

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



REC

APR 13 2015

Planning

PRELIMINARY
Site Plan Application

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

Property information

Tax map #: 255 ; Lot #'(s): 13 ; Zoning district: OFFICE COMMERCIAL

Property address/location: 319 ROCHESTER HILL ROAD ; # acres: 3.3 AC

Name of project (if applicable): SITE PLAN FOR ROBERT DIBERTO

Proposed project

Describe proposed project: CONSTRUCTION OF 13 NEW TOWNHOUSES

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

Residential: current # units 14 ; total proposed # units 13

City water? yes ___ no X ; how far is City water from the site? 2200 IN ROCHESTER

City sewer? yes ___ no X ; how far is City sewer from the site? OVER A MILE

Applicant/Agent

Property owner (include name of individual): ROBERT DIBERTO

Property owner mailing address: 334 ROUTE 108, MADBURY, NH 03823

Property owner phone # 781-4321 *email:* _____

Applicant/developer (if different from property owner): SAME

Applicant/Developer mailing address: _____

Applicant/developer phone # _____ *email:* _____

Engineer/designer/agent: BERRY SURVEYING & ENGINEERING CHRIS BERRY

Engineer/designer/agent phone # 603-332-2863 *email:* CRBERRY@METROCAST.NET


Signature

4-13-15
Date

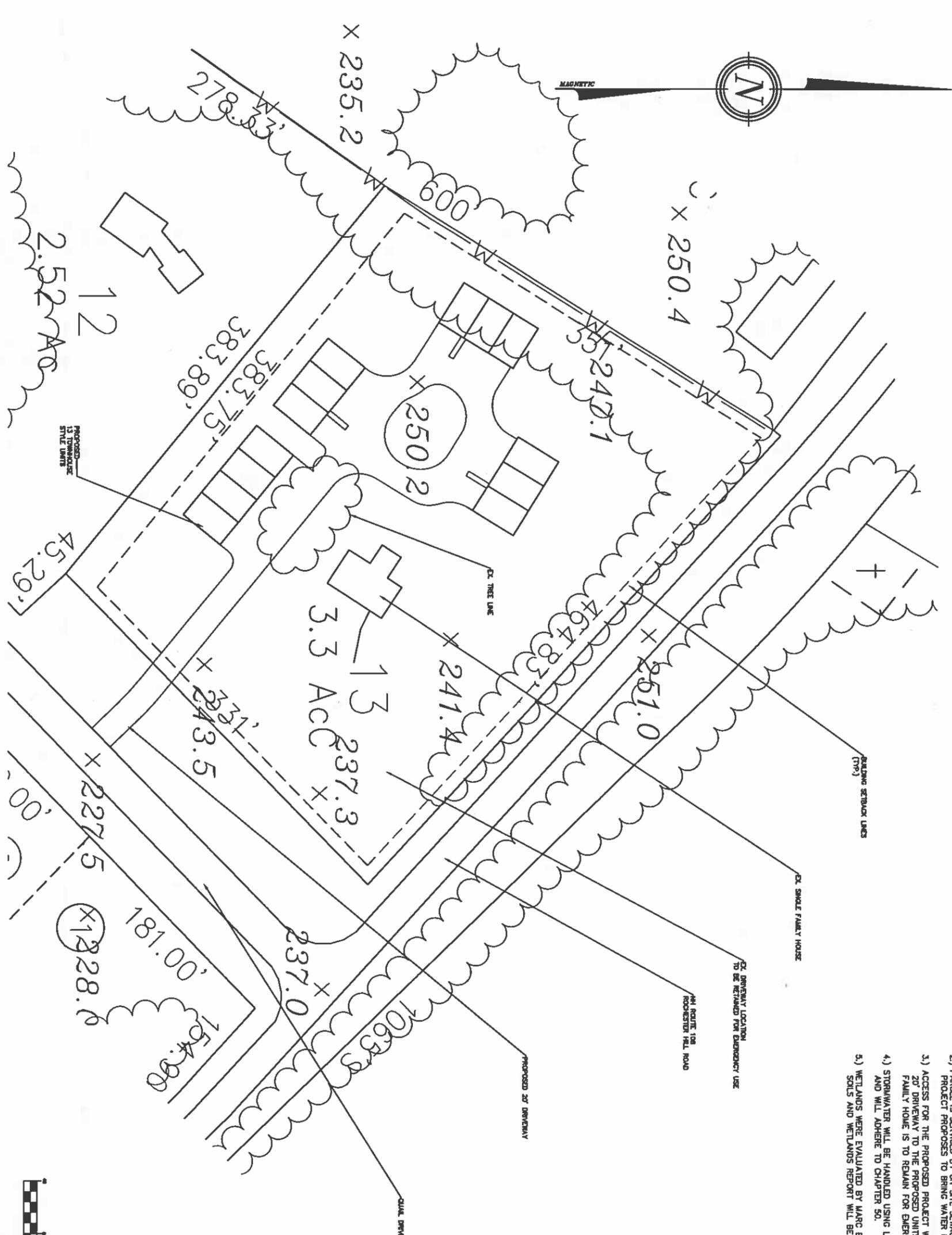
[Office use only. Payment of fee. Amount \$ _____ Check # _____ Date paid _____]

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: _____

Date: _____



- 1.) PARCEL IS LOCATED WITHIN THE OFFICE COMMERCIAL ZONE. THE PROJECT PROPOSES 13 NEW TOWNHOUSE STYLE RESIDENTIAL UNITS.
- 2.) PARCEL IS SERVED BY ON SITE SEWAGE DISPOSAL SYSTEMS. PROJECT PROPOSES TO BRING WATER FROM SOMERSMOUTH.
- 3.) ACCESS FOR THE PROPOSED PROJECT WILL BE FROM QUAIL DRIVE AND WILL UTILIZE A 20' DRIVEWAY TO THE PROPOSED UNITS. THE EXISTING DRIVEWAY TO THE SINGLE FAMILY HOME IS TO REMAIN FOR EMERGENCY USE / ACCESS.
- 4.) STORMWATER WILL BE HANDLED USING LOW IMPACT DEVELOPMENT STANDARDS AND WILL ADHERE TO CHAPTER 50.
- 5.) WETLANDS WERE EVALUATED BY MARC E. JACOBS ON APRIL 10, 2015. SITE SPECIFIC SOILS AND WETLANDS REPORT WILL BE PROVIDED AS PART OF THE FULL APPLICATION.

RECEIVED
APR 13 2015
Planning Dept.



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 40 FT.
DATE : MARCH 17, 2015
FILE NO. : DB 2015-017

CONCEPT SITE PLAN
FOR
ROBERT DIBERTO
ROUTE 108 & QUAIL DRIVE
ROCHESTER, N.H.
TAX MAP 255, LOT 13

REVISION	DATE	DESCRIPTION