

# Rochester Schools- Public Forum

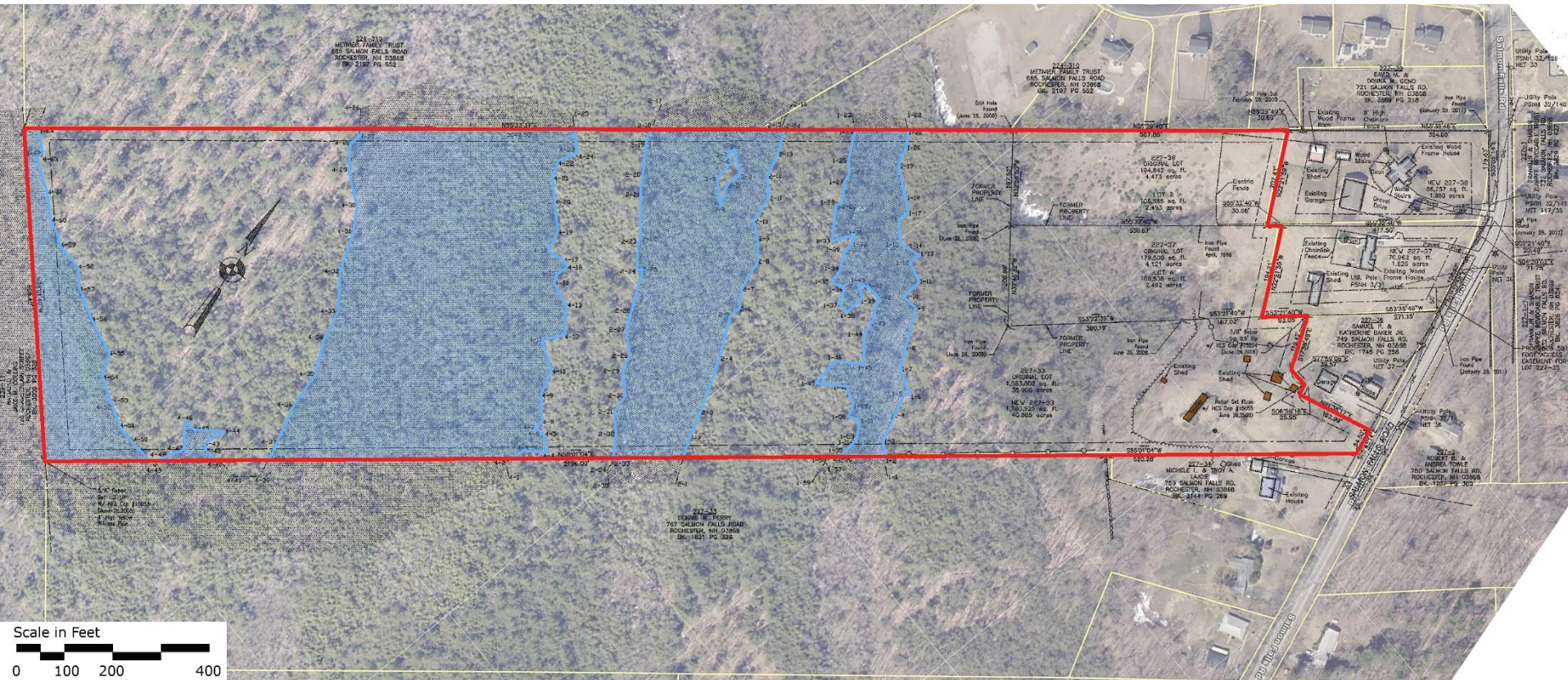
June 26, 2023



# Rochester Elementary Schools



# Existing Conditions



# Existing Site Photos



# Existing Site Facts:

- **40.88 Acres**
- **Salmon Falls Road- 50' frontage**
- **Rolling topography – elevation 328 in NE corner to 308 at SW corner**
- **Front upland area is 12.2 acres of contiguous area**
- **Eversource Electric – 3-phase at Salmon Falls Road frontage**
- **No natural gas supply**
- **City of Rochester Water is available – water main pressure will need to be reviewed**
- **City of Rochester Sanitary Sewer is available – there is sufficient capacity**
- **Communications: Consolidated Communications wire DSL service available. Fidium Fiber (2 miles away) in an expansion program**



# Site Issues being reviewed:

- **Site topography & boundary**
- **Traffic & Site Access**
- **Soil Conditions**
- **Groundwater Elevations**
- **Wetland Locations, Function & Value**
- **Utilities**
  - **Sanitary Sewer, Water, Telecommunications, Electrical**
- **Stormwater**
- **Landscape Buffers**

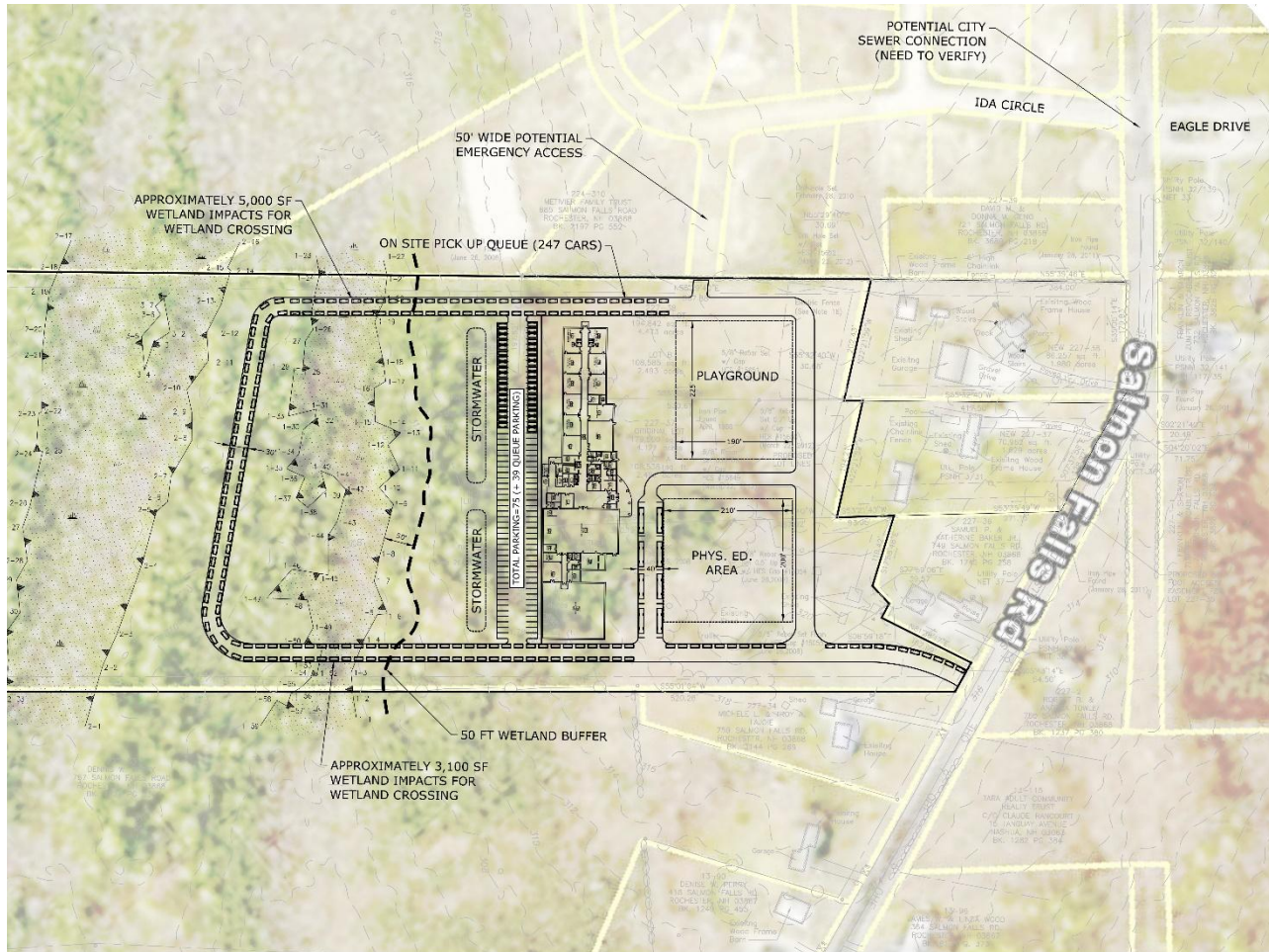


# Proposed Site Program:

- **New Elementary School of approximately 66,000 SF**
- **Parking for 75 cars**
- **Bus loop for 8-10 buses at once**
- **Parent drop off for 270 +/- cars**
- **Play fields: 1.5 AC – 2.5 AC multi-use field**
- **Playgrounds**
  - **Multiple age groups**
  - **Includes hard surface areas**

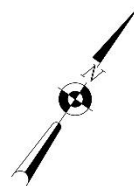


# Proposed Site Plan – Concept 3.1



## LEGEND

- SUBJECT PARCEL BOUNDARY
- WETLAND BOUNDARY
- 50 FOOT WETLAND BUFFER
- BUILDING SETBACK



SCALE: 1" = 100'

**CONCEPT 3.1**  
**753 SALMON FALLS ROAD**  
**ROCHESTER, NEW HAMPSHIRE**  
**MAP 227 LOT 35**  
**40.885 ACRES**

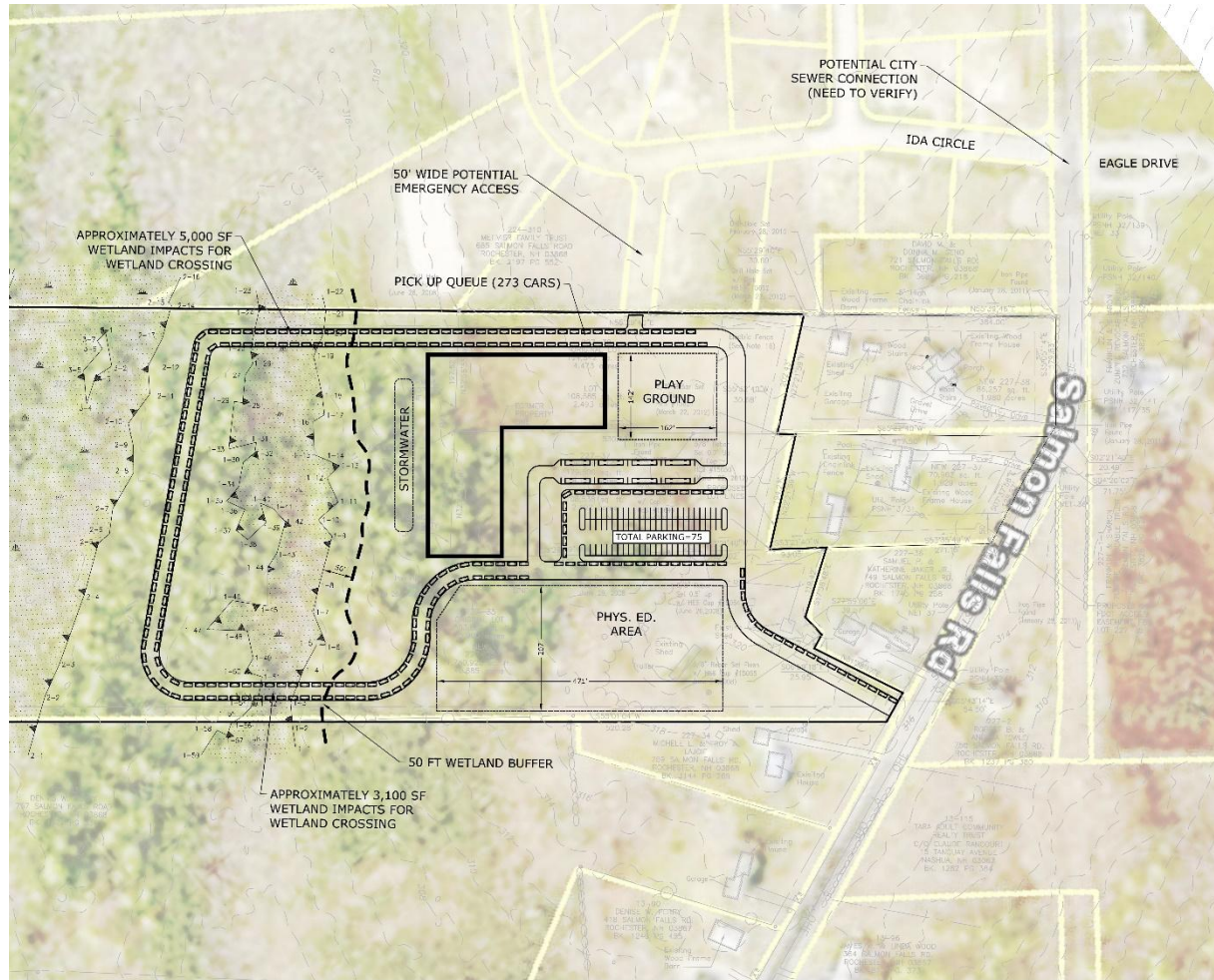
April 5, 2023

**Tighe & Bond**  
 177 Corporate Drive  
 Portsmouth, NH 03801  
 (603) 433-8818

**banwell**  
 ARCHITECTS



# Proposed Site Plan – Concept 4.1



## LEGEND

- SUBJECT PARCEL BOUNDARY
- WETLAND BOUNDARY
- 50 FOOT WETLAND BUFFER
- BUILDING SETBACK



0 100 200  
SCALE: 1" = 100'

**CONCEPT 4.1**  
**753 SALMON FALLS ROAD**  
**ROCHESTER, NEW HAMPSHIRE**  
**MAP 227 LOT 35**  
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April 4, 2023

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# Permits Required:

- **NH DES Alteration of Terrain (AOT)**
- **NH DES Wastewater Discharge Permit**
- **NH DES Standard Dredge and Fill Permit (Wetlands)**



# Schedule Draft

Rochester School, District  
New Elementary School  
PROJECT SCHEDULE DRAFT  
5/23/23



	2023				2024															
	May	June-Aug			Sept- Nov			Dec	Jan- March			April - June			July	Aug	Sept	Oct	Nov	Dec
JBC Committee Meetings	*	*	*	*	*	*	*		*	*	*	*	*	*						
Public Forum Meetings Community Center Faculty & Admin Review		*	*	*		*														
					*															
Design																				
Programing																				
Design Development																				
Construction Manager/ Estimator RFP																				
Structural & MEP/ Technology Review																				
Civil Engineer Develop Plan																				
DD Cost Estimate																				
Bidding Documents																				
Final Guaranteed Maximum Price																				
School Board Design/ Cost Approval					*				*											
Construction																				
PERMITS:																				
Local Building Inspector				*			*													
Local Fire Department			*				*													
State Fire Marshal							*													
NH Department of Education																				

Arch/Engineer

Civil Engineer

Estimate/  
Construction

Arch/Engineer

Civil Engineer

Estimate/  
Construction



# Thank you!!

## Questions?

