



**\*PRELIMINARY\***  
**SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Check one of the following: ☒ Design Review    ☐ Conceptual    (design review is strongly encouraged)

**Property information**

Tax map #: \_\_\_\_\_; Lot #'s): \_\_\_\_\_; Zoning district: \_\_\_\_\_

Property address/location: \_\_\_\_\_; # acres: \_\_\_\_\_

Name of project (if applicable): \_\_\_\_\_

**Proposed project**

Describe proposed project: \_\_\_\_\_

*Nonresidential:* current bldg. size \_\_\_\_\_ s.f.; total proposed bldg. size \_\_\_\_\_ s.f.

*Residential:* current # units \_\_\_\_\_; total proposed # units \_\_\_\_\_

City water? yes \_\_\_\_ no \_\_\_\_; how far is City water from the site? \_\_\_\_\_

City sewer? yes \_\_\_\_ no \_\_\_\_; how far is City sewer from the site? \_\_\_\_\_

**Property owner**

SAP Properties, LLC, Bayside Properties, LLC & Mahanna Properties 3, LLC

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email address: \_\_\_\_\_ Professional license #: \_\_\_\_\_

Signature



Date

02/20/24

### **Authorization to enter subject property**

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: Authorization letter on file with the Rochester Planning Department

Date: February 2024

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Phone (603) 335-3948  
www.norwayplains.com



P. O. Box 268  
31 Mooney St.  
Alton, NH 03809  
Phone & Fax (603) 875-3948

February 20, 2024

Shanna Saunders, Planning Director  
Planning Department  
City of Rochester  
33 Wakefield Street  
Rochester, NH 03867

**Re: Preliminary Site Plan Application (Design Review) – Residential; The Stabile Companies; 86 Church Street, Map 258, Lot 8.**

Dear Ms. Saunders:

On behalf of The Stabile Companies, we hereby submit a Preliminary Site Plan Application (Design Review) for a proposed 30-unit housing facility located at 86 Church Street. The parcel, Tax Map 258, Lot 8 comprising of 4.88 acres is currently developed as the Fairway Apartments. The property is currently owned by SAP Properties, LLC, Bayside Properties, LLC and Mahanna Properties 3, LLC, with The Stabile Companies considering purchasing and expanding the residential use.

The parcel is located within the Agricultural (A) zoning district and Wetland Conservation Overlay District. Located northerly of the property are some residential properties and a farm. The property is bounded by the Cocheco River to the east and the Rochester Country Club is located on the south side of the parcel. Due to the proximity of the Cocheco River, a portion of the property within 250 feet of the River is subject to the State Shoreland Protection Zone. Along the edge of the river there is a portion of the property that lies within the 100-year flood zone as mapped by the Federal Emergency Management Agency (FEMA).

The property currently has two buildings and associated parking for twelve (12) residential units. The facility was constructed around 1980. Access to the buildings is via a paved driveway off Church Street. There is parking for 26 vehicles located near the existing buildings. The buildings are serviced by City water and sanitary sewer mains located on Church Street.

Generally, the parcel is crested at existing buildings, with majority of the site sloping towards the east and the Cocheco River. Other than the vegetated buffers, there does not appear to be any stormwater management for the runoff from the buildings and parking areas.

The easterly half of the property is wooded, whereas the westerly half being lawn, pavement, or buildings. The site was evaluated for jurisdictional wetlands by Stoney Ridge Environmental, LLC. The wetland scientist, Cynthia Balcius, CWS 61, flagged wetlands along the Cocheco River bank and on the abutting property.

The subject property recently went through a Lot Line Revision with Tax Map 258, Lot 7 to convey approximately 0.28 acres to the property from the abutting lot. This conveyance increased the overall parcel area from roughly 4.60 acres to 4.88 acres. The parcel also recently received a variance from the Rochester Zoning Board of Adjustments, case Z-22-23, and amended under case Z-22-39, to allow 30 new multi family units in the Agricultural District.

The Stabile Companies is considering constructing five (5) new buildings on the property. Each of the new buildings will consist of six (6) two-bedroom townhouses style units. Each unit will have a garage and another parking space in their driveways. A couple of visitors parking spaces will be constructed associated with the new buildings.

Access to the new structures will be the extension of the existing paved driveway and parking lot. To account for the new driveway, a new parking lot has been proposed at the northwesterly corner near the existing building. This new parking lot will have space for 12 vehicles. The new driveway will traverse between the row of four buildings and will terminate with a large turnaround at the fifth building.

The new buildings will also be connected to the Municipal water and sanitation sewer systems. The anticipated additional domestic water usage is estimated to be around 9,000 gallons per day. Due to the elevations of the proposed buildings, a low pressure grinder sewer system will be installed, which will pump up to the existing gravity main that services the existing two buildings. The new buildings will be sprinklered and a new hydrant will be installed for fire protection. All other utilities will be installed underground to maintain an aesthetically pleasing development.

The design intent is to collect all of the stormwater from the new pavement and the existing and proposed parking lots via a series of catch basins and drainage pipes and discharge into a stormwater management system that will be located behind the lowest building. This stormwater management system will comprise of conveyance swales, a sediment forebay, and an infiltration basin. The drainage design intent is to collect most of the runoff from the new roofs and provide small bioretention basins to further reduce the overall volume of stormwater and provide additional recharge into the groundwater.

The result of the proposed site grading for a conveyance drainage swale, a Conditional Use Permit from the Planning Board for impacts to the Conservation Overlay District will likely be necessary. Under the conceptual site grading, approximately 2,550 square feet of the outer half of the COD will need to be impacted. This impacted area will not have any structures or impervious surfaces and will become lawn once completed. Installation of proper erosion and sedimentation controls will be required to ensure there is no downstream impacts to the wetlands or natural resources. A conceptual CUP application has been submitted to the Conservation Commission, and we are looking forward to meeting with them to review the project at the February 28<sup>th</sup> meeting.

Based on the current layout, this proposed expansion will result in the need to apply for an Alteration of Terrain Permit and a Shoreland Permit from the NH Department of Environment Services (NHDES). Associated with these permits, a review from the Cocheco River Local Advisory Committee (CRLAC) will be necessary.

We look forward to discussing this project with the Planning Board under Design Review.

Thank you for your consideration Sincerely,

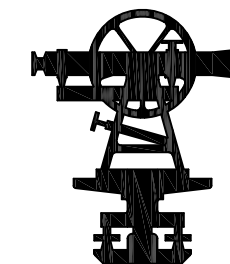
**NORWAY PLAINS ASSOCIATES, INC.**



By:  
Scott A. Lawler, PE, Project Engineer

cc: The Stabile Companies  
Bayside Properties, LLC  
SAP Properties, LLC





# FAIRWAY VILLAGE

## 86 CHURCH STREET, ROCHESTER, NH

### TAX MAP 258 LOT 8

### PREPARED FOR

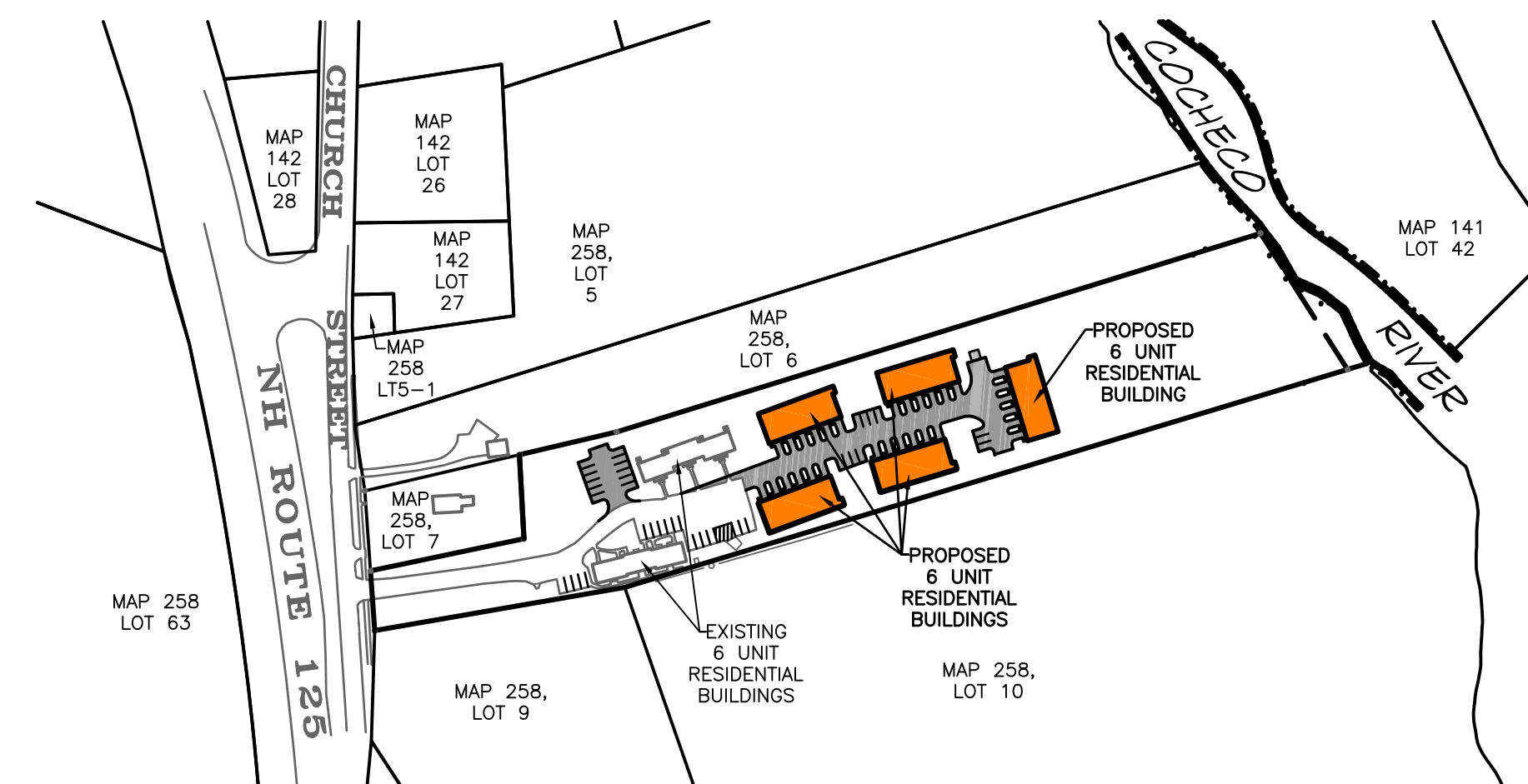
## THE STABILE COMPANIES

### FEBRUARY 2024



- NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB23-3520,86 CHURCH STREET, ROCHESTER, NH WILDLIFE SPECIES OBSERVATION.
  - PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
  - IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G, IF ANY, TO ASSUME THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
  - THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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.



OVERALL SITE  
1" = 200'

#### STATE AND FEDERAL PERMITS:

| STATE OF NEW HAMPSHIRE PERMIT NUMBERS: |              |
|--|--------------|
| NHDES ALTERATION OF TERRAIN:           | REQUIRED     |
| NHDES WETLANDS PERMIT:                 | NOT REQUIRED |
| NHDES SHORELAND PERMIT:                | REQUIRED     |
| NHDES SUBDIVISION PERMIT:              | NOT REQUIRED |
| NHDES SUBSURFACE SYSTEMS PERMIT:       | NOT REQUIRED |
| NHDES WASTEWATER PERMIT:               | NOT REQUIRED |
| NHDOT DRIVEWAY/ENTRANCE PERMIT:        | NOT REQUIRED |

#### NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):

NPDES PERMITS ARE ONLY REQUIRED FOR PROJECTS MEETING THE DISTURBED AREA CRITERIA BELOW AND HAVING A POINT SOURCE STORMWATER DISCHARGE FROM THE SITE TO AN ADJACENT WETLAND OR WATER BODY (I.E. CULVERT, SWALE, ETC. OUTLETING TO A WETLAND, CREEK, STREAM OR RIVER).

NPDES PERMIT: REQUIRED

NPDES PERMITS CONSIST OF A NOTICE OF INTENT (NOI) FILED WITH THE ENVIRONMENTAL PROTECTION AGENCY AT LEAST 14 DAYS PRIOR TO CONSTRUCTION COMMENCING AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING PREPARED, KEPT ON SITE AND FOLLOWED BY THE CONTRACTOR.

FOR STATUS OF THIS PERMIT, CONTACT THE PROJECT GENERAL CONTRACTOR.

#### SHEET INDEX

|           | COVER                       |          |
|-----------|-----------------------------|----------|
| SHEET E-1 | EXISTING FEATURES           | 1" = 50' |
| SHEET C-1 | OVERALL SITE SKETCH         | 1" = 50' |
| SHEET C-2 | SITE LAYOUT SKETCH          | 1" = 20' |
| SHEET C-3 | GRADING AND DRAINAGE SKETCH | 1" = 20' |

#### CIVIL ENGINEERS

NORWAY PLAINS ASSOCIATES, INC.  
2 CONTINENTAL BOULEVARD  
ROCHESTER, NEW HAMPSHIRE 03867  
(603) 335-3948

#### APPLICANT

THE STABILE COMPANIES  
20 COTTON ROAD, SUITE 200  
NASHUA, NH 03063  
(603) 889-0318

#### OWNER OF RECORD

TAX MAP 258, LOT 8  
OWNER OF RECORD:  
SAP PROPERTIES, LLC  
1 BAYSIDE ROAD, UNIT 101  
GREENLAND, NH 03840  
AND  
BAYSIDE PROPERTIES  
1 BAYSIDE ROAD, BOX 4  
GREENLAND, NH 03840  
AND  
MAHANNA PROPERTIES 3, LLC  
120 AVIATION AVENUE  
PORTSMOUTH NH 03801  
SCRD BOOK 5148, PAGE 839

FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 23331 SK-1



## LEGEND

- PROPERTY LINE  
LIMITS OF JURISDICTIONAL WETLANDS  
EXISTING TREE LINE  
EXISTING STONEWALLS  
EXISTING RAILROAD TRACKS  
EXISTING CONTOUR LINE (NAVD88)  
EXISTING DRAIN LINE  
EXISTING OVERHEAD WIRES  
EXISTING WATER LINE  
EXISTING SEWER LINE  
EXISTING UTILITY POLE  
EXISTING CATCH BASIN  
EXISTING SEWER MANHOLE  
EXISTING MONUMENT  
EXISTING HYDRANT  
EXISTING WATER GATE OR SHUT-OFF VALVE  
EXISTING TEST PIT LOCATION & NUMBER  
EXISTING WETLANDS

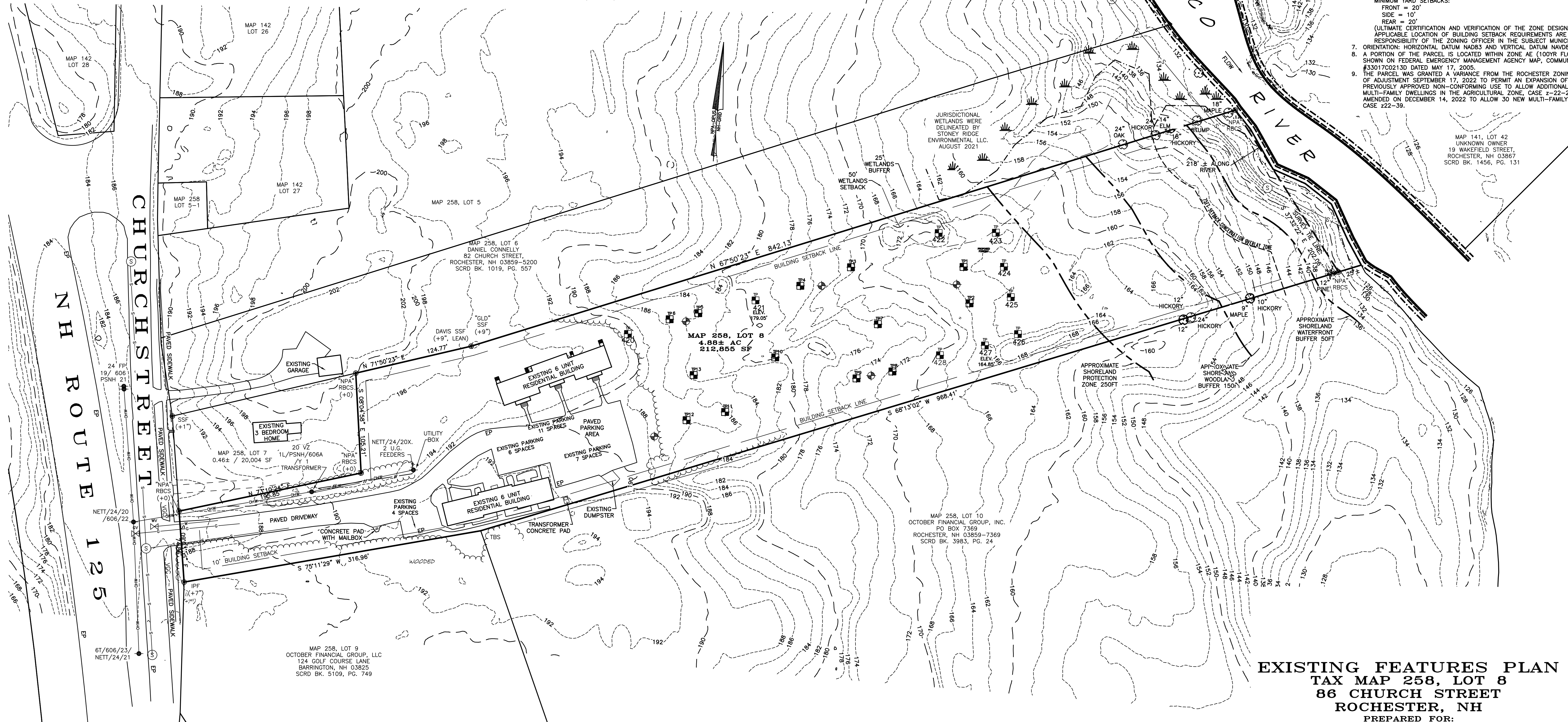
## WETLAND / SOILS NOTES:

- JURISDICTIONAL WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL LLC IN AUGUST 2021, UTILIZING THE FOLLOWING STANDARDS:
1. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2016, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
  2. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
  3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 3.3 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
  4. STATE OF NEW HAMPSHIRE 2016 WETLAND PLANT LIST, LICHAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN, 2016, THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS, PHYTONEURON 2016-30:1-17.
  5. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987.
  6. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
  7. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
  8. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979, L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.

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.

## GENERAL SITE PLAN NOTES

1. THIS PARCELS ARE LOCATED IN THE AGRICULTURAL (AG) ZONE.
2. TOTAL PARCEL AREA: 212,855 SQUARE FEET OR 4.88 ACRES.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
4. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
5. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PERFORMED.
6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
AGRICULTURAL (AG) ZONE:  
MINIMUM LOT AREA/DWELLING UNIT = 5,000 SF  
MINIMUM LOT AREA = 45,000 SF  
MINIMUM LOT FRONTAGE = 100 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 20'  
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
7. ORIENTATION: HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88.
8. A PORTION OF THE PARCEL IS LOCATED WITHIN ZONE AE (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0213D DATED MAY 17, 2005.
9. THE PARCEL WAS GRANTED A VARIANCE FROM THE ROCHESTER ZONING BOARD OF ADJUSTMENT SEPTEMBER 17, 2022 TO PERMIT AN EXPANSION OF A PREVIOUSLY APPROVED NON-CONFORMING USE TO ALLOW ADDITIONAL MULTI-FAMILY DWELLINGS IN THE AGRICULTURAL ZONE, CASE Z-22-23 AND AMENDED ON DECEMBER 14, 2022 TO ALLOW 30 NEW MULTI-FAMILY UNITS, CASE Z22-39.



EXISTING FEATURES PLAN  
TAX MAP 258, LOT 8  
86 CHURCH STREET  
ROCHESTER, NH  
PREPARED FOR:  
THE STABLE COMPANIES  
FEBRUARY 2024

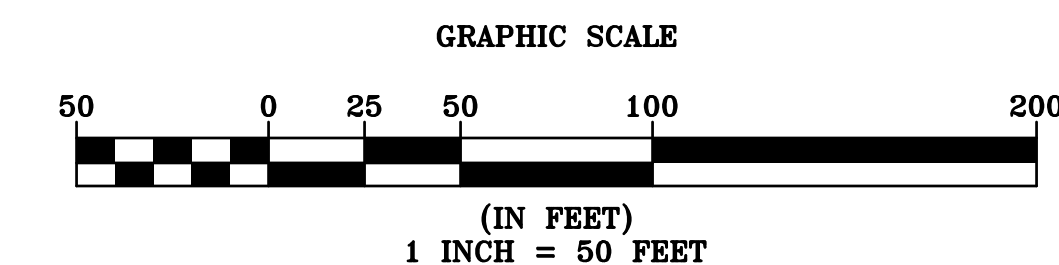
## REFERENCE PLANS:

1. "LOT LINE REVISION PLAN, TAX MAP 258, LOTS 7 & 8, 84 & 86 CHURCH STREET, ROCHESTER, NH PREPARED FOR 86 CHURCH STREET LLC" DATED SEPTEMBER 2023 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE SCRD AS PLAN
2. "FINAL PLAN, FAIRWAYS CORP, GONIC, ROCHESTER, NEW HAMPSHIRE" BY G.L. DAVIS & ASSOCIATES, APPROVED BY THE ROCHESTER PLANNING BOARD ON DECEMBER 18, 1979 RECORDED AT THE SCRD AS PLAN 19A-66.
3. "AS-BUILT SEWER PLANS, CITY OF ROCHESTER" ON FILE WITH THE CITY OF ROCHESTER ENGINEERING DEPT.

FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 23331 SK-1

31 Mooney Street, Alton, N.H. 603-875-3948

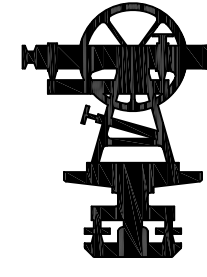
NORWAY PLAINS ASSOCIATES, INC.



2 Continental Blvd., Rochester, N.H. 603-335-3948



LAND SURVEYORS



CIVIL ENGINEERS

LEGEND

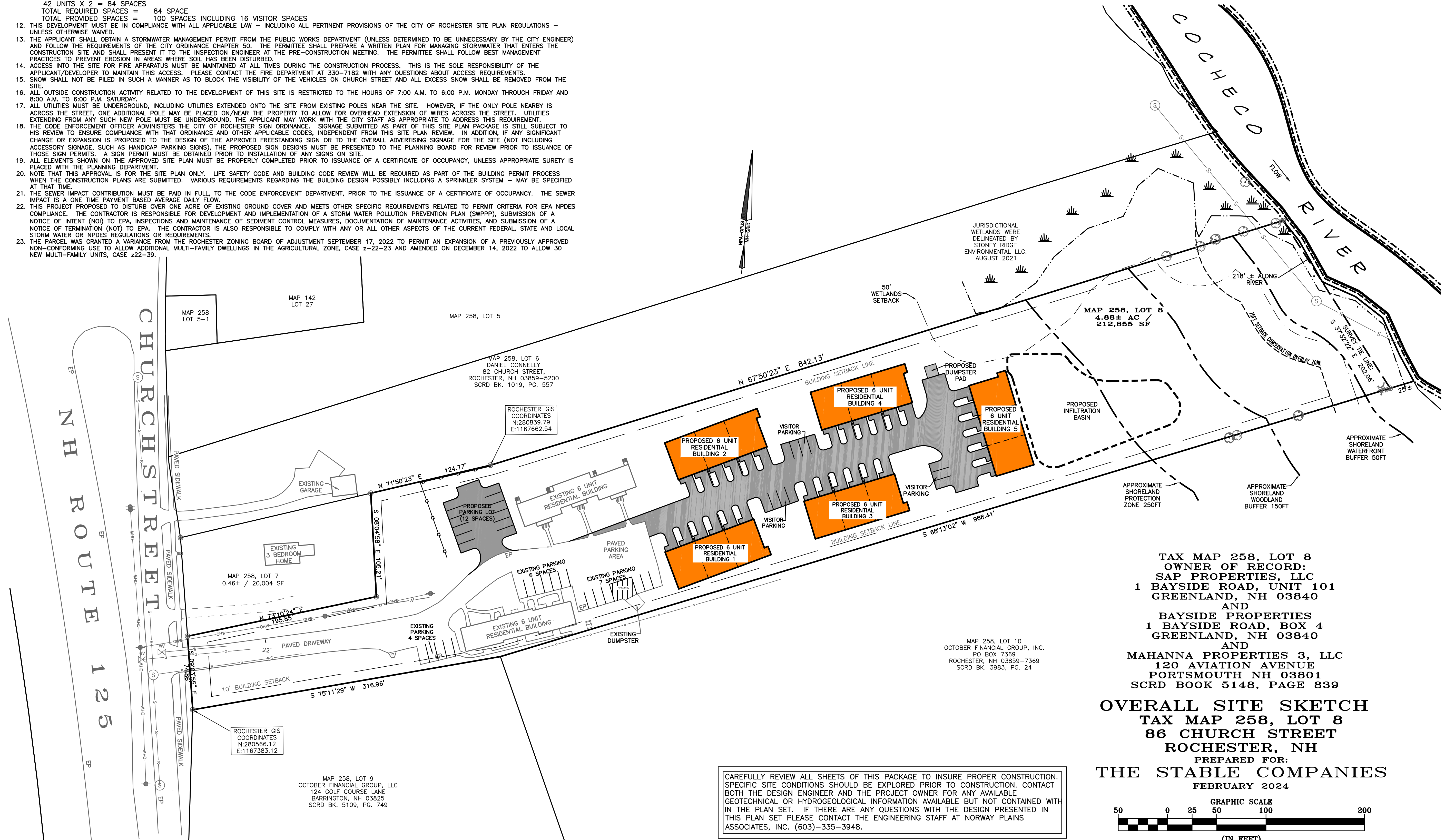
- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER GATE OR SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING SEWER MAN HOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLES
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT WITH CURBING
- PROPOSED TREE LINE

GENERAL SITE PLAN NOTES

1. THIS PARCELS ARE LOCATED IN THE AGRICULTURAL (AG) ZONE.
2. TOTAL PARCEL AREA: 212,855 SQUARE FEET OR 4.88 ACRES.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE FEATURE FEATURES ON THE LOT.
4. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
5. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
AGRICULTURAL (AG) ZONE:  
MINIMUM LOT AREA/DWELLING UNIT = 5,000 SF  
MINIMUM LOT AREA = 45,000 SF  
MINIMUM LOT FRONTAGE = 100' FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 20'  
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
7. ORIENTATION: HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD88.
8. A PORTION OF THE PARCEL IS LOCATED WITHIN ZONE AE (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0213D DATED MAY 17, 2005. 1. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0212D DATED MAY 17, 2005.
9. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
11. PARKING REQUIREMENTS (SITE PLAN REGULATIONS; SECTION 10 (A):  
RESIDENTIAL USE:  
2 SPACE PER DWELLING UNIT  
42 UNITS X 2 = 84 SPACES  
TOTAL REQUIRED SPACES = 84 SPACE  
TOTAL PROVIDED SPACES = 100 SPACES INCLUDING 16 VISITOR SPACES
12. 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.
13. 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.
14. 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.
15. SNOW SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON CHURCH STREET AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
16. ALL OUTSIDE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
17. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDING FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
18. THE CODE ENFORCEMENT OFFICER ADMINISTERS THE CITY OF ROCHESTER SIGN ORDINANCE. SIGNAGE SUBMITTED AS PART OF THIS SITE PLAN PACKAGE IS STILL SUBJECT TO HIS REVIEW TO ENSURE COMPLIANCE WITH THAT ORDINANCE AND OTHER APPLICABLE CODES, INDEPENDENT FROM THIS SITE PLAN REVIEW. IN ADDITION, IF ANY SIGNIFICANT CHANGE OR EXPANSION IS PROPOSED TO THE DESIGN OF THE APPROVED FREESTANDING SIGN OR TO THE OVERALL ADVERTISING SIGNAGE FOR THE SITE (NOT INCLUDING ACCESSORY SIGNAGE, SUCH AS HANDICAP PARKING SIGNS), THE PROPOSED SIGN DESIGNS MUST BE PRESENTED TO THE PLANNING BOARD FOR REVIEW PRIOR TO ISSUANCE OF THOSE SIGN PERMITS. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNS ON SITE.
19. ALL ELEMENTS SHOWN ON THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
20. NOTE THAT THIS APPROVAL IS FOR THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. VARIOUS REQUIREMENTS REGARDING THE BUILDING DESIGN POSSIBLY INCLUDING A SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.
21. THE SEWER IMPACT CONTRIBUTION MUST BE PAID IN FULL, TO THE CODE ENFORCEMENT DEPARTMENT, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE SEWER IMPACT IS A ONE TIME PAYMENT BASED AVERAGE DAILY FLOW.
22. THIS PROJECT PROPOSED TO DISTURB OVER ONE ACRE OF EXISTING GROUND COVER AND MEETS OTHER SPECIFIC REQUIREMENTS RELATED TO PERMIT CRITERIA FOR EPA NPDES COMPLIANCE. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SUBMISSION OF A NOTICE OF INTENT (NOI) TO EPA, INSPECTIONS AND MAINTENANCE OF SEDIMENT CONTROL MEASURES, DOCUMENTATION OF MAINTENANCE ACTIVITIES, AND SUBMISSION OF A NOTICE OF TERMINATION (NOT) TO EPA. THE CONTRACTOR IS ALSO RESPONSIBLE TO COMPLY WITH ANY OR ALL OTHER ASPECTS OF THE CURRENT FEDERAL, STATE AND LOCAL STORM WATER OR NPDES REGULATIONS OR REQUIREMENTS.
23. THE PARCEL WAS GRANTED A VARIANCE FROM THE ROCHESTER ZONING BOARD OF ADJUSTMENT SEPTEMBER 17, 2022 TO PERMIT AN EXPANSION OF A PREVIOUSLY APPROVED NON-CONFORMING USE TO ALLOW ADDITIONAL MULTI-FAMILY DWELLINGS IN THE AGRICULTURAL ZONE, CASE z-22-23 AND AMENDED ON DECEMBER 14, 2022 TO ALLOW 30 NEW MULTI-FAMILY UNITS, CASE z22-39.

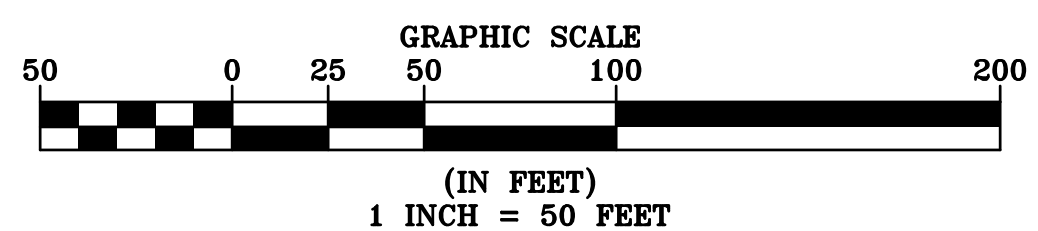
SITE REVIEW APPROVAL

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.

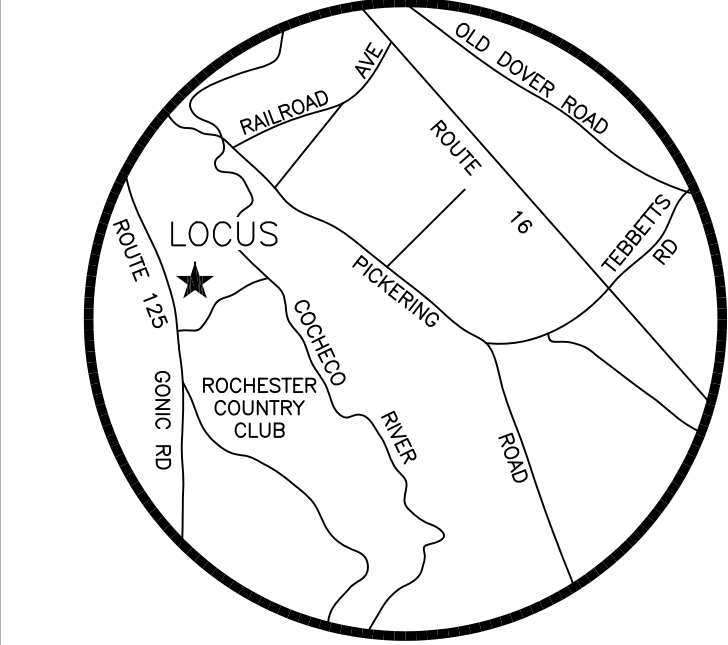


TAX MAP 258, LOT 8  
OWNER OF RECORD:  
SAP PROPERTIES, LLC  
1 BAYSIDE ROAD, UNIT 101  
GREENLAND, NH 03840  
AND  
BAYSIDE PROPERTIES  
1 BAYSIDE ROAD, BOX 4  
GREENLAND, NH 03840  
AND  
MAHANNA PROPERTIES 3, LLC  
120 AVIATION AVENUE  
PORTSMOUTH NH 03801  
SCRD BOOK 5148, PAGE 839

OVERALL SITE SKETCH  
TAX MAP 258, LOT 8  
86 CHURCH STREET  
ROCHESTER, NH  
PREPARED FOR:  
THE STABLE COMPANIES  
FEBRUARY 2024

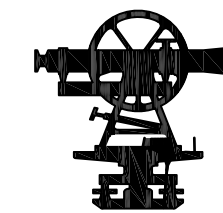


CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN 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.

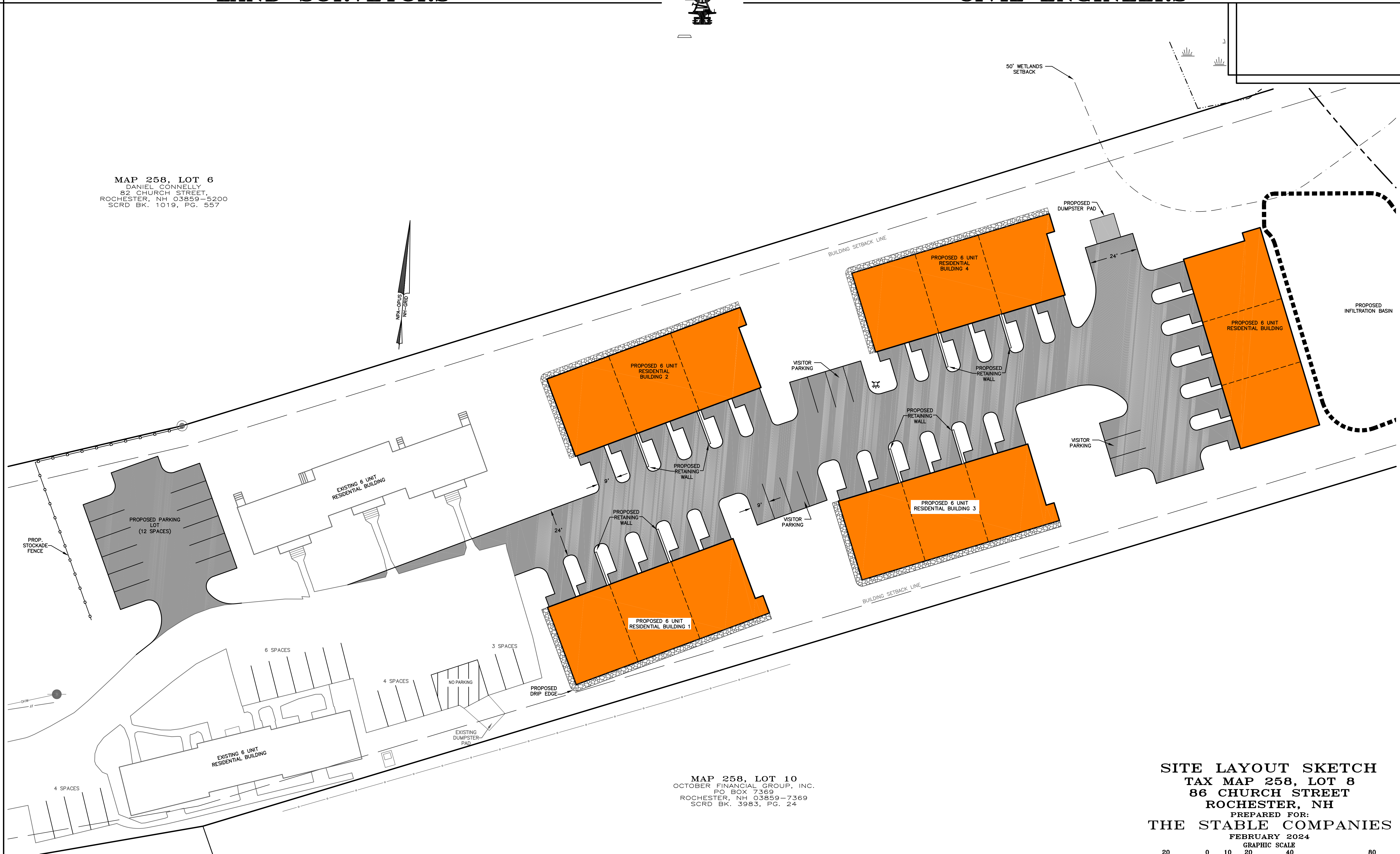
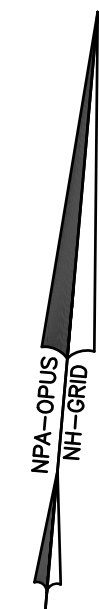


FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 23331 SK-1



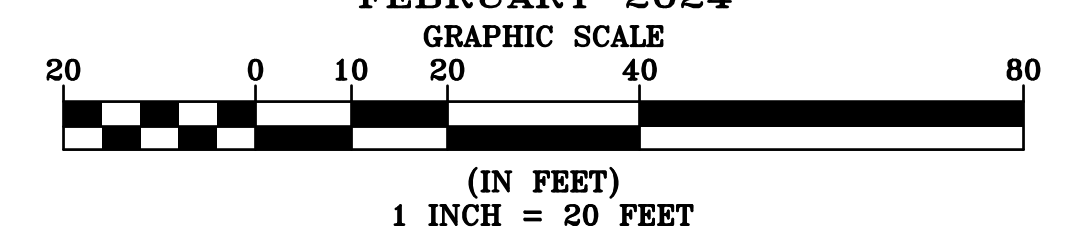


MAP 258, LOT 6  
DANIEL CONNELLY  
82 CHURCH STREET,  
ROCHESTER, NH 03859-5200  
SCRD BK. 1019, PG. 557



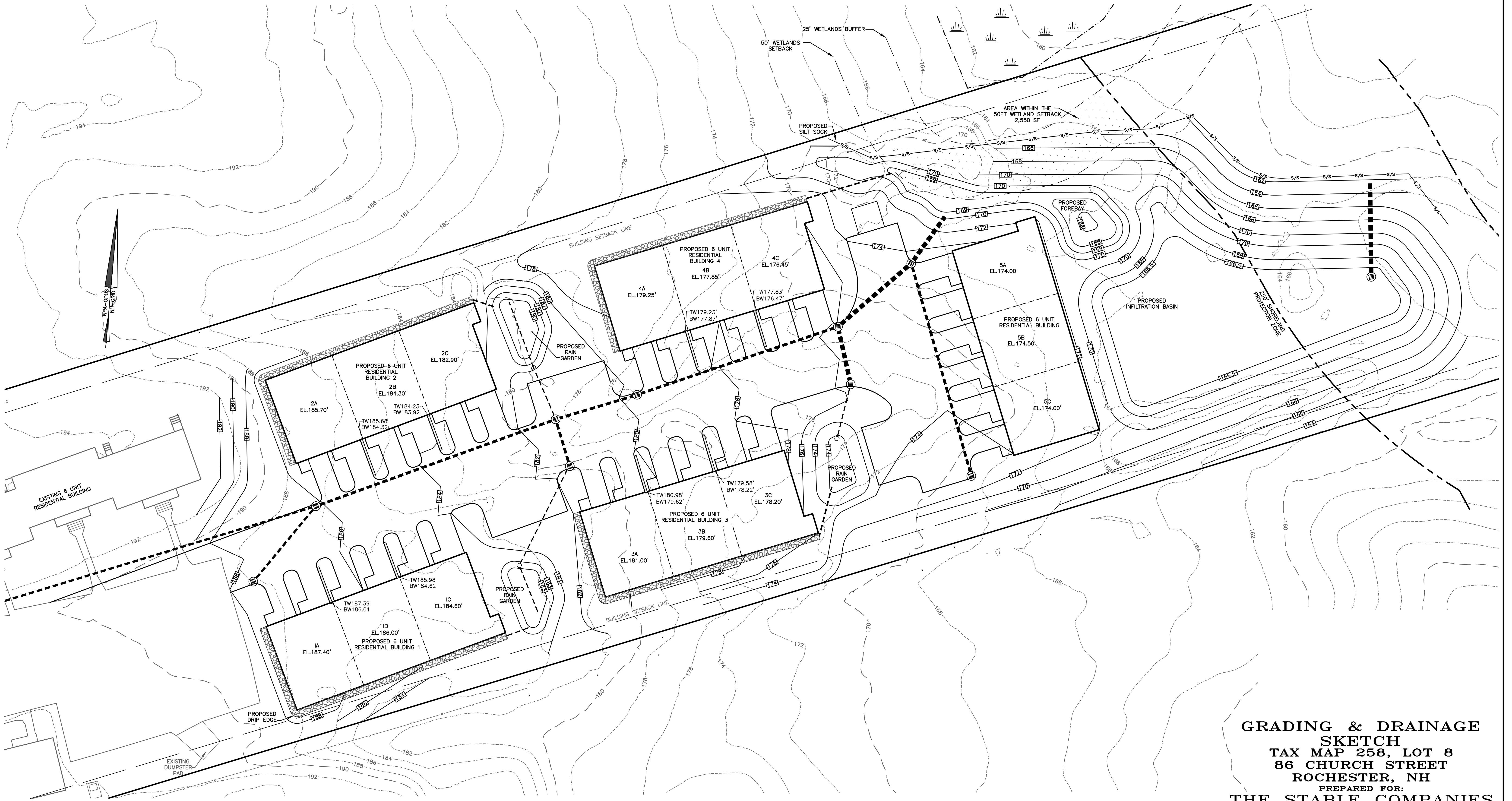
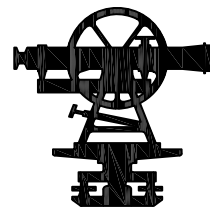
MAP 258, LOT 10  
OCTOBER FINANCIAL GROUP, INC.  
PO BOX 7369  
ROCHESTER, NH 03859-7369  
SCRD BK. 3983, PG. 24

**SITE LAYOUT SKETCH**  
**TAX MAP 258, LOT 8**  
**86 CHURCH STREET**  
**ROCHESTER, NH**  
PREPARED FOR:  
**THE STABLE COMPANIES**  
FEBRUARY 2024



FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 23331 SK-1





GRADING & DRAINAGE  
SKETCH  
TAX MAP 258, LOT 8  
86 CHURCH STREET  
ROCHESTER, NH  
PREPARED FOR:  
THE STABLE COMPANIES  
FEBRUARY 2024  
GRAPHIC SCALE  
20 0 10 20 40 80  
(IN FEET)  
1 INCH = 20 FEET

FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 23331 SK-1

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

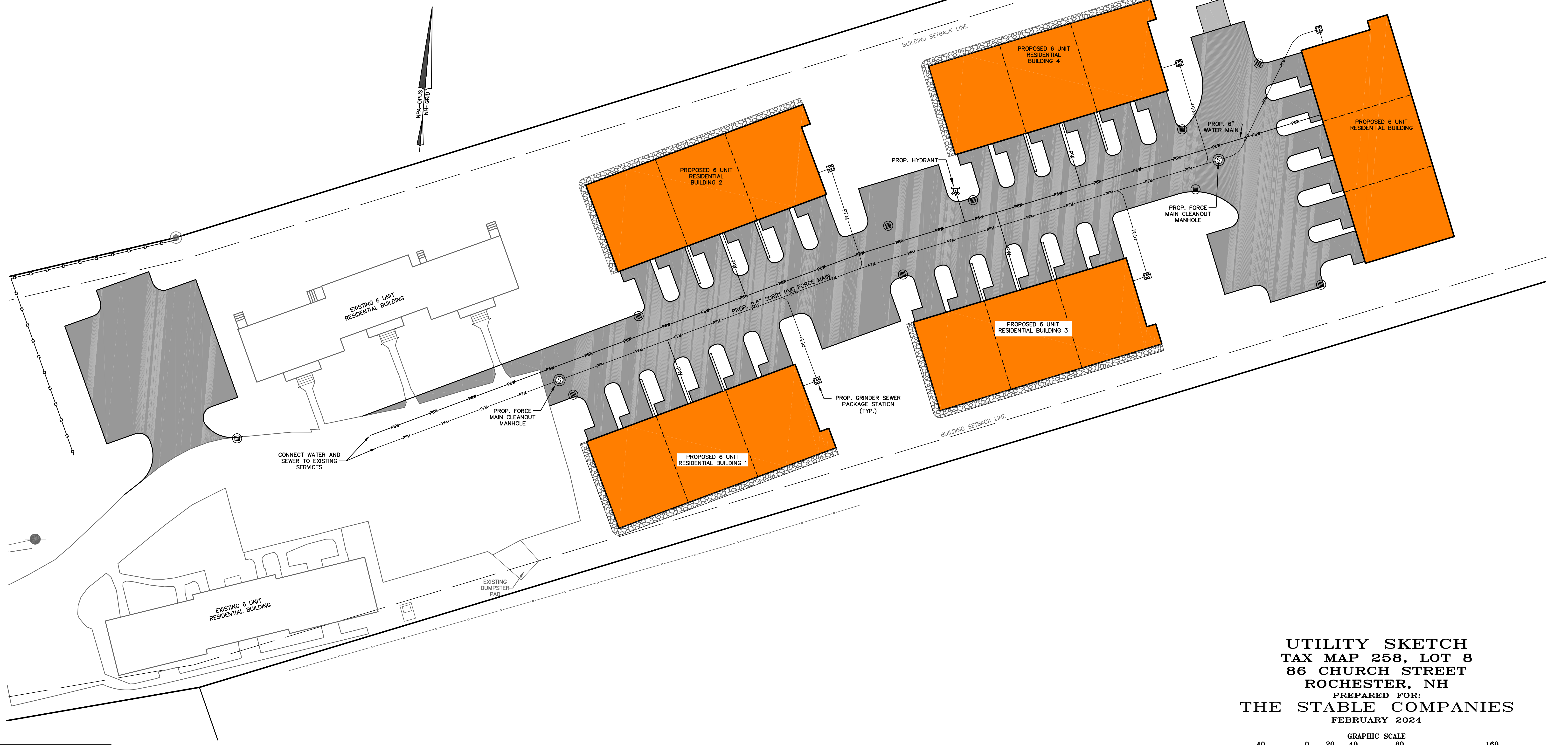


LEGEND

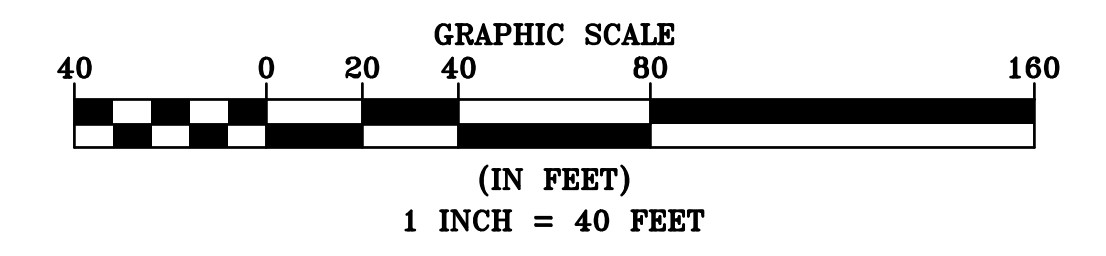
|       |                                       |       |  |
|-------|---------------------------------------|-------|--|
| —     | PROPERTY LINE                         | ---   | PROPOSED DRAIN LINE                        |
| ---   | JURISDICTIONAL WETLANDS               | —PW—  | PROPOSED WATER SERVICE                     |
| —OHW— | EXISTING OVERHEAD WIRES               | —PS—  | PROPOSED SEWER LINE                        |
| —W—   | EXISTING WATER MAIN                   | —PFM— | PROPOSED SEWER FORCE MAIN PIPE HDPE SDR 11 |
| —S—   | EXISTING GRAVITY SEWER MAIN           | —PG—  | PROPOSED PROPANE GAS LINE                  |
| —FM—  | EXISTING SEWER FORCE MAIN             | —UGU— | PROPOSED UNDERGROUND UTILITY WIRES         |
| —UGE— | EXISTING UNDERGROUND ELECTRIC WIRES   | —UG—  | PROPOSED UNDERGROUND ELECTRIC WIRES        |
| —UGU— | EXISTING UNDERGROUND UTILITY WIRES    | —     | PROPOSED HYDRANT                           |
| —G—   | EXISTING GAS PIPE                     | —     | PROPOSED WATER VALVE                       |
| ==    | EXISTING DRAIN LINE                   | —     | PROPOSED WATER SHUT-OFF VALVE              |
| —     | EXISTING HYDRANT                      | —     | PROPOSED SEWER SHUT-OFF VALVE              |
| —     | EXISTING WATER GATE OR SHUT-OFF VALVE | —     | PROPOSED UTILITY POLE                      |
| —     | EXISTING UTILITY POLE                 | —     | PROPOSED SEWER MANHOLE                     |
| —     | EXISTING SEWER MANHOLE                | —     | PROPOSED DRAIN MANHOLE                     |
| —     | EXISTING CATCH BASIN                  | —     | PROPOSED CATCH BASIN                       |
| —     | EXISTING LIGHT POLES                  | —     | PROPOSED LIGHT POLES                       |
| —     |                                       | —     | PROPOSED BUILDING LIGHT FIXTURES           |
| —     |                                       | —     | T.O.P.                                     |
| —     |                                       | —     | B.O.P.                                     |
| —     |                                       | —     | TOP OF PIPE                                |
| —     |                                       | —     | BOTTOM OF PIPE                             |

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- NOTES:
- CONSTRUCTION WILL CONFORM TO THE FOLLOWING UTILITIES STANDARDS AND SPECIFICATION:
    - A) SANITARY SEWER DISPOSAL — CITY OF ROCHESTER, STANDARDS
    - B) ELECTRIC DISTRIBUTION — EVERSOURCE
    - C) TELEPHONE — CONSOLIDATED
    - D) CABLE — BREEZELINE
    - E) WATER — CITY OF ROCHESTER, STANDARDS
  - ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - ANTICIPATED PROPOSED DOMESTIC WATER USAGE AND SEWER DISCHARGE: 30 UNITS X 2-BEDROOMS X 150 GALLONS PER BEDROOM = 9,000 GALLONS PER DAY.



UTILITY SKETCH  
TAX MAP 258, LOT 8  
86 CHURCH STREET  
ROCHESTER, NH  
PREPARED FOR:  
THE STABLE COMPANIES  
FEBRUARY 2024



FILE NO. 175  
PLAN NO. C-3147  
DWG. NO. 23331 SK-1