



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

City of Rochester, New Hampshire

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

Date: 6/13/16 Is a conditional needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 103; Lot #'s: 139; Zoning district: R2

Property address/location: 19 Cocheco Ave

Name of project (if applicable): _____

Size of site: .64 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Francis M & Evelyn B Oneil

Mailing address: 19 Cocheco Ave, Rochester, NH 03867

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Same as above

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Kenneth A. Berry, PE, LLS
Christopher R. Berry, Project Manager

Name (include name of individual): Berry Surveying & Engineering

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

Telephone #: 332-2863 Fax #: _____

Email address: K.Berry@berrysurveying.com Professional license #: PE #14243

Proposed project

Number of proposed lots: _____; 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? _____

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

Continued Minor Subdivision Plan application Tax Map: 103 Lot: 139 Zone R2)

Wetlands: Is any fill proposed? x ; 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.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: _____

Signature of agent: _____

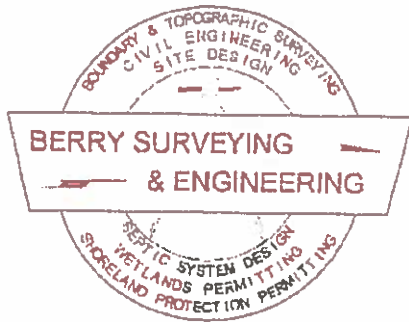
Date: _____

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: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

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

June 13, 2016

RE: Proposed Minor 2 Lot Subdivision
Francis & Evelyn O'Neil
19 Cocheco Ave
Rochester, NH
Tax Map 103, Lot 139

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of our client Francis & Evelyn O'Neil, Berry Surveying & Engineering (BS&E) is submitting two lot Minor Subdivision on Cocheco Ave, in East Rochester. The parcel of land lies in the R2 Zone and contains a total of 27,443 Sq.Ft of land and 172.18 feet of frontage. The parcel has municipal sewer, water, storm drainage in the street as well as natural gas. The site generally slopes from West to East or from Cocheco Ave towards the rear of the lot.

The existing structure would remain on one of the two lots created with over the required amount of land area and frontage, while creating the second lot with over the minimum land area and frontage.

A two page plan set has been prepared with all of the required information shown. Thank you all for your time and consideration on this application we will be happy to answer any questions at the public hearing.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry, President

- PLAN REFERENCES:**
- 1) "PROPOSED SUBDIVISION LAND OF LEON LAMONDICAL, GREEN STREET, EAST ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING, INC. DATED: APRIL 6, 1975 S.C.R.D. BOOK 815, PAGE 814
 - 2) "PLAN OF PROPERTY OF COCHECO WOODEN MANUFACTURING CO., EAST ROCHESTER, NEW HAMPSHIRE" BY: KENNETH JONES C.E. DATED: JULY 1958 S.C.R.D. BOOK 815, PAGE 814
 - 3) "SUBDIVISION OF LAND, COCHECO AVE & UNIT STREET, TAX MAP 103, LOT 21, ROCHESTER, NH, STRAFFORD COUNTY FOR WAYNE E. STOCKER PLANS ASSOCIATES, INC." DATED: OCTOBER 2007 S.C.R.D. BOOK 931, PAGE 931

N/F BODDING, ALMA W.
28 COCHECO AVE.
ROCHESTER, NH 03868-5917
TAX MAP 103, LOT 203
S.C.R.D. BOOK 388A, PAGE 303

FRONTAGE TABLE

LOT #	FRONTAGE
139	75.03'
140	182.25'

N/F GRIFFIN, VERONICA A.
27 COCHECO AVE.
ROCHESTER, NH 03868-5918
TAX MAP 103, LOT 138
S.C.R.D. BOOK 397B, PAGE 111

N/F DANIEL, F. MARIE TRUST OF 2011
MARIE DANIEL, F. (TRUSTED)
192 CHESTNUT HILL ROAD
ROCHESTER, NH 03807-5124
TAX MAP 103, LOT 184
S.C.R.D. BOOK 398A, PAGE 184

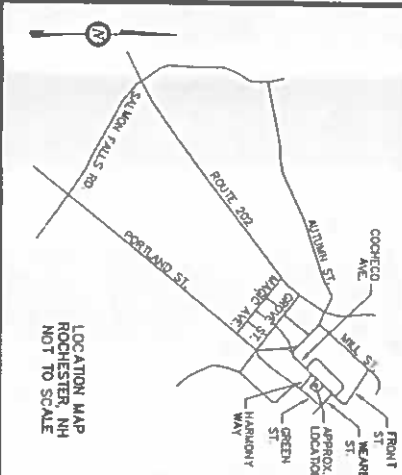
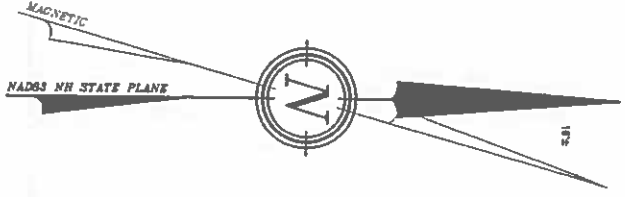
N/F LEAHY, MARK S. & KATHLEEN B.
ROCHESTER, NH 03868-5623
TAX MAP 103, LOT 189
S.C.R.D. BOOK 195B, PAGE 35

N/F DANIEL, CORY
2 HARMONY WAY
ROCHESTER, NH 03868-5951
TAX MAP 103, LOT 140
S.C.R.D. BOOK 450A, PAGE 982

N/F SCHMIDT, CHRISTINE
8 HARMONY WAY
ROCHESTER, NH 03868-5951
TAX MAP 103, LOT 141
S.C.R.D. BOOK 384, PAGE 56

BERRY STAKE
N.H. GRID COORDINATES
N. 304704.02
E. 11791786.25
ELEV. 216.36

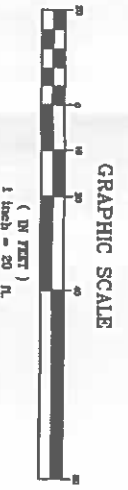
N/F DAVIS, MARGARET
8 HARMONY WAY
ROCHESTER, NH 03868-5951
TAX MAP 103, LOT 142
S.C.R.D. BOOK 384, PAGE 46



- NOTES:**
- 1) OWNER: FRANCIS M. & EVELYN B. O'NEIL, 19 COCHECO AVE., ROCHESTER, NH 03868-5918
 - 2) TAX MAP 103, LOT 139
 - 3) LOT AREA: 27,443 Sq. Ft., 0.63 Ac.
 - 4) S.C.R.D. BOOK 972, PAGE 414
 - 5) ZONING: RESIDENTIAL-2 (R2)

- LEGEND:**
- IRON BOUND (TBS)
 - IRON BOUND (TNO)
 - IRON ROD (TNO)
 - STEEL STAKE (TNO)
 - UTILITY POLE
 - CHAIN LINK FENCE
 - PROPOSED BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - TBS TO BE SET

- 1) HERBERT CENNY THAT TO THE BEST OF MY KNOWLEDGE & BELIEF THE PARCELS DOES NOT FALL WITHIN THE FLOOD PLAIN 1307020000, DATED: MAY 17, 2005.
- 2) VERTICAL DATA BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 INFORMATION OBTAINED FROM TOPCON TRIPOLI 801 SURVEY ORIGIN DATA RECORDS.
- 3) FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING, INC. ON JULY 1, 2016. A TOTAL STATION WITH A BANNER DATA COLLECTOR WAS USED. A QUALITY CHECK WAS PERFORMED. A CLOSED TRAVERSE WITH AN ERROR OF CLOSURE OF 1 PART IN 114,002.
- 4) BUILDING ADJACENTS SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 5) THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 139 INTO TWO PARCELS OF LAND.
- 6) BOTH PARCELS WILL BE SERVED BY WAREHOUSING AND WATER.
- 7) THERE WERE NO OBSERVED OBSTACLES WITHIN THE PARCEL.
- 8) THIS IS A TWO PAGE PLAN SET WITH PAGE ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS TO SET TOPOGRAPHIC SHEET OR SET LINE INFORMATION ON THIS DOCUMENT. THE SECOND PAGE OF THIS DOCUMENT IS A REVISION TO THE FIRST PAGE, DATED: MAY 17, 2005, 339-113A.



1 inch = 20 ft.

GRAPHIC SCALE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 [332-2863]
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 14, 2016
FILE NO. : DB 2016-036

PROPOSED SUBDIVISION PLAN
LAND OF
FRANCIS M. & EVELYN B. O'NEIL
19 COCHECO AVE
ROCHESTER, N.H.
TAX MAP 103, LOT 139

REVISION	DATE	DESCRIPTION

FINAL APPROVAL
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 6-14-16



