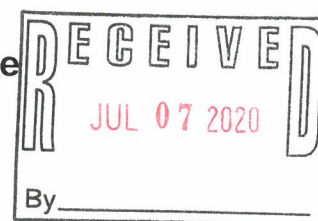




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 7/7/2020 Is a conditional needed? Yes: ☒ No: ☐ Unclear: ☐
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 247; Lot #'s: 72; Zoning district: Residential 1

Property address/location: 58 Estes Road

Name of project (if applicable): _____

Size of site: 1.99 acres; overlay zoning district(s)? Conservation Overlay

Property owner

Name (include name of individual): Jessica Moyer & Adam Reeves

Mailing address: 552 1st Crown Point Road, Strafford

Telephone #: 603-312-7327 Email: adamjreeves1@gmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Joel D. Runnals, Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #: _____

Email address: jrunnals@norwayplains.com Professional license #: 865

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? _____

City water? yes ☒ no ☐; How far is City water from the site? _____

City sewer? yes ☐ no ☒; How far is City sewer from the site? _____

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

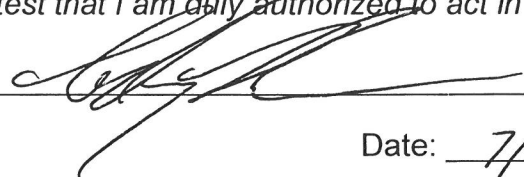
Comments

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

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: 7/7/2020

Signature of applicant/developer: _____
Date: _____

Signature of agent: _____
Date: _____

Authorization to enter subject property

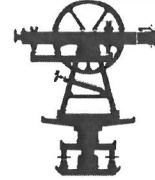
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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: 7/7/2020

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com

July 07, 2020

Mr. Seth Creighton, Chief Planner
City of Rochester Dept. of Planning & Development
33 Wakefield Street
Rochester, NH 03867

RE: NARRATIVE - Proposed Two (2) Lot Subdivision of Tax Map 247, Lot 72
58 Estes Road, Rochester, NH
Owners; Jessica L. Moyer and Adam J. Reeves

Dear Mr. Creighton,

Jessica and Adam wish to subdivide their property identified as 58 Estes Road, Tax Map 247, Lot 72 with an area of 83,728 square feet / 1.92 acres, into two lots. Lot 72-0 new area will be 33,941 sf / 0.78 acre and Lot 72-1 area will be 49,787 sf / 1.14 acres.

Lot 72-0 is already developed with a three bedroom dwelling, two garages and driveways. The driveway on Estes Road will continue to be used for Lot 72-0. Lot 72-1 will use the existing NHDOT approved driveway on Washington Street.

Lot 72 is connected to the municipal water service located along Estes Road. Lot 72-1 will connect to the same municipal water service via a proposed 10' water line easement located along the northerly property line of Lot 72-0. See attached email from Timothy Goldthwaite, RDPW.

Wetlands were delineated by Joseph W. Noel, CWS 86 on February 05, 2020 and are only located on Lot 72-1.

Municipal sewer is not available in this section of the City therefore NHDES Subdivision Approval will be required and is pending.

The property is located in the R-1 Zoning District and will abide by the required dimensional standards.

Thank you for your consideration in this matter.

Sincerely,

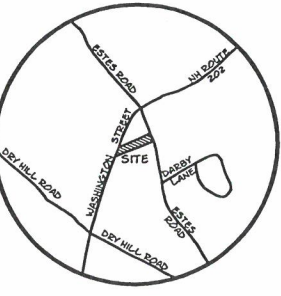
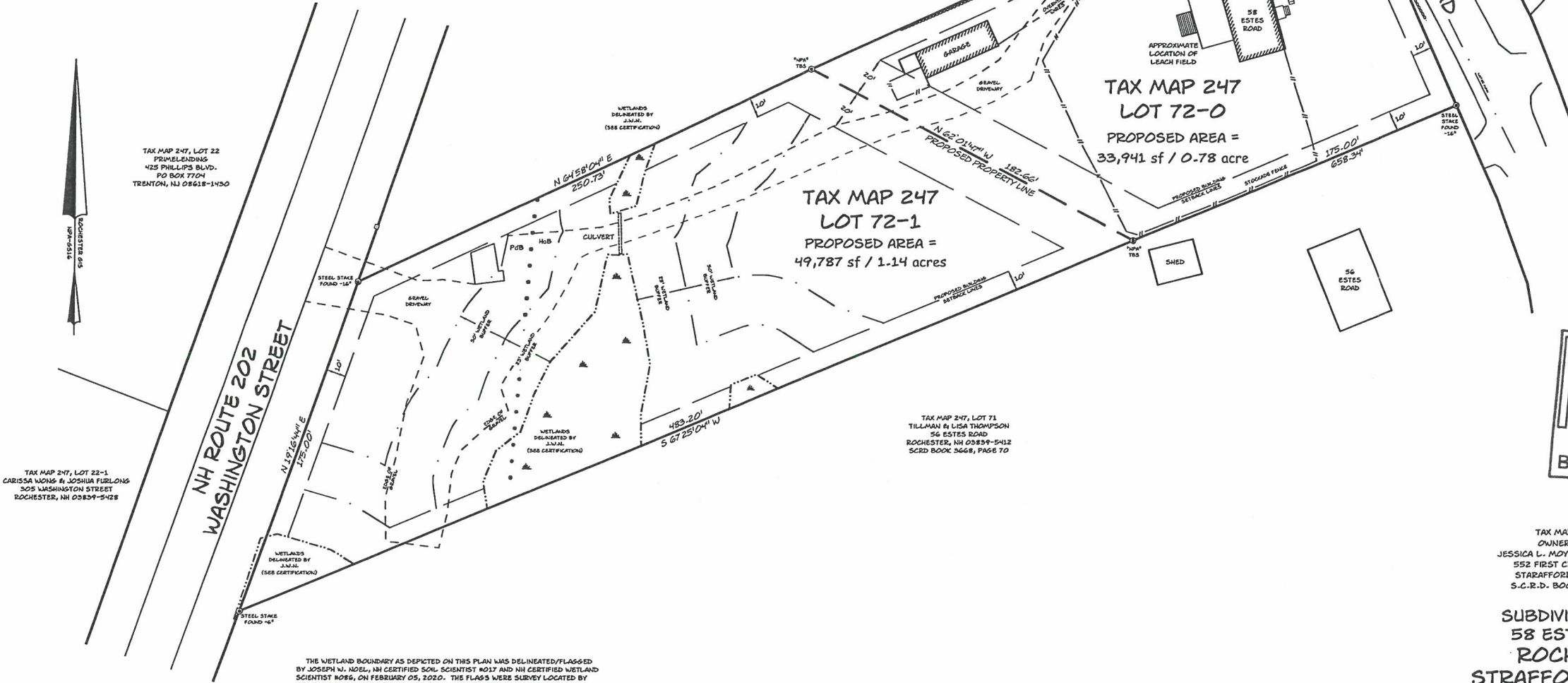
NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS
jrunnals@norwayplains.com

GENERAL PLAN NOTES:

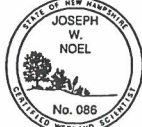
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 247, LOT 72 AND CREATE ONE NEW LOT 72-1.
2. DIMENSIONAL STANDARDS:
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER).
SINGLE FAMILY: LOT SIZE= 10,000 sf, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
MAXIMUM LOT COVERAGE= 35 %
3. LOT AREAS:
TAX MAP 247, LOT 72-0: OLD AREA= 83,728 sf / 1.92 acre
PROPOSED AREA= 33,941 sf / 0.78 acre
TAX MAP 247, LOT 72-1: PROPOSED AREA= 49,787 sf / 1.14 acre
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS.
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0195D EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS, (PdB) PAXTON VERY STONY FINE SANDY LOAM, 0-8 % (GIB) GLOUCESTER FINE SANDY LOAM, 3-8 %, and (HcB) HINCKLEY LOAMY SAND, 0-8 % SLOPES.
8. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLAN:
1. "LIMITED SUBDIVISION, D. JAMES MCATAVEY, KERRY D. FORBES, DRAPEAU LOTS, ROCHESTER, NH"
DATED JULY 2008 BY G.L. DAVIS & ASSOCIATES
S.C.R.D. PLAN 24-120



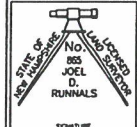
FILE NO. 141
PLAN NO. C-3023-S
DWG NO. 19280-LDD\S-1

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, AN CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #096, ON FEBRUARY 05, 2020. THIS FLAG WAS SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. USING TERRESTRIAL SURVEY METHODS. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 02, JANUARY 2012). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2 (2018) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, APRIL 2019). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, (VERSION 3.3, 2016).



JOSEPH W. NOEL, CSS 096

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. #65

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 EXCEPT 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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON _____

SIGNED BY _____ / _____
NAME POSITION

TAX MAP 247, LOT 72
OWNER OF RECORD:
JESSICA L. MOYER & ADAM J. REEVES
552 FIRST CROWN POINT ROAD
STARRAFORD, NH 03884-6115
S.C.R.D. BOOK 3654, PAGE 413

SUBDIVISION PLAN
58 ESTES ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
JESSICA L. MOYER & ADAM J. REEVES

SCALE: 1" = 30'

JULY 2020

GRAPHIC SCALE



REVISIONS: