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APR 10 2012  
Planning Dept.

**RESIDENTIAL SITE PLAN APPLICATION** (townhouses, apts., etc.)  
**City of Rochester, New Hampshire**

Date: April 10, 2012 [office use only: fee paid \_\_\_\_\_ amount \$ \_\_\_\_\_ date paid \_\_\_\_\_]

**Property information**

Tax map #: 103; Lot #(s): 18-1 & 19; Zoning district: R-2

Property address/location: Magic Avenue

Name of project (if applicable): Parking Reconfiguration & Expansion

Size of site: 0.22 acres; overlay zoning district(s)? N/A

**Property owner**

18-1: Patricia T. & Michael Rocheleau  
Name (include name of individual): 19: Rochester Housing Authority

18-1: 141 Rochester Hill Road, Rochester, NH 03867-3328  
Mailing address: 19: 77 Olde Farm Lane, Rochester, NH 03867

18-1: 332-2570  
Telephone #: 19: 332-4126 Fax #: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): Rochester Housing Authority

Mailing address: 77 Olde Farm Lane, Rochester, NH 03867

Telephone #: 332-4126 Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Civilworks, Inc., Attn: Dana C. Lynch, P.E.

Mailing address: P.O. Box 1166, Dover, NH 03821-1166

Telephone #: 749-0443 Fax #: 749-7348

Email address: civilworksdover@comcast.net Professional license #: 5745

**Proposed use**

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 0; number of existing dwelling units: 12

Proposed bedrooms/unit: N/A; total number of proposed bedrooms: N/A



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(continued Residential Site Plan application Tax Map: 103 Lot: 18-1, 19 )

# **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: *Stacey Price* *Patricia Ruck*

Date: 4/9/2012

Signature of applicant/developer: *Stacey Price*

Date: 4/9/2012

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

# **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: *Stacey Price* *Patricia Ruck*

Date: 4/9/2012

# CIVILWORKS, INC.

Civil Engineers  
Land Surveyors

P.O. Box 1166  
Dover, NH 03821-1166

603-749-0443  
(Facsimile) 603-749-7348

April 10, 2012

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Planning Dept.

City of Rochester  
Planning & Development Department  
31 Wakefield Street  
Rochester, NH 03867-1917

Attn: Michael Behrendt, City Planner

Subject: Parking Reconfiguration & Expansion  
Tax Map 103, Lots 18-1 & 19  
Magic Avenue, Rochester  
Our Reference No. 12114

Dear Mr. Behrendt:

Please find attached the following materials submitted on behalf of our client, Rochester Housing Authority, for consideration by City staff and the Rochester Planning Board:

- 1) Twenty two (22) copies of Residential Site Plan Application
- 2) Twenty two (22) copies of Project Narrative Accompanying Residential Site Review Application
- 3) Three (3) full size copies and twenty two (22) reduced size (11"x17") of plans entitled "Site Plan for Parking Reconfiguration & Expansion"
- 4) Abutters List

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M. Behrendt, Rochester Planning Board  
Magic Avenue, Rochester, ORN 12114  
April 10, 2012  
Page Two

5) Check payable to the City of Rochester for the sum of \$337.40 calculated as follows:

Application fee	\$ 300.00
Abutter notices = 11 notices x \$3.40	<u>\$ 37.40</u>
BALANCE DUE	\$ 337.40

6) Waiver Requests Accompanying Site Review Application

Due to the short production timeframe associated with this application, we recognize that the following application content will need to be addressed during the TRG review and discussion process:

- Drainage Analysis & Design
- Landscaping surrounding proposed drainage treatment
- Lighting illumination study and specifications

We look forward to working through these minor technical matters as this application is processed.

We look forward to presenting and discussing this application at your Technical Review Group (TRG) meeting on April 17, 2012. Please feel free to contact us if you should require any additional information.

Best Regards,  
CIVILWORKS, INC.



Dana C. Lynch, P.E.

Enclosures

cc: Otis Perry

**PROJECT NARRATIVE  
ACCOMPANYING  
SITE REVIEW APPLICATION  
FOR  
PARKING RECONFIGURATION & EXPANSION**

**Project Location**

The proposed project is located on two (2) parcels on opposite sides of Magic Avenue. Reconfiguration of existing parking is proposed on Tax Map 103, Lot 19, owned by the Rochester Housing Authority. A new parking area is proposed on the opposite, or westerly side of Magic Avenue, on a recently created lot (Case No.103-18-R2-11) currently owned by Patricia & Michael Rocheleau and under agreement for purchase by the Housing Authority. This "new" lot is shown on Tax Map 103, Lot 18-1.

**Project Scope**

Currently, the parking for the 12-unit elderly housing facility on Lot 19 is comprised of 9 spaces running perpendicular to Magic Avenue and accessed via an 85 ft. curb cut. The goal of the subject project is to improve the overall parking count for the existing elderly housing facility, provide designated disabled access parking, and reduce the pavement expanse and curb cut in front of the facility.

Accordingly, the two elements of the project are described as follows:

- 1) Lot 18-1: New Parking Area
  - a. Construct twelve (12) 9 ft. x 18 ft. spaces, six (6) on each side of a 22 ft. wide aisle;
  - b. Center lot to within side boundaries to provide 7 ft. setbacks at the corners closest to Magic Avenue and 8.5 ft. setbacks at the rear corners;
  - c. Provide vegetative screening along both sides of the parking lot, and two (2) new street trees to replace existing (one of which is substantially compromised);
  - d. Install LED lighting with a maximum fixture height of 15 ft.;
  - e. Provide vertical granite curbing at the entrance and a 5 ft. wide sidewalk for pedestrian access;
  - f. Install a closed drainage system and incorporate treatment of drainage.
- 2) Lot 19: Reconfiguration of Existing Parking
  - a. Sawcut and remove 1,420 sq. ft. of pavement;
  - b. Restripe and properly sign three (3) disabled access spaces, 8 ft. wide by 20 ft. long, with aisles varying from 5 ft. to 8 ft. wide;
  - c. Extend Magic Avenue curbing 50 ft. to reduce the curb cut.

The result of this effort is an increase from 9 spaces to 15 spaces available to the facility and provide designated disabled access parking.

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**WAIVER REQUESTS  
ACCOMPANYING SITE REVIEW APPLICATION  
FOR  
PARKING RECONFIGURATION & EXPANSION  
Case #103-18-R2-11**

The following waivers are respectfully requested from the requirements of the City of Rochester Site Review Regulations:

**Section 5, (A), (7), (n): Site Design and Development Criteria**

***"Surveyed property lines showing their bearing and distances and monument location"***

It is requested that this requirement be waived for Lot 19, owned by the Rochester Housing Authority, based on the lack of availability of the requested survey data and the relatively minor site improvements proposed. A search of County records does not readily reveal the requested data is available. More importantly, this portion of the overall project as presented to the Board, entails removal of a portion of existing pavement, restriping of remaining pavement, curb improvements in a City street, and minor landscaping in formerly paved areas. No new structures or pavement areas are proposed on Lot 19 and the necessity of the requested information is not pertinent to the site changes.

**Section 6, (D), (5), (d): Physical Arrangement**

***"All parking lots and parking areas shall be set back from the front lot line a minimum of 15 ft. and from the side lot line a minimum of 10 ft."***

It is requested that the above requirement be waived for the side lot line setback only. The parcel, as approved by the Planning Board, will allow for the placement of two rows of parking with a 22 ft. aisle, per Section 6, (D), (1), (b), to provide for 7 ft. setback from side lot lines at a point where the parking is setback 20 ft. from the front lot line. The following design features will compensate for this side setback distance:

- 1) All pavement is graded toward the mid-section of the parcel and away from adjacent parcels;
- 2) A row of 6 ft. minimum height Eastern Arborvitae, 6 ft. on center, is proposed in accordance with Section 6, (D), (5), (c)

It should be noted that this is a low activity parking area due to the size and age restricted nature of the facility served. Additionally, the R-2 zoning district allows for residences and other permitted uses to be set back 7 ft. from the side lot line.

APR 10 2012

Planning Dept.

**LIST OF ABUTTERS**  
**Rochester Housing Authority**  
**Magic Avenue, Rochester, NH**  
 Our Reference No. 12114

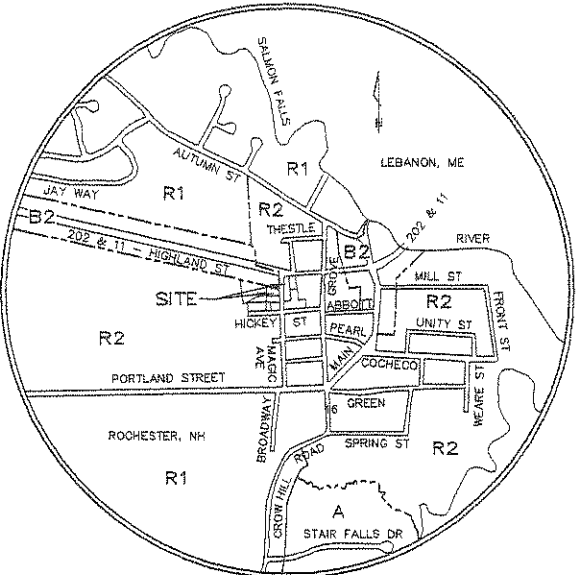
TAX MAP	LOT	NAME	ADDRESS
103	16	Tapitha J. Boyle	15 Hickey Street Rochester, NH 03868-8421
103	17	Albert Blaisdell	13 Magic Avenue Rochester, NH 03868
103	18, 18-1	Patricia T. & Michael Rocheleau (Applicant)	141 Rochester Hill Road Rochester, NH 03867-3328
103	19	Rochester Housing Authority (Applicant)	77 Olde Farm Lane Rochester, NH 03867
103	20	Suncrest Realty, LLC	P.O. Box 1224 Dover, NH 03821
103	58	Michael P. Richer	15 Florence Street Putnam, CT 06260
104	42	Trent H. Robinson	1 Magic Avenue Rochester, NH 03868
104	43	Wayne R. & Crystal Wiggin, Jr.	34 Highland Street Rochester, NH 03868-8529
104	61	Bruce M. Porter	27 Highland Street Rochester, NH 03868-8528
108	53	Rennelda Trust 13 Magic Ave, Rochester	13 Magic Avenue Rochester, NH 03868
Engineer:		Civilworks, Inc.	P.O. Box 1166 Dover, NH 03821

The names and addresses listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: April 6, 2012, This is page 1 of 1 pages.

Applicant or Agent: Justin Dineen Staff Verification: \_\_\_\_\_

SITE PLAN  
for  
PARKING RECONFIGURATION & EXPANSION  
Tax Map 103, Lot 18-1 & 19  
Magic Avenue  
Rochester, New Hampshire  
Original Submission: April 10, 2012



Location Map  
1" = 1,000'

GENERAL NOTES:

- FOR MORE INFORMATION ABOUT THIS SITE PLAN, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- THIS PLAN IS INTENDED TO PRESENT LAYOUT FOR RECONFIGURATION OF EXISTING PARKING SPACES ON LOT 19 AS WELL AS CONSTRUCTION OF 12 SPACES ON LOT 18-1.
- THE SUBJECT SITES ARE LOCATED ON LOTS 18-1 AND 19 AS SHOWN ON TAX MAP 103 AND ARE SITUATED IN THE RESIDENTIAL ZONING DISTRICT. THE FOLLOWING RESTRICTIONS APPLY:

MIN. LOT SIZE	REQUIRED	PROVIDED
SETBACKS:	6,000 S.F.	
FRONT	15 FT	
SIDE	8 FT	
REAR	25 FT	
FROM OTHER BLDG.	10 FT	
- THERE IS NO CHANGE IN NUMBER OF RESIDENTIAL UNITS AS PART OF THIS PROJECT.
- 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.
- ACCESS TO 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.
- 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.
- THIS PROJECT PROPOSES TO DISTURB LESS THAN ONE ACRE.
- 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 CITY ORDINANCE CHAPTER 60. 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 THE SOIL HAS BEEN DISTURBED.
- SOIL TYPES:  
W&A - WINDSOR LOAMY SAND, 0-3 PERCENT SLOPE  
(REF. USDA, SOIL CONSERVATION SERVICE, SOIL SURVEY OF STRAFFORD COUNTY, MARCH, 1973)
- THE PROJECT SITES ARE EITHER SERVED BY MUNICIPAL SEWER AND WATER SERVICES OR THEY ARE AVAILABLE.
- PARKING CALCULATIONS:  
EXISTING USE: ELDERLY HOUSING - 12 UNITS PER 42.23(C)(26)(D): 1 SPACE/UNIT  
EXISTING PARKING: 9 SPACES (0 DISABLED ACCESSIBLE)  
PROPOSED PARKING: 15 SPACES (3 DISABLED ACCESSIBLE)

ABUTTERS LIST

TAX MAP	LOT No.	NAME & ADDRESS
103	16	Tapitha J. Boyle 15 Hickey Street Rochester, NH 03868-8421
103	17	Albert Blaisdell 13 Magic Avenue Rochester, NH 03868
103	18, 18-1	Patricia T. Rocheleau Michael Rocheleau 141 Rochester Hill Road Rochester, NH 03867-3328
103	19	Rochester Housing Authority 77 Olde Farm Lane Rochester, NH 03867
103	20	Suncrest Realty, LLC P.O. Box 1224 Dover, NH 03821
103	58	Michael P. Richey 15 Florence Street Putnam, CT 06260
104	42	Trant H. Robinson 1 Magic Avenue Rochester, NH 03868
104	43	Wayne R. Wigglin, Jr. Crystal Wigglin 34 Highland Street Rochester, NH 03868-8529
104	61	Bruce M. Porter 27 Highland Street Rochester, NH 03868-8528
108	53	Rennelda Trust 13 Magic Avenue Rochester, NH 03868

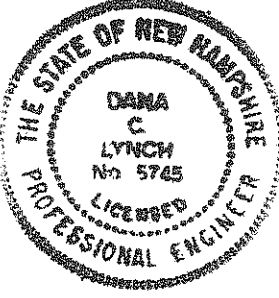
OWNERS OF RECORD / PREPARED FOR:

LOT 19:  
ROCHESTER HOUSING AUTHORITY  
77 OLDE FARM LANE  
ROCHESTER, NH 03867

LOT 18-1:  
PATRICIA & MICHAEL ROCHELEAU  
141 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867

CIVIL ENGINEER:

CIVILWORKS, INC.  
P.O. Box 1166  
181 WATSON ROAD  
DOVER, NH 03821-1166  
Tel. 749-0443



Index	Sheet No.
Cover Sheet	1
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FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD:  
CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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104  
43

N/F  
WAYNE R. JR. &  
CRYSTAL WIGGIN

104  
42 N/F  
TRENT H. ROBINSON

103  
19

N/F  
ROCHESTER  
HOUSING AUTHORITY

103  
18-1

N/F  
PATRICIA T. &  
MICHAEL ROCHELEAU

108  
53

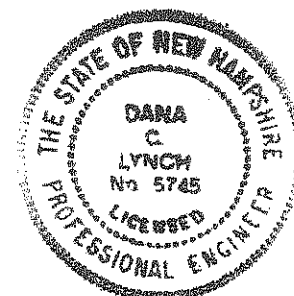
N/F  
RENNELDA TRUST

103  
18

N/F  
PATRICIA T. & MICHAEL ROCHELEAU

103  
20

N/F  
SUNCREST  
REALTY

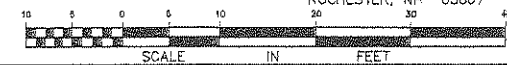


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Planning Dept.

No.	DATE	BY	REVISION	FILE

**PARKING  
SITE PLAN  
TAX MAP 103, LOTS 18-1 & 19  
MAGIC AVENUE  
ROCHESTER, NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

Prepared for: ROCHESTER HOUSING AUTHORITY  
77 OLDE FARM LANE  
ROCHESTER, NH 03867

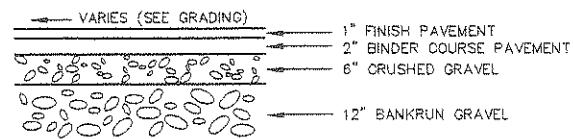


**civilworks**  
engineers • surveyors

P.O. Box 1166  
Dover, NH 603-749-0443

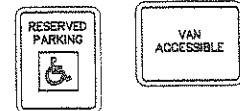
DESIGN: RJM / DCL
SCALE: 1" = 10'
DATE: 4-4-12
SHEET: 2 OF 2
PROJECT: # 12114

- LEGEND**
- 98- EXISTING CONTOUR
  - 104- PROPOSED CONTOUR
  - x 100.8 PROPOSED SPOT GRADE
  - PU/GE PROPOSED UNDERGROUND ELECTRIC
  - P12"D PROPOSED DRAIN
  - YD PROPOSED YARD DRAIN
  - PCB PROPOSED CATCH BASIN
  - VGC VERTICAL GRANITE CURB
  - - - DRAINAGE FLOW DIRECTION



### PAVEMENT SECTION

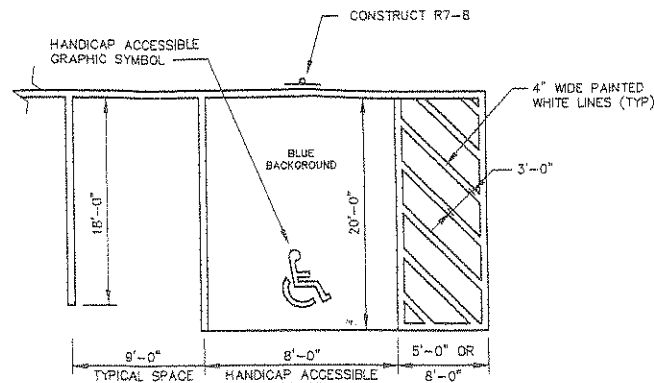
NO SCALE



NOTE:  
ALL SIGNS TO BE INSTALLED AS INDICATED  
IN THE MANUAL ON UNIFORM TRAFFIC DEVICES,  
LATEST EDITION.

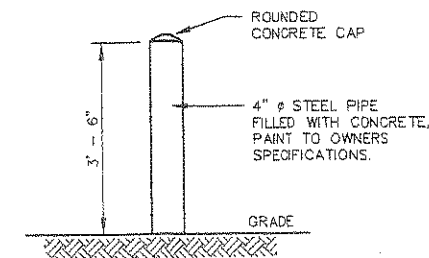
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NOT TO SCALE



### PARKING STALL

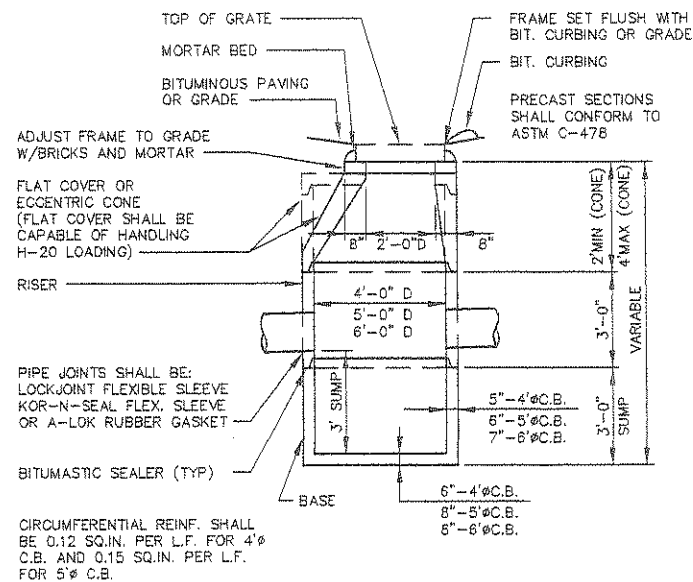
NOT TO SCALE



BOLLARDS SHALL BE BURIED TO A DEPTH AT LEAST  
EQUAL TO THE HEIGHT ABOVE GROUND. A CONCRETE  
FOOTING OR ENCASEMENT SHALL BE PROVIDED.

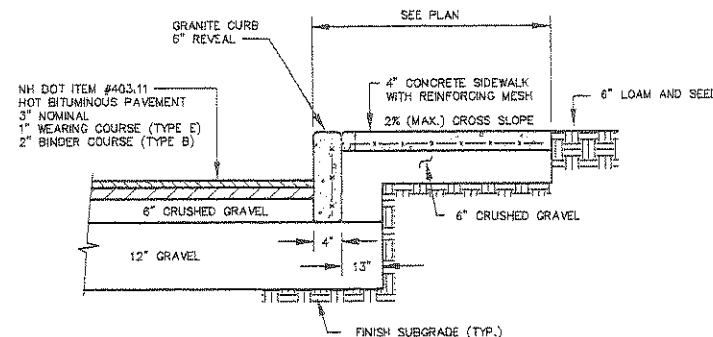
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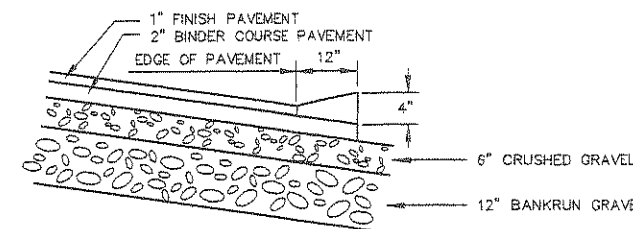
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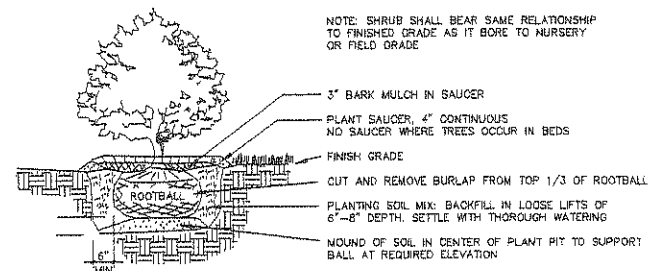
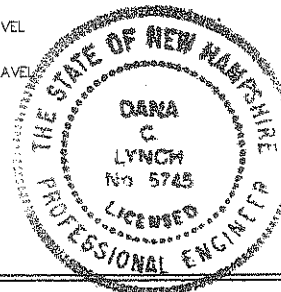
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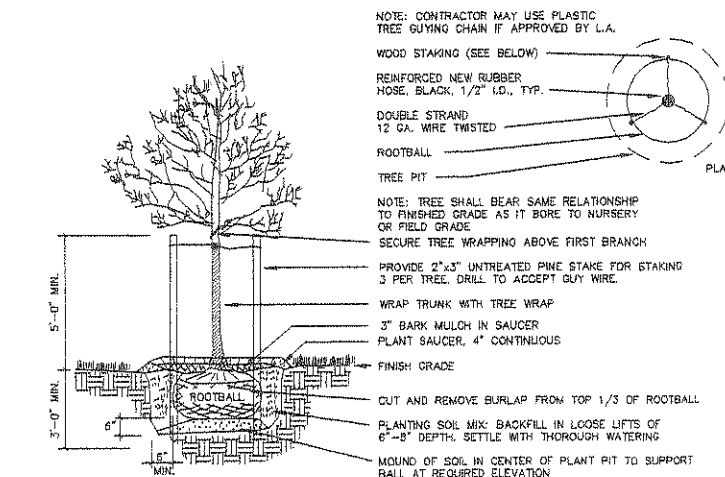
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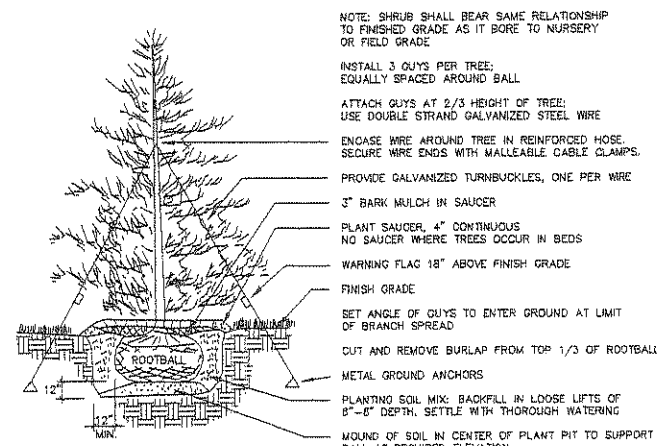
### TYPICAL SHRUB PLANTING

NOT TO SCALE



### DECIDUOUS TREE PLANTING AND STAKING

NOT TO SCALE



### EVERGREEN TREE PLANTING

NOT TO SCALE

<div style="text-align: right;">RECEIVED</div> <div style="text-align: right;">APR 10 2012</div>			
No.	DATE	BY	REVISION
			FILE: VR CP 601-12114\12114

**PARKING  
DETAIL SHEET**

**TAX MAP 103, LOTS 18-1 & 19**

**MAGIC AVENUE**

**ROCHESTER, NEW HAMPSHIRE**

**COUNTY OF STRAFFORD**

Prepared for: **ROCHESTER HOUSING AUTHORITY**  
77 OLDE FARM LANE  
ROCHESTER, NH 03867

**civilworks**

engineers • surveyors

P.O. Box 1166  
Dover, NH

DESIGN: RJM / DCL

SCALE: AS NOTED

DATE: 4-4-12

SHEET 3 OF -

PROJECT # 12114

**LIST OF ABUTTERS**  
**Rochester Housing Authority**  
**Magic Avenue, Rochester, NH**  
Our Reference No. 12114

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on this date: \_\_\_\_\_, This is page \_\_\_\_ of \_\_\_\_ pages.

Applicant or Agent: \_\_\_\_\_ Staff Verification: \_\_\_\_\_