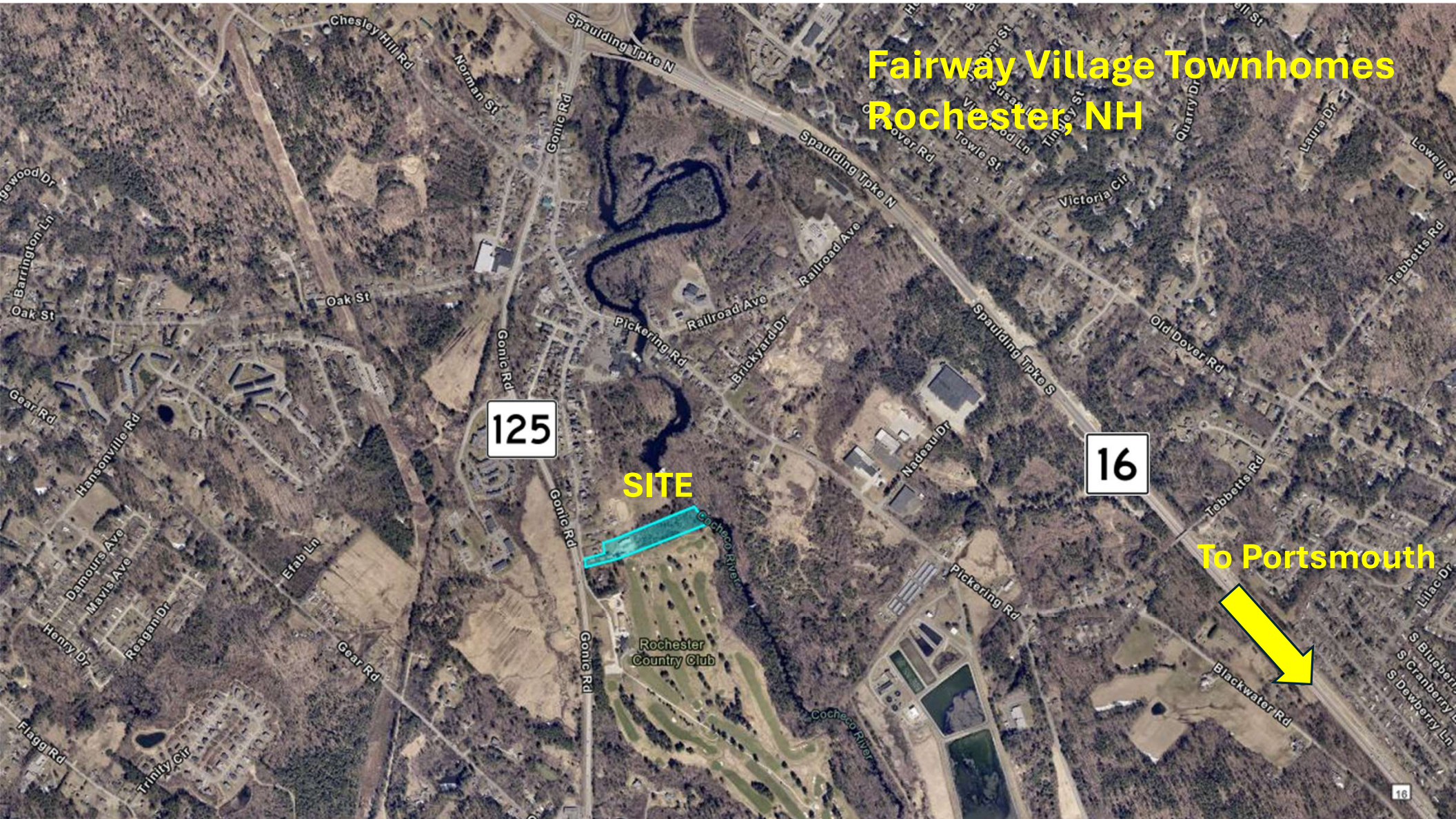


Fairway Village Townhomes Rochester, NH



SITE

To Portsmouth

LAND SURVEYORS

LEGEND

N 67°52'31" E	PROPERTY LINE
842.13'	BUILDING SETBACK LINES
---	LIMITS OF JURISDICTIONAL WETLANDS
---	WETLAND BUFFER LINES
---	SHORELAND BUFFER LINES
---	EXISTING FENCE
---	EXISTING TREE LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING UTILITY POLE
---	PROPOSED BUILDING
---	PROPOSED PAVEMENT
---	PROPOSED PAVEMENT WITH CURBING
---	PROPOSED TREE LINE
---	PROPOSED STORMWATER MANAGEMENT AREAS

GENERAL SITE PLAN NOTES

1. THIS PARCELS ARE LOCATED IN THE AGRICULTURAL (A6) ZONE.
2. TOTAL PARCELS 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. THIRTEEN PLANS SHOW ONLY THE FEATURES THAT WERE VISUALLY PER REFERENCED PLAN 1.
6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE.
7. AGRICULTURAL (A6) ZONE:
 - MINIMUM LOT AREA: TWELFTEEN UNIT = 5,000 SF
 - MINIMUM LOT AREA = 45,000 SF
 - MINIMUM LOT FRONT: 100 FEET
 - MINIMUM YARD SETBACKS:
 - FRONT = 20'
 - SIDE = 10'
 - REAR = 20'
 - MAXIMUM LOT COVERAGE (ALL OTHER USES) = 40%
8. 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.
9. ORIENTATION: HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD83.
10. A PORTION OF THE PARCEL IS LOCATED WITHIN ZONE AE (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017002130 DATED MAY 17, 2005. THE PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017002120 DATED MAY 17, 2005.
11. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03687. (603) 335-1338.
12. 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
13. 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.
14. 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 ORDINANCES CHAPTER 218. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
15. 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 330-1182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
16. 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. THE OWNERS SHALL USE A GREEN SNOW PRO CREDIT COMPANY FOR ICE-ING.
17. 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.
18. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ALONG 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.
19. THE BUILDING AND LICENSING SERVICES ADMINISTER 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 SIGN ON SITE.
20. 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.
21. 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.
22. THE SEWER AND WATER RESERVE CAPACITY ASSESSMENTS MUST BE PAID IN FULL TO THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE SEWER IMPACT IS A ONE TIME PAYMENT BASED AVERAGE DAILY FLOW.
23. 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.
24. 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 2-22-23 AND AMENDED ON DECEMBER 14, 2022 TO ALLOW 30 NEW MULTI-FAMILY UNITS, CASE 2-22-23.
25. FERTILIZERS SHALL NOT BE APPLIED WITHIN THE WETLAND BUFFERS OR WITHIN THE PROTECTIVE SHORELAND ZONE.
26. PERMANENT MARKERS SHALL BE INSTALLED ALONG THE 25-FOOT SETBACK LINE FROM THE WETLANDS. PRIOR TO ISSUANCE OF THE BUILDING PERMITS, FLAGS AT THE LIMIT OF WETLANDS AND THE 25 AND 50 FOOT SETBACK FROM THE WETLANDS SHALL BE PLACED.

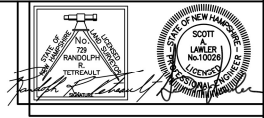


CIVIL ENGINEERS

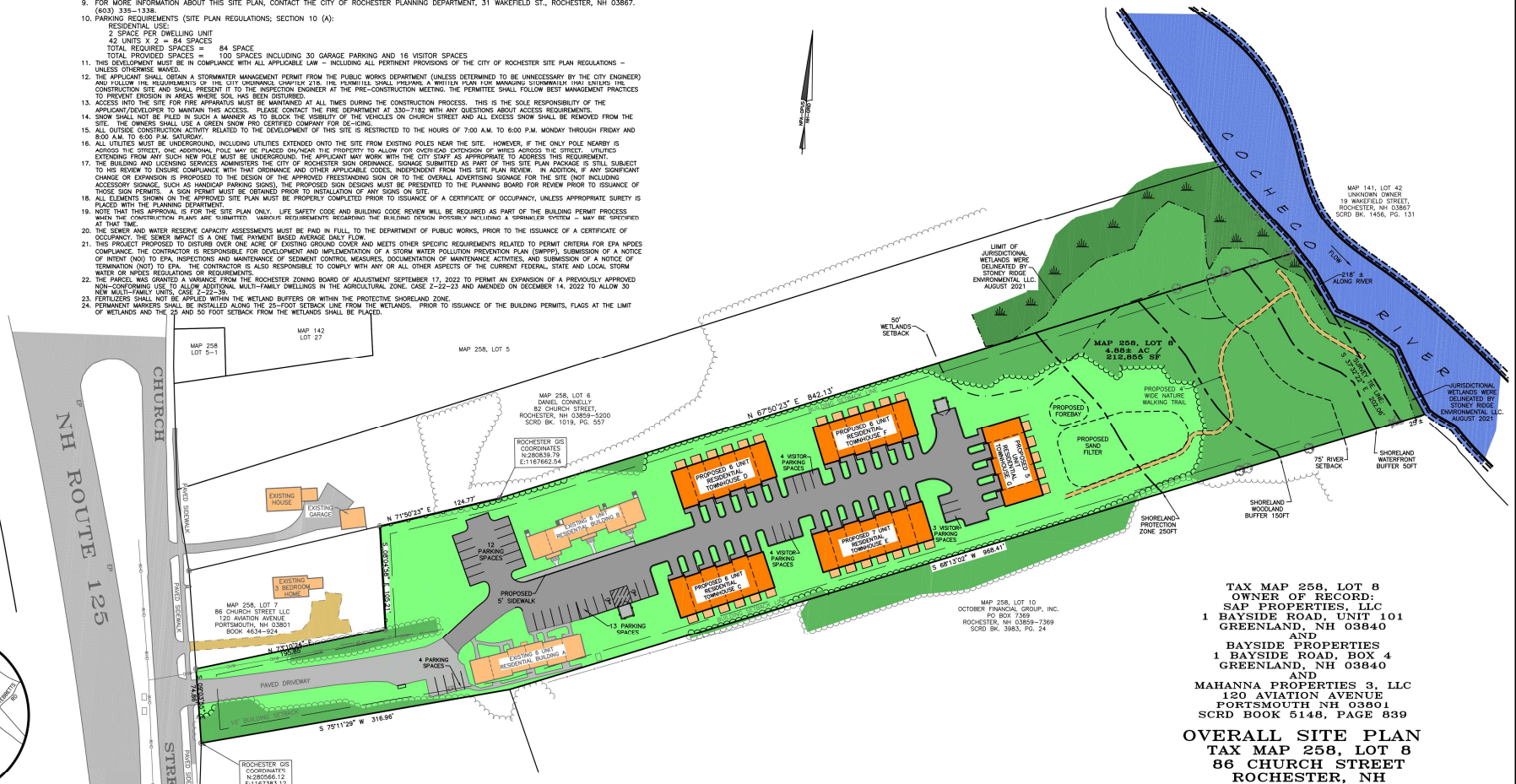
SITE REVIEW APPROVAL

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.

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 HYDROLOGICAL 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.



REVISIONS:
06/11/24 - REVISE PER TMO COMMENTS.



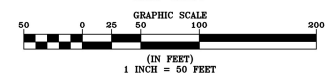
TAX MAP 258, LOT 8
OWNER OF RECORD:
SAP PROPERTIES, LLC
1 BAYSIDE ROAD, UNIT 101
GREENLAND, NH 03840
AND
BAYSIDE PROPERTIES
1 BAYSIDE ROAD, BOX 4
GREENLAND, NH 03840
AND
MAHANNA PROPERTIES 3, LLC
120 AVIATION AVENUE
PORTSMOUTH, NH 03801
SCRD BOOK 5148, PAGE 839

OVERALL SITE PLAN
TAX MAP 258, LOT 8
86 CHURCH STREET
ROCHESTER, NH

PREPARED FOR:
THE STABLE COMPANIES

MAY 2024

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



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 13062.
2. "FINAL PLAN, FARMSIDE CORP. GONIC, ROCHESTER, NEW HAMPSHIRE" BY G.L. DAVIS & ASSOCIATES, INC. DATED SEPTEMBER 18, 1979 RECORDED AT THE SCRD AS PLAN 184-68.
3. "30-FOOT SETBACK PLANS, CITY OF ROCHESTER" ON FILE WITH THE CITY OF ROCHESTER ENGINEERING DEPT.

MAP 258, LOT 9
OCTOBER FINANCIAL GROUP, LLC
124 GOLF COURSE LANE
ROCHESTER, NH 03602
SCRD BK. 5109, PG. 749

ROCHESTER GIS
COORDINATES:
N:280566.12
E:1167383.12

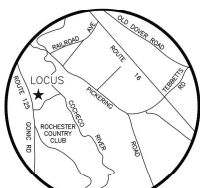
MAP 258, LOT 7
86 CHURCH STREET LLC
120 AVIATION AVENUE
PORTSMOUTH, NH 03801
BOOK 4634-924

ROCHESTER GIS
COORDINATES:
N:280539.79
E:1167362.24

MAP 258, LOT 6
DANIEL CONNELLY
ROCHESTER, NH 03688-5300
SCRD BK. 1619, PG. 557

MAP 258, LOT 10
OCTOBER FINANCIAL GROUP, INC.
PO BOX 7369
ROCHESTER, NH 03688-7369
SCRD BK. 3983, PG. 24

MAP 258, LOT 63
68 HEMINGWAY LLC
440 HANOVER STREET
MANCHESTER, NH 03104
BOOK 4997, PAGE 740



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

31 Mooney Street, Alton, N.H. 803-875-3948

NORWAY PLAINS ASSOCIATES, INC.

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

C-1

Fairway Village Existing Units



TABLE OF CONTENTS:

A-1.0	COVER SHEET
-	OVERALL SITE PLAN
A-1.2	GENERAL SPECIFICATIONS
A-2.1	FRONT ELEVATION
A-2.2	REAR ELEVATION
A-2.3	SIDE ELEVATIONS
A-3.1	FLOOR PLAN LEVEL 1
A-4.1	FLOOR PLAN LEVEL 2
A-5.1	FLOOR PLAN LEVEL 3
A-6.1	FLOOR PLAN LEVEL 0
A-7.1	FOUNDATION PLAN
A-8.1	FRAMING LEVEL 2
A-8.2	FRAMING LEVEL 3
A-8.3	ROOF FRAMING PLAN
A-9.1	SECTIONS + DETAILS
A-9.2	SECTIONS + DETAILS
A-9.3	SECTION
A-9.4	DETAILS
A-9.5	SCHEDULES
A-10.1	FIREWALL SECTIONS
A-10.2	EXTERIOR SHEATHING



The TOWNHOUSES
at FAIRWAY VILLAGE



Date: 1/24/25

TOWNHOUSE - D

JAD DESIGN GROUP INC.

CUSTOM RESIDENTIAL DESIGN
www.jaddesigngroup.com 603.554.1199



Corporate Office

20 Cotton Road, Nashua,
NH 03063
(603) 889-0318

FAIRWAY VILLAGE

86 Church Street
Rochester, NH

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DESCRIPTION	DATE	BY	REMARKS	RELEASE DATE:
1					
2					
3					

1.1

A



Uptown Crossing Townhomes
Dover, NH

Downtown Dover

16

SITE

To Portsmouth



PLAN BY:

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443



The TOWNHOUSES
at Fisher Street



engineer

Date: 3/8/25

COLOR STUDY

JAD DESIGN GROUP INC.

CUSTOM RESIDENTIAL DESIGN
www.jaddesigngroup.com 603.554.1199



Corporate Office
20 Cotton Road, Nashua,
NH 03063
(603) 889-0318

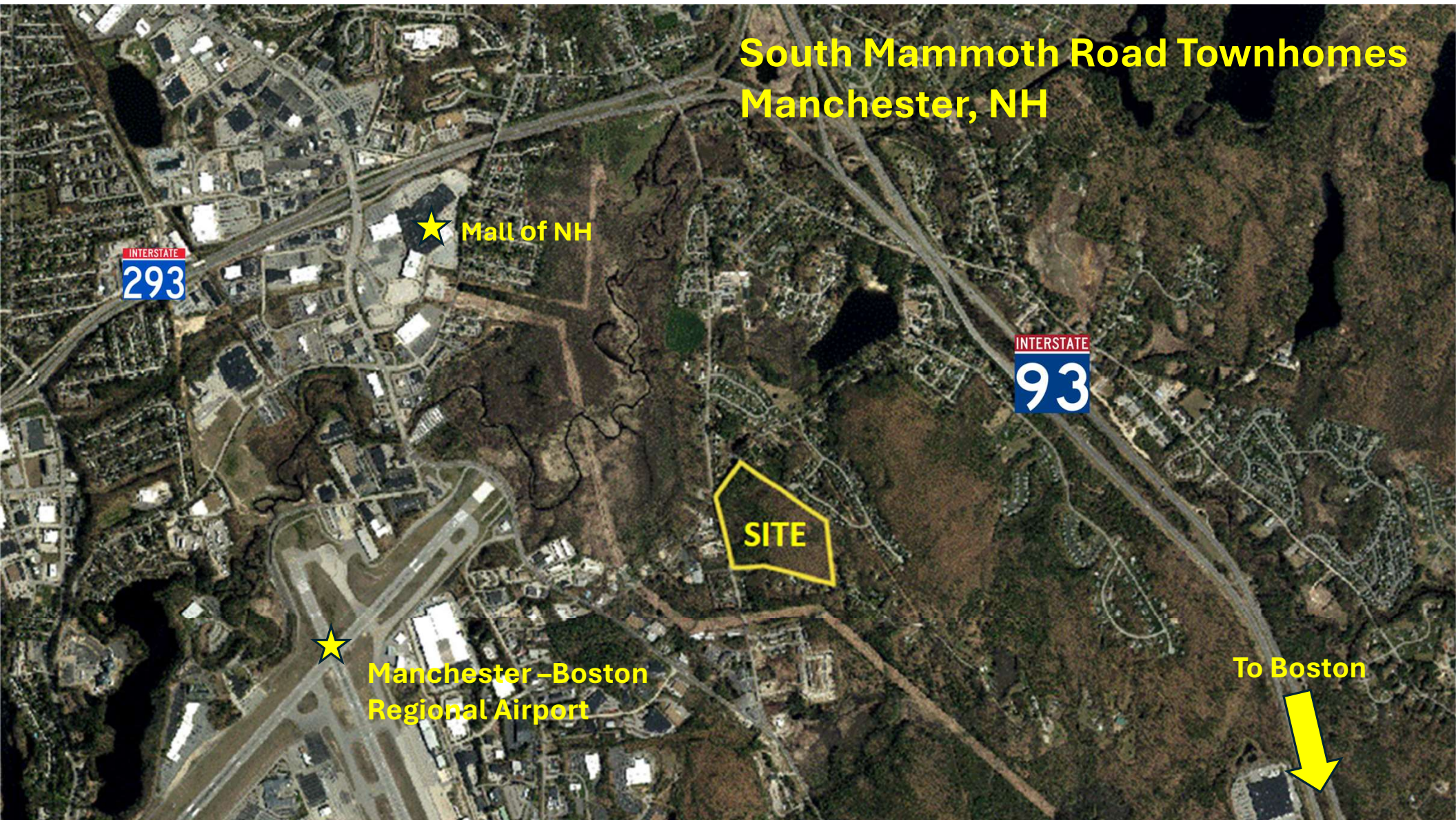
CONSTRUCTION DOCUMENTS

REVISIONS		RELEASE DATE:
NO.	DESCRIPTION	REMARKS
1		
2		
3		

1.1

A

South Mammoth Road Townhomes Manchester, NH



★ Mall of NH

INTERSTATE
293

INTERSTATE
93

SITE



Manchester-Boston
Regional Airport

To Boston





1. LOT AREA: 45,995 ACRES (203,584 SF)

2. PRESENT ZONING: **RS - RESIDENTIAL**
R-1A - RESIDENTIAL

DIMENSIONAL REQUIREMENTS		RS	R-1A
MIN. LOT AREA		40,000 SF	28,000 SF
MIN. FRONTAGE		150 FT	200 FT
MIN. FRONT SETBACK		50 FT	25 FT
MIN. SIDE SETBACK		30 FT	40 FT
MIN. REAR SETBACK		100 FT	30 FT
MAX. BUILDING HEIGHT		25	25
MAX. STORES		2	2
MAX. F.A.R.		0.11	0.15
MAX. LOT COVERAGE		15%	60%

3. THE LOTNUMBERS REFER TO THE CITY OF MANCHESTER ASSESSORS MAPS 7197, 706, 801, 803, 803A, 804 & 807.

4. THE EXISTING TOPOGRAPHY HAS SHOWN IS BASED ON AERIAL MAPPING BY BLUESKY, INC. AND ON THE GROUND FIELD SURVEY BY THIS OFFICE (APRIL - JUNE 2024).

5. PURPOSE OF PLAN:
TO SHOW A PROPOSED 220 UNIT MULTI-FAMILY TOWNHOUSE-STYLE RESIDENTIAL DEVELOPMENT WITH 100 CAR GARAGES, 100 CARPORTS, 100 CARPARKS, 100 BIKESHOES, FOUR FLANT BUILDINGS & A CLUBHOUSE ALONG WITH ASSOCIATED SITE IMPROVEMENTS.

	RS	R-1A
6. BUILDABLE LOT AREA		
GROSS TRACT AREA		45,995 AC (203,584 SF)
WETLANDS		10,000 AC (437,704 SQ. FT.)
FLOOD PLAN		0 AC (0 SF)
STEEP SLOPES (>2%)		1,000 AC (43,750,000 SF)
TOTAL BUILDABLE LOT AREA		34,964 AC (1,509,092.54 SF)

7. DENSITY:
R-1A
TOTAL BUILDABLE AREA
MAX DENSITY PER ZONE
MAX ALLOWABLE UNITS
RS
TOTAL BUILDABLE AREA
MAX DENSITY PER ZONE
MAX ALLOWABLE UNITS
TOTAL MAX ALLOWABLE DENSITY:
PROPOSED

	RS	R-1A
TOTAL BUILDABLE AREA		4,404 AC (178,982 SF)
MAX DENSITY PER ZONE		12-500 USF
MAX ALLOWABLE UNITS		14 UNITS
TOTAL BUILDABLE AREA		30,004 AC (1,333,110 SF)
MAX DENSITY PER ZONE		40,000 USF
MAX ALLOWABLE UNITS		14 UNITS
TOTAL MAX ALLOWABLE DENSITY:		47 UNITS
PROPOSED		+220 UNITS

8. PARKING:
MIN. REQUIRED (25 SPACES PER UNIT):
PROPOSED:
(INC'L GARAGE & 1 DRIVEWAY) PARKING: 38 AND 38 OVERFLOW SPACES)

	RS	R-1A
MIN. REQUIRED (25 SPACES PER UNIT):		440 SPACES
PROPOSED:		475 SPACES
(INC'L GARAGE & 1 DRIVEWAY) PARKING:		38 AND 38 OVERFLOW SPACES)

9. LANDSCAPE:
MIN. REQUIRED (250,000+ SF TOTAL GROSS FLOOR AREA) = 6 SPACES
PROPOSED (12 FT X 20 FT SPACES) = 6 SPACES

10. TRASH REMOVAL SHALL BE PRIVATE VIA CURBSIDE PICK-UP.

11. THIS PARCEL IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, AS DETERMINED FROM THE FLOOD INSURANCE RATE STUDY (FIRM) HILLSBOROUGH COUNTY, CITY OF MANCHESTER, NEW HAMPSHIRE, COMMUNITY MAP NO. 330702. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER, 3001 COORDINATED DATE, SEPTEMBER 25, 2009.

12. OWNERS OF RECORD:

MAP 802, LOT 1
JAMES R. BECKLEY ARTICLE SIXTH TRUST
MATTHEW J. BECKLEY ARTICLE SIXTH TRUST
FAITH L. MARTEL ARTICLE SIXTH TRUST
NANCY J. WITTMAN LIVING TRUST
WILLIAM O. MERRILL REVOCABLE TRUST
EVERETT D. MERRILL REVOCABLE TRUST
CHARLOTTE F. MERRILL REVOCABLE TRUST

No.	DATE	REVISION	BY
-----	------	----------	----

ZONING BOARD OF ADJUSTMENT
CONCEPT PLAN
(MAR 802 LOT 1)





FIELD BOOK: 1286	DRAWING NAME: 5970 CONCEPT FH-42 COLOR	5970	1 OF 1
DRAWING LOC.: \\5000\5970\DWG\5970 CONCEPT		File Number	Sheet



Building Type - A

JAD DESIGN GROUP INC.

CUSTOM RESIDENTIAL DESIGN

www.jaddesigngroup.com 603.554.1199



Corporate Office

20 Cotton Road, Nashua,
NH 03063
(603) 889-0318

PRELIMINARY DESIGN CONCEPTS

REVISIONS

NO./DATE		REMARKS	RELEASE DATE:
1			
2			
3			