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SEP 06 2013

Planning Dept.

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 9/2/16 Is a conditional needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 215; Lot #(s): 17; Zoning district: R-2
Property address/location: 15 Norway Plains Road
Name of project (if applicable): Proposed Subdivision
Size of site: 5.39 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): The Estate of Bruce Roberts
Mailing address: 15 Norway Plains Road, Rochester, NH 03868
Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Ekimbor, LLC (Robert Graham)
Mailing address: 2637 East Pompano Beach, FL
Telephone #: 603-778-7521 Email: Rob@Graham-comsult.com

Engineer/surveyor

Name (include name of individual): Tighe & Bond, Inc. (Kenneth Mavrogeorge, PE)
Mailing address: 177 Corporate Drive, Portsmouth, NH 03801
Telephone #: 603-433-8818 Fax #: 603-433-8988
Email address: kamavrogeorge@tighebond.com Professional license #: 13326

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? Yes
Number of cubic yards of earth being removed from the site? Unknown
City water? yes X no _____; How far is City water from the site? 0 ft (along frontage)
City sewer? yes X no _____; How far is City sewer from the site? 0 ft (along frontage)

Continued Minor Subdivision Plan application Tax Map: 215 Lot: 17 Zone R-2

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? _____

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

See attached narrative and associated site plan review application.

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: 8-29-16

Signature of applicant/developer: _____

Date: 8-29-16

Signature of agent: _____

Date: 8-29-16

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: 8-29-16

Project Narrative

Norway Plains Road Subdivision – Ekimbor, LLC

Date: September 6, 2016

Existing Conditions:

Fifteen Norway Plains Road is a 5.39 acre lot in the northern part of Rochester, NH. The lot contains a single family home, a cabinet shop and three small sheds. The lot is bounded by the Northcoast Corporation Rail Road property to the east, a residential apartment complex to the north, and Norway Plains Road to the west. The lot slopes from north to south and is primarily wooded.

The site does contain two small wetland areas. However, the wetlands total less than one half acre and thus do not fall under the conservation overlay district.

Project Description:

Zoning Board of Adjustment Approval:

The Applicant appeared before the Rochester Zoning Board of Adjustment on August 10th seeking a variance for increase lot density. The requested variance was granted allowing 5,452 sf of lot area per dwelling unit on Lot 1 of the proposed subdivision in lieu of the required 7,500 sf per dwelling unit.

Based on the Zoning Board's decision, the Applicant has significantly revised the proposed design to incorporate suggestions from the Planning Department, Planning Board and the Zoning Board.

Subdivision:

The proposed subdivision of 15 Norway Plains Road consists of the creation of two (2) individual residential lots. The proposed interior Loop Road is proposed to be a privately owned and maintained street. Thus, snow removal, refuse and recycling pick up and maintenance will be the responsibility of the property owner or the development's association.

Lot 1 of the proposed subdivision would consist of approximately 218,112 sf in area. This lot would contain no more than 40 units (maximum allowed by the ZBA decision), each with no more than 2 bedrooms (also a condition of the ZBA decision). The proposed design for this lot includes ten (10) 4 unit townhouses which would be serviced by underground utilities and share a stormwater management system (see Site Plan Review application for more detail information).

Lot 2 of the proposed subdivision would be for the existing single family home and consist of approximately 16,660 sf in area. The existing home is proposed to be converted into a duplex as part of the subdivision (2 units) with each unit having 2 bedrooms. This lot is proposed to be serviced by the existing underground utilities (water, sewer, propane) and the existing overhead electric and communication lines. Stormwater runoff from this lot would flow south to a small wetland and into an existing culvert beneath Norway Plains Road. The stormwater would not be treated in the proposed gravel wetland on Lot 1.

Information on the proposed stormwater and utilities for each lot can be found on the enclosed plans Sheets C-102 and C-103.

Easements/Covenants:

Two easements are proposed as part of the subdivision. The first would be a reciprocal temporary grading easement to allow the construction of the multifamily development. The

second would be a reciprocal drainage easement to allow for stormwater flows to flow across each lot from one another. These easements are called out on the Subdivision Plan (Sheet 2 of 2).

In addition to the easements, Lot 1 would be limited to a maximum of 40 units each with no more than 2 bedrooms per the ZBA's decision. This is noted on the Subdivision Plan (Sheet 2 of 2).

Lastly, the building on Lot 2 would be required to be converted to a duplex. This has also been noted on the Subdivision Plan (Sheet 2 of 2).

For More Information:

For more information on the proposed development, please see the Site Plan Review Application submitted to the Planning Department on September 6, 2016.

G0693-Subdivision-Narrative.doc

PROPOSED SUBDIVISION
MINOR SUBDIVISION APPLICATION PLANS
15 NORWAY PLAINS ROAD
ROCHESTER, NH
(TAX MAP 215 LOT 17)
SEPTEMBER 6, 2016

RECEIVED
SEP 06 2016
Planning Dept.



PREPARED BY:
Tighe & Bond
www.tighebond.com

IN CONJUNCTION WITH:
North Easterly Surveying, Inc.
191 State Road, Suite 1
Kittery, ME 03904

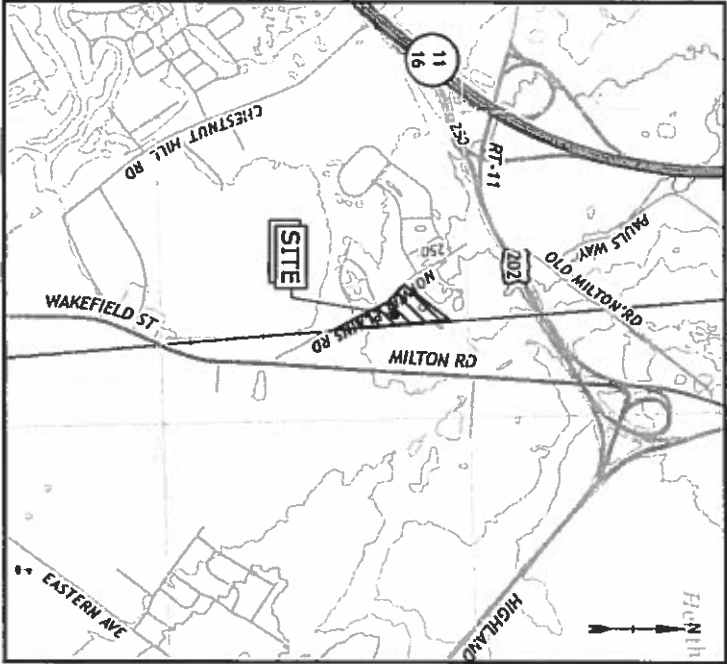
PREPARED FOR:
Ekimbor, LLC
2637 East Atlantic Blvd.
Pompano Beach, FL 33062

OWNER:
The Estate of Bruce J. Roberts
15 Norway Plains Road
Rochester, NH 03868

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
COVER	COVER
1 OF 2	EXISTING CONDITIONS
2 OF 2	SUBDIVISION PLAN
C-101	SITE PLAN
C-103	UTILITIES PLAN

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY _____ DATE _____

SUBDIVISION APPROVAL. WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER /DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.
GRANTED WAIVERS: N/A



LOCATION MAP
SCALE: 1" = 1000'

COMPLETE SET 5 SHEETS
FOR MORE INFORMATION ABOUT THIS SUBDIVISION
OR THE PROPOSED MULTIFAMILY DEVELOPMENT CONTACT:
THE CITY OF ROCHESTER PLANNING DEPARTMENT AT (603) 335-1338

ZONING DATA.
 ZONE: Residential 2 (R2)
 REQUIREMENTS: PER TABLE 19-A

Single Family	6,000	60	10	0	20	30	35	30	See Section 42.19, Ordinal Standard
Two Family	8,000	80	10	0	20	30	45	30	See Section 42.19, Ordinal Standard
Three & Four Family	12,000 &	12,000 &	10	0	20	30	60	30	See Section 42.19, Ordinal Standard
Apartment	30,000	100	15	10	25	30	60	30	See Section 42.19, Ordinal Standard
All Other Uses	8,000	80	10	0	20	30	35	30	See Section 42.19, Ordinal Standard

PLAN REFERENCES.

1. "PLAN OF LAND, ROCHESTER, N.H. FOR J. BRUCE & JUNE L. ROBERTS," PREPARED BY JOHN W. DUNION ASSOCIATES, INC., DATED JUNE 13, 1979 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 19A-10.
2. "REVISED SUBDIVISION PLAN, JOHN E. KELLEY, ROCHESTER, N.H.," PREPARED BY FREDERICK E. DREW ASSOCIATES, DATED NOV. 1982 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 23A-152.
3. "NORWAY PLAINS ROAD HOUSING, ROCHESTER, N.H., J.L.S. REALTY - STRATHAM, N.H.," PREPARED BY KIMBALL CHASE, DATED 7-23-88 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 33-88.

LEGEND.

- STREET SIGN
- MONUMENT FOUND
- UTILITY POLE
- WETLAND
- NOW OR FORMERLY N/F
- SEWER MAIN HOLE
- WATER VALVE
- FIRE HYDRANT
- WATER GATE
- SEWER MAN HOLE
- CATCH BASIN
- PROPERTY LINE
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- EDGE OF WETLAND
- EDGE OF PAVEMENT
- APPROX. TREE LINE

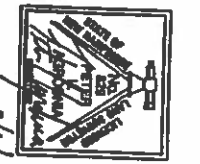
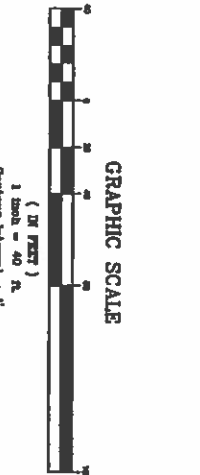
NOTES.

1. OWNERS OF RECORD: TAX MAP 215, LOTS 17 & 18, J. BRUCE & JUNE L. ROBERTS, S.C.R.D. BOOK 388, PAGE 419, DATED JUNE 23, 1971.
2. TOTAL EXISTING PARCEL AREA: TAX MAP 215, LOTS 17 & 18, 234,772 SQ. FT. (5.39 AC.)
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON APRIL 20, 2016.
7. UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD PRIOR TO DESIGN OR CONSTRUCTION.
8. ERROR OF CLOSURE OF TRAVERSE IS 1:10,000.



INVERT TABLE

SIZE	STA. #1	STA. #2	STA. #3	STA. #4	STA. #5	STA. #6	STA. #7	STA. #8	STA. #9	STA. #10
36" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
30" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
24" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
18" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
12" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
8" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
6" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
4" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
3" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
2" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95
1" DIA.	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95	244.95



REVISIONS

REV.	DATE	BY	CHKD.	APPD.
1	9/1/16	AND TEST PITS / ADJUSTERS		
2				
3				
4				
5				
6				
7				
8				
9				
10				

EXISTING CONDITIONS

FOR PROPERTY AT
 15 Norway Plains Road
 Rochester, Strafford County, New Hampshire

J. Bruce & June L. Roberts

PREPARED FOR
 EASTERLY SURVEYING, INC.
 191 STATE ROAD, SUITE #1
 KITTERY, MAINE 03904
 (207) 438-6333

DRAWING NO. 1650, SITE
 DATE: 6/29/16
 SHEET: 1 OF 2
 DRAWN BY: P.A.L.
 CHECKED BY: P.A.L.

SPECIAL NOTE:
1. EACH TOWNHOUSE SHALL RECEIVE A 4" DUCTILE IRON FIRE SERVICE FOR INTERIOR FIRE SUPPRESSION SYSTEM. COORDINATE WITH ROCHESTER FIRE DEPARTMENT.
2. EACH TOWNHOUSE SHALL RECEIVE A SINGLE 2" TYPE K COPPER DOMESTIC WATER SERVICE WITH INTERIOR MANHOLE AND INDIVIDUAL METERS PER UNIT.

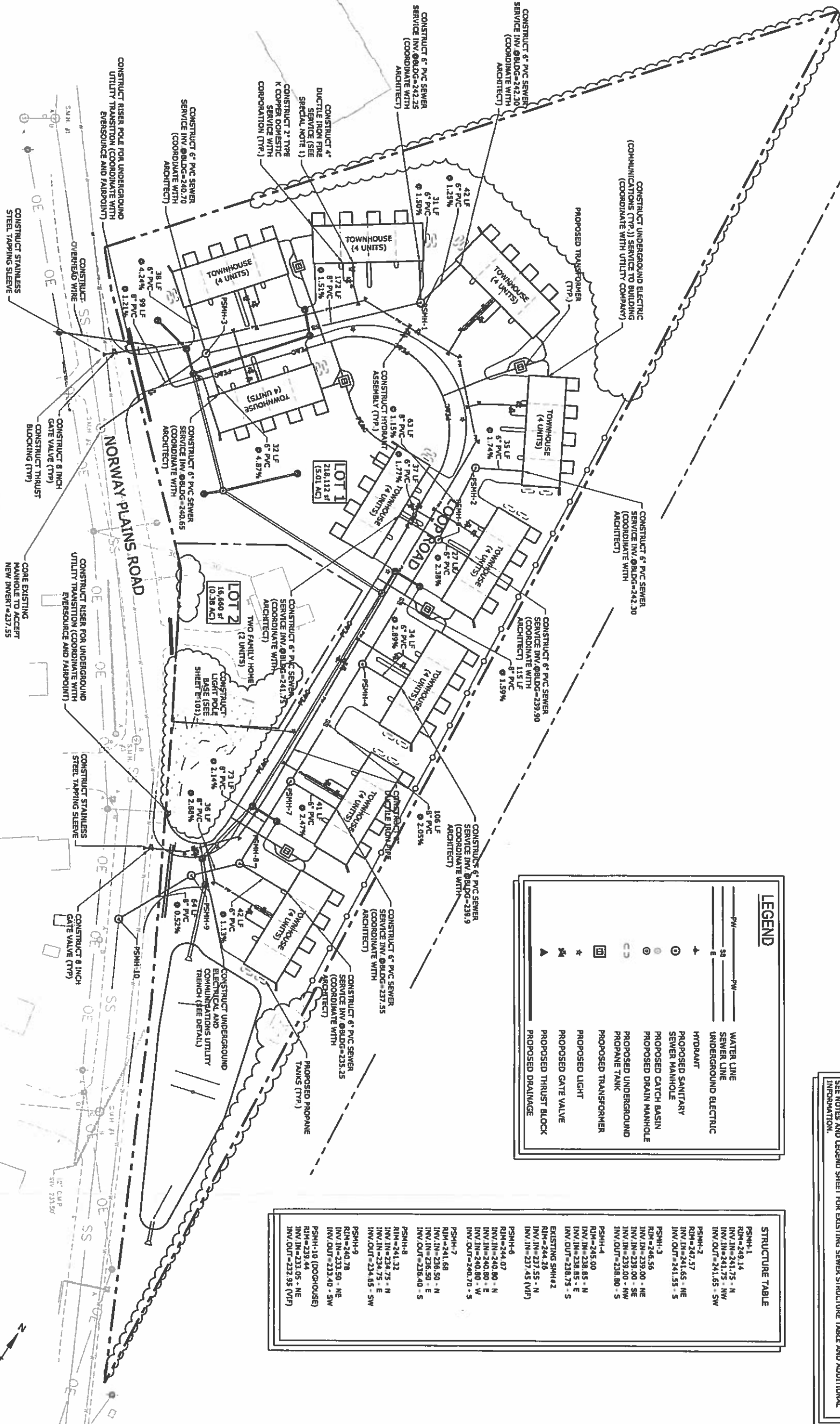
NOTE:
SEE NOTES AND LEGEND SHEET FOR EXISTING SEWER STRUCTURE TABLE AND ADDITIONAL INFORMATION.

LEGEND

— PW —	WATER LINE
— S —	SEWER LINE
— E —	UNDERGROUND ELECTRIC
▲	HYDRANT
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CATCH BASIN
○	PROPOSED DRAIN MANHOLE
○	PROPOSED UNDERGROUND PROPANE TANK
□	PROPOSED TRANSFORMER
*	PROPOSED LIGHT
▲	PROPOSED GATE VALVE
▲	PROPOSED THRUST BLOCK
▲	PROPOSED DRAINAGE

STRUCTURE TABLE

PSMH-1	RIM=249.14 INV. IN=241.75 - N INV. IN=241.75 - NW INV. OUT=241.65 - SW
PSMH-2	RIM=247.57 INV. IN=241.65 - NE INV. OUT=241.55 - S
PSMH-3	RIM=246.56 INV. IN=239.00 - NE INV. IN=239.00 - SE INV. IN=239.00 - NW INV. OUT=238.80 - S
PSMH-4	RIM=245.00 INV. IN=238.85 - N INV. IN=238.85 - E INV. OUT=238.75 - S
EXISTING SMH#2	RIM=244.26 INV. IN=237.55 - N INV. IN=237.45 (VIF)
PSMH-6	RIM=244.07 INV. IN=240.80 - N INV. IN=240.80 - E INV. IN=240.80 - W INV. OUT=240.70 - S
PSMH-7	RIM=241.68 INV. IN=236.50 - N INV. IN=236.50 - E INV. OUT=236.40 - S
PSMH-8	RIM=241.32 INV. IN=234.75 - N INV. IN=234.75 - E INV. OUT=234.65 - SW
PSMH-9	RIM=240.78 INV. IN=233.50 - NE INV. IN=233.40 - SW INV. OUT=233.40 - SW
PSMH-10 (POG-HOUSE)	RIM=239.44 INV. IN=233.05 - NE INV. OUT=232.95 (VIF)



**Norway Plains
Rd Subdivision**

Ekimbor, LLC

**Rochester, New
Hampshire**

MARK	DATE	DESCRIPTION
PROJECT NO.	C-103	
DATE	9/06/16	
FILE	C0413-C-103.dwg	ENCLOSURE
DRAWN BY	AKM	
CHECKED		
APPROVED	BLM	

UTILITIES PLAN

SCALE: AS SHOWN

C-103