



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 10-8-19 Is a conditional needed? Yes: No: NO Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 108; Lot #(s): 53; Zoning district: R1

Property address/location: 828 PORTLAND STREET

Name of project (if applicable): PROPOSED MINOR SUBDIVISION FOR AUBERT

Size of site: 28.07 acres; overlay zoning district(s)? WETLANDS

Property owner

Name (include name of individual): AUBERT, THOMAS R. & DIANE C.

Mailing address: 5 GARY DRIVE, ROCHESTER, NH 03867

Telephone #: 603-534-5990 Email: TAUBERT@METROCAST.NET

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 KENNETH A. BERRY LLC
CHRISTOPHER R. BERRY PM

Mailing address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

Telephone #: 603-332-2863 Fax #:

Email address: CRBERRY@METROCAST.NET Professional license #: LLS 805

Proposed project

Number of proposed lots: 2 (1 NEW); Are there any pertinent covenants? NO

Number of cubic yards of earth being removed from the site? NONE

City water? yes X no ; How far is City water from the site? ON PORTLAND STREET

City sewer? yes x no ; How far is City sewer from the site? ON PORTLAND STREET

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:

THE PROPOSAL IS TO SUBDIVIDE THE EXISTING HOUSE BEING BUILT AT 828 PORTLAND STREET FROM THE REMAINING PARCEL

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: Tan Chin

Date: 10-8-19

Signature of applicant/developer: Tan Chin

Date: 10-8-19

Signature of agent: [Signature]

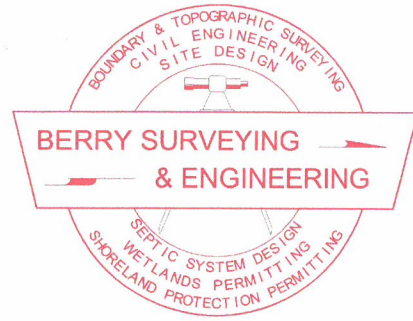
Date: 10-8-19

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: Tan Chin

Date: 10-8-19



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

October 8, 2019

City of Rochester Planning Department
Attention Chief Planner Seth Creighton
33 Wakefield Street
Rochester, NH 03867

Re: Minor Subdivision for Aubert
828 Portland Street

Seth,

On behalf of Thomas Aubert, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Minor Subdivision to subdivide the existing site into two parcels of land located at 828 Portland Street. BS&E surveyed the site during the spring months of 2019 and has hired Stoney Ridge Environmental to delineate wetlands on site.

Mr. Aubert has started residential construction on the area of the lot which faces / fronts on Portland Street. We are proposing a lot that meets the minimum frontage requirements as well as land mass and setback requirements. The lot is serviced by municipal sewer and water, and a Chapter 50 Permit was issued for the residential construction earlier this year. The proposal is to install the driveway in the area of the remaining land, which is left to be 50' wide for a future road expansion. A temporary easement will be proposed to allow the use of the driveway until such time as that is built and accepted as municipal street. It is unclear if a Conditional Use Permit is needed for the driveway not over the lot's frontage, whereas the intent is that when the road is built, it will be compliant. If it is determined that a CUP is required we would be happy to file one.

A three-page plan set was prepared with increasing detail and magnification provided.

Please let us know if there is anything further you require.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal President

ABUTTERS LIST:

(A) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 63-1
S.C.R.D. BOOK 4653, PAGE 433

(B) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-7
S.C.R.D. BOOK 4653, PAGE 433

(C) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-6
S.C.R.D. BOOK 4653, PAGE 433

(D) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-5
S.C.R.D. BOOK 4653, PAGE 433

(E) N/F CAROLE COURT LLC
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 107, LOT 64-4
S.C.R.D. BOOK 4653, PAGE 433

(F) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE,
WESTBOROUGH, MASSACHUSETTS
RAMANBHATI, K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 28
S.C.R.D. BOOK 3294, PAGE 435

(G) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774

(H) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642

(I) N/F SMITH, BOBBY L. & TAMMY
52 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 48
S.C.R.D. BOOK 2461, PAGE 607

(J) N/F SMITH, RAYMOND I. JR. & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 116

(K) N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 15
S.C.R.D. BOOK 1049, PAGE 349

(L) N/F SMITH, PAUL C. & LORI A.
16 HICKEY STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1758, PAGE 748

(M) N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2650, PAGE 216

(N) N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 750

(O) N/F PIERCE REVOCABLE FAMILY TRUST
PIERCE CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03868
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152

(P) N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106

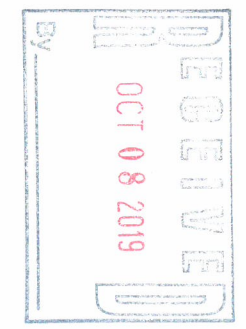
(Q) N/F MURJANI, ANIL & GREENWOOD, INN
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896

(R) N/F MAILHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 103, LOT 1
S.C.R.D. BOOK 3893, PAGE 518

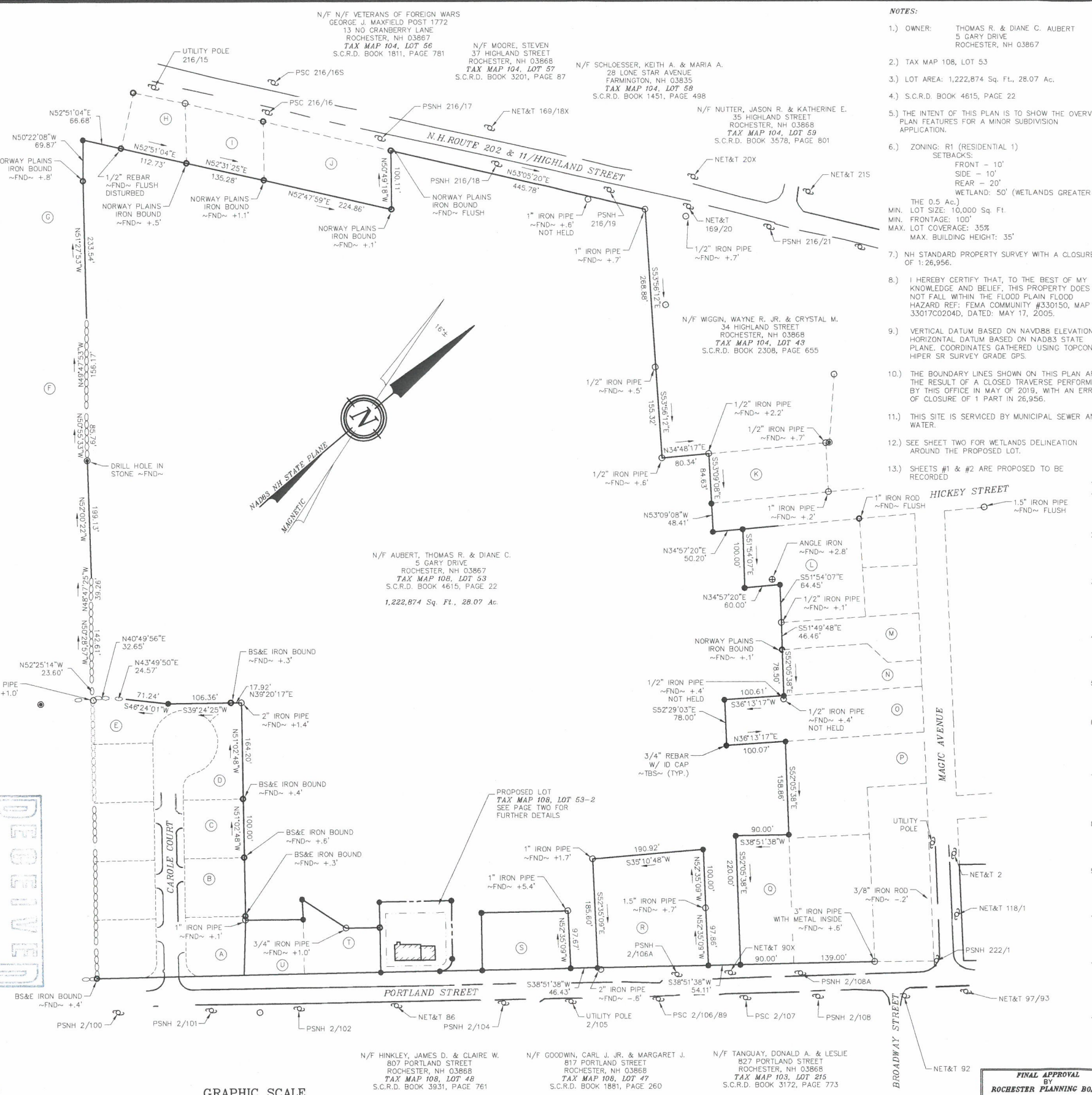
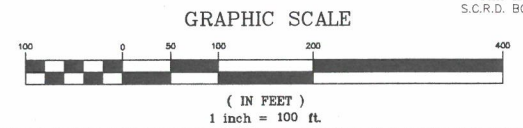
(S) N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 67
S.C.R.D. BOOK 4328, PAGE 486

(T) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037
TAX MAP 103, LOT 55
S.C.R.D. BOOK 4405, PAGE 717

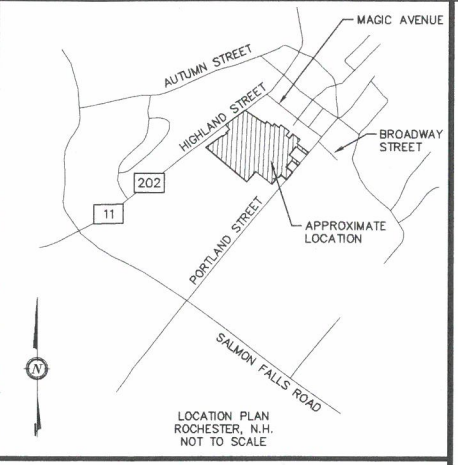
(U) N/F FRITZ, DONNA L. & CUNHA, FRANK
788 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609



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: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,222,874 Sq. Ft., 28.07 Ac.
 - 4.) S.C.R.D. BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW PLAN FEATURES FOR A MINOR SUBDIVISION APPLICATION.
 - 6.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
 - 7.) NH STANDARD PROPERTY SURVEY WITH A CLOSURE OF 1:26,956.
 - 8.) 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 33017C0204D, DATED: MAY 17, 2005.
 - 9.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - 10.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,956.
 - 11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - 12.) SEE SHEET TWO FOR WETLANDS DELINEATION AROUND THE PROPOSED LOT.
 - 13.) SHEETS #1 & #2 ARE PROPOSED TO BE RECORDED



- LEGEND:
- 3/4" REBAR WITH ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - STEEL STAKE ~FND~
 - UTILITY POLE
 - APPROXIMATE ABUTTING PROPERTY LINE
 - STONE WALL
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINES
 - FOUND
 - TO BE SET
 - TYP.
 - STRAFFORD COUNTY REGISTRY OF DEEDS

- PLAN REFERENCES:
- 1.) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H., CECIL D. GERMON"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER, 2002
S.C.R.D. PLAN #71-36
 - 2.) "SUBDIVISION PLAN, HIGHLAND ST., ROCHESTER, N.H. FOR MILTON ROAD REALTY TRUST"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JULY, 2004
S.C.R.D. PLAN #78-88
 - 3.) "SUBDIVISION PLAN, 11 MAGIC AVENUE, TAX MAP 103, LOT 18, STRAFFORD COUNTY, ROCHESTER, NH, PREPARED FOR PATRICIA T. ROCHELLEAU"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JUNE, 2011
S.C.R.D. PLAN #103-75
 - 4.) "BOUNDARY RETRACEMENT, GERALD AND LORRAINE SMITH, 33 PORTLAND ST., EAST ROCHESTER, N.H."
BY: BERRY CONSTRUCTION CO., INC.
DATED: 16 APRIL, 1984
ON FILE AT THIS OFFICE, FILE #DB 1984-14
 - 5.) "LIMITED SUBDIVISION, ARTHUR S. AND RITA RAAB, ROCHESTER N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER, 1977
S.C.R.D. PLAN #17-144
 - 6.) "LOT CONSOLIDATION PLAN, TAX MAP 104, LOTS 45 & 46, HIGHLAND ST.-ROUTE 202 & 11, EAST ROCHESTER, N.H., PREPARED FOR RAYMOND I. JR. & DONNA M. SMITH"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: FEBRUARY, 2012
S.C.R.D. PLAN #103-053
 - 7.) "LOT LINE REVISION, HIGHLAND ST.-ROUTE 202, EAST ROCHESTER, N.H. FOR RAYMOND I. SMITH & BOBBY L. SMITH"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: OCTOBER, 2001
S.C.R.D. PLAN #64-75
 - 8.) "LOT LINE REVISION, ROCHESTER, N.H. FOR DAVID W. GERMON & HARRY A. & CECIL GERMON"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: FEBRUARY 20, 1988
S.C.R.D. PLAN #33A-91
 - 9.) "SUBDIVISION OF LAND, ROCHESTER, N.H., JAY EDWARDS DBA UNDERWOOD ENTERPRISES"
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC.
DATED: JANUARY, 1987
S.C.R.D. PLAN #31-109
 - 10.) "ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" (INCOMPLETE DRAWING NAME)
BY: CHARLES H. WOOD
DATED: FEBRUARY 8, 1959
S.C.R.D. PLAN #43, POCKET #1, FOLDER #10
 - 11.) "SUBDIVISION SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED JANUARY 1, 2016
S.C.R.D. PLAN #113-64
FILE NO. DB 2015-040
 - 12.) "EASEMENT SHEET LAND OF TOM AUBERT 788 & 794 PORTLAND STREET ROCHESTER N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED JANUARY 1, 2016
S.C.R.D. PLAN #113-64
FILE NO. DB 2015-040

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 -
KENNETH A. BERRY LLS 805 DATE 10-8-19

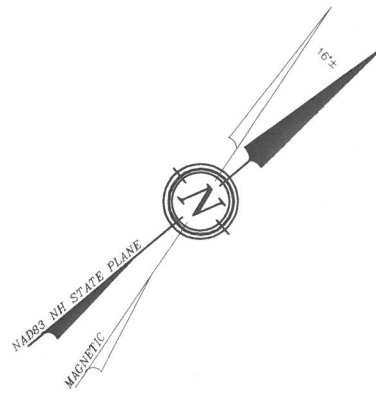
OVERVIEW SUBDIVISION PLAN
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 532-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : OCTOBER 8, 2019
FILE NO. : DB 2017 - 118

SHEET 1 OF 3

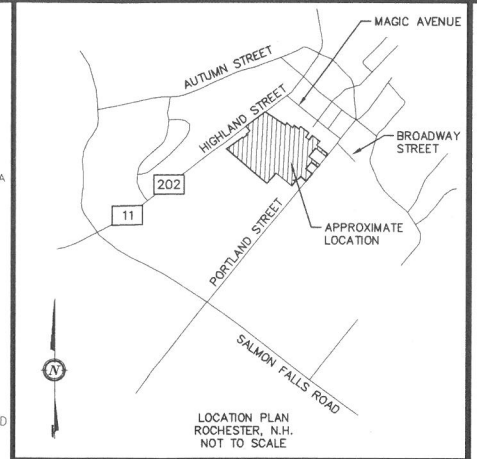
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N/F AUBERT, THOMAS R. & DIANE C.
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53
S.C.R.D. BOOK 4615, PAGE 22
EXISTING LOT AREA
1,222,674 Sq. Ft., 28.07 Ac.
PROPOSED LOT AREA
1,208,368 Sq. Ft., 27.74 Ac.



NOTES:

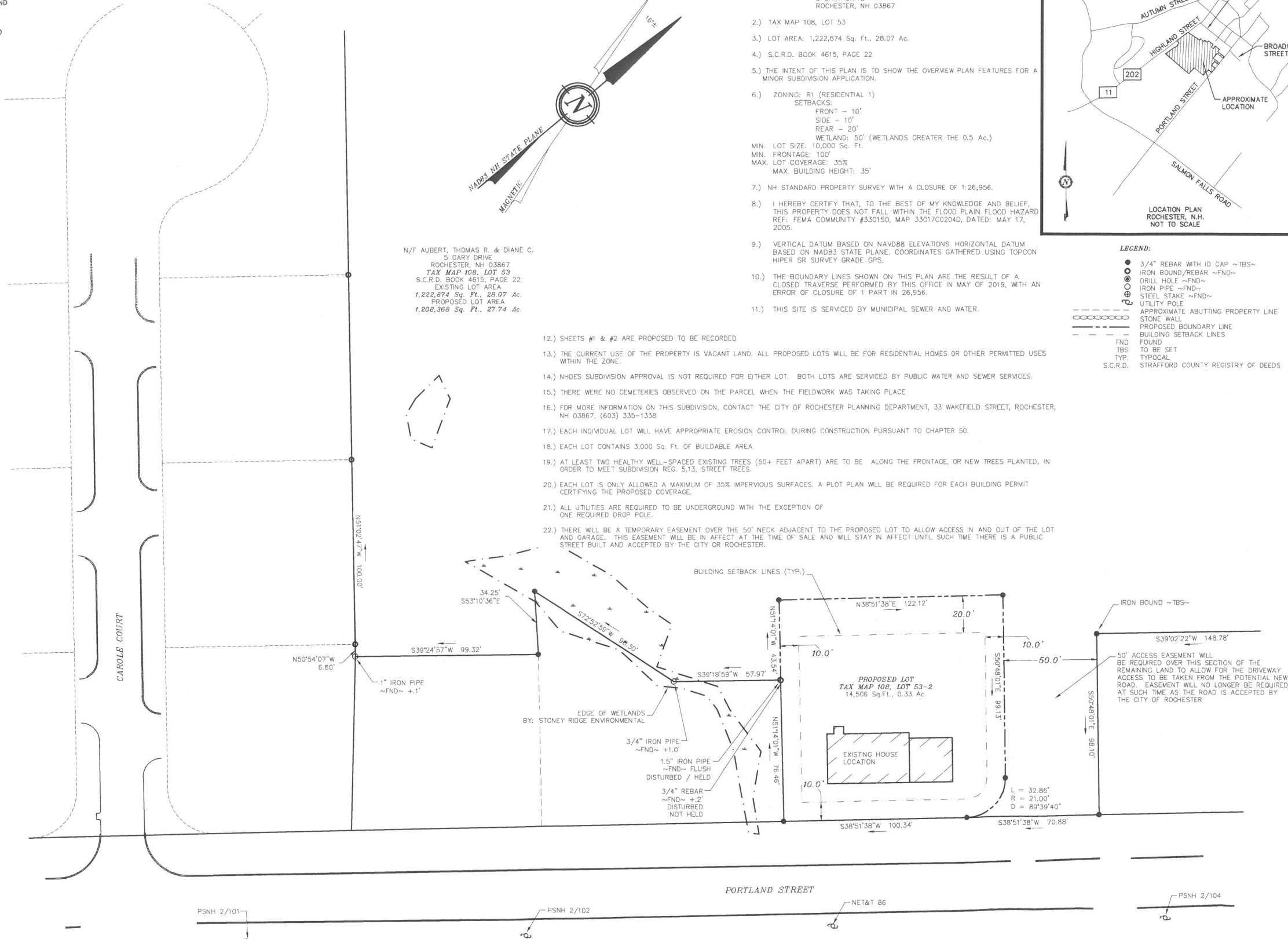
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LEGEND:

- 3/4" REBAR WITH ID CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
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- STONE WALL
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINES
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- TBS TO BE SET
- TYP. TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

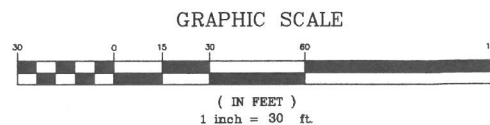
- 12.) SHEETS #1 & #2 ARE PROPOSED TO BE RECORDED
- 13.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES OR OTHER PERMITTED USES WITHIN THE ZONE.
- 14.) NHDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR EITHER LOT. BOTH LOTS ARE SERVICED BY PUBLIC WATER AND SEWER SERVICES.
- 15.) THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELDWORK WAS TAKING PLACE
- 16.) FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 17.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- 18.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 19.) AT LEAST TWO HEALTHY WELL-SPACED EXISTING TREES (50+ FEET APART) ARE TO BE ALONG THE FRONTAGE, OR NEW TREES PLANTED, IN ORDER TO MEET SUBDIVISION REG. 5.13, STREET TREES.
- 20.) EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE.
- 21.) ALL UTILITIES ARE REQUIRED TO BE UNDERGROUND WITH THE EXCEPTION OF ONE REQUIRED DROP POLE.
- 22.) THERE WILL BE A TEMPORARY EASEMENT OVER THE 50' NECK ADJACENT TO THE PROPOSED LOT TO ALLOW ACCESS IN AND OUT OF THE LOT AND GARAGE. THIS EASEMENT WILL BE IN AFFECT AT THE TIME OF SALE AND WILL STAY IN AFFECT UNTIL SUCH TIME THERE IS A PUBLIC STREET BUILT AND ACCEPTED BY THE CITY OR ROCHESTER.



JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN AUGUST OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERD/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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



ROAD NOTES:
PORTLAND STREET F/K/A ROCHESTER STREET - ASSUMED 66' WIDE, PUBLIC CLASS V
HIGHLAND STREET - DETERMINED TO BE 80' WIDE AS PER ROAD LAYOUT DATED AUGUST 19, 1889, ON FILE AT THIS OFFICE - PUBLIC CLASS V

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 -
10-8-19
KENNETH A. BERRY LLS 805 DATE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : OCTOBER 8, 2019
FILE NO. : DB 2017 - 118

SHEET 2 OF 3

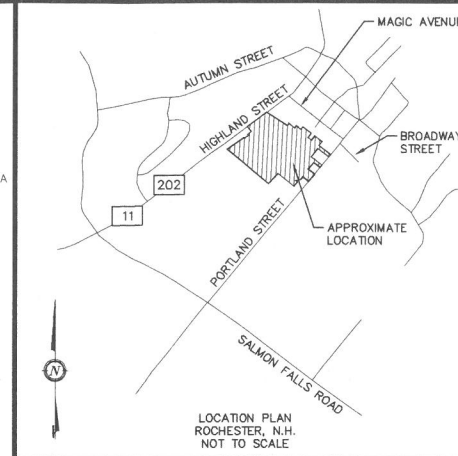
SOILS:

AcB - ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
 AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
 HgB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
 RgB - RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 Sb - SAUGATUCK LOAMY SAND
 WdA - WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
 WdB - WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES

SEE WEBSOIL USDA-NRCS

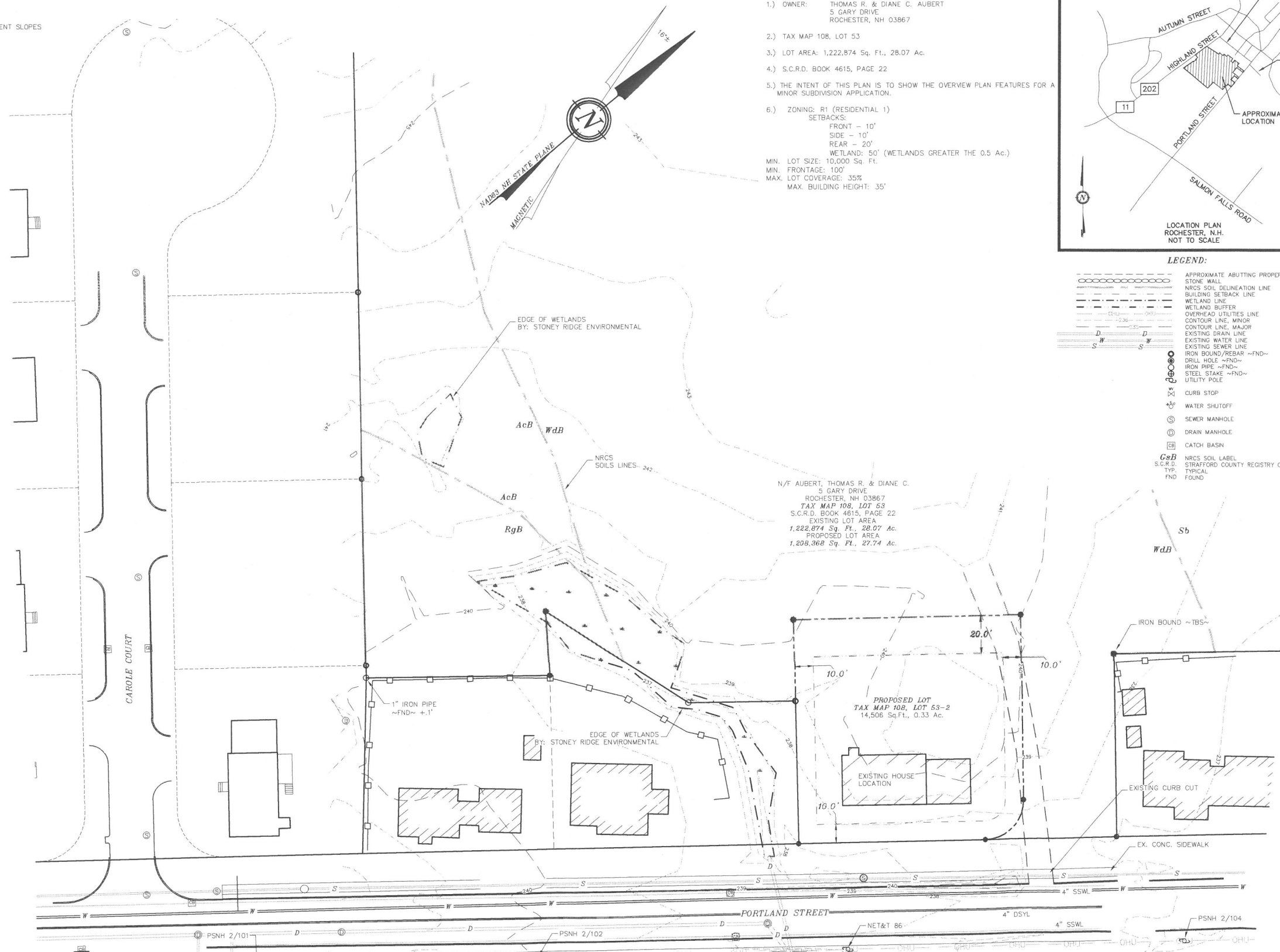
NOTES:

- 1.) OWNER: THOMAS R. & DIANE C. AUBERT
 5 GARY DRIVE
 ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) LOT AREA: 1,222,874 Sq. Ft., 28.07 Ac.
- 4.) S.C.R.D. BOOK 4615, PAGE 22
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW PLAN FEATURES FOR A MINOR SUBDIVISION APPLICATION.
- 6.) ZONING: R1 (RESIDENTIAL 1)
 SETBACKS:
 FRONT - 10'
 SIDE - 10'
 REAR - 20'
 WETLAND: 50' (WETLANDS GREATER THE 0.5 Ac.)
 MIN. LOT SIZE: 10,000 Sq. Ft.
 MIN. FRONTAGE: 100'
 MAX. LOT COVERAGE: 35%
 MAX. BUILDING HEIGHT: 35'

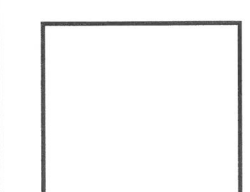


LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
- STONE WALL
- NRCS SOIL DELINEATION LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- CONTOUR LINE, MAJOR
- CONTOUR LINE, MINOR
- EXISTING DRAIN LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- IRON BOUND/REBAR ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- CURB STOP
- WATER SHUTOFF
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- NRCS SOIL LABEL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND



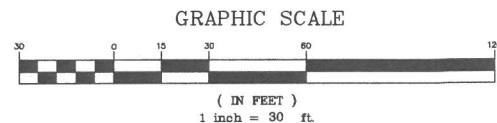
N/F AUBERT, THOMAS R. & DIANE C.
 5 GARY DRIVE
 ROCHESTER, NH 03867
 TAX MAP 108, LOT 53
 S.C.R.D. BOOK 4615, PAGE 22
 EXISTING LOT AREA
 1,222,874 Sq. Ft., 28.07 Ac.
 PROPOSED LOT AREA
 1,208,368 Sq. Ft., 27.74 Ac.



JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN AUGUST OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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



ROAD NOTES:
 PORTLAND STREET F/K/A ROCHESTER STREET - ASSUMED 66' WIDE, PUBLIC CLASS V
 HIGHLAND STREET - DETERMINED TO BE 80' WIDE AS PER ROAD LAYOUT DATED AUGUST 19, 1889, ON FILE AT THIS OFFICE - PUBLIC CLASS V

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 -
 10-8-19
 KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

DETAIL TOPOGRAPHY PLAN
 LAND OF
 THOMAS R. & DIANE C. AUBERT
 828 PORTLAND STREET
 ROCHESTER, N.H.
 TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 SCALE : 1 IN. EQUALS 30 FT.
 DATE : OCTOBER 8, 2019
 FILE NO. : DB 2017 - 118

KENNETH A. BERRY
 LLS 805
 DATE

SHEET 3 OF 3