

BEALS ASSOCIATES PLLC

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August 3, 2016

City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RECEIVED

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Planning Dept.

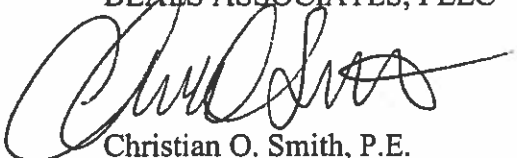
RE: Letter of Explanation - Proposed Concept Subdivision Plan - Chesley Hill Road
Tax Map#: 137 Lot #: 9

Dear Members of the Board:

Makris R.E. Development, Inc. is proposing to subdivide the parcel depicted on Rochester Tax Map 137, Lot 9 into 53 residential lots served by municipal water service and septic systems. The proposal differs from the previously presented concepts in that Map 139, Lot #10 is not contemplated for any portion of lot development (which allows for the septic system proposal); the limit of the through road is via solely the Donald Street right-of-way (ROW) reducing the overall new road length to approximately 5,000 linear feet, due to lot sizing by soil type, lots range from 0.58 - acre to 2.22-acres in size and there are 53-lots proposed for the entire development where there were 76-lots proposed exclusively on Lot 9 in earlier concepts. In addition definitive phasing lines have been provided that depict clearly what lots are proposed to be developed within each proposed phase. Possible drainage treatment/mitigation areas are shown & all utilities will continue to be proposed underground.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC



Christian O. Smith, P.E.
Principal

PREPARED FOR:
MAKRIS R.E. DEVELOPMENT, LLC
11 WENTWORTH TERRACE
DOVER, NH 03820

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ROUTE 16 SPAULDING TURNPIKE



53 PROPOSED LOTS
w/ 5000 ft OF ROAD

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|-------------------------|------------------|
| REVISIONS: | |
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| | |
| DATE: | |
| DESIGN REVIEW PLAN | |
| RESIDENTIAL DEVELOPMENT | |
| CHESLEY HILL ROAD | |
| ROCHESTER, NH | |
| DATE: FEB. 2016 | SCALE: 1"=150' |
| PROJ. NO: NH-1860 | SHEET NO. 1 OF 1 |

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