



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: September 9, 2021 Is a conditional needed? Yes: No: Unclear: x
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 0237; Lot #(s): 0003-0000; Zoning district: PUD-2

Property address/location: 0 Eisenhower Dr

Name of project (if applicable): City of Rochester Highfield Water Tank

Size of site: 83.19 acres; overlay zoning district(s)?

Property owner

Name (include name of individual): SDJ Development of Rochester LLC (c/o Chesapeake Dev LLC)

Mailing address: 746 Daniel Webster Highway, Unit B, Merrimack, NH 03054

Telephone #: 603-436-6500 x8 Email: lindsey@keanemacdonald.com

Applicant/developer (if different from property owner)

Name (include name of individual): City of Rochester

Mailing address: 31 Wakefield St, Rochester NH 03867

Telephone #: 603-335-7599 Email: terence.orourke@rochesternh.net

Engineer/surveyor

Name (include name of individual): Keach Nordstrom Associates

Mailing address: 10 Commerce Park North, Suite 3B, Bedford, NH03110

Telephone #: 603-627-2881 Fax #:

Email address: chickey@keachnordstrom.com Professional license #: NH PLS 911

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants?

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

City water? yes x no ; How far is City water from the site? to be extended to site

City sewer? yes no x; How far is City sewer from the site? >1000 ft

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

Comments

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

The subdivision is proposed to provide a 0.515 acre lot for construction of a City water tank. This tank is part of a large water main extension project

that will serve residents along Bickford Rd, Winkley Farms, Route 202A who currently have wells with contaminated and/or low quality water.

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: Kyl

Date: 9/8/2021

Signature of applicant/developer: [Signature]

Date: 8/18/21

Signature of agent: [Signature]

Date: 9/18/21

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: Kyl

Date: 9/8/2021

Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

***To be filled out by applicant/agent (with notes to be inserted by staff)**

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: City of Rochester Highfield Water Tank Map: 237 Lot: 3 Date: 9-9-2021

Applicant/agent: City of Rochester Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
4 sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City project _____
4 copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2 sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:

• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	partial topo
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	not certified, taken from prior plans
Statement whether located in flood area, and, if so, 100 year flood elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Easements shown, access road in design
Drainage plan - structures, details, and analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provided for proposed tank lot
Grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provided for proposed tank lot
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	to be developed for access road design
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>If yes, Have you read and understand the Road acceptance procedure?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

The City is requesting waivers for portions of the design plan requirements because the Water Tank lot and access road through the easement are the only areas of the subdivision being designed and developed by the City.

The Water Tank lot subdivision is to benefit the City and is critical to allow the Route 202A Water Main Extension and Water Storage Tank construction project to move forward.



City of Rochester, New Hampshire

PUBLIC WORKS DEPARTMENT

45 Old Dover Road • Rochester, NH 03867

(603) 332-4096

Fax (603) 335-4352

www.rochesternh.net

MEMORANDUM

TO: Shanna Saunders, Director Planning & Development
FROM: Dana Webber, PE – Assistant City Engineer
DATE: September 9, 2021
SUBJECT: City Water Tank - Minor Subdivision Lot 237-3
Narrative
CC: File

Narrative:

The City of Rochester is submitting a minor subdivision application to create a 0.515 acre lot from the existing 83.19 acre parcel. The City intends to construct a Water Storage Tank on the proposed subdivided lot.

The Water Storage Tank is part of a large water main extension project called the Route 202A Water Main and Water Storage Tank Project to begin construction this fall. Bids have been received but project cannot be awarded until the lot is subdivided and owned by the City. The project will bring a reliable safe drinking water supply to residents along Bickford Rd, Route 202A and Winkley Farms Road, many of whom experience poor quality drinking water including high levels of iron, manganese and MBTE.

The water tank parcel will be accessed initially by easement extending from the end of the private road, Eisenhower Drive, to the proposed Water Tank lot. Water main will be extended from the end of Eisenhower to the tank as part of a separate project currently in design. An additional easement has been obtained to construct water main from the proposed water tank lot to Bickford Road.



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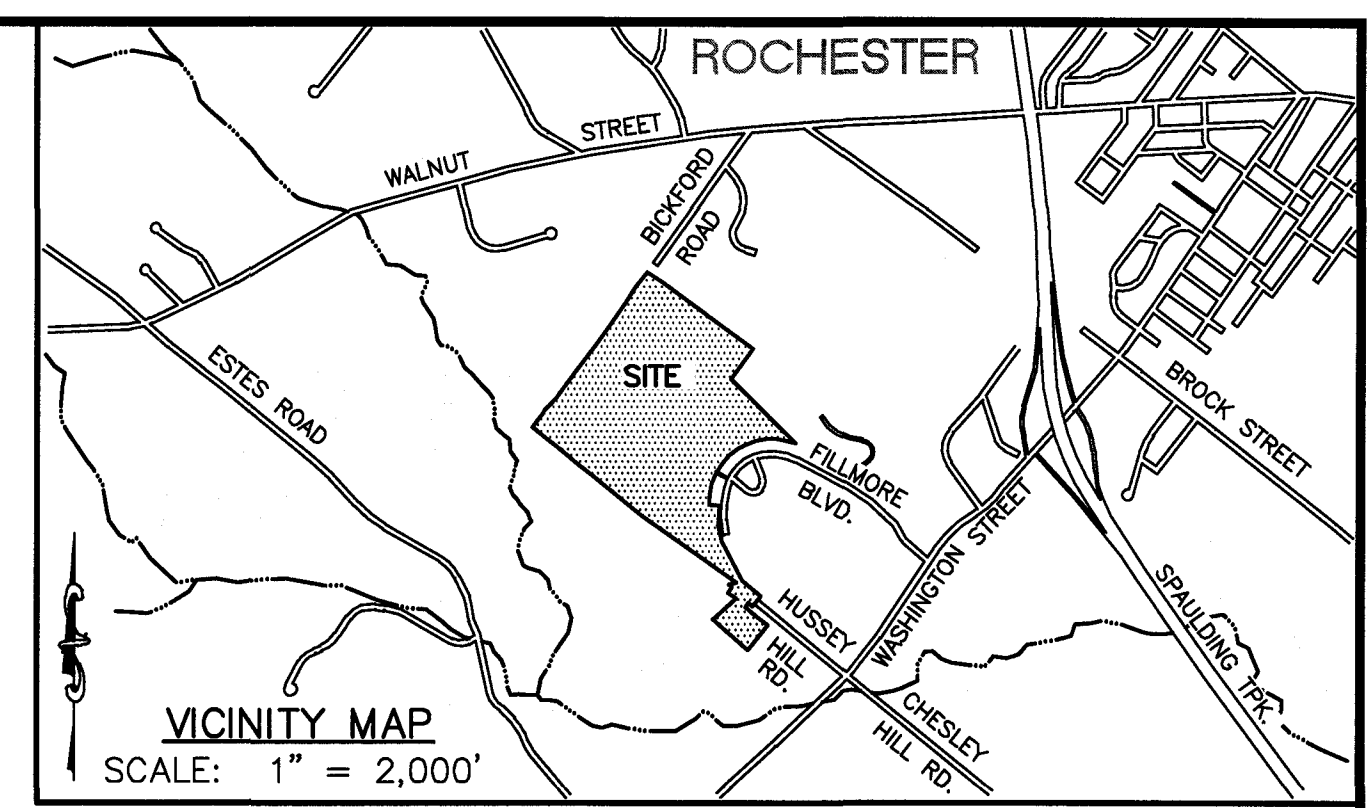
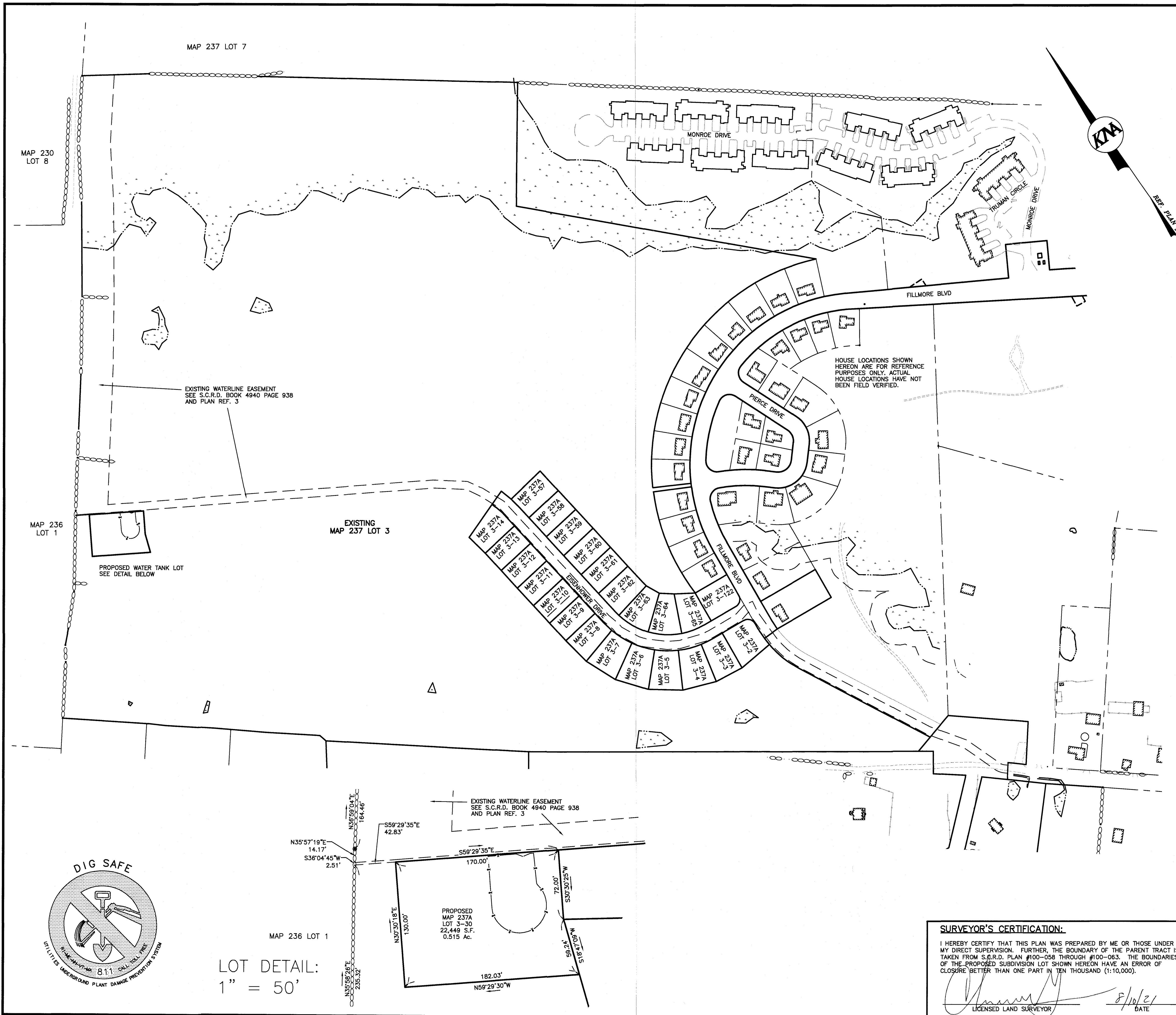
www.rochesternh.net

MEMORANDUM

TO: Shanna Saunders, Director Planning & Development
FROM: Dana Webber, PE – Assistant City Engineer
DATE: September 9, 2021
SUBJECT: City Water Tank - Minor Subdivision Lot 0237-0003
Waiver Requests
CC: File

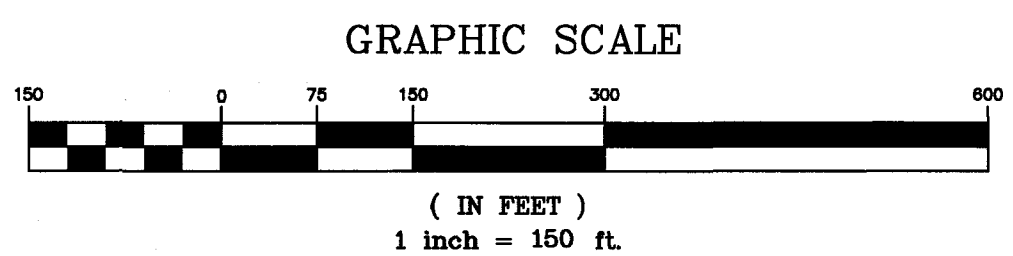
In accordance with the subdivision regulations, the City of Rochester respectfully requests waivers to Subdivision Regulations related to plan requirements. Each waiver request with justification is described below:

- 1) (Section 3 Design Review - partial) Waiver from requirement to locate existing features on the entire parcel including topographical survey and delineated wetlands. The Water Tank lot existing and proposed topography is shown on supporting construction plans submitted with the application. The remaining lot will not be developed by the City and no modifications are proposed except to gain access to the site through the easement from the end Eisenhower Drive to the proposed tank lot. The access road within the easement is currently being designed and will be reviewed by the City Engineer. In addition, application to NHDES for an Alteration of Terrain permit will address stormwater management and erosion control.
- 2) (Section 4.3 Topography and Soils) Waiver from topography and soils requirements for the entire parcel is requested. Soils information was obtained for the tank lot to develop the design included in the application.
- 3) (Section 4.4 Street and Utility Plan) The proposed subdivision is for the purpose of developing the Water Tank lot only. An access road within easement from Filmore Boulevard to the Water Tank lot is currently in design and will be reviewed by the City Engineer and NHDES prior to construction. The access road is for construction of the Water Tank and water main extension to the tank.



- REFERENCE PLANS:**
- 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. WICHIERT, LLS, INC. S.C.R.D. PLANS #100-058 THROUGH 100-063.
 - LOT CONSOLIDATION PLAN AND RESIDENTIAL SUBDIVISION PLAN HIGHFIELD COMMONS PHASE 1B (A) MAP 237 LOT 3 FILLMORE BOULEVARD, ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY DATE: MAY 29, 2018, LAST REVISED 10/24/18, PREPARED BY THIS OFFICE S.C.R.D. PLANS #117-070 THROUGH 117-074
 - EASEMENT PLAN HIGHFIELD COMMONS WATERLINE EXTENSION PLAN MAP 237 LOTS 3, 3-140 & 3-174 FILLMORE BOULEVARD & EISENHOWER DRIVE, ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY DATE: AUGUST 31, 2020, LAST REVISED 7/27/21, PREPARED BY THIS OFFICE S.C.R.D. PLANS #12456 THROUGH 12459.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 1 LOT SUBDIVISION OF TAX MAP 237 LOT 3 FOR THE PROPOSED WATER TANK IN CONJUNCTION TO THE CONSTRUCTION AND MAINTENANCE OF A PROPOSED WATERMAIN AS SHOWN ON PLAN REF. #3. THE FUTURE RIGHT OF WAY AND LOTS SHOWN HEREON ARE PART OF THE HIGHFIELDS COMMON DEVELOPMENT CURRENTLY IN DESIGN BY THIS OFFICE.
 - PARCELS SHOWN ON THE PLAN INDICATE THE CITY OF ROCHESTER'S MAP AND LOT NUMBER.
 - 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
 - BOUNDARY INFORMATION SHOWN HEREON PER REFERENCE PLAN #1.
 - 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.
 - FOR MORE INFORMATION ABOUT THIS PLAN CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
 - CITY EMPLOYEES AND CONTRACTORS WORKING FOR THE CITY HAVE THE RIGHT TO PASS OVER FILLMORE BOULEVARD AND THE WATER LINE EASEMENT TO ACCESS THE TANK PROPERTY.



DATE RECORDED: _____ S.C.R.D.# _____			
APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ DATE _____			
SIGNED BY _____ NAME _____ POSITION _____			
SUBDIVISION PLAN HIGHFIELD COMMONS WATERMAIN EXTENSION PLAN MAP 237 LOT 3 FILLMORE BOULEVARD & EISENHOWER DRIVE 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	PREPARED FOR: CITY OF ROCHESTER 31 WAKEFIELD STREET ROCHESTER, NH 03867		
KEACH-NORDSTROM ASSOCIATES, INC. Civil Engineering Land Surveying Landscape Architecture 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881			
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THE BOUNDARY OF THE PARENT TRACT IS TAKEN FROM S.C.R.D. PLAN #100-058 THROUGH #100-063. THE BOUNDARIES OF THE PROPOSED SUBDIVISION LOT SHOWN HEREON HAVE AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000). LICENSED LAND SURVEYOR 8/10/21 DATE			
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/23/21	ADDRESS DEW COMMENTS	CJH
2	8/24/21	PLAN CLEANUP	CJH
3	9/01/21	ADD BLDGS, ROAD NAMES	CJH
DATE: AUGUST 10, 2021		SCALE: 1" = 50'	
PROJECT NO: 20-0203-1		SHEET 1 OF 1	





DESIGNED BY: A. MAAR	DATE: 05-21	PROJECT NO.: 142068
DRAWN BY: W. EDG	DATE: 05-21	
CHECKED BY: D. LAR	DATE: 05-21	
APPROVED BY: D. THI	DATE: 05-21	
PROJECT NO.: 142068		

NOTES:

1. FOR CIVIL GENERAL NOTES, LEGEND, AND ABBREVIATIONS REFER TO DWG C-28.
2. CENTER OF WATER STORAGE TANK COORDINATES ARE AS FOLLOWS:

