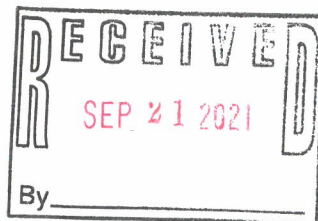




PRELIMINARY
SITE PLAN APPLICATION
City of Rochester, New Hampshire



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

Property information

Tax map #: 137; Lot #'s: 35-1; Zoning district: Highway Commercial

Property address/location: 29 Wadleigh Road; # acres: 8.15

Name of project (if applicable): Wadleigh Road Apartments

Proposed project

Describe proposed project: To propose a 52 unit apartment building.

Nonresidential: current bldg. size 0 s.f.; total proposed bldg. size 17,874 s.f.

Residential: current # units 0; total proposed # units 52

City water? yes ☒ no ☐; how far is City water from the site? 660'

City sewer? yes ☒ no ☐; how far is City sewer from the site? 680'

Property owner

Name (include name of individual): SSG, LLC

Mailing address: 120 Washington Street, Suite 302, Rochester, NH 03839

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Fenton Groen, Groen Construction

Mailing address: 120 Washington Street, Suite 302, Rochester, NH 03839

Telephone #: 603-330-7884 Email: fenton@groenconstruction.com

Engineer/surveyor

Name (include name of individual): Bradford Jones, Jones & Beach Engineers, Inc.

Mailing address: PO Box 219, Stratham, NH 03883

Telephone #: 603-772-4746 Fax #: _____

Email address: bjones@jonesandbeach.com Professional license #: _____

Signature

Date

9/21/2021

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:

9/21/2021

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 21, 2021

Rochester Planning Board
Attn. Nel Sylvain, Chair
31 Wakefield Street
Rochester, NH 03867

**RE: Design Review Application
29 Wadleigh Road, Rochester, NH
Tax Map 137, Lot 35-1
JBE Project No. 21137**

Dear Mr. Sylvain,

Jones & Beach Engineers, Inc., respectfully submits a Design Review Application for the above-referenced parcel on behalf of our client, Groen Construction. The intent of this application is to design for review a 52 unit, 17,455 sq ft apartment building that will be serviced by a new sewer and water connection extension off of Wadleigh Road. Currently the site has overhead power and communications from Wadleigh Road to the existing cell tower on the property. Underground power will be installed on our property to service the proposed apartment building.

Separate from this application we are requesting to the Zoning Board of Adjustments, relief from the following sections of the Zoning Ordinance:

- **§275-20.2(K)(3)**, which requires in relevant part that multifamily residential uses within commercial districts be only secondary uses, and that first floor consist of only commercial uses
- **§275-19.2E**, which requires 7,500sq ft to be used as the minimum number of square feet of lot space per dwelling unit, given the location of the lot outside the density rings as shown on the zoning map
- **Table 19-B Dimensional Standards** – Commercial Districts, which permits a maximum building height of three (3) stories

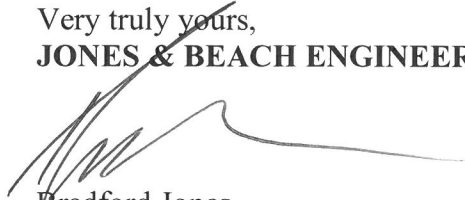
Sixteen (16) copies of the following are provided in support of this application with the following items:

1. Design Review Application.
2. Current Deed.
3. Signed Authorization.
4. Abutters List with Three (3) Sets of Mailing Labels.
5. Tax Map.
6. Three (3) Full Size Plan Sets.
7. Sixteen (16) Half-Size Plan Sets.
8. Sixteen (16) Architectural Plan Sets.
9. One (1) PDF of All Documents.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

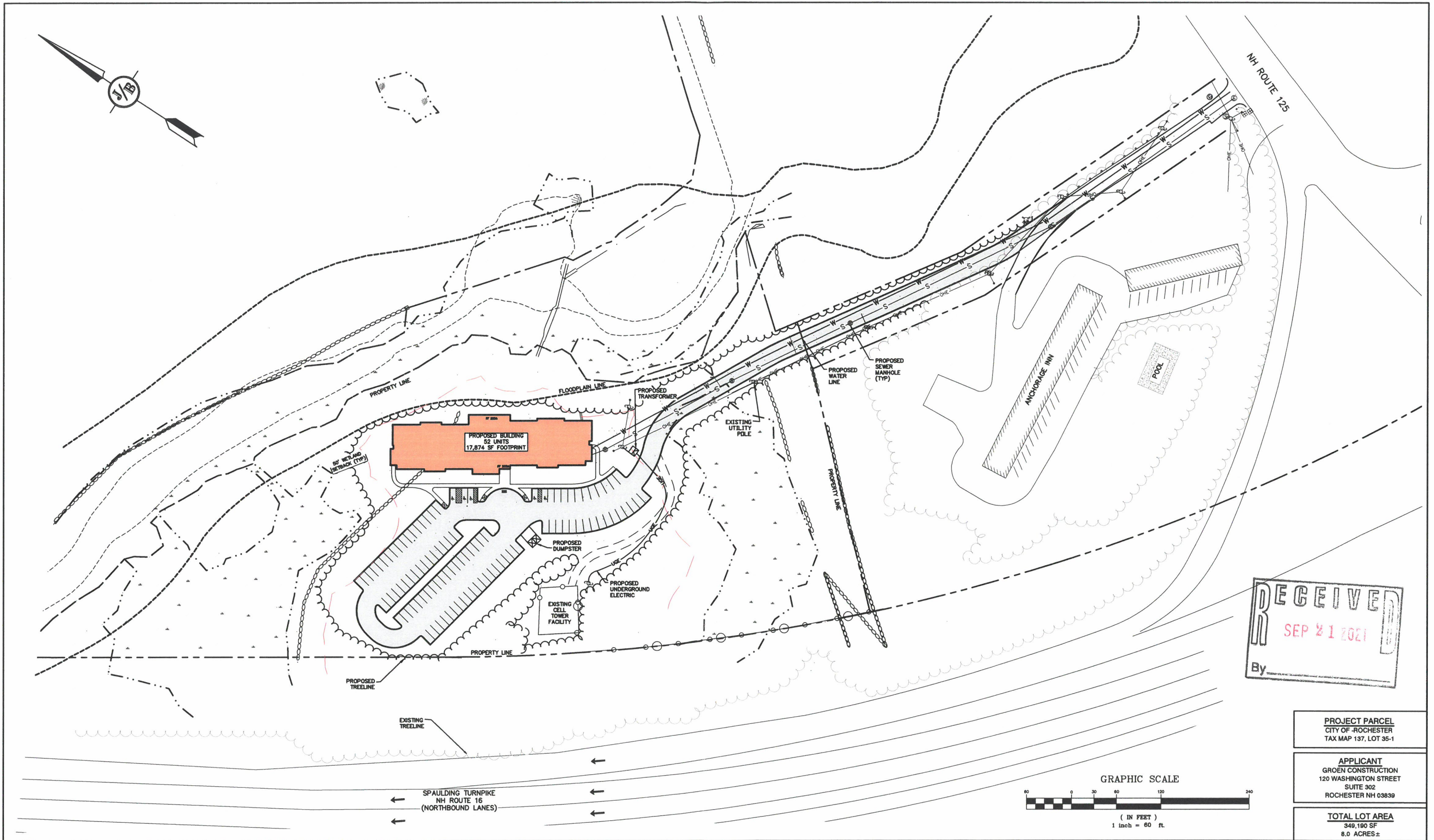
Very truly yours,

JONES & BEACH ENGINEERS, INC.



Bradford Jones
Vice President

cc: Fenton Groen, Groen Construction (application & plans via email)



RECEIVED
SEP 21 2021
By _____

PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 137, LOT 35-1

APPLICANT
GROEN CONSTRUCTION
120 WASHINGTON STREET
SUITE 302
ROCHESTER NH 03839

TOTAL LOT AREA
349,190 SF
8.0 ACRES±

Design: LAZ Draft: LAZ Date: 9/8/21
Checked: BAJ Scale: 1"=30' Project No.: 21137
Drawing Name: 21137-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	9/21/21	ISSUED FOR PLANNING BOARD	LAZ
0	9/8/21	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

65 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERVIEW SITE PLAN**

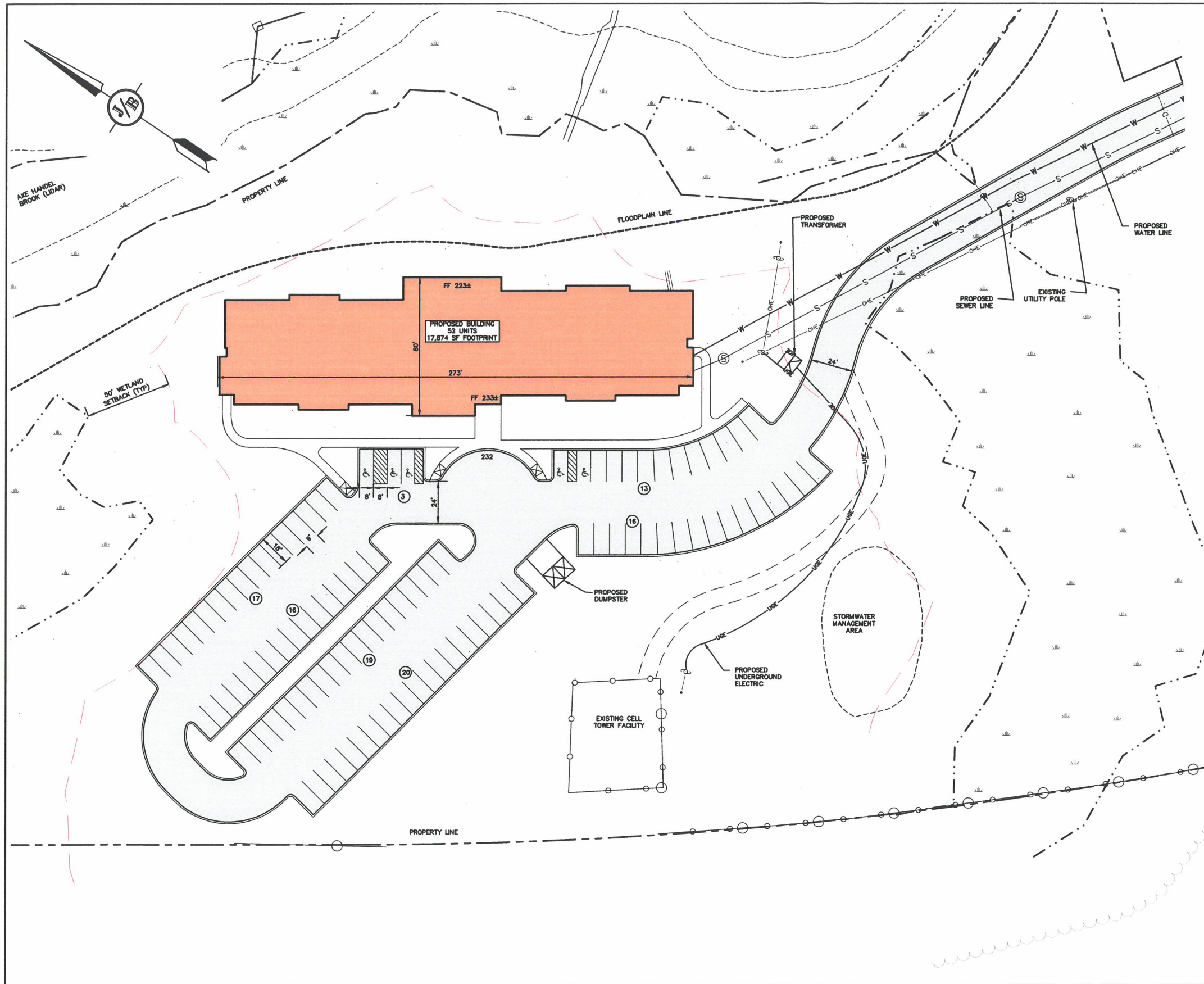
Project: **WADLEIGH ROAD APARTMENTS
ROCHESTER, NH**

Owner of Record: **SSG, LLC ATTN: FENTON GROEN
120 WASHINGTON STREET, ROCHESTER, NH 03839**

DRAWING No.

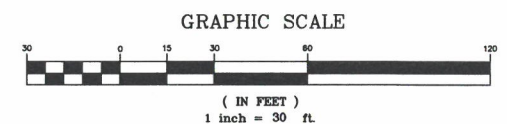
C2

SHEET 1 OF 3
JBE PROJECT NO. 21137



SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT FOR A FIFTY-TWO (52) UNIT APARTMENT COMPLEX ON TAX MAP 137, LOT 35-1. ACCESS FOR THE SITE WILL BE FROM WADLEIGH ROAD. PROJECT TO BE SERVED BY ELECTRIC, MUNICIPAL SEWER & PUBLIC WATER.
2. ZONING DISTRICT: HIGHWAY COMMERCIAL
LOT AREA MINIMUM = 20,000 SF
LOT FRONTAGE MINIMUM = 100'
LOT AREA PER DWELLING UNIT = 7,500 SF
BUILDING SETBACKS
FRONT SETBACK = 20'
SIDE SETBACK = 10'
REAR SETBACK = 25'
WETLAND SETBACK = 50'
PAVEMENT SETBACKS
FRONT SETBACK = 10'
SIDE SETBACK = 5'
REAR SETBACK = 10'
MAX LOT COVERAGE = 85%
3. PARKING CALCULATIONS:
TOTAL NUMBER OF UNITS = 52
2 SPACES PER UNIT = 104 SPACES REQUIRED
SPACES PROVIDED = 104 SPACES (INCLUDING 5 HANDICAP ACCESSIBLE SPACES)
4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS AND LIDAR CONTOUR INFORMATION. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
5. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
6. SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE A. REFERENCE FEMA COMMUNITY PANEL NO. 33017 C0211D, DATED MAY 17, 2005.
7. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
8. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
10. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
11. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
12. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
13. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
14. ALL CURBING TO BE SLOPED GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
15. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
16. ALL OUTDOOR DISPLAY AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.
17. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
18. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.



PROJECT PARCEL
CITY OF ROCHESTER
TAX MAP 137, LOT 35-1

APPLICANT
GROEN CONSTRUCTION
120 WASHINGTON STREET
SUITE 302
ROCHESTER NH 03839

TOTAL LOT AREA
349,190 SF
8.0 ACRES±

Design: LAZ	Draft: LAZ	Date: 9/8/21
Checked: BAJ	Scale: 1"=30'	Project No.: 21137
Drawing Name: 21137-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

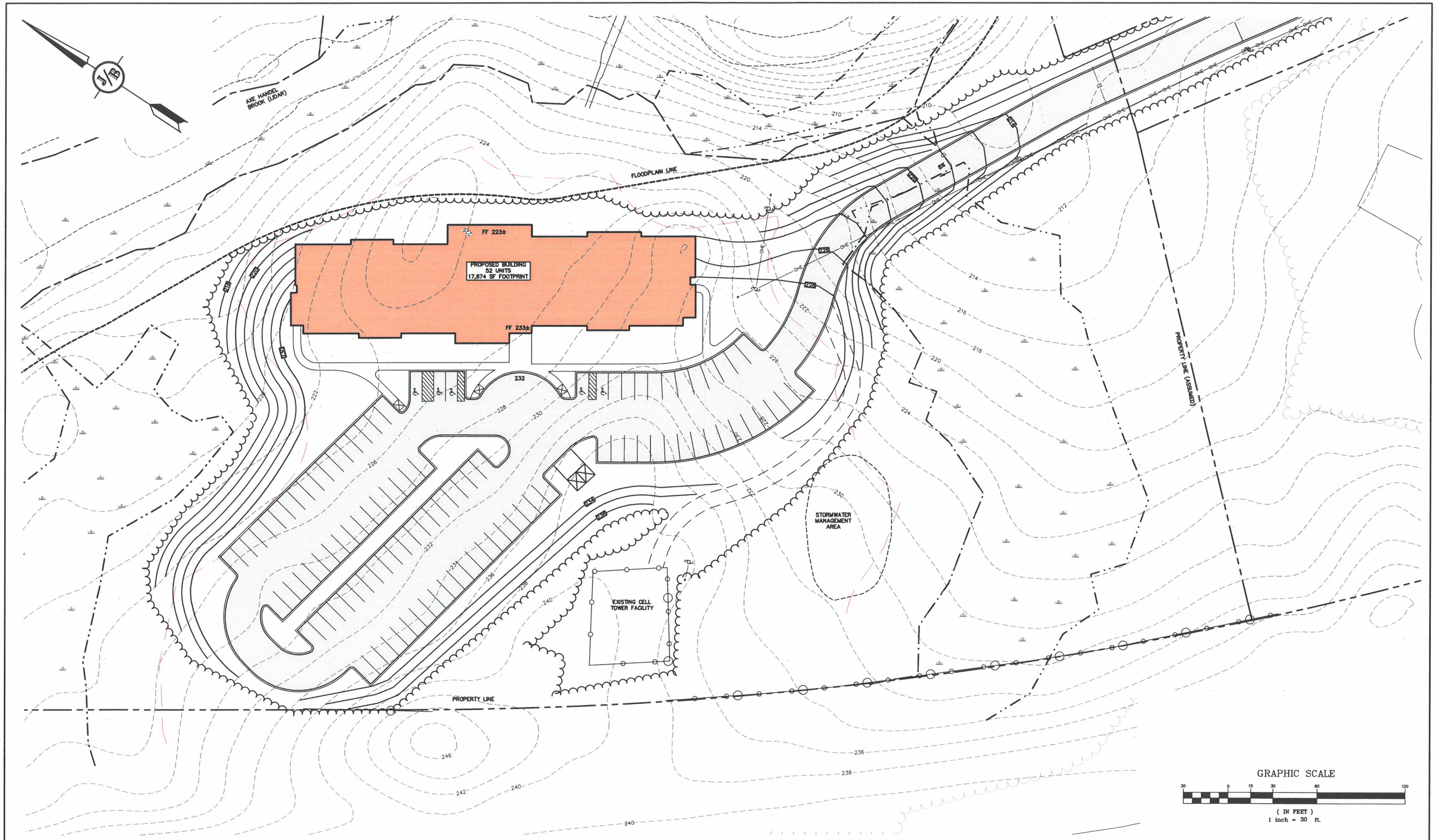
REV.	DATE	REVISION	BY
1	9/21/21	ISSUED FOR PLANNING BOARD	LAZ
0	9/8/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
65 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN
Project:	WADLEIGH ROAD APARTMENTS ROCHESTER, NH
Owner of Record:	SSG, LLC ATTN: FENTON GROEN 120 WASHINGTON STREET, ROCHESTER, NH 03839

DRAWING No.
C3
SHEET 2 OF 3 JBE PROJECT NO. 21137



Design: LAZ Draft: LAZ Date: 9/8/21
Checked: BAJ Scale: 1"=30' Project No.: 21137
Drawing Name: 21137-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	9/21/21	ISSUED FOR PLANNING BOARD	LAZ
0	9/8/21	ISSUED FOR REVIEW	LAZ

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Designed and Produced in NH
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CONCEPTUAL GRADING PLAN WITH LIDAR**
Project: **WADLEIGH ROAD APARTMENTS
ROCHESTER, NH**
Owner of Record: **SSG, LLC ATTN: FENTON GROEN
120 WASHINGTON STREET, ROCHESTER, NH 03839**

DRAWING No.
C4
SHEET 3 OF 3
JBE PROJECT NO. 21137

COLOR LEGEND

- 1 Bedroom Apt.
- 2 Bedroom Apt.
- Office
- Commons
- Service
- Corridors
- Vertical Circulation

Axe Handle Brook Side
Garden Level Apartments



Building Areas:

Level 1	17,874sf
Level 2	17,874sf
Level 3	17,505sf
Level 4	17,505sf
Total	70,758sf

Apartment Count:

	1 Bedroom	2 Bedrooms	Total
Level 1	3	5	8
Level 2	3	11	14
Level 3	4	11	15
Level 4	4	11	15
Totals	14	38	52

Wadleigh Road Apts

Wadleigh Rd.
Rochester, NH

17,874sf
Level 1 Floor Plan
3/32" = 1'-0"

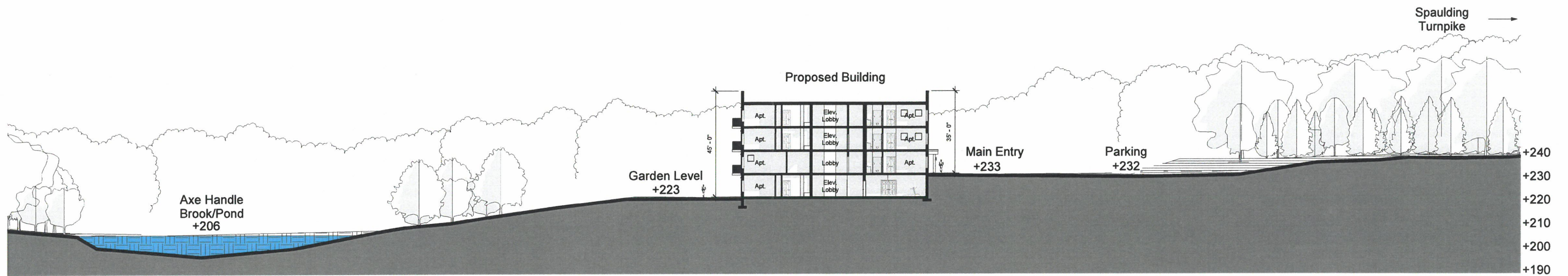




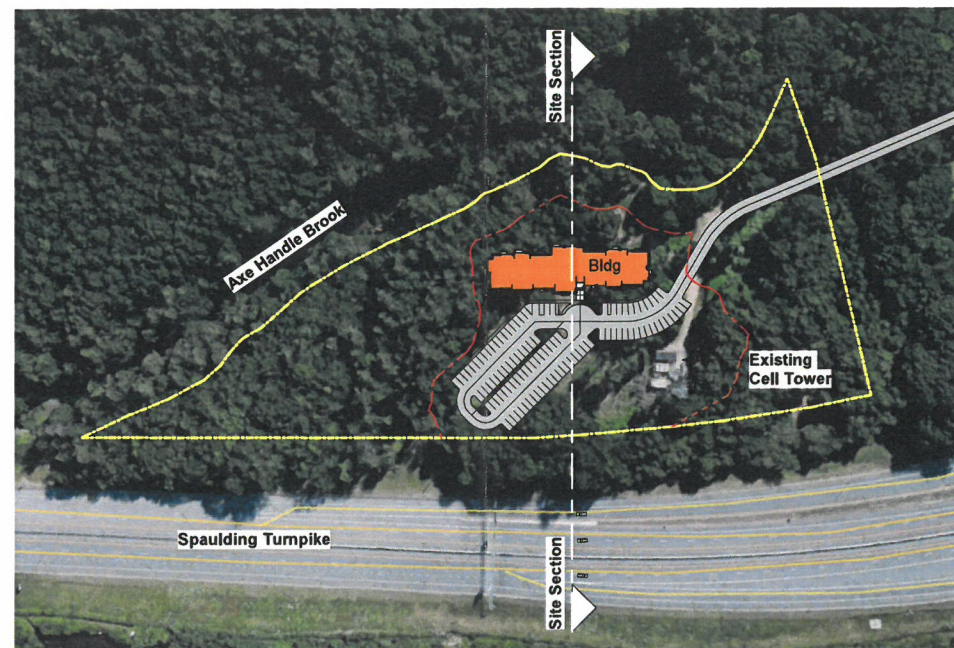
Wadleigh Road Apts

Wadleigh Rd.
Rochester, NH

Rendering



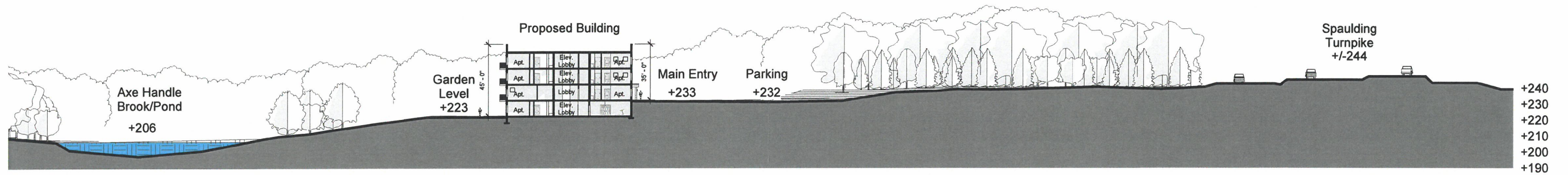
① Site Section
1" = 20'-0"



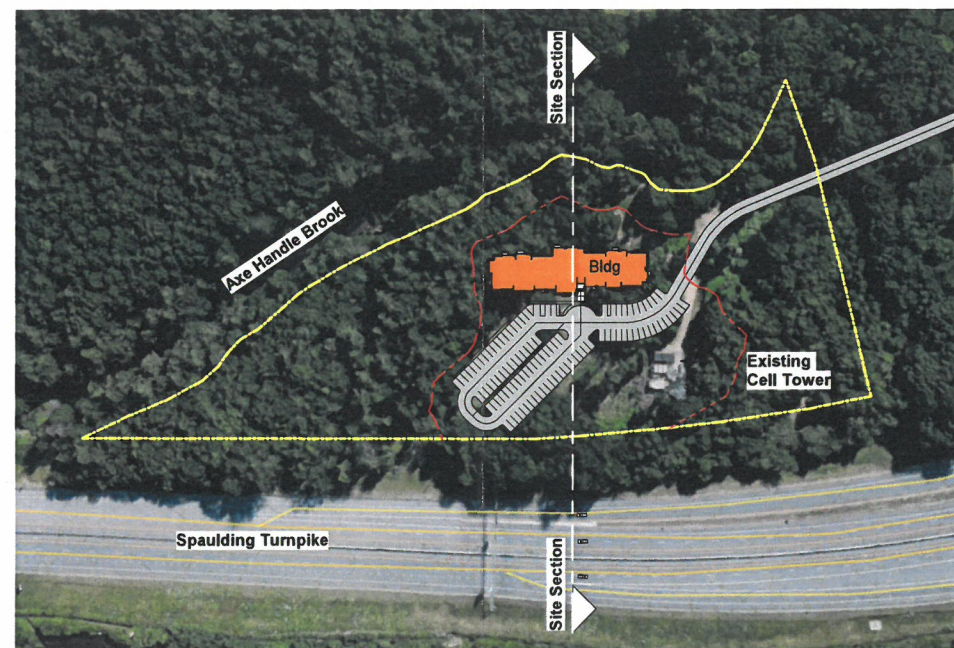
KEY PLAN

Wadleigh Road Apts

Wadleigh Rd.
Rochester, NH



① Site Section to Turnpike
1" = 30'-0"



KEY PLAN