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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: November 08, 2016 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 #: 256; Lot #(s): 10; Zoning district: AgriculturalProperty address/location: 56 Whitehouse Road

Name of project (if applicable): \_\_\_\_\_

Size of site: 4.016 acres; overlay zoning district(s)? N/A**Property owner**Name (include name of individual): William C. Stowell, Jr. WCS Development, LLCMailing address: 22 Coach Road, Stratham, NH 03885Telephone #: (603)365-6480 Email: billas@comcast.net**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**Name (include name of individual): Robert J. Stowell, Trittech Engineering CorporationMailing address: 755 Central Avenue, Dover, NH 03820Telephone #: (603)742-8107 Fax #: (603)742-3830Email address: RJS@TRITECHENG.COM Professional license #: 884**Proposed project**Number of proposed lots: 2; Are there any pertinent covenants? NoNumber of cubic yards of earth being removed from the site? N/ACity water? yes \_\_\_\_\_ no X; How far is City water from the site? 3000City sewer? yes \_\_\_\_\_ no X; How far is City sewer from the site? More than a mile

Continued Minor Subdivision Plan application Tax Map: 256 Lot: 10 Zone A )

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? N/A

### Comments

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

### 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: NOVEMBER 8, 2016

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_

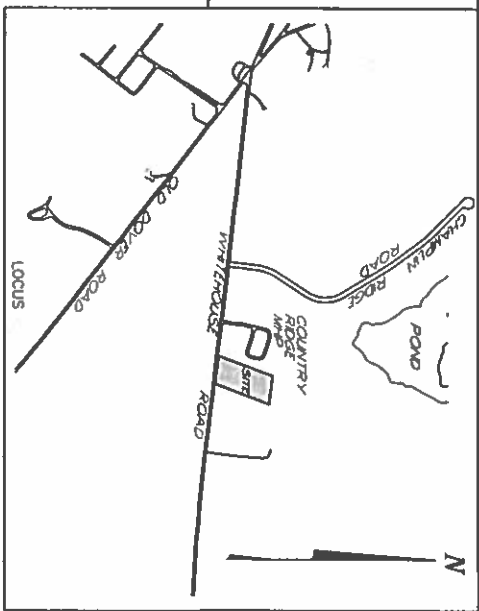
Date: 11/8/16

### 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: NOVEMBER 8, 2016



## (17-1,000 FT)

- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF SRAFTORD AND THE STATE OF NEW HAMPSHIRE.

- 4.) TOTAL LOT AREA: 174,935 SQ. FT. = 4.016 ACRES

- 5.) TAX MAP 236 LOT 10

- 6.) PROJECT DEED REFERENCE: SCRD BOOK 4430 PAGE 1

- JOHNSON, J. CALIFORNIA, BRISBANE  
ROCHESTER, N.H. FORMERLY LOTS OF CAGE  
ALSO SHOWS FORMER EDNEY PARCEL. LATER OF HINSHAM  
WILL KIRKALL. NOV. 7, 1967  
SCRD POCKET 4, FOLDER 4, PLAN 43

SUBDIVISION OF LAND OF  
TRACY MOBILE HOME BROKER  
WHITEHOUSE ROAD  
ROCHESTER, N.Y.  
LECLERC STOWELL ASSOCIATES  
6-27-83 SCRD 24-67

- 8) ZONING: AGRICULTURAL  
MIN. LOT SIZE: 45,000 SQ. FT.  
MIN. FRONTAGE: 150 FT.  
MIN. SETBACKS:  
FRONT 75 FT.

- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 50,000, AND WAS ACCOMPLISHED USING A LEICA T203 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2016.

- ## 0.) BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM

- 1.) DURING THE MONTH OF AUGUST 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #16, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS Delineation OF THE SUBJECT PARCEL. NO WETLANDS WERE IDENTIFIED ON THIS SITE.

- 3.) NO PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A -- MAP No. 33017-0218C, DATE: 9-30-2015).

- 5.) MAP 258 LOT 10 & LOT 10-1 TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.

- POLES NEAR THE SITE HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.

- 7) PERMIT A HOME CONSTRUCTION ON THE LOT. THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PLAN FROM THE DEPARTMENT OF PUBLIC WORKS (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 20. THE PERMITTEE MUST PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.

- b) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED STOPPING SIGHT DISTANCE FOR THE POSTED SPEED LIMIT AS STIPULATED BY THE DEPARTMENT OF PUBLIC WORKS.

- 9) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTRACT THE ROCHESTER PLANNING DEPARTMENT, 3 WAKEFIELD STREET ROCHESTER, N.H. 03607, (603) 335-1330

- 0) STATE OF NEW HAMPSHIRE STATE SUBMISSION APPROVAL NUMBER: PENDING

- ON WEDNESDAY, AUGUST 10, 2016, THE ROCHESTER ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE TO ALLOW THE SUBDIVISION OF AN EXISTING PARCEL INTO TWO 2 ACRE BUILDING LOTS, ONE WITH 150' OF FRONTAGE, AND ONE WITH LESS THAN 150' OF FRONTAGE. THIS IS ACCORDING TO THE CITY'S ZONING ORDINANCE CHAPTER 42, TABLE 19 A - DIVERSIONAL STANDARDS - RESIDENTIAL DISTRICTS, LOCATION: 56 WHITEHOUSE ROAD, MAP 0256 LOT 003, BLOCK 0000, AGRICULTURAL ZONE.

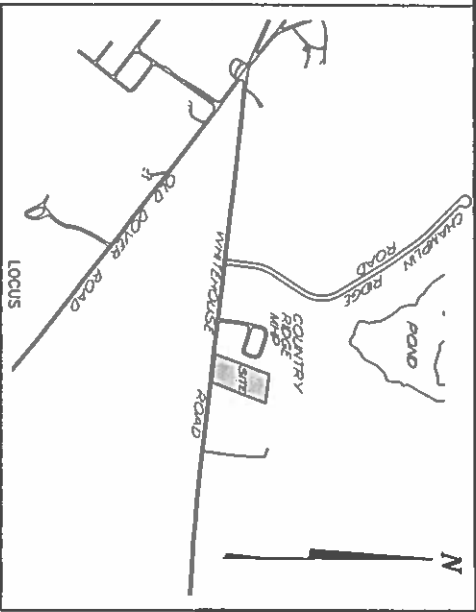
**SUBMISSION APPROVAL.** — WHETHER OR NOT OTHERWISE EXPRESSLY REQUIRED BY THE SUBMISSION PLAN, THE SUBMISSION APPROVAL/ DAWGTTED IS CONDITIONED ON FAMILIAL AND DUELY ADHERENCE BY THE OWNER/SUBMITTER/DEVELOPER OF ALL INFORMATION AND DOCUMENTS TO THE SUBMISSION APPROVAL/ DAWGTTED. THE SUBMISSION APPROVAL/ DAWGTTED IS CONDITIONED ON THE SUBMITTER'S/DEVELOPER'S COMPLIANCE WITH ALL SUBMISSION REGULATIONS AS AUTHORED OR MAY LATER BE AUTHORED IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED. IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL, ANY VIOLATION OF THE APPROVED PLAN WILL REQUIRE A REVISION OF THE APPROVAL, AND ANY VIOLATION OF THE APPROVED PLAN WILL REQUIRE A REVISION OF THE APPROVAL.

REVISIONS	
DATE:	DESCRIPTION:

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3630

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SUBDIVISION PLAN  
WCS DEVELOPMENT, LLC  
TAX MAP 256 LOT 10  
56 WHITEHOUSE ROAD  
ROCHESTER, NEW HAMPSHIRE  
NOVEMBER 8, 2016 JOB No. 16127  
SCALE: 1" = 40'



- SUBDIVISION APPROVAL. "WHETHER OR NOT OTHERWISE EXPRESSLY RESTRICTED OR LIMITED BY ANY OTHER LAW, THE SUBDIVISION PLAN, THE SUBDIVISION APPROVAL, GRANTED IS CONSIDERED TO INCLUDE ALL RIGHTS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE ACT OF ROCKETT'S LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY PROVIDED TO THE CONTRARY. HOWEVER, THE NON-ADHERENCE THEREIN, IN A REQUEST FOR APPROVAL, TO THE APPROVED PLAN WILL REQUIRE A REEVALUATION FOR THE SUBDIVISION APPROVAL. GRANTED WATERS."

755 CENTRAL AVENUE  
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