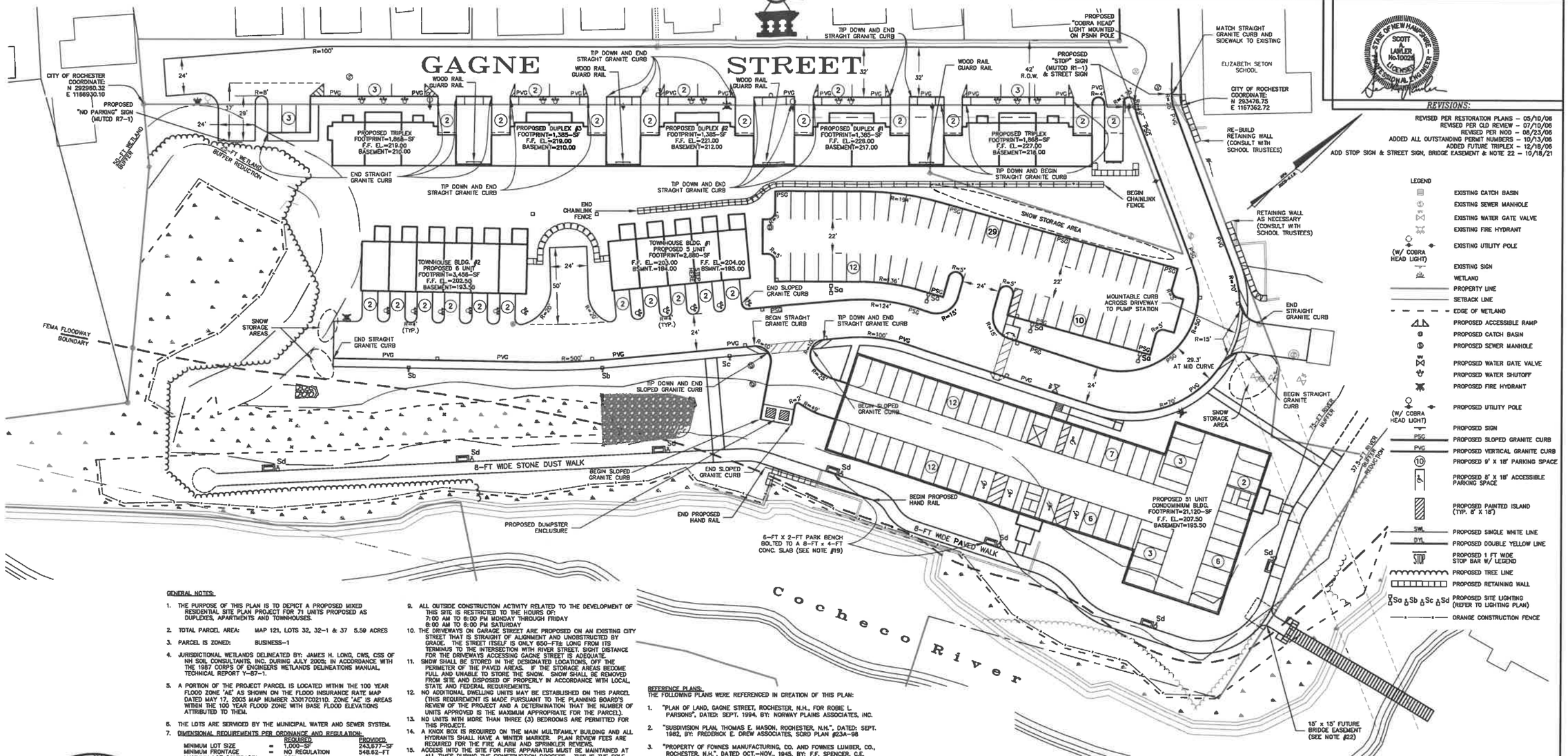
SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

P.O. Box 249, Rochester, N.H. 03866-0249



STATE OF NEW HAMPSHIRE SCOTT A. LAWLER No.10026 LICENSED PROFESSIONAL ENGINEER

REVISIONS:

REVISED PER RESTORATION PLANS – 05/10/06
REVISED PER CLD REVIEW – 07/10/06
REVISED PER NOD – 08/23/06
ADDED ALL OUTSTANDING PERMIT NUMBERS – 10/13/06
ADDED FUTURE TRIPLEX – 12/18/06
ADD STOP SIGN & STREET SIGN, BRIDGE EASEMENT & NOTE 22 – 10/18/21

LEGEND

- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE (W/ COBRA HEAD LIGHT)
- EXISTING SIGN
- WETLAND
- PROPERTY LINE
- SETBACK LINE
- EDGE OF WETLAND
- PROPOSED ACCESSIBLE RAMP
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED WATER SHUTOFF
- PROPOSED FIRE HYDRANT
- PROPOSED UTILITY POLE (W/ COBRA HEAD LIGHT)
- PROPOSED SIGN
- PSG — PROPOSED SLOPED GRANITE CURB
- PVG — PROPOSED VERTICAL GRANITE CURB
- 10 — PROPOSED 9' X 18' PARKING SPACE
- PROPOSED 8' X 18' ACCESSIBLE PARKING SPACE
- PROPOSED PAINTED ISLAND (TYP. 8' X 18')
- SWL — PROPOSED SINGLE WHITE LINE
- DYL — PROPOSED DOUBLE YELLOW LINE
- STOP — PROPOSED 1 FT WIDE STOP BAR W/ LEGEND
- PROPOSED TREE LINE
- PROPOSED RETAINING WALL
- Sa Sb Sc Sd — PROPOSED SITE LIGHTING (REFER TO LIGHTING PLAN)
- ORANGE CONSTRUCTION FENCE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED MIXED RESIDENTIAL SITE PLAN PROJECT FOR 71 UNITS PROPOSED AS DUPLEXES, APARTMENTS AND TOWNHOUSES.
2. TOTAL PARCEL AREA: MAP 121, LOTS 32, 32-1 & 37 5.59 ACRES
3. PARCEL IS ZONED: BUSINESS-1
4. JURISDICTIONAL WETLANDS DELINEATED BY: JAMES H. LONG, CWS, CSS OF NH SOIL CONSULTANTS, INC. DURING JULY 2005; IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
5. A PORTION OF THE PROJECT PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 MAP NUMBER 33017C0211D. ZONE "AE" IS AREAS WITHIN THE 100 YEAR FLOOD ZONE WITH BASE FLOOD ELEVATIONS ATTRIBUTED TO THEM.
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. DIMENSIONAL REQUIREMENTS PER ORDINANCE AND REGULATION:

		REQUIRED	PROVIDED
MINIMUM LOT SIZE	=	1,000-SF	243,677-SF
MINIMUM FRONTAGE	=	NO REGULATION	348.62-FT
MAXIMUM LOT COVERAGE*	=	60%	13.84%
BUILDING SETBACKS:			
FRONT YARD	=	NONE REQUIRED**	5-FT
SIDE YARD	=	NO REGULATION***	10.31-FT
REAR YARD	=	25-FT	52.34-FT
DISTANCE FROM OTHER BUILDINGS	=	6-FT	78.28-FT
PARKING LOT SETBACKS:			
FRONT YARD	=	15-FT	55.88-FT
SIDE YARD	=	10-FT	10-FT
REAR YARD	=	10-FT	52.34-FT

*COVERAGE IS DEFINED AS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS.
**OR EQUAL TO THAT OF ADJACENT RESIDENTIAL ZONE.
***SIDE SETBACK HAS NO REGULATION UNLESS ABUTTING A RESIDENTIAL ZONE; IN THIS INSTANCE THE SIDE YARD SETBACK SHALL BE EQUAL TO THAT OF THE ABUTTING RESIDENTIAL ZONE.

8. PARKING REQUIREMENTS PER ORDINANCE AND REGULATION:

USE(S):	CRITERIA		UNITS		REQUIRED	PROVIDED
SINGLE/TWO FAMILY RESIDENTIAL	2/UNIT	X	6	=	12	18
MULTI-FAMILY RESIDENTIAL	2/UNIT	X	65	=	130	132
			TOTALS	=	142	150

NOTE: HANDICAPPED ACCESSIBLE PARKING INCLUDED IN ABOVE TOTALS PER ADA AND ROCHESTER REGULATIONS AND ORDINANCE

9. ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF:
7:00 AM TO 8:00 PM MONDAY THROUGH FRIDAY
8:00 AM TO 6:00 PM SATURDAY
10. THE DRIVEWAYS ON GARAGE STREET ARE PROPOSED ON AN EXISTING CITY STREET THAT IS STRAIGHT OF ALIGNMENT AND UNOBSTRUCTED BY GRADE. THE STREET ITSELF IS ONLY 650-FT± LONG FROM ITS TERMINUS TO THE INTERSECTION WITH RIVER STREET. SIGHT DISTANCE FOR THE DRIVEWAYS ACCESSING GAGNE STREET IS ADEQUATE.
11. SNOW SHALL BE STORED IN THE DESIGNATED LOCATIONS, OFF THE PERIMETER OF THE PAVED AREAS. IF THE STORAGE AREAS BECOME FULL AND UNABLE TO STORE THE SNOW, SNOW SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
12. NO ADDITIONAL DWELLING UNITS MAY BE ESTABLISHED ON THIS PARCEL (THIS REQUIREMENT IS MADE PURSUANT TO THE PLANNING BOARD'S REVIEW OF THE PROJECT AND A DETERMINATION THAT THE NUMBER OF UNITS APPROVED IS THE MAXIMUM APPROPRIATE FOR THE PARCEL).
13. NO UNITS WITH MORE THAN THREE (3) BEDROOMS ARE PERMITTED FOR THIS PROJECT.
14. A KNOX BOX IS REQUIRED ON THE MAIN MULTIFAMILY BUILDING AND ALL HYDRANTS SHALL HAVE A WINTER MARKER. PLAN REVIEW FEES ARE REQUIRED FOR THE FIRE ALARM AND SPRINKLER REVIEWS.
15. 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.
16. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE THE SITE FROM EXISTING POLES NEAR THE SITE.
17. THERE IS A 75 FOOT BUFFER REQUIREMENT FROM THE COCHECO RIVER AND A 50 FOOT REQUIREMENT FROM OTHER WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE AS SHOWN ON THIS PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
18. ALL AMENITIES AND INFRASTRUCTURE SHOWN ON THE APPROVED PLANS ARE TO BE CONSTRUCTED BY THE DEVELOPER AT HIS OWN EXPENSE INCLUDING THE FOLLOWING: RIVERWALK, SIDEWALKS ON SITE, VORTECHNICS SYSTEM, ON SITE DRAINAGE SYSTEMS, CLEANUP OF THE SLUICEWAY, RECONSTRUCTION AND IMPROVEMENTS TO GAGNE STREET, AND GRIND AND REPAVING RIVER STREET FROM BRIDGE STREET TO THE PROJECT.
19. A 6-FT X 2-FT PARK BENCH SHALL BE PROVIDED AT EACH LIGHT POST ALONG THE RIVERWALK. THE BENCHES SHALL BE MOUNTED ON AND BOLTED TO A 8-FT X 4-FT CONCRETE SLAB.
20. THE CITY OF ROCHESTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIVERWALK AND THE VORTECHNICS SYSTEM.
21. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, CITY HALL, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)335-1338.
22. THE CITY IS STILL INTERESTED IN SOMEDAY EXPANDING THE RIVERWALK TO CROSS THIS PROPERTY, AND POTENTIALLY USE THE FOOTBRIDGES DESIGNATED ON THIS PLAN. THE PLANNING BOARD HAS DECIDED THE FOOTBRIDGE IS NO LONGER THE LEGAL OBLIGATION OF THE APPLICANT OR SUCCESSIVE PROPERTY OWNERS TO CONSTRUCT BUT ASK THAT A 15 FOOT EASEMENT BE GRANTED FOR THE RIVERWALK SHOWN ON THE PLAN ACROSS THERE RIVER AT A CROSSING TO BE APPROVED AT A LATER DATE BY THE CITY.

REFERENCE PLANS:
THE FOLLOWING PLANS WERE REFERENCED IN CREATION OF THIS PLAN:

1. "PLAN OF LAND, GAGNE STREET, ROCHESTER, N.H., FOR ROBIE L. PARSONS", DATED: SEPT. 1994, BY: NORWAY PLAINS ASSOCIATES, INC.
2. "SUBDIVISION PLAN, THOMAS E. MASON, ROCHESTER, N.H.", DATED: SEPT. 1982, BY: FREDERICK E. DREW ASSOCIATES, SCRD PLAN #23A-98
3. "PROPERTY OF FOWNES MANUFACTURING, CO. AND FOWNES LUMBER, CO., ROCHESTER, N.H.", DATED OCT.-NOV., 1945, BY: F.F. SPENCER, C.E. (NOT RECORDED)
4. "EXISTING FEATURES PLAN, FOWNES MILL CONDOMINIUMS, GAGNE STREET, TAX MAP 121, LOTS 32, 32-1 & 37, ROCHESTER, N.H., FOR STEVEN MILLER" SHEET S1 OF THIS PLAN SET. DATED: MARCH, 2006, BY: NORWAY PLAINS ASSOCIATES, INC.

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:

NHDES SITE SPECIFIC:	WPS-7811
NHDES WETLANDS PERMIT:	2006-00981 AC: NAE-2006-2881
NHDES DAM PERMIT:	NOT REQUIRED
NHDES SUBDIVISION PERMIT:	NOT REQUIRED
NHDES SUBSURFACE SYSTEMS PERMIT:	NOT REQUIRED
NHDES SEWER CONNECTION PERMIT:	D2006-0918
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: REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 48 HOURS 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.

AMENDED SITE PLAN
FOWNES MILL CONDOMINIUMS
GAGNE STREET
TAX MAP 121, LOTS 32, 32-1 & 37
ROCHESTER, NH
FOR
STEVEN MILLER

1"=30' MAY. 2021

TAX MAP 121
LOTS 32, 32-1 & 37
OWNER OF RECORD:
ROSE REALTY, LLC
133 SPINNAKER WAY
PORTSMOUTH, NH 03801
1489/369

APPROVED FOR RECORD:
ROCHESTER PLANNING BOARD

Shanna B Saunders 11-1-21 Per 5-3-21 PB
STAFF PLANNER

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

REVISION DATE
08/23/06 – SEE ABOVE
10/18/21 – SEE ABOVE

FILE NO. 271
PLAN NO. C-2325
DWG. NO. 05080/SP-3
F.B. NO. "33"

NORWAY PLAINS ASSOCIATES, INC.

SHEET C-3