

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



PRELIMINARY
Site Plan Application

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

Property information

Tax map #: 224; Lot #'s): 310; Zoning district: Agricultural

Property address/location: 685 Salmon Falls Rd. Rochester, NH; # acres: 74

Name of project (if applicable): N/A

Proposed project

Describe proposed project: Conventional Residential Subdivision

Nonresidential: current bldg. size _____ s.f.; total proposed bldg. size _____ s.f.

Residential: current # units 1 single family; total proposed # units 40 lots (Single family)

City water? yes x no ____; how far is City water from the site? At property frontage

City sewer? yes x no ____; how far is City sewer from the site? At property frontage

Applicant/Agent

Property owner (include name of individual): Metivier Family Trust

Property owner mailing address: 1118 Mill Rd. Schellsburg, PA 15559-9004

Property owner phone # _____ email: _____

Applicant/developer (if different from property owner): I & L Terra Holdings Inc.

Applicant/Developer mailing address: 1 Whitehorse Dr. Rye, NH 03870

Applicant/developer phone # 603-490-7635 email: fourstarbuilder@comcast.net

Engineer/designer/agent: Beals Associates, PLLC.

Engineer/designer/agent phone # 603-583-4860 email: csmith@bealsassociates.com

Signature

Date

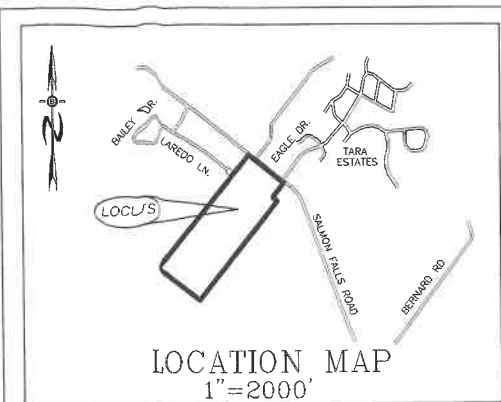
[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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: Gay L Metivier TTE

Date: 3/20/17



- LEGEND
- UTILITY POLE
 - TEST PIT W/ NO.
 - STONE WALL
 - TREE LINE
 - EXISTING CONTOUR - 10'
 - EXISTING CONTOUR - 2'
 - WETLAND BOUNDARY
 - SOILS BOUNDARY LINE
 - BUILDING SETBACK LINE
 - ABUTTING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE

ZONING REQUIREMENTS

ZONE - AGRICULTURAL	20,000 S.F. MIN.
LOT AREA (w/ S&W)	150 FT.
LOT FRONTAGE	20 FT.
FRONT YARD	20 FT. MIN.
REAR YARD	10 FT.
SIDE YARD	50 FT. (25' NO-DISTURB)
WETLAND SETBACK	35 FT.
BUILDING HEIGHT	35 FT.
COVERAGE (FOOTPRINT)	35% MAX.

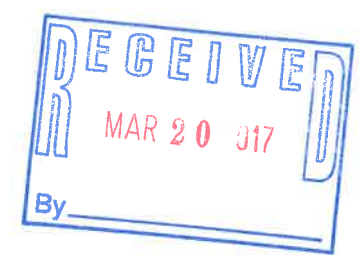
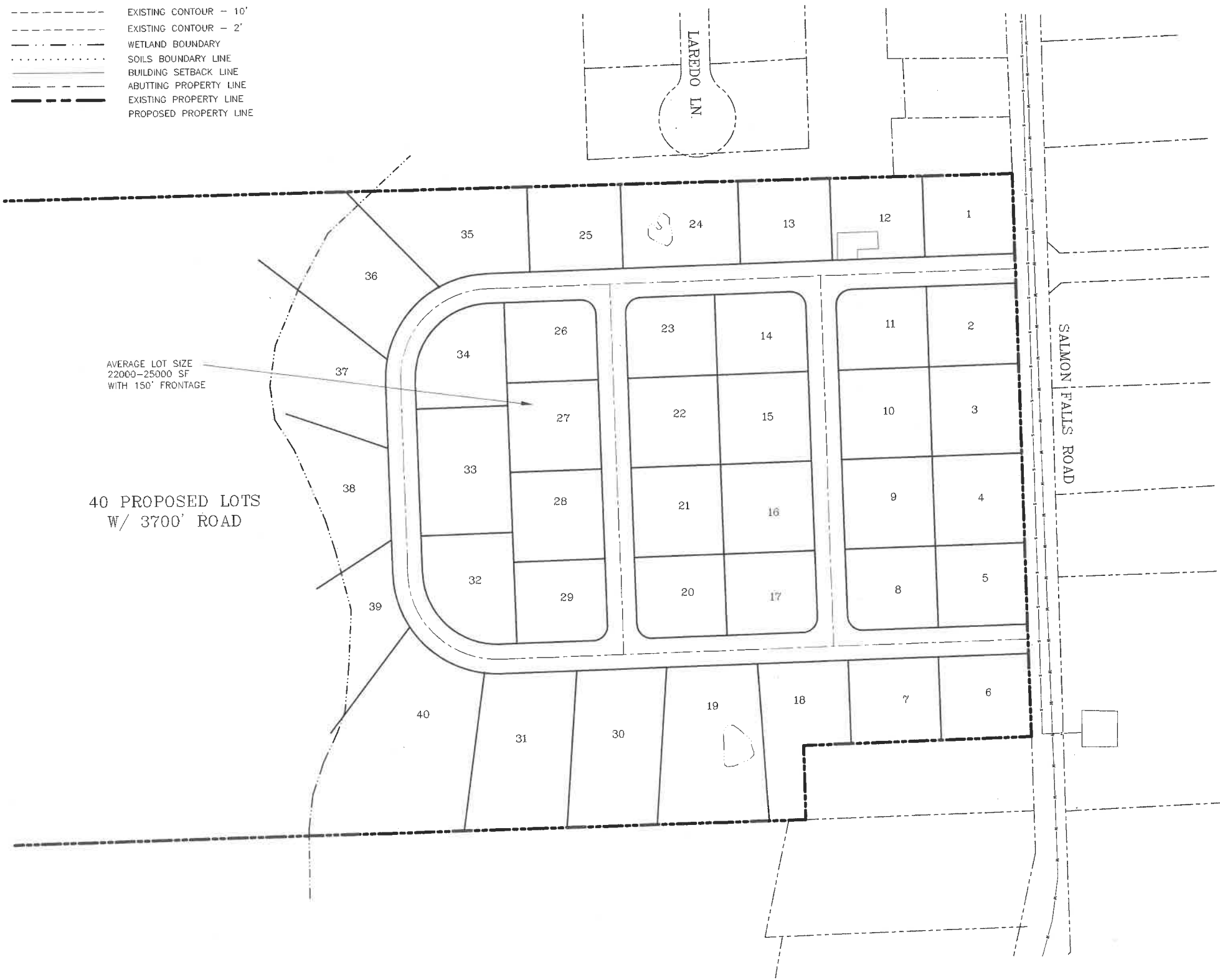
PREPARED FOR:

J&L TERRA HOLDINGS, INC.
79 EXETER ROAD
N. HAMPTON, N.H. 03862

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

- NOTES
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - ALL ROAD AND DRAINAGE WORK TO CONFORM TO CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ALL PROPOSED SIGNS SHALL CONFORM TO THE CITY ZONING REGULATIONS.
 - SUBJECT PARCEL LIES WITHIN ZONE X ON FEMA PANEL _____ MAY 17, 1998
 - PROJECT IS BASED ON USGS DATUM NAVD 1988.
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.



THE INTENT OF THIS PLAN IS TO ESTABLISH RESIDENTIAL LOT DENSITY YIELD OR PRELIMINARY COMMERCIAL DESIGN USING CALCULATIONS ACCORDING TO TOWN REGULATIONS AND NOT INTENDED FOR CONSTRUCTION AND/OR APPROVAL. THIS PLAN WAS CREATED USING AVAILABLE DATA FROM EXISTING MUNICIPAL AND STATE RECORDS. THE ELEVATIONS SHOWN ARE FROM USGS MAPS AND TO BE CONSIDERED APPROXIMATE.

BEALS ASSOCIATES PLLC. DID NOT PERFORM A BOUNDARY SURVEY AND TAKES NO RESPONSIBILITY FOR ITS USE. BOUNDARY DATA WAS TAKEN FROM EXISTING PUBLIC RECORDS.

REVISIONS:		DATE:
DESIGN REVIEW PLAN		
FOR: RESIDENTIAL DEVELOPMENT SALMON FALLS ROAD ROCHESTER, NH		
DATE: MARCH 2017	SCALE: 1"=100'	
PROJ. NO: NH-1007	SHEET NO. 1 OF 00	