

Modification to Approved Project

City of Rochester, New Hampshire

Case # 20037-318-PW-18 Property Address Fillmore Blvd.

Type of project: Site Plan ☐; Subdivision ☒; Line Adjustment ☐; Other ☐

Project name Highfield Commons - Phase 1B

Date of original Planning Board approval Oct 1, 2018

Description of modification: _____

Requesting to break the proposed Phase 1B into two
phases

Name of applicant or agent filling out this form Christian C. Stricklor

Mailing Address 746 Daniel Webster Hwy - Unit B, Merrimack NH 03054

Phone Number: 603-424-6904 Email Address: chris@ccdenh.com

Please check box: Applicant ☒ Agent ☐

Signature of person completing form: CCS Date: 1/2/20

Signature of property owner (if different): CCS Date: _____

Please note: Modifications are reviewed by the Planning Board but no public hearing is held and no notices are required. (In contrast, projects, which are considered to have a potential impact upon abutters, are considered amendments for which notice and a public hearing is required.) There is a \$125.00 fee for a modification. For very simple matters ("administrative modifications") approved by staff, there is no fee.



December 30, 2019

City of Rochester
Planning & Community Development
31 Wakefield Street
Rochester, New Hampshire 03867

**Re: Phasing Plan – Highfield Commons
Tax Map 237; Lots 3 & 8
Phase 1B - Eisenhower Drive
Rochester, New Hampshire 03867
KNA Project # 2017-0417-3**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for a Phasing Plan approval from the Rochester Planning Board. The property is located at Highfield Commons in Rochester, NH. The applicant is requesting to break the proposed Phase 1B into two phases, as shown on the enclosed plan. The included documents outline the applicants request for the approval. All required information has been included within the submittal package.

Enclosed is the following material for your review and approval:

1. 3 - Full size Phasing Plans.
2. 22 – 11x17 size Phasing Plans.
3. Copy of existing “approved drainage” calculations – all on file at DPW and City.
 - a. Nothing has been proposed to change per the approved Phase 1B plan set.
 - b. As the report outlines Lot 237A-3-122 is basically its own Sub-Catchment area that drains 0.40 cfs to the existing culvert.
 - c. All other drainage for Phase 1B is collected in the proposed closed drainage system in the “New” Eisenhower Drive and is then directed to the approved detention ponds within Phase 1B.
4. All three proposed lots are accessed via Fillmore Blvd and don’t affect anything on the proposed Eisenhower design plans, see approved plans on file at DPW and City.

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

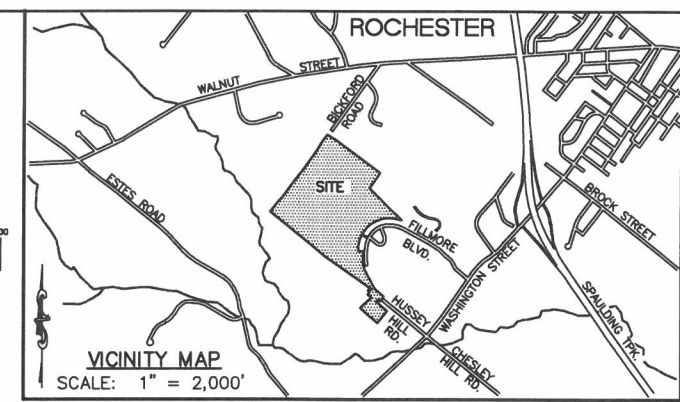
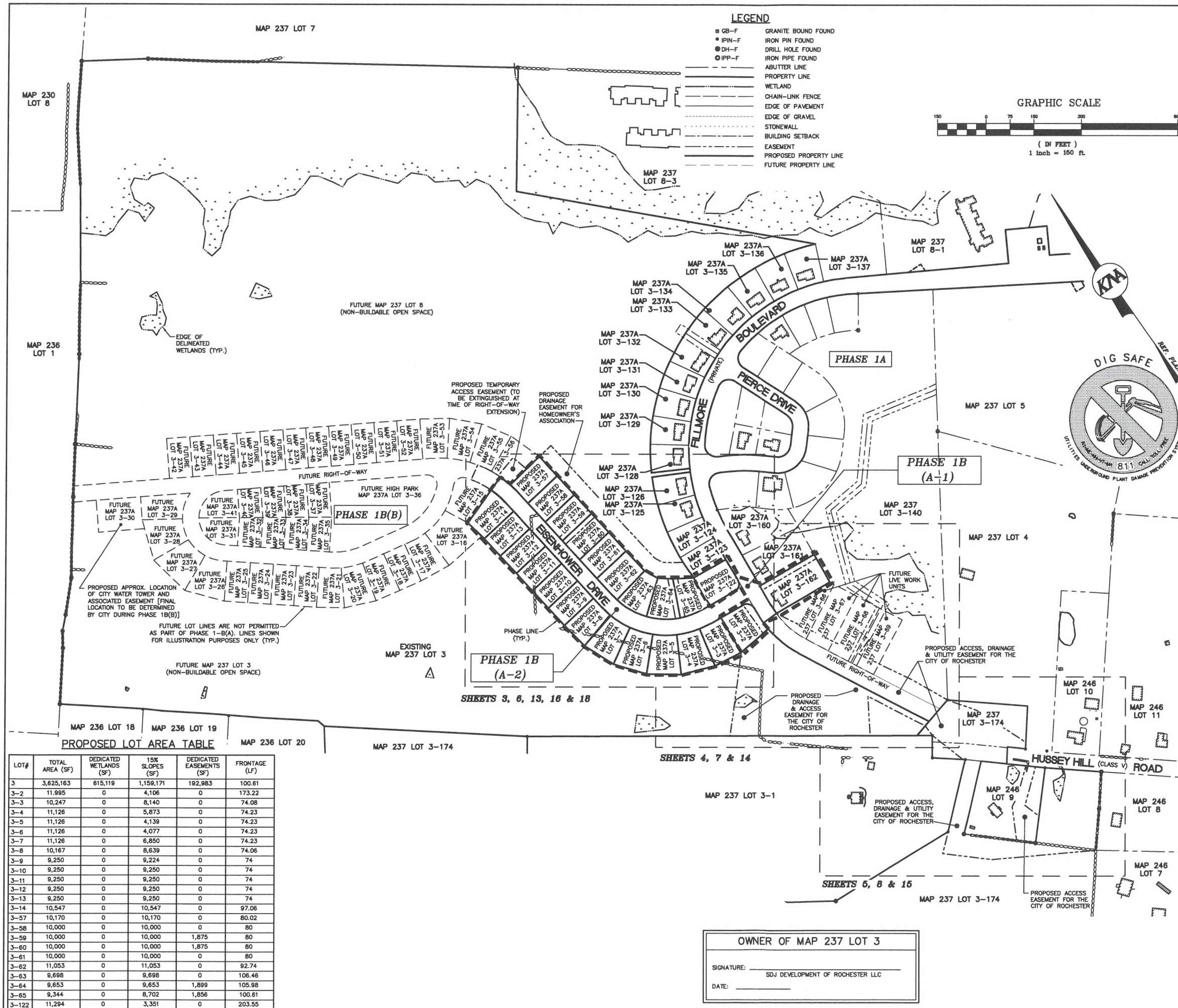

Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Civil Engineering

Land Surveying

Landscape Architecture

Commerce Park North, Suite 3B Bedford, NH 03110 Phone (603) 627-2881 Fax (603) 627-2915



REFERENCE PLANS:
1. REVISED SUBDIVISION PLAN OF HIGHFIELD COMMONS, PHASE I, OWNED BY: 183 WASHINGTON STREET, LLC. TAX MAP 237 LOTS 8 & 3, WASHINGTON STREET, ROCHESTER, NEW HAMPSHIRE. PREPARED BY: JOSEPH M. WICHERT, L.L.S., INC. S.C.R.D. PLAN #100-058 THROUGH 100-063.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED PHASING OF DEVELOPMENT PHASE 1B INTO 2 PHASES.
 - PARCELS LISTED IN NOTE #1 AND AS SHOWN ON THE PLAN INDICATE THE CITY OF ROCHESTER'S MAP AND LOT NUMBER.
 - EXISTING PARCEL AREA = 3,909,756 SF, OR 89.756 ACRES.
 - PRESENT OWNER OF RECORD:
SDJ DEVELOPMENT OF ROCHESTER, LLC
c/o CHESAPEAKE DEVELOPMENT, LLC
746 D.W. HIGHWAY, UNIT B
MERRIMACK, NH 03054-2700
S.C.R.D. BK. 3927 PG. 453
 - THE SUBJECT PARCELS ARE LOCATED WITHIN THE AGRICULTURAL ZONING DISTRICT (AG) AND THE PLANNED UNIT DEVELOPMENT-2 (PUD-2) OVERLAY DISTRICT. THE PROPERTY IS SUBJECT TO THE FOLLOWING PUD STANDARDS OF DEVELOPMENT:
PERCENT MINIMUM OPEN SPACE 20%
PERCENT PUD SITE COVERAGE 50%
MAXIMUM DENSITY 370 TOTAL UNITS
MAXIMUM BUILDING HEIGHT 4 STORIES
FRONT YARD SETBACK 15 FEET
SIDE/REAR YARD SETBACK 5 FEET
 - BOUNDARY INFORMATION SHOWN HEREON PER REFERENCE PLAN #1.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY WICHERT LAND SURVEYING, AS INDICATED ON THE REFERENCED PLAN, TOPOGRAPHY FROM AERIAL SURVEY WAS CONDUCTED ON MAY 5, 2002. LIMITED TOPOGRAPHIC SURVEY WAS CONDUCTED IN APRIL AND AUGUST OF 2018 BY KNA. DELINEATED LIMITS SHOWN ON TOPOGRAPHIC PLANS.*
VERTICAL DATUM NAVD 1988.
* ON OCTOBER 1, 2018 THE PLANNING BOARD GRANTED A WAIVER FROM SUBDIVISION REGULATION 4.3 CWS #61 OF STONEY RIDGE ENVIRONMENTAL, LLC.
 - SITE-SPECIFIC SOIL MAPPING WAS COMPLETED BY CYNTHIA M. BALCIUS, NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #62 OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2018.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY, MAP NUMBER 33017C0195D, PANEL NUMBER 195 OF 405, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCELS ARE LOCATED WITHIN ZONE X.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - PARCELS ARE SERVED BY MUNICIPAL SEWER AND WATER UTILITIES.
 - ALL WORK TO BE DONE IN CONFORMANCE WITH THE CITY OF ROCHESTER REGULATIONS. ALL ROAD, STRUCTURES, AND DRAINAGE TO MEET CITY OF ROCHESTER SPECIFICATIONS.
 - CONTRACTORS AND SUBCONTRACTORS SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE NPDES CONSTRUCTION GENERAL PERMIT AND ASSOCIATED SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION (PREPARED BY OTHERS).
 - EISENHOWER DRIVE IS SPECIFICALLY DESIGNED AND INTENDED FOR FUTURE ACCEPTANCE BY THE CITY.
 - FOR MORE INFORMATION ABOUT THIS PLAN, OR TO SEE A COMPLETE PLAN SET, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03667, (603) 335-1338.
 - UNTIL THE TIME EISENHOWER DRIVE IS ACCEPTED BY THE CITY, THE ROADWAY AND ASSOCIATED DRAINAGE INFRASTRUCTURE SHALL BE MAINTAINED BY THE OWNER.
 - HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR DRAINAGE EASEMENTS B8 THROUGH B12 (SEE SHEET 3).

RECEIVED
JAN 02 2020
By _____

**PHASING PLAN
HIGHFIELD COMMONS
PHASE 1B (A-1 & A-2)**
MAP 237 LOT 3
FILLMORE BOULEVARD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

OWNER OF RECORD:
SDJ DEVELOPMENT OF ROCHESTER, LLC
c/o CHESAPEAKE DEVELOPMENT, LLC
746 D.W. HIGHWAY, UNIT B
MERRIMACK, NH 03054-2700
S.C.R.D. BK. 3927 PG. 453

APPLICANT:
SDJ DEVELOPMENT OF ROCHESTER, LLC
c/o CHESAPEAKE DEVELOPMENT, LLC
746 D.W. HIGHWAY, UNIT B
MERRIMACK, NH 03054-2700
S.C.R.D. BK. 3927 PG. 453

KNA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/5/18	REV. PER CITY COMMENTS	TTM
2	7/23/18	REV. PER CITY COMMENTS	MAC
3	9/14/18	REV. PER CITY & STATE COMMENTS	MAC
4	10/6/18	REV. PER CITY COMMENTS	MAC
5	10/24/18	REV. PER STATE COMMENTS	BJC
6	12/30/19	ADD SECOND PHASE LINES PER CLIENT	MJP
DATE: DECEMBER 30, 2019		SCALE: 1" = 150'	
PROJECT NO: 17-0417-3		SHEET 1 OF 1	

PROPOSED LOT AREA TABLE					
LOT#	TOTAL AREA (SF)	DEDICATED WETLANDS (SF)	15% SLOPES (SF)	DEDICATED EASEMENTS (SF)	FRONTAGE (LF)
3	3,625,163	615,119	1,159,171	192,983	100.61
3-2	11,995	0	4,106	0	173.22
3-3	10,247	0	8,140	0	74.08
3-4	11,126	0	5,873	0	74.23
3-5	11,126	0	4,139	0	74.23
3-6	11,126	0	4,077	0	74.23
3-7	11,126	0	6,850	0	74.23
3-8	10,167	0	8,639	0	74.06
3-9	9,250	0	9,224	0	74
3-10	9,250	0	9,250	0	74
3-11	9,250	0	9,250	0	74
3-12	9,250	0	9,250	0	74
3-13	9,250	0	9,250	0	74
3-14	10,547	0	10,547	0	97.06
3-57	10,170	0	10,170	0	80.02
3-58	10,000	0	10,000	0	80
3-59	10,000	0	10,000	1,875	80
3-60	10,000	0	10,000	1,875	80
3-61	10,000	0	10,000	0	80
3-62	11,053	0	11,053	0	92.74
3-63	9,698	0	9,698	0	106.46
3-64	9,653	0	9,653	1,899	105.98
3-65	9,344	0	8,702	1,856	100.61
3-122	11,294	0	3,351	0	203.55

OWNER OF MAP 237 LOT 3

SIGNATURE: _____
SDJ DEVELOPMENT OF ROCHESTER LLC

DATE: _____