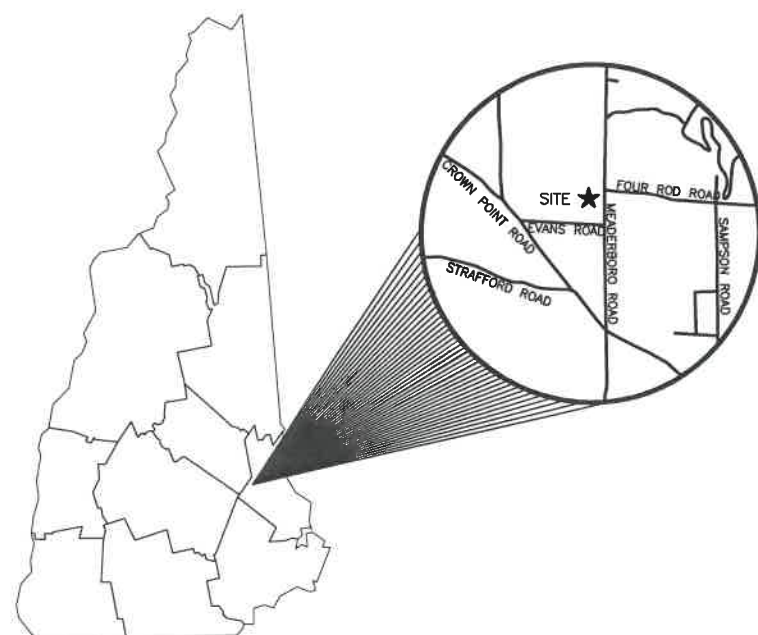
STILLWATER KENNELS & TRAINING INC

PREPARED FOR

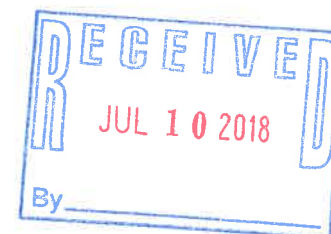
STILLWATER KENNELS & TRAINING INC

100 MEADERBORO RD, ROCHESTER, NH 03867-4236

JUNE 2018



OVERALL SITE
1" = 50'



CIVIL ENGINEERS
NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NEW HAMPSHIRE 03867
(603) 335-3948

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

OWNER OF RECORD
TAX MAP 232, LOT 12
OWNER OF RECORD:
STILLWATER KENNELS & TRAINING INC
100 MEADERBORO RD
ROCHESTER, NH 03867-4236
SCRD BOOK 3893, PAGE 701

APPLICANT
STILLWATER KENNELS & TRAINING INC
100 MEADERBORO RD
ROCHESTER, NH 03867-4236

STATE AND FEDERAL PERMITS:
STATE OF NEW HAMPSHIRE PERMIT NUMBERS:
NHDES ALTERATION OF TERRAIN: NOT REQUIRED
NHDES WETLANDS PERMIT: NOT REQUIRED
NHDES DAM PERMIT: NOT REQUIRED
NHDES SUBDIVISION PERMIT: NOT REQUIRED
NHDES SUBSURFACE SYSTEMS PERMIT: NOT REQUIRED
NHDES WASTEWATER PERMIT: NOT REQUIRED
NHDOT DRIVEWAY/ENTRANCE PERMIT: NOT REQUIRED

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):
NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).
NPDES PERMIT: NOT REQUIRED
NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.
FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

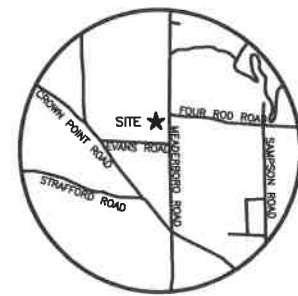
CERTIFIED BY: _____ DATE: _____

SHEET INDEX		
	COVER	
SHEET S-1	PLAN OF LAND	1" = 100'
SHEET E-1	EXISTING FEATURES	1" = 40'
SHEET C-1	OVERALL SITE PLAN	1" = 100'
SHEET C-2	SITE LAYOUT PLAN	1" = 40'
SHEET C-3	CONSTRUCTION DETAILS	AS SHOWN

FILE NO. 184
PLAN NO. C-29058-SP
DWC. NO. 17195
F.B. NO.

LAND SURVEYORS

CIVIL ENGINEERS



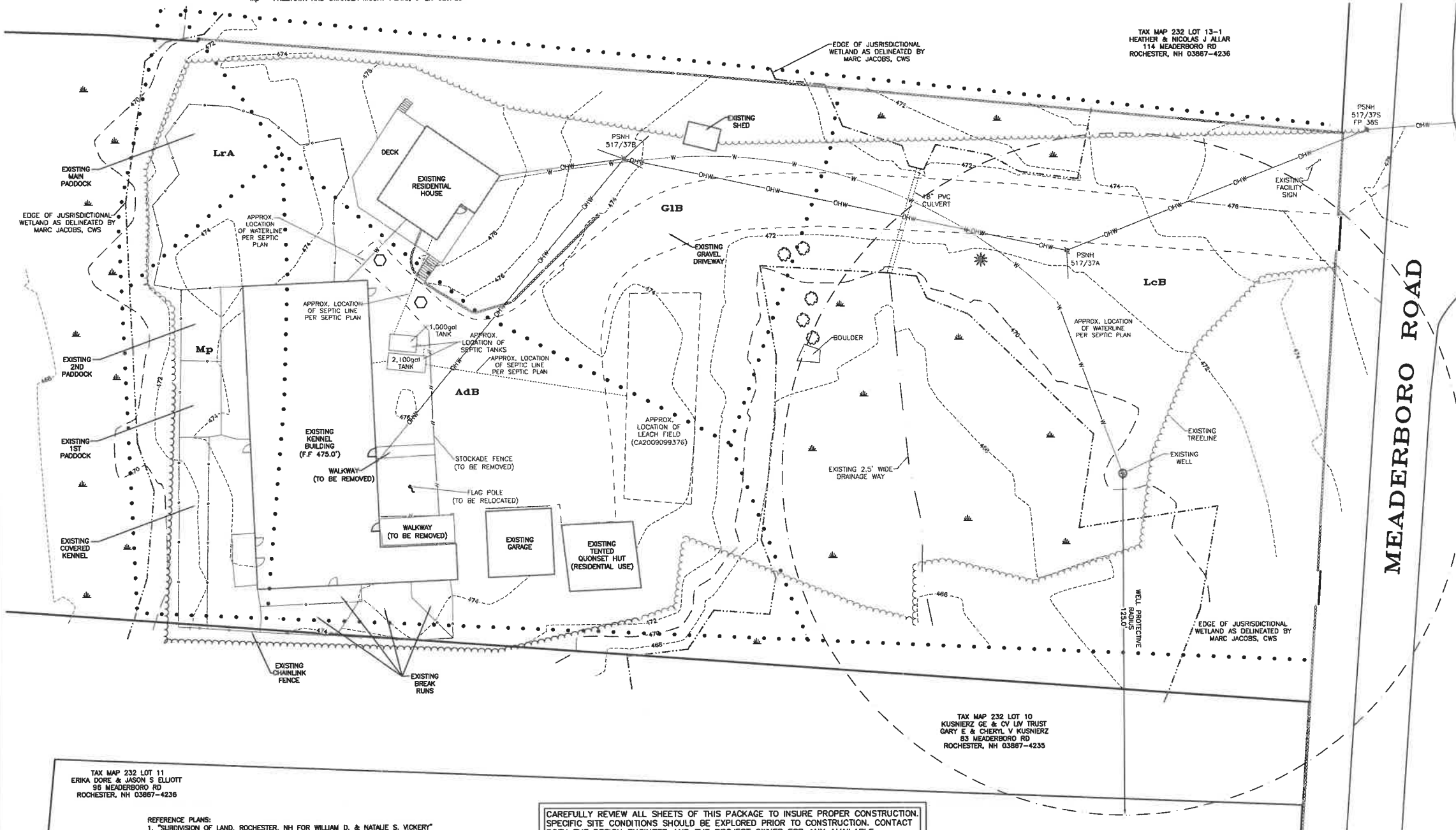
LOCUS
N.T.S.

LEGEND

- PROPERTY LINE
- LIMITS OF JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING STONEWALLS
- EXISTING GRAVEL EDGE
- EXISTING CONTOUR LINE
- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- NRSC SOIL TYPES
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING WETLANDS

GENERAL SITE PLAN NOTES

1. THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE AND CONSERVATION OVERLAY DISTRICT.
2. TOTAL PARCEL AREA 230,868 SQUARE FEET OR 5.3 ACRES.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
4. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
5. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
 - AGRICULTURAL
 - MINIMUM LOT AREA = 45,000 SF
 - MINIMUM LOT FRONTAGE = 150 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = 20'
 - SIDE = 10'
 - REAR = 20'
 - MAXIMUM LOT COVERAGE = 30%
 - MAXIMUM BUILDING HEIGHT = 35'
7. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS BASED ON NAD1928.
8. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017022120 DATED MAY 17, 2005.
9. JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED ON APRIL 18, 2018 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 080, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-500 AND CHAPTER 42-42:12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER. ZONING SOILS WERE EVALUATED UTILIZING FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
10. A VARIANCE FROM THE ROCHESTER ZONING BOARD OF ADJUSTMENT WAS GRANTED ON JANUARY 10, 2018; CASE 20217-14, TO ALLOW AN ADDITION TO AN ALREADY NON-CONFORMING BUILDING.
11. SEPTIC SYSTEM (CA200909376) IS APPROVED FOR A 2-BEDROOM HOUSE AND A 20 DOG KENNEL FACILITY.
12. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.
 - Adb - ACTON VERY STONY FINE SANDY LOAM, 0-8% SLOPES
 - Gsb - GLOUCESTER FINE SANDY LOAM, 3-8% SLOPES
 - Lcb - LEICESTER FINE SANDY LOAM, 0-8% SLOPES
 - Lra - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0-3% SLOPES
 - Mp - FREETOWN AND SWANSEA MUCKY PEATS, 0-2% SLOPES

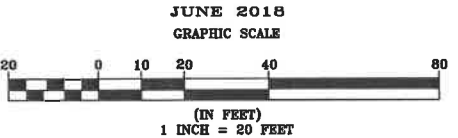


FOUR ROD ROAD

MEADERBORO ROAD

TAX MAP 232, LOT 12
OWNER OF RECORD:
STILLWATER KENNELS & TRAINING INC
100 MEADERBORO RD
ROCHESTER, NH 03867-4236
SCRD BOOK 3893, PAGE 701

EXISTING FEATURES
STILLWATER KENNELS &
TRAINING, INC.
100 MEADERBORO ROAD
CITY OF ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
STILLWATER KENNELS &
TRAINING, INC.



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

- REFERENCE PLANS:
1. "SUBDIVISION OF LAND, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY" DATED MAY 1992 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT S.C.R.D., PLAN 41-65
 2. "LOT LINE REVISION PLAN, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHART REV. TRUST" DATED APRIL 2010 AND RECORDED AT S.C.R.D., PLAN 99-32
 3. "SITE PLAN, MEADERBORO ROAD, ROCHESTER, NH FOR STILLWATER KENNELS" DATED APRIL 1997 BY NORWAY PLAINS ASSOCIATES ON FILE AT THE CITY OF ROCHESTER

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

FILE NO. 184
PLAN NO. C-29058-SP
DWG. NO. 17195
F.B. NO.

31 Mooney Street, Alton, N.H. 603-875-3948

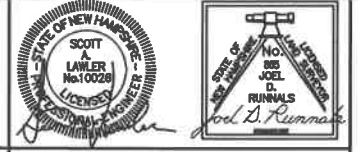
NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

LAND SURVEYORS



CIVIL ENGINEERS



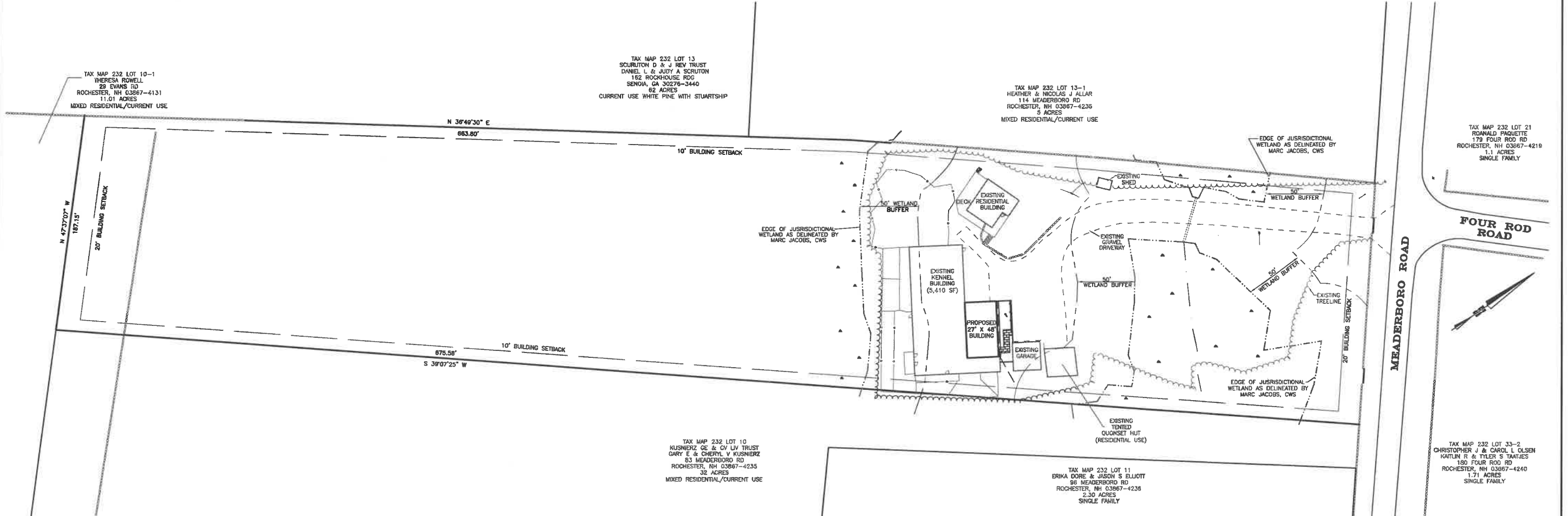
LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- WETLANDS SETBACK
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- PROPOSED BUILDING

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SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.



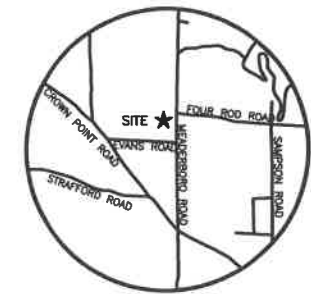
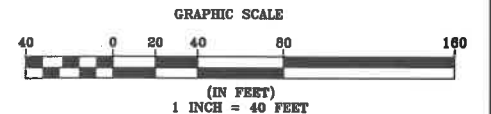
- GENERAL SITE PLAN NOTES**
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 - TOTAL PARCEL AREA: 230,888 SQUARE FEET OR 5.3 ACRES.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED BUILDING ADDITION ON THE LOT.
 - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
 - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
 - MINIMUM LOT AREA = 45,000 SF
 - MINIMUM LOT FRONTAGE = 150 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = 20'
 - SIDE = 10'
 - REAR = 20'
 - MAXIMUM LOT COVERAGE = 30%
 - MAXIMUM BUILDING HEIGHT = 30'
 - PARKING REQUIREMENT PER CITY OF ROCHESTER SITE PLAN REGULATIONS ARTICLE III, SECTION 10A:
 - KENNEL: 1 SPACE PER 500 SQUARE FEET = 13 SPACES
 - RESIDENTIAL = 2 SPACES
 - TOTAL REQUIRED PARKING SPACES = 15 SPACES
 - TOTAL PROVIDED PARKING SPACES = 10 SPACES
 - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS BASED ON NAD1929.
 - PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C02120 DATED MAY 17, 2005.
 - JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED ON APRIL 18, 2018 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. M. 100-900 AND CHAPTER 42-42.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTAL AND NORTHEAST 2018 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT.
 - A8B - ACTION VERY STONY FINE SANDY LOAM, 0-8% SLOPES
 - G1B - GLOUCESTER FINE SANDY LOAM, 3-8% SLOPES
 - L6B - LECHESTER FINE SANDY LOAM, 0-8% SLOPES
 - L1A - LECHESTER-RODGEBURY VERY STONY FINE SANDY LOAMS, 0-3% SLOPES
 - Mp - MUCKY PEATS, 0-2% SLOPES

- GENERAL SITE PLAN NOTES (CONTINUED)**
- THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
 - THE APPLICANT SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
 - ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
 - SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON MEADERBORO RD AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
 - ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
 - ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
 - THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS REVIEW TO ENSURE COMPLIANCE WITH THAT ORDINANCE AND OTHER APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNIFICANT CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
 - ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
 - NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.
 - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT; 31 WAKEFIELD STREET, ROCHESTER, NH 03607, (603)335-1330.
 - A VARIANCE FROM THE ROCHESTER ZONING BOARD OF ADJUSTMENT WAS GRANTED ON JANUARY 10, 2018; CASE 2017-14, TO ALLOW AN ADDITION TO AN ALREADY NON-CONFORMING BUILDING.
 - SEPTIC SYSTEM (CA2008099376) IS APPROVED FOR A 2-BEDROOM HOUSE AND A 20 DOG KENNEL FACILITY.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

OVERALL SITE PLAN
TAX MAP 232, LOT 12
100 MEADERBORO ROAD
CITY OF ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
STILLWATER KENNELS &
TRAINING, INC.
JUNE 2018



LOCUS
N.T.S.

FILE NO. 184
PLAN NO. C-29058-SP
DWC. NO. 17195
F.B. NO.

- REFERENCE PLANS:**
- "SUBDIVISION OF LAND, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY" DATED MAY 1992 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT S.C.R.D., PLAN 41-55
 - "LOT LINE REVISION PLAN, ROCHESTER, NH FOR WILLIAM D. & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHRT REV. TRUST" DATED APRIL 2010 AND RECORDED AT S.C.R.D., PLAN 99-52
 - "SITE PLAN, MEADERBORO ROAD, ROCHESTER, NH FOR STILLWATER KENNELS" DATED APRIL 1997 BY NORWAY PLAINS ASSOCIATES ON FILE AT THE CITY OF ROCHESTER

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

C-1









05/20/2016 - REVISED PLAN PER ROCHESTER TRG COMMENTS

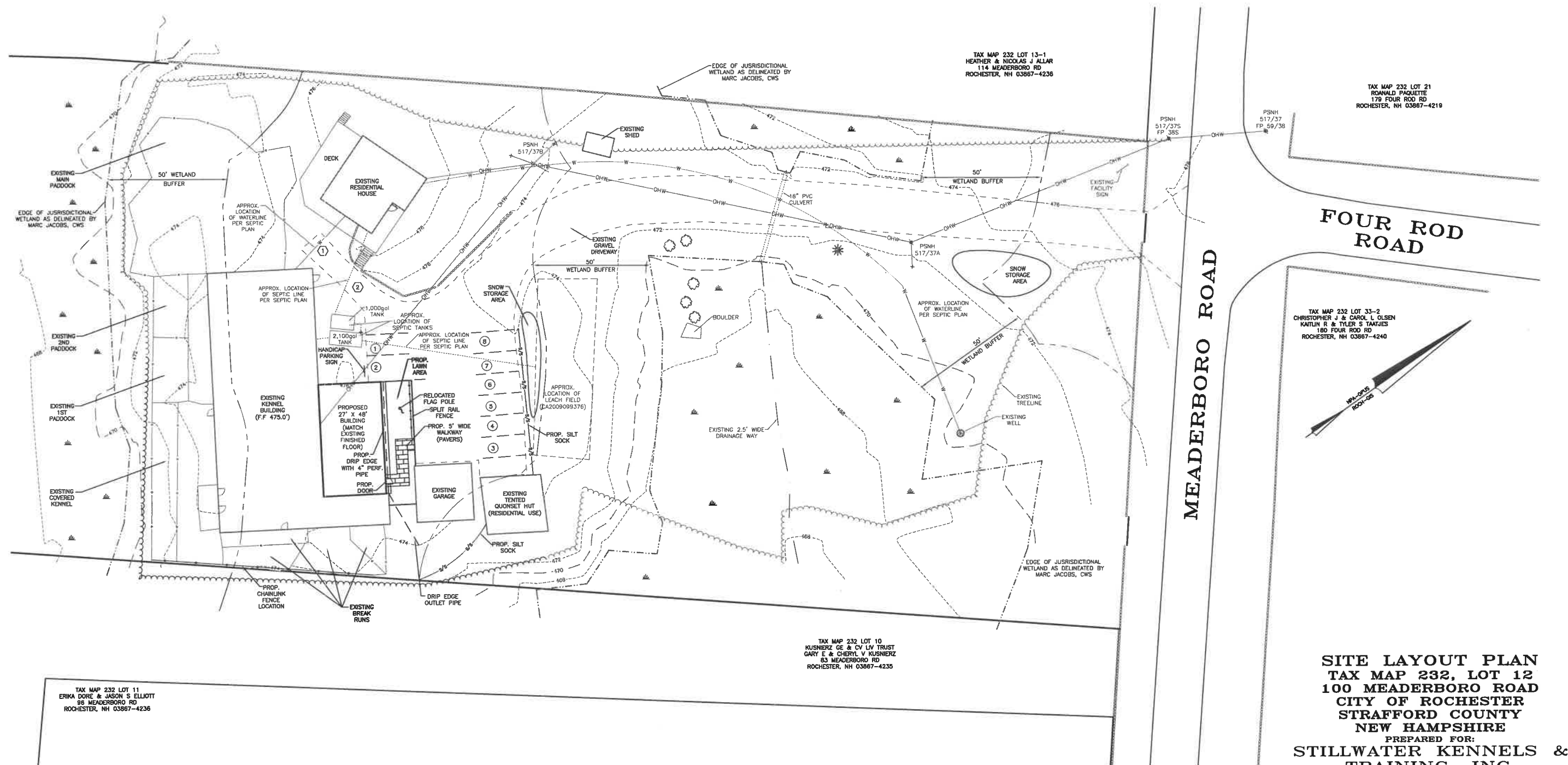
CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

LEGEND

DIG SAFE



	PROPERTY LINE
	JURISDICTIONAL WETLANDS
	EXISTING TREE LINE
	EXISTING OVERHEAD WIRES
	PROPOSED BUILDING
	PROPOSED STANDARD PARKING SPACES (9' x 18')
	RESIDENTIAL PARKING SPACES
	KENNEL PARKING SPACES



CONSTRUCTION NOTES:
1. ALL DISTURBED AREA NOT PAVED OR GRAVEL SHALL HAVE A MINIMUM OF 4 INCHES OF LOAM, BE SEEDDED AND MULCHED.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

TRAINING, INC.

JUNE 2018
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET

FILE NO. 184
PLAN NO. C-29058-SP
DWG. NO. 17195
F.B. NO.

31 Mooney Street, Alton, N.H. 603-875-3948

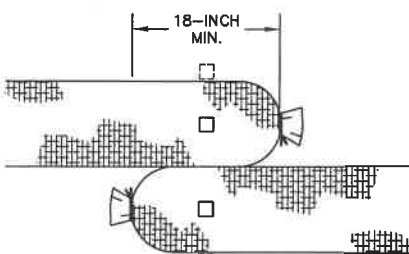
NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

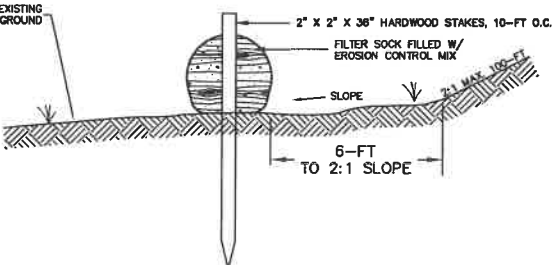
C-2



CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITH IN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



**FILTER SOCK CONNECTION
PLAN VIEW**



**FILTER SOCK
CROSS-SECTION**

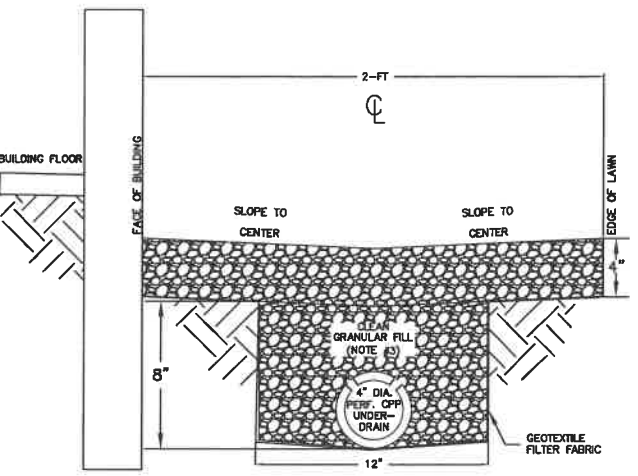
CONTINUOUS CONTAINED BERM (FILTER SOCK ALTERNATIVE):
1. AN ALTERNATIVE PRODUCT, THE CONTINUOUS CONTAINED BERM (OR "FILTER SOCK") CAN BE AN EFFECTIVE SEDIMENT BARRIER AS IT ADDS CONTAINMENT AND STABILITY TO A BERM OF EROSION CONTROL MIX.
2. IN THE EVENT THAT USE OF CONTINUOUS CONTAINED BERM IS DESIRED, THE PRODUCT SELECTED SHOULD BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
3. INSTALLATION OF CONTINUOUS CONTAINED BERMS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.

MAINTENANCE REQUIREMENTS:
1. FILTER SOCK MAINTENANCE SHALL FOLLOW THE SAME SCHEDULE AS EROSION CONTROL MIX BERMS.

CONSTRUCTION SPECIFICATIONS:
1. COMPOSITION OF THE EROSION CONTROL MIX SHALL EITHER BE THE SAME AS EROSION CONTROL MIX BERM MATERIAL OR AS SPECIFIED BY THE FILTER SOCK MANUFACTURER.
2. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
3. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE PINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. FILTER SOCK DIAMETER (HEIGHT) SHALL BE PER THE MANUFACTURER RECOMMENDATION FOR THE AREA OF INSTALLATION.

**CONTINUOUS CONTAINED BERM
"FILTER SOCK" DETAIL**

NOT TO SCALE

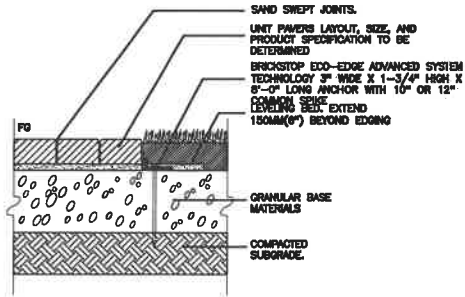


DRIP EDGE AND UNDERDRAIN DETAIL

NOT TO SCALE

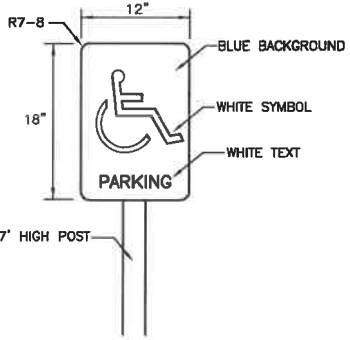
NOTES:
1. THE DRIP EDGE SHALL BE 2 FT. WIDE, 4 INCHES THICK, 3/4 INCH DIAMETER SEPTIC STONE.
2. THE UNDERDRAIN SHALL BE 4 INCH DIAMETER PERFORATED CORRUGATED PLASTIC PIPE (4DS OR EQUAL), THE PERFORATED SIDE FACING UPWARD.
3. USE CLEAN 3/4" DRAIN STONE FOR THE MATERIAL SURROUNDING THE UNDERDRAIN.
4. OUTLET AS SHOWN

PAVER WALKWAY DETAIL



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THE INSTALLATION DETAIL SHOWN ABOVE HAS BEEN PROVIDED FOR REFERENCE ONLY.
4. THE MATERIAL, DEPTH, AND COMPACTION REQUIREMENTS OF THE SUBGRADE, GRANULAR BASE, AND SETTING BED MATERIALS SHOULD ALWAYS BE DETERMINED ON A PROJECT-BY-PROJECT BASIS IN CONSULTATION WITH A SOIL AND MATERIAL TESTING SPECIALIST.
5. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetail.com/info REFERENCE NUMBER 471-010

ITEM NO.	SIGN SIZE		TEXT	NO. SIGNS REQ'D
	HEIGHT	WIDTH		
R7-8	18"	12"	RESERVED PARKING	1



SIGN DETAIL

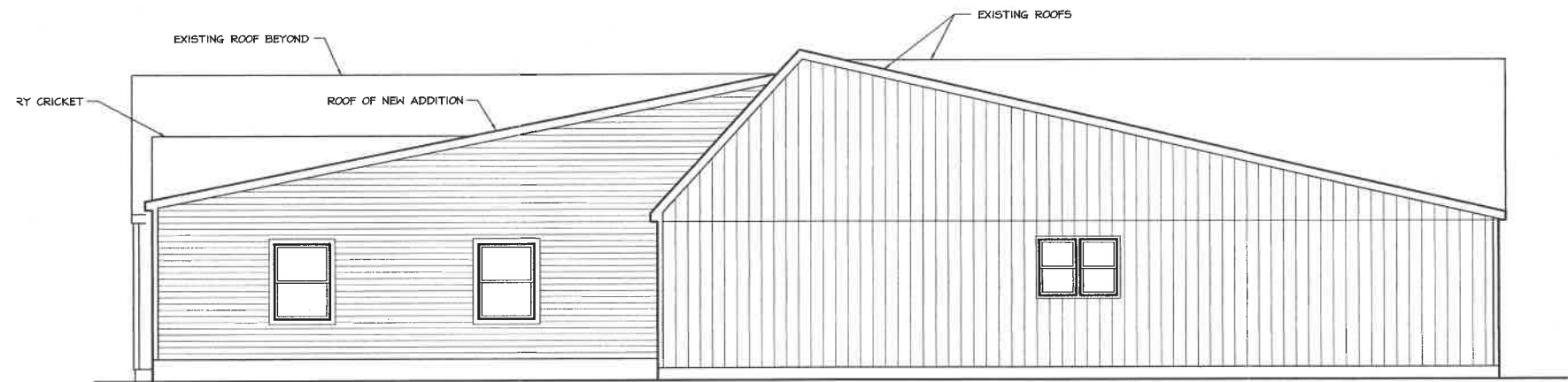
NOT TO SCALE

CONSTRUCTION DETAILS
TAX MAP 232, LOT 12
100 MEADERBORO ROAD
CITY OF ROCHESTER
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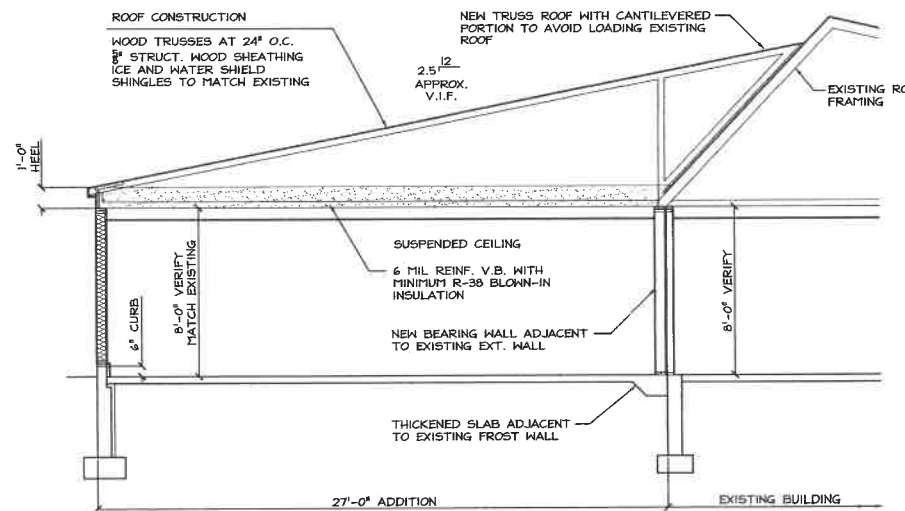
FILE NO. 184
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1 FRONT ELEVATION
A2.0 Scale: 1/4" = 1'



2 RIGHT SIDE ELEVATION
A2.0 Scale: 1/4" = 1'



3 BUILDING SECTION
A2.0 Scale: 1/4" = 1'