



PRELIMINARY
Subdivision Application
City of Rochester, New Hampshire

Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 264; Lot #(s): 11; Zoning district: AG

Property address/location: 324 Blackwater Road; # acres: 12.37

Name of project (if applicable): Benjamin Drive for RBV Realty LLC

Proposed project

Describe proposed project: 9 Single Family Conservation Subdivision on 620.95 LF of road to the neck of the cul-de-sac

Approximate # of lots proposed: 9 Building Lots 1 Open Space Lot; approx. # acres of upland: 11.29

City water? yes ___ no x; how far is City water from the site? Over a Mile

City sewer? yes ___ no x; how far is City sewer from the site? Over a Mile

Property owner

Name (include name of individual): RBV Realty LLC, Managing Member Rebecca Mathews

Mailing address: 40 Province Road, Strafford, NH 03884

Telephone #: 603-234-4994 Email: becky-mathews@outlook.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Berry Surveying & Engineering, Christopher R. Berry Project Manager, Kenneth A. Berry, PE, LLS

Mailing address: 335 Second Crown Point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____

Email address: crberry@metrocast.net Professional license #: 14243 & 805

Signature _____

Date June 20, 2023 _____

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: 6-20-23 _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

City of Rochester Office of Planning & Development
Attention: Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867,

June 20, 2023

Re: RBV Realty LLC
324 Blackwater Road
9 Lot Major Conservation Subdivision
Design Review Application

Mr. O'Connor,

On behalf of our client, RBV Realty LLC & Managing Member Rebecca Mathews, Berry Surveying & Engineering (BS&E) is submitting for TRG, a design review to discuss a proposed 9 Lot Major Conservation Subdivision at 324 Blackwater Road.

Background and General Narrative:

RBV owns the parcel at 324 Blackwater Road in Rochester, NH (Tax Map 264, Lot 11). Berry Surveying & Engineering has conducted a complete on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis and delineation. Wetlands were found in the central area of the parcel and along Clark Brook, which creates the rear boundary of the parcel. The remainder of the site consists of gentle slopes which contain good soils groups A and B. C soil groups are found adjacent to the wetlands areas. There are some 25% slopes found onsite, mostly located within the wetland buffer areas. Deidra Benjamin CWS, delineated the wetlands on site and John P. Hayes CWS, CSS has conducted a site-specific soils map (SSSM) for the project.

The Proposal:

The proposal is to construct a short cul-de-sac less than 620.95 linear feet to the neck and develop 9 single family lots along the new infrastructure. The proposed units are clustered around the end of the roadway, which allows the units to be furthest from abutting land owners as well as environmentally sensitive areas. The plan provides the yield plan calculations using the adjusted tract acreage approach. This calculation finds that the permitted density of the project is 11.43 units, however the project design proposes 9 in an effort to de-congest the site. This allows for many of the other ideals and objectives of the Conservation Subdivision to be maintained.

The entrance roadway is proposed to be offset from the abutting boundary line to the north, along 316 Blackwater Road, owned by Mr. O'leary. By providing a wider right of way, the center of the road can be shifted south slightly to allow for the required grading and provide a buffer along the boundary line. The buffer is currently proposed to be constructed of white spruce trees planted at 6' tall, staggered and 20' on-center. Details will be provided in final design. Given the more rural setting of the project, a vegetative buffer is more appropriate than fencing and the applicant is interested in the shielding the roadway from the abutter to the extent possible. Existing boundary trees will be evaluated in final design and will be noted.

The clustering of the proposed units is designed to provide a minimum of a 25' buffer to the abutting boundary line to the north, along the Arbor Way development. Based on this design the closest abutting housing unit is 75' to the corner of the first proposed lot in the proposed subdivision. Based on the designed shape of the clustered group, the open space increases in depth along the boundary line, which incrementally increases the distance between the remaining abutting housing unit and the proposed development lots.

A balance was made between the wetland setback around the internal wetland system and the wetland system adjacent to Clark Brook. Separation to the internal system remains to allow for the construction of a stormwater Rain Garden, which is intended to provide for treatment and ground water recharge. The design is careful not to provide for private lots to extend into the wetland setback boundary in an effort to dissuade private land owners from manipulating the buffer. It was noted however, in a preliminary meeting with the Planning Staff, that providing larger lots over the minimum required area is preferred in this case to ensure there is adequate tillage area around each home. This is specifically important at the rear of each home site. The smallest proposed lot is 7,200 Sq.Ft., in size and each lot provides 30-35' from the shown deck to the rear lot line. The project design is careful to provide direct access to the open space from each lot.

Based on the NFPA water availability requirements, the applicant is proposing residential sprinklers in the homes within the subdivision. There is no public water supply in the area of the project, and a cistern for this project type and layout is not practical.

Based on the initial TRG meeting concerning the former project design, the applicant has hired Abigail Thompson Fopiano, P.G. to review the existing well on the site for use as a common well for the proposed community. Based on her initial review and findings it was determined that one well servicing the project is a better alternative to multiple wells throughout the site. The project now proposes three less single-family users on the site and thus reduces the overall water consumption demand. Use of the existing well is being evaluated with a secondary location chosen in close proximity if needed. Based on the load, the well is not considered a community well. If filtering is needed in the system having one well on-site may simplify this process and allow for ease of maintenance with the HOA in the future.



Based on the proposed lot sizes, and to simplify construction, the applicant is proposing a common sewer collection system which is routed to a common effluent disposal field. Each home will be equipped with a septic tank which will connect to the community EDA.

Based on the preliminary drainage analysis, the project will require a gravel wetland to be placed in the front southern corner of the property. This will provide treatment, attenuation and volume control prior to discharge into the local 50' buffer. The design is careful to place the gravel wetland north of the abutting boundary line in an effort to provide some separation and potential for landscaping post construction. The current design schematic allows for a 20' wooded buffer to remain. The flow from this gravel wetland enters the central wetland and then flows along the eastern boundary line in a constructed swale partially on the subject parcel and partially on the abutting parcel prior to discharge into Clark Brook. The design is cognizant of the need to reduce flows and volumes to this shared swale so as not to affect the abutting land owner or downstream infrastructure.

In addition to the required open space, free of infrastructure encumbrances, the project proposes a larger open field area to be used by the community. The applicant proposes to grade and gently slope this area to be used for field space. A robust landscaping package along the roadway will be provided with buffer enhancements reviewed in key areas.

As intimated above, the project will require an HOA be formed to maintain the Stormwater treatment areas, sewer and water systems, recreation space and manage the open space areas. Wetland buffers will be monitored by the HOA for performance with the City of Rochester Zoning requirements.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry, SIT
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

NOTES:

- OWNER: RBV REALTY LLC
40 PROVINCE ROAD
STRAFFORD, NH 03884
- TAX MAP 264, LOT 11
- S.C.R.D. BOOK 4904, PAGE 469
- LOT AREA: 538,838 Sq. Ft., 12.37 Ac.±
- ZONING: A6 (AGRICULTURAL), NO WATER OR SEWER
OPEN SPACE SUBDIVISION
SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
WETLAND BUILDING SETBACK: 50'
WETLAND BUFFER: 25'
MIN. LOT SIZE: 6,000 Sq. Ft.
MIN. FRONTAGE: 60'
MIN. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN OF THE MAJOR RESIDENTIAL SUBDIVISION OF TAX MAP 264, LOT 11 USING THE CONSERVATION SUBDIVISION ORDINANCE
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C0218E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES SHOWN USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2021 WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED IN NOVEMBER 2021.
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.
: NONE

YIELD CALCULATIONS:

ADJUSTED TRACT ACREAGE APPROACH

(TOTAL GROSS TRACT ACREAGE - ROADS & RIGHT OF WAYS - UNBUILDABLE LANDS -)
NON-WETLAND FLOODPLAIN) x 0.75

DIVIDE RESULTANT BY 45,000 Sq.Ft. (1.03 Ac.)
MULTIPLY RESULTANT BY 1.3

(12.37 Ac. - 0 Ac. - 0.29 Ac. - 0 Ac.) x 0.75 = 9.06 Ac.
9.06 Ac. / 1.03 UNITS PER ACRE = 8.796 UNITS
8.80 UNITS X 1.3 = 11.43 UNITS

9 UNITS PROPOSED IN A SINGLE FAMILY DETACHED LAYOUT ON DEDICATED FEE SIMPLE LOTS

OPEN SPACE CALCULATIONS:

REQUIRED AREA IS 40% OF THE BUILDABLE AREA (FREE OF WETLANDS AND STEEP SLOPES)

TOTAL BUILDABLE AREA = 448,874 Sq.Ft., 10.30 Ac.

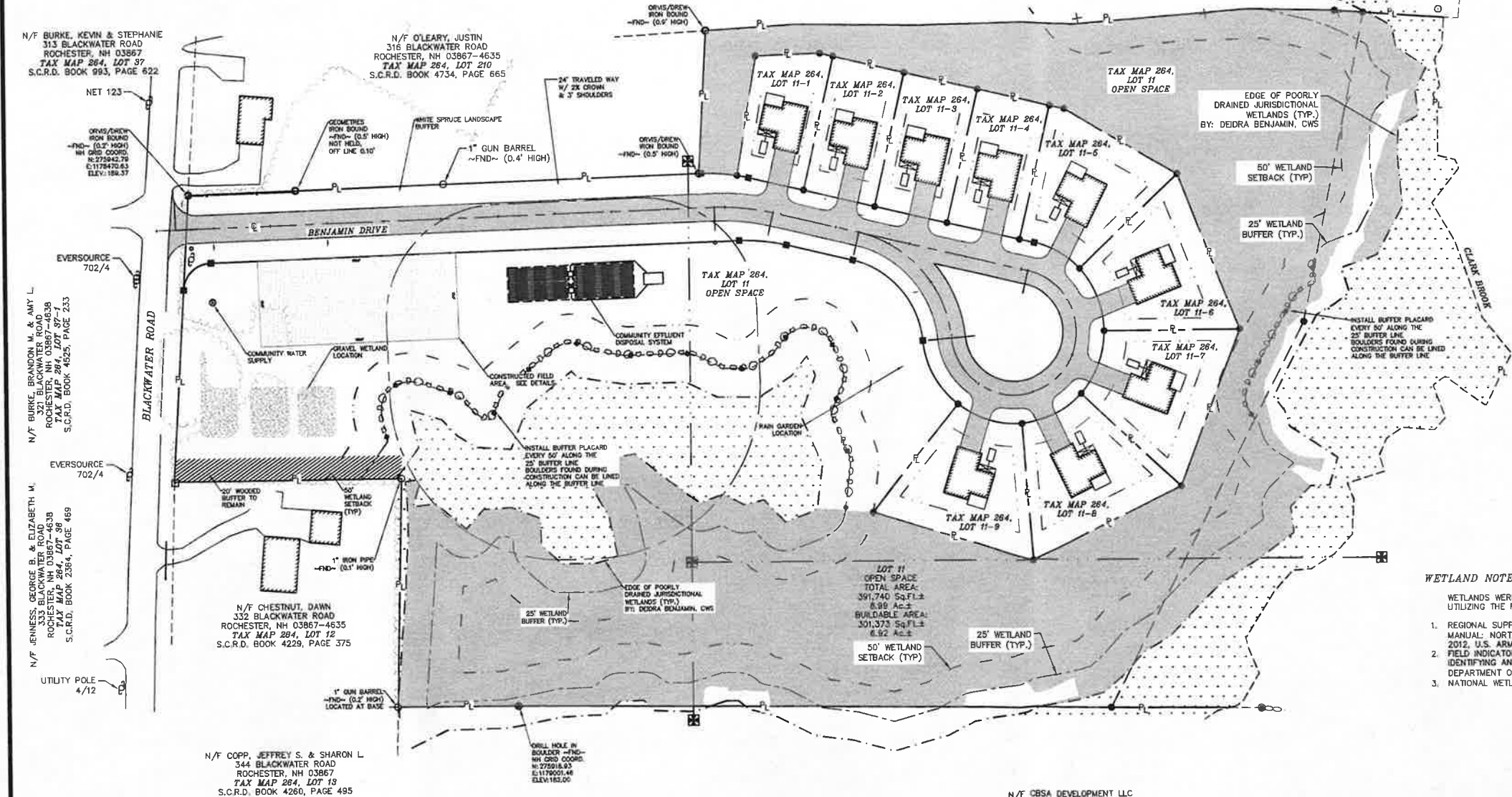
0.40 x 10.30 = 4.12 Ac. REQUIRED OPEN SPACE.

4.49 Ac. PROVIDED OUTSIDE OF WELL SEPTIC AND STORMWATER

EXISTING LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- ANGLE IRON ~FND~
- STONE POST BOUND ~FND~
- UTILITY POLE/GUY WIRE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- WETLAND BUFFER 25' TO POORLY DRAINED
- WETLAND SETBACK 50' TO POORLY DRAINED
- STONE WALL
- S.C.R.D. TYP. FND
- AREA USED IN SATISFYING THE OPEN SPACE REQ.

N/F SHIRLEY AVENUE COOPERATIVE
TO ARBOR WAY
ROCHESTER, NH 03867-4641
TAX MAP 284, LOT 7
S.C.R.D. BOOK 1405, PAGE 254



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



DEIDRA BENJAMIN, CWS #295

GRAPHIC SCALE



N/F CBSA DEVELOPMENT LLC
1662 ELM STREET
MANCHESTER, NH 03101
TAX MAP 266A, LOT 66
S.C.R.D. BOOK 4260, PAGE 495

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN
LAND OF
RBV REALTY LLC
324 BLACKWATER RD
ROCHESTER, N.H.
TAX MAP 264, LOT 11

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : JUNE 20, 2023
FILE NO. : DB 2021-132

