

GLENWOOD MANOR

PROPOSED 24 UNIT ELDERLY HOUSING FACILITY

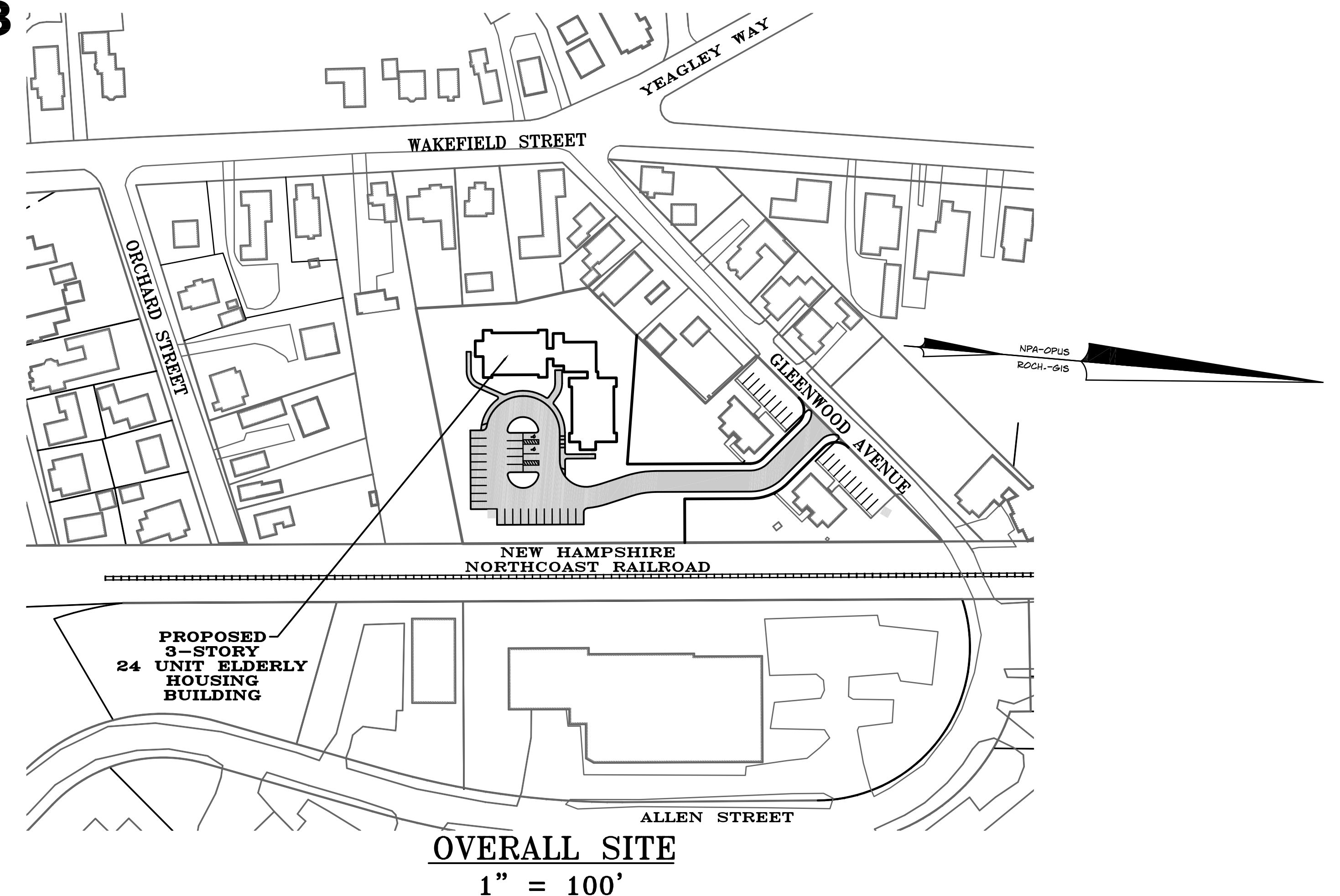
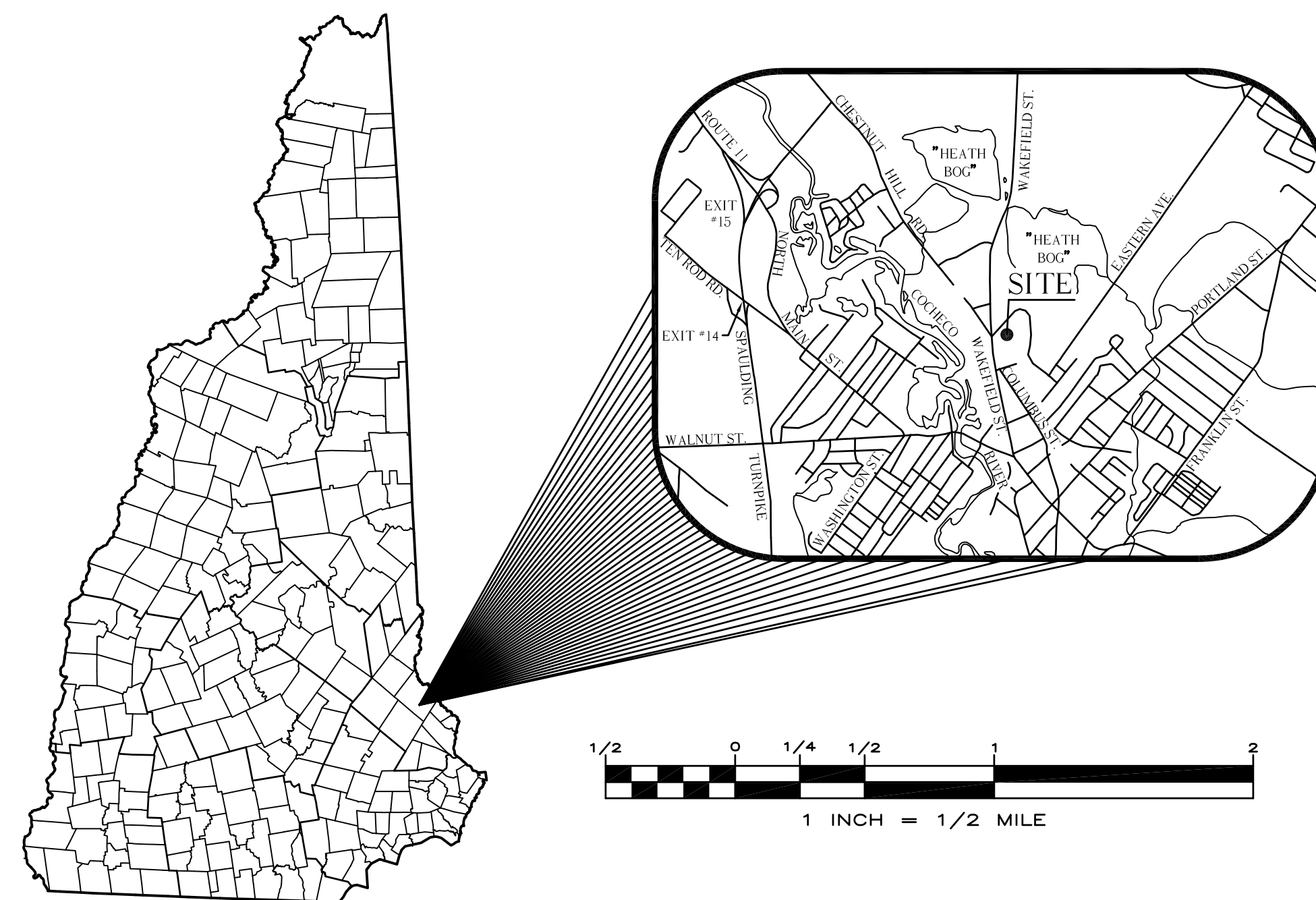
FOR

17 GLENWOOD AVENUE, LLC

GLENWOOD AVENUE

ROCHESTER, NEW HAMPSHIRE 03867

JUNE 2013



CIVIL ENGINEERS

NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NH 03867
(603) 335-3948

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____



OWNER / APPLICANT

17 GLENWOOD AVENUE, LLC
P.O. BOX 1163
ROCHESTER, NH 03866-1163
(603) 292-3555

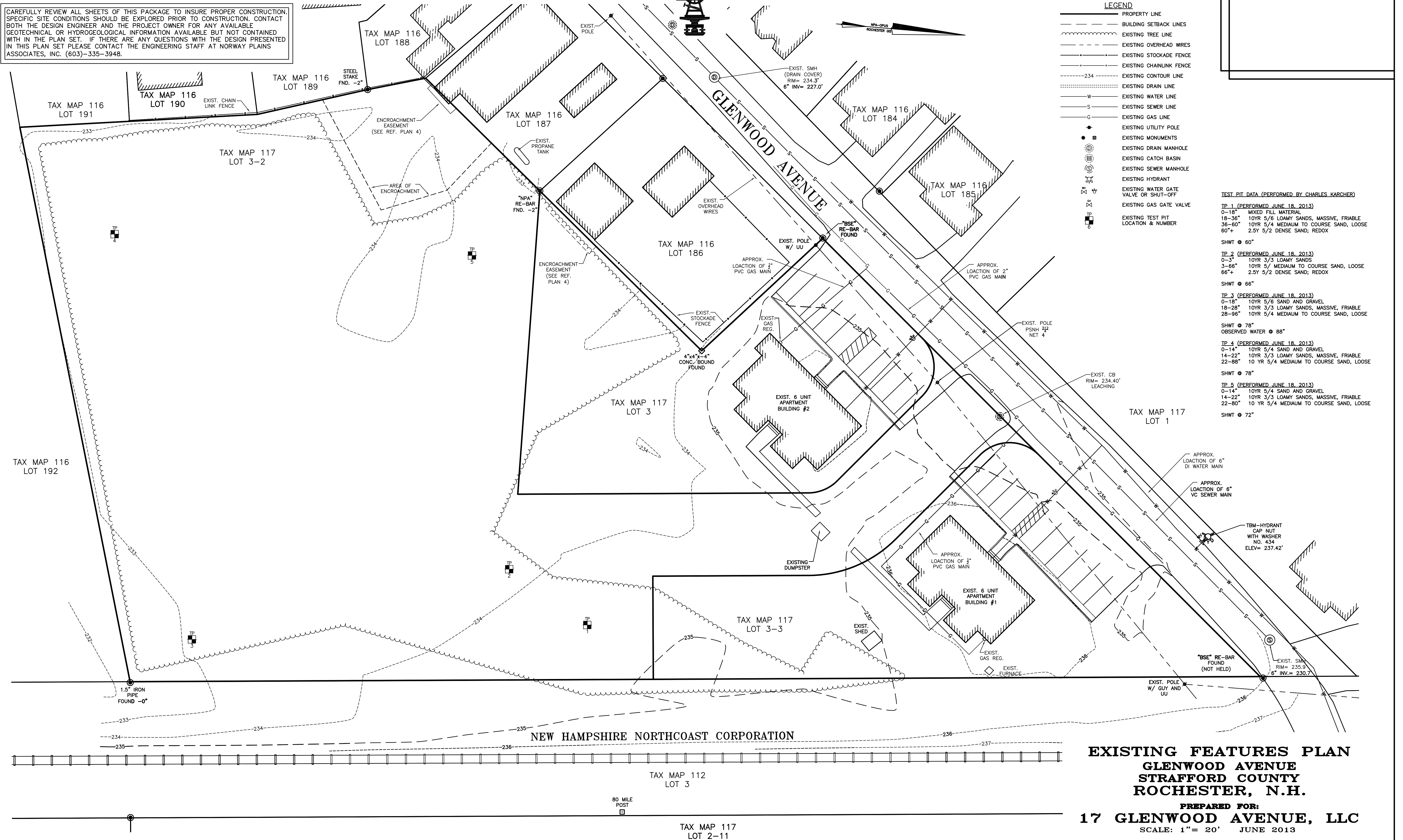
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SHEET INDEX

E-1	EXISTING FEATURES PLAN	1" = 20'
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C-11	PERMANENT EROSION AND SEDIMENTATION CONTROL DETAILS	AS SHOWN
L-1	LANDSCAPING PLAN	1" = 20'
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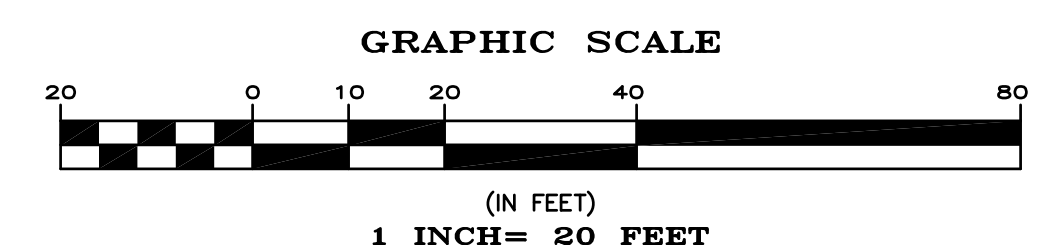
FILE NO. 210
PLAN NO. C-2663
DWG NO. 13005\SP-1
F.B. NO. SDR;

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**EXISTING FEATURES PLAN
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.**

**PREPARED FOR:
17 GLENWOOD AVENUE, LLC**
SCALE: 1" = 20' JUNE 2013



FILE NO. 210
PLAN NO. C-2663
DWG NO. 13005\SP-1
F.B. NO. SDR"865"

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

NORWAY PLAINS ASSOCIATES, INC.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

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

LEGEND

— S 89°13'08" E 729.98' —	PROPERTY LINE
--- 729.98' ---	PROPERTY LINE TO BE ABANDONED
- - - - -	LIMITS OF JURISDICTIONAL WETLANDS
- - - - -	50 FOOT WETLANDS BUFFER ZONE
- - - - -	BUILDING SETBACK LINES
- - - - -	ZONING DISTRICT LINE
- - - - -	PROPOSED BUILDING
- - - - -	PROPOSED PAVEMENT
①	NUMBER OF PARKING SPACES PER ROW
■	PROPOSED PAVEMENT

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.42'	90°00'00"
C2	20.00'	31.42'	90°00'00"
C3	20.00'	15.60'	44°41'25"
C4	60.00'	46.80'	44°41'25"

STATE AND FEDERAL PERMITS:

STATE OF NEW HAMPSHIRE PERMIT NUMBERS:

NHDES ALTERATION OF TERRAIN:	NOT REQUIRED
NHDES WETLANDS PERMIT:	NOT REQUIRED
NHDES DAM PERMIT:	NOT REQUIRED
NHDES SUBDIVISION PERMIT:	NOT REQUIRED
NHDES SUBSURFACE SYSTEMS PERMIT:	NOT REQUIRED
NHDES WASTEWATER PERMIT:	PENDING
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:

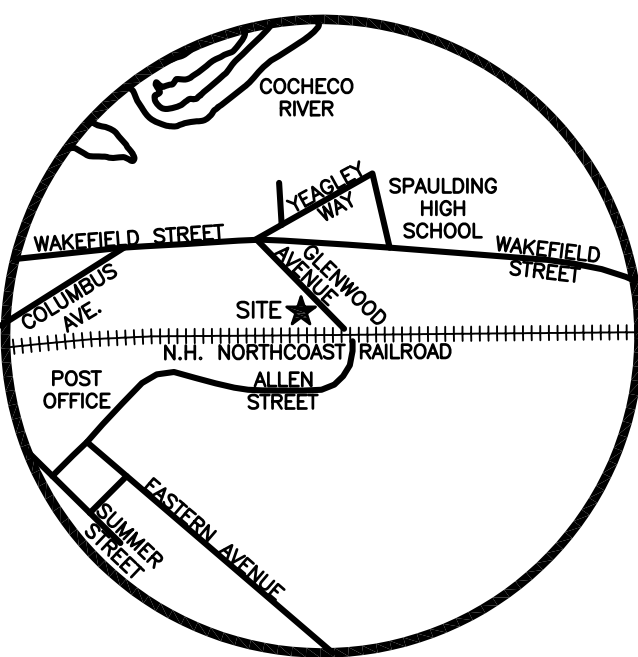
NOT REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS 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.

MAP/LOT

ABUTTERS
117/1 BOUGIE & LABBE, INC.; 89 WALNUT STREET; ROCHESTER, NH 03867
117/2-11 LJR PROPERTIES, LLC; 133 SAMPSON ROAD; ROCHESTER, NH 03867
116/182 PATRICK M. REDMOND REVOCABLE TRUST; P.O. BOX 537; STRAFFORD, NH 03864-0537
116/183 LARRY V. & KATHLEEN A. CICCOTELLI; 19 TINGLEY ST.; ROCHESTER, NH 03867
116/184 THERESA SANFACON; 10 GLENWOOD AVENUE; ROCHESTER, NH 03867
116/185 LOUIS A. & GABRIELLA L. ROUSSOS; 12 GLENWOOD AVENUE; ROCHESTER, NH 03867
116/186 REBECCA L. METZ; 11 GLENWOOD AVENUE; ROCHESTER, NH 03867; SORD BOOK 4081, PAGE 92
116/187 ROBERT W. & CHRISTINE E. GAGNON; 41 BARBARO DRIVE; ROCHESTER, NH 03839-4117; SORD BOOK 3080, PAGE 944
116/188 FRANCIS & ALINE GILMAN; 5 GLENWOOD AVENUE; ROCHESTER, NH 03867; SORD BOOK 761, PAGE 474
116/189 WALTER M. & CORNELIA M. UNGER; 1112 PROVINCE ROAD; STRAFFORD, NH 03884; SORD BOOK 1751, PAGE 719
116/190 MICHAEL W. & DAWN E. VACHON; 113 WAKEFIELD STREET; ROCHESTER, NH 03867; SORD BOOK 1658, PAGE 642
116/191 GEORGE & KIMBERLY PELLETIER; 119 WALNUT STREET; ROCHESTER, NH 03867; SORD BOOK 3686, PAGE 503
116/192 STEPHEN C. FALL; 227 LOWELL ST. EXT.; ROCHESTER, NH 03867; SORD BOOK 2061, PAGE 535
112/3 NH NORTHCOAST CORP.; P.O. BOX 429; OSSISPEE, NH 03864

LUCAS MAP
NOT TO SCALE

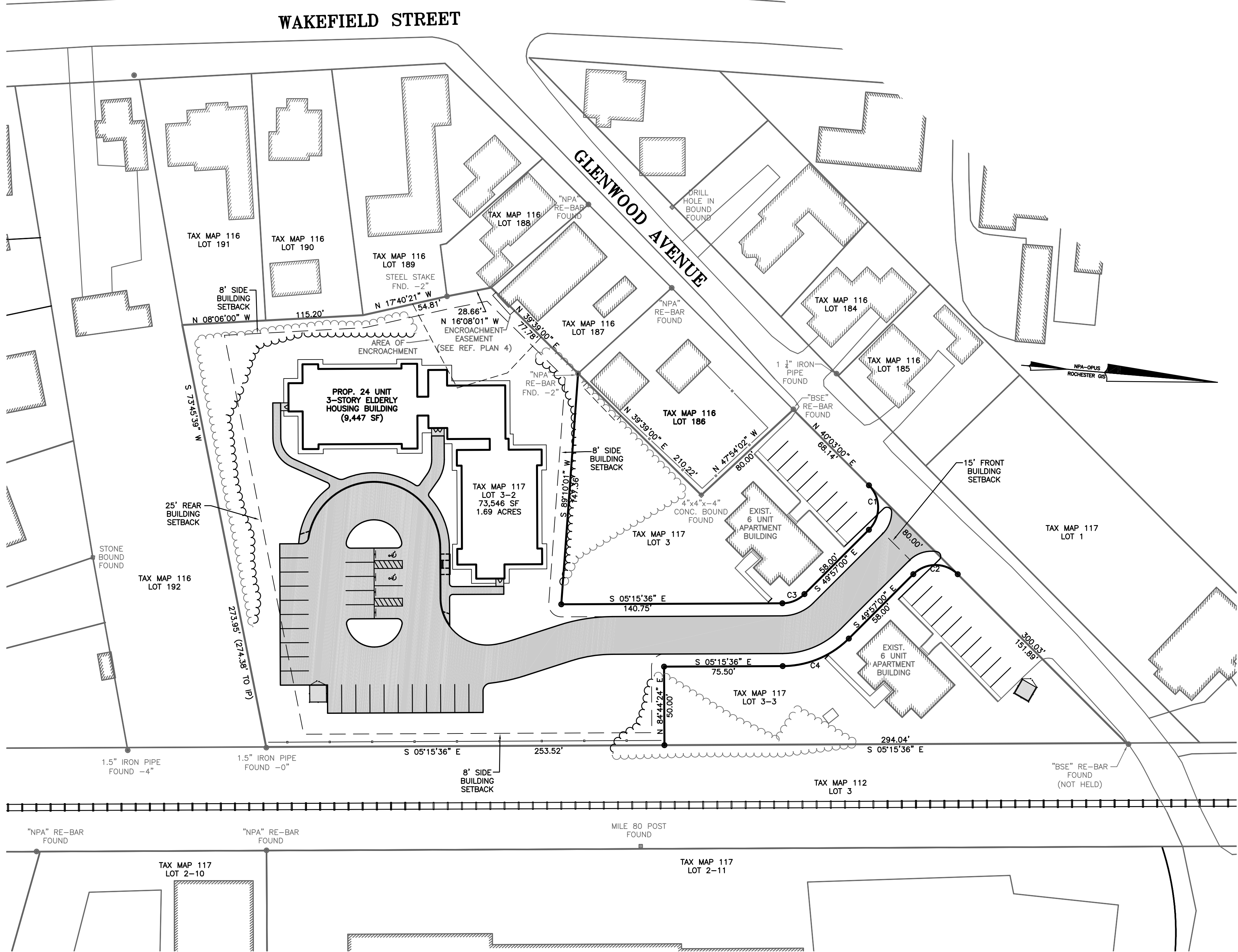
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31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

YEAGLEY
WAY

WAKEFIELD STREET



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REVISION:

GENERAL SITE PLAN NOTES:

- TOTAL PARCEL AREA: 73.546 SF / 1.689 ACRES
- THIS PARCEL IS LOCATED IN RESIDENCE 2 ZONE (R2).
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A 3-STORY 24 UNIT ELDERLY HOUSING BUILDING WITH ASSOCIATED PARKING.
- ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED. THESE PLANS SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY, MAY 2013. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
RESIDENCE 2 ZONE (WITH WATER & SEWER):
MINIMUM LOT SIZE - 6,000 SQUARE FOOT
MINIMUM LOT FRONTAGE - 60'
MINIMUM YARD SETBACK:
FRONT - 15'
SIDE - 5'
REAR - 25'
MAXIMUM LOT COVERAGE - 30%
- ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
- SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.
- WAB - WINDSOR LOAMY SAND, 3 TO 8% SLOPES
- PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 330107021D
- THE LOT IS SERVICED BY THE MUNICIPAL WATER SUPPLY AND SEWER SYSTEM.
- PARKING REQUIREMENTS (ZONING REGS. SECTION 42.23(c)(2)(d):
ELDERLY HOUSING: ONE (1) SPACE PER DWELLING UNIT:
24 UNITS X 1 SPACE/DWELLING UNIT = 24 SPACES
TOTAL PROVIDED SITE PARKING SPACES = 24 SPACES
ACCESSIBLE PARKING (SITE PLAN REGULATIONS SECTION 10(D)(2)): THE SPACES ARE PART OF THE TOTAL ABOVE.
ACCESSIBLE PARKING SPACES: 26 TO 50 = 4 SPACES
TOTAL PROVIDED SPACES = 2 SPACES
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
- 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.
- 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 THE CITY ORDINANCE CHAPTER 50. 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 SOIL HAS BEEN DISTURBED.
- 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.
- SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON GLENWOOD AVENUE AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
- 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.
- ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
- THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS REVIEW TO ENSURE COMPLIANCE WITH THAT ORDINANCE AND OTHER APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNIFICANT CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
- ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
- NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.
- THE SEWER IMPACT CONTRIBUTION MUST BE PAID IN FULL, TO THE CODE ENFORCEMENT DEPARTMENT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE SEWER IMPACT IS A ONE TIME PAYMENT OF \$2.00 PER GALLON FOR AVERAGE DAILY FLOW.
- PARCEL 3, MAP 123 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT A VARIANCE UNDER ARTICLE 42.16 TABLE 2 OF THE CITY'S ZONING ORDINANCE TO PERMIT LOT SIZE TO BE CALCULATED USING THE SQUARE FOOTAGE MINIMUM REQUIRED FOR ELDERLY HOUSING (4 UNITS/AC. OR 3.111 SF. PER UNIT) WHERE 6,000 SF. IS REQUIRED, FOR PROPOSED LOTS 1 AND 2 THAT ARE NOT ELDERLY HOUSING AND A SPECIAL EXCEPTION UNDER ARTICLE 42.23 SECTION (C)(2) OF THE CITY'S ZONING ORDINANCE TO PERMIT ELDERLY HOUSING ON PROPOSED LOT 3 IN THE RESIDENTIAL 2 ZONE; GRANTED MARCH 13, 2013; CASE #2013-08.

TAX MAP 117, LOT 3
OWNER OF RECORD:
17 GLENWOOD AVENUE, LLC
P.O. BOB 1163
ROCHESTER, NH 03866-1163
BOOK 3986, PAGE 1163

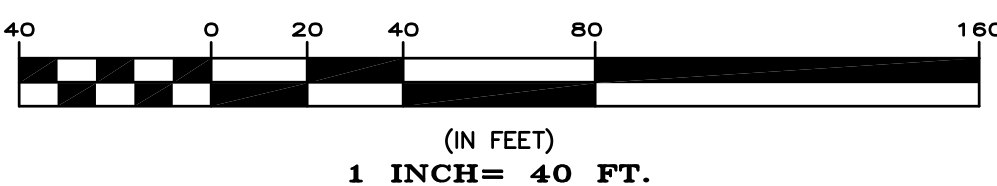
OVERALL
SITE PLAN
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.

PREPARED FOR:

17 GLENWOOD AVENUE, LLC

SCALE: 1"= 40' JUNE 2013

GRAPHIC SCALE

(IN FEET)
1 INCH= 40 FT.

SITE REVIEW APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.

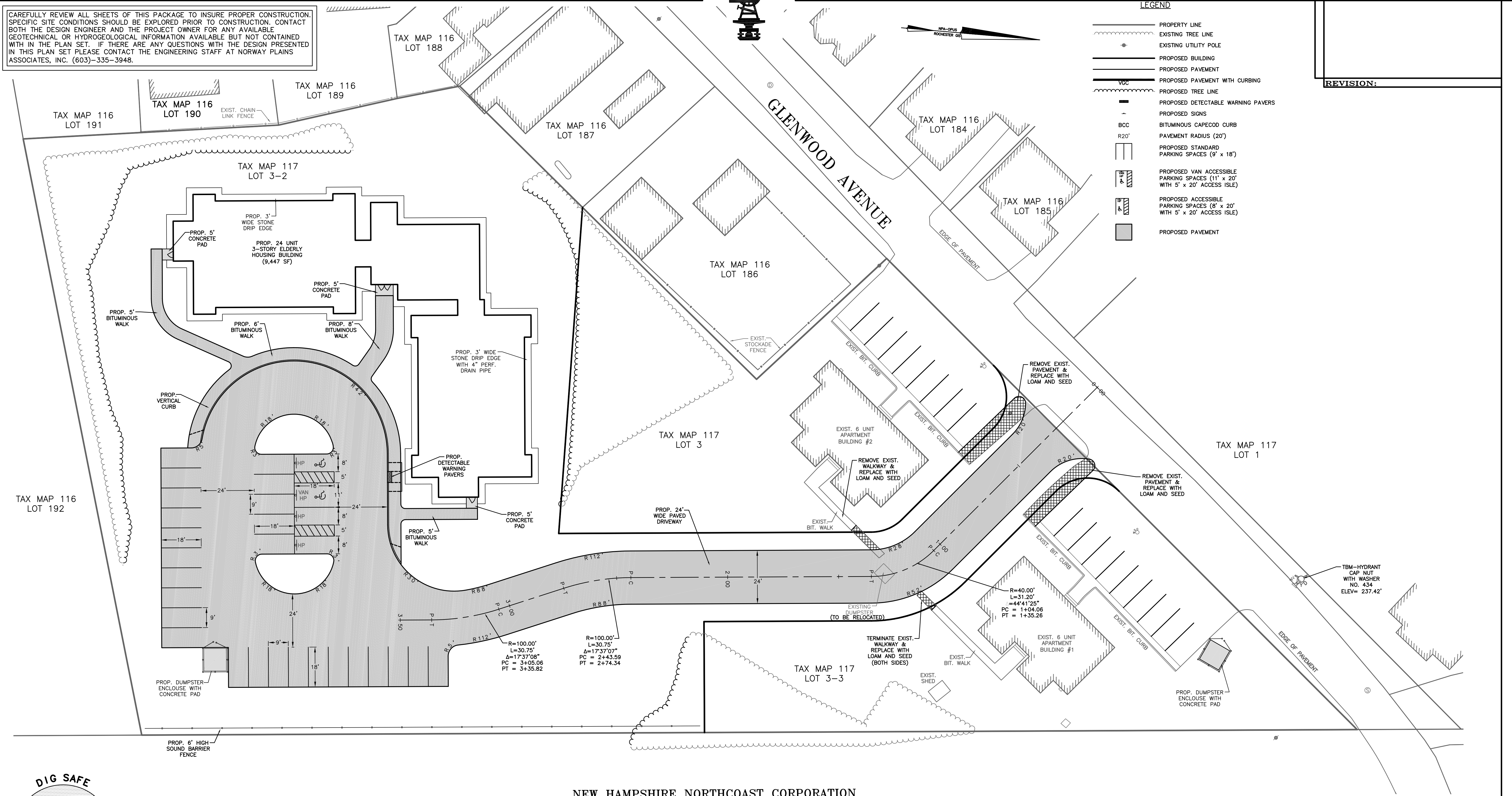
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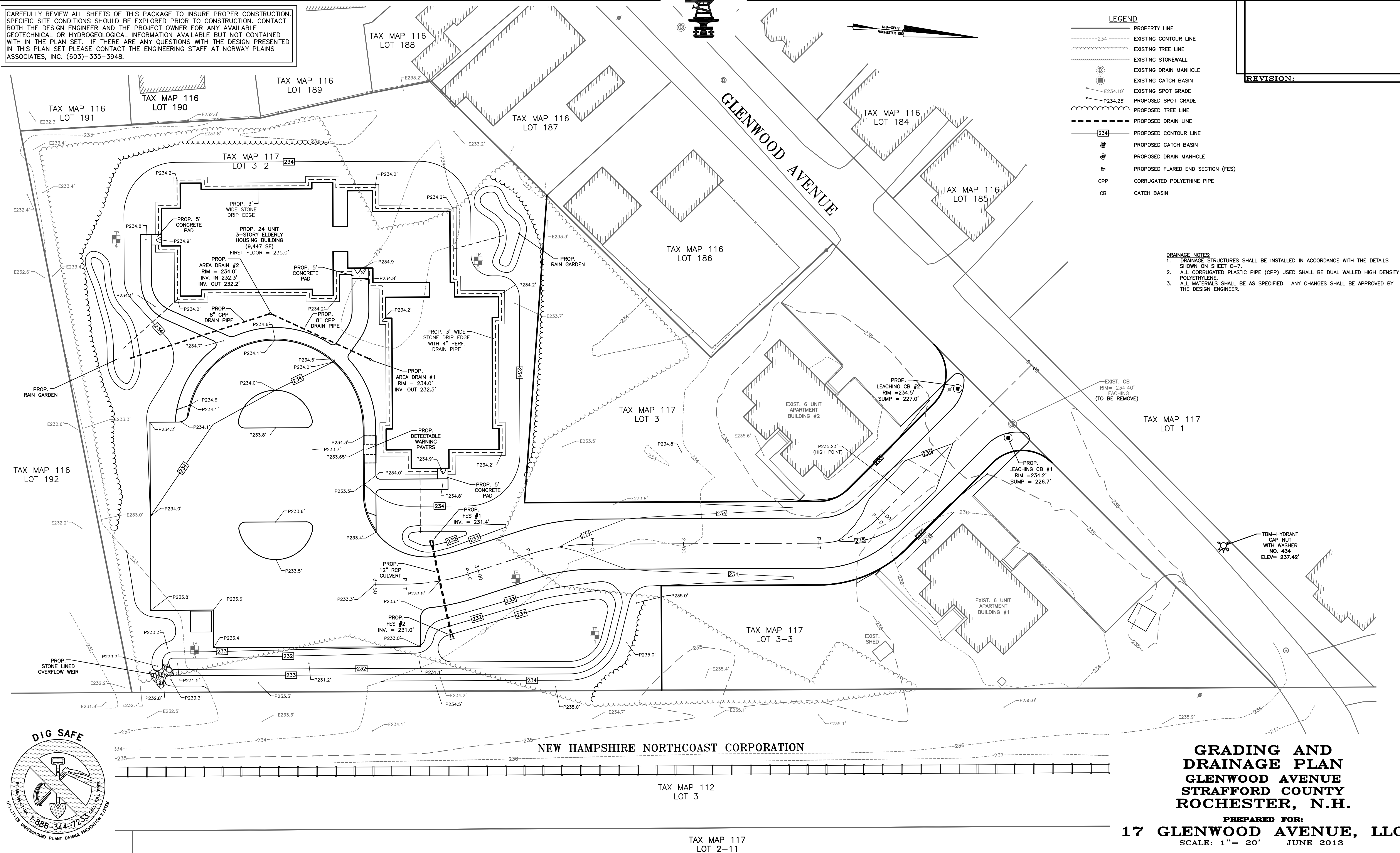
C-1

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DWG NO. 13005\SP-1
F.B. NO. SDR;

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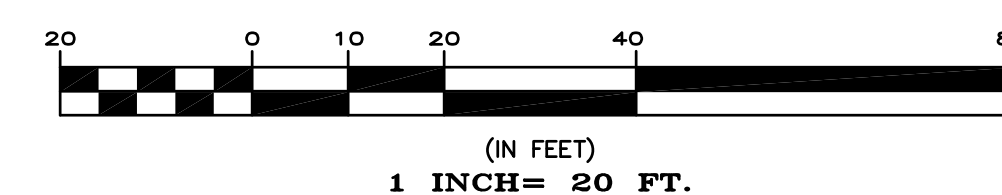
31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

GRADING AND
DRAINAGE PLAN
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.

PREPARED FOR:
17 GLENWOOD AVENUE, LLC
SCALE: 1"= 20' JUNE 2013

GRAPHIC SCALE



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ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

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

C-3

LAND SURVEYORS

SEPTIC DESIGNERS

CIVIL ENGINEERS

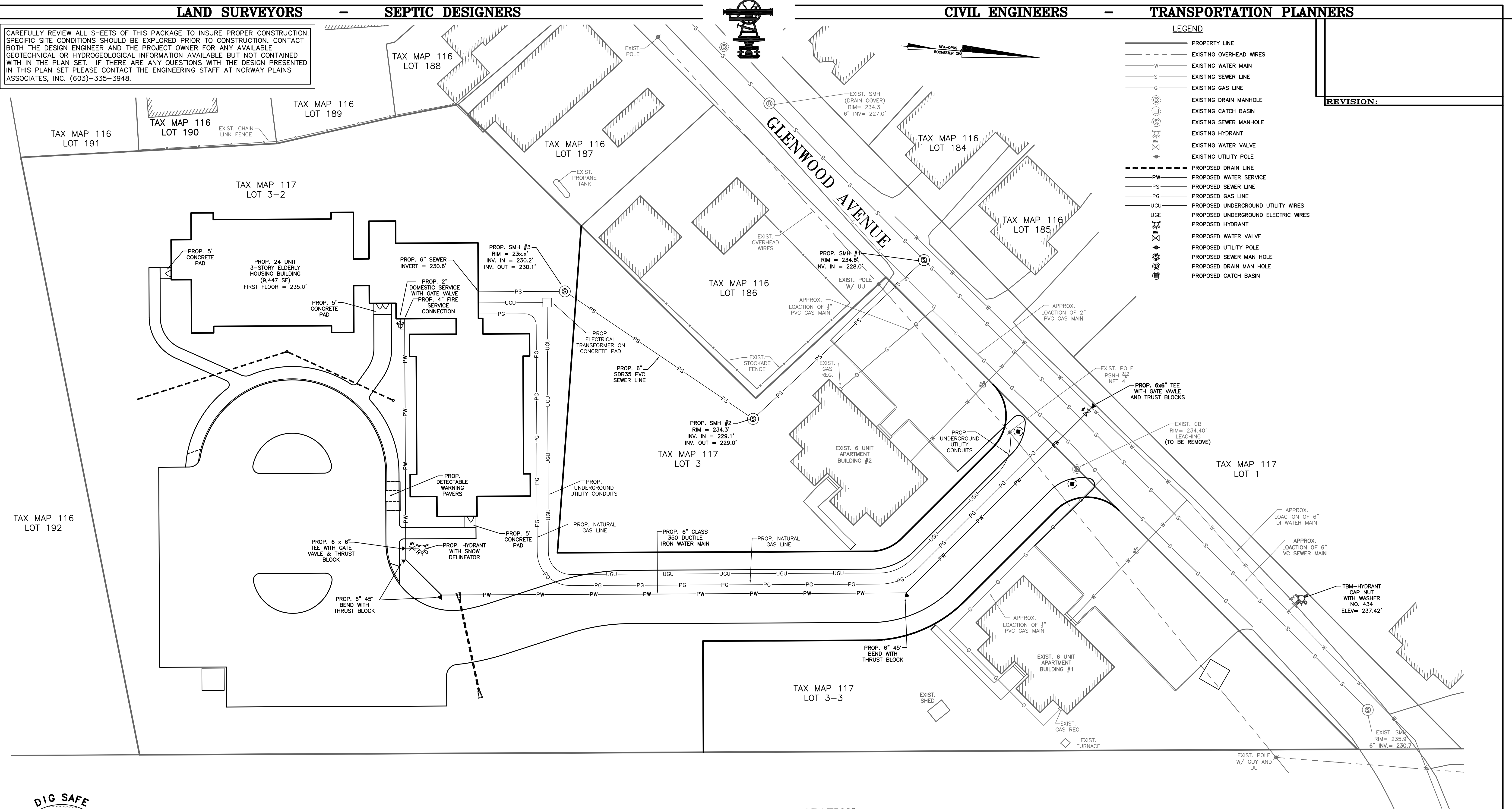
TRANSPORTATION PLANNERS

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LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING OVERHEAD WIRES
- W — — — — EXISTING WATER MAIN
- S — — — — EXISTING SEWER LINE
- G — — — — EXISTING GAS LINE
- ⊙ EXISTING DRAIN MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING UTILITY POLE
- — — — — PROPOSED DRAIN LINE
- PW — — — — PROPOSED WATER SERVICE
- PS — — — — PROPOSED SEWER LINE
- PG — — — — PROPOSED GAS LINE
- UGU — — — — PROPOSED UNDERGROUND UTILITY WIRES
- UGE — — — — PROPOSED UNDERGROUND ELECTRIC WIRES
- ⊙ PROPOSED HYDRANT
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED UTILITY POLE
- ⊙ PROPOSED SEWER MAN HOLE
- ⊙ PROPOSED DRAIN MAN HOLE
- ⊙ PROPOSED CATCH BASIN

REVISION:



NEW HAMPSHIRE NORTHCOAST CORPORATION

TAX MAP 112
LOT 3

TAX MAP 117
LOT 2-11

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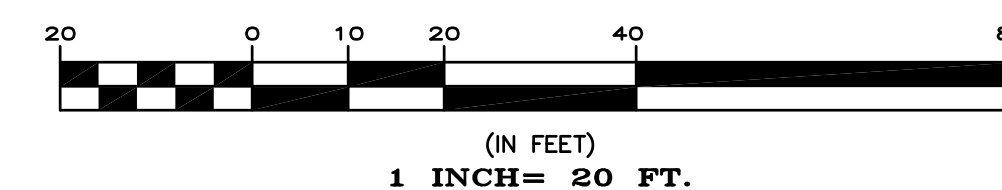
UTILITY PLAN
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.

PREPARED FOR:

17 GLENWOOD AVENUE, LLC

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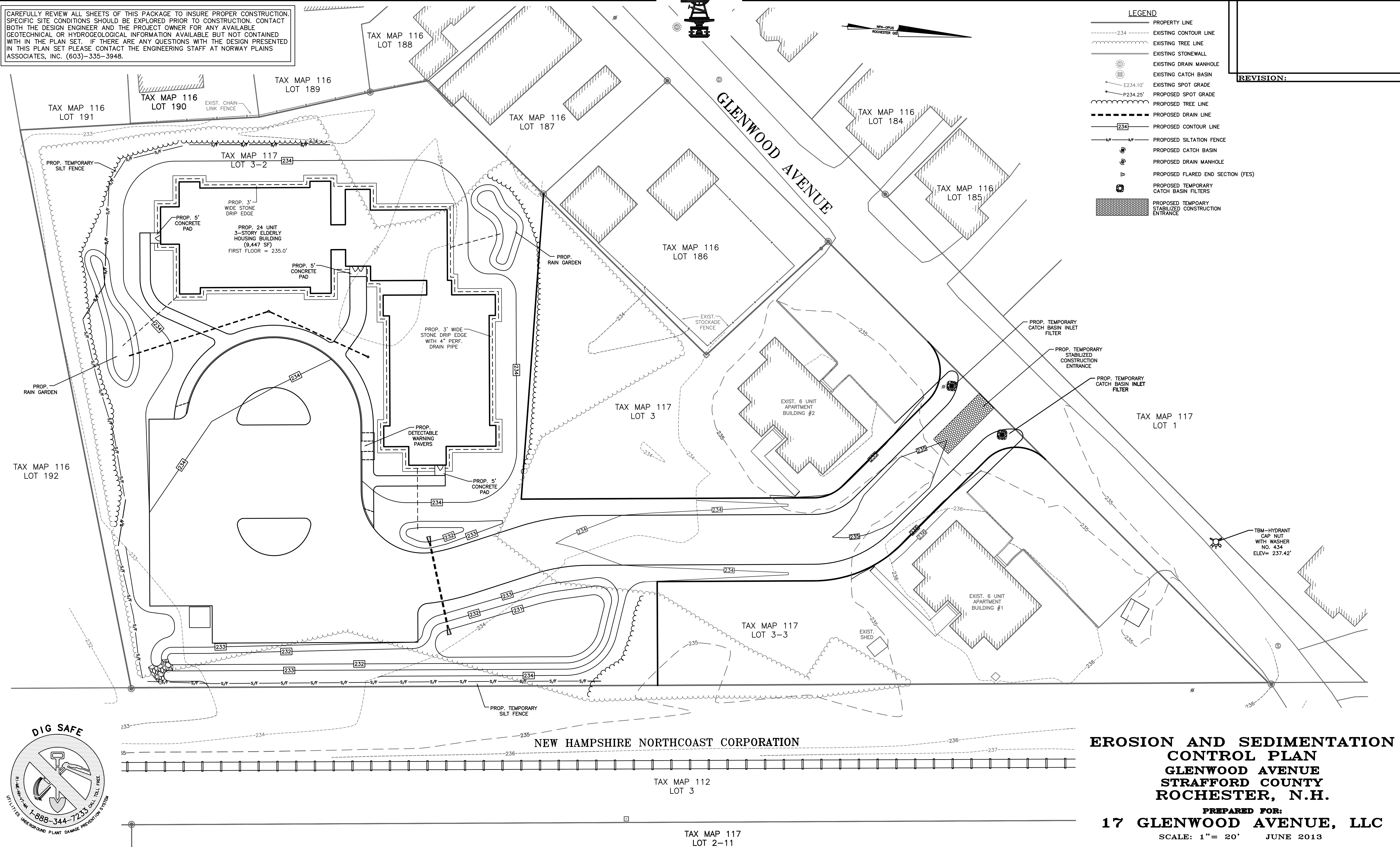
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NORWAY PLAINS ASSOCIATES, INC.

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

C-4

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