



PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire



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

Property information

Tax map #: 242; Lot #'(s): 22; Zoning district: Highway Commercial

Property address/location: 202 Washington Street; # acres: 18.21 +/-

Name of project (if applicable): Homeless Center for Strafford County

Proposed project

Describe proposed project: Proposed 5,300+ SF (2 floors, 2,448 SF footprint) homeless shelter with 40 beds located at the corner of Chesley Hill Road and Washington Street.

Nonresidential: current bldg. size _____ s.f.; total proposed bldg. size 2,448 s.f.

Residential: current # units _____; total proposed # units _____

City water? yes no _____; how far is City water from the site? In front of Site

City sewer? yes _____ no ; how far is City sewer from the site? N/A

Property owner

Name (include name of individual): Homeless Center for Strafford County c/o Tracy Hardecopf

Mailing address: 9 Isinglass Drive / P.O. Box 7306 Rochester, NH 03839

Telephone #: 603-332-3065 Email: Execdirshelter@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Berry Surveying & Engineering Kenneth A. Berry, PE, LLS / Chris Berry, SIT Project Manager

Mailing address: 335 Second Crown Point Road

Telephone #: 603-332-2863 Fax #: _____

Email address: Crberry@metrocast.net Professional license #: PE 14243, LLS 805

Signature



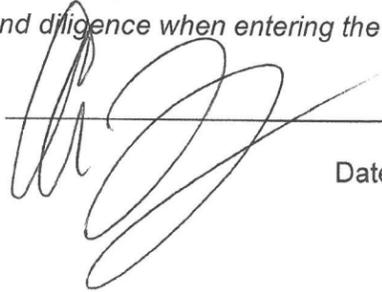
Date

7-7-2020

Authorization to enter subject property

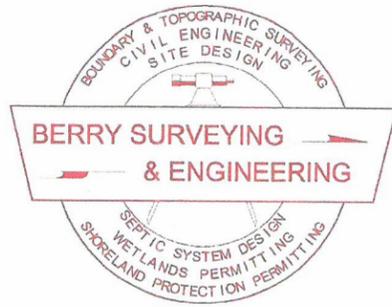
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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:

7-7-2020



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

July 7, 2020

City of Rochester Planning Board
Attention: Chief Planner, Seth Creighton
33 Wakefield Street
Rochester, NH 03867

Re: Homeless Center for Strafford County (HCSC)
Route 202 / Washington Street & Chesley Hill Road
Rochester Tax Map 242, Lot 22

Mr. Creighton,

On behalf of our client, HCSC, Berry Surveying & Engineering (BS&E) is submitting for Design Review to discuss a proposed shelter within the Highway Commercial (HC) Zone.

Background and General Narrative:

HCSC has purchased the property on the corner of Chesley Hill Road and Washington Street (Route 202) the property is located within the HC Zone where the Shelter use is being proposed. BS&E is in the process of compiling final survey and environmental information for the project site. John P. Hayes, CWS, CSS has been hired to map wetlands on site and provide soils data on an as needed basis. The topography and wetlands provided on the enclosed base plans is from lidar, and other aerial sensed information and confirmed in the area of proposed development by survey. Using these basic planning tools, BS&E has worked with the applicant to narrow down the area which is best suited for this development so that the detailed engineering design can be provided and refined while we receive input from TRG and the Rochester Planning Board.

The Axe Handle Brook is located on site and has a corresponding flood zone, with an obvious wetlands complex surrounding it. Axe Handle Brook has a 100' local buffer protection, with the surrounding wetlands being afforded a 50' setback requirement. There is a small tributary which crosses Washington Street, with surrounding wetlands which also require a 50' setback. There is a small wetland located near the municipal easement on the property in south west corner. This wetland is likely man made during the construction and maintenance of the easement and is under a half an acre in size. This area was evaluated by John. Hayes and determined not to be a vernal pool based on the contributing topography and underlying soils conditions not supporting ponding for long periods of time. A full report will be provided for the full application submission.

There is a flatter area onsite with a small looping entrance onto and off Washington Street. Test holes on site as well as geotechnical borings have revealed that this area is comprised of general fill materials with varying depths. Due to this the current preliminary design uses the flat area for access and potential parking only. Test pits in the area of the proposed building found soils in their natural state and are much better suited for building construction. Due to the curvature and vertical alignment of Washington Street, the proposed driveway was chosen as the safest location to enter the site. It offers 400 feet of sight distance in both directions (NHDOT Standard). This location is over 400 linear feet from the intersection of Chesley Hill Road.

The Proposal:

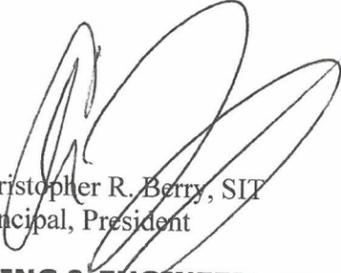
The proposal is to construction a 2,448 SF building foot print that contains two stories for the purposes of temporarily housing up to 40 individuals. These are often times in family units. The concept building design has an approximate total of 5,300 SF plus a full walk out basement for storage and mechanical items. The current location for this use and facility is located at Waste Management, which is slated for demolition in 2021 due to an expansion taking place on Rochester Neck Road. An operation plan will be submitted for review for a full understanding of the day to day operations of the facility.

In general the site has one or two employees on site during critical hours only and the residents need very little parking. There is a large reliance on buses, taxis and other public transit to and from school or work. The operation plan includes providing shuttling services to and from the Coast Bus Stop right up the street from the project site. Due to this reliance and commitment from HCSC, a parking waiver will be requested of the board during the full submission. The use of "Assisted Living" was used in the parking calculations whereas this seemed to be the closest parking land use code. A reduction factor is permitted in the Site Review regulations, however even the reduced number seems high for the use. The current facility houses a maximum of 26 individuals and has 8 parking spaces. 15 spaces are proposed for the proposed site and seems adequate.

Municipal water will be provided to the site and onsite septic facilities will be required. A NHDES Sewage Disposal permit will be required. Stormwater will be handled using standard methodology for detention, volume and treatment standards prescribed in Chapter 218. A NHDOT permit is required. This process has been started and will be submitted to District VI shortly for review and comment. No further permitting will likely be required for this project.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


Kevin, R. Poulin, EIT
Project Engineer


Christopher R. Berry, SIT
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

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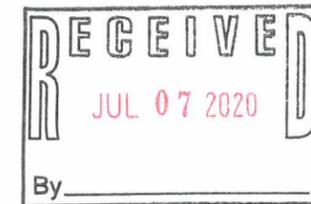
- SHEET 1 ~ NEIGHBORHOOD PLAN
- SHEET 2 ~ EXISTING CONDITIONS PLAN
- SHEET 3 ~ SITE PLAN

MAJOR SITE PLAN FOR HOMELESS CENTER FOR STRAFFORD COUNTY U.S. ROUTE 202 / 202 WASHINGTON STREET ROCHESTER, N.H. TAX MAP 242, LOT 22

NOTE:

BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF ROCHESTER COMMUNITY SERVICES DEPARTMENT.

SUBMITTED FOR DESIGN
REVIEW PURPOSES ONLY



VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 250' ±

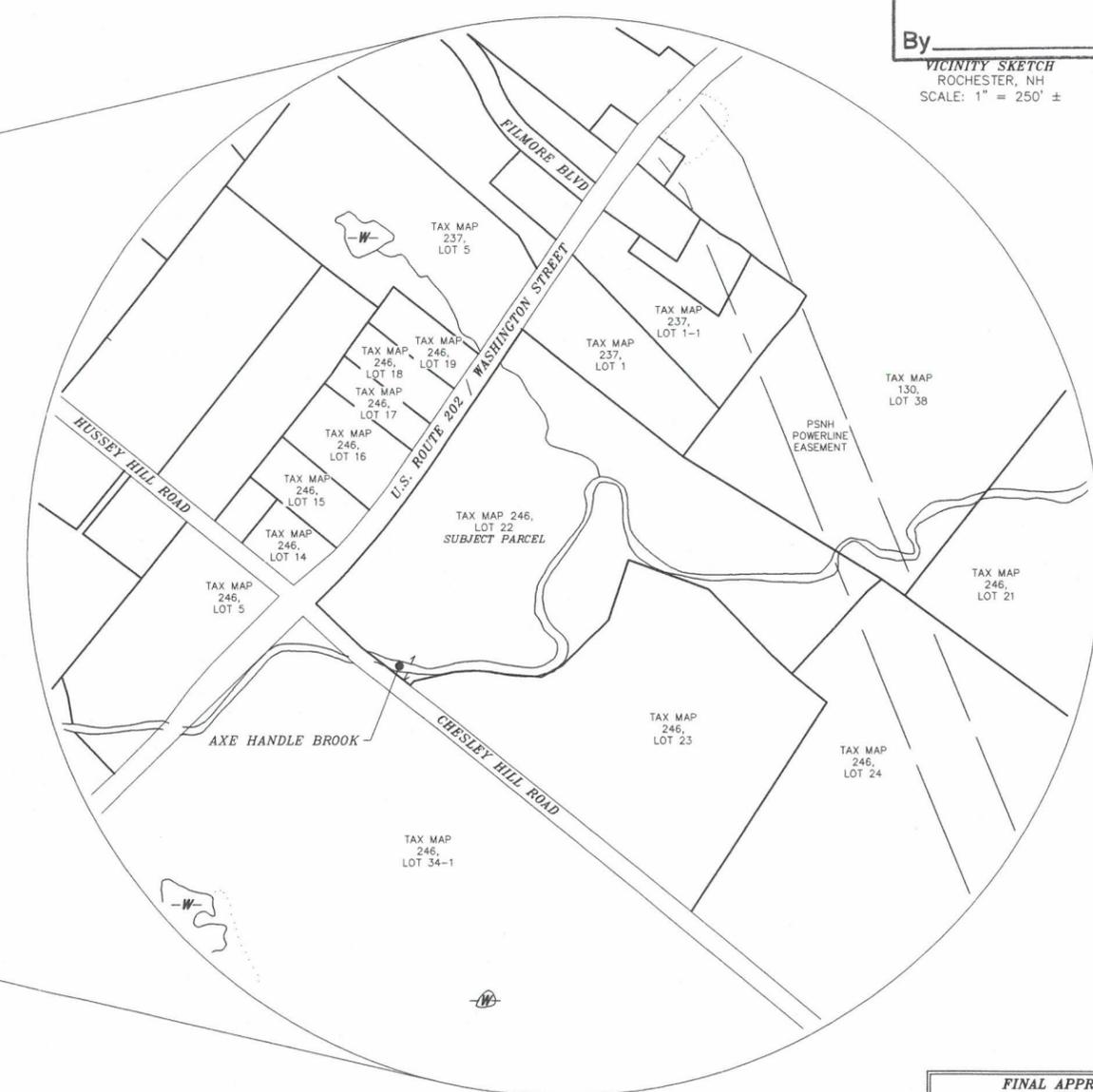
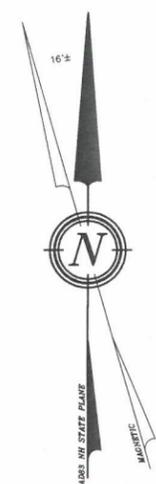
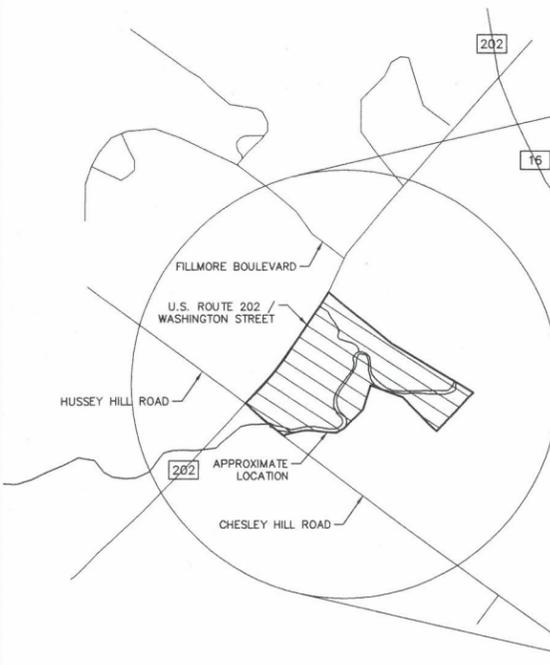
OWNER & APPLICANT: HOMELESS CENTER FOR STRAFFORD COUNTY
9 ISINGLASS DRIVE / P.O. BOX 7306
ROCHESTER, NH 03839-7306

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST
& SOIL SCIENTIST: JOHN P. HAYES III, CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603) 205-4396

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



REQUIRED PERMITS:

- 1.) US EPA NOI & SWPPP
- 2.) NATURAL HERITAGE BUREAU
- 3.) NH DIVISION OF HISTORICAL RESOURCES
- 4.) NHDOT DRIVEWAY PERMIT
- 5.) NHDES SUBSURFACE DISPOSAL PERMIT

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

FINAL APPROVAL
BY _____
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

REVISION	DATE	DESCRIPTION

MAJOR SITE PLAN
LAND OF HOMELESS CENTER FOR STRAFFORD COUNTY
U.S. ROUTE 202 / 202 WASHINGTON STREET
ROCHESTER, N.H.
TAX MAP 242, LOT 22

BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JULY 7, 2020
FILE NO. : DB 2019 - 042

ABBREVIATION LEGEND:

- E.O.P. EDGE OF PAVEMENT
- V.G.C. VERTICAL GRANITE CURB
- S.G.C. SLOPED GRANITE CURB
- BITUM. BITUMINOUS
- E.O.P. EDGE OF PAVEMENT
- E.S.H.W.T ESTIMATED SEASONAL HIGH WATER TABLE
- TYP. TYPICAL
- U.G.E. UNDER GROUND ELECTRIC / UTILITY
- U.D. UNDER DRAIN
- C.O. CLEAN OUT
- INV. INVERT
- ELEV. ELEVATION
- F.E.S. FLARED END SECTION
- HDPE HIGH DENSITY POLYETHYLENE
- RCB REINFORCED CONCRETE PIPE
- RECB ROLLED EROSION CONTROL BLANKET
- F.G. FINISHED GRADE
- E.G. EXISTING GRADE
- E.T.W. EDGE OF TRAVELED WAY
- T.B.R. TO BE REMOVED
- PL PROPERTY LINE
- EL EASEMENT LINE
- CL CENTER LINE
- CF CUBIC FEET
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.V.C. POINT OF VERTICAL CURVE
- P.V.I. POINT OF VERTICAL INTERSECTION
- P.V.T. POINT OF VERTICAL TANGENCY
- EX. EXISTING
- PROP. PROPOSED
- STA. STATION

'/,' FEET / FEET

- SSL () ~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- DSL () ~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
- SSB () ~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- SBL () ~ [SIZE] SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
- DBL () ~ [SIZE] DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

EXISTING LEGEND:

- IRON BOUND (FND)
- REBAR (FND)
- ⊕ RAILROAD SPIKE (FND)
- UTILITY POLE / GUY WRE
- △ SINGLE POST SIGN
- ⊕ CURB STOP
- ⊕ GATE VALVE
- ⊕ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ DRAIN MANHOLE
- ⊕ TREE

E113.83 EXISTING SPOT ELEVATION

- GAS — GAS — GAS — GAS — BUILDING SETBACK LINE
- E.M. — E.M. — E.M. — E.M. — EXISTING GAS LINE
- E.M. — E.M. — E.M. — E.M. — EXISTING WATER LINE
- E.M. — E.M. — E.M. — E.M. — EXISTING DRAIN LINE
- E.M. — E.M. — E.M. — E.M. — OVERHEAD UTILITIES
- 116 — 115 — EXISTING CONTOUR MINOR
- 115 — EXISTING CONTOUR MAJOR

PROPOSED LEGEND:

- UTILITY POLE
- OUTLET STRUCTURE
- SIGNAGE
- CHECK DAM—MATERIAL AS SPECIFIED
- FLOW ARROW
- WELL
- TEMPORARY BENCH MARK (T.B.M.)
- DETAIL SHEET / DETAIL
- CONTOUR MINOR
- CONTOUR MAJOR
- CULVERT W/ FLARED END SECTION (F.E.S.)
- PROPOSED TREE LINE
- GUARD RAIL
- SHOULDER
- CENTER LINE
- CLEAR ZONE LINE
- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- SAW CUT & MILL
- TRANSFORMER / J.BOX
- UNDERGROUND UTILITY
- UNDER DRAIN
- SILT FENCE / EROSION MIX BERM
- FILLTRENX 8" - 12" SILT SOXX AS SPECIFIED
- ORANGE CONSTRUCTION PERIMETER FENCE
- NRCS SOIL DELINEATION
- SOIL TYPE
- RIP RAP
- RAIN GARDEN
- BERM

ADJUTERS WITHIN 800':

N/F STATE OF NEW HAMPSHIRE
P.O. BOX 483
JOHN MORTON BUILDING
CONCORD, NH 03301
TAX MAP 237, LOT 6
S.C.R.D. BOOK 3822, PAGE 617

N/F MIGLIORE, JOSEPH J III & DIAZ, ANGELES GETINO
183 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 237, LOT 5
S.C.R.D. BOOK 3778, PAGE 388

N/F BERTRAND, JENNIPHER & JEFFREY
189 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 246, LOT 19
S.C.R.D. BOOK 3582, PAGE 916

N/F MILLER, TODD & JESSICA
195 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 246, LOT 17
S.C.R.D. BOOK 3855, PAGE 540

N/F MCCALLION, JAMES & LINDA
197 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 246, LOT 16
S.C.R.D. BOOK 2047, PAGE 370

N/F CULLY, CAMERON
189 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 246, LOT 16
S.C.R.D. BOOK 4641, PAGE 504

ADJUTERS WITHIN 800':

N/F KELLY, BYRON
203 WASHINGTON STREET
ROCHESTER, NH 03867
TAX MAP 246, LOT 15
S.C.R.D. BOOK 3685, PAGE 87

N/F ROBIDAS, LACI & CRESPO, RAFAEL
1 HUSSEY HILL ROAD
ROCHESTER, NH 03867-4205
TAX MAP 246, LOT 14
S.C.R.D. BOOK 4471, PAGE 14

N/F ROBIDAS, LACI & CRESPO, RAFAEL
1 HUSSEY HILL ROAD
ROCHESTER, NH 03867-4205
TAX MAP 246, LOT 14
S.C.R.D. BOOK 4471, PAGE 14

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 246, LOT 5
S.C.R.D. BOOK 515, PAGE 319

N/F GILBERT, DONALD J. & RUTH E.
75 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5500
TAX MAP 246, LOT 34-1
S.C.R.D. BOOK 1169, PAGE 54

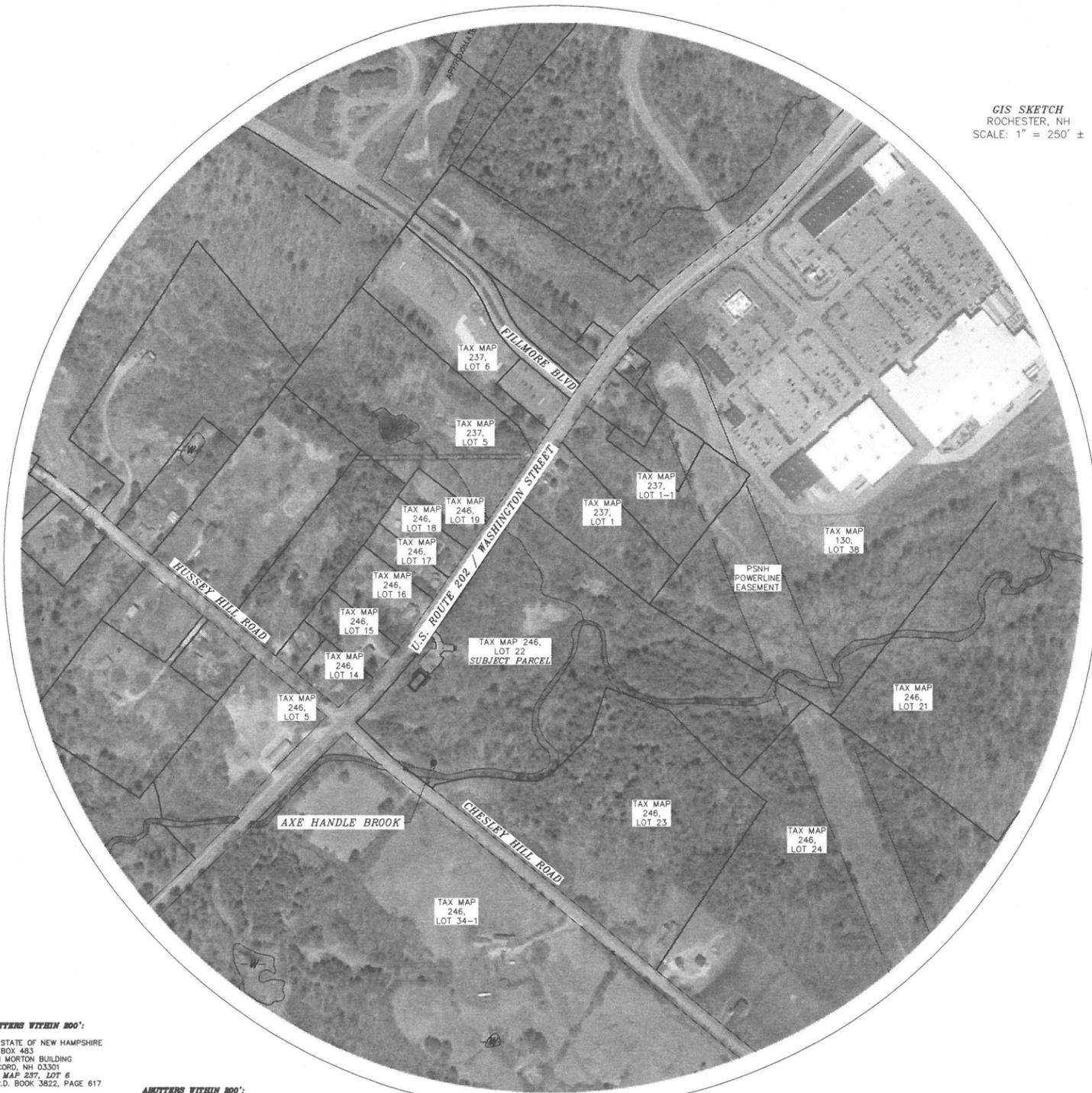
ADJUTERS WITHIN 800' CONT.:

N/F ST. LAURENT, PAUL JR.
980 COLUMBIA TER
PORT CHARLOTTE, FL 33948-3573
TAX MAP 246, LOT 23
S.C.R.D. BOOK 2288, PAGE 329

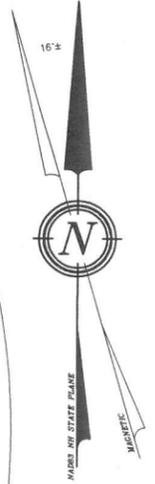
N/F THONE, DOROTHY K.
92 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5500
TAX MAP 246, LOT 24
S.C.R.D. BOOK 1751, PAGE 345

N/F OCV RETAIL ROCHESTER, LLC
C/O THE WILDER COMPANIES
800 BOYLSTON ST STE 1300
PRUDENTIAL TOWER
BOSTON, MA 02199
TAX MAP 130, LOT 88
S.C.R.D. BOOK 3525, PAGE 855

N/F MCCALLION, DONALD JR. & PAULA
7 JODY LANE
STRAFFORD, NH 03884
TAX MAP 237, LOT 1
S.C.R.D. BOOK 3401, PAGE 741



GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 250' ±

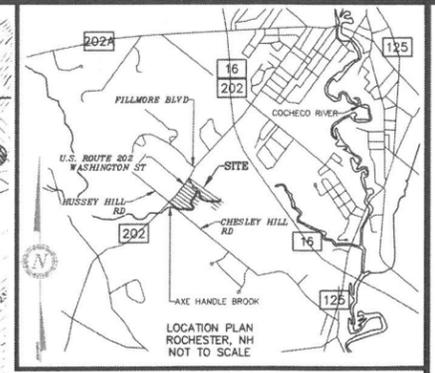
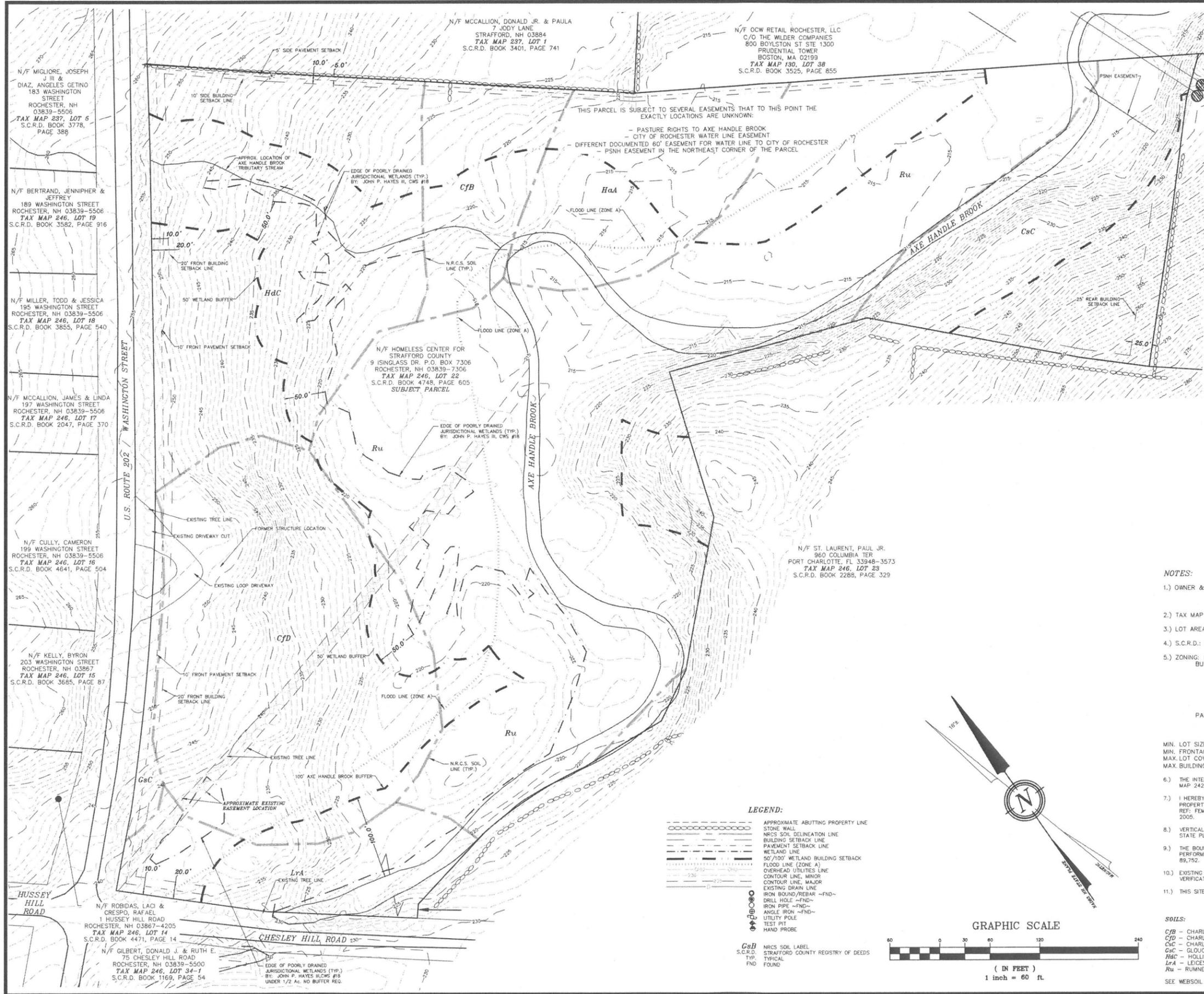


REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
LAND OF HOMELESS CENTER FOR STRAFFORD COUNTY
U.S. ROUTE 202 / 202 WASHINGTON STREET
ROCHESTER, N.H.
TAX MAP 242, LOT 22

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"	STOP	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	RED	WHITE	WHITE	SQUARE (1)
R7-8	12"x18"	RESERVED PARKING	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (1)
R7-8a	12"x6"	VAN ACCESSIBLE	SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (0)

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : JULY 7, 2020
FILE NO. : DB 2019 - 042



N/F THONE, DOROTHY K.
92 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5500
TAX MAP 246, LOT 24
S.C.R.D. BOOK 1751, PAGE 345

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
LAND OF HOMELESS CENTER FOR STRAFFORD COUNTY
U.S. ROUTE 202 / 202 WASHINGTON STREET
ROCHESTER, N.H.
TAX MAP 242, LOT 22

NOTES:

- OWNER & APPLICANT: HOMELESS CENTER FOR STRAFFORD COUNTY
9 ISINGLASS DR P.O. BOX 7306
ROCHESTER, NH 03839-7306
- TAX MAP 246, LOT 22
- LOT AREA: 793,433± Sq. Ft., 18.21± Ac.
- S.C.R.D.: BOOK 4748, PAGE 605
- ZONING: HC (HIGHWAY COMMERCIAL ZONE)
BUILDING SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 25'
WETLAND: 50' (WETLANDS GREATER THAN 0.5 ac.)
AXE HANDLE BROOK: 100'
PAVEMENT SETBACKS:
FRONT - 10'
SIDE - 5'
REAR - 10'
MIN. LOT SIZE: 20,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 85%
MAX. BUILDING HEIGHT: N/A
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 242, LOT 24, LOCATED IN ROCHESTER, N.H., AS OF THE DATE OF THE FIELD WORK.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY FALLS WITHIN THE FLOOD PLAIN FLOOD HAZARD (ZONE A).
REF: FEMA COMMUNITY #330150, MAP 33017C01950 & MAP 33017C02110, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL DATUM BASED ON NAD83 STATE PLANE, COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2020, WITH AN ERROR OF CLOSURE OF 1 PART IN 89,752.
- EXISTING CONDITIONS PROVIDED VIA LIDAR AND AERIAL SENSED WETLANDS WITH GROUND VERIFICATION CONCURRENTLY TAKING PLACE. WETLAND LOCATIONS TO BE COMPLETED.
- THIS SITE IS SERVICED BY MUNICIPAL WATER.

SOILS:

Cfb - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Cfd - CHARLTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
Cwc - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
Gsc - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
Hdc - HOLLY-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
Lra - LEICESTER-RIDGEBURY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
Ru - RUMNEY FINE SANDY LOAM

LEGEND:

	APPROXIMATE ABUTTING PROPERTY LINE
	STONE WALL
	NRCS SOIL DELINEATION LINE
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	WETLAND LINE
	50'/100' WETLAND BUILDING SETBACK
	FLOOD LINE (ZONE A)
	CONTOUR LINE, MINOR
	CONTOUR LINE, MAJOR
	EXISTING DRAIN LINE
	IRON BOUND/REBAR ~FND~
	DRILL HOLE ~FND~
	IRON PIPE ~FND~
	ANGLE IRON ~FND~
	UTILITY POLE
	TEST PIT
	HAND PROBE
	NRCS SOIL LABEL
	STAFFORD COUNTY REGISTRY OF DEEDS TYPICAL
	FOUND



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

N/F MIGLIORE, JOSEPH J III & DIAZ, ANGELES GETINO
183 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 237, LOT 5
S.C.R.D. BOOK 3778, PAGE 388

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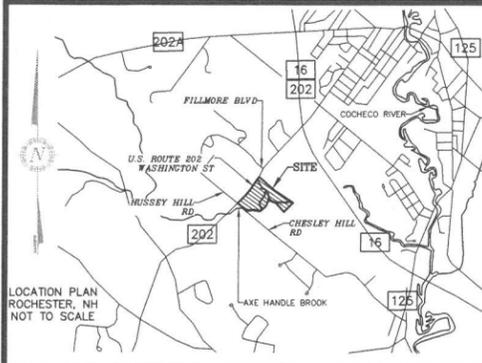
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N/F CULLY, CAMERON
199 WASHINGTON STREET
ROCHESTER, NH 03839-5506
TAX MAP 246, LOT 16
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N/F KELLY, BYRON
203 WASHINGTON STREET
ROCHESTER, NH 03867
TAX MAP 246, LOT 15
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1 HUSSEY HILL ROAD
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75 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5500
TAX MAP 246, LOT 34-1
S.C.R.D. BOOK 1169, PAGE 64



STANDARD SITE PLAN NOTES:

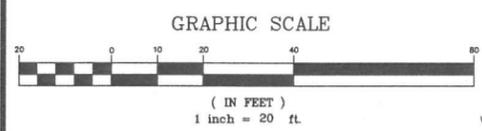
- OWNER & APPLICANT: HOMELESS CENTER FOR STRAFFORD COUNTY
9 ISINGLASS DR P.O. BOX 7306
ROCHESTER, NH 03839-7306
- TAX MAP 246, LOT 22
- LOT AREA: 793,433± Sq. Ft., 18.21± Ac.
- S.C.R.D.: BOOK 4748, PAGE 605
- ZONING: HC (HIGHWAY COMMERCIAL ZONE)
BUILDING SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 25'
WETLAND: 50' (WETLANDS GREATER THAN 0.5 Ac.)
AXE HANDLE BROOK: 100'
PAVEMENT SETBACKS:
FRONT - 10'
SIDE - 5'
REAR - 30'
- MIN. LOT SIZE: 20,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 85%
MAX. BUILDING HEIGHT: N/A

PARKING REQUIREMENTS:

SECTION 10 PARKING REQUIREMENTS

- ASSISTED LIVING USE (HOMELESS SHELTER)
- 0.75 SPACES PER BED = 30 SPACES
- 40 BEDS x 0.75 SPACES = 30 SPACES
- 25% REDUCTION REQUEST VIA WAIVER = 23 SPACES
- FURTHER REDUCTION REQUESTED DUE TO BUILDING OCCUPANTS FOR A TOTAL OF 50% REDUCTION OF ORIGINAL REQUIREMENT = 15 SPACES

TOTAL PROPOSED = 15 SPACES

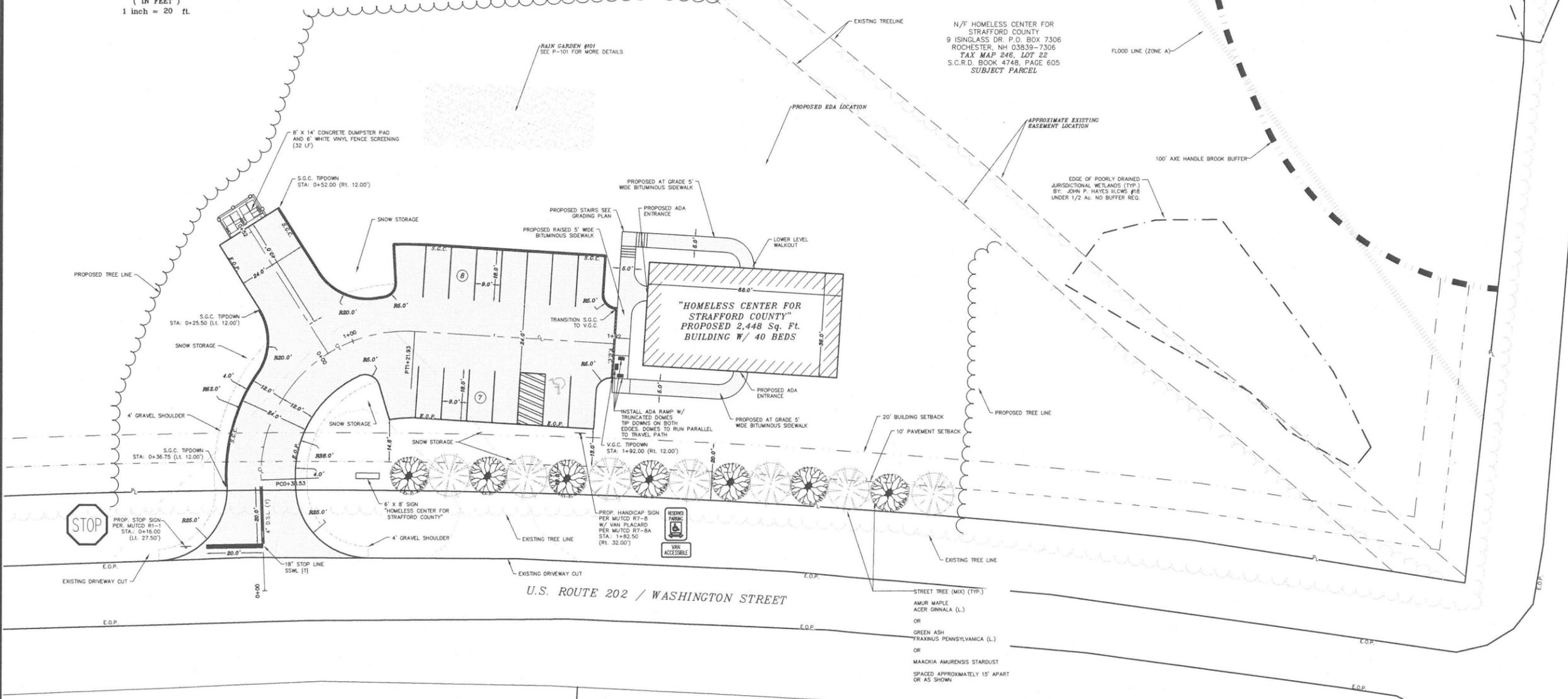
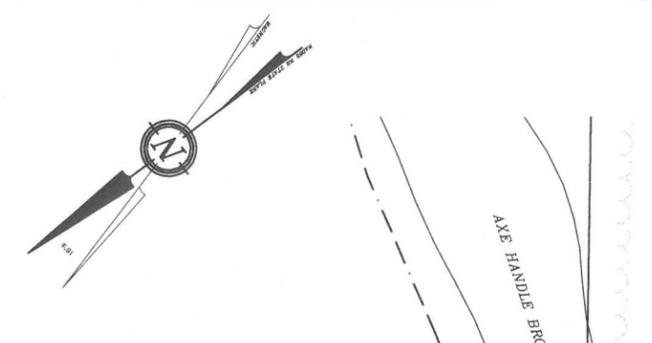


STANDARD SITE PLAN NOTES CONT.:

- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL TO BE DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH THE CITY OF ROCHESTER DEPARTMENT OF PLANNING & DEPARTMENT OF PUBLIC WORKS.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TECHNICAL STAFF WORKS SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE ASSESSING DEPARTMENT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF ROCHESTER POLICIES AND PRACTICES.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233).
- CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS AS MAY BE REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH CONSOLIDATED COMMUNICATIONS AT (888) 941-1064 OR ATLANTIC BROADBAND AT (800) 952-1001.
- ALL UNPAVED DISTURBED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
- THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 8AM-6PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- THIS SITE DESIGN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS IN ACCORDANCE WITH NH RSA 11-A:5.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- ALL LAMPS ARE TO BE SIGMA SERIES.
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13, AS APPLICABLE.

STANDARD SITE PLAN NOTES:

- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
- THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
US EPA NOI & SWPPP: PENDING
NATURAL HERITAGE BUREAU: PENDING
NH DIVISION OF HISTORICAL RESOURCES: PENDING
NH DOT DRIVEWAY PERMIT: PENDING
- STREET TREES ARE PROVIDED FOR WITHIN THIS PLAN SET. THREE SPECIES ARE SUGGESTED. IT SHOULD BE NOTED THAT A MIX OF THESE SPECIES IS REQUIRED. AN ALTERNATING PATTERN IS PREFERRED.
- THIS PLAN PROPOSES APPROXIMATELY 44,000 SQ. FT. (1.01 AC.) OF DISTURBANCE.
- IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION. SNOW STORAGE SHALL NOT IMPEDE DRAINAGE.
PAVEMENT COVERAGE: 8,730 Sq. Ft.
SNOW STORAGE: 1,455± Sq. Ft.
MINIMUM 6:1 RATIO PROVIDED
- LOT COVERAGE
EXISTING BUILDING IMPERVIOUS AREA: 0 Sq. Ft. (0%)
EXISTING PAVED IMPERVIOUS AREA: 0 Sq. Ft. (0%)
TOTAL EXISTING IMPERVIOUS COVER: 0 Sq. Ft. (0%)
PROPOSED BUILDING IMPERVIOUS AREA: 2,448 Sq. Ft. (0.3%)
PROPOSED PAVED IMPERVIOUS AREA: 8,730 Sq. Ft. (1.1%)
TOTAL PROPOSED IMPERVIOUS COVER: 11,178 Sq. Ft. (1.4%)
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN PLEASE CONTACT THE CITY OF ROCHESTER PLANNING OFFICE AT 603-335-1338.



CHESELEY HILL ROAD

REVISION	DATE	DESCRIPTION

SITE PLAN
LAND OF HOMELESS CENTER FOR STRAFFORD COUNTY
U.S. ROUTE 202 / 202 WASHINGTON STREET
ROCHESTER, N.H.
TAX MAP 246, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JULY 7, 2020
FILE NO.: DB 2019 - 042