

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



REVISIONS:

MAP 215 - LOT 59
JARVIS CUTTING TOOLS, INC.
100 JARVIS AVENUE
ROCHESTER, NH 03867

MAP 215 - LOT 58
TANA PROPERTIES LTD. PARTNERSHIP &
NORBERT THERRIEN REVOCABLE TRUST
C/O CRAIG THERRIEN, TRUSTEE
40 TEMPLE STREET
NASHUA, NH 03060

- GENERAL SITE PLAN NOTES:
- TOTAL PARCEL AREA IS 10.33 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 2-STORY, 4,000 S.F. (FOOTPRINT) 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 SHOWS 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
LeB - 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 #3301750195D.
 - THE LOT IS SERVICED BY ON SITE SEPTIC AND THE MUNICIPAL WATER SUPPLY.
 - PARKING LOT REQUIREMENTS
OFFICE (GENERAL): ONE (1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA OR ONE AND ONE-HALF (1 1/2) SPACES PER EACH PROFESSIONAL AND STAFF MEMBERS, WHICHEVER IS GREATER.
OFFICE BUILDING = 24,580 SF / 200 SF = 122 SPACES
NUMBER OF EMPLOYEES = 65 x 1.5 SPACES = 93 SPACES
TOTAL EXISTING PARKING SPACES = 123 SPACES
 - 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.
 - AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ALONGSIDE THE WETLAND BUFFER PRIOR TO THE START OF CONSTRUCTION (THIS IS NOT A REQUIREMENT IF THE REQUIRED SILT FENCE IS ORANGE).

TAX MAP 215, LOT 61
TOTAL PARCEL AREA: 10.33 ACRES.
OWNER RECORD:
METROCAST CABLEVISION, INC.
PO BOX 1450
ROCHESTER, NH 03866-1450
SCRD BK 3678, PG 0306

PROPOSED BUILDING EXPANSION

JARVIS AVENUE

TAX MAP 215, LOT 61

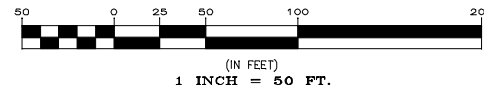
ROCHESTER, NH

FOR

METROCAST CABLEVISION

SCALE: 1"= 50' MAY 2011
REVISED 08-26-2010

GRAPHIC SCALE



FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD

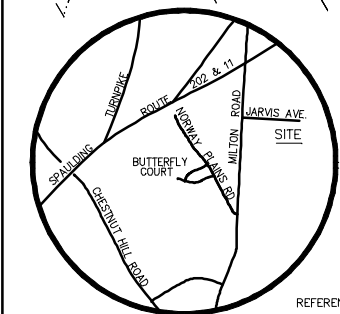
SIGNED BY _____ DATE _____
NAME POSITION

NORWAY PLAINS ASSOCIATES, INC.

C-1

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.



FILE NO. 118
PLAN NO. C-2221-SP2
DWG. NO. 09124\SP-2
P.B. NO. "33" 865