



**Modification to Approved Project**  
**City of Rochester, New Hampshire**

Case # 125-214-R2-21 Property Address 40 Charles St, Rochester

Type of project: Site Plan X; Subdivision\_\_\_\_; Line Adjustment\_\_\_\_; Other\_\_\_\_

Project name Hope on Haven Hill

Date of original Planning Board approval Dec. 10, 2021

Description of modification: Install a 6' stockade fence w/ gate along the back of the new parking lot to shield a playground.

Relocate the 2 outdoor HVAC condensers to the south side of the new building. Add 2 concrete pads at bases of steps to

the house. Remove the 4' tall stockade fence from between 36 Charles St and the new parking lot of 40 Charles St., add CCB in its place.

\*See attached plan showing modifications.

Applicant Name: Jennifer Avedisian, Chinburg Builders, Inc.

Mailing Address 3 Penstock Way, Newmarket NH 03857

Phone Number: 603-969-2838 Email Address: javedisian@chinburg.com

**Please note:** Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification.

Name of applicant or agent filling out this form Jennifer Avedisian

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: J Avedisian Date: 11/16/22

Signature of property owner (if different): Kylee Norton Date: 11/16/22

LAND SURVEYORS

CIVIL ENGINEERS

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINES
- BUILDING
- CHAINLINK FENCE
- STOCKADE FENCE
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT WITH CURBING
- PROPOSED SIGNS
- CAPE CODE BERM
- SLOPED GRANITE CURB
- PAVEMENT RADIUS (20')
- PROPOSED STANDARD PARKING SPACES (9' x 18')
- PROPOSED ACCESSIBLE PARKING SPACES (8' x 16' WITH 8' x 16' ACCESS ISLE)
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING PAVERS
- PROPOSED LIGHT POLES



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.

REVISIONS:  
11/10/21 - ADD BIKE RACK AND WOOD FENCE ON NORTH SIDE OF PARKING LOT. REMOVE WALKWAY ON WEST SIDE OF BUILDING.

TAX MAP 125, LOT 213  
SCRD BOOK 4915, PAGE 907

TAX MAP 125, LOT 196  
SCRD BOOK 4634, PAGE 426

TAX MAP 125, LOT 195  
SCRD BOOK 4888, PAGE 746

TAX MAP 125, LOT 194  
SCRD BOOK 4888, PAGE 746

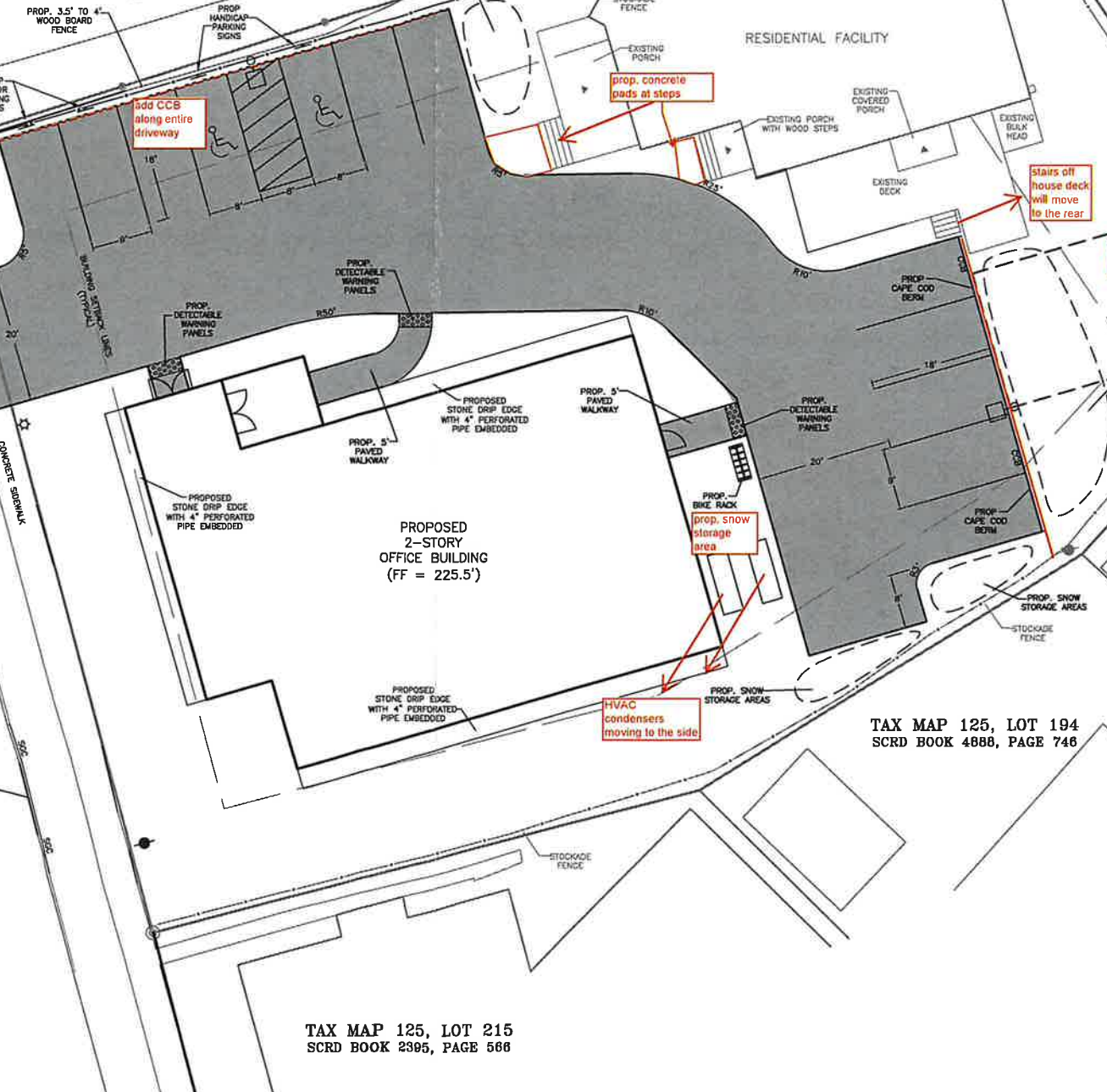
TAX MAP 125, LOT 215  
SCRD BOOK 2395, PAGE 566

TAX MAP 125  
LOT 265  
SCRD BOOK 4713  
PAGE 1008

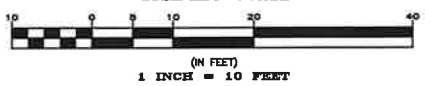
TAX MAP 125  
LOT 267  
SCRD BOOK 4851  
PAGE 797

TAX MAP 125  
LOT 266  
SCRD BOOK 4635  
PAGE 324

CHARLES STREET



**SITE LAYOUT PLAN**  
TAX MAP 125, LOT 214  
38 CHARLES STREET  
STRAFFORD COUNTY  
ROCHESTER  
NEW HAMPSHIRE  
PREPARED FOR:  
**HOPE ON HAVEN HILL, INC.**  
OCTOBER 2021  
GRAPHIC SCALE



C-2

FILE NO. 161  
PLAN NO. C-2954 SP-2  
DWC NO. 18264\SP-2

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

**NORWAY PLAINS ASSOCIATES, INC.**

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