

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338



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Planning Dept.

PRELIMINARY
Subdivision Application

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

Property information

Tax map #: 216; Lot #'s: 67; Zoning district: Industrial

Property address/location: 40 Elmo Lane; # acres: 59.74

Name of project (if applicable): Lababidi Industrial Park

Proposed project

Describe proposed project: The proposed project is to subdivide the parcel into three lots to create a
phased Industrial subdivision.

Approximate # of lots proposed: Three; approx. # acres of upland: _____

City water? yes ____ no x; how far is City water from the site? 1,410 feet

City sewer? yes ____ no x; how far is City sewer from the site? 3,500 feet

Applicant/Agent

Property owner (include name of individual): Ziad Lababidi

Property owner mailing address: 40 Elmo Lane, Rochester NH 03867

Property owner phone # 603 969-1438 email: Ziadlababidi@aol.com

Applicant/Developer (if different from property owner): _____

Applicant/Developer mailing address: _____

Applicant/developer phone # _____ email: _____

Engineer/designer/agent: Norway Plains Associates, Inc; Scott Lawler, PE

Engineer/designer/agent phone # 603 335-3948 email: slawler@norwayplains.com

Signature

Date

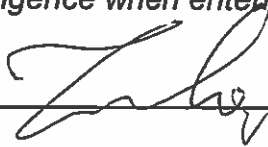
3/4/16

[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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: _____



Date: _____

3/4/16

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249

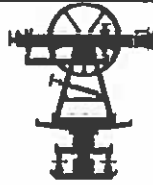
Continental Blvd. (03867)

Rochester, NH 03866-0249

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Alton, NH 03809

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rtetreault@norwayplains.com

March 7, 2016

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re: Industrial Subdivision Application - Conceptual Review for Ziad Lababidi; 40 Elmo Lane - Map 216, Lot 67.

Dear Mr. Creighton:

On behalf of Ziad Lababidi, Norway Plains Associates Inc is please to submit a Preliminary Subdivision Application for Conceptual review for three lot industrial subdivision. The proposal is to subdivide the existing industrial lot into three parcels. The proposed project is located at 40 Elmo Lane, as depicted on the Rochester Assessor Map 216, Lot 67. The parcel is located in the Industrial (GI) zoning district and a portion is in current use.

The 59.74 acre property is owned by Ziad Lababidi and is the currently developed with a 16,200 square foot heavy equipment sales, storage and repair facility. The facility was approved by the Rochester Planning Board in 2002 and amended in 2006.

Elmo Lane is a class IV roadway, owned by the City of Rochester. It underwent an upgraded as part of the site plan approval, but was never fully completed. The remaining work requires a finish coat of pavement and minor regrading. This work will be completed as part of the proposed roadway for the subdivision.

Frontage for the existing lot is located off Elmo Lane. Therefore, to provide access and frontage to the proposed lots, a new roadway will need to be constructed from Elmo Lane into the parcel. This proposed roadway will be in the same location as the existing driveway to the facility. A cul-de-sac is proposed at the end of the roadway and will be designed to accommodate large trucks and the City of Rochester fire apparatus.

The proposed 1,500 linear roadway will be designed to the City of Rochester roadway requirements, with the anticipation that the City would accept it as part of the Elmo Lane roadway acceptance. It will consist of a 26 foot wide pavement and 3 foot wide gravel shoulders. Culverts will be placed at appropriate locations to maintain the existing hydrology. Stormwater management and Best Management Practices will be incorporated into the design plans.

As is the case of the existing facility, the new lots will be serviced by on-site well and subsurface disposal system (septic system). Each of the proposed three lots will be greater than 5 acres in size, such that NHDES Subdivision approval is not required.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scott A. Lawler". The signature is fluid and cursive, with a large initial "S" and "L".

By:

Scott A. Lawler, PE, Project Engineer

cc: Ziad Lababidi

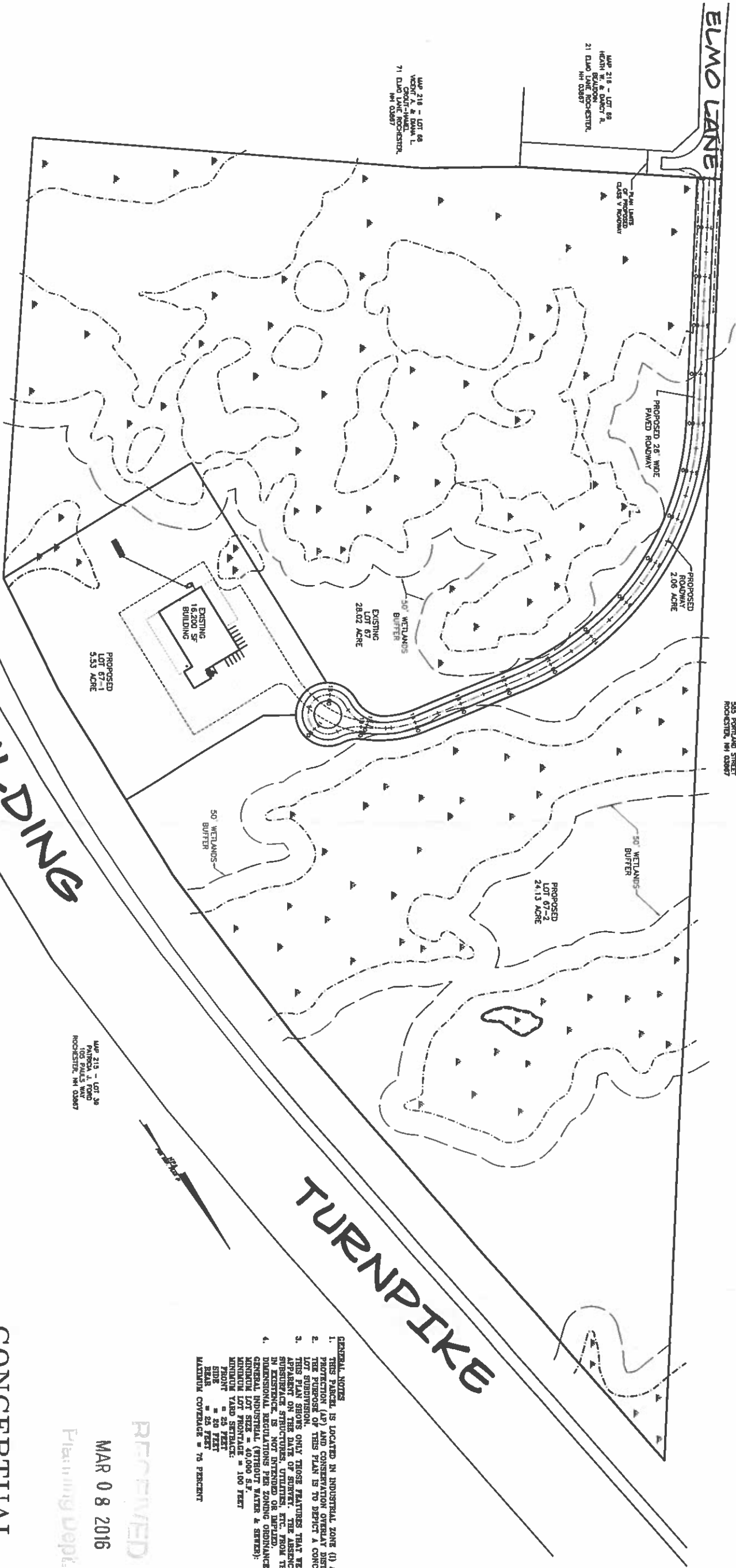


REVISIONS:

MAP 216 - LOT 66
ROBERT ALLEN RECREATION
ASSOCIATES
600 N. BENTON
240 FARM ROAD
ROCHESTER, NH 03867

MAP 215 - LOT 65
HEATH, W. & DAVID A.
21 ELMO LANE
ROCHESTER,
NH 03867

MAP 216 - LOT 66
VANDER A. & DAVID L.
ROCHESTER
71 ELMO LANE
ROCHESTER,
NH 03867



- GENERAL NOTES
1. THIS PARCEL IS LOCATED IN INDUSTRIAL ZONE (I) AND AQUICFER PROTECTION (AP) AND CONSERVATION OVERLAY DISTRICTS.
 2. THE PURPOSE OF THIS PLAN IS TO DEPICT A CONCEPTUAL THREE LOT SUBDIVISION.
 3. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE USUALLY ASSUMED OR KNOWN OR OBSERVED OR DERIVED FROM THE RECORD OF SUBDIVISIONS, UTILITIES, ETC., FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
 4. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE
- GENERAL INDUSTRIAL (WITHOUT WATER & SEWER):
MINIMUM LOT SIZE = 40,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONT = 25 FEET
MINIMUM LOT SIDE = 25 FEET
MINIMUM LOT REAR = 25 FEET
MINIMUM LOT CORNER = 25 FEET
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONT = 25 FEET
MINIMUM LOT SIDE = 25 FEET
MINIMUM LOT REAR = 25 FEET
MINIMUM LOT CORNER = 25 FEET
MINIMUM LOT AREA = 10,000 S.F.

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CONCEPTUAL
SUBDIVISION PLAN
ELMO LANE
ROCHESTER, N.H.

FOR

ZIAD LABABIDI

SCALE: 1"=100'

GRAPHIC SCALE

MARCH 2016

FILE NO. 164
PLAN NO. C-2032
DWG. NO. 01161/SP-3
P.B. NO. N/A

- REFERENCE PLANS:
1. PROPOSED PLAN - PROPOSED ELMO LANE PARK - ROCHESTER, N.H. FOR THE CITY OF ROCHESTER, N.H. (2016)
 2. PROPOSED SITE PLAN - ELMO LANE, ROCHESTER, N.H. FOR ZIAD LABABIDI DATED JAN. 2016, REVISED DECEMBER 2016 BY NORWAY PLAINS ASSOCIATES, INC. AND ON FILE AT THE ROCHESTER PLANNING DEPARTMENT.

MAP 215 - LOT 65
GEO. ACTION ROAD LLC
400 FARM ROAD
ROCHESTER, NH 03867

MAP 215 - LOT 65
PARKS, J. FOND
100 PAULS WAY
ROCHESTER, NH 03867

NORWAY PLAINS ASSOCIATES, INC.