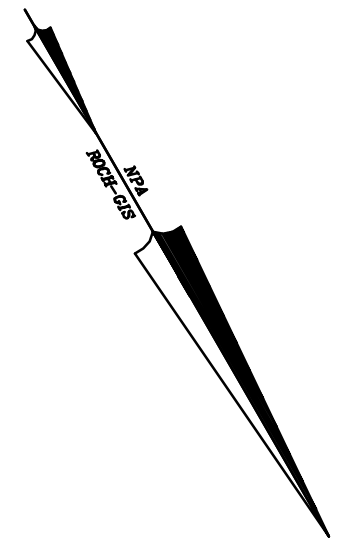
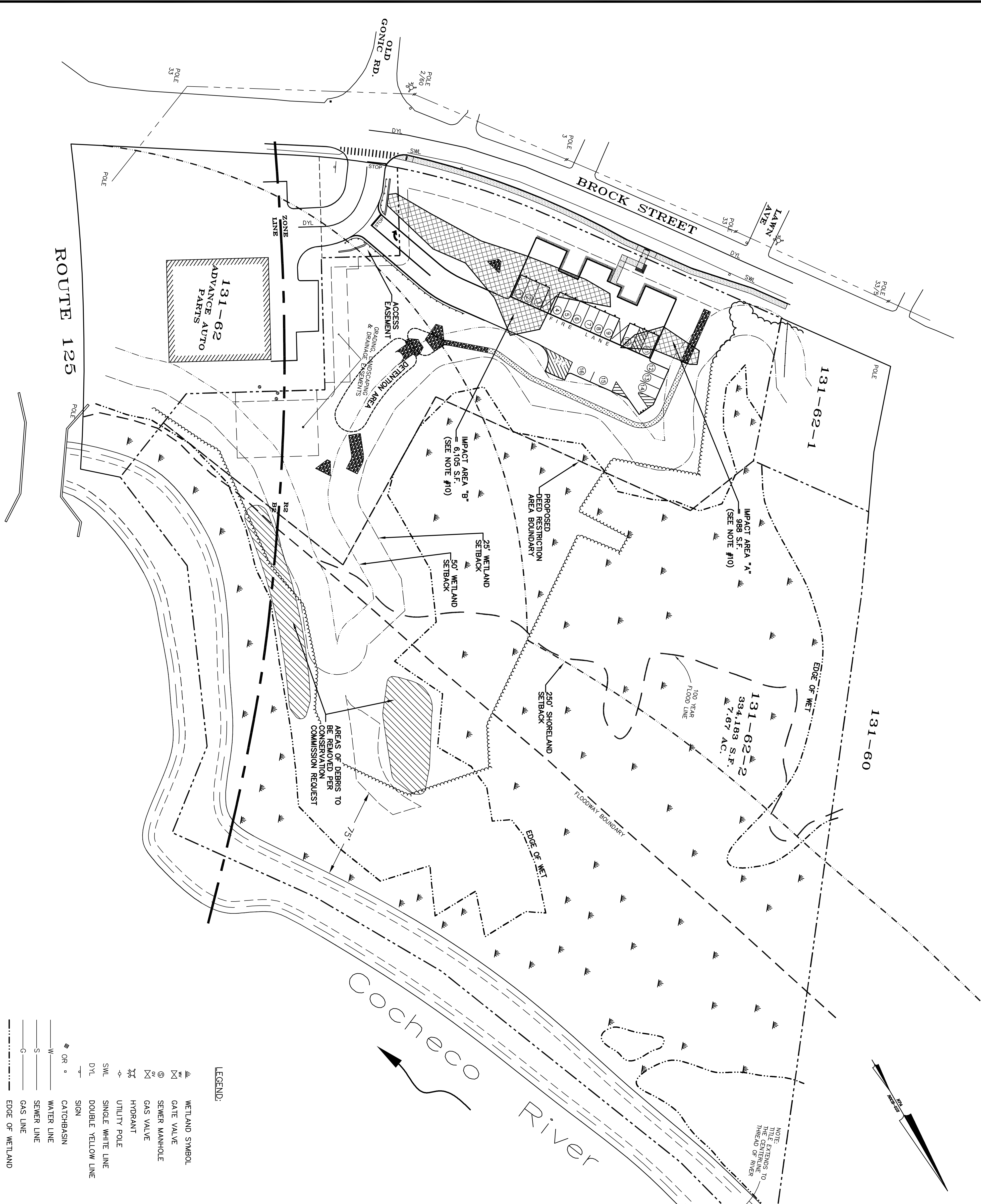




- LEGEND:**
- WETLAND SYMBOL
 - GATE VALVE
 - SEWER MANHOLE
 - GAS VALVE
 - HYDRANT
 - UTILITY POLE
 - SINGLE WHITE LINE
 - DOUBLE YELLOW LINE
 - OR •
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - EDGE OF WETLAND
 - EXISTING CONTOUR

- NOTES:**
- THIS PLAN IS INTENDED TO PRESENT A 12 UNIT ELDERLY RESIDENTIAL DEVELOPMENT OF THE SUBJECT PARCEL.
 - OWNER OF RECORD:
ROCHESTER FAMILY HOUSING, INC.
C/O ROCHESTER HOUSING AUTHORITY
13 WELLSWEET ACRES
ROCHESTER, NH 03867
 - REFERENCE PLANS:
A) "SUBDIVISION PLAN OF LAND, ROUTE 125/BROOK STREET, ROCHESTER, N.H.," PREPARED FOR CHAMPLIN REALTY CORP., PREPARED BY NORWAY PLANS ASSOCIATES, INC.; SCALE: 1"=40'; DATED: APRIL, 1997
B) "PROPOSED SUBDIVISION PLAN, CHAMPLIN REALTY CORPORATION AND PRIMAX PROPERTIES, LLC, 3 GONIC ROAD, LOT 62, ASSESSOR'S MAP 131, CITY OF ROCHESTER, STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE," PREPARED BY CONTROL POINT ASSOCIATES, INC.; SCALE: 1"=30'; DATED: 3-24-05; REV. 5; SHEETS 1 AND 2 OF 2 (SCRD PLAN #82-46 & 47)
C) "PRELIMINARY SITE PLAN, ROUTE 125 & BROOK ST., TAX MAP 131, LOT 62-2, ROCHESTER, N.H.," PREPARED FOR CHAMPLIN REALTY CORP.; PREPARED BY NORWAY PLANS ASSOCIATES, INC.; SCALE: 1"=40'; DATED: DEC. 2006

- EASEMENTS DEPICTED ON THIS PLAN ARE MORE FULLY DESCRIBED IN SCRD BOOK 3286, PAGE 425.
- TOPOGRAPHY BASED ON SURVEY CONDUCTED BY AGENCEANITY SURVEY ASSOCIATES, INC. ON SEPT. 24 & 25 2009 FOR A PORTION OF THE SITE. WETLAND DELINEATIONS BASED ON REF. PLANS 3B. AND 3C. REMAINING TOPOGRAPHY DERIVED FROM REF. PLAN 3C.
- TOTAL PARCEL AREA = 7.67 ACRES, OR 334,183 S.F.
- PRELIMINARY PROPOSED LAND USE CALCULATIONS:
BUILDING 7,000 S.F. 2%
PARKING/PAYT. 8,000 S.F. 2.4%
LANDSCAPED 14,000 S.F. 4.2%
UNDISTURBED UPLANDS 93,183 S.F. 27.9%
UNDISTURBED WETLANDS 212,000 S.F. 63.5%
- PARCEL IS LOCATED IN THE R-2 (RESIDENCE 2 ZONE) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
FRONT SETBACK = 10 FT.
SIDE SETBACK = 8 FT.
REAR SETBACK = 25 FT.
MIN. FRONTAGE = 60 FT.
- WETLAND DELINEATION PERFORMED BY NH SOL CONSULTANTS / GZA GEOTECHNOMANTIAL IN 2005.
- WETLAND IMPACT AREAS TO BE FILLED AS PART OF THE DEVELOPMENT OF THE SITE PURSUANT TO NHDES WETLANDS PERMIT #2010-01547
- THE AREA WITHIN THE "DEED RESTRICTION AREA" TO BE A PERPETUAL CONSERVATION EASEMENT.
- ZBA - SPECIAL EXCEPTION TO ALLOW ELDERLY HOUSING IN THE R-2 ZONE, CASE #2010-35, GRANTED DECEMBER 8, 2010.

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD;
CERTIFIED BY: _____ DATE _____

3	12-2-11	DCL	ADDED SIGNATURE BLOCK & CHANGED BLDG. FOOTPRINT	
2	11-16-11	DCL	REV PER CITY COMMENTS	
1	12-10-10	DCL	REV PER TRG COMMENTS	
No.	DATE	BY	REVISION	

OVERALL SITE PLAN

MARSH VIEW HOUSING FOR THE ELDERLY
TAX MAP 131, LOT 62-2
BROOK STREET, ROCHESTER, NH

PREPARED FOR:
ROCHESTER HOUSING AUTHORITY
13 WELLSWEET ACRES
ROCHESTER, NH 03867

GRAPHIC SCALE

DESIGN: DCL
SCALE: 1"=40'
DATE: 11-17-10
SHEET: 3 OF 14
PROJECT #09117

civilworks
engineers • s u r v e y o r s

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