RECEIVED
MAY 09 2017
By

MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

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

Date: May 9, 2017 Is a conditional needed? Yes: x No:____ Unclear:____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 223 ; Lot #('s): 21 ; Zoning district: A

Property address/location: 24 Jeremiah Lane

Name of project (if applicable): _____

Size of site: 40 acres; Overlay zoning district(s)? Wetlands Overlay

Property owner

Name (include name of individual): Real Estate Advisors Inc.

Mailing address: 76 Exeter St., Newmarket, NH 03857

Telephone #: 603-659-2303 Email: alexx@cheneyco.com

Applicant/developer (if different from property owner)

Name (include name of individual): Real Estate Advisors Inc.

Mailing address: 76 Exeter St, Newmarket, NH 03857

Telephone #: 603-659-2303 Email: _____

Engineer/surveyor

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

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

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

Email address: K.Berry@Berrysurveying.com
CRBerry@metrocast.net Professional license #: LLS #805 PE# 14243

Proposed project

Number of proposed lots: 53 ; estimated length of new roads: Evelyn 3,476' loop

Number of cubic yard of earth being removed from the site? 0

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? _____

If city water, what are the est. total gal. per day? 32,400GPD. 72 3 Bedroom Units; Are there pertinent covenants? Yes

Where will stormwater be discharged? Multiple Rain gardens to final discharge point

(Continued *Major Subdivision Plan* application Tax Map: 223 Lot: 21 Zone A)

Wetlands: Is any fill proposed? Yes ; area to be filled: 6,535 ; buffer impact? 20,020

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: Real Estate Advisors Vice President

Date: 7/5/16

Signature of applicant/developer: Real Estate Advisor Vice President

Date: 7/5/16

Signature of agent:

Date: 9-20-16

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.

Signature of property owner: Vice President, Real Estate Advisor

Date: 7/5/16

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
Attention: Seth Creighton Chief Planner
31 Wakefield Street
Rochester, NH 03867

May 9, 2017

RE: Proposed Major Subdivision "Stuart Acres"
Real Estate Advisors Inc.
24 Jeremiah Lane
Conservation Subdivision Chapter 42.33

Mr. Chairman and Members of the Rochester Planning Board,

On behalf of our client, Real Estate Advisors Inc., Berry Surveying & Engineering (BS&E) is submitting for a Major Subdivision Application for a proposed development off Jeremiah Lane, formerly known as Stuarts Lane, and Portland Street for 53 Lots containing 72 units under the Conservation Subdivision Ordinance.

Real Estate Advisors Inc. purchased the property in the fall of 2015, and requested BS&E start to prepare the baseline information required for developing the project site which was prepared as an Existing Conditions Plan, and is provided within the plan set. Gove Environmental Inc. has conducted a wetlands analysis on site as well as a Site Specific Soils Map which is provided within the plan set. Traffic counts were conducted and reviewed by BS&E, as well as speed data. This information was provided to TEPP LLC who has prepared a Traffic Analysis for your review.

The property enjoys frontage on Franklin Street, Portland Street, as well as access to Jeremiah Lane. The site does contain some wetlands towards the North and West boundary, as well as a small wetland that runs through southern portions of the site. There are some wetlands which are located against the existing subdivision known as Brenda Lane. Test pits have been conducted on site in the area of the proposed roadway, and have found that the average seasonal high water table ranges between 18"-36" with some areas of shallow bedrock. There are two fields on the property; one is located directly behind the owners along Portland Street, and the other is adjacent to the existing farm house on the property. Historically these fields have been maintained and gardened by both the former owner and the members of the Jeremiah Lane / Portland Street neighborhood.

The applicant is interested in using the Conservation Subdivision Ordinance to allow the development to maximize the density of the proposal within the most central portion of the property. The project site has been re-designed per the planning boards request to have a looping roadway system, which provides the protected open space to the rear of the site. The applicant has requested that BS&E focus on laying out the infrastructure in the best location topographically and then look at how to place and group the housing in the best and most logical

locations working within the restrictions of the remaining land. The plan set provided shows a roadway aligned along the contour which would reduce overall impact on the land, and reduce large alterations of terrain.

The site is serviced by Water, Sewer, Natural Gas, and will have underground utilities throughout, with the exception of a required drop pole. The 12" high pressure (HP) water line from Barry Villa is to be extended to the top entrance of Stuart Acres at the new intersection with Evelyn Drive to service the development. From this connection through project, the proposal is for a standard 8" water line. A preliminary assessment by Wright Pierce has found that this approach provided 65 psi – 79 psi throughout the subdivision, and 700 to 800 GPM throughout. Sewer is proposed to be connected to a section of Portland Street at an advantageous elevation, and brought into the project though the use of an 8" SDR 35 and standard sewer basins. The cut into the 12" VCP in Portland is proposed to be a "Doghouse" style.

Unit Density:

For purposes of reviewing yield for the project we have used the Adjusted Tract Acreage Approach as provided in Section d. Base Density, Item #3. (Total Tract Area-Roads and Overhead utilities-Very Poorly Drained Soils-25% slopes) X 0.75. The result is then divided by the base density within the zone. This is then multiplied by 1.3 to determine the total yield of the parcel.

DENSITY CALCULATION:

GROSS LOT AREA:	1,811,367 Sq.Ft.
VERY POORLY DRAINED SOILS:	19,425 Sq.Ft.
AREAS > 25% SLOPES:	6,538 Sq.Ft.
OHU EASEMENTS:	2,688 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL):	20,000 Sq.Ft.

{(1,811,367 – 19,425 – 6,538 – 2,688) * (0.75)}/20,000 * 1.3 = 86.91

86 UNITS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH
72 TOTAL UNITS ARE PROPOSED (36 SINGLE FAMILY, 14 DUPLEX {28 UNITS} 2 FOUR-PLEX {8 UNITS})

The calculations shown above are now located on the Overall Subdivision.
The applicant is looking to develop the site using a mix of single family and duplex style for a total of 72 units.

There are drainage systems placed within the Open Space Areas so they can be fully managed by the HOA. These drainage systems and easements have been removed from the open space calculations, and therefore has not effect on the required amount. These systems may be placed here at the discretion of the board.

Project Impact:

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

An impact assessment is now provided. A wetlands permit has been filed with NHDES for the small amount of impact this project generates in three locations. The Franklin Street culvert is scheduled to be replaced during this project, to improve flow and reduce flooding during smaller, average events. The first wetlands crossing is proposed to be an oversized culvert in an historic field trench, which was discussed at a site walk with the Conservation Commission. The last impact is at the top of the slope in the field, and is associated with the isolated wetlands. Please find the required Conditional Use Permit which has been reviewed by the Rochester Conservation Commission.

Slopes of 15% are shown on the Existing Conditions sheets and Overall Subdivision sheet. Slopes in the area of Evelyn Drive, Rain Garden #3, Rain Garden #6, and Lots 51 & 52 are proposed to be disturbed during construction. These slopes may be disturbed at the board's discretion. The amount of disturbance is not excessive, and is essential to the productive use of the property, given their topographic location to the rest of the project. We have prepared fully engineered plans which demonstrate the filling of these slopes using Best Management Practices, and have fully designed a erosion & sediment control schedule, for construction stability, and have submitted Storm Water Pollution Prevention Plan / Construction Mitigation Plan for coordination during construction.

Slopes of 25% exist on the property and are shown on the Existing Conditions sheet and on the Overall Subdivision sheet. The only areas of disturbance are on slopes that are within areas of 15%, and are generally located in the areas of proposed lots 51 & 52. As is the case above, the application presents engineered drawings that propose filling of these areas, and therefore there are no adverse impacts on the slope by way of erosion during construction.

Project Access and Traffic Impact:

The project design creates a main entrance from Franklin Street into the project site, and now provides a second full access point onto Portland Street. "T" intersection which is now provided within the plan set and has been reviewed by TEPP LLC. In general the design allows for the "T", turning movements for the required fire truck, restricts truck traffic, provides for signage, and a small deceleration lane into the project site. The project site meets the required sight distance for 25 MPH, with the intersection of Franklin and Portland meeting the NHDOT 400 feet of sight distance in each direction as does the new second intersection on Portland Street.

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

The cross section of Evelyn Drive, the main entrance road, provides for 10 foot travel lanes with 4 foot walking lanes at grade. Given its density and need for storm water quality sloped granite curb is proposed along the edge. (Lt. & Rt.) This was reviewed and generally accepted by the Planning Board during Design Review Phase.

As always we thank you for your input and consideration on this project.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
SIT 567, Designer #1886
Principal, President

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

STUART ACRES
MAJOR SUBDIVISION
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

TABLE OF CONTENTS:

SHEET 1 – NEIGHBORHOOD PLAN
SHEET 2 – ABUTTERS AND REFERENCES
SHEET 3 – EXISTING CONDITIONS PLAN (100 SCALE)
SHEET 4–5 – EXISTING CONDITIONS PLANS (50 SCALE)
SHEET 6–7 – SITE SPECIFIC SOILS MAP
SHEET 8 – PHASING PLAN
SHEET 9 – SUBDIVISION OVERVIEW
SHEET 10–14 – SUBDIVISION DETAIL PLAN
SHEET 15 – SUBDIVISION OVERVIEW TOPOGRAPHY
SHEET 16–20 – SUBDIVISION DETAIL TOPOGRAPHY
SHEET 21 – LIMITS OF CONSTRUCTION PLAN
SHEET 22 – SITE PLAN – PORTLAND / EVELYN INTERSECTION
SHEET 23–29 – ROAD DESIGN SITE PLAN – EVELYN DRIVE
SHEET 30–31 – DRAINAGE OVERVIEW PLAN
SHEET 32 – GRADING & DRAINAGE PLAN – PORTLAND / EVELYN INTERSECTION
SHEET 33–39 – GRADING & DRAINAGE PLAN – EVELYN DRIVE
SHEET 40 – PIPE PROFILES
SHEET 41 – EXISTING TRAIL RECONSTRUCTION PROFILES
SHEET 42 – RAIN GARDEN #1 DETAILS
SHEET 43 – RAIN GARDEN #2 DETAILS
SHEET 44 – RAIN GARDEN #3 DETAILS
SHEET 45 – RAIN GARDEN #4 DETAILS
SHEET 46 – RAIN GARDEN #5 DETAILS
SHEET 47 – POND #6 DETAILS
SHEET 48 – RAIN GARDEN #7 DETAILS
SHEET 49 – RAIN GARDEN #8 DETAILS
SHEET 50 – RAIN GARDEN #9 DETAILS
SHEET 51 – UTILITY DESIGN PLAN OVERVIEW
SHEET 52 – UTILITY DESIGN PLAN – PORTLAND / EVELYN INTERSECTION
SHEET 53–59 – UTILITY DESIGN PLAN – EVELYN DRIVE
SHEET 60 – WATER EXTENSION PLAN – PORTLAND STREET
SHEET 61 – SEWER EASEMENT (EVELYN 16+75)
SHEET 62 – EROSION & SEDIMENT CONTROL PLAN OVERVIEW
SHEET 63 – EROSION & SEDIMENT CONTROL PLAN – PORTLAND / EVELYN INTERSECTION
SHEET 64–70 – EROSION & SEDIMENT CONTROL PLAN – EVELYN DRIVE
SHEET 71–73 – SECTIONS – EVELYN DRIVE
SHEET 74–79 – SIGHT DISTANCE PLANS
SHEET 80–84 – TRAIL DESIGN PLAN
SHEET 85 – DE-WATERING PLAN
SHEET 86–87 – E101–E102 EROSION & SEDIMENT CONTROL DETAILS
SHEET 88 – D101 DRAINAGE DETAILS
SHEET 89 – HEADWALL DETAILS
SHEET 90–93 – C101–C104 CONSTRUCTION DETAILS
SHEET 94 – L101 LANDSCAPING DETAILS
SHEET 95–96 – U101–U102 UTILITY DETAILS

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

I CERTIFY THAT THIS PLAT 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 –

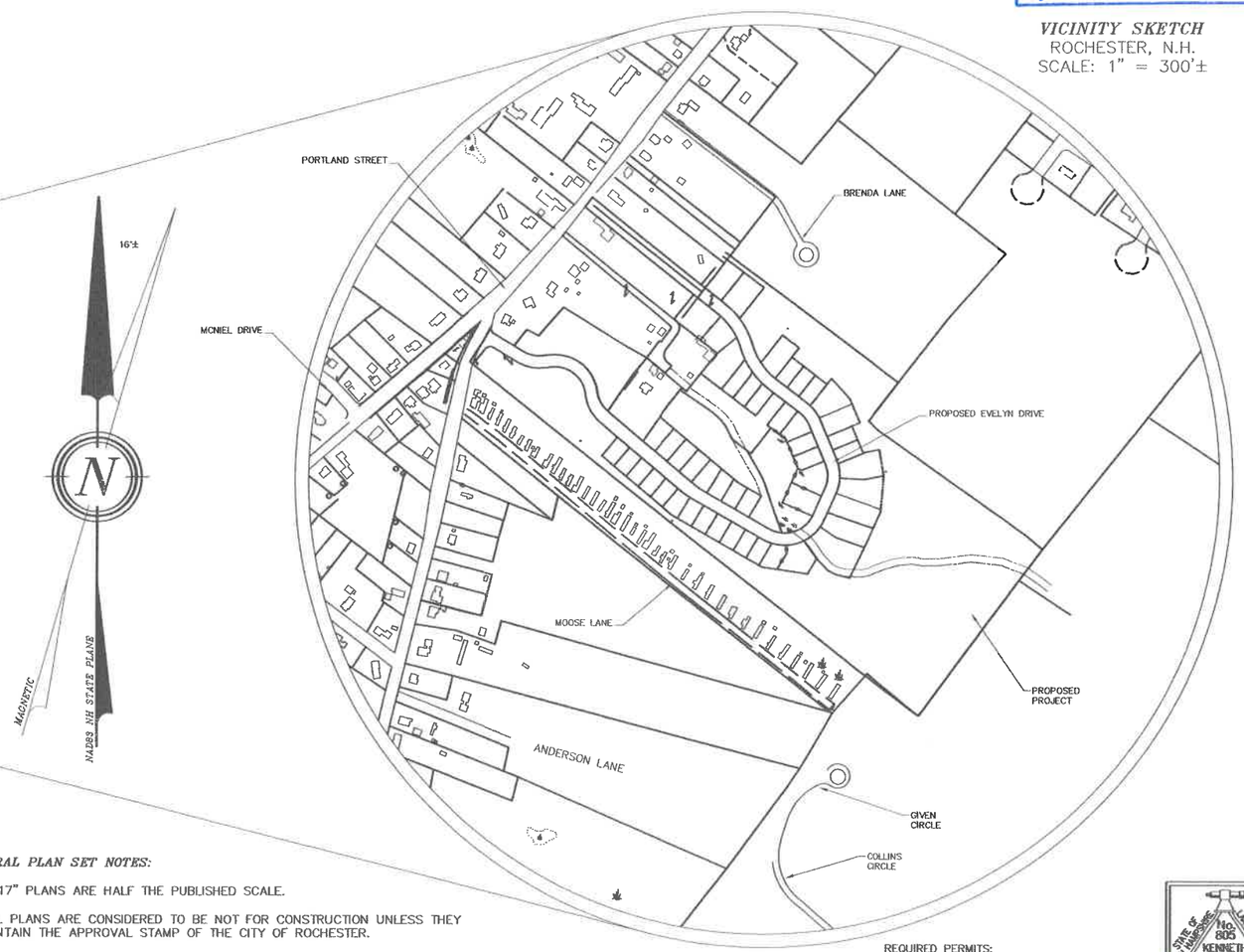
5-9-17

KENNETH A. BERRY LLS 805 DATE

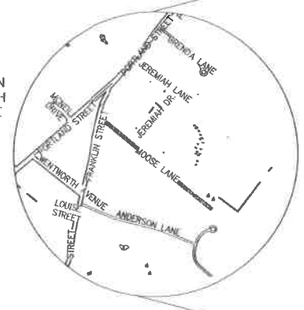
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

RECEIVED
MAY 09 2017
By _____

VICINITY SKETCH
ROCHESTER, N.H.
SCALE: 1" = 300'±



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



OWNER:	REAL ESTATE ADVISORS INC. 76 EXETER STREET NEWMARKET, NH 03857	SURVEYOR OF RECORD:	KENNETH A. BERRY, PE, LLS CPESC, CESSWI, CPSWQ BERRY SURVEYING & ENGINEERING 335 CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332–2863
DEVELOPER:	REAL ESTATE ADVISORS INC. 76 EXETER STREET NEWMARKET, NH 03857	ENGINEER OF RECORD:	KENNETH A. BERRY, PE, LLS CPESC, CESSWI, CPSWQ BERRY SURVEYING & ENGINEERING 335 CROWN POINT ROAD BARRINGTON, NH 03825 (603) 332–2863
		WETLAND & SOILS:	GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTAL DR. BUILDING #2, UNIT H EXETER, NH 03833 603–778–0644

GENERAL PLAN SET NOTES:

1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.

2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.

3.) BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERSARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CEO AS DIRECTED IN THE MANUAL.

REQUIRED PERMITS:

~ NHDES WETLANDS PERMIT
~ NHDES SEWER EXTENSION PERMIT
~ NHDES ALTERATION OF TERRAIN PERMIT
~ US EPA NOI & SWPPP

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A. BERRY

REVISION	DATE	DESCRIPTION
#1	5–9–17	FORMAL SUBMISSION

PROPOSED MAJOR SUBDIVISION
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603–332–2863

SCALE : 1 IN. EQUALS AS NOTED FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE KENNETH A. BERRY No. 14243 LICENSED PROFESSIONAL ENGINEER

DISTURBANCE PER PHASES:

PHASE 1: 56,975 Sq. Ft., 1.31 Ac.

- INFRASTRUCTURE PROPOSED AS PART OF THE INTERSECTION RE-DESIGN OF PORTLAND AND FRANKLIN STREET.
- SEWER EXTENSION TO THE PROJECT SITE
- CONSTRUCTION OF EVELYN DRIVE TO 2+00 WITH A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT

PHASE 2: 264,949 Sq. Ft., 6.08 Ac.

- WATERLINE AND SEWER EXTENSIONS TO EVELYN DRIVE.
- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 34+75 TO 24+50
- CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT

PHASE 3: 177,069 Sq. Ft., 4.06 Ac.

- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 2+00-12+50
- CONSTRUCTION OF THE DRAIN LINE BETWEEN DMH 104 & 105, WITH PROPER COVER AND INSTALL DMH 105
- CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT
- CONSTRUCTION OF THE DESIGNED WATER FROM PHASE 2 THROUGH PHASE 4 TO PHASE 3.

PHASE 4: 453,261 Sq. Ft., 10.41 Ac.

- ALL REMAINING INFRASTRUCTURE.

PURSUANT TO THE ALTERATION OF TERRAIN RULES, THE ROAD IS TO BE BUILT AND STABILIZED PRIOR TO THE LOT DEVELOPMENT.

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.

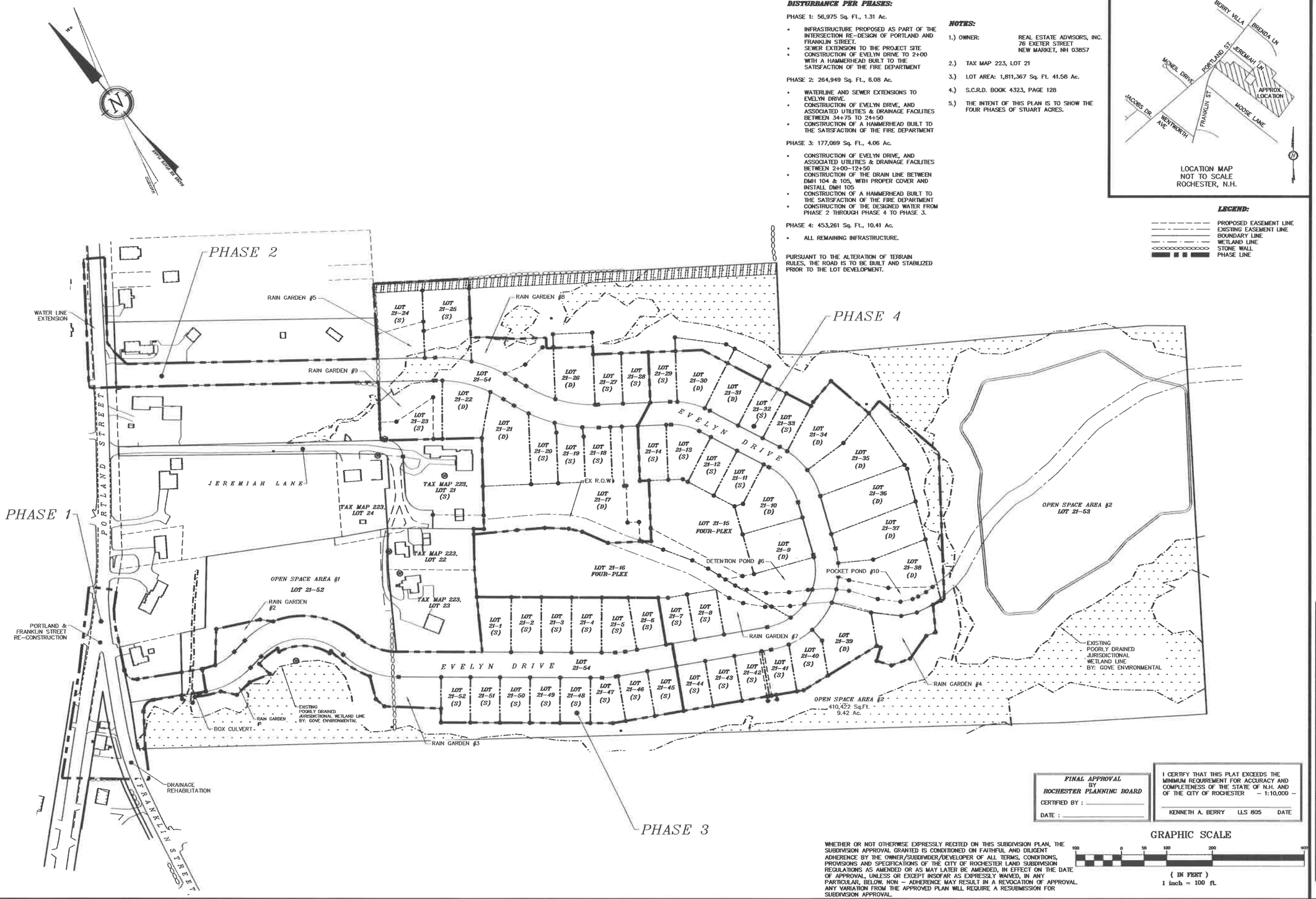
4.) S.C.R.D. BOOK 4323, PAGE 128

5.) THE INTENT OF THIS PLAN IS TO SHOW THE FOUR PHASES OF STUART ACRES.

LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.

LEGEND:

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- WETLAND LINE
- STONE WALL
- PHASE LINE



REVISION	DATE	DESCRIPTION

PHASING PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

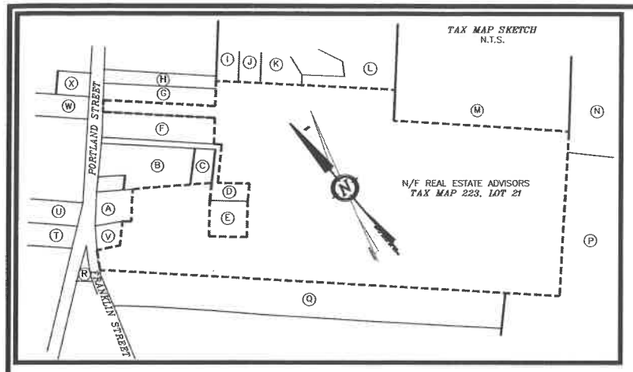
KENNETH A. BERRY LLS 805 DATE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.



(A) N/F BENTON, JAMES & JANE
579 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 82
S.C.R.D. BOOK 2042, PAGE 195

(B) N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25

(C) N/F METAYER FAMILY REV. TRUST
21 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 24
S.C.R.D. BOOK 3985, PAGE 391

(D) N/F ELWELL, BETTY
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 2066, PAGE 713

(E) N/F WEINBERG, LINDA & BURGESS, HAROLD
36 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D. BOOK 2660, PAGE 716

(F) N/F DILLOW, TROY
PO BOX 1464
ROCHESTER, NH 03867
TAX MAP 223, LOT 19
S.C.R.D. BOOK 3891, PAGE 308

(G) N/F ERICKSON, LOIS
603 PORTLAND STREET #A
ROCHESTER, NH 03867
TAX MAP 223, LOT 18

(H) N/F STROGEN, ROBERT & SHEILA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 17
S.C.R.D. BOOK 4030, PAGE 498

(I) N/F UNGER-MOCHRIE, LESLEY
25 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-9
S.C.R.D. BOOK 4133, PAGE 688

(J) N/F CARON, JULIE & BUBAR, RYAN
31 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-8
S.C.R.D. BOOK 4139, PAGE 223

(K) N/F MARTIN, PAUL
35 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-7
S.C.R.D. BOOK 4222, PAGE 250

(L) N/F GARDNER, WILLIAM & MARY
26 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-14
S.C.R.D. BOOK 3417, PAGE 890

(M) N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771

(N) N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 12
S.C.R.D. BOOK 507, PAGE 304

(P) N/F CHAMBERLAIN INVEST PROP., LLC.
PO BOX 645
IPSWICH, MA 01938
TAX MAP 119, LOT 100
S.C.R.D. BOOK 2070, PAGE 652

(Q) N/F LIBBY, SHAWN & DAWN
4 HOWE STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84
S.C.R.D. BOOK 4020, PAGE 151

(R) N/F GALEUCIA, PETER
567 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 96
S.C.R.D. BOOK 4310, PAGE 467

(T) N/F WARREN, SYLVIA
576 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 76

(U) N/F HOUSE, RICHARD & DEBORAH
578 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 77
S.C.R.D. BOOK 3419, PAGE 1

(V) N/F CALER, HAROLD E. SR & DOROTHY
151 FRANKLIN STREET
ROCHESTER, NH 03867-2417
TAX MAP 111, LOT 83
S.C.R.D. BOOK 840, PAGE 43

(W) N/F SPEROPOLOUS, LISA I
600 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 26
S.C.R.D. BOOK 3754, PAGE 729

(X) N/F MONTINI, CHRISTINA & DONLON, TYLER R.
604 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 223, LOT 27

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

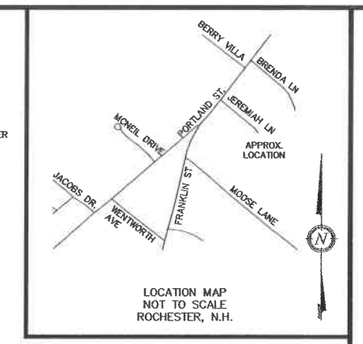
3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.



LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.

OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE:	600,589 Sq.Ft.
TOTAL WETLANDS AREA:	300,668 Sq.Ft.
AREAS > 25% SLOPES:	6,538 Sq.Ft.
OHU EASEMENTS:	2,688 Sq.Ft.
TOTAL BUILDABLE AREA:	1,501,473 Sq.Ft.
TOTAL OPEN SPACE OUTSIDE OF DRAINAGE EASEMENTS & WETLANDS:	617,595 Sq.Ft.
PERCENTAGE OF BUILDABLE AREA REMAINING OPEN SPACE OUTSIDE OF DRAINAGE EASEMENTS:	41%

N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

NOTES CONTINUED:

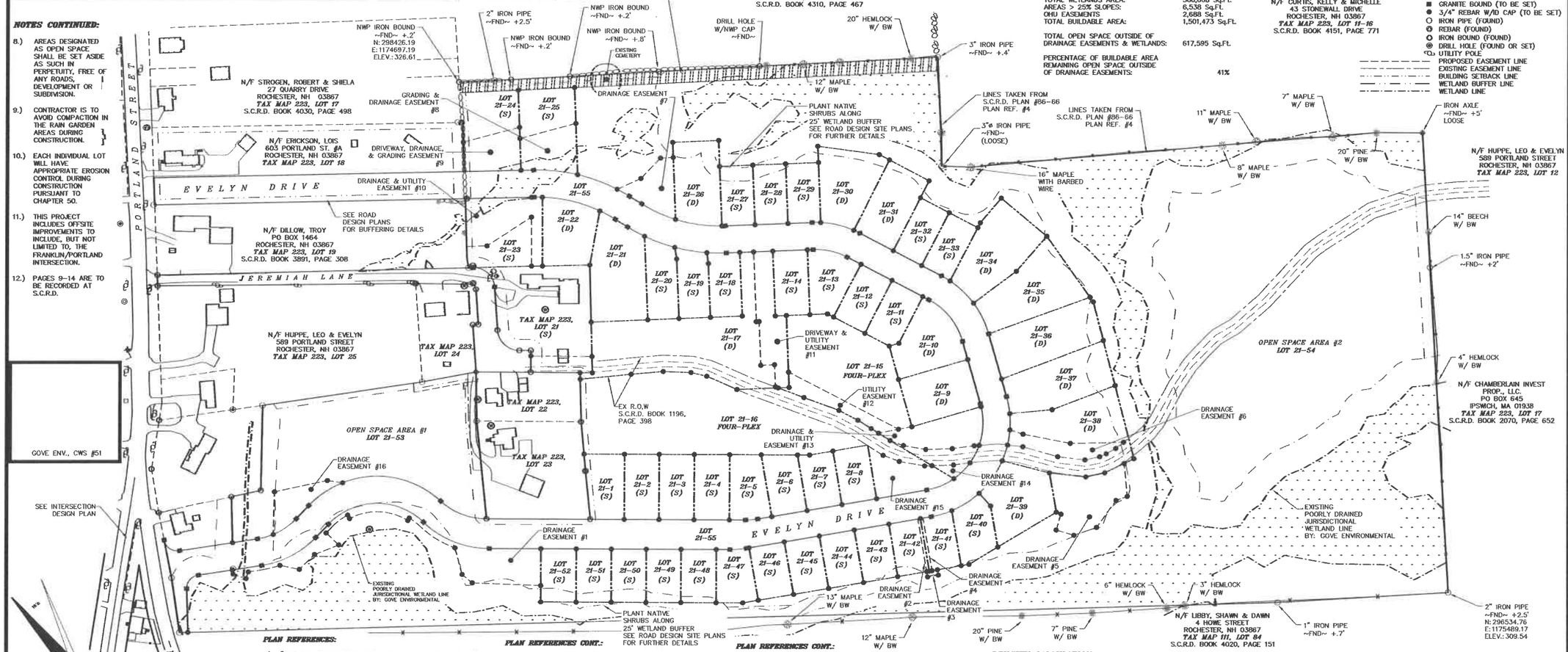
8.) AREAS DESIGNATED AS OPEN SPACE SHALL BE SET ASIDE AS SUCH IN PERPETUITY, FREE OF ANY ROADS, DEVELOPMENT OR SUBDIVISION.

9.) CONTRACTOR IS TO AVOID COMPACTION IN THE RAIN GARDEN AREAS DURING CONSTRUCTION.

10.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.

11.) THIS PROJECT INCLUDES OFFSITE IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, THE FRANKLIN/PORTLAND INTERSECTION.

12.) PAGES 9-14 ARE TO BE RECORDED AT S.C.R.D.



PLAN REFERENCES:

1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111-LOT 82 & MAP 223-LOT 21 PORTLAND ST., ROCHESTER, N.H."
BY: MOTT SURVEY COMPANY, LLC
DATED: DECEMBER 6, 2007
S.C.R.D.: PLAN # 7-439 BLA

2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 18, 2008
S.C.R.D.: PLAN # 103-15

3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 3, 2002
S.C.R.D.: PLAN #68-4

PLAN REFERENCES CONT.:

4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY"
BY: NORWAY PLAINS ASSOCIATES
DATED: JUNE 2006
S.C.R.D.: PLAN #86-66

5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 2004
S.C.R.D.: PLAN # 82-17

6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-78

PLAN REFERENCES CONT.:

7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER 2007
S.C.R.D.: PLAN # 93-42

8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-79

9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H."
BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: JUNE 1976
S.C.R.D.: PLAN # 17A-49

DENSITY CALCULATION:

GROSS LOT AREA:	1,811,367 Sq.Ft.
VERY POORLY DRAINED SOILS:	19,425 Sq.Ft.
AREAS > 25% SLOPES:	6,538 Sq.Ft.
OHU EASEMENTS:	2,688 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL):	20,000 Sq.Ft.

{(1,811,367 - 19,425 - 6,538 - 2,688) * (0.75)}/20,000 * 1.3 = 86.91

86 UNITS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH
72 TOTAL UNITS ARE PROPOSED (36 SINGLE FAMILY, 14 DUPLEX [28 UNITS] & 2 FOUR-PLEX [8 UNITS])

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

REVISION	DATE	DESCRIPTION

SUBDIVISION OVERVIEW
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A. BERRY
SIGNATURE

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

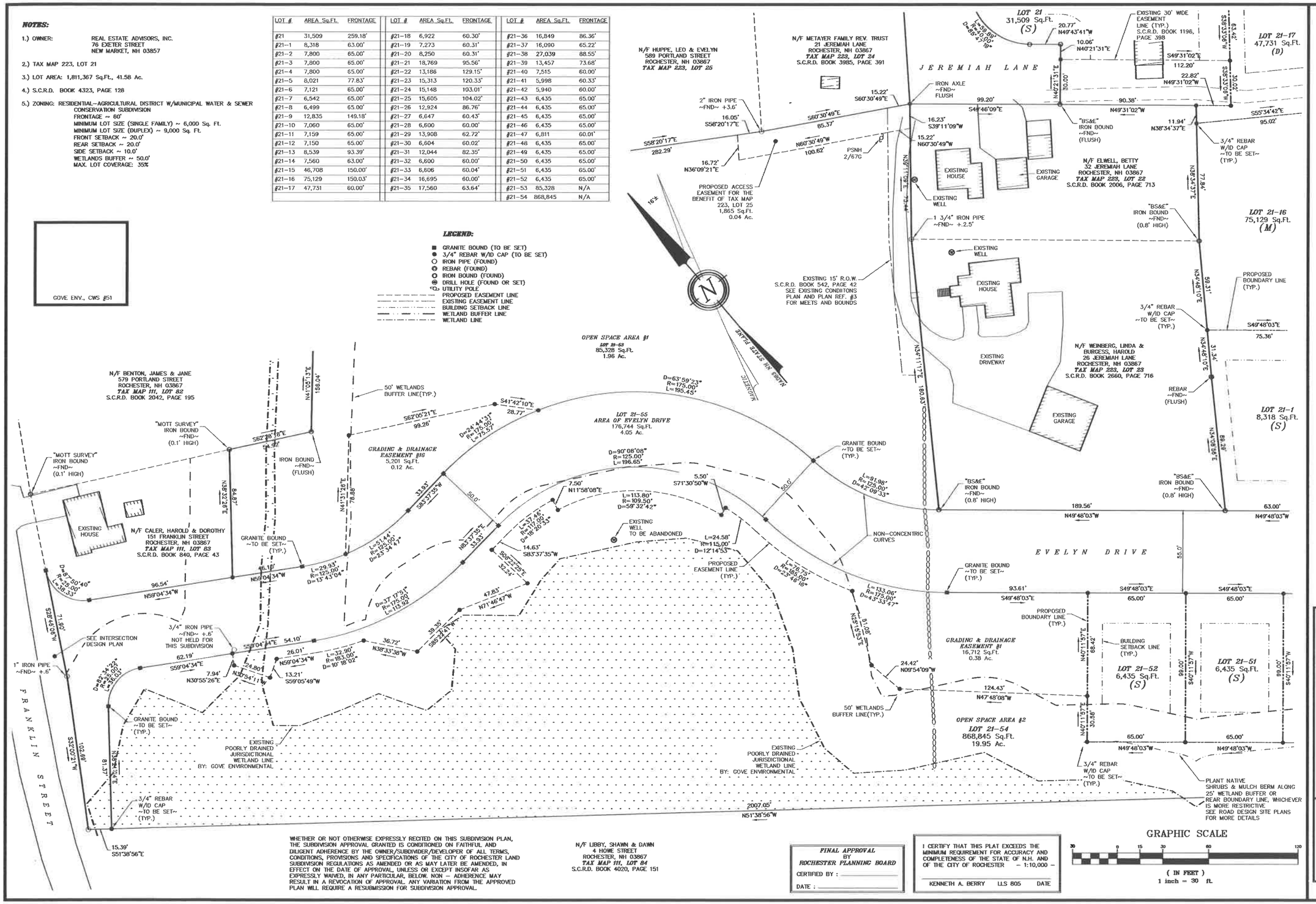
4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

LOT #	AREA Sq.Ft.	FRONTAGE	LOT #	AREA Sq.Ft.	FRONTAGE	LOT #	AREA Sq.Ft.	FRONTAGE
#21	31,509	259.18'	#21-18	6,922	60.30'	#21-36	16,849	86.36'
#21-1	8,318	63.00'	#21-19	7,273	60.31'	#21-37	16,090	65.22'
#21-2	7,800	65.00'	#21-20	8,250	60.31'	#21-38	27,039	88.55'
#21-3	7,800	65.00'	#21-21	18,769	95.56'	#21-39	13,457	73.68'
#21-4	7,800	65.00'	#21-22	13,186	129.15'	#21-40	7,515	60.00'
#21-5	8,021	77.83'	#21-23	15,313	120.33'	#21-41	5,998	60.33'
#21-6	7,121	65.00'	#21-24	15,148	103.01'	#21-42	5,940	60.00'
#21-7	6,542	65.00'	#21-25	15,605	104.02'	#21-43	6,435	65.00'
#21-8	6,499	65.00'	#21-26	12,924	86.76'	#21-44	6,435	65.00'
#21-9	12,835	149.18'	#21-27	6,647	60.43'	#21-45	6,435	65.00'
#21-10	7,060	65.00'	#21-28	6,600	60.00'	#21-46	6,435	65.00'
#21-11	7,159	65.00'	#21-29	13,908	62.72'	#21-47	6,811	60.01'
#21-12	7,150	65.00'	#21-30	6,604	60.02'	#21-48	6,435	65.00'
#21-13	8,539	93.39'	#21-31	12,044	82.35'	#21-49	6,435	65.00'
#21-14	7,560	63.00'	#21-32	6,600	60.00'	#21-50	6,435	65.00'
#21-15	46,708	150.00'	#21-33	6,606	60.04'	#21-51	6,435	65.00'
#21-16	75,129	150.03'	#21-34	16,695	60.00'	#21-52	6,435	65.00'
#21-17	47,731	60.00'	#21-35	17,560	63.64'	#21-53	85,328	N/A
						#21-54	868,845	N/A

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

NOTES:

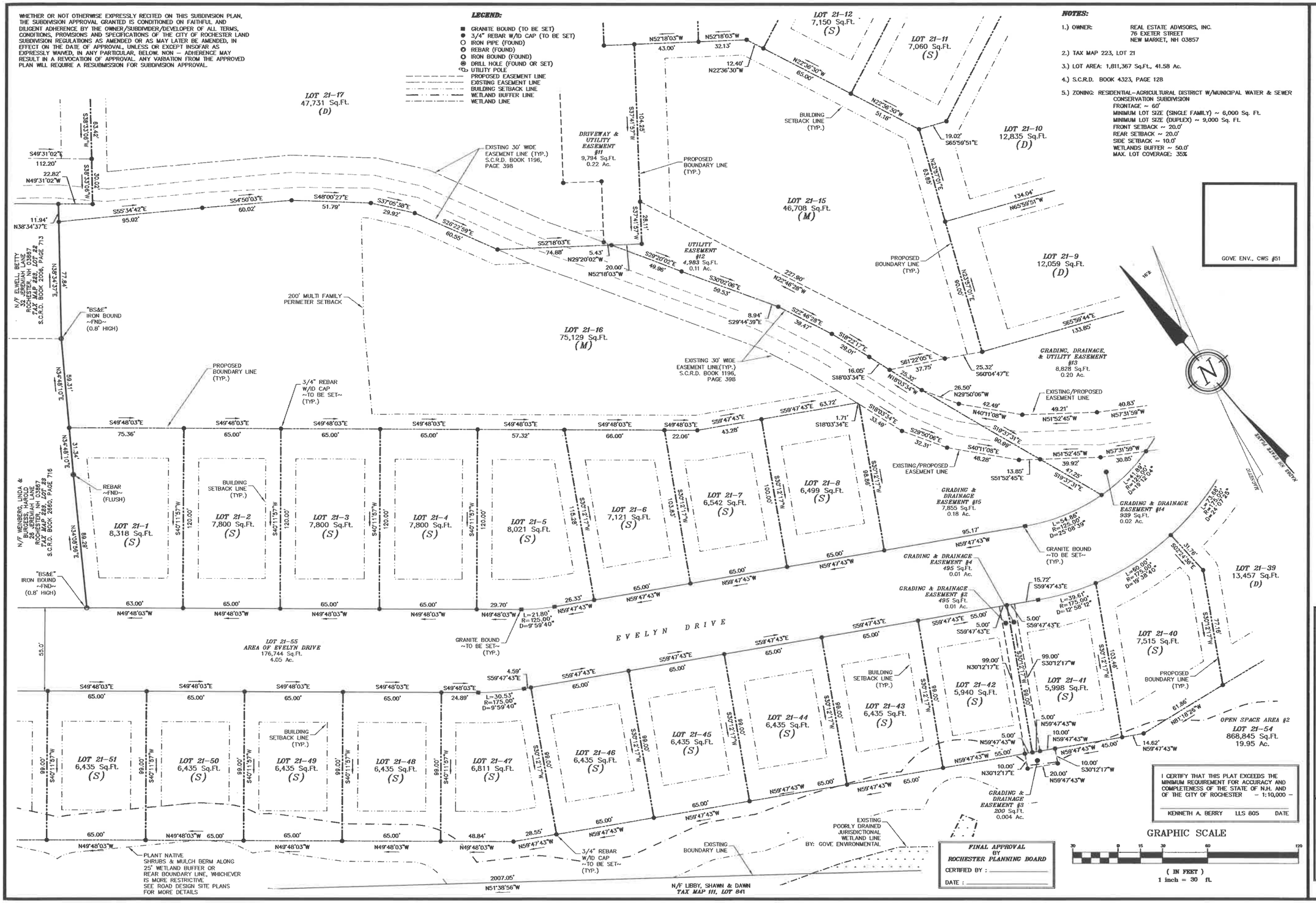
1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

NOTES:

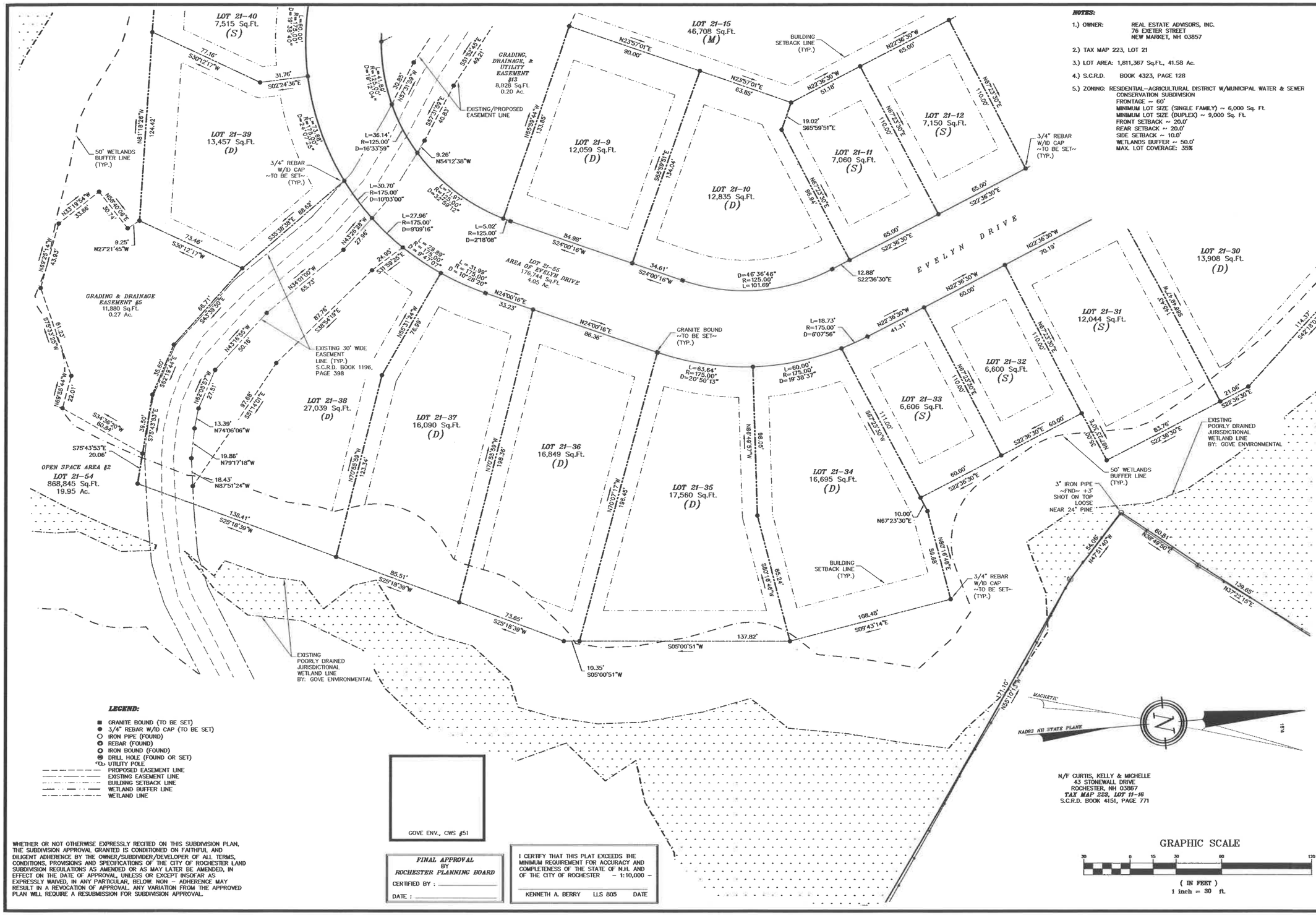
1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.FT., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%



LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

GOVE ENV., CWS #51

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

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

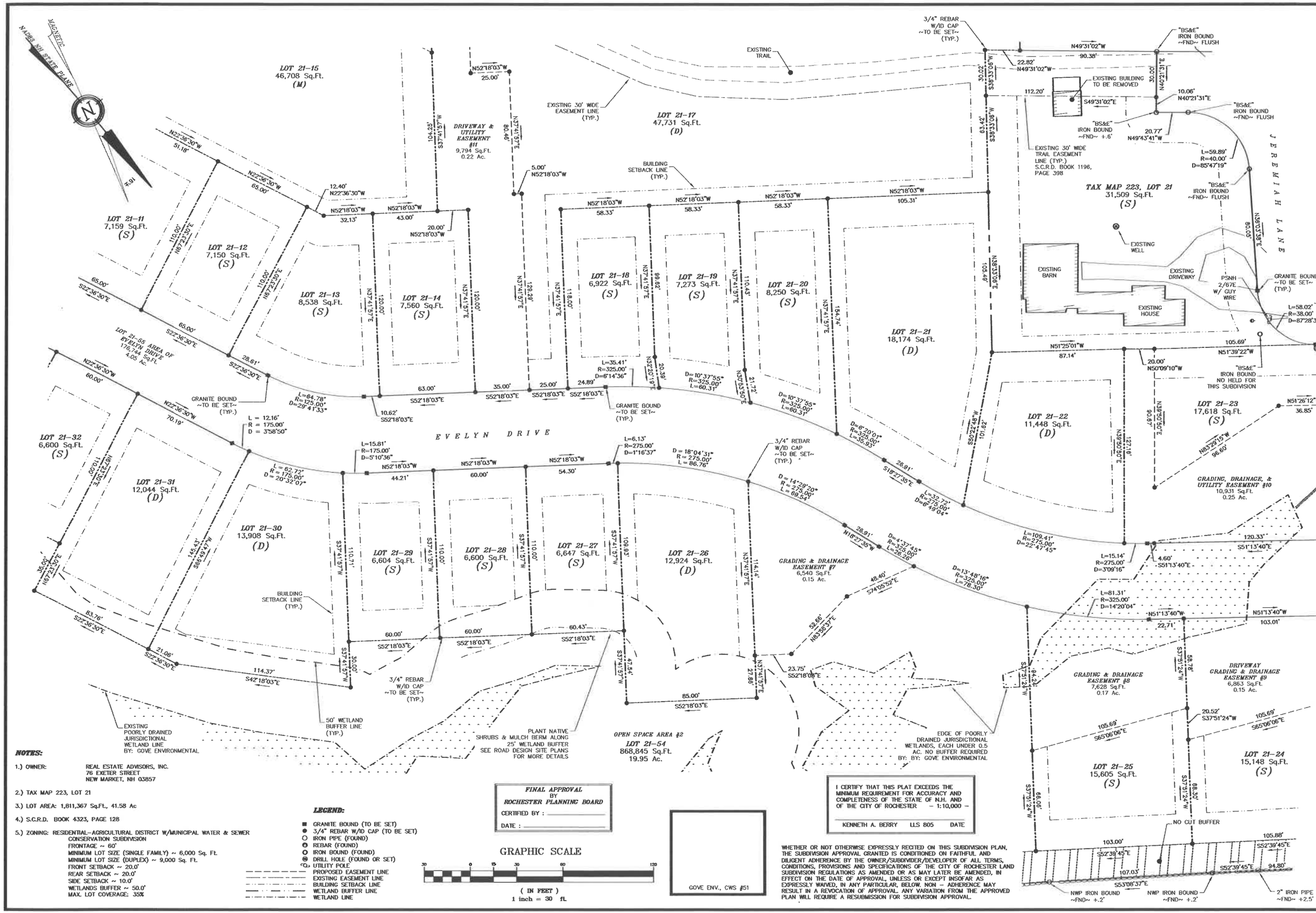
SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE

SHEET 12 OF 96



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GOVE ENV., CWS #51

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

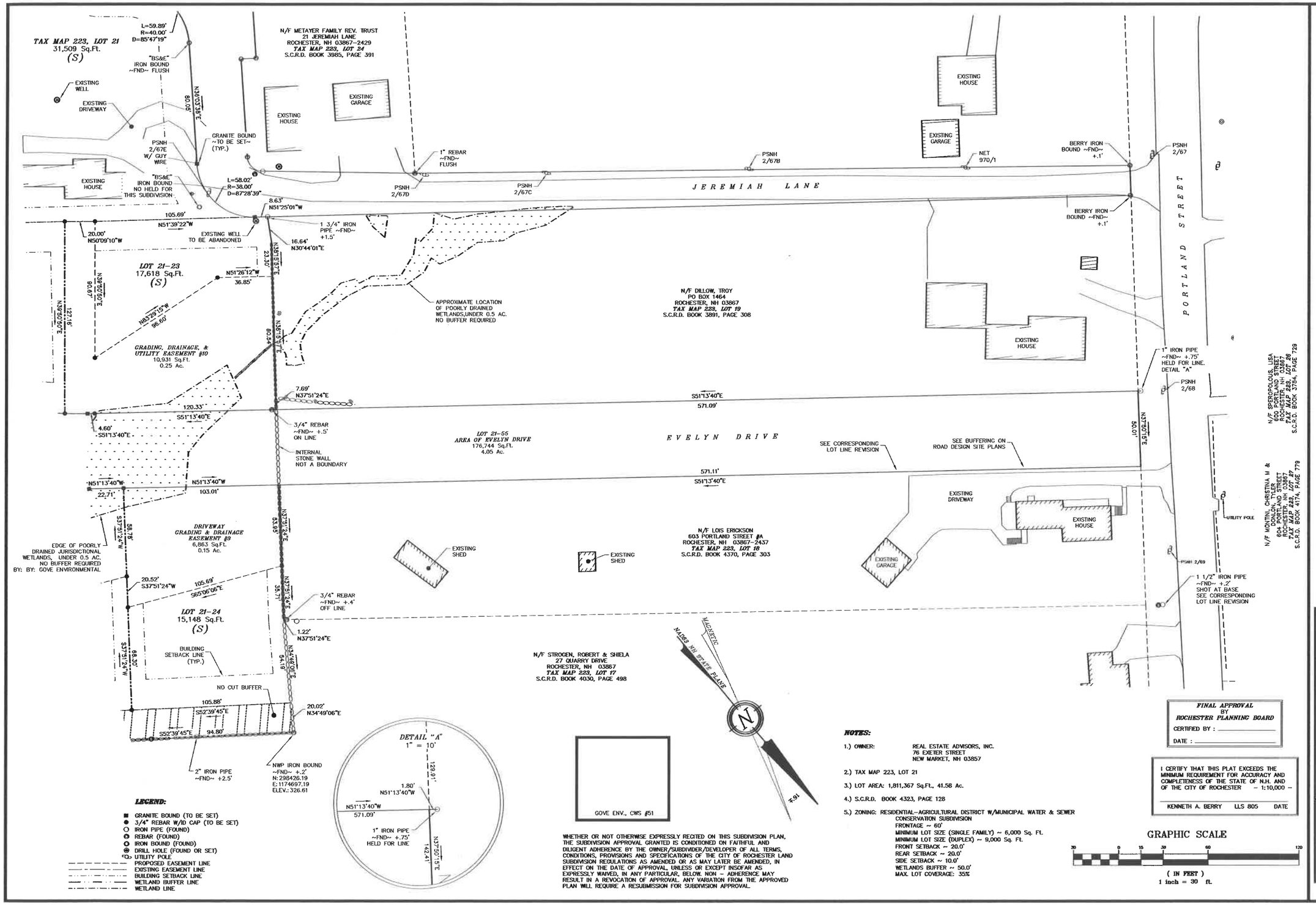
REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603–332–2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A. BERRY
SIGNATURE



WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

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

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

NEW STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE

SHEET 14 OF 96

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXCTER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

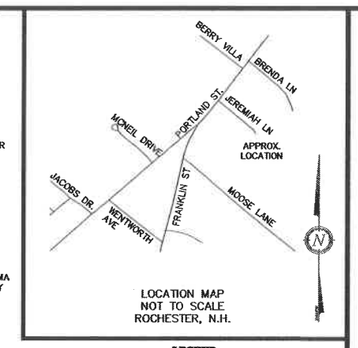
3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330150, MAP# – 33017C0204D & 33017C0212D, DATED: MAY 17, 2005

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.



LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.

LEGEND:

- ■ GRANITE BOUND (TO BE SET)
- ● 3/4" REBAR W/ID CAP (TO BE SET)
- ○ IRON PIPE (FOUND)
- ❸ REBAR (FOUND)
- ❹ IRON BOUND (FOUND)
- ◉ DRILL HOLE (FOUND OR SET)
- *Ⓟ UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

NOTES CONTINUED:

8.) AREAS DESIGNATED AS OPEN SPACE SHALL BE SET ASIDE AS SUCH IN PERPETUITY, FREE OF ANY ROADS, DEVELOPMENT OR SUBDIVISION.

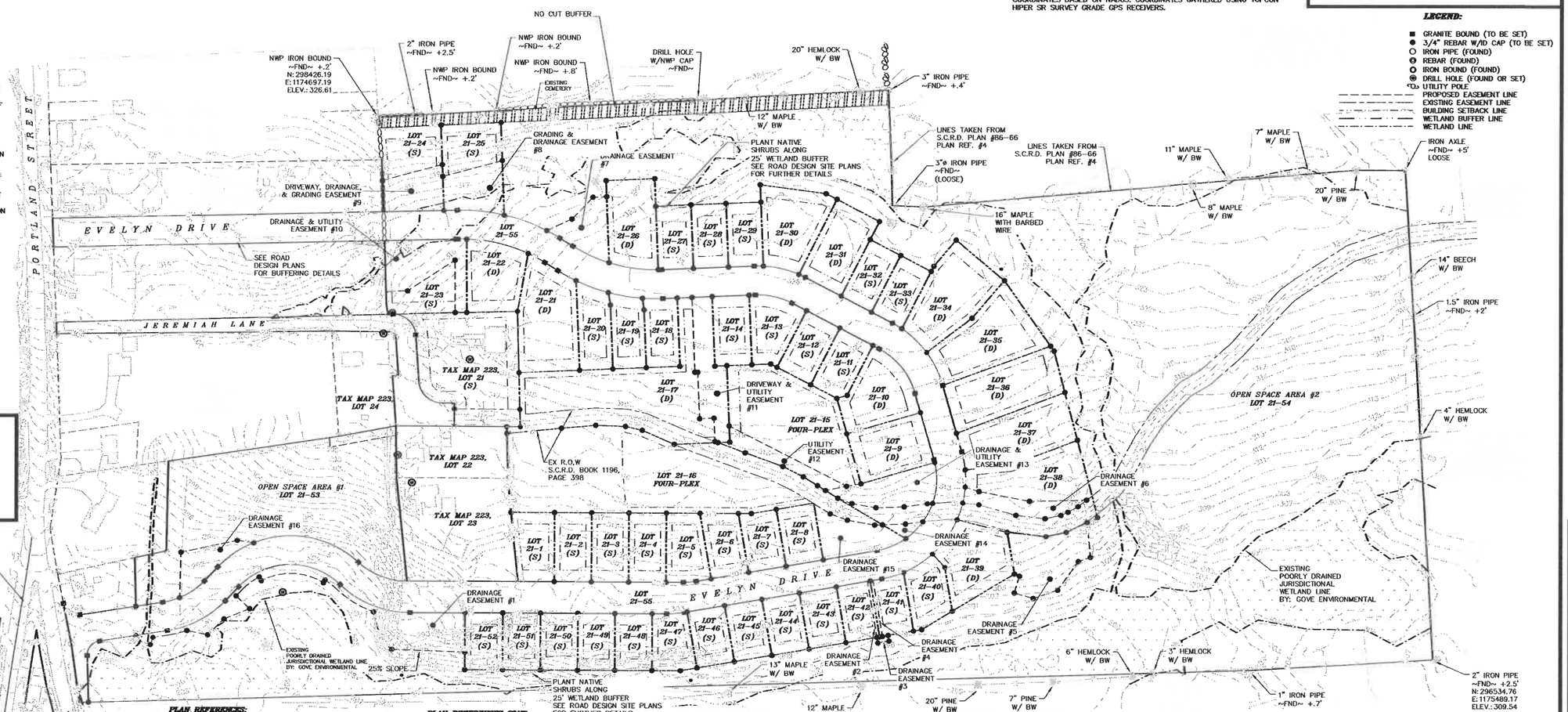
9.) CONTRACTOR IS TO AVOID COMPACTION IN THE RAIN GARDEN AREAS DURING CONSTRUCTION.

10.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.

11.) THIS PROJECT INCLUDES OFFSITE IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, THE FRANKLIN/PORTLAND INTERSECTION.

12.) PAGES 9–15 ARE TO BE RECORDED AT S.C.R.D.

GOVE ENV., CWS #51



PLAN REFERENCES:

1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111–LOT 82 & MAP 223–LOT 21 PORTLAND ST., ROCHESTER, N.H."
BY: MOTT SURVEY COMPANY, LLC
DATED: DECEMBER 6, 2007
S.C.R.D.: PLAN # 7–439 BLA

2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 18, 2008
S.C.R.D.: PLAN # 103–15

3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 3, 2002
S.C.R.D.: PLAN #68–4

PLAN REFERENCES CONT.:

4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY"
BY: NORWAY PLAINS ASSOCIATES
DATED: JUNE 2006
S.C.R.D.: PLAN #86–66

5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 2004
S.C.R.D.: PLAN # 82–17

6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93–78

PLAN REFERENCES CONT.:

7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321–1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER 2007
S.C.R.D.: PLAN # 93–42

8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93–79

9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H."
BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: JUNE 1976
S.C.R.D.: PLAN # 17A–49

DENSITY CALCULATION:

GROSS LOT AREA:	1,811,367 Sq.Ft.
VERY POORLY DRAINED SOILS:	19,425 Sq.Ft.
AREAS > 25% SLOPES:	6,538 Sq.Ft.
OHU EASEMENTS:	2,688 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL):	20,000 Sq.Ft.

(1,811,367 – 19,425 – 6,538 – 2,688) * 0.75 * 1.3 = 86.91

86 UNITS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH
74 TOTAL UNITS ARE PROPOSED (38 SINGLE FAMILY, 10 DUPLEX 120 UNITS & 4 FOUR–PLEX 116 UNITS)

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

_____
KENNETH A. BERRY LLS 805 DATE

GRAPHIC SCALE

200 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REVISION	DATE	DESCRIPTION

SUBDIVISION OVERVIEW (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603–332–2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

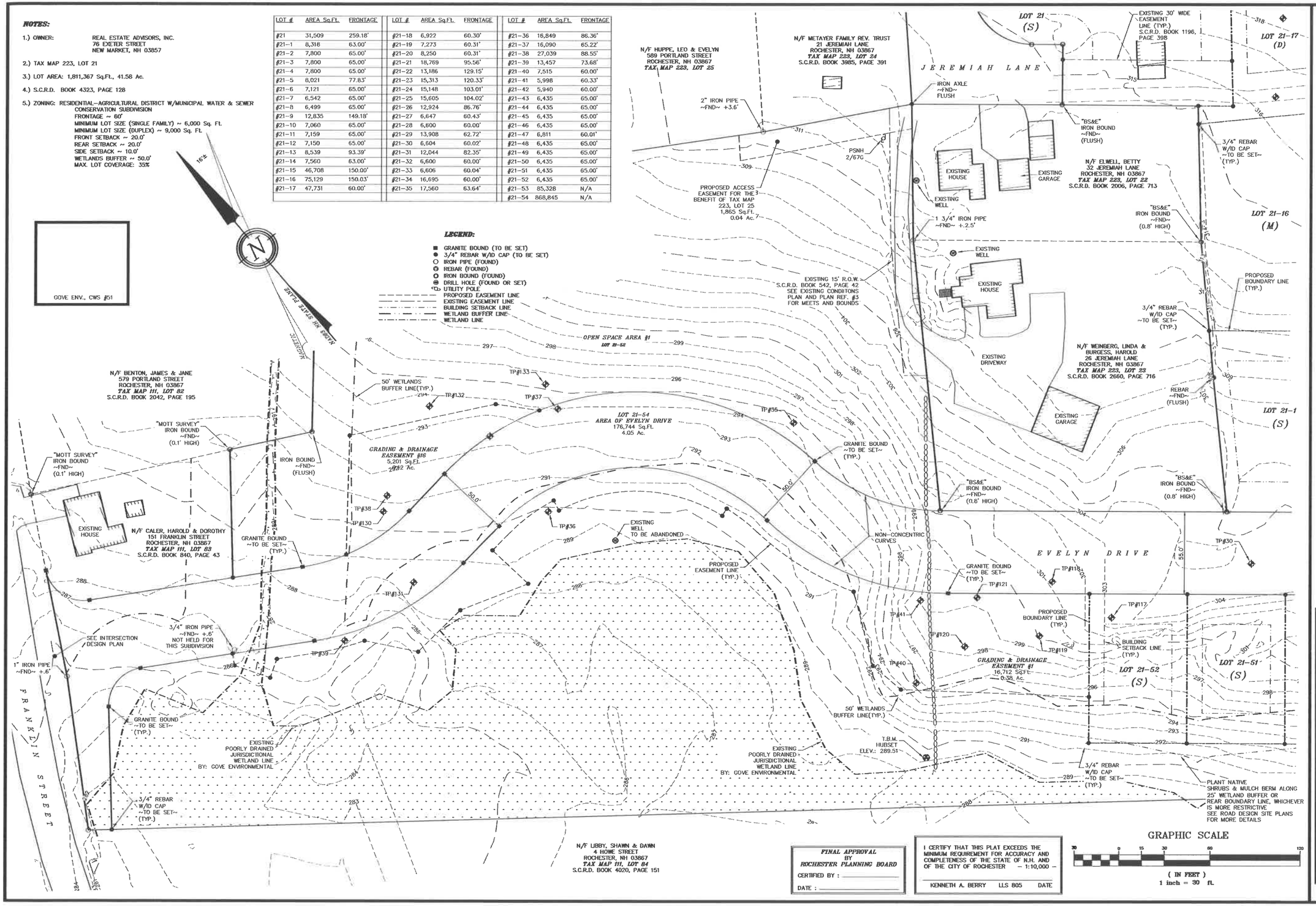
4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

LOT #	AREA Sq.Ft.	FRONTAGE	LOT #	AREA Sq.Ft.	FRONTAGE	LOT #	AREA Sq.Ft.	FRONTAGE
#21	31,509	259.18'	#21–18	6,922	60.30'	#21–36	16,849	86.36'
#21–1	8,318	63.00'	#21–19	7,273	60.31'	#21–37	16,090	65.22'
#21–2	7,800	65.00'	#21–20	8,250	60.31'	#21–38	27,039	88.55'
#21–3	7,800	65.00'	#21–21	18,769	95.56'	#21–39	13,457	73.68'
#21–4	7,800	65.00'	#21–22	13,186	129.15'	#21–40	7,515	60.00'
#21–5	8,021	77.83'	#21–23	15,313	120.33'	#21–41	5,998	60.33'
#21–6	7,121	65.00'	#21–24	15,148	103.01'	#21–42	5,940	60.00'
#21–7	6,542	65.00'	#21–25	15,605	104.02'	#21–43	6,435	65.00'
#21–8	6,499	65.00'	#21–26	12,924	86.76'	#21–44	6,435	65.00'
#21–9	12,835	149.18'	#21–27	6,647	60.43'	#21–45	6,435	65.00'
#21–10	7,060	65.00'	#21–28	6,600	60.00'	#21–46	6,435	65.00'
#21–11	7,159	65.00'	#21–29	13,908	62.72'	#21–47	6,811	60.01'
#21–12	7,150	65.00'	#21–30	6,604	60.02'	#21–48	6,435	65.00'
#21–13	8,539	93.39'	#21–31	12,044	82.35'	#21–49	6,435	65.00'
#21–14	7,560	63.00'	#21–32	6,600	60.00'	#21–50	6,435	65.00'
#21–15	46,708	150.00'	#21–33	6,606	60.04'	#21–51	6,435	65.00'
#21–16	75,129	150.03'	#21–34	16,695	60.00'	#21–52	6,435	65.00'
#21–17	47,731	60.00'	#21–35	17,560	63.64'	#21–53	85,328	N/A
						#21–54	868,845	N/A

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE



REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603–332–2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A. BERRY
SIGNATURE

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

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

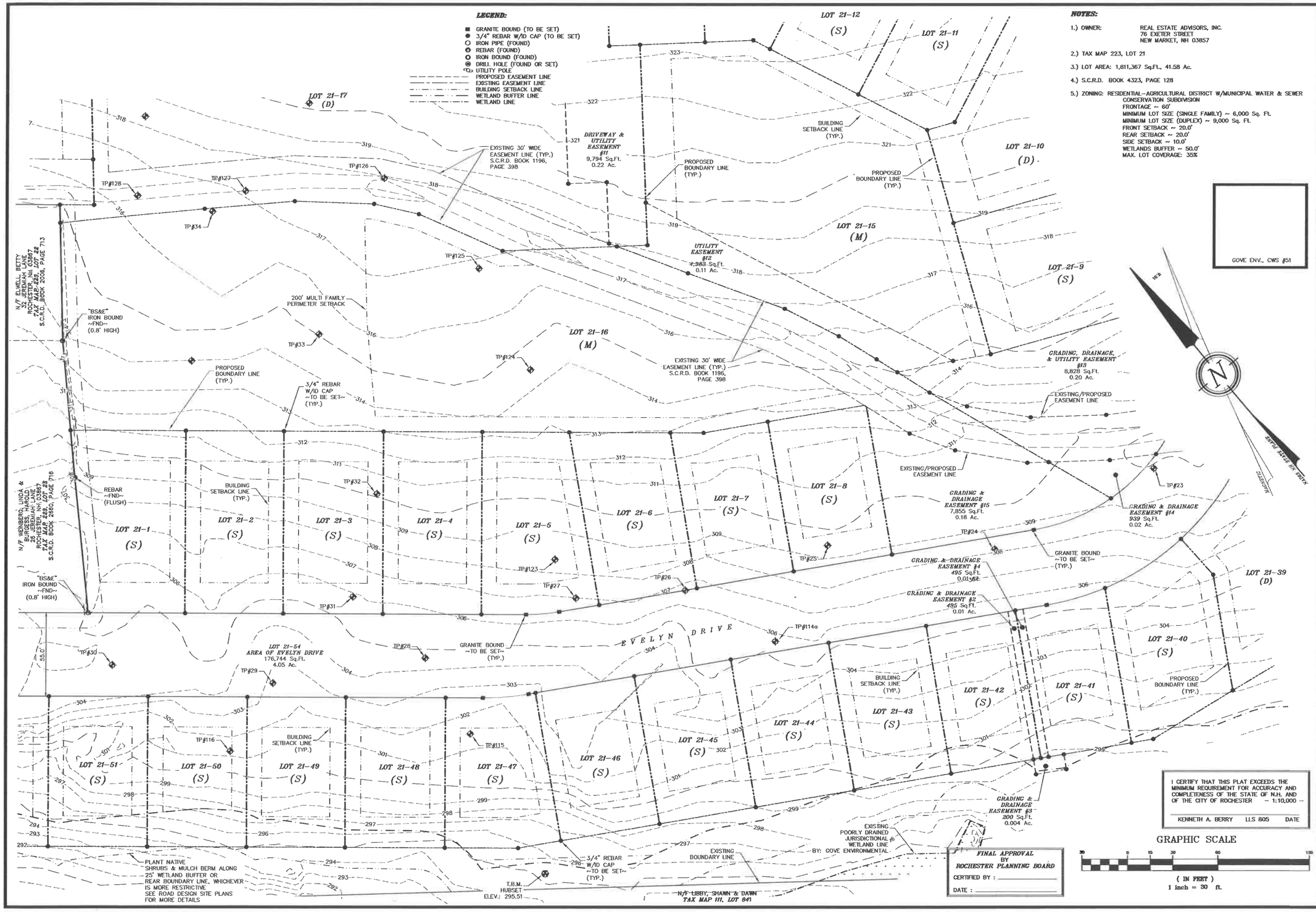
2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

GOVE ENV., CWS #51



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 805 KENNETH A. BERRY
SIGNATURE

SHEET 17 OF 96

NOTES:

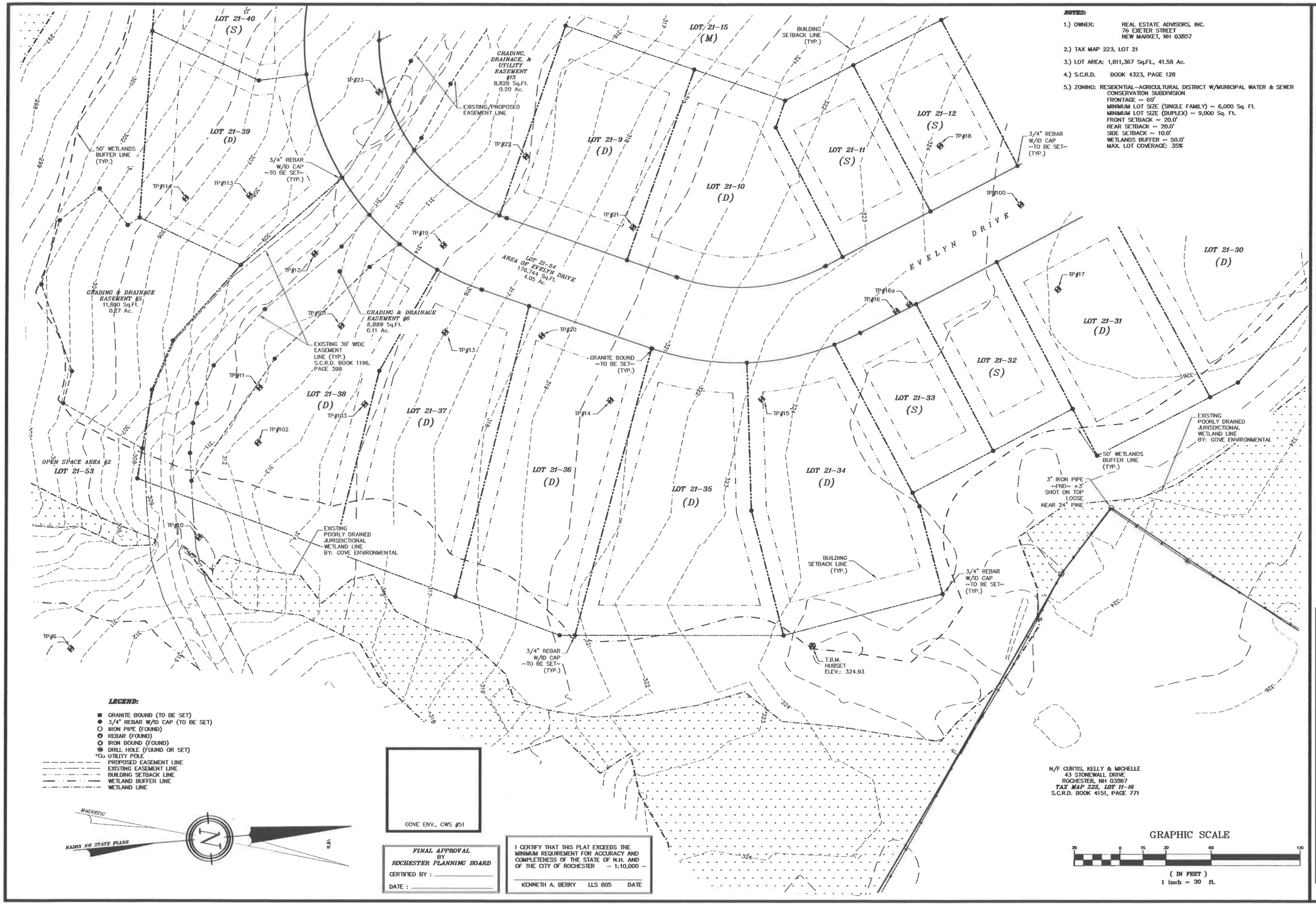
1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXCTER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL–AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%



LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

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

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

_____
KENNETH A. BERRY LLS 805 DATE

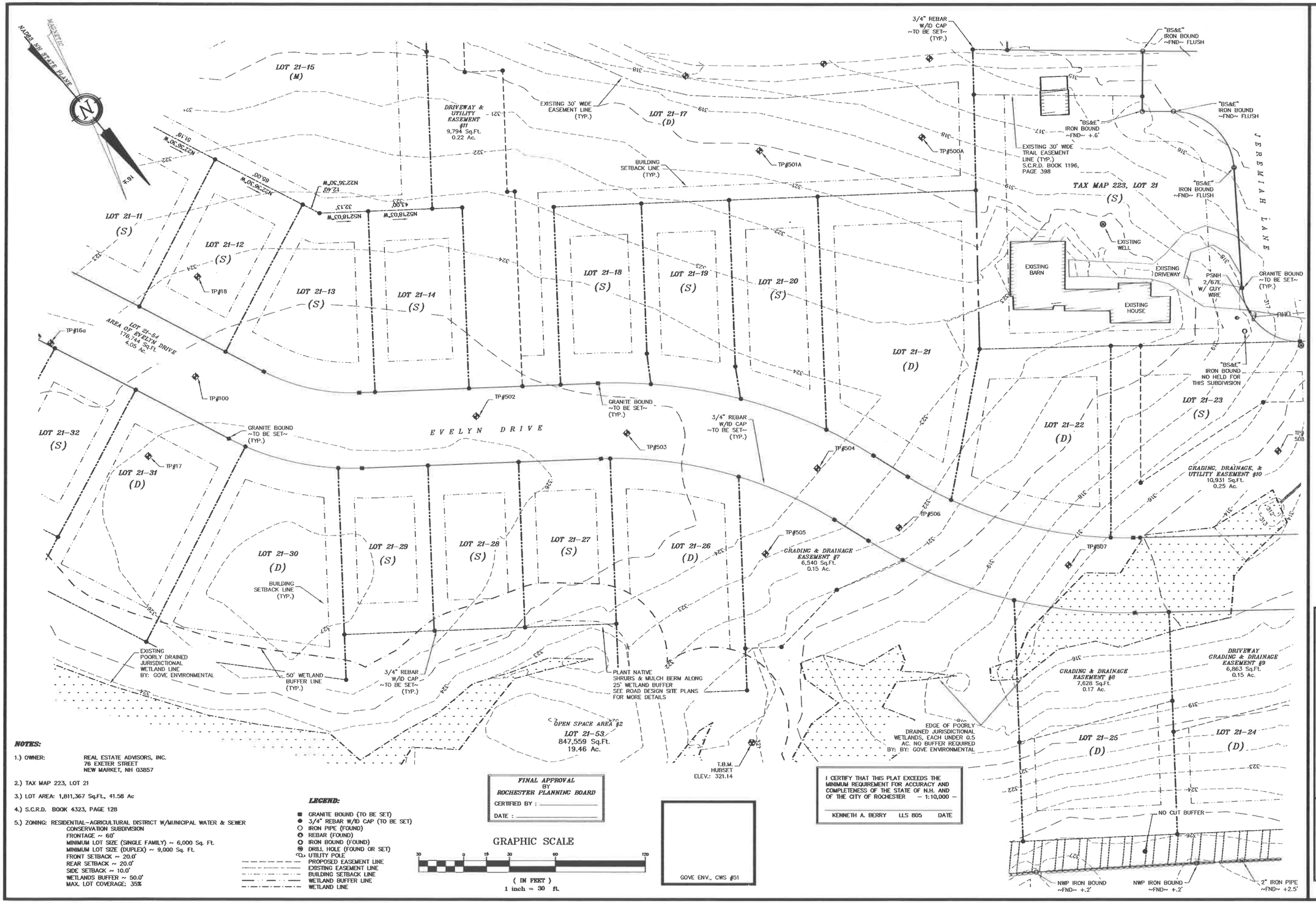
REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

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

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

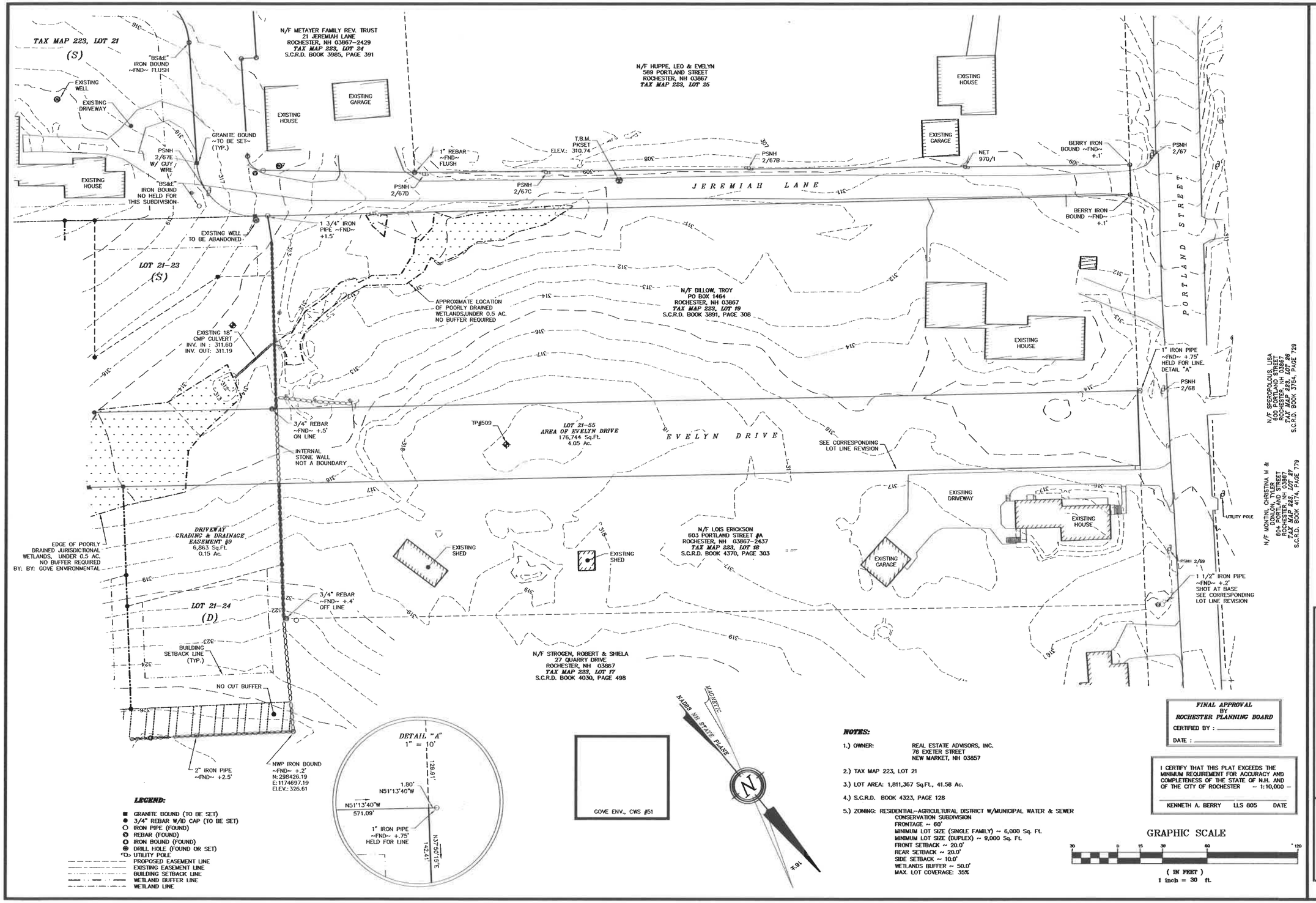
REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 805
KENNETH A. BERRY
SIGNATURE

SHEET 19 OF 96



LEGEND:

- ■ GRANITE BOUND (TO BE SET)
- ● 3/4" REBAR W/ID CAP (TO BE SET)
- ○ IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 4, 2017
FILE NO. : DB 2015 – 114

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE