



RECEIVED
FEB 09 2016
Planning Dept.

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

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

Date: 2/9/2016 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 #: 111; Lot #'s: 48; Zoning district: R1

Property address/location: 518 Portland St. Rochester, NH

Name of project (if applicable): _____

Size of site: 41.11 acres; overlay zoning district(s)? None

Property owner

Name (include name of individual): Harold & Josephine Jacobs Trust

Mailing address: 518 Portland St., Rochester, NH

Telephone #: 332-5323 Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Steve Ferguson of Norway Plains Associates, Inc.

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 335-3948 Fax #: 332-0098

Email address: sferguson@norwayplains.com Professional license #: LLS 819

Proposed project

Number of proposed lots: 1; Are there any pertinent covenants? n/a

Number of cubic yards of earth being removed from the site? n/a

City water? yes X no _____; How far is City water from the site? Line is in front of the site

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

Continued Minor Subdivision Plan application Tax Map: 111 Lot: 48 Zone R1

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.

X Signature of property owner: Harold Jacobs Josephine Jacobs
Date: 2-9-16

Signature of applicant/developer: _____

Date: _____

Signature of agent: Stef

Date: 2/9/16

Authorization to enter subject property

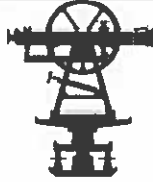
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections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

X Signature of property owner: Harold S Jacobs Josephine Jacobs
Date: 2-9-16

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
sferguson@norwayplains.com



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Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

February 9, 2016

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

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Re: Minor Subdivision Application; Harold & Josephine Jacobs Trust - Map 111, Lots 48.

Dear Mr. Creighton:

On behalf of the Jacobs we hereby submit plans and minor subdivision application for a one lot subdivision of TM 11-48.

The property is currently a farm owned by the Harold and Josephine Jacobs Trust and contains 41.11 acres of field, woods and buildings. The house, barn and main access to the parcel are all located on Portland St. with 194.76' of frontage. The farm fields can be accessed from Eastern Ave. where there is 100.12' of frontage. The intent of this submittal is to subdivide 8 plus acres from the existing 41.11 acres. The proposed lot will deriving its 100.12' of frontage from Eastern Ave., whilst the remainder land will utilize its current frontage of 194.76' on Portland St.

The proposed lot is being created with a proposed easement to the remaining land and farm field as well as an area for a potential road for future access. The proposed lot is configured in such a way that if the remaining land is to be subdivided in the future then proposed lot will have the required frontage derive from that future road, until such time, the 100.12' on Eastern Ave. will be its frontage.

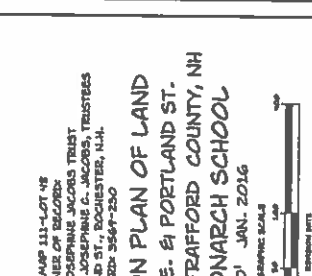
We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: _____

Steven M. Ferguson, LLS



SUBDIVISION PLAN OF LAND
EASTERN AVE. & PORTLAND ST.
ROCHESTER, STRAFFORD COUNTY, NH
FOR: THE MONARCH SCHOOL
1st & 50th JAN. 2016

[illegible][illegible]

ASSESSMENTS OF CURRENT STATUS AND LOCATION

- 13 SEND ADDRESS: 903 5230 1271-940
- 14 SEND ADDRESS: 845 5230 1271-940
- 15 FROM: 903 5230 1271-940
- 16 RE: 903 5230 1271-940

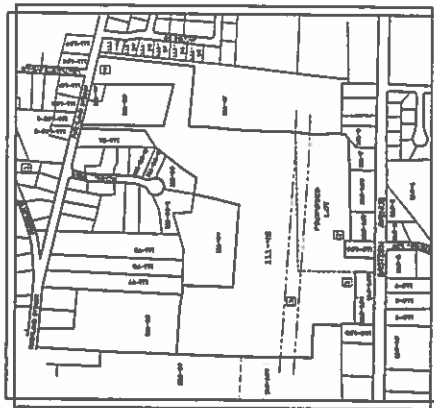


I WISH TO CERTIFY THAT THIS PLAIN PAPERED BOOKS MY INJECTION IS THE RESULT OF A SURVEY MADE ON THE SUBJECTS AS PER RECORDS RECEIVED AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAIN COLORED EXACTING DISORDER.

FILE NO. 196
PLAN NO. C-2276-S
DPC NO. 15073/3-1

[illegible]

NORWAY PLAINS ASSOCIATES, INC.

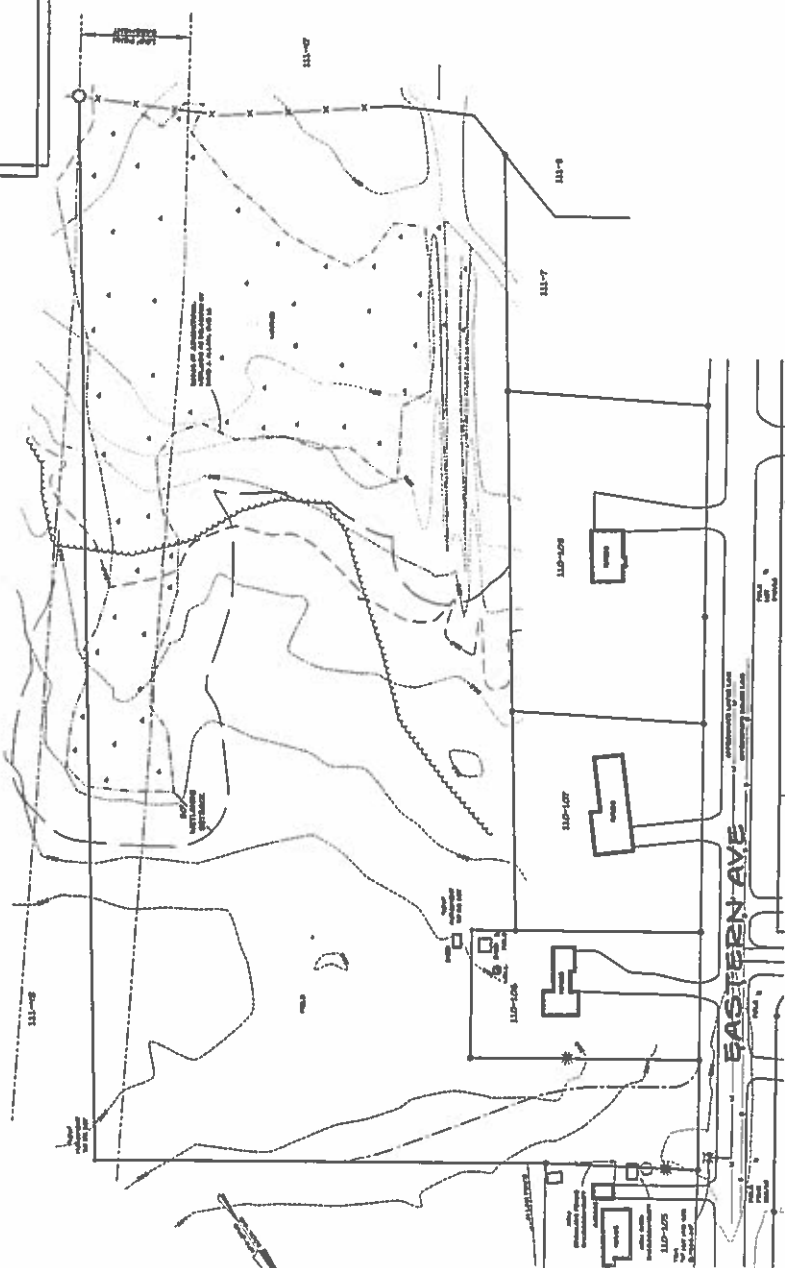
[illegible]

MAINTENANCE & REPAIRS (SEE VEHICLE SECTION FOR LOCATION)

- 1) SHEET MEASUREMENT 1000 SIZE 1291-1003
- 2) SHEET MEASUREMENT 1000 SIZE 1291-1004
- 3) PAPER MEASUREMENT 1200 WIDE, 1000 SIZE 1291-1005, THIS MEASUREMENT AND THE PAPER MEASUREMENT ARE THE SAME
- 4) INDEPENDENT MEASUREMENT MEASUREMENT FOR "WIDE" MEASUREMENT AND THE LINE MEASUREMENT MEASUREMENT THE STRUCTURE MEASUREMENT 1200 WIDE, 1000 SIZE 1291-1006



FILE NO. 196
PLAN NO. C-2776-T
DPC NO. 15073/3-1
P.A. NO. "35" "119"

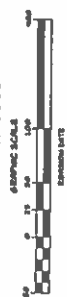


Authors

- [illegible]

NUMBER OF RECORDS
TAX MAP 111-L01 NR
HAROLD & JOSEPHINE JACOBS TRUST
REOLD L. JACOBS & JOSEPHINE C. JACOBS, TRUSTEES
518 PORTLAND ST., ROCHESTER, N.H.
SCD# 3564-250

~ TOPOGRAPHIC ~
SUBDIVISION PLAN OF LAND
EASTERN AVE. & PORTLAND ST.
ROCHESTER, STAFFORD COUNTY, N
FOR THE MONARCH SCHOOL
1"=50' JAN. 2016



NORWAY PLAINS ASSOCIATES, INC.