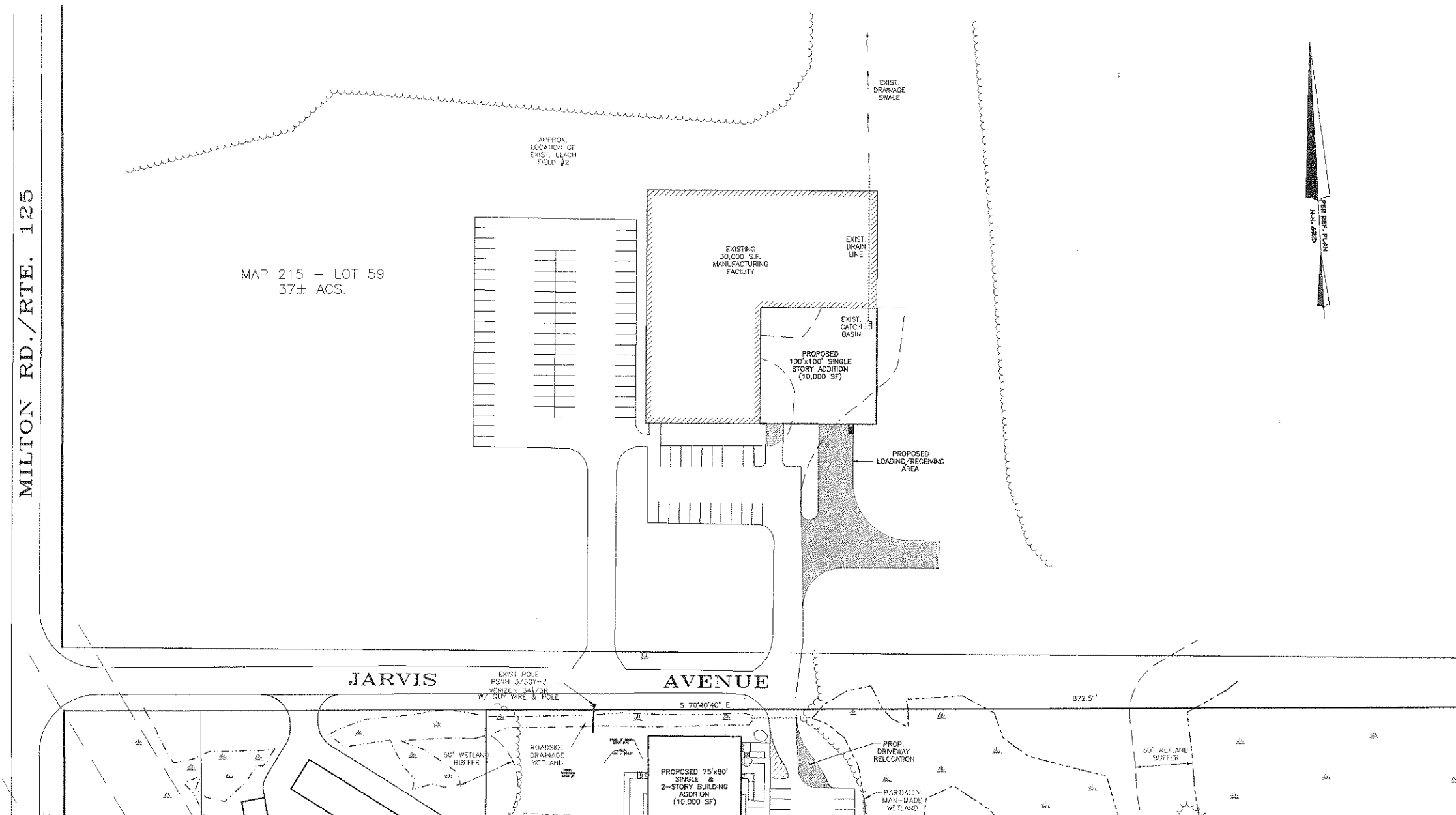


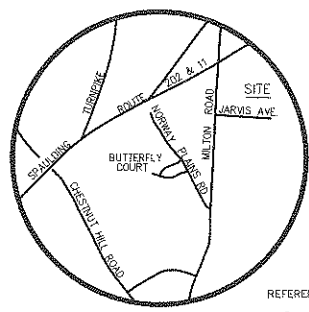
LEGEND  
● UTILITY POLE  
⊙ MONUMENT  
--- BEARING  
--- DISTANCE  
--- PROPERTY LINE  
--- LIMITS OF JURISDICTIONAL WETLANDS  
--- BUILDING SETBACK LINES  
--- 50 FOOT WETLANDS BUFFER  
--- SOIL TYPE BOUNDARY



REVISIONS:



- GENERAL SITE PLAN NOTES:
- TOTAL PARCEL AREA IS 37 ACRES.
  - THIS PARCEL IS LOCATED IN INDUSTRIAL-2 (I2) ZONE AND CONSERVATION OVERLAY DISTRICT (COD).
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED ONE STORY, 10,000 S.F. BUILDING ADDITION.
  - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
INDUSTRY 2 ZONE (WITH WATER ONLY):  
MINIMUM LOT SIZE = 30,000 SQUARE FEET  
MINIMUM LOT FRONTAGE = NR  
MINIMUM YARD SETBACK:  
FRONT = NR  
SIDE = NR  
REAR = 25'  
MAXIMUM LOT COVERAGE = 60%
  - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
  - SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE.  
Adb - ACTON VERY STONY FINE SANDY LOAM; 0 TO 8% SLOPES  
Gib - GLOUCESTER FINE SANDY LOAM; 3 TO 8% SLOPES  
Gsb - GLOUCESTER VERY STONY FINE SANDY LOAM; 3 TO 8% SLOPES  
Lsb - LEICESTER VERY STONY FINE SANDY LOAM; 3 TO 8% SLOPES  
Sb - SAUGATUCK LOAMY SAND
  - PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017501950.
  - THE LOT IS SERVICED BY ON SITE SEPTIC AND THE MUNICIPAL WATER SUPPLY.
  - FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
  - THERE IS A 50 FOOT BUFFER REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE AS SHOWN ON THE PLAN. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
  - 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.



FILE NO. 118  
PLAN NO.  
DWG. NO. 11085  
K-1P.F.B. NO.

## REFERENCE PLANS:

- "SUBDIVISION OF LAND ROCHESTER, N.H. FOR SANFORD PUBLISHING CO., DBA COURIER PUBLISHING CO.  
DATED FEBRUARY 02, 1986 BY NORWAY PLAINS SURVEY ASSOCIATES, INC.  
RECORDED: SCRD PLAN NO. 29-43
- "SITE PLAN - JARVIS AVENUE - ROCHESTER, NH FOR METROCAST CABLEVISION"  
DATED SEPTEMBER 2003 BY NORWAY PLAINS SURVEY ASSOCIATES, INC.
- "SITE PLAN - JARVIS AVENUE - ROCHESTER, NH FOR METROCAST CABLEVISION"  
DATED MAY 2006 BY NORWAY PLAINS SURVEY ASSOCIATES, INC.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

TAX MAP 215, LOT 59  
TOTAL PARCEL AREA: 37 ACRES.  
OWNER OF RECORD:  
JARVIS CUTTING TOOLS, INC.  
100 JARVIS AVENUE  
ROCHESTER, NH 03868

PROPOSED ADDITION  
JARVIS AVENUE  
TAX MAP 215, LOT 59  
ROCHESTER, NH  
FOR  
JARVIS CUTTING TOOLS, INC.

SCALE: 1" = 50' JULY 2011  
GRAPHIC SCALE  
50 0 25 50 100 200  
(IN FEET)  
1 INCH = 50 FT.

NORWAY PLAINS ASSOCIATES, INC.