

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 WITH IN 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.

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.

GENERAL SITE PLAN NOTES:

1. THIS PARCEL IS LOCATED IN AGRICULTURAL (A) ZONE AND PLANNED UNIT DEVLEOPMENT (PUD).
2. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
3. 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.
4. 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%
5. PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301750216D.
6. PARCEL 39-2, MAP 243 IS SUBJECT TO A SEPTIC SYSTEM NITRATE SETBACK EASEMENT FOR THE BENEFIT OF LOT 39-1, MAP 243 AS SHOWN. SEE SCRD BK 2464, PG 151.
7. PARCEL 38-1, MAP 243 IS SUBJECT TO A DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 39-1, MAP 243 AS SHOWN. SEE SCRD BK 2464, PG 151.
8. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
9. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICES SOILS SURVEY.
CIB - CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES
CSC - CHARLTON VERY STONEY FINE SANDY LOAM, 8 TO 15% SLOPES
PBC - PAXTON VERY STONEY FINE SANDY LOAM, 3 TO 8% SLOPES
PdB - PAXTON FINE SANDY LOAM, 0 TO 8% SLOPES
10. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED 12,860 SQUARE FOOT ASSISTED LIVING FACILITY BUILDING WITH 40 UNITS.
11. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
12. PARKING REQUIREMENTS (ZONING REGS. SECTION 42.9(b)(9):
HOSPITAL, CONVALESCENT, OR REST HOME:
1 1/2 SPACE PER BED AT DESIGN CAPACITY;

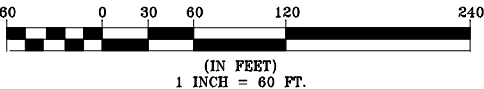
| | TOTAL SPACES |
|-------------------------|--------------|
| 40 BEDS X 1.5 SPACE = | 60 SPACES |
| TOTAL REQUIRED SPACES = | 60 SPACES |
| TOTAL PROVIDED SPACES = | 21 SPACES |

ACCESSIBLE PARKING (SITE PLAN REGULATIONS SECTION 6(D)(3)): THE SPACES ARE PART OF THE TOTAL ABOVE.
ACCESSIBLE PARKING SPACES = 1 TO 25 = 1 SPACES
TOTAL PROVIDED SPACES = 2 SPACES

13. ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS NOT RESTRICTED.
14. 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.
15. 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.
16. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF ANY OFF-SITE IMPACTS ARE FOUND DURING CONSTRUCTION.
17. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE.
18. 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.
19. 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.
20. 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.
21. A KNOX BOX SHALL BE PROVIDES AS SPECIFIED BY THE ROCHESTER FIRE DEPARTMENT.
22. 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 39-2
TOTAL PARCEL AREA:
4.00 ACRES
OWNER OF RECORD:
HOMEMAKERS HEALTH SERVICES
215 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
SCRD BK 1974, PG 0053

OVERALL SITE PLAN
ROCHESTER HILL ROAD -
N.H. ROUTE 108
ROCHESTER, NH
PREPARED FOR:
DGH BUILDERS, INC.
ON THE LAND OF
HOMEMAKERS
HEALTH SERVICES
SCALE: 1" = 60' AUG. 2010
GRAPHIC SCALE



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

REFERENCE PLANS:

1. "CORRECTED PLAN OF LOTS, ROCHESTER HILL RD. - RT. 108, ROCHESTER, NH FOR ASH TRUST, DONALD P. ASH JR., TRUSTEE" DATED SEPTEMBER 2005 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN 81-73.
2. "SUBDIVISION OF LAND - TEBBETTS ROAD & N.H. ROUTE 108, ROCHESTER, N.H. FOR HOMEMAKERS OF STRAFFORD COUNTY" DATED SEPTEMBER 2001 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN 64-78.
3. "AS-BUILT SITE PLAN - N.H. ROUTE 108 (ROCHESTER HILL ROAD), ROCHESTER N.H. FOR DGH BUILDERS, INC." DATED JUNE 2004 AND ON FILE AT THE ROCHESTER PLANNING DEPARTMENT.

FILE NO. 102
PLAN NO. C-PRELIM
DWC. NO. 10053/SP-1
F.B. NO. "33" 865