



## **MAJOR SUBDIVISION APPLICATION**

(a total of four or more lots)

### **City of Rochester, New Hampshire**

[office use only. Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date paid \_\_\_\_\_]

Date: November 10, 2015 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 #: 255; Lot #'s): 13; Zoning district: Office Commercial

Property address/location: Rt. 108 and Quail Dr. Rochester, NH 03867

Name of project (if applicable): Diberto 5 Lot Subdivision

Size of site: 3.3ac acres; Overlay zoning district(s)? \_\_\_\_\_

#### **Property owner**

Name (include name of individual): Robert DiBerto

Mailing address: 334 Route 108, Madbury, NH 03823

Telephone #: \_\_\_\_\_ Email: rdiberto@rochester-nh.gov

#### **Applicant/developer (if different from property owner)**

Name (include name of individual): Christopher R. Berry, Project Manager

Mailing address: 335 Second Crown Point Rd. Barrington, NH 03825

Telephone #: 603-332-2863 Email: crberry@metrocast.net

#### **Engineer/surveyor**

Name (include name of individual): Kenneth A. Berry, LLS #805, PE #14243

Mailing address: 335 Second Crown Point Rd. Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: k.berry@berrysurveying.com Professional license #: PE #14243

#### **Proposed project**

5 Proposed Lots

Number of proposed lots: \_\_\_\_\_; estimated length of new roads: Driveways Only

Number of cubic yard of earth being removed from the site? Unknown at this time

City water? yes \_\_\_\_\_ no x; How far is city water from the site? 2,000 linear feet

City sewer? yes \_\_\_\_\_ no x; How far is city sewer from the site? unknown

If city water, what are the est. total gal. per day? \_\_\_\_\_; Are there pertinent covenants? no

Where will stormwater be discharged? Storm Flow will be managed in the existing flow patterns

(Continued Major Subdivision Plan application Tax Map: 255 Lot: 13 Zone Office )  
Commercial

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

### Comments

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

Wetlands were evaluated by Marc. E. Jacobs on April 10, 2015.

Waiver requests (If any) will come under separate cover.

### 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: 11-10-15

Signature of applicant/developer: 

Date: 11-10-15

Signature of agent: 

Date: 11-10-15

### 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: 11-10-15



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

[crberry@metrocast.net](mailto:crberry@metrocast.net)

November 12, 2015

City of Rochester Planning Board  
31 Wakefield Street  
Rochester, NH 03867

Re: Five Lot Subdivision  
Rochester Hill Road / NH Route 108 & Quail Drive  
Owner: Robert Diberto  
Rochester, NH

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of Robert Diberto, Berry Surveying & Engineering (BS&E) submits for Planning Board approval a Major Subdivision Application and associated plans for the creation of a five lot subdivision on Rochester Hill Road at the intersection of Quail Drive.

The lot in question is Tax Map 255, Lot 13, which contains approximately 3.3 Acres and is located in the Office Commercial Zone. The property currently contains a single family house with a driveway off of Rochester Hill Road, and is serviced by an on-site well and effluent disposal system. The middle of the lot is an open field, and the perimeter of the lot is largely composed of dense vegetation. BS&E completed a full boundary, soil, and topographic survey of the parcel in the spring of 2015.

Mr. Diberto seeks to subdivide the parcel into five lots, each serviced by on-site wells and effluent disposal systems, with the existing house to remain. Two shared driveways are proposed on Rochester Hill Road to service the four lots that will have frontage on Route 108, and a third driveway is proposed on Quail Drive to service the back lot. Driveway easements are proposed for the shared driveways on Route 108, and a driveway permit application has been submitted to NHDOT for those driveways.

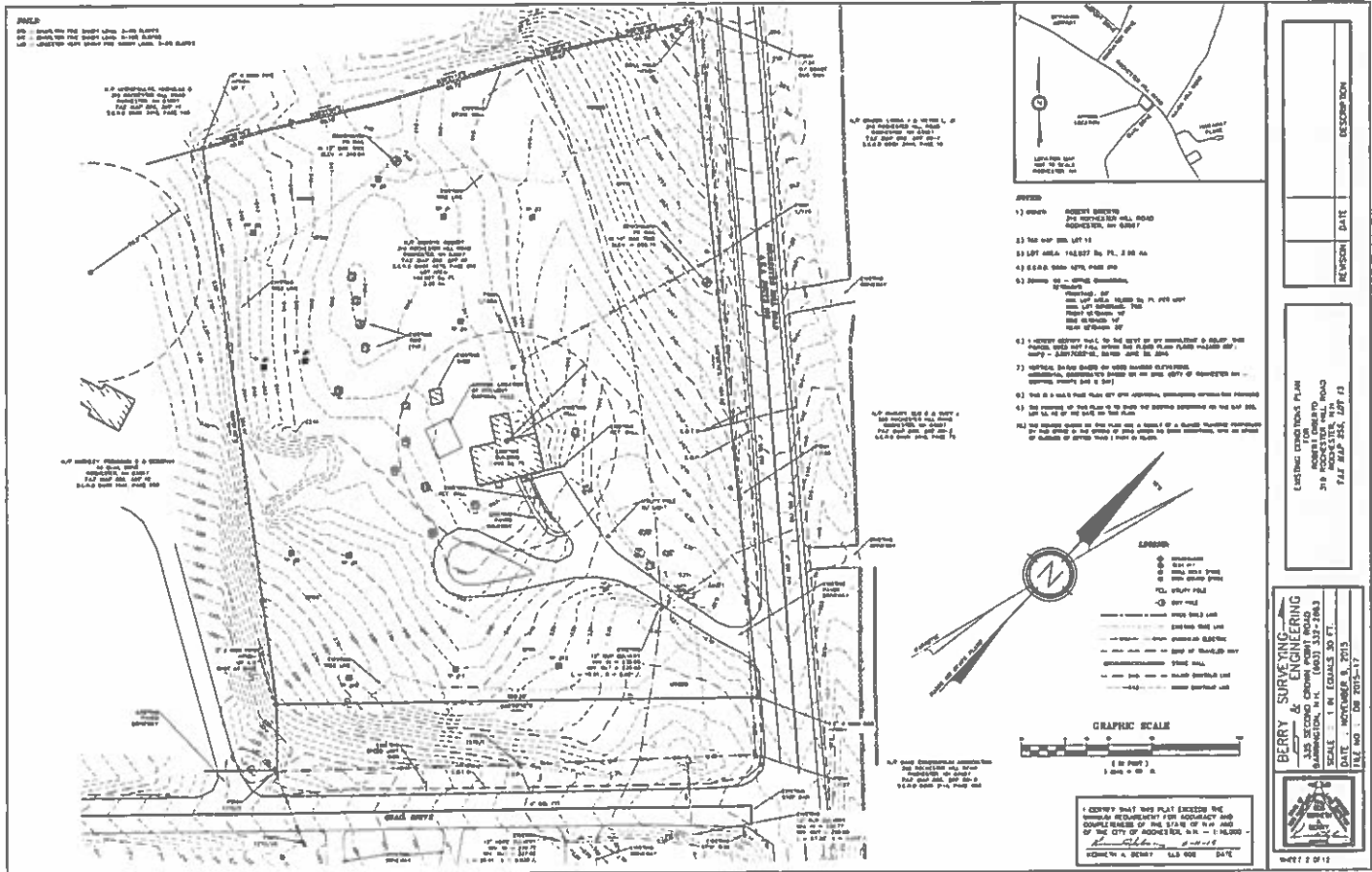
The submitted plans contain design features based on comments during a preliminary conversation with TRG, held on October 27. These comments mostly involve the grade and location of the driveways. No construction is proposed at this time.

Thank you for your time and attention to this matter, and we look forward to working with you on this project.

Berry Surveying & Engineering

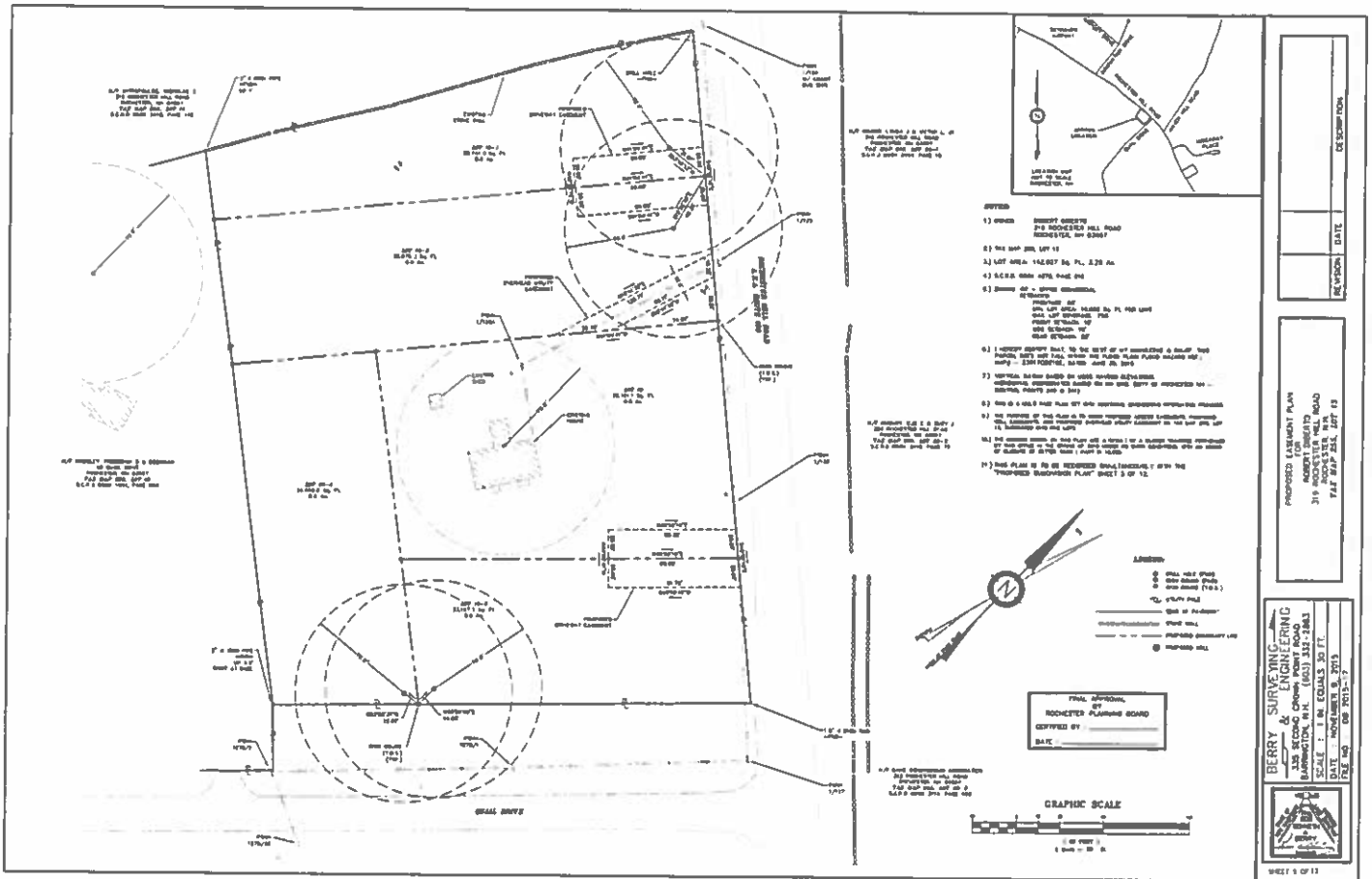
Christopher R. Berry  
Principal, President











- NOTES:
- 1) OWNER: BERRY SURVEYING, INC. 3110 MONROE ROAD, BARRINGTON, W.I. 02183
  - 2) THE MAP IS FOR THE PROPOSED EASEMENT, 1/4\"/>



FINAL APPROVAL  
BY  
BERRY SURVEYING, INC.  
CERTIFIED BY  
DATE



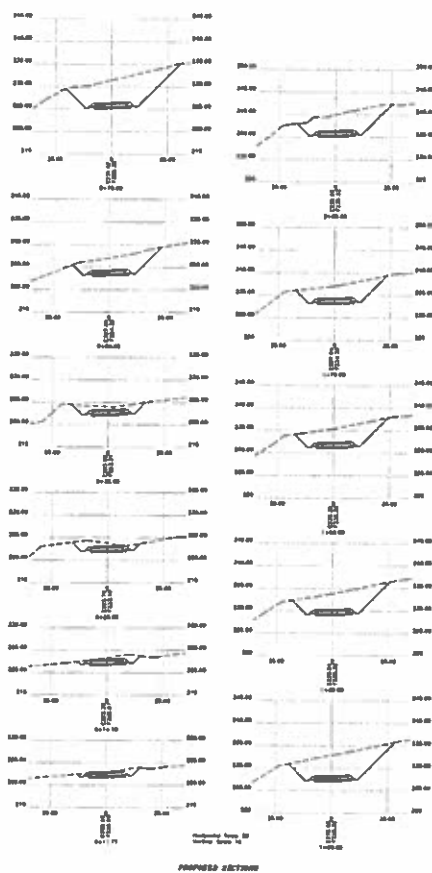
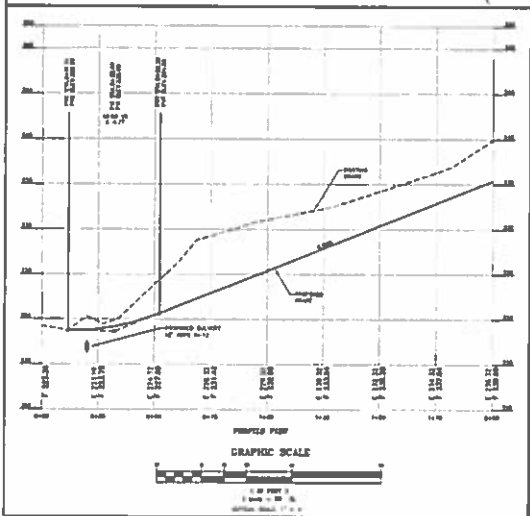
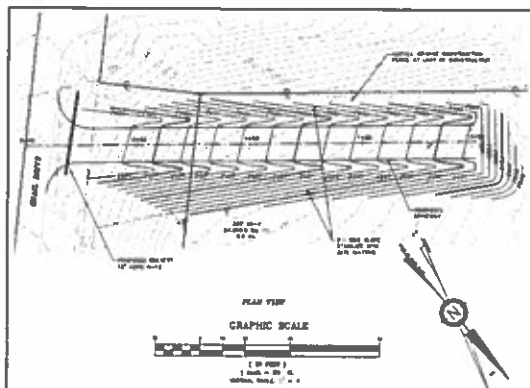
REVISION	DATE	DESCRIPTION

PROPOSED EASEMENT PLAN  
BERRY SURVEYING, INC.  
3110 MONROE ROAD  
BARRINGTON, W.I. 02183  
DATE: NOVEMBER 9, 2015  
FILE NO: 2015-17

BERRY SURVEYING, INC.  
3110 MONROE ROAD  
BARRINGTON, W.I. 02183  
SCALE: 1 inch equals 100 feet  
DATE: NOVEMBER 9, 2015  
FILE NO: 2015-17

SHEET 1 OF 11

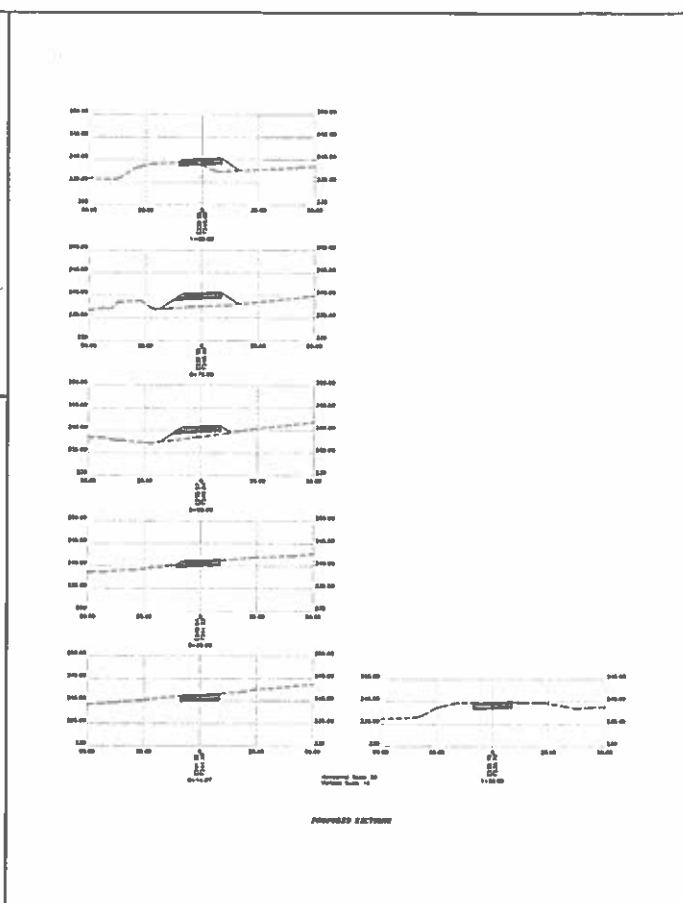
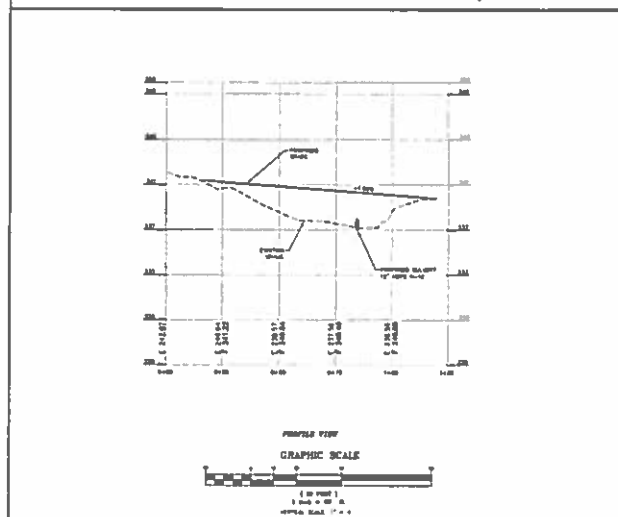




REVISION	DATE	DESCRIPTION

PROPOSED ROADWAY FOR  
 1/2 MILE  
 315 HOOVER BL. E-20  
 T&E MAP 111, 117, 119

**BERRY SURVEYING & ENGINEERING**  
 135 SECOND CROSS POINT ROAD  
 STATIONERS  
 SCALE: AS SHOWN  
 DATE: NOVEMBER 8, 2015  
 T&E NO. 108 2015-17

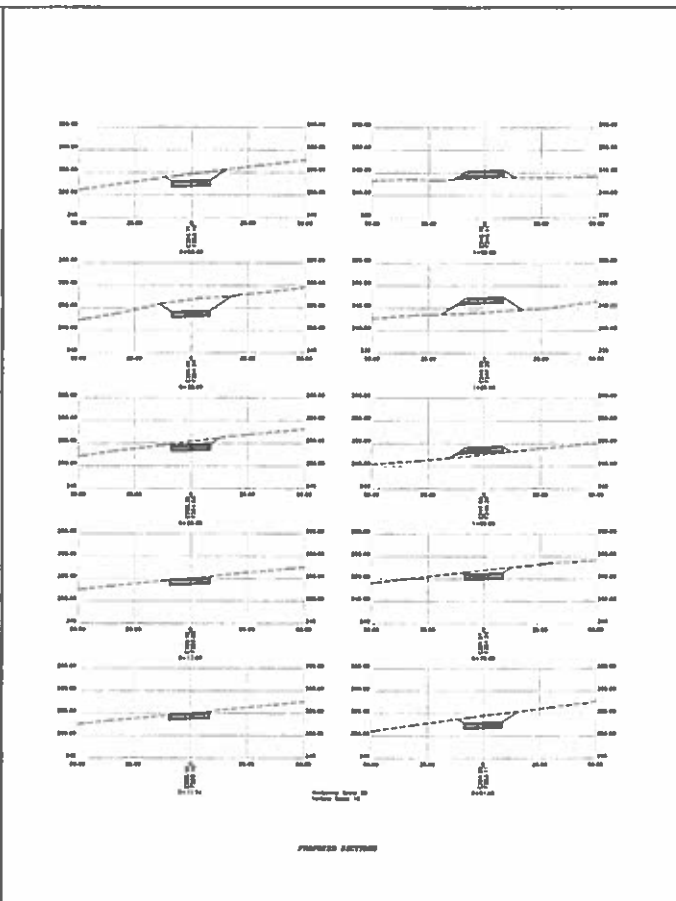
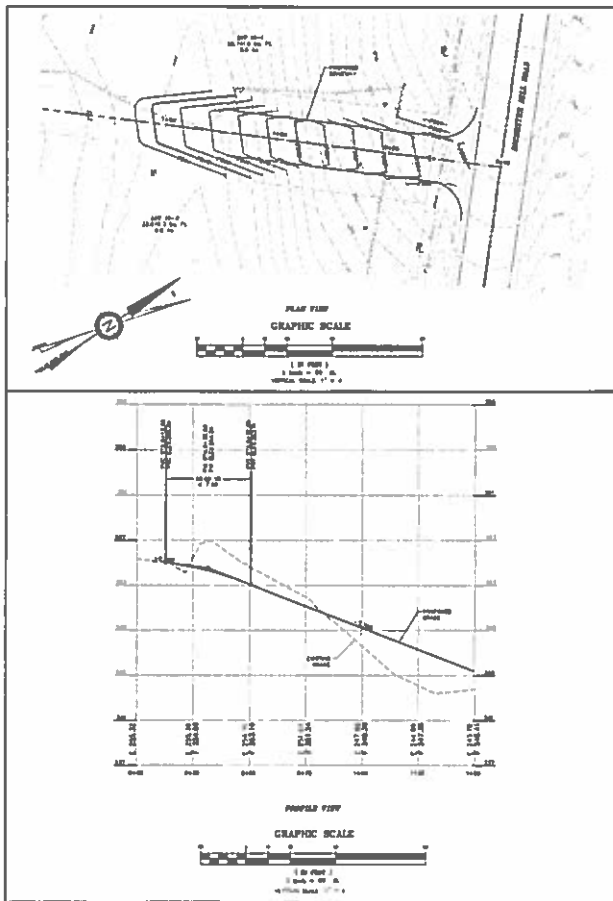


REVISION	DATE	DESCRIPTION

PEOP. SOUTH DAKOTA CO. ROOSTER HILL ROAD  
PO BOX 87 COUNCIL BLUFFS IA

316 ROOSTER HILL ROAD  
COUNCIL BLUFFS IA 51501  
316 792 6798 FAX 316 792 6799

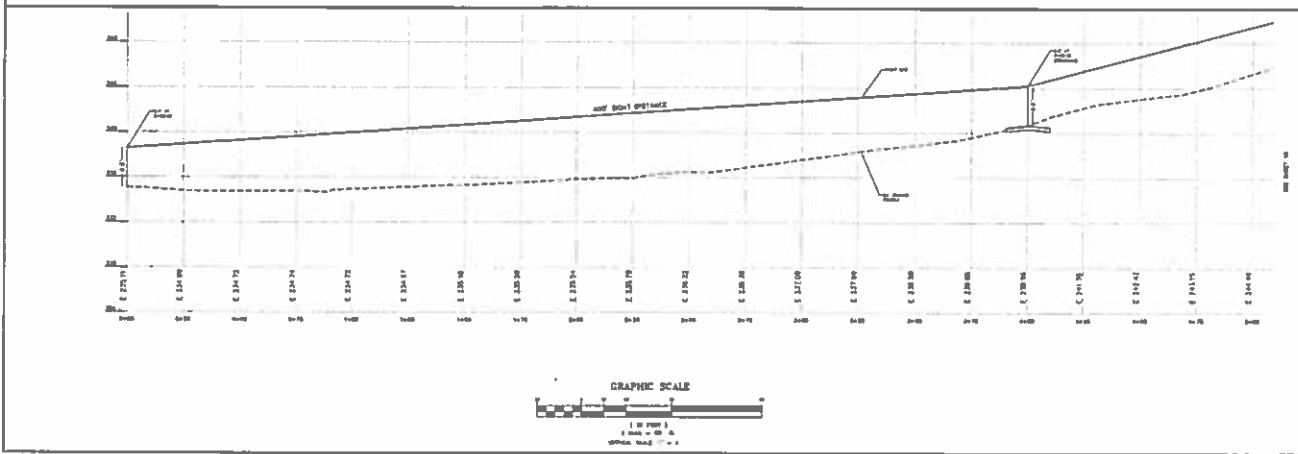
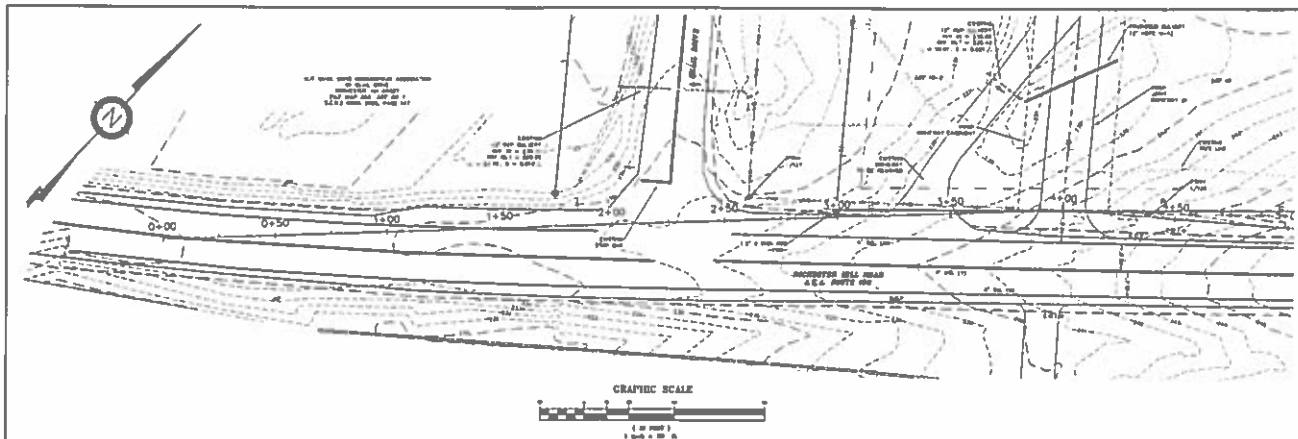
**BERRY SURVEYING & ENGINEERING**  
135 SECOND CROWN POINT ROAD  
WASHINGTON, N.M. (505) 332-2863  
SCALE AS SHOWN  
DATE NOVEMBER 9, 2015



REVISION	DATE	DESCRIPTION

PROJECT: NORTH DAKOTA ON ROCKETT HILL ROAD  
 318 ROCKETT HILL ROAD  
 ROCKETT HILL, ND 58571  
 DATE: NOVEMBER 8, 2013  
 FILE NO.: 2013-17

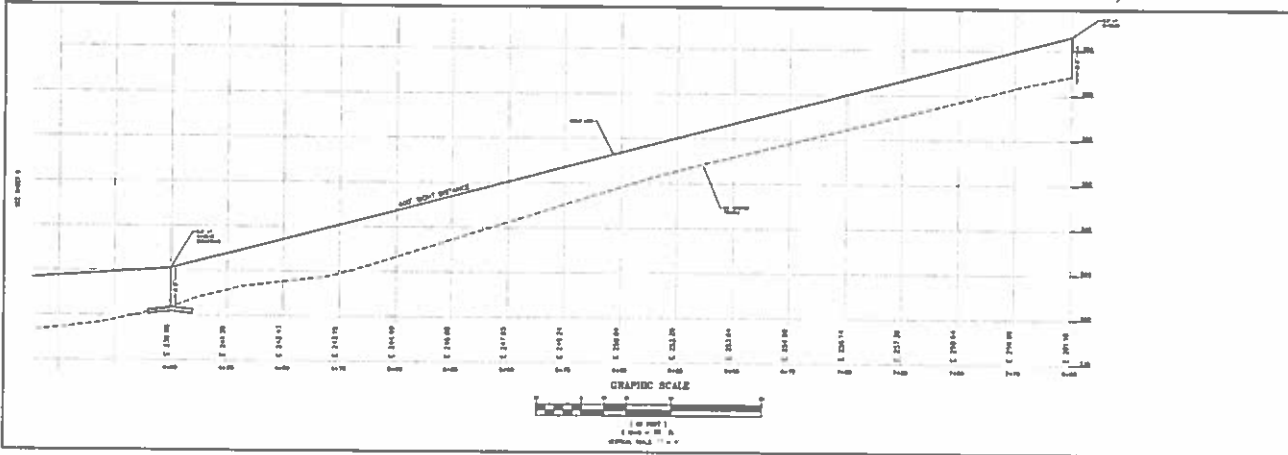
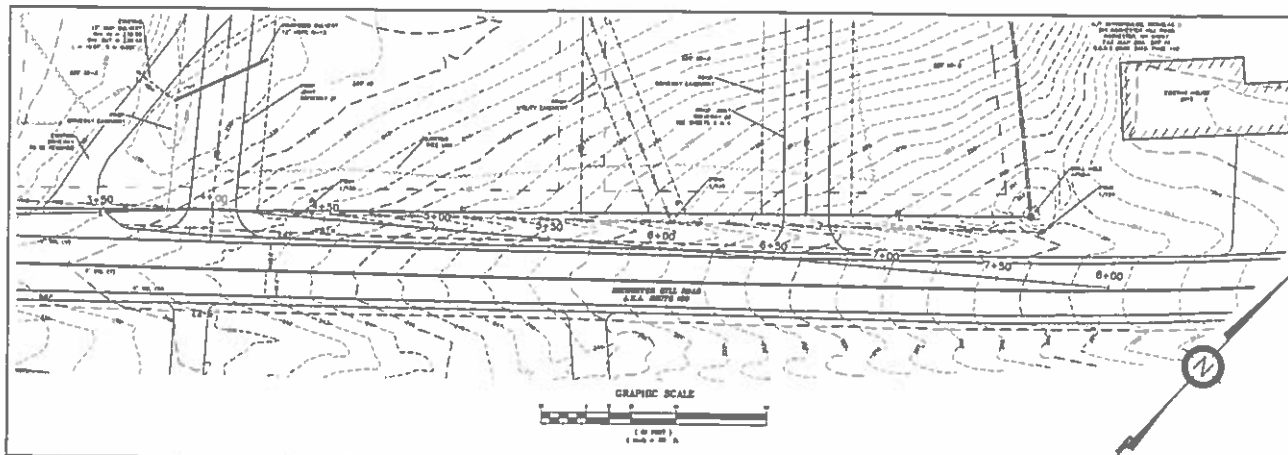
**BERRY SURVEYING & ENGINEERING**  
 215 SOUTH COMPTON AVE.  
 BISMARCK, ND 58501  
 PHONE: (701) 322-1813  
 FAX: (701) 322-1814  
 DATE: NOVEMBER 8, 2013  
 FILE NO.: 2013-17



BERRY & SURVEYING ENGINEERING 135 SECOND CROSS POINT ROAD CANTON, MASSACHUSETTS 01921 PHONE (508) 331-7163 FAX (508) 331-7164 DATE: NOVEMBER 1, 2013 FILE NO: CR 2013-17		
SIGHT DISTANCE PLAN AND PROFILE, UNIVERSITY ST ROAD FOR 219 ROCKY HILL ROAD FALL MAP SHEET 17		
REVISION	DATE	DESCRIPTION



Sheet 1 of 2

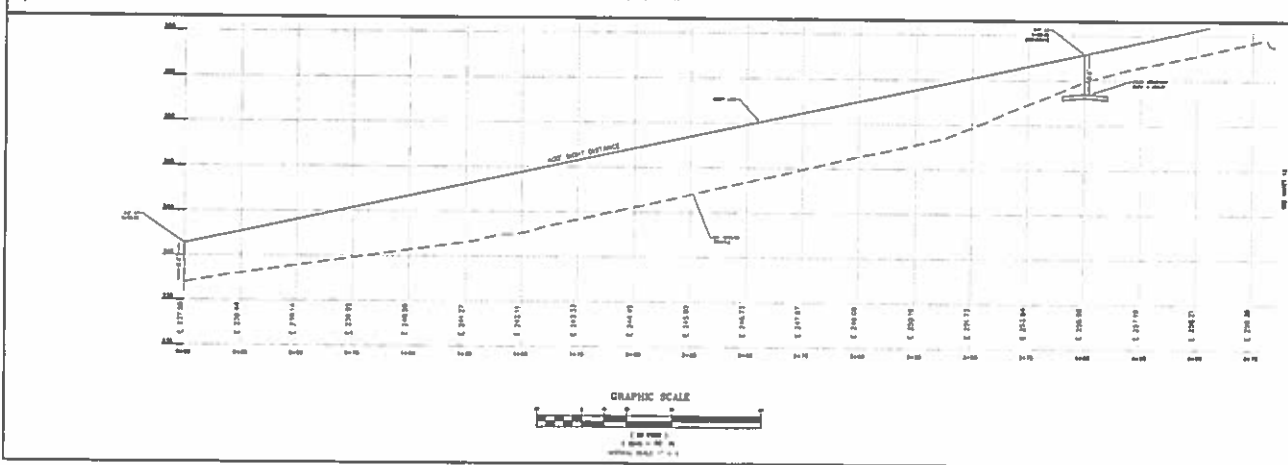
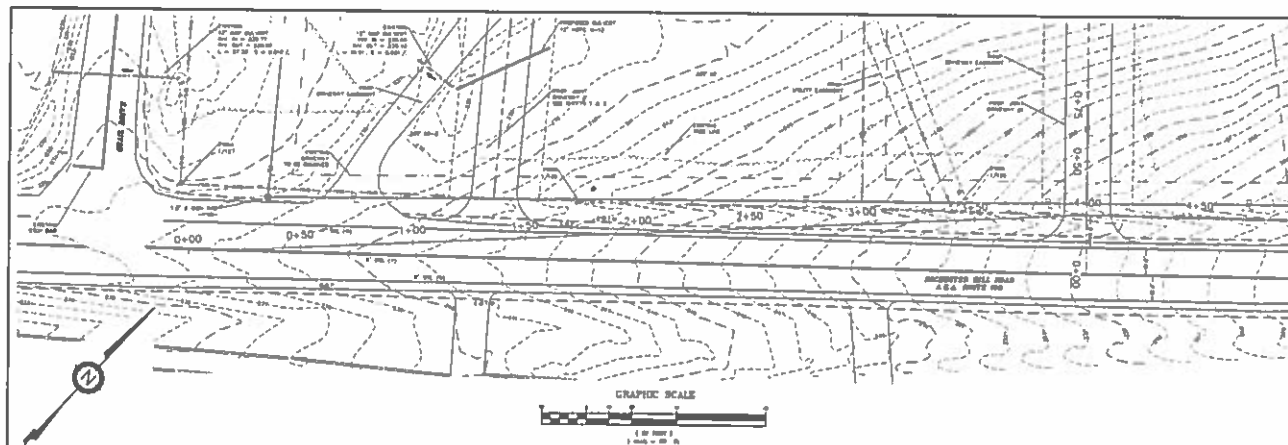


REVISION	DATE	DESCRIPTION

SHORT DISTANCE PLAN AND PROFILE DRAWING #1  
FOR  
ROADWAY DESIGN  
319 ROCKSIDE RD  
TALLAHASSEE, FL 32303  
DATE: NOVEMBER 8, 2013  
FILE NO: CR 2013-17

**BERRY & SURVEYING & ENGINEERING**  
1500 SECOND STREET, SUITE 100  
TALLAHASSEE, FL 32303  
SCALE: AS SHOWN  
DATE: NOVEMBER 8, 2013  
FILE NO: CR 2013-17

SHEET 1 OF 17

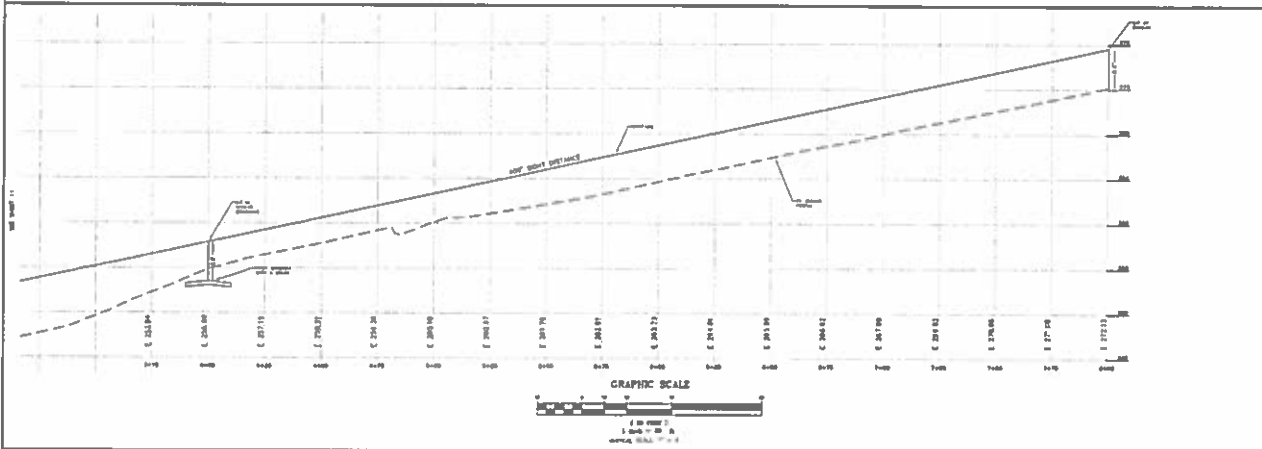
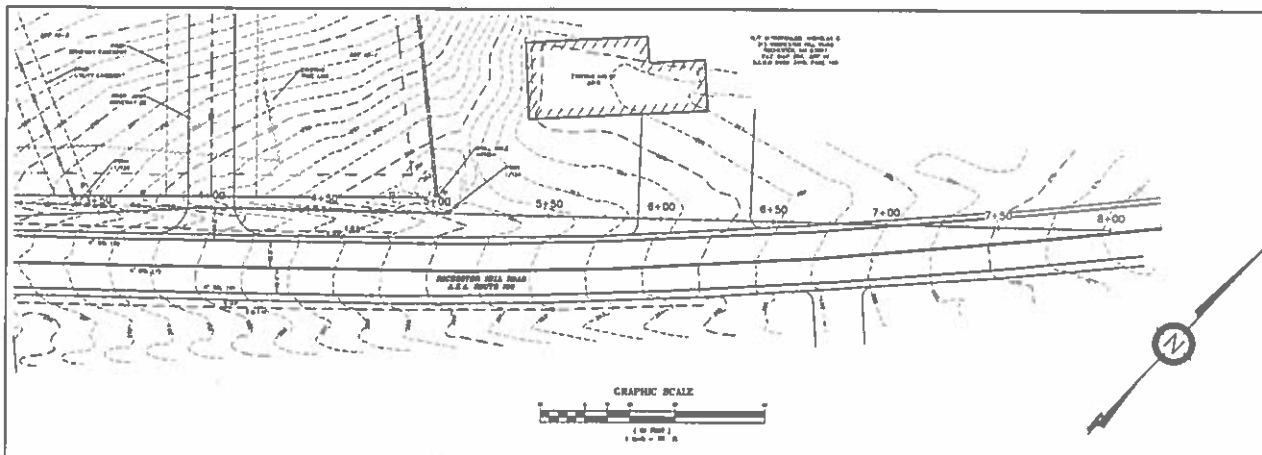


REVISION	DATE	DESCRIPTION

SHORT DISTANCE PLAN AND PROFILE IMPROVEMENT #1  
 FOR  
 319 WOODS HILL ROAD  
 AS SHOWN  
 FILE NO. 2201-17

**BERRY & ENGINEERING**  
 1305 SECOND CROWN POINT ROAD  
 WOODS HILL, MISSOURI 64090  
 SCALE AS SHOWN  
 DATE NOVEMBER 6, 2005  
 FILE NO. 2201-17

PROJECT 11 OF 12



REVISION	DATE	DESCRIPTION

SHORT DISTANCE PLAN AND PROFILE DRAWING #1  
 FOR  
 PROPOSED  
 110 ROCKETEER HILL ROAD  
 T&E MAP 246, LOT 13

**BERRY SURVEYING & ENGINEERING**  
 333 SECOND CROSS STREET  
 SUITE 100  
 SCALE: AS SHOWN  
 DATE: NOVEMBER 9, 2013  
 TEL: 601.201.1117

MADE: 11/14/13