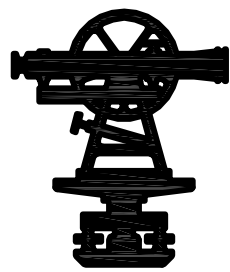


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.



MAP 243 - LOT 18
PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801

ROCHESTER HILL ROAD

NH ROUTE 108

ROCHESTER GIS
NEA

MAP 243 - LOT 39-3
HOMEMAKERS HEALTH SERVICES
215 ROCHESTER HILL ROAD
ROCHESTER, NH 03867

MAP 243 - LOT 39-1
THE FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NH 03867

LIAC VIEW ASSISTED
CARE FACILITY
(UNDER CONSTRUCTION)

MAP 243 - LOT 39-2
LIAC VIEW REALTY TRUST
231 GULF STREET
SHEWSBURY, MA 01545

ROCHESTER
G.I.S. COORDINATE
N 285152.14
E 1180449.59

MAP 243 - LOT 38
SOCIETY FOR THE PROTECTION
OF NH FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301

MAP 243 - LOT 55
SOCIETY FOR THE PROTECTION
OF NH FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301

GENERAL SITE PLAN NOTES:

- THIS PARCEL IS LOCATED IN AGRICULTURAL (A) ZONE.
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED 8,000 SQUARE FOOT MEDICAL OFFICE BUILDING.
- 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:
AGRICULTURAL (A) ZONE:
MINIMUM LOT SIZE = 20,000 SQUARE FEET (WITH WATER AND SEWER)
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACK:
FRONT = 35 FEET
SIDE = 25 FEET
REAR = 50 FEET
MAXIMUM LOT COVERAGE = 30%
PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017502160.
- PARCEL 38-1, MAP 243 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR AN OFFICE BUILDING IN THE AGRICULTURAL ZONE GREATER THAN 2,500 SQUARE FEET, TO ALLOW PARKING IN AREAS OTHER THAN THE REAR YARD, TO ALLOW SOMETHING OTHER THAN A SINGLE FAMILY ARCHITECTURAL APPEARANCE, AND TO ALLOW MORE THAN 30% IMPERVIOUS SURFACES GRANTED DEC. 13, 2006; CASE #2006-56 AND ON OCT. 12, 2012; CASE #2011-25.
- PARCEL 38-1, MAP 243 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT SPECIAL EXCEPTION TO ALLOW AN OFFICE BUILDING IN THE AGRICULTURAL ZONE AND APPROVAL OF SIGNS GRANTED DEC. 13, 2006; CASE #2006-57 AND ON OCT. 12, 2012; CASE #2011-25.
- PARCEL 38-1, MAP 243 IS SUBJECT TO ZONING BOARD OF ADJUSTMENT VARIANCE TO ALLOW THE LESS PARKING SPACES THAN REQUIRED GRANTED DEC. 13, 2006; CASE #2006-58 AND ON OCT. 12, 2012; CASE #2011-25.
- PARCEL 38-1, MAP 243 WAS SUBJECT TO A EASEMENT AREA FOR SEPTIC SYSTEM DISPOSAL FOR THE BENEFIT OF LOT 38-2, MAP 243 SINCE THE CITY SEWER SERVICES HAS BECOME AVAILABLE ALONG THE STREET AND THE BUILDING ON SAID LOT 38-2, MAP 243 HAS BEEN CONNECTED TO THE CITY SEWER, THE SEPTIC EASEMENT BURDENING THE PARCEL HAS BEEN TERMINATE AND BE RELEASED (SEE SORD BK 3259, PG 135.)
- PARCEL 38-1, MAP 243 IS SUBJECT TO A RIGHT-OF-WAY EASEMENT FOR THE BENEFIT OF LOT 38, MAP 243 AS SHOWN. SEE SORD BK 3259, PG 135.
- ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
- SOIL TYPES ARE PER NATIONAL RESOURCES CONSERVATION SERVICES.
CIB - CHARTON FINE SANDY LOAM, 3 TO 8% SLOPES
HqB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM, 8 TO 15% SLOPES
Pbc - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
- PARKING REQUIREMENTS (ZONING REGS. SECTION 42.9(b)(9);
OFFICE (MEDICAL - DOCTOR, DENTIST, CHIROPRACTOR, ETC):
1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA (GFA); OR, 5 SPACES PER PROFESSIONAL PERSON KEEPING OFFICE AND 1 SPACE PER STAFF MEMBER, WHICHEVER IS GREATER.

	TOTAL SPACES
EXISTING: (SEE NOTE #11)	
9 PROFESSIONALS x 5 SPACES / PROFESSIONAL =	45 SPACES
AND	
32 STAFF MEMBERS x 1 SPACE / STAFF MEMBER =	32 SPACES
TOTAL =	77 SPACES

	TOTAL SPACES
PROPOSED:	
7,800 SF GFA x 1 SPACE / 100 SF GFA =	78 SPACES
OR	
5 PROFESSIONALS x 5 SPACES / PROFESSIONAL =	15 SPACES
AND	
12 STAFF MEMBERS x 1 SPACE / STAFF MEMBER =	12 SPACES
TOTAL =	27 SPACES

TOTAL REQUIRED SPACES =	155 SPACES OR 104 SPACES
TOTAL PROVIDED SPACES =	104 SPACES

ACCESSIBLE PARKING (SITE PLAN REGULATIONS SECTION 6(D)(3)):

THE SPACES ARE PART OF THE TOTAL ABOVE.	
ACCESSIBLE PARKING SPACES = 101 TO 150 =	5 SPACES
TOTAL PROVIDED SPACES =	10 SPACES

- ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS NOT RESTRICTED.
- LOAM STOCKPILES SHALL BE SEEDED IN ACCORDANCE WITH THE SEEDING NOTES ON SHEET C-5, IF STORED MORE THAN 30 DAYS. SILT FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT SIDE OF THE LOAM STOCKPILE AS SHOWN IN THE PLAN VIEW AROUND AT LEAST ONE HALF THE CIRCUMFERENCE OF THE PILE.
- DURING ALL PHASES OF CONSTRUCTION DUST SHALL BE PREVENTED FROM BECOMING A SAFETY OR HEALTH HAZARD BY THE IMPLEMENTATION OF ACCEPTED CONTROL METHODS SUCH AS WATERING.
- THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF-SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
- ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.
- 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 THE 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.
- FINAL SIGN APPLICATIONS MUST BE SUBMITTED TO THE CODE ENFORCEMENT OFFICER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IF ANY SIGNIFICANT CHANGES OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THIS SITE, THE PROPOSED SIGN MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE PERMITS.
- A KNOX BOX SHALL BE PROVIDED AS SPECIFIED BY THE ROCHESTER FIRE DEPARTMENT.
- ONLY ONE FREESTANDING SIGN IS PERMITTED ON A LOT IN ORDER TO PLACE THE PROPOSED SIGN ON THIS SUBJECT LOT, THE TWO LOTS MUST REMAIN SEPARATE. A LOT LINE ADJUSTMENT MUST BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE BUILDING SO THAT IT DOES NOT ENCR OACH INTO THE PRESENT SIDE LOT LINE.
- THIS SITE IS DESIGNED TO BE COMPLIANT WITH AMERICAN DISABILITY ACT FOR ACCESS TO THE PROPOSED BUILDING FROM THE PARKING AND UNLOADING ZONES.

TAX MAP 243, LOT 38-1

TOTAL PARCEL AREA:
172,372 SQUARE FEET
3.95 ACRES
OWNER OF RECORD:
FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NH 03867
SCRD BK 3259, PG 134

OVERALL SITE PLAN
ROCHESTER PEDIATRIC BUILDING
245 ROCHESTER HILL ROAD-
N.H. ROUTE 108
ROCHESTER, NH
FOR THE FRISBIE FOUNDATION

SCALE: 1" = 60' OCT. 2011

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

REFERENCE PLAN:

- "ROCHESTER HILL FAMILY PRACTICE PROPOSED MEDICAL OFFICE BUILDING - ROCHESTER HILL ROAD - N.H. ROUTE 108, ROCHESTER, NH" DATED DECEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC.
- "LOT LINE REVISION - ROCHESTER HILL ROAD - N.H. ROUTE 108 - ROCHESTER, N.H. FOR THE FRISBIE FOUNDATION" DATED MARCH 2007 BY NORWAY PLAINS ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #90/23.

FILE NO. 102
PLAN NO.
DWG. NO. 10188/SP-1
F.B. NO. "33" 865"

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____
SIGNED BY _____ DATE _____
NAME POSITION

LEGEND

- PROPERTY LINE
— EXISTING TREE LINE
— OHW — EXISTING OVERHEAD WIRES
— W — EXISTING WATER MAIN
— S — EXISTING SEWER MAIN
— EXISTING DRAIN LINE
— EXISTING CONTOUR LINE
— EXISTING HYDRANT
— EXISTING WATER GATE VALVE
— EXISTING WATER SHUT-OFF VALVE
— EXISTING UTILITY POLE
— EXISTING SEWER MAN HOLE
— EXISTING CATCH BASIN
— EXISTING LIGHT POLES
— LS — LANDSCAPED AREA
— SGC — SLOPE GRANITE CURB
— VGC — VERTICAL GRANITE CURB

DIG SAFE



MAP 243 — LOT 18
PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801

TEMPORARY BENCH
MARK ON HYDRANT
CAP NUT WITH AN "X"
ELEV. = 341.92'

ROCHESTER HILL ROAD

NH ROUTE 108

EXIST. D.S.Y.L.

EXIST. S.S.W.L.

EXIST. S.S.W.L.

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EXIST. S.S.W.L.

EXISTING DRAINAGE AND SEWER TABLE

CB-1	CB-6	CB-10A
RIM = 338.96'	RIM = 336.09'	RIM = 330.84'
INV. = 333.4'	INV. = 330.0'	INV. = 328.8'
CB-1A	CB-7	CB-11
RIM = 338.75'	RIM = 330.29'	RIM = 328.36'
INV. = 334.3'	INV. = 328.0'	INV. = 325.9'
CB-2	CB-8	SMH-1
RIM = 339.42'	RIM = 329.79'	RIM = 329.79'
INV. = 332.4'	INV. = 327.4'	RIM = 339.89'
CB-3	CB-9	INV. = 336.8'
RIM = 337.59'	RIM = 329.70'	SMH-2
INV. = 331.0'	INV. = 326.8'	RIM = 340.12'
CB-4	CB-10	CB-5
RIM = 337.30'	RIM = 329.09'	RIM = 336.61'
INV. = 332.4'	INV. = 326.49'	INV. = 332.0'
CB-5		

LEDGE DATA

TEST PIT #1	18"
TEST PIT #2	120"
TEST PIT #3	96"
TEST PIT #4	63"
TEST PIT #5	25"
TEST PIT #6	36"
TEST PIT #7	86"
TEST PIT #8	30"
TEST PIT #9	20"



SKYHAVEN MEDICAL BUILDING

EXIST. CONC. SIDEWALK

EXIST. CONC. SIDEWALK

EXIST. CONC. SIDEWALK

EXIST. CONC. SIDEWALK

EXIST. CONC. SIDEWALK

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EXIST. CONC. SIDEWALK

FILE NO. 102

PLAN NO.

DWG. NO. 10188/SP-1

F.B. NO. "33" 865"

REFERENCE PLAN:

- "ROCHESTER HILL FAMILY PRACTICE PROPOSED MEDICAL OFFICE BUILDING — ROCHESTER HILL ROAD — N.H. ROUTE 108, ROCHESTER, NH" DATED DECEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC.
- "LOT LINE REVISION — ROCHESTER HILL ROAD — N.H. ROUTE 108 — ROCHESTER, N.H. FOR THE FRISBIE FOUNDATION" DATED MARCH 2007 BY NORWAY PLAINS ASSOCIATES, INC., RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #90/23.

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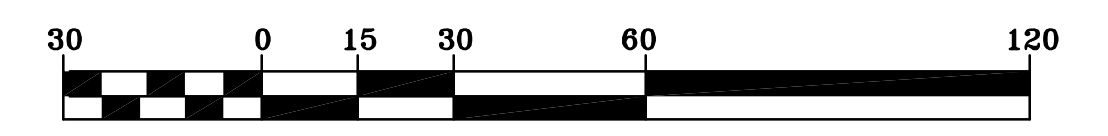
FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ DATE _____
NAME POSITION

EXISTING FEATURES PLAN
ROCHESTER PEDIATRIC BUILDING
245 ROCHESTER HILL ROAD—
N.H. ROUTE 108
ROCHESTER, NH
FOR THE FRISBIE FOUNDATION

SCALE: 1"= 30' OCT. 2011

GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

NORWAY PLAINS ASSOCIATES, INC.

LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER MAIN
- S — EXISTING SEWER MAIN
- EXISTING DRAIN LINE
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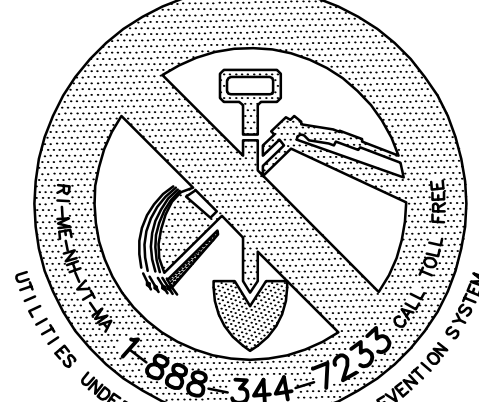
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TEMPORARY BENCH
MARK ON HYDRANT
CAP NUT WITH AN "X"
ELEV. = 341.92'

ROCHESTER HILL ROAD

NH ROUTE 108

DIG SAFE



SKYHAVEN MEDICAL OFFICE BUILDING

MAP 243 - LOT 38-1
ROCHESTER HILL FAMILY PRACTICE
MEDICAL OFFICE BUILDING
LOWER FLOOR ELEVATION= 330.0'
UPPER FLOOR ELEVATION= 340.0'

PROPOSED
7,945 SQUARE FOOT
MEDICAL OFFICE BUILDING

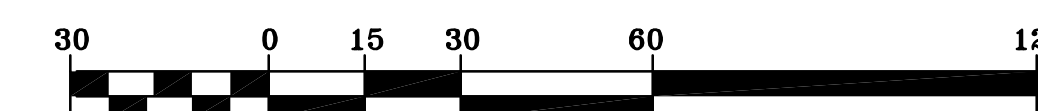
MAP 243 - LOT 55
SOCIETY FOR THE PROTECTION
OF NH FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301

TAX MAP 243, LOT 38-1
TOTAL PARCEL AREA:
172,372 SQUARE FEET
3.95 ACRES
OWNER OF RECORD:
FRISBIE FOUNDATION
11 WHITEHALL ROAD
ROCHESTER, NH 03867
SCRD BK 3259, PG 134

**SITE LAYOUT PLAN
ROCHESTER PEDIATRIC BUILDING
245 ROCHESTER HILL ROAD—
N.H. ROUTE 108
ROCHESTER, NH
FOR THE FRISBIE FOUNDATION**

SCALE: 1"= 30' OCT. 2011

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

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PLAN NO.
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SIGNED BY _____

NAME

DATE

POSITION