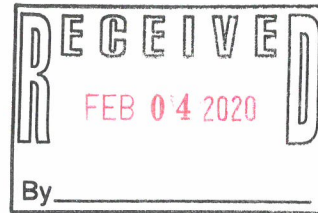




PRELIMINARY
Subdivision Application
City of Rochester, New Hampshire



Check one of the following: ☒ Design Review ☐ Conceptual (design review is strongly encouraged)

Property information

Tax map #: 108; Lot #'s: 53; Zoning district: Residential 1

Property address/location: 828 Portland Street; # acres: 28.50

Name of project (if applicable): _____

Proposed project

Describe proposed project: Proposed 56 lot subdivision originating as an extension of Carole Court,

4 proposed road, 2 extension of existing roads, approx 4,700 LF of proposed roadway.

Approximate # of lots proposed: 56; approx. # acres of upland: 26.90

City water? yes ☒ no ☐; how far is City water from the site? _____

City sewer? yes ☒ no ☐; how far is City sewer from the site? _____

Property owner

Name (include name of individual): Thomas & Diane Aubert

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 as property owner

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

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

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

Telephone #: 603-332-2863 Fax #: _____

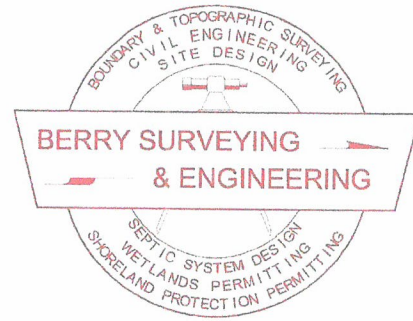
Email address: k.berry@berrysurveying.com / crberry@metrocast.net Professional license #: PE #14243, LLS #805

Signature F. Ant Date 2-4-2020

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: F. Ant
Date: 2-4-2020



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

February 4, 2020

City of Rochester Planning Board
Attention: Chief Planner Seth Creighton
31 Wakefield Street
Rochester, NH 03867,

Re: Thomas & Diane Aubert
56 Lot Subdivision (New Buildable Lots)
828 Portland Street
Rochester, NH 03867
Tax Map 108, Lot 53

Mr. Creighton,

On behalf of our client, Thomas & Diane Aubert, Berry Surveying & Engineering (BS&E) is submitting for Design Review to discuss a proposed 56 lot subdivision using the existing Residential 1 (R1) zoning regulations at 828 Portland Street.

Background and General Narrative:

Thomas & Diane Aubert own the parcel at 828 Portland Street in Rochester, NH (Tax Map 108, Lot 53). Berry Surveying & Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Wetlands were found across the perimeter of the site, along Highland Street, Hickey Street, and Portland Street. The site is currently a vacant lot that has been logged within the last five years. In general, topography across the site is fairly flat (3-8% grades), with the low point being the eastern side of the parcel along Portland Street, towards Broadway Street.

The Proposal:

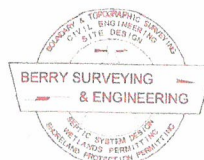
The proposal is to construct a roadway network consisting of six roads with three means of egress to the surrounding road network providing access to 56 proposed lots: Carole Court (1,872 LF) (extension of existing roadway), Corsican Street (250 LF), Poulin Street (1,110 LF), Morab Street (754 LF), Hanscom Street (560 LF), and Hickey Street (530 LF) (extension of existing roadway). These proposed roadways will be located within a 50 Ft Right of Way and consist of 12 Ft wide travel lanes with sloped granite curb (24 Ft wide total) and a 5 Ft wide planting strip with 5 Ft wide sidewalk on one side of the roadway. Stop control in the form of signage and stop bars are provided at intersections as well as crosswalks and ADA ramps with

truncated domes for pedestrian access around the site. There is a proposed sidewalk connection to Poulin Street via Portland Street. This Portland Street sidewalk will also be accessible from Carole Court. The majority of the lots in the subdivision follows a "block lot" design and utilize the minimum 10,000 Sq. Ft. minimum lot size in the R1 zoning district. Conceptual house locations and driveways have been placed on the plans to demonstrate the practicality and functionality of the project. House and attached garage combinations in the form of either 28' X 64' or 28' X 54' have been placed on each buildable lot, and was modeled after the existing construction on Carole Court.

Carole Court provides frontage to a large portion of the lots and runs along the southern and western side of the subdivision. Starting with an existing roadway that intersects with Portland Street, eventually ending at intersection with Hanscom Street to the north. Corsican Street is a connector street located on the southern portion of the subdivision, intersecting with Carole Court to the south Poulin Street. Poulin Street provides frontage to a large portion of the lots and runs along the northern and eastern side of the subdivision. Starting at the intersection of Corsican Street and Morab Street, ending at an intersection with Carole Court. Morab Street is a connector road that runs in the central portion of the subdivision, intersecting with Poulin Street and Corsican Street to the south and east and Carole Court to the north and west. Hanscom Street is a connector road runs along the northern and western portion of the subdivision, providing access to Highland Street to the west and intersecting with Hickey Street to the north. Hickey Street is an extension of an existing roadway that runs along the northern portion of the subdivision, intersecting with Poulin Street to the south.

As part of the road design, an intensive drainage analysis was conducted. All roads are proposed to have closed drainage systems with drain manholes and catch basins. Treatment of stormwater runoff is provided by a series of stormwater best management practices, including: gravel wetlands, rain gardens, detention ponds, and a treatment swale. The design was diligent in not placing stormwater facilities on private lots. Stormwater runoff from Carole Court to station 9+60 and associated lots, Corsican Street, Morab Street to station 55+50 and associated lots, and Poulin Street to station 33+87 and associated lots are collected and routed to an infiltration rain garden. This infiltration rain garden utilizes a high flow by-pass to a detention pond, which is drained into a gravel wetland for treatment and release into existing wetlands. Stormwater runoff from Carole Court 9+60 – 16+34 and associated lots, Morab Street 55+50 – end and associated lots, and Poulin Street 33+87 – end and associated lots are routed to the previously mentioned detention pond and drained to the gravel wetland for treatment and release into the previously mentioned existing wetland. These three stormwater best management practices work as a system to provide a high level of stormwater detention and treatment for the majority of the storm water runoff generated by the subdivision.

Stormwater runoff from Carole Court from station 16+34 – end and associated lots are treated by a rain garden with infiltration. Stormwater runoff from Hanscom Street from 62+50 – end is treated by a treatment swale. Stormwater runoff from Hanscom Street from 60+00 – 62+50 and associated lots, and Hickey Street with associated lots are provided treatment by a



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detention pond and gravel wetland system. This treatment system and roadway infringe on a 50' wetland buffer and require a condition use permit. This use is made necessary by the third means of egress from the subdivision connecting to the existing portion of Hickey Street and treatment of this new infrastructure.

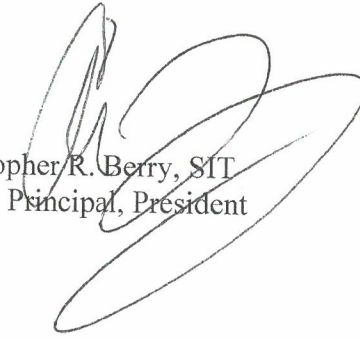
All necessary erosion and sediment control measures will be taken to ensure that sediment is contained within the construction areas. A construction entrance will be installed at the entrance of Carole Court, Hanscom Street, and Hickey Street, to ensure that no sediment is tracked out onto Portland Street, Highland Street, or existing Hickey Street. Perimeter control will be installed downhill of all disturbed areas to prevent sediment from going onto abutting lots or outside the construction area.

As previously mentioned, the applicant will be requesting a conditional use permit for construction within the 50' wetland buffer, proposed 6,640 Sq.Ft. of disturbance. This is needed strictly to create a third mean of egress from the subdivision, via Hickey Street.

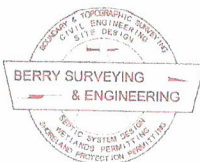
Respectfully submitted,
BERRY SURVEYING & ENGINEERING



Kevin, R. Poulin, EIT
Project Engineer



Christopher R. Berry, SIT
Principal, President



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* INDICATES A PLAN IS TO BE RECORDED

OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

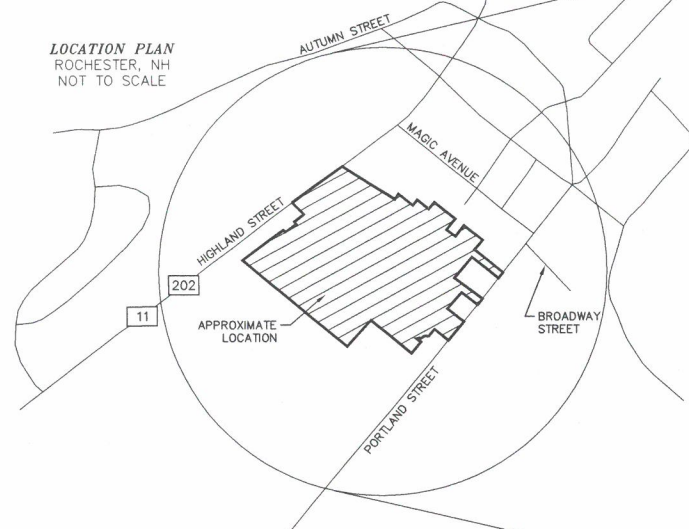
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND & SOIL SCIENTIST: JOHN P. HAYES, III CWS #18, CSS #87
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862
(603)-205-4396

LOCATION PLAN ROCHESTER, NH NOT TO SCALE



REQUIRED PERMITS:

- ~ NHDES WETLANDS PERMIT
- ~ NHDES SEWER DISCHARGE PERMIT
- ~ NHDES ALTERATION OF TERRAIN PERMIT
- ~ US EPA NOI & SWPPP
- ~ CONDITIONAL USE PERMIT
- ~ NATURAL HERITAGE BUREAU
- ~ NH DIVISION OF HISTORICAL RESOURCES
- ~ NHDOT DRIVEWAY PERMIT

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN 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 SITE PLAN 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 SITE PLAN APPROVAL.

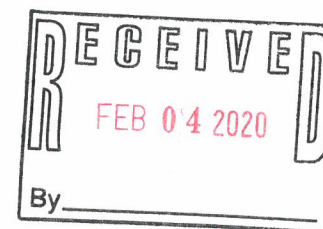
GENERAL PLAN SET NOTES:

- 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.

MAJOR SUBDIVISION FOR THOMAS R. & DIANE C. AUBERT 828 PORTLAND STREET ROCHESTER, N.H. TAX MAP 108, LOT 53

NOTE:

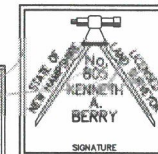
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CITY OF ROCHESTER COMMUNITY SERVICES DEPARTMENT.



VICINITY SKETCH
ROCHESTER, NH
SCALE: 1" = 250'±



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :



COVER

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 : AS SHOWN

DATE : FEBRUARY 4, 2020

FILE NO. : DB 2019 - 144

DIRECT ABUTTERS LIST:

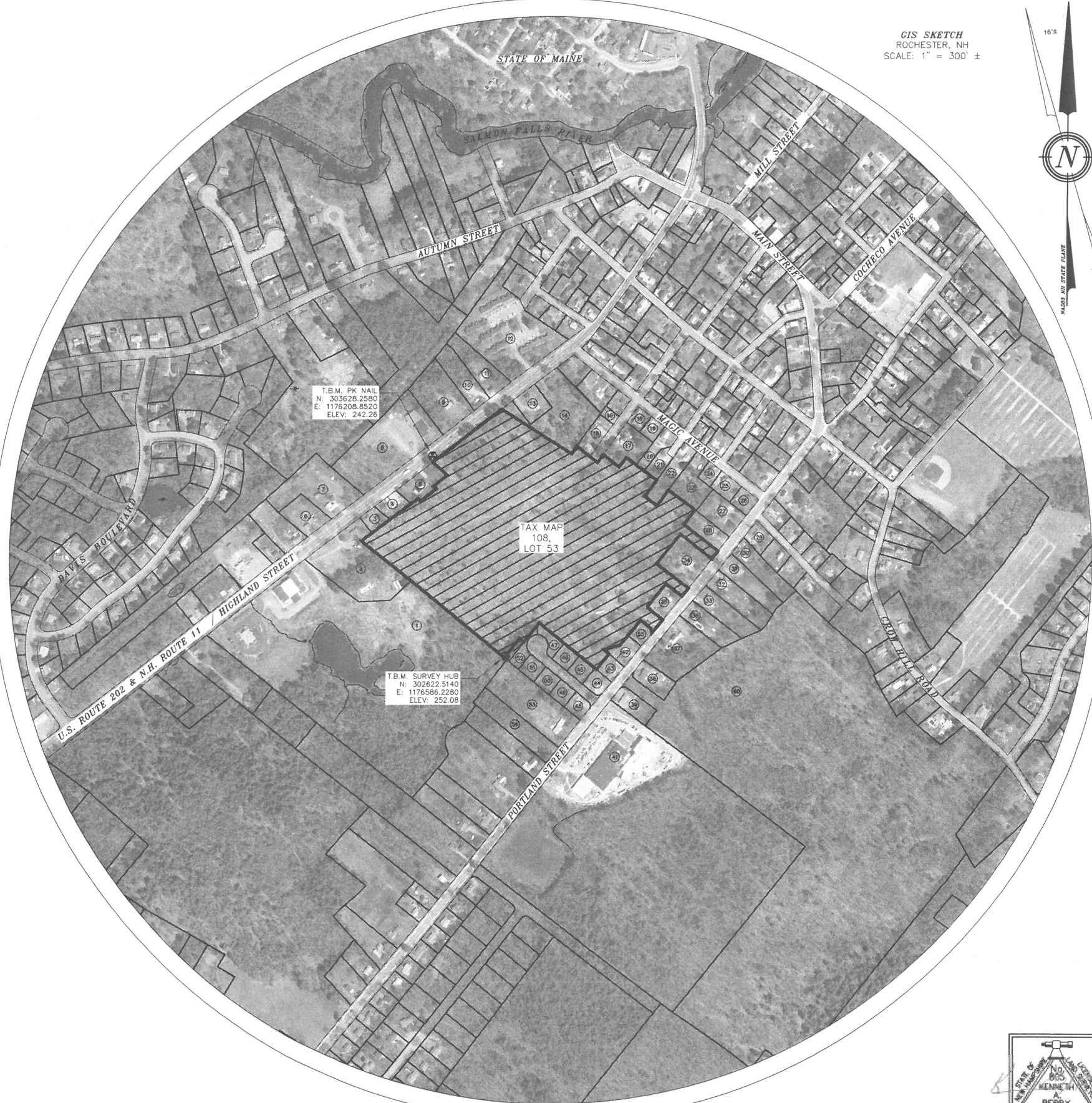
- 1 N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE, WESTBOROUGH, MASSACHUSETTS RAMANBHATI, K. PAEL TRUSTEE 58 HIGHLAND STREET ROCHESTER, NH 03868 TAX MAP 107, LOT 26 S.C.R.D. BOOK 3294, PAGE 435
- 2 N/F GERMON, DAVID W. PO BOX 6263 ROCHESTER, NH 03868-6263 TAX MAP 104, LOT 50 S.C.R.D. BOOK 3537, PAGE 774
- 3 N/F GERMON, DAVID W. PO BOX 6263 ROCHESTER, NH 03868-6263 TAX MAP 104, LOT 49 S.C.R.D. BOOK 1412, PAGE 642
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- 5 N/F SMITH, RAYMOND L. JR. & DONNA M. 48 HIGHLAND STREET ROCHESTER, NH 03868-8529 TAX MAP 104, LOT 46 S.C.R.D. BOOK 4005, PAGE 116
- 6 N/F VETERANS OF FOREIGN WARS GEORGE J. MAXFIELD POST 1772 13 NO CRANBERRY LANE ROCHESTER, NH 03867-0955 TAX MAP 104, LOT 56 S.C.R.D. BOOK 1811, PAGE 781
- 7 N/F MOORE, STEVEN 37 HIGHLAND STREET ROCHESTER, NH 03868 TAX MAP 104, LOT 67 S.C.R.D. BOOK 3201, PAGE 87
- 8 N/F SCHLOESSER, KEITH A. & MARIA A. 28 LONE STAR AVENUE FARMINGTON, NH 03835 TAX MAP 104, LOT 50 S.C.R.D. BOOK 1451, PAGE 498
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- 22 N/F LECLAIR, ROBERT F. & CATHERINE 816 PORTLAND STREET ROCHESTER, NH 03868-8410 TAX MAP 108, LOT 57 S.C.R.D. BOOK 4328, PAGE 486
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- 24 N/F HINKLEY, JAMES D. & CLAIRE W. 807 PORTLAND STREET ROCHESTER, NH 03868-8412 TAX MAP 108, LOT 46 S.C.R.D. BOOK 3931, PAGE 761
- 25 N/F 7 CORSON STREET LLC 13 WILD TURKEY ROAD DEERFIELD, NH 03037-1221 TAX MAP 108, LOT 55 S.C.R.D. BOOK 4405, PAGE 717
- 26 N/F FRITZ, DONNA L. & CUNHA, FRANK 798 PORTLAND STREET ROCHESTER, NH 03868-8410 TAX MAP 108, LOT 54 S.C.R.D. BOOK 2146, PAGE 609
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- 29 N/F CAROLE COURT LLC. 5 GARY DRIVE ROCHESTER, NH 03867-5126 TAX MAP 107, LOT 54-6 S.C.R.D. BOOK 4653, PAGE 433
- 30 N/F CAROLE COURT LLC. 5 GARY DRIVE ROCHESTER, NH 03867-5126 TAX MAP 107, LOT 54-5 S.C.R.D. BOOK 4653, PAGE 433
- 31 N/F FERULLO JAMES A. & KRISTAN 16 CAROLE COURT ROCHESTER, NH 03868 TAX MAP 107, LOT 54-9 S.C.R.D. BOOK 4698, PAGE 423
- 32 N/F CAROLE COURT LLC. 5 GARY DRIVE ROCHESTER, NH 03867-5126 TAX MAP 107, LOT 54-4 S.C.R.D. BOOK 4653, PAGE 433
- 33 N/F JOAN C. YACOB REVOCABLE TRUST, YACOB, JOAN C. & LOUNES TRUSTEES & LOUNES YACOB REVOCABLE TRUST, YACOB, JOAN C. & LOUNES TRUSTEES 12 GREENFIELD DRIVE SOMERSWORTH, NH 03878 TAX MAP 107, LOT 53 S.C.R.D. BOOK 4403, PAGE 384
- 34 N/F AUBERT, THOMAS R. & DIANE C. 5 GARY DRIVE ROCHESTER, NH 03867 TAX MAP 108, LOT 53-2

200' ABUTTERS LIST:

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- 2 N/F GOFFREY, CANDICE & DANIEL 29 CROSS ROAD ROCHESTER, NH 03868-8601 TAX MAP 104, LOT 55 S.C.R.D. BOOK 2006, PAGE 711
- 3 N/F RES. LIMITED PARTNERSHIP STEWART PROPERTY MANAGEMENT PO BOX 10540 BEDFORD, NH 03110 TAX MAP 104, LOT 60 S.C.R.D. BOOK 2983, PAGE 84
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- 5 N/F BOYLE, TAPITHA J. 15 HICKEY STREET ROCHESTER, NH 03868-8421 TAX MAP 103, LOT 16 S.C.R.D. BOOK 2552, PAGE 593
- 6 N/F PEACH, LAWRENCE & ALEXANDER, JULIE 19 MAGIC AVENUE ROCHESTER, NH 03868-5835 TAX MAP 103, LOT 10 S.C.R.D. BOOK 1280, PAGE 694
- 7 N/F LITCHFIELD, WILSON V. & VANASSE, TINA M. 21 MAGIC AVENUE ROCHESTER, NH 03868-5835 TAX MAP 103, LOT 12 S.C.R.D. BOOK 1707, PAGE 683
- 8 N/F CARON, JOHN A. 57 MAGIC AVENUE ROCHESTER, NH 03868-8466 TAX MAP 103, LOT 7 S.C.R.D. BOOK 1782, PAGE 212
- 9 N/F BERGERSON, AARON 29 MAGIC AVENUE ROCHESTER, NH 03868-8467 TAX MAP 103, LOT 9 S.C.R.D. BOOK 4470, PAGE 577
- 10 N/F FREDERICK A. TURNER JR. REVOCABLE TRUST TURNER, FREDERICK A. JR. TRUSTEE 842 PORTLAND STREET ROCHESTER, NH 03868-8410 TAX MAP 103, LOT 21 S.C.R.D. BOOK 3926, PAGE 637
- 11 N/F MARSH, GERALD H. & BARBARA J. 837 PORTLAND STREET ROCHESTER, NH 03868-8412 TAX MAP 103, LOT 214 S.C.R.D. BOOK 3194, PAGE 855
- 12 N/F LEONE, MARK C. & LORRAINE M. 831 PORTLAND STREET ROCHESTER, NH 03867 TAX MAP 103, LOT 215 S.C.R.D. BOOK 3510, PAGE 906
- 13 N/F BELL, BARBARA L. 825 PORTLAND STREET ROCHESTER, NH 03868 TAX MAP 108, LOT 45 S.C.R.D. BOOK 3216, PAGE 204
- 14 N/F BELANGER, RONDA L. 801 PORTLAND STREET ROCHESTER, NH 03868 TAX MAP 108, LOT 49 S.C.R.D. BOOK 3379, PAGE 376
- 15 N/F CLAFFEY, COLIN S. & GAIL L. 795 PORTLAND STREET ROCHESTER, NH 03868-8412 TAX MAP 108, LOT 51 S.C.R.D. BOOK 1079, PAGE 215
- 16 N/F DUNNELLS, ELIZABETH 25 CROW HILL ROAD ROCHESTER, NH 03868-8456 TAX MAP 108, LOT 50 S.C.R.D. BOOK 1996, PAGE 43
- 17 N/F CITY OF ROCHESTER 31 WAKEFIELD STREET ROCHESTER, NH 03867 TAX MAP 108, LOT 52 S.C.R.D. BOOK 621, PAGE 407
- 18 N/F CAROLE COURT LLC. 5 GARY DRIVE ROCHESTER, NH 03867-5126 TAX MAP 107, LOT 54 S.C.R.D. BOOK 4653, PAGE 433
- 19 N/F WORKMAN, JACOB 6 CAROLE COURT ROCHESTER, NH 03868-8843 TAX MAP 107, LOT 54-1 S.C.R.D. BOOK 4708, PAGE 617
- 20 N/F POORE, PATRICK T. & PENNEY, SUZANNE R. 12 CAROLE COURT ROCHESTER, NH 03868 TAX MAP 107, LOT 54-2 S.C.R.D. BOOK 4726, PAGE 433
- 21 N/F JEAN K. DOWNING REVOCABLE TRUST OF 1997 DOWNING, JEAN K. TRUSTEE PO BOX 125 SOUTH BERNICK, ME 03908-0125 TAX MAP 107, LOT 52 S.C.R.D. BOOK 1959, PAGE 555



GIS SKETCH
ROCHESTER, NH
SCALE: 1" = 300' ±

16'±

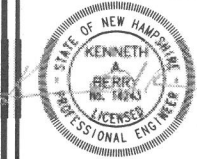
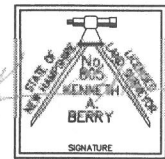


NAD 83 NUT STATE PLANE
MAGNETIC

REVISION	DATE	DESCRIPTION

NEIGHBORHOOD 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 : AS SHOWN
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144



ABBREVIATION LEGEND:

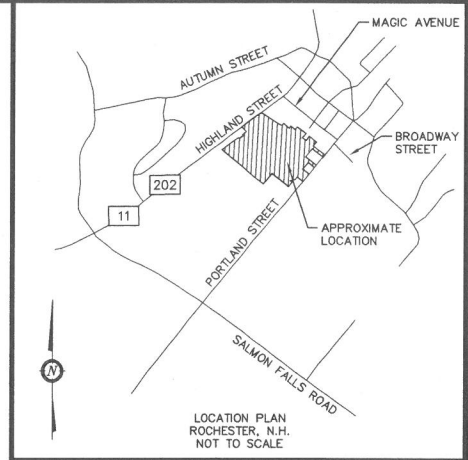
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
V.G.C.	VERTICAL GRANITE CURB
S.G.C.	SLOPED GRANITE CURB
E.S.H.W.T	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
C.L.D.I.	CONCRETE LINED DUCTILE IRON
RECB	ROLLED EROSION CONTROL BLANKET
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX.	EXISTING
PROP.	PROPOSED
R&R	REMOVE AND REPLACE
STA.	STATION
'/.	FOOT / FOOT
SSL () ~ {SIZE}	SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ {SIZE}	DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ {SIZE}	SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ {SIZE}	SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ {SIZE}	DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

EXISTING LEGEND:

	IRON BOUND ~FND~
	IRON PIPE ~FND~
	DRILL HOLE ~FND~
	STEEL STAKE ~FND~
	UTILITY POLE / GUY WIRE
	TREE WITH WIRE
	SINGLE POST SIGN
	CURB STOP
	GATE VALVE
	GAS VALVE
	FIRE HYDRANT
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
	EXISTING SPOT ELEVATION
	BUILDING SETBACK LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING DRAIN LINE
	OVERHEAD UTILITIES
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	WETLAND LINE
	WETLAND BUFFER
	NRCS SOIL DELINEATION
	SOIL TYPE

PROPOSED LEGEND:

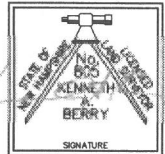
	UTILITY POLE
	LIGHT TYPE "A" MOUNTED ON LIGHT POLE
	LIGHT TYPE "B" MOUNTED ON LIGHT POLE
	LIGHT TYPE "C" MOUNTED ON LIGHT POLE
	LIGHT TYPE "D" MOUNTED ON BUILDING
	LIGHT TYPE "E" MOUNTED ON BUILDING
	DRAIN MANHOLE W/STRUCTURE
	SEWER MANHOLE W/STRUCTURE
	CATCH BASIN W/STRUCTURE
	SIGNAGE CHECK DAM-MATERIAL AS SPECIFIED
	FLOW ARROW
	TEMPORARY BENCHMARK (T.B.M.)
	DETAIL SHEET / DETAIL
	MATCH POINT
	MATCH LINE
	CONTOUR MINOR, PROPOSED
	CONTOUR MAJOR, PROPOSED
	DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
	SHOULDER
	CENTER LINE
	BUILDING SETBACK LINE
	TRANSFORMER / J.BOX
	UNDERGROUND UTILITY
	UNDER DRAIN
	SILT FENCE / EROSION MIX BERM
	FILTERSOX 8" - 12" SILT SOX AS SPECIFIED
	ORANGE CONSTRUCTION PERIMETER FENCE
	PHASE LINE
	RIP RAP
	STORMWATER BEST MANAGEMENT PRACTICE
	BERM
	GATE VALVE
	CURB STOP
	HYDRANT
	THRUST BLOCKS
	PROPOSED SPOT ELEVATION
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE



REVISION	DATE	DESCRIPTION

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

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	4	RED	WHITE	WHITE	SQUARE (4)
R7-8	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE	GREEN W/ WHITE SYMBOL ON BLUE	RED	SQUARE (2)
R7-8a	12"x6"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	GREEN	GREEN	SQUARE (1)
R5-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	WHITE W/ RED SYMBOL	WHITE	WHITE	SQUARE (1)
R6-1L	36"x12"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	BLACK W/ WHITE ARROW	BLACK	WHITE	SQUARE (1)
R8-31	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	WHITE	RED	RED	SQUARE (1)



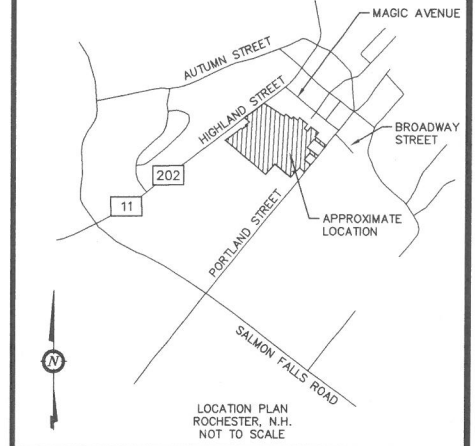
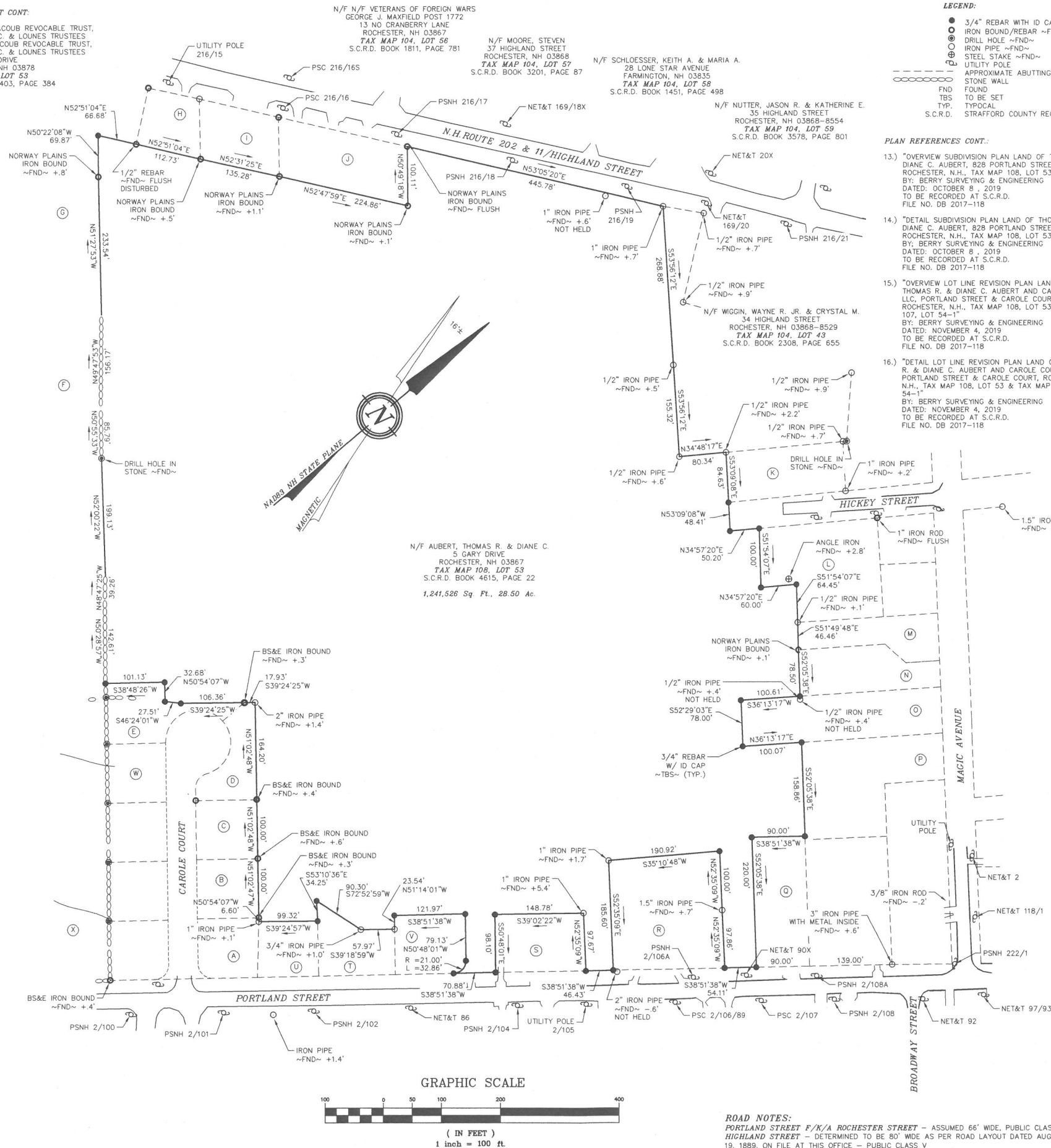
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : AS SHOWN DATE : FEBRUARY 4, 2020 FILE NO. : DB 2019 - 144

ABUTTERS LIST:

- (A) N/F GLENE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 295
- (B) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (C) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (D) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (E) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (F) N/F ROCHESTER REALTY TRUST OF 22 LONG DRIVE,
WESTBOROUGH, MASSACHUSETTS
RAMANBHATHI, K. PATEL TRUSTEE
58 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 107, LOT 26
S.C.R.D. BOOK 3294, PAGE 435
- (G) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774
- (H) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
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 03868-8529
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 03868-8529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 116
- (K) N/F YORK, MARTHA B.
17 HICKEY STREET
ROCHESTER, NH 03868-8421
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 03868-8422
TAX MAP 103, LOT 14
S.C.R.D. BOOK 1758, PAGE 748
- (M) N/F LACY, JAMES F.
103 CHARLES STREET
ROCHESTER, NH 03867-3414
TAX MAP 103, LOT 11
S.C.R.D. BOOK 2950, PAGE 216
- (N) N/F KEAN, GEORGE S. & BRENDA C.
20 PEARL STREET
ROCHESTER, NH 03868-8459
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 03868-8432
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152
- (P) N/F BOWLEY, ROGER & MICHELLE
33 MAGIC AVENUE
ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106
- (Q) N/F MURJANI, ANIL
9 FARMINGTON ROAD
ROCHESTER, NH 03867
TAX MAP 103, LOT 3
S.C.R.D. BOOK 3269, PAGE 896
- (R) N/F MALHOT, FRED
824 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 103, LOT 7
S.C.R.D. BOOK 3893, PAGE 518
- (S) N/F LECLAIR, ROBERT F. & CATHERINE
816 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 57
S.C.R.D. BOOK 4328, PAGE 486
- (T) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037-1221
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4405, PAGE 717
- (U) N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 54
S.C.R.D. BOOK 2146, PAGE 609
- (V) N/F THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-2
- (W) N/F FERULLO, JAMES A. & KRISTAN
16 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 107, LOT 54-3
S.C.R.D. BOOK 4698, PAGE 423

ABUTTERS LIST CONT:

- (X) N/F JOAN C. YACOB REVOCABLE TRUST,
YACOB, JOAN C. & LOUNES TRUSTEES
& LOUNES YACOB REVOCABLE TRUST,
YACOB, JOAN C. & LOUNES TRUSTEES
12 GREENFIELD DRIVE
SOMERSWORTH, NH 03878
TAX MAP 107, LOT 53
S.C.R.D. BOOK 4403, PAGE 384



NOTES:

- 1.) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- 4.) S.C.R.D. BOOK 4615, PAGE 22
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES OF TAX MAP 108, LOT 53 IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT AND ORIGINAL LEGAL DESCRIPTIONS, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- 6.) NH STANDARD PROPERTY SURVEY WITH A CLOSURE OF 1:26,956.

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. ROCHELEAU" 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. & CECILE GERMON" BY: NORWAY PLAINS 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 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 #113-63 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

KENNETH A. BERRY L.L.S. 805 DATE

DESCRIPTION	DATE	REVISION

BOUNDARY 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 100 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019-144

SIGNATURE
KENNETH A. BERRY

ABUTTERS LIST:

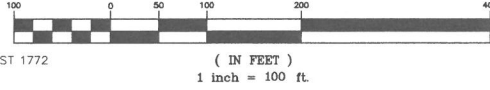
- (A) N/F GLENE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 295
- (B) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-7
S.C.R.D. BOOK 4653, PAGE 433
- (C) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-6
S.C.R.D. BOOK 4653, PAGE 433
- (D) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-4
S.C.R.D. BOOK 4653, PAGE 433
- (E) N/F CAROLE COURT LLC.
5 GARY DRIVE
ROCHESTER, NH 03867-5126
TAX MAP 107, LOT 54-4
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 26
S.C.R.D. BOOK 3294, PAGE 435
- (G) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 50
S.C.R.D. BOOK 3537, PAGE 774
- (H) N/F GERMON, DAVID W.
PO BOX 6263
ROCHESTER, NH 03868-6263
TAX MAP 104, LOT 49
S.C.R.D. BOOK 1412, PAGE 642
- (I) N/F SMITH, BOBBY L. & TAMMY
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ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 46
S.C.R.D. BOOK 4005, PAGE 116
- (J) N/F SMITH, RAYMOND I. JR. & DONNA M.
48 HIGHLAND STREET
ROCHESTER, NH 03868-8529
TAX MAP 104, LOT 46
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ROCHESTER, NH 03867-3414
TAX MAP 103, LOT 11
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ROCHESTER, NH 03868-8459
TAX MAP 103, LOT 10
S.C.R.D. BOOK 1818, PAGE 750
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PIERCE, CLYDE E. & EDITH C. TRUSTEES
29 MAGIC AVENUE, ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 9
S.C.R.D. BOOK 2463, PAGE 152
- (P) N/F BOWLEY, ROGER & MICHELLE
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ROCHESTER, NH 03868-8432
TAX MAP 103, LOT 8
S.C.R.D. BOOK 3484, PAGE 106
- (Q) N/F MURJANI, ANIL
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 03868-8410
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 03868-8410
TAX MAP 103, LOT 57
S.C.R.D. BOOK 4328, PAGE 486
- (T) N/F 7 CORSON STREET LLC
13 WILD TURKEY ROAD
DEERFIELD, NH 03037-1221
TAX MAP 108, LOT 55
S.C.R.D. BOOK 4405, PAGE 717
- (U) N/F FRITZ, DONNA L. & CUNHA, FRANK
798 PORTLAND STREET
ROCHESTER, NH 03868-8410
TAX MAP 108, LOT 57
S.C.R.D. BOOK 2146, PAGE 609
- (V) N/F THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
TAX MAP 108, LOT 53-2
- (W) N/F FERULLO JAMES A. & KRISTAN
16 CAROLE COURT
ROCHESTER, NH 03868
TAX MAP 107, LOT 54-3
S.C.R.D. BOOK 4698, PAGE 423

ABUTTERS LIST CONT:

- (X) N/F GLENE, MARIA & STAUFFACHER, PORTIA
1 CAROLE COURT
ROCHESTER, NH 03868-8842
TAX MAP 108, LOT 53-1
S.C.R.D. BOOK 4704, PAGE 295
- (Y) N/F JOAN C. YACOB REVOCABLE TRUST,
YACOB, JOAN C. & LOUNES TRUSTEES
12 GREENFIELD DRIVE
SOMERSWORTH, NH 03878
TAX MAP 107, LOT 53
S.C.R.D. BOOK 4403, PAGE 384
- (Z) N/F VETERANS OF FOREIGN WARS GEORGE J. MAXFIELD POST 1772
13 NO CRANBERRY LANE
ROCHESTER, NH 03867
TAX MAP 104, LOT 56
S.C.R.D. BOOK 1811, PAGE 781

- N/F MOORE, STEVEN
37 HIGHLAND STREET
ROCHESTER, NH 03868
TAX MAP 104, LOT 57
S.C.R.D. BOOK 3201, PAGE 87
- N/F SCHLOSSER, KEITH A. & MARIA A.
28 LONE STAR AVENUE
FARMINGTON, NH 03835
TAX MAP 104, LOT 58
S.C.R.D. BOOK 1451, PAGE 498
- N/F NUTTER, JASON R. & KATHERINE E.
35 HIGHLAND STREET
ROCHESTER, NH 03868-8554
TAX MAP 104, LOT 59
S.C.R.D. BOOK 3578, PAGE 801

GRAPHIC SCALE

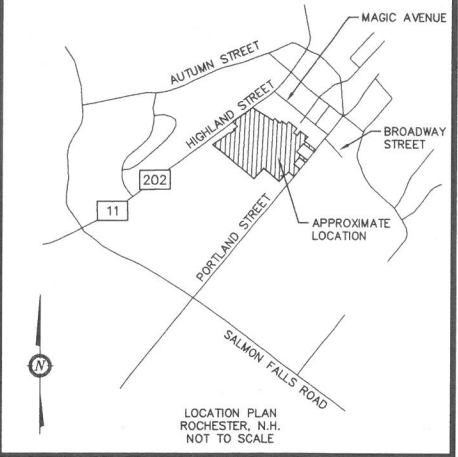


LEGEND:

- APPROXIMATE ABUTTING PROPERTY LINE
STONE WALL
NCRS SOIL DELINEATION LINE
BUILDING SETBACK LINE
WETLAND LINE
50' WETLAND BUILDING SETBACK
25' WETLAND BUFFER
OVERHEAD UTILITIES LINE
CONTOUR LINE, MINOR
CONTOUR LINE, MAJOR
EXISTING DRAIN LINE
IRON BOUND/REBAR ~FND~
DRILL HOLE ~FND~
IRON PIPE ~FND~
STEEL STAKE ~FND~
UTILITY POLE
NCRS SOIL LABEL
STRAFFORD COUNTY REGISTRY OF DEEDS
TYPICAL
FOUND

PLAN REFERENCES:

- 1) "LOT LINE REVISION, ROUTE 202, ROCHESTER, N.H., CEDIL 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: JUNE, 2004
S.C.R.D. PLAN #78-68
- 3) "SUBDIVISION PLAN, 11 MAGIC AVENUE, TAX MAP 103, LOT 18, STRAFFORD COUNTY, ROCHESTER, NH, PREPARED FOR PATRICIA T. ROCHELEAU"
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 #08 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. SMITH & BOBBY L. 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. & CEDILE GERMON"
BY: NORWAY PLAINS 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 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 6, 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 #113-63
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
- 13) "OVERVIEW SUBDIVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53"
BY: BERRY SURVEYING & ENGINEERING
DATED: OCTOBER 8, 2019
TO BE RECORDED AT S.C.R.D.
FILE NO. DB 2017-118
- 14) "DETAIL SUBDIVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53"
BY: BERRY SURVEYING & ENGINEERING
DATED: OCTOBER 8, 2019
TO BE RECORDED AT S.C.R.D.
FILE NO. DB 2017-118
- 15) "OVERVIEW LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1"
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 4, 2019
TO BE RECORDED AT S.C.R.D.
FILE NO. DB 2017-118
- 16) "DETAIL LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1"
BY: BERRY SURVEYING & ENGINEERING
DATED: NOVEMBER 4, 2019
TO BE RECORDED AT S.C.R.D.
FILE NO. DB 2017-118



NOTES:

- 1) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 2) TAX MAP 108, LOT 53
- 3) S.C.R.D. BOOK 4615, PAGE 22
- 4) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- 5) 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'
- 6) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.
- 7) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005
- 8) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 9) 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.
- 10) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.
- 11) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 12) SEE SHEET 3 BOUNDARY PLAN FOR MEETS & BOUNDS & SHEET 12 FOR TEST PIT DATA.

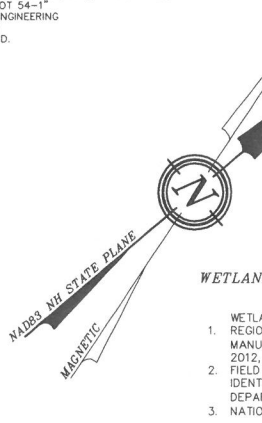
SOILS:

- AcB - ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
Hgb - HOLLS-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

WETLAND NOTES:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.0 UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



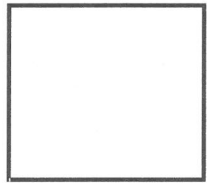
JOHN P. HAYES, III CWS #18,

- N/F HINKLEY, JAMES D. & CLAIRE W.
807 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 46
S.C.R.D. BOOK 3931, PAGE 761
- N/F GOODWIN, CARL J. JR. & MARGARET J.
817 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 47
S.C.R.D. BOOK 1881, PAGE 260
- N/F ZABKAR, MATTHEW B.
821 PORTLAND STREET
ROCHESTER, NH 03868
TAX MAP 108, LOT 47
S.C.R.D. BOOK 4628, PAGE 421
- N/F TANGUAY, DONALD A. & LESLIE L.
827 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 103, LOT 215-1
S.C.R.D. BOOK 3172, PAGE 773

DESCRIPTION	DATE	REVISION

EXISTING CONDITIONS PLAN OVERVIEW
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. = 100 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

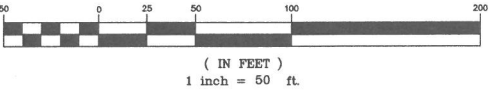


JOHN P. HAYES, III CWS #18

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

GRAPHIC SCALE



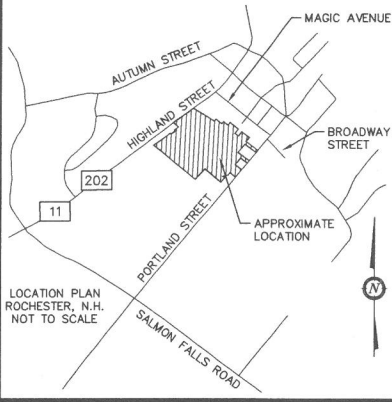
SOILS:

- AcB - ACTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
Add - 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

LEGEND:

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



NOTES:

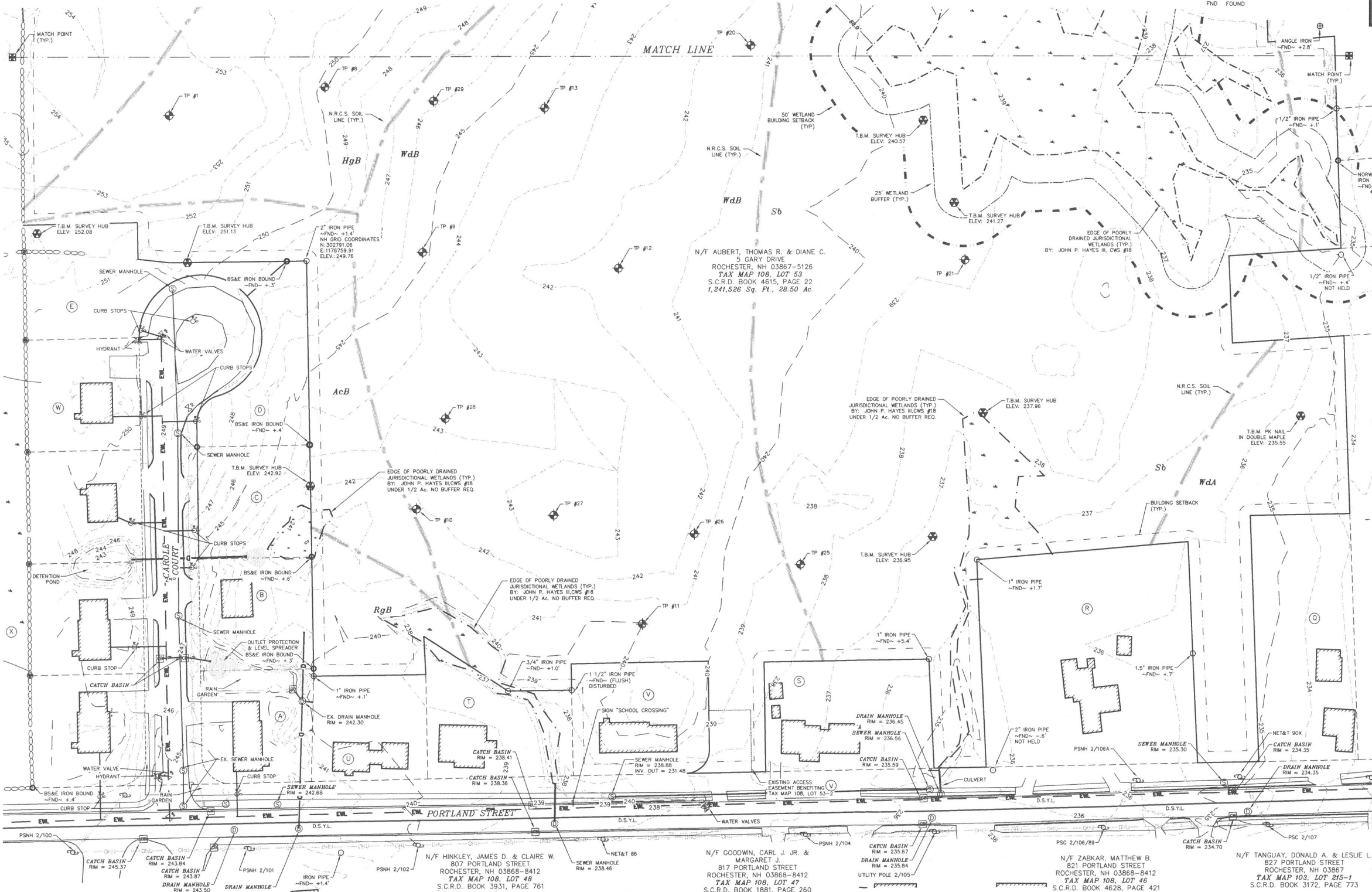
- OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- TAX MAP 108, LOT 53
- S.C.R.D. BOOK 4615, PAGE 22
- LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND: 50' (WETLANDS GREATER THE 0.5 AC.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.
- 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 33017C02040, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 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.
- TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.
- THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- SEE SHEET 3 BOUNDARY PLAN FOR MEETS & BOUNDS & SHEET 12 FOR TEST PIT DATA.

ABUTTERS:

SEE OVERVIEW EXISTING CONDITIONS PLAN

PLAN REFERENCES:

SEE OVERVIEW EXISTING CONDITIONS PLAN

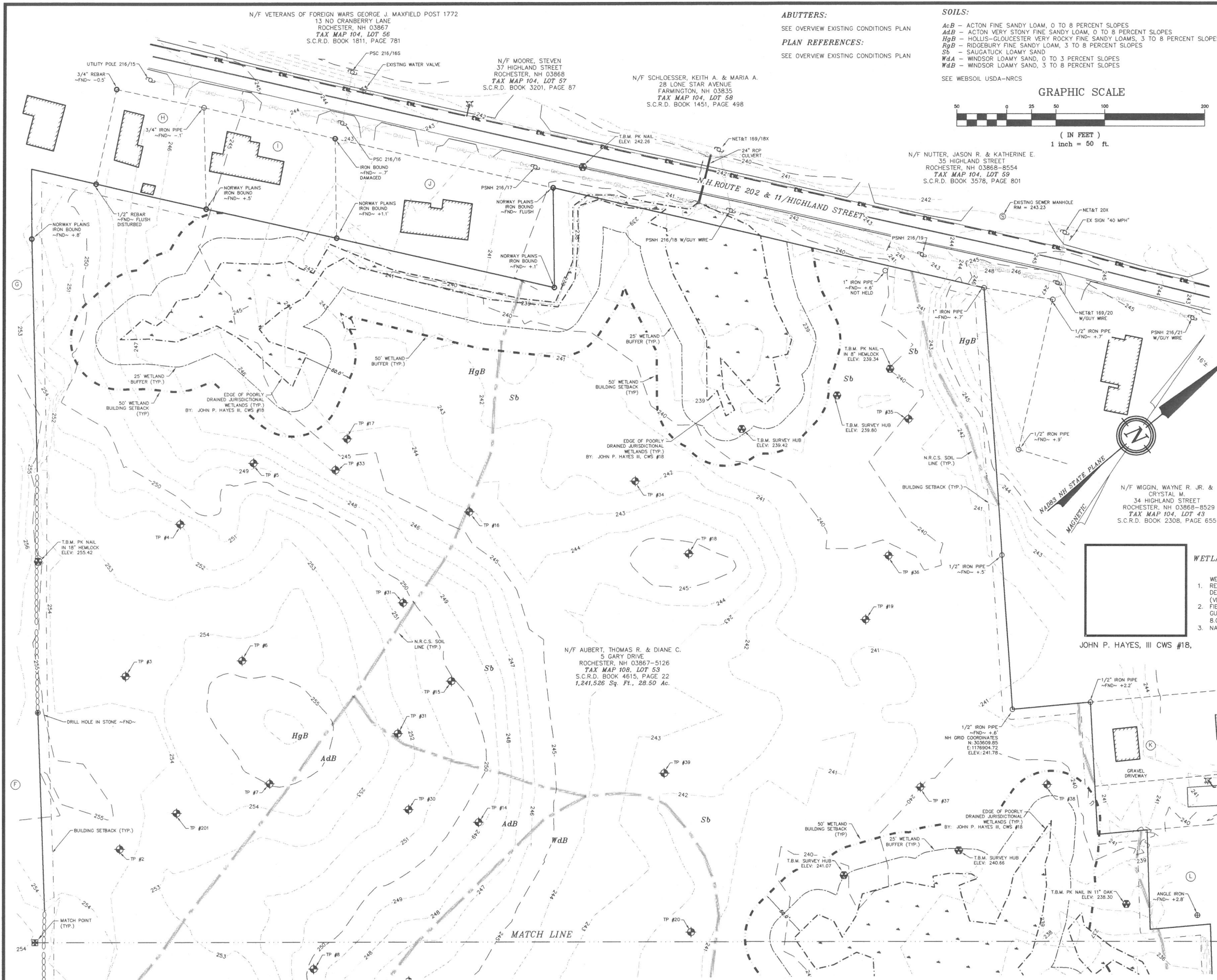


REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN SOUTH
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 50 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

SHEET 5 OF 86

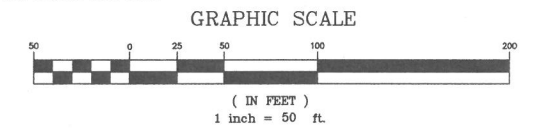


ABUTTERS:
SEE OVERVIEW EXISTING CONDITIONS PLAN

PLAN REFERENCES:
SEE OVERVIEW EXISTING CONDITIONS PLAN

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, 0 TO 3 PERCENT SLOPES
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.) S.C.R.D. BOOK 4615, PAGE 22
 - 4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 5.) 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'
 - 6.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.
 - 7.) 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 33017C02040, DATED: MAY 17, 2005.
 - 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
 - 9.) 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.
 - 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.
 - 11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - 12.) SEE SHEET 3 BOUNDARY PLAN FOR MEETS & BOUNDS & SHEET 12 FOR TEST PIT DATA.

WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN NORTH
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)352-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

**NO STATE OF NEW HAMPSHIRE
REGISTERED PROFESSIONAL SURVEYOR
JOHN P. HAYES, III
CWS #18
SIGNATURE**

SSSM SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM	B
AcC	ACTON FINE SANDY LOAM	B
AdC	ACTON FINE SANDY LOAM (VERY STONY)	B
DeA	DEERFIELD LOAMY FINE SAND	B
DeB	DEERFIELD LOAMY FINE SAND	B
DeC	DEERFIELD LOAMY FINE SAND	B
GsA	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsB	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsC	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsD	GLOUCESTER SANDY LOAM (VERY STONY)	A
HgB/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgC/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgD/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgE/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
RgA/P	RIDGEBURY SANDY LOAM	C
RgB	RIDGEBURY SANDY LOAM	C
SbA/P	SAUGATUCK SAND	D
SbB	SAUGATUCK SAND	C
SbC	SAUGATUCK SAND	C
SbD	SAUGATUCK SAND	C
WaA/VP	WHITMAN LOAM	D
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /Rk=ROCK /VPD=VERY POORLY DRAINED /PD=POORLY DRAINED /SWPD=SOMEWHAT POORLY DRAINED /MWD=MODERATELY WELL DRAINED

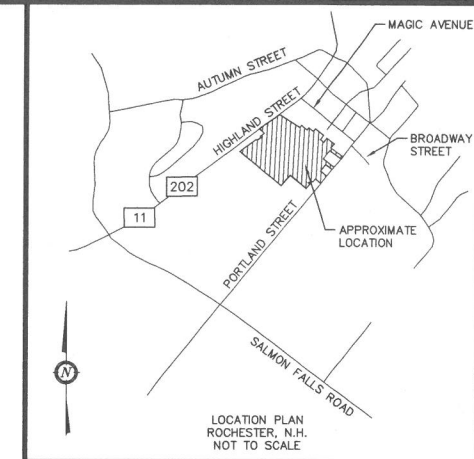
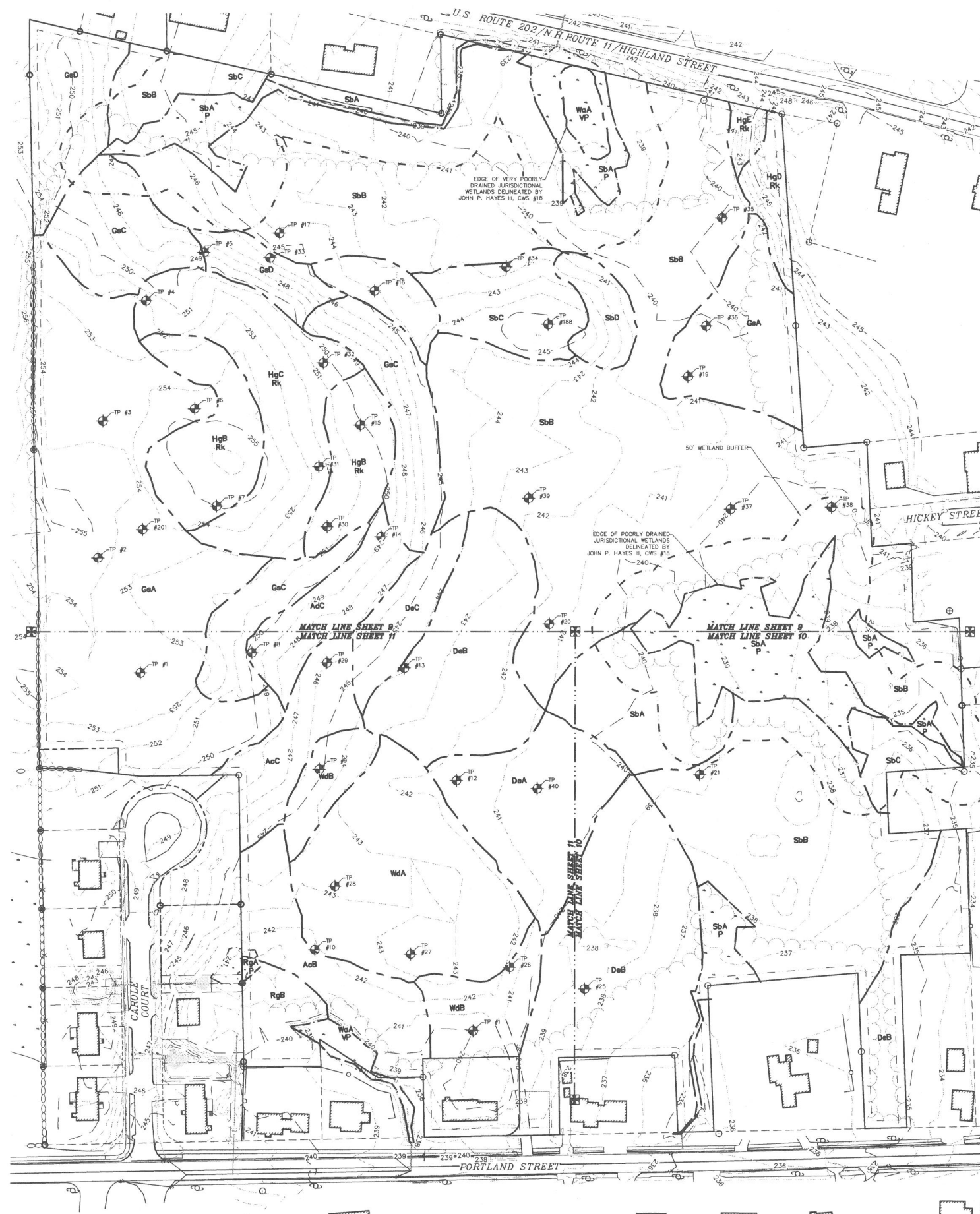
NRCS SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM (0-8%)	A/D
AdB	ACTON VERY STONY FINE SANDY LOAM (0-8%)	A/D
HgB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM	D
RgB	RIDGEBURY FINE SANDY LOAM	B/D
Sb	SAUGATUCK LOAMY SAND	B
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NOTES:

- 1.) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) S.C.R.D. BOOK 4615, PAGE 22
- 4.) AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED WATERSHED CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

LEGEND:

- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE/GUY WIRE
- TEST HOLE
- BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- SOIL SERIES
- STRAFFORD COUNTY REGISTRY OF DEEDS
- 448A
- S.C.R.D.
- TYP.
- FND
- TBA
- TO BE ABANDONED
- MATCH POINT
- MATCH LINE

JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN P. HAYES, III
CWS #18 IN NOVEMBER 2019 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. NEWPCC 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: NORTH-CENTRAL 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. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

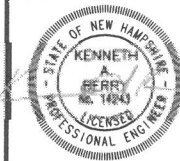
JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87

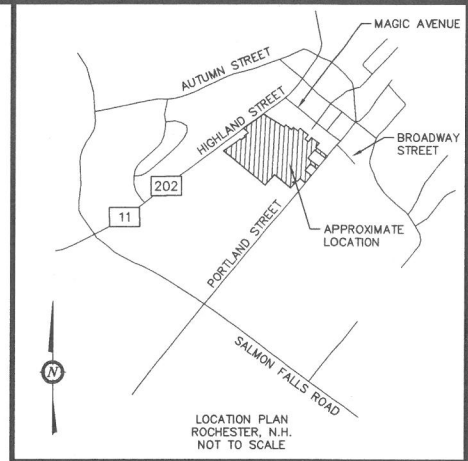
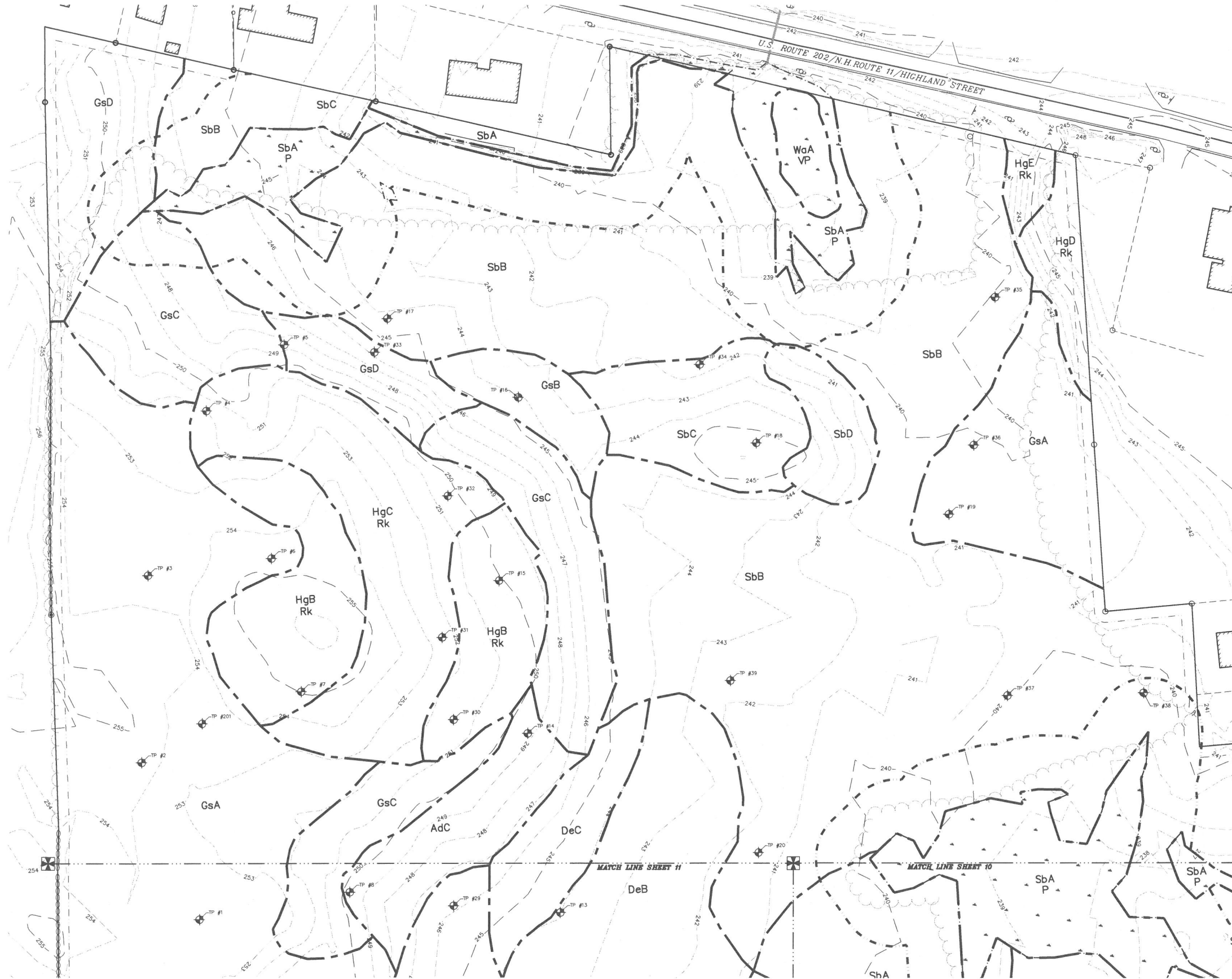
DESCRIPTION

REVISION

DATE

SITE SPECIFIC SOILS MAP
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 80 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

SHEET 8 OF 86

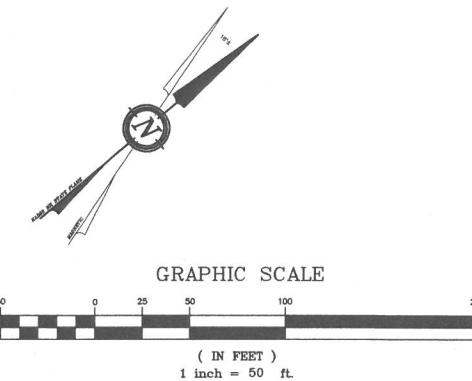


NOTES:

- 1.) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) S.C.R.D. BOOK 4615, PAGE 22
- 4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac..
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED WATERSHED CONDITIONS OF TAX MAP 108, LOT 53, LOCATED IN ROCHESTER, N.H., AS OF NOVEMBER 2019.

LEGEND:

- IRON BOUND (FND)
- ⊙ DRILL HOLE (FND)
- ⊙ UTILITY POLE/GUY WIRE
- ⊙ TEST HOLE
- ⊙ BENCHMARK
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- SOIL LINE
- LIMIT OF SOIL SURVEY
- 448A S.C.R.D. TYP. FND TBA
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FND
- TBA
- ⊕ MATCH POINT
- MATCH LINE



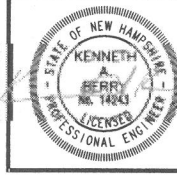
JOHN P. HAYES, III CWS #18

JOHN P. HAYES, III CSS #87

REVISION	DATE	DESCRIPTION

SITE SPECIFIC SOILS MAP
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 50 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144



SSSM SOILS LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
AcB	ACTON FINE SANDY LOAM	B
AcC	ACTON FINE SANDY LOAM	B
AdC	ACTON FINE SANDY LOAM (VERY STONY)	B
DeA	DEERFIELD LOAMY FINE SAND	B
DeB	DEERFIELD LOAMY FINE SAND	B
DeC	DEERFIELD LOAMY FINE SAND	B
GsA	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsB	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsC	GLOUCESTER SANDY LOAM (VERY STONY)	A
GsD	GLOUCESTER SANDY LOAM (VERY STONY)	A
HgB/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgC/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgD/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
HgE/Rk	HOLLIS-GLOUCESTER COMPLEX SANDY LOAM	C
RgA/P	RIDGEBURY SANDY LOAM	C
RgB	RIDGEBURY SANDY LOAM	C
SbA/P	SAUGATUCK SAND	D
SbB	SAUGATUCK SAND	C
SbC	SAUGATUCK SAND	C
SbD	SAUGATUCK SAND	C
WaA/VP	WHITMAN LOAM	D
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

SLOPE: A = 0-3% B = 3-8% C = 8-15% D = 15-25% E = 25-50% F = 50%+

DENOMINATOR: /Rk=ROCK /VPD=VERY POORLY DRAINED /PD=POORLY DRAINED /SWPD=SOMEWHAT POORLY DRAINED /MWD=MODERATELY WELL DRAINED

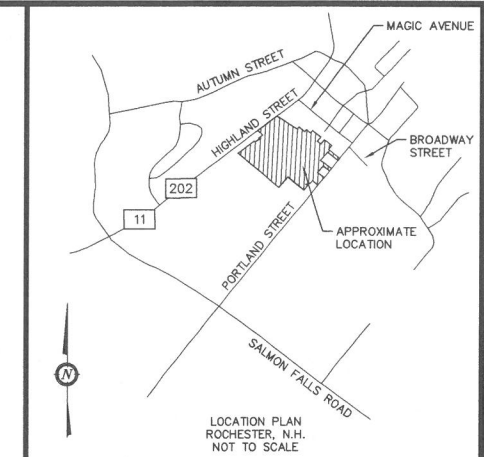
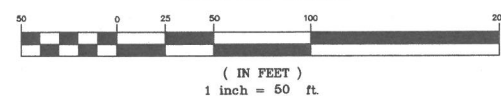
NRCS SOILS LEGEND

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AcB	ACTON FINE SANDY LOAM (0-8%)	A/D
AdB	ACTON VERY STONY FINE SANDY LOAM (0-8%)	A/D
HgB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM	D
RgB	RIDGEBURY FINE SANDY LOAM	B/D
Sb	SAUGATUCK LOAMY SAND	B
WdA	WINDSOR LOAMY SAND	A
WdB	WINDSOR LOAMY SAND	A

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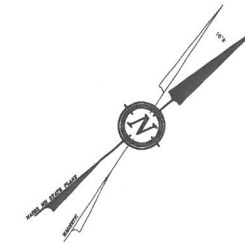
DENOMINATOR: /VPD = VERY POORLY DRAINED /PD = POORLY DRAINED /SWPD = SOMEWHAT POORLY DRAINED /MWD = MODERATELY WELL DRAINED

GRAPHIC SCALE



NOTES:

- 1.) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
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- SOIL SERIES STRAFFORD COUNTY REGISTRY OF DEEDS
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JOHN P. HAYES, III CWS #18

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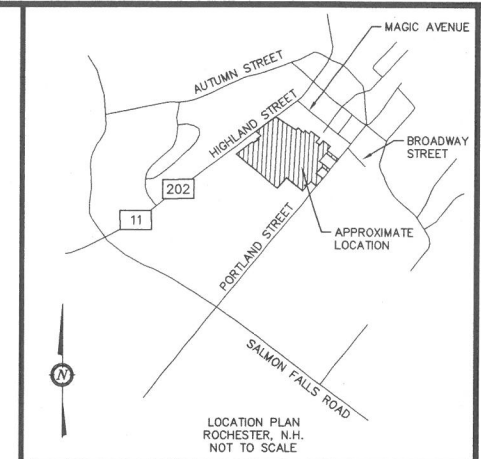
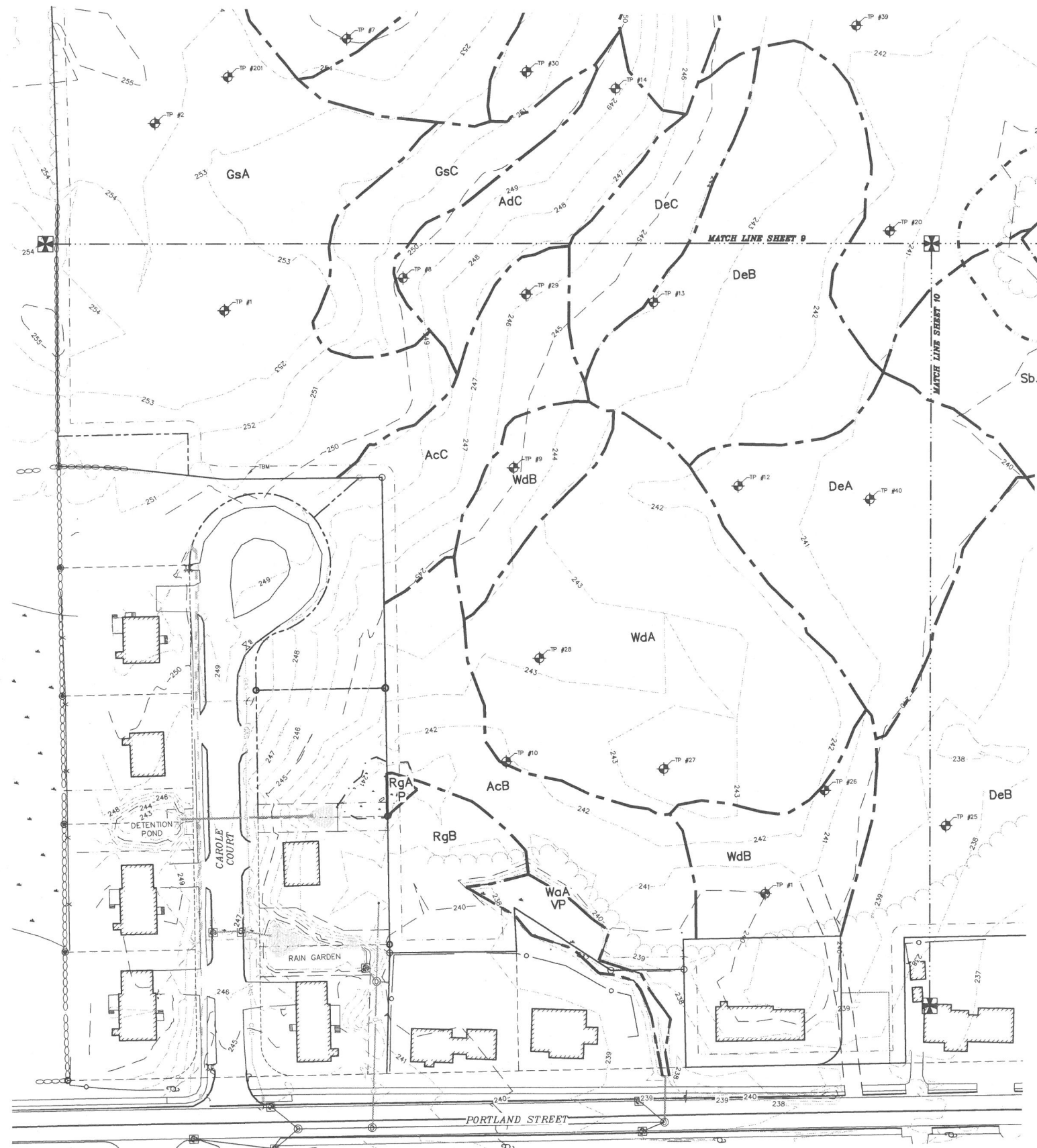
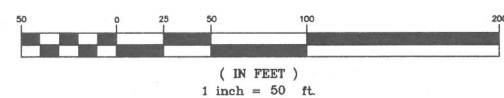
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SHEET 11 OF 86

TEST PIT #1

0-4" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
4-11" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
11-13" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
13-20" 2.5Y 4/4 OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE, COMMON DISTINCT 2% REDOX, 10YR 5/8
20-35" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON DISTINCT 5% REDOX, 10YR 5/8
35-49" 2.5Y 4/4 OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 20% REDOX, 10YR 5/8
TERMINATED: 49"
E.S.H.W.T.: 13"
RESTRICTIVE LAYER: 49"
REFUSAL: LEDGE 49"
GROUND WATER OBSERVED: 49"

TEST PIT #2

0-22" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
2-14" 2.5Y 4/4 OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
14-21" 2.5Y 6/2 LIGHT BROWNISH GRAY, LOAMY SAND, GRANULAR, FRIABLE, COMMON DISTINCT 5% REDOX, 10YR 5/8
21-25" 10YR 4/3 BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 10% REDOX, 10YR 5/8
25-42" 10YR 4/6 DARK YELLOWISH BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 10% REDOX, 7.5YR 4/6
42-49" 5Y 5/2 REDDISH GRAY, VERY FINE SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON DISTINCT 15% REDOX, 7.5YR 4/6, SANDY PAN
TERMINATED: 49"
E.S.H.W.T.: 14"
RESTRICTIVE LAYER: 49"
REFUSAL: LEDGE 49"
GROUND WATER OBSERVED: 26"

TEST PIT #3

0-5" 10YR 4/3 BROWN, SILTY LOAM, GRANULAR, FRIABLE
5-11" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
11-17" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON DISTINCT 10% REDOX, 10YR 5/6
17-31" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 15% REDOX, 10YR 5/8
31-72" 2.5Y 6/3 LIGHT YELLOWISH BROWN, SAND, MASSIVE, LOOSE, COMMON DISTINCT 20% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 11"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 50"

TERMINATED: 80"
E.S.H.W.T.: 48"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 72"

TEST PIT #4

0-5" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-11" 10YR 4/6 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
TERMINATED: 11"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: 11"
REFUSAL: LEDGE 11"
GROUND WATER OBSERVED: 11"

TEST PIT #5

0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-15" 10YR 4/4 DARK YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
15-21" 2.5Y 5/6 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, FAINT & FINE REDOX, 10YR 5/8
21-34" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 20% REDOX, 10YR 5/8
34-72" 2.5Y 5/2 GRAYISH BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 20% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 21"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 35"

TEST PIT #6

0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
5-10" 10YR 5/6 YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
10-15" 2.5Y 4/3 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, FAINT & FINE REDOX, 10YR 5/8
15-29" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 7.5YR 5/6
29-63" 5Y 5/3 OLIVE, SAND, FINE SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON DISTINCT 15% REDOX, 7.5YR 5/6
TERMINATED: 53"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: PAN 29"
REFUSAL: LEDGE 53"
GROUND WATER OBSERVED: 30"

TEST PIT #7

0-5" 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-15" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-25" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
25-30" 2.5Y 5/4 LIGHT OLIVE BROWN, SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON & DISTINCT 10% REDOX, 7.5YR 5/8
30-48" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 30% REDOX, 7.5YR 5/8
TERMINATED: 48"
E.S.H.W.T.: 25"
RESTRICTIVE LAYER: N/A
REFUSAL: LEDGE 48"
GROUND WATER OBSERVED: N/A

TEST PIT #8

0-3" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
3-11" 10YR 4/3 BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
11-23" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
23-50" 2.5Y 5/2 GRAYISH BROWN, FINE SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON & DISTINCT 15% REDOX, 7.5YR 5/8
TERMINATED: 50"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: 23"
REFUSAL: LEDGE 50"
GROUND WATER OBSERVED: 23"

TEST PIT #9

0-7" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7-14" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
14-30" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
30-37" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON & DISTINCT 10% REDOX, 7.5YR 5/6
37-47" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON & DISTINCT 20% REDOX, 7.5YR 5/8
TERMINATED: 47"
E.S.H.W.T.: 30"
RESTRICTIVE LAYER: 37"
REFUSAL: LEDGE 47"
GROUND WATER OBSERVED: 30"

TEST PIT #10

0-11" 10YR 3/4 DARK YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
11-16" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
16-35" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
35-45" 2.5Y 5/6 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE
45-72" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 45"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 50"

TEST PIT #11

0-4" 10YR 3/4 DARK YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
4-9" 10YR 5/8 YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
9-15" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-23" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
23-47" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE
47-72" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 47"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 45"

TEST PIT #12

0-4" 10YR 3/3 DARK BROWN, SILTY LOAM, GRANULAR, FRIABLE
4-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND GRANULAR, FRIABLE
10-17" 10YR 5/2 GRAYISH BROWN, SAND, SINGLE GRAIN, LOOSE
17-23" 2.5Y 4/3 OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
23-72" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, MASSIVE, LOOSE, COMMON & DISTINCT 10% REDOX, 10YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 25"

TEST PIT #13

0-8" 10YR 4/3 BROWN, SILTY LOAM, GRANULAR, FRIABLE
8-15" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-27" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, FAINT & FINE REDOX, 7.5YR 5/8
27-40" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 15% REDOX, 7.5YR 5/8
40-61" 2.5Y 5/3 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 15% REDOX, 10YR 5/8
TERMINATED: 61"
E.S.H.W.T.: 17"
RESTRICTIVE LAYER: 61"
REFUSAL: LEDGE 61"
GROUND WATER OBSERVED: 40"

TEST PIT #14

0-4" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
4-15" 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15-28" 2.5Y 5/6 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
28-32" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY FINE SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON & DISTINCT 10% REDOX, 7.5YR4/6
32-75" 2.5Y 5/2 GRAYISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 10% REDOX, 7.5YR 4/6
TERMINATED: 75"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: 28"
REFUSAL: LEDGE 75"
GROUND WATER OBSERVED: N/A

TEST PIT #15

0-5" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 5/4 YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE
10-13" 10YR 5/4 YELLOWISH BROWN, SILTY LOAM, GRANULAR, FRIABLE, COMMON & DISTINCT 5% REDOX, 10YR5/8
13-21" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON & DISTINCT 5% REDOX, 10YR5/8
TERMINATED: 21"
E.S.H.W.T.: 10"
RESTRICTIVE LAYER: 21"
REFUSAL: LEDGE 21"
GROUND WATER OBSERVED: N/A

TEST PIT #16

0-4" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
4-13" 10YR 4/6 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
13-23" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE
23-42" 2.5Y 5/4 LIGHT OLIVE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 40% REDOX, 7.5YR 4/6
42-72" 2.5Y 5/3 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON DISTINCT 5% REDOX, 7.5YR 4/6
TERMINATED: 72"
E.S.H.W.T.: 23"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #17

0-1" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
1-12" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE, COMMON & DISTINCT 5% REDOX, 7.5YR 4/6
12-17" 2.5Y 5/3 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 7.5YR 4/6
17-25" 10YR 4/4 DARK YELLOWISH BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 20% REDOX, 7.5YR 4/6
25-54" 2.5Y 5/3 LIGHT OLIVE BROWN, COARSE SAND, MASSIVE, LOOSE, COMMON DISTINCT 20% REDOX, 7.5YR 4/6
TERMINATED: 54"
E.S.H.W.T.: 12"
RESTRICTIVE LAYER: 54"
REFUSAL: LEDGE 54"
GROUND WATER OBSERVED: 40"

TEST PIT #18

0-4" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
4-9" 10YR 4/6 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
9-15" 2.5Y 5/6 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
15-34" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 5% REDOX, 10YR 5/8
34-80" 2.5Y 4/4 OLIVE BROWN, SAND, WEAK SUB ANGULAR BLOCKY, FIRM, COMMON DISTINCT 5% REDOX, 10YR 5/8
TERMINATED: 80"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 34"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #19

0-3" 10YR 3/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
3-12" 10YR 5/6 YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE, FAINT & FINE REDOX 10YR 5/8
12-28" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, FAINT & FINE REDOX 10YR 5/8
28-73" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, SINGLE GRAIN, MASSIVE, COMMON & DISTINCT 40% REDOX, 7.5YR 4/6 & 10YR 5/1
TERMINATED: 73"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 35"

TEST PIT #20

0-4" 10YR 2/1 BLACK, FINE SANDY LOAM, GRANULAR, FRIABLE
4-7" 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
7-15" 10YR 3/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE, FAINT & FINE REDOX 7.5YR 3/4
15-30" 2.5Y 5/4 LIGHT OLIVE BROWN, SAND, MASSIVE, LOOSE, COMMON & DISTINCT 25% REDOX, 7.5YR 3/4
30-72" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SAND, MASSIVE, LOOSE, COMMON & DISTINCT 25% REDOX, 7.5YR 5/8
TERMINATED: 72"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 35"

TEST PIT #21

0-5" 2.5Y 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-15" 7.5YR 3/4 DARK BROWN, FINE SAND, SINGLE GRAIN, LOOSE
15-27" 10YR 4/6 DARK YELLOWISH BROWN, FINE SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 20% REDOX, 7.5YR 4/6
27-59" 2.5Y 5/6 LIGHT OLIVE BROWN, SAND, SINGLE GRAIN, LOOSE, COMMON & DISTINCT 10% REDOX, 7.5YR 4/6
TERMINATED: 59"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 59"
REFUSAL: LEDGE 59"
GROUND WATER OBSERVED: 20"

TEST PIT #25

0-12" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-18" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-24" 2.5Y 5/4 OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24-60" 2.5Y 5/3 LIGHT OLIVE BROWN, LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 40"

TEST PIT #26

0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
8-26" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
26-40" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
40-60" 2.5Y 6/2 LIGHT OLIVE BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 40"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 70"

TEST PIT #27

0-10" 10YR 3/3 VERY DARK GRAYISH BROWN, GRAVELLY SANDY LOAM (FILL), GRANULAR, FRIABLE
10-16" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-28" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-48" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
48-80" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 80"
E.S.H.W.T.: 48"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 72"

TEST PIT #22

0-10" 10YR 3/3 VERY DARK GRAYISH BROWN, GRAVELLY SANDY LOAM (FILL), GRANULAR, FRIABLE
10-16" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-28" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-48" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
48-80" 2.5Y 5/2 GRAYISH BROWN, LOAMY FINE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 80"
E.S.H.W.T.: 48"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 72"

TEST PIT #28

0-14" 10YR 3/2 VERY DARK GRAYISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14-24" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
24-38" 10YR 5/4 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
38-60" 2.5Y 6/2 GRAYISH BROWN, SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 38"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 60"

TEST PIT #29

0-6" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-18" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-28" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
28-70" 2.5Y 6/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 70"
E.S.H.W.T.: 28"
RESTRICTIVE LAYER: N/A
REFUSAL: 70"
GROUND WATER OBSERVED: N/A

TEST PIT #30

0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-16" 7.5YR 5/6 STRONG BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-38" 2.5Y 6/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 38"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: 38"
GROUND WATER OBSERVED: N/A

TEST PIT #31

0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-16" 7.5YR 5/6 STRONG BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-40" 2.5Y 6/4 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
TERMINATED: 40"
E.S.H.W.T.: N/A
RESTRICTIVE LAYER: N/A
REFUSAL: 40"
GROUND WATER OBSERVED: N/A

TEST PIT #32

0-10" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
10-18" 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18-22" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
22-60" 2.5Y 5/2 GRAYISH BROWN, VERY FINE SANDY LOAM WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 22"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: N/A

TEST PIT #33

0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-18" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
18-24" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
24-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 24"
RESTRICTIVE LAYER: N/A
REFUSAL: 60"
GROUND WATER OBSERVED: 50"

TEST PIT #34

0-5" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-16" 10YR 5/6 YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-26" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
26-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 26"
RESTRICTIVE LAYER: N/A
REFUSAL: 60"
GROUND WATER OBSERVED: 42"

TEST PIT #35

0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8-16" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
16-20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 32"

TEST PIT #36

0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: N/A
GROUND WATER OBSERVED: 42"

TEST PIT #37

0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: 40"
GROUND WATER OBSERVED: N/A

TEST PIT #38

0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-10" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: 60"
GROUND WATER OBSERVED: 38"

TEST PIT #39

0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-14" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
10-15" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
15-48" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 48"
E.S.H.W.T.: 15"
RESTRICTIVE LAYER: 15"
REFUSAL: 48"
GROUND WATER OBSERVED: 42"

TEST PIT #40

0-5" 10YR 2/2 VERY DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
5-14" 10YR 4/6 DARK YELLOWISH BROWN, LOAMY SAND, GRANULAR, FRIABLE
14-20" 2.5Y 5/4 LIGHT OLIVE BROWN, LOAMY SAND, GRANULAR, FRIABLE
20-60" 2.5Y 5/2 GRAYISH BROWN, LOAMY COARSE SAND WITH REDOXIMORPHIC FEATURES PRESENT, MASSIVE, FRIABLE
TERMINATED: 60"
E.S.H.W.T.: 20"
RESTRICTIVE LAYER: N/A
REFUSAL: N/A
GROUND WATER OBSERVED: 48"

DESCRIPTION

DATE

REVISION

TEST PIT DATA

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)352-2863

SCALE : NOT TO SCALE

DATE : FEBRUARY 4, 2020

FILE NO. : DB 2019 - 144



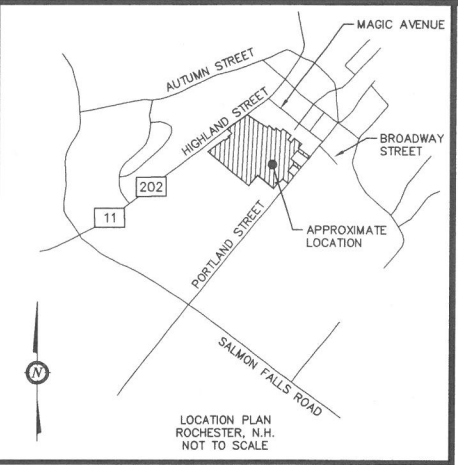
- PLAN REFERENCES CONT.:
- 13.) "OVERVIEW SUBDIVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 8, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118
 - 14.) "DETAIL SUBDIVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT, 828 PORTLAND STREET, ROCHESTER, N.H., TAX MAP 108, LOT 53" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 8, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118
 - 15.) "OVERVIEW LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 4, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118
 - 16.) "DETAIL LOT LINE REVISION PLAN LAND OF THOMAS R. & DIANE C. AUBERT AND CAROLE COURT, LLC, PORTLAND STREET & CAROLE COURT, ROCHESTER, N.H., TAX MAP 108, LOT 53 & TAX MAP 107, LOT 54-1" BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 4, 2019 TO BE RECORDED AT S.C.R.D. FILE NO. DB 2017-118

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. ROCHELEAU" 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 L. 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 L. 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. & CECILE 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 #113-63 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

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- MATCH POINT
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND BUFFER
- MATCH LINE
- TO BE SET
- FOUND
- TYPICAL
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

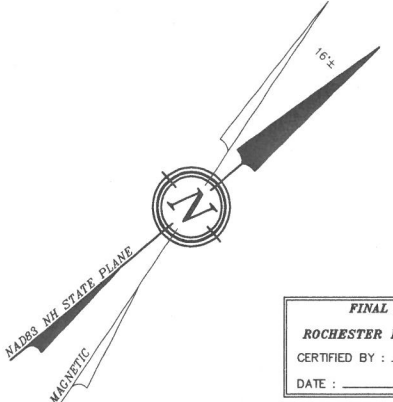


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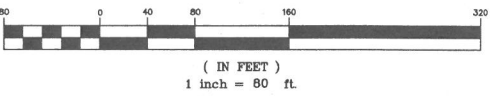
- 1.) OWNER: THOMAS R. & DIANE C. AUBERT 5 GARY DRIVE ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) S.C.R.D. BOOK 4615, PAGE 22
- 4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- 5.) ZONING: R1 (RESIDENTIAL 1) SETBACKS: FRONT - 10' SIDE - 10' REAR - 20' WETLAND - 50' (WETLANDS GREATER THE 0.5 Ac.) WETLAND BUFFER - 25' (WETLANDS GREATER THE 0.5 Ac.) MIN. LOT SIZE: 10,000 Sq. Ft. MIN. FRONTAGE: 100' MAX. LOT COVERAGE: 35% MAX. BUILDING HEIGHT: 35'
- 6.) 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 33017C02040, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL DATUM BASED ON NAD83 STATE PLANE. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 26,956.
- 9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 108, LOT 57 INTO INDIVIDUAL RESIDENTIAL LOTS & 3 NON-BUILDABLE LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 10.) TOPOGRAPHY PROVIDED IS DEMARCATED AT 1' INTERVALS, AND IS THE RESULT OF A FIELD SURVEY PERFORMED MAY 2019.
- 11.) THIS SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 12.) SEE DETAIL SUBDIVISION SHEETS FOR MEETS AND BOUNDS, ABUTTERS, & ADDITIONAL DATA.

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



GRAPHIC SCALE



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

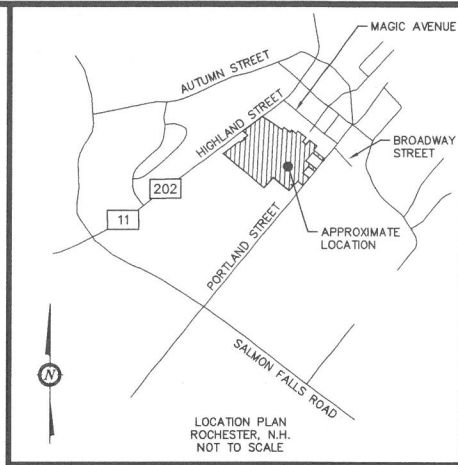
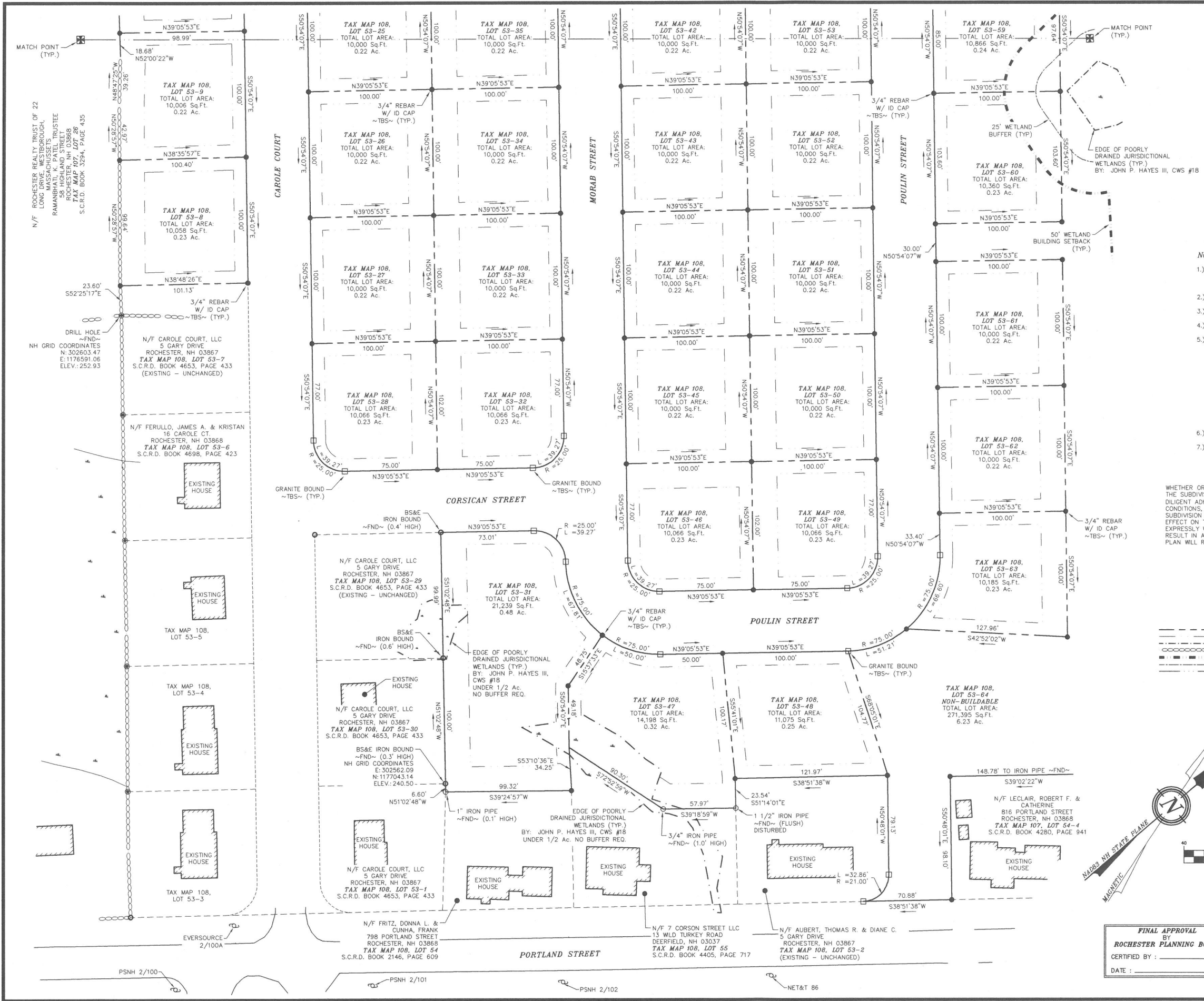
I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE _____

REVISION	DATE	DESCRIPTION

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) 332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

SIGNATURE: _____
No. 805
KENNETH A. BERRY
L.L.S.

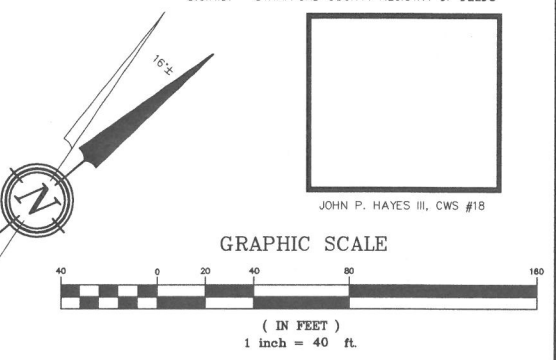


- NOTES:**
- 1.) OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) S.C.R.D. BOOK 4615, PAGE 22
 - 4.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 5.) ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND - 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER - 25' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
 - 6.) SEE SHEET 1 & 2 FOR ADDITIONAL ABUTTERS AND NOTES.
 - 7.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 108, LOT 57 INTO INDIVIDUAL RESIDENTIAL LOTS & 3 NON-BUILDABLE LOTS. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

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:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~TBS~
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- MATCH POINT
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND BUFFER
- MATCH LINE
- TO BE SET
- FND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS



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

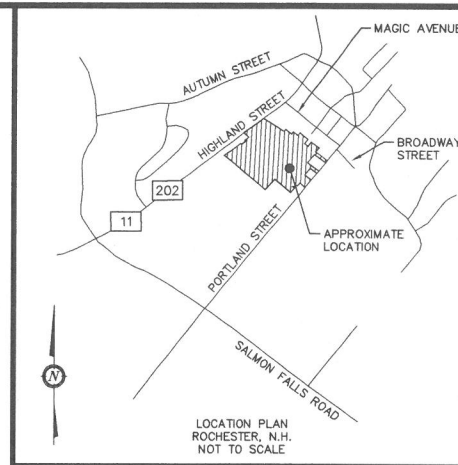
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
KENNETH A. BERRY L.L.S. 805 DATE _____

REVISION	DATE	DESCRIPTION

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

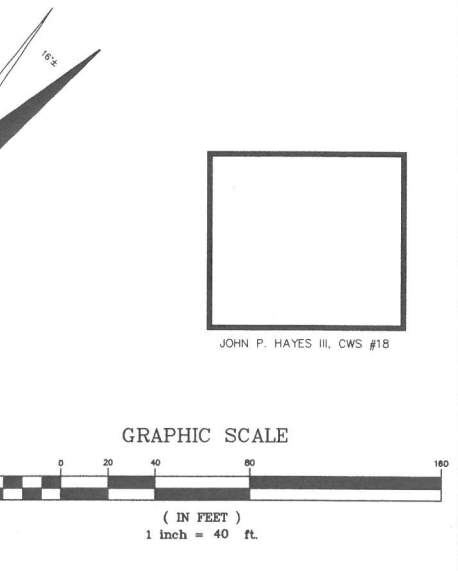
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2853
SCALE: 1 IN. EQUALS 40 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

SHEET 15 OF 86



- NOTES:
- OWNER: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - S.C.R.D. BOOK 4615, PAGE 22
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - ZONING: R1 (RESIDENTIAL 1)
SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'
WETLAND - 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER - 25' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
 - SEE SHEET 1 & 2 FOR ADDITIONAL ABUTTERS AND NOTES.

- LEGEND:
- 3/4" REBAR W/ ID CAP ~TBS~
 - GRANITE BOUND ~TBS~
 - IRON BOUND ~FND~
 - IRON PIPE ~FND~
 - DRILL HOLE ~FND~
 - UTILITY POLE
 - MATCH POINT
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLAND LINE
 - STONE WALL
 - 50' WETLAND BUILDING SETBACK
 - 25' WETLAND BUFFER
 - MATCH LINE
 - TO BE SET
 - TBS FOUND
 - FND TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



REVISION	DATE	DESCRIPTION

TOPOGRAPHIC SUBDIVISION PLAN SOUTH
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 40 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

SHEET 17 OF 86



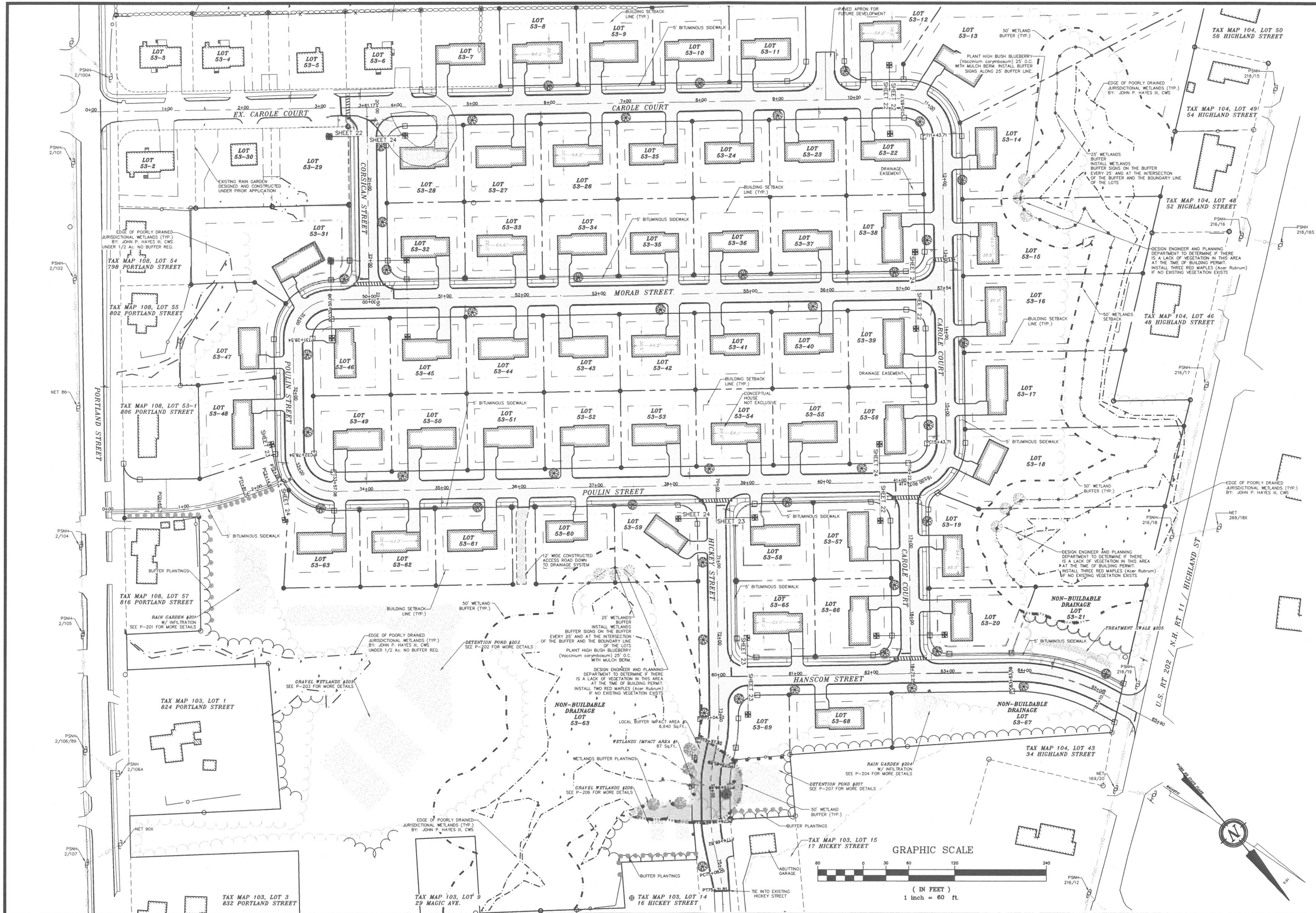
REVISION	DATE	DESCRIPTION

TOPOGRAPHIC SUBDIVISION PLAN NORTH
LAND OF
THOMAS R. & DIANE C. AUBERT
528 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 40 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

SIGNATURE
KENNETH A. BERRY

SHEET 18 OF 86

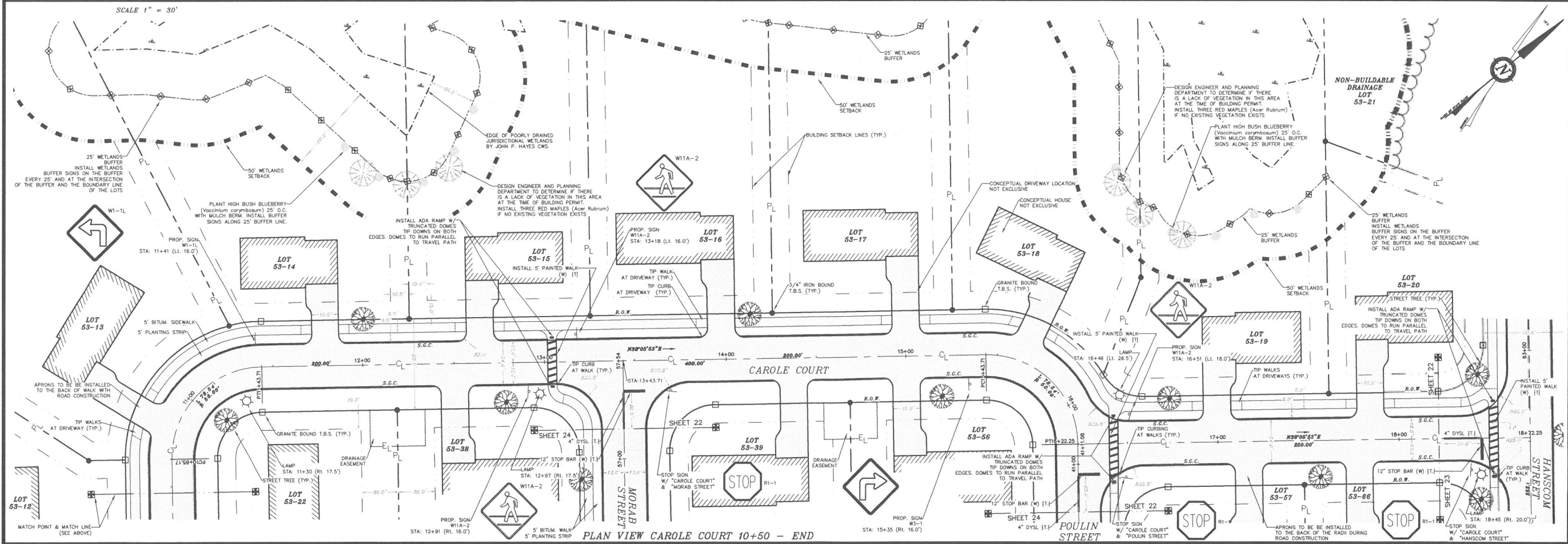
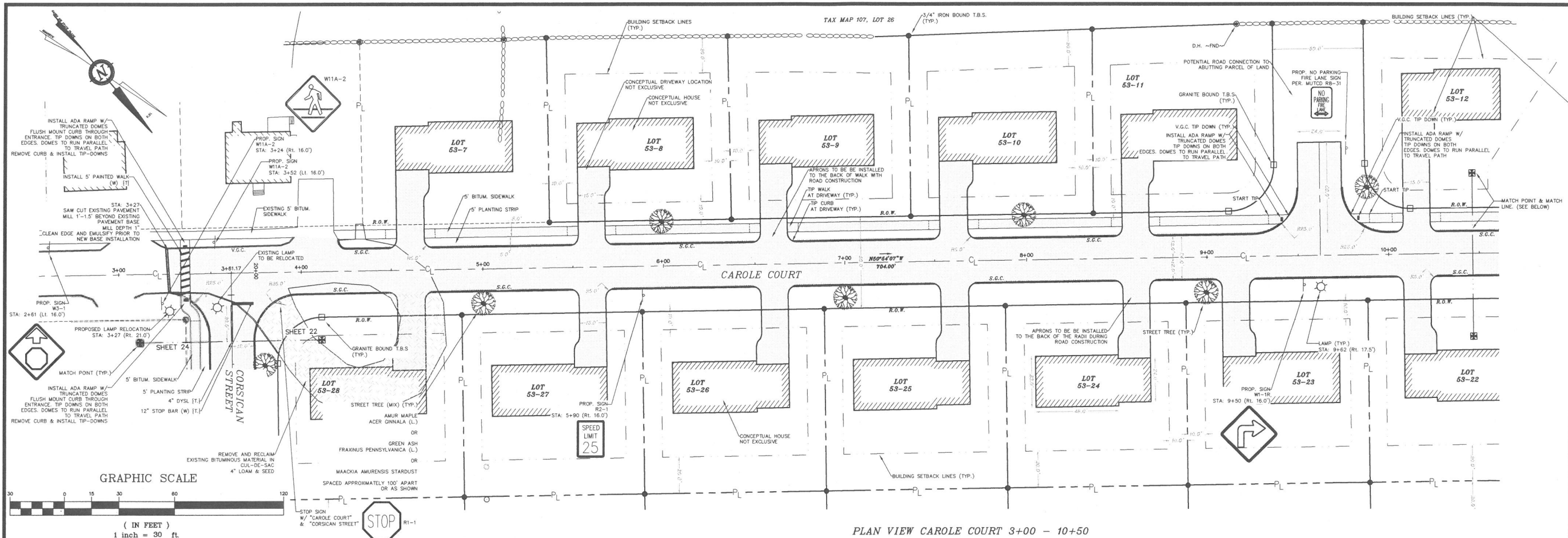


REVISION	DATE	DESCRIPTION

OVERVIEW SITE 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 60 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144



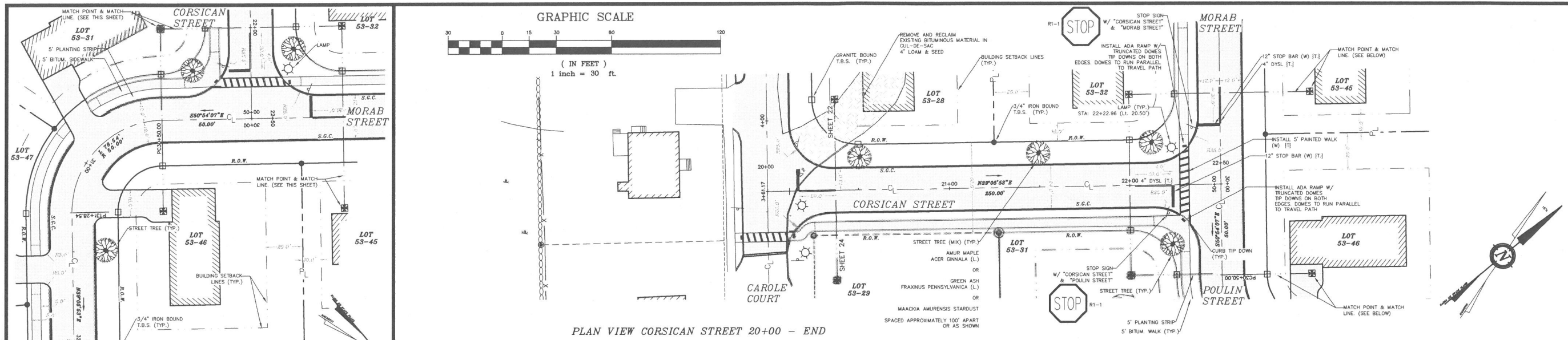


REVISION	DATE	DESCRIPTION

PLAN VIEW CAROLE COURT 3+00 - END
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

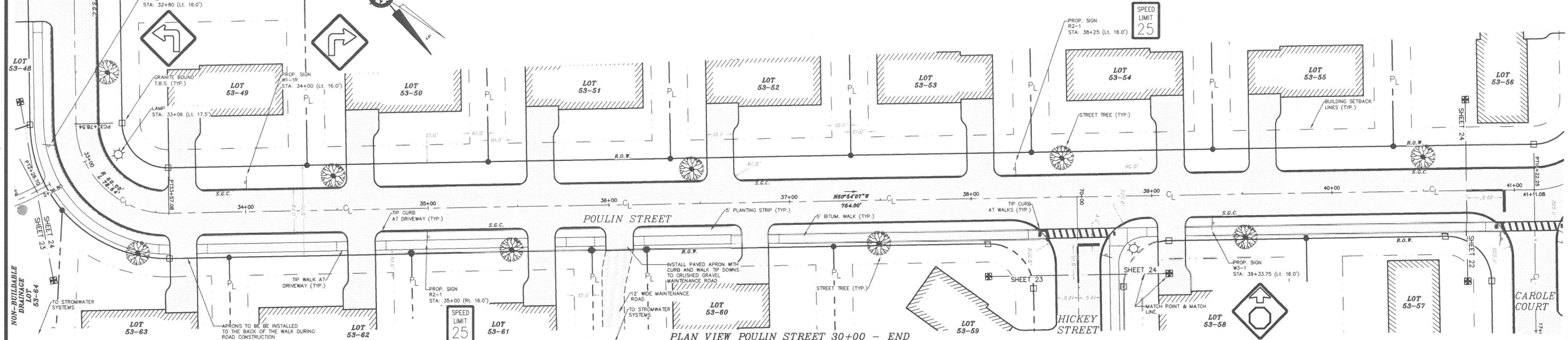
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

SHEET 22 OF 86

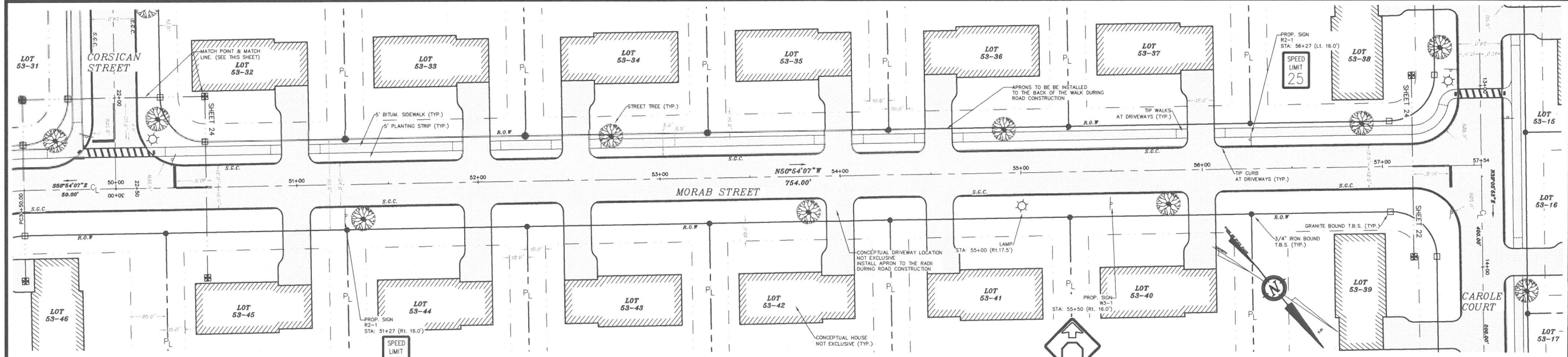


PLAN VIEW CORSICAN STREET 20+00 - END

SCALE 1" = 30'



PLAN VIEW POULIN STREET 30+00 - END



SCALE 1" = 30' PLAN VIEW MORAB STREET 50+00 - END

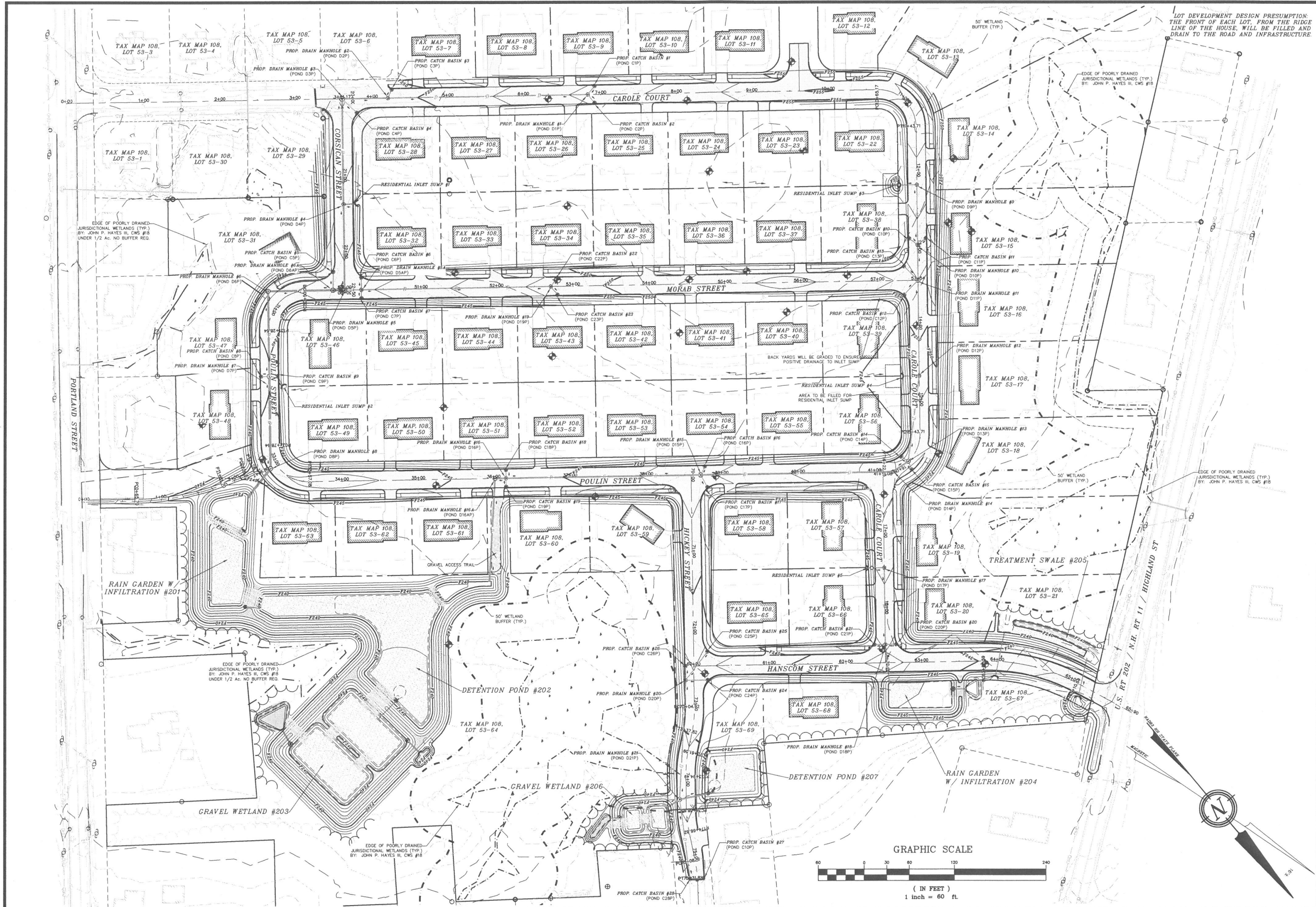
REVISION	DATE	DESCRIPTION

PLAN VIEW SECOND, THIRD, & FOURTH STREET
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 : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
REGISTERED PROFESSIONAL ENGINEER
NO. 14243

SHEET 24 OF 86



LOT DEVELOPMENT DESIGN PRESUMPTION:
THE FRONT OF EACH LOT, FROM THE RIDGE
LINE OF THE HOUSE, WILL BE FILLED AND
DRAIN TO THE ROAD AND INFRASTRUCTURE.

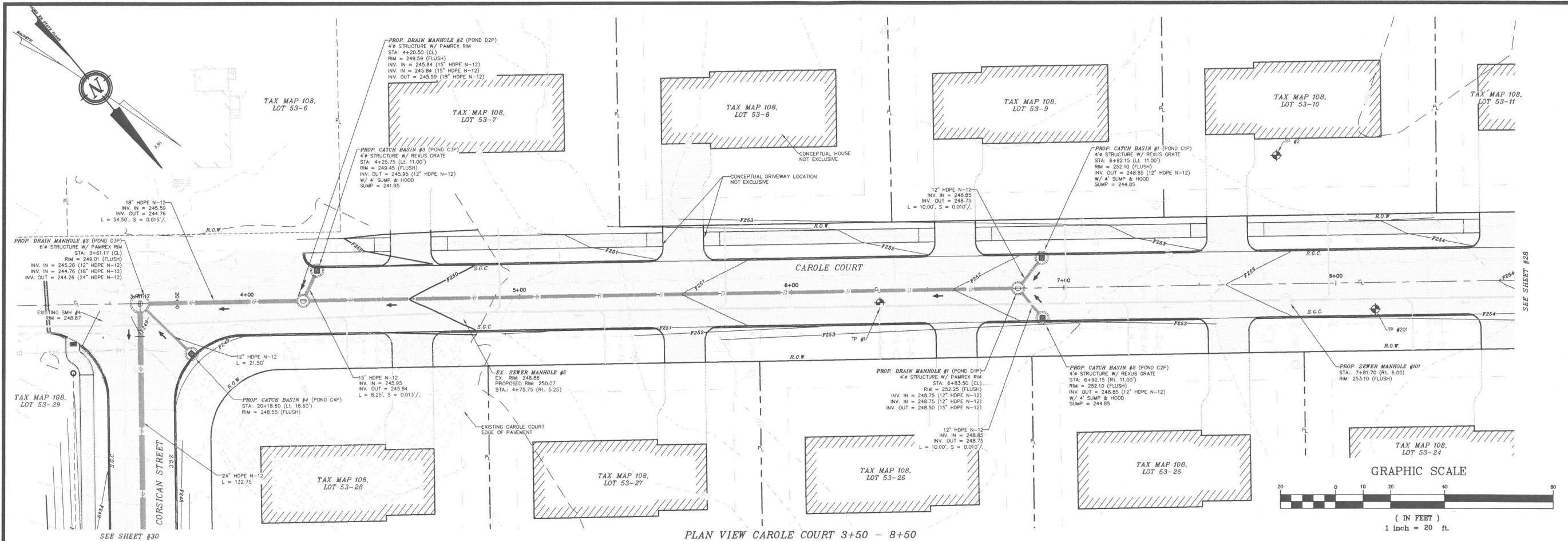
REVISION	DATE	DESCRIPTION

OVERVIEW GRADING 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 60 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
BERRY
MA 14243
LICENSED PROFESSIONAL ENGINEER

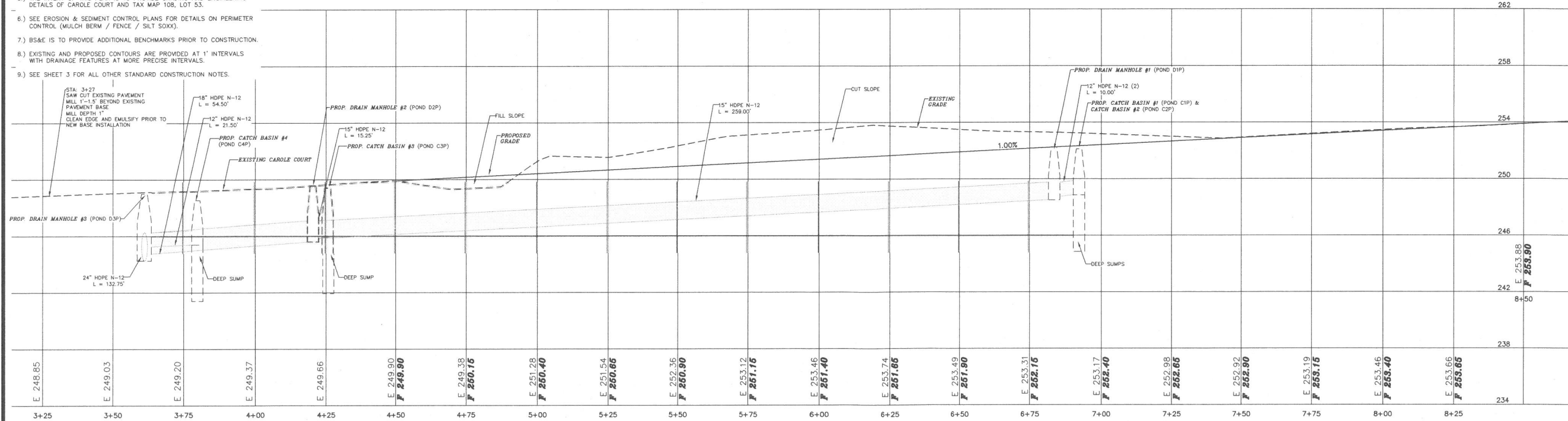
SHEET 25 OF 86



PLAN VIEW CAROLE COURT 3+50 - 8+50
 PROFILE VIEW CAROLE COURT 3+50 - 8+50

NOTES:

- OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- TAX MAP 108, LOT 53
- LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- S.C.R.D.: BOOK 4615, PAGE 22
- THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.
- SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



REVISION	DATE	DESCRIPTION

PLAN & PROFILE CAROLE COURT 3+50 - 8+50
 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 20 FT.
 DATE : FEBRUARY 4, 2020
 FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
 KENNETH A. BERRY
 LICENSED PROFESSIONAL ENGINEER

TAX MAP 108,
LOT 53-10

TAX MAP 108,
LOT 53-11

TAX MAP 108,
LOT 53-12

TAX MAP 108,
LOT 53-13

SEE SHEET #27

TAX MAP 108,
LOT 53-24

TAX MAP 108,
LOT 53-23

TAX MAP 108,
LOT 53-22

TAX MAP 108,
LOT 53-14

TAX MAP 108,
LOT 53-36

TAX MAP 108,
LOT 53-37

TAX MAP 108,
LOT 53-38

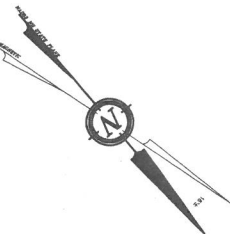
TAX MAP 108,
LOT 53-15

- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING
DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER
CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS
WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PLAN VIEW CAROLE COURT 8+50 - 13+00

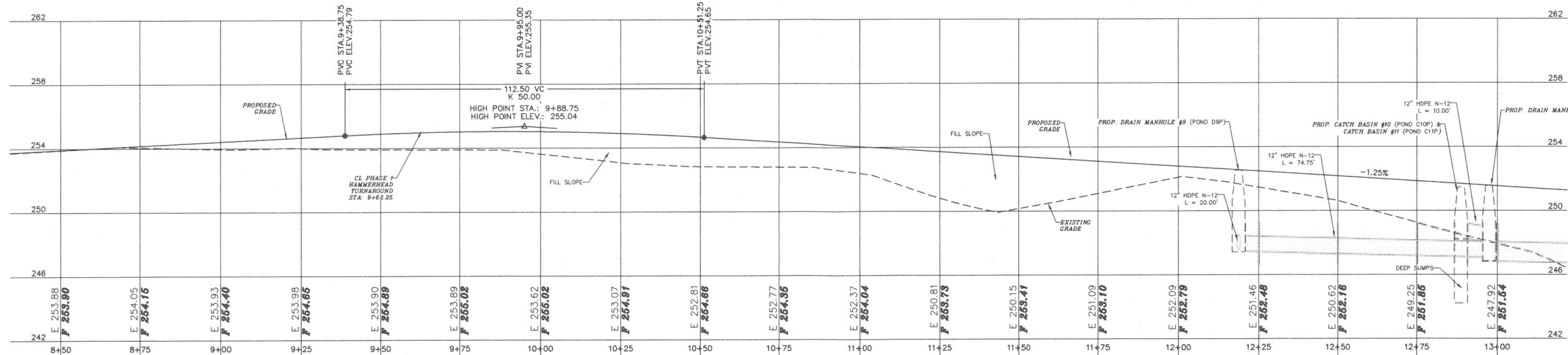
PROFILE VIEW CAROLE COURT 8+50 - 13+00

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



PLAN & PROFILE CAROLE COURT 8+50 - 13+00

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

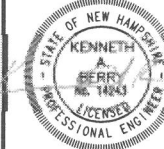
BERRY SURVEYING & ENGINEERING

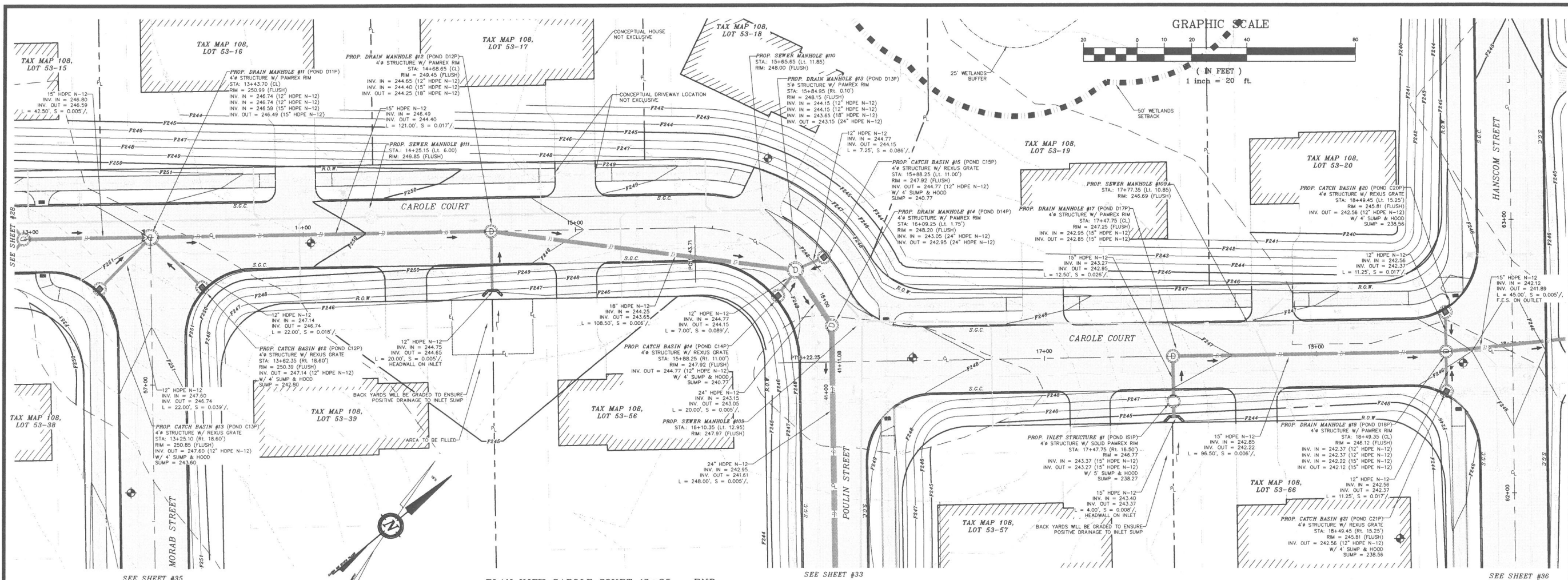
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.

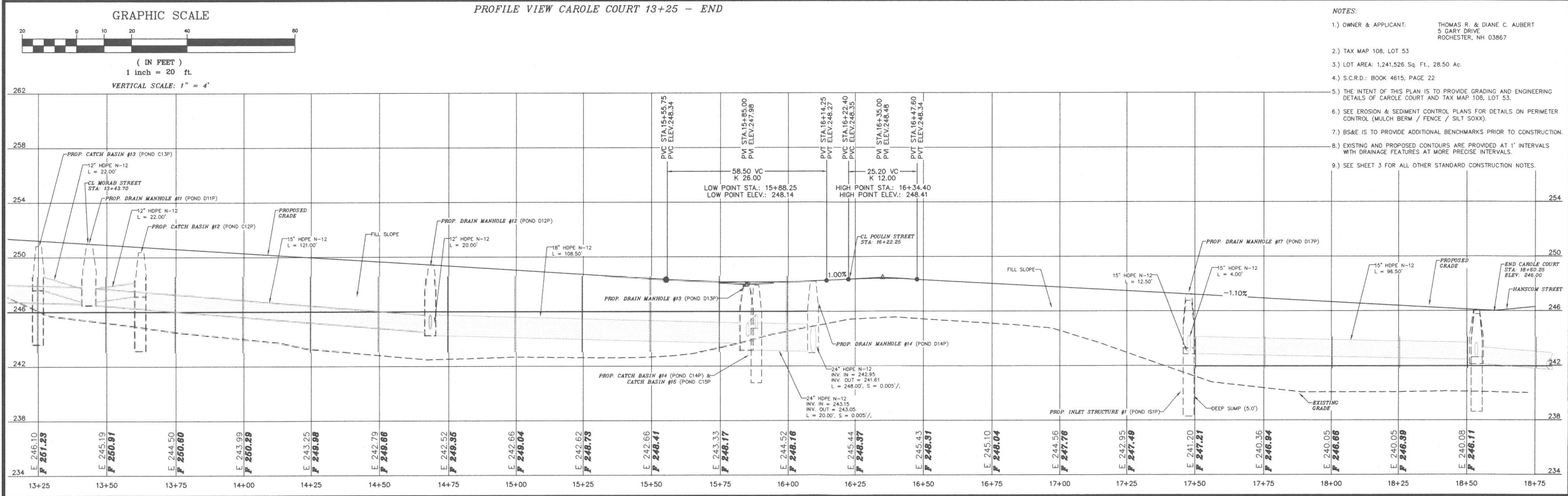
DATE : FEBRUARY 4, 2020

FILE NO. : DB 2019 - 144





PLAN VIEW CAROLE COURT 13+25 - END
PROFILE VIEW CAROLE COURT 13+25 - END



- NOTES:
- 1) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2) TAX MAP 108, LOT 53
 - 3) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4) S.C.R.D.: BOOK 4615, PAGE 22
 - 5) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CAROLE COURT AND TAX MAP 108, LOT 53.
 - 6) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

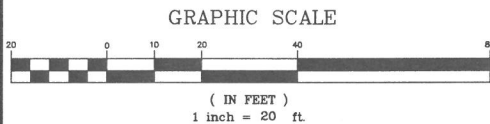
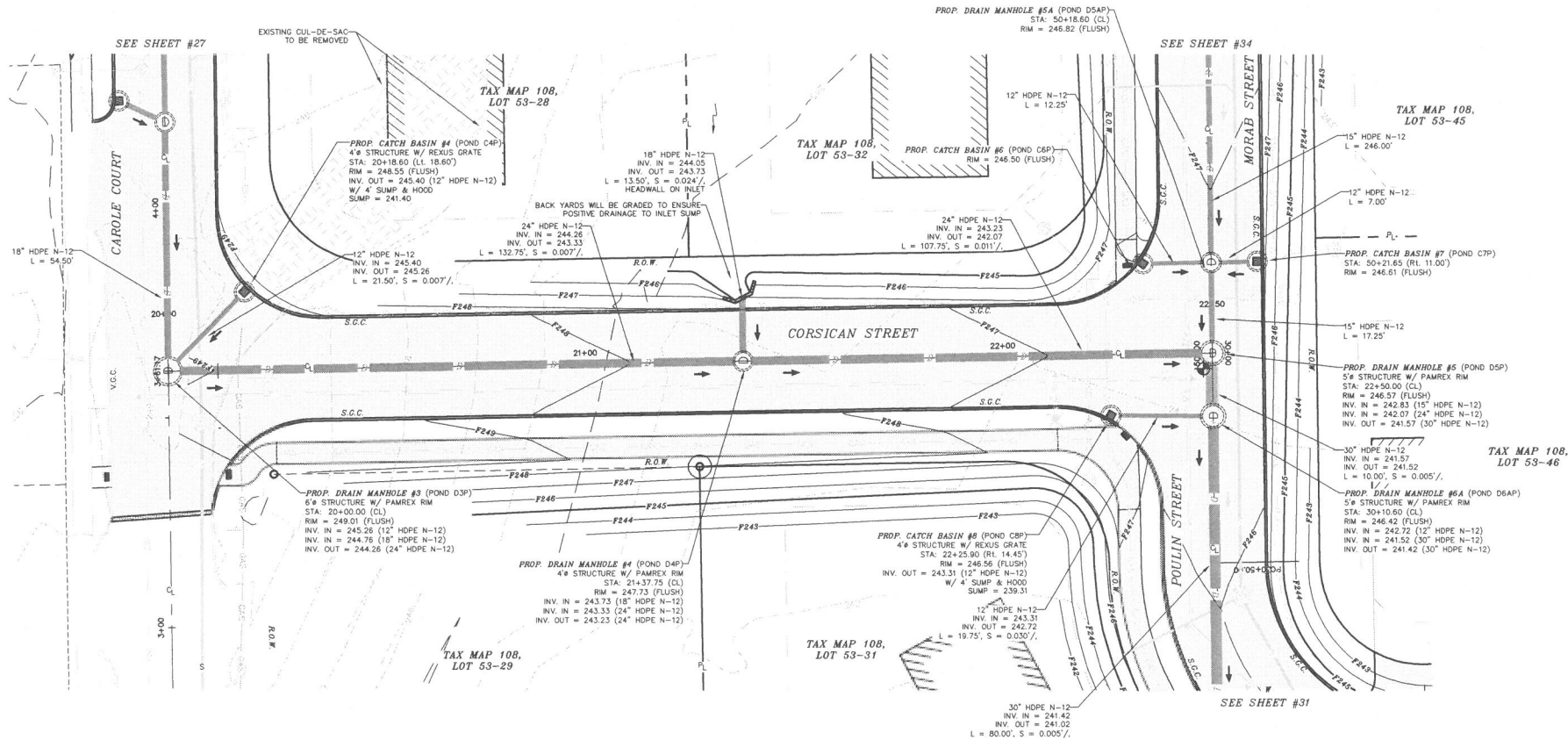
PLAN & PROFILE CAROLE COURT 13+25 - END
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

SHEET 29 OF 86

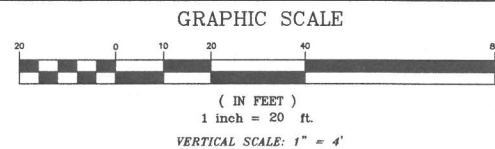
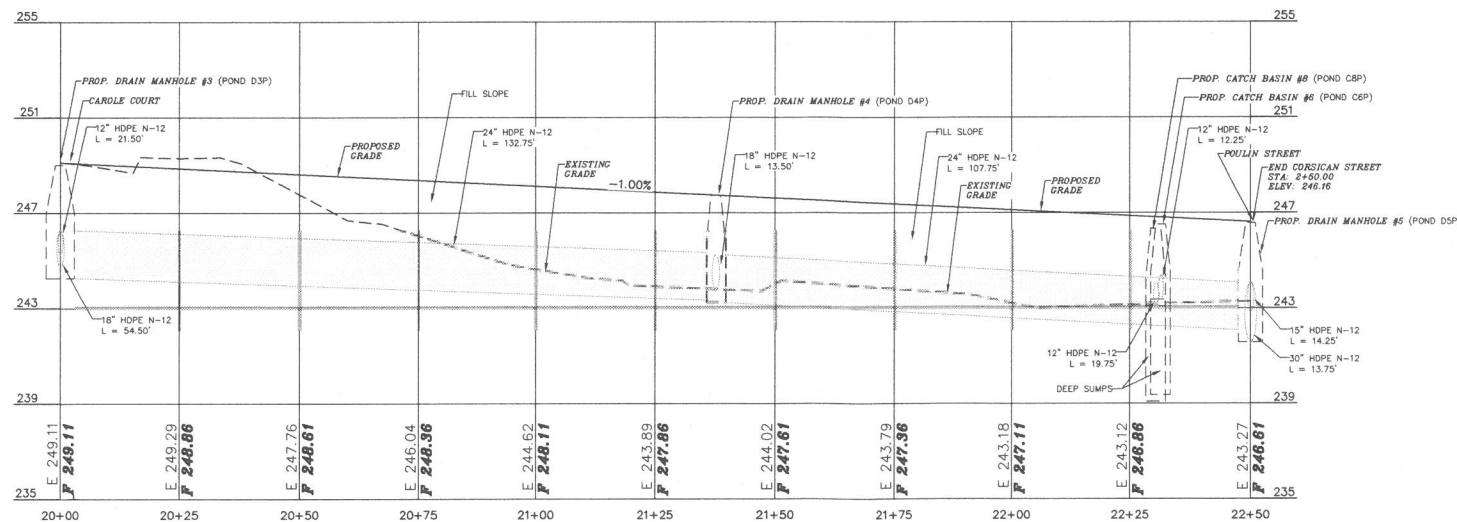
NOTES:

- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- 4.) S.C.R.D.: BOOK 4615, PAGE 22
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF CORSICAN STREET AND TAX MAP 108, LOT 53.
- 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW CORSICAN STREET 20+00 - END

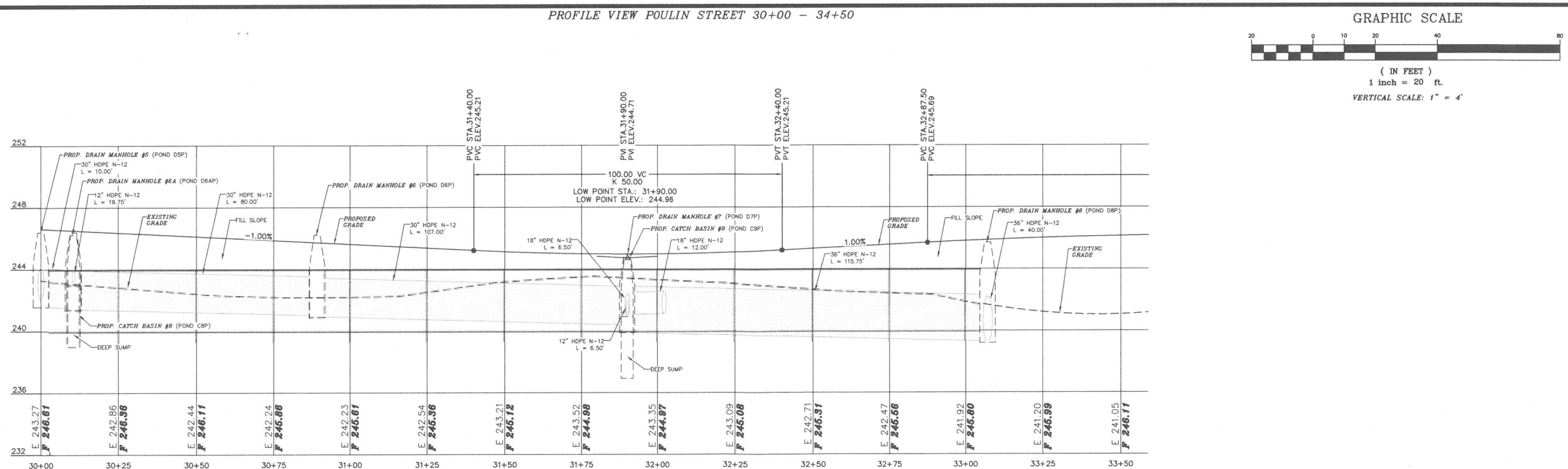
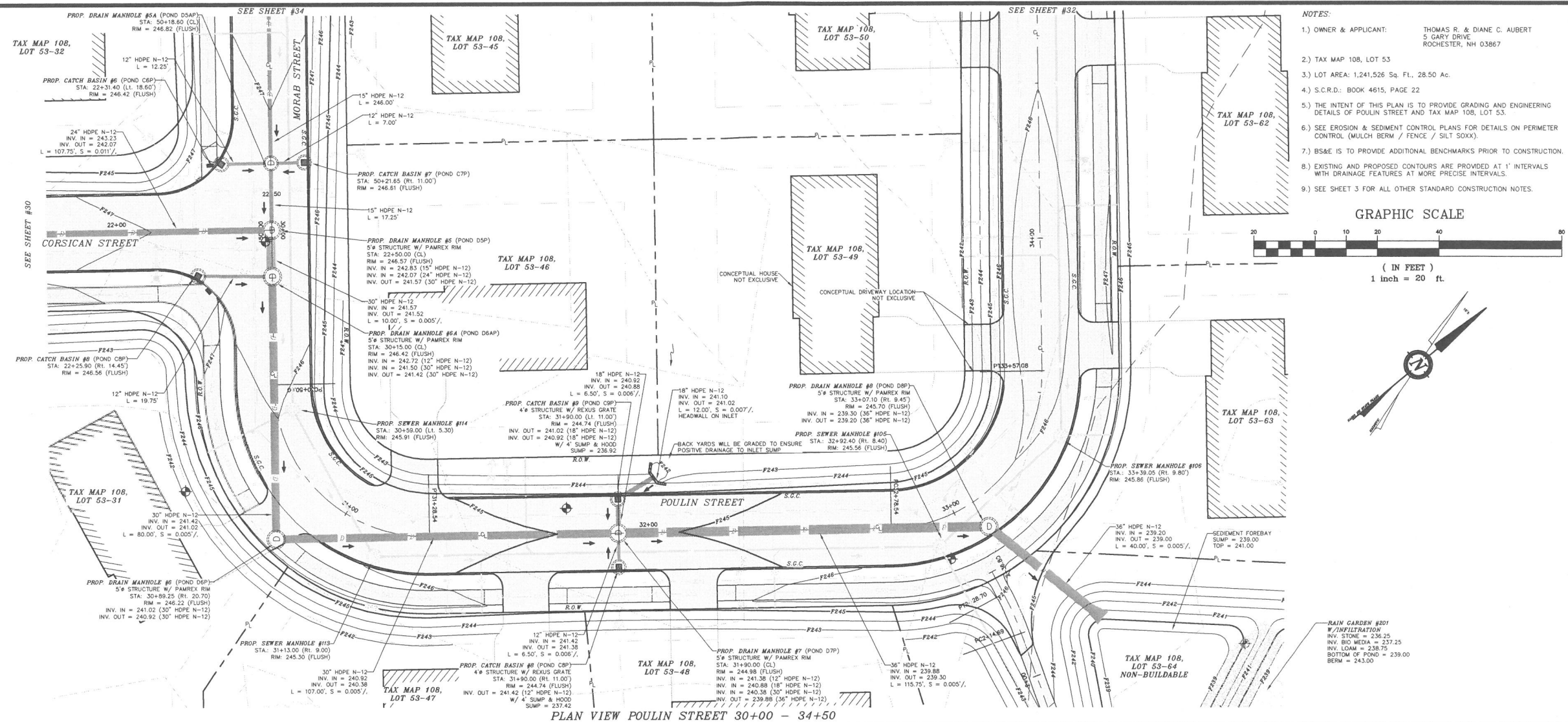
PROFILE VIEW CORSICAN STREET 20+00 - END



REVISION	DATE	DESCRIPTION

PLAN & PROFILE CORSICAN STREET 20+00 - END
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 20 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

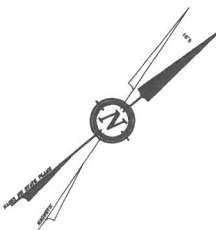


NOTES:

- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
- 2.) TAX MAP 108, LOT 53
- 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
- 4.) S.C.R.D.: BOOK 4615, PAGE 22
- 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF POULIN STREET AND TAX MAP 108, LOT 53.
- 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
- 7.) BSAE IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
- 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

GRAPHIC SCALE

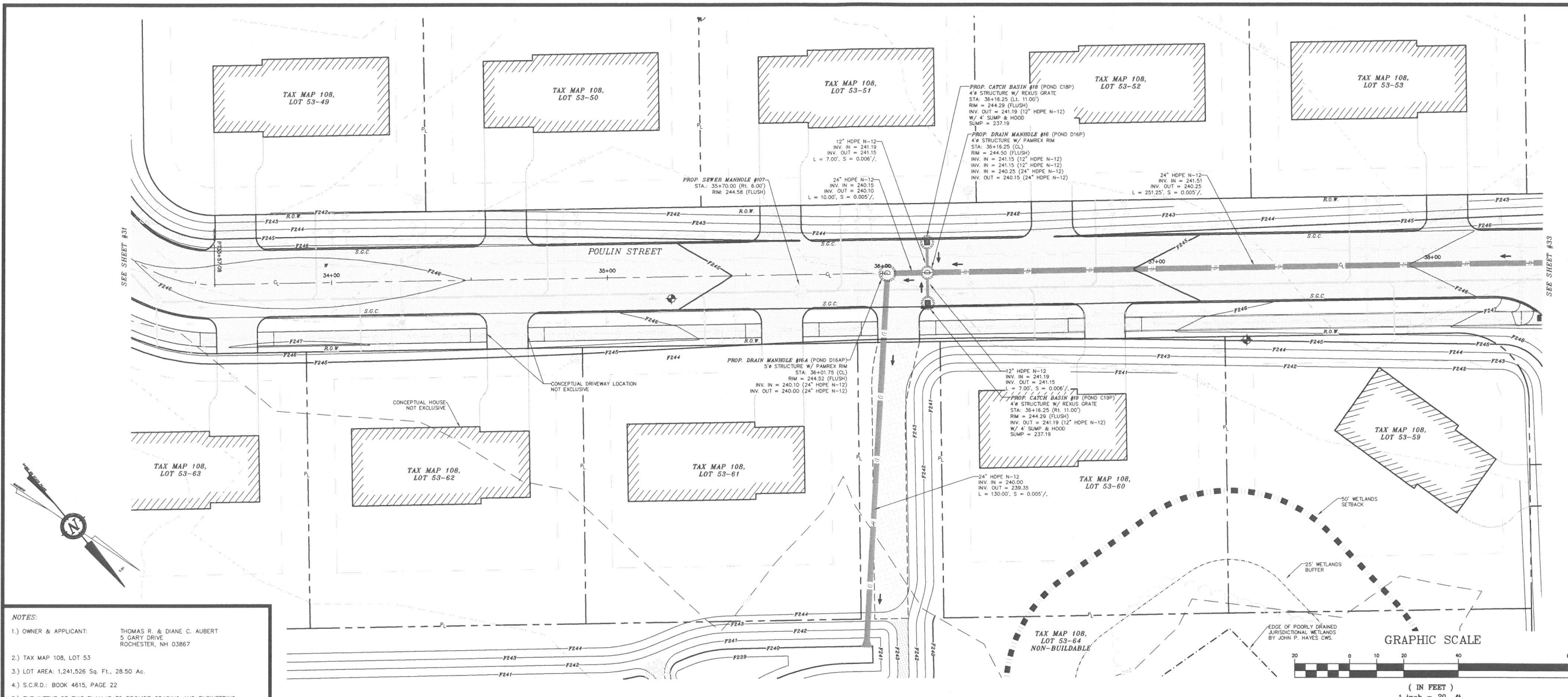
(IN FEET)
1 inch = 20 ft.



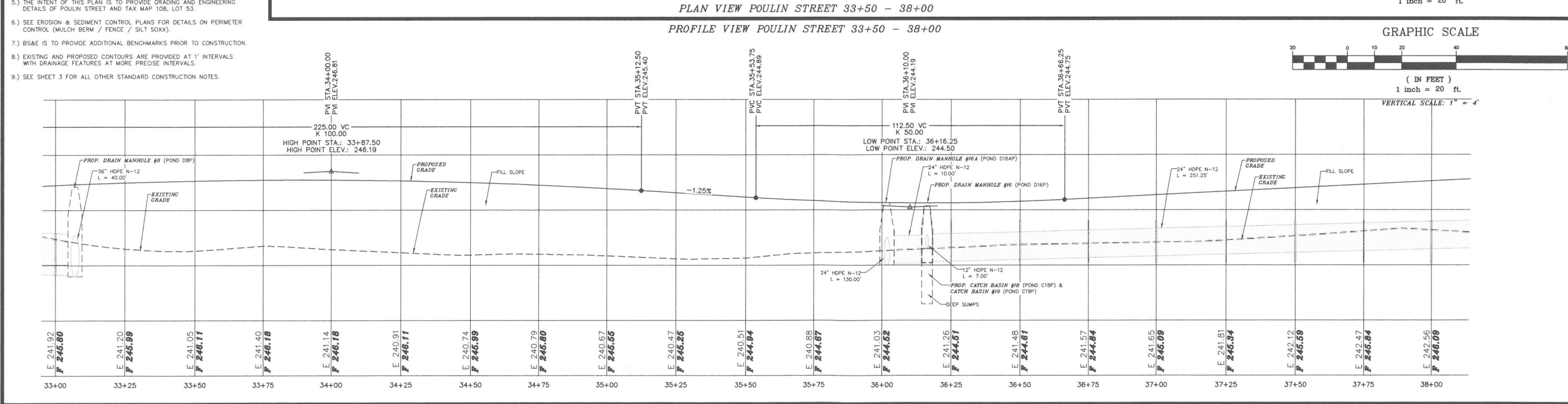
PLAN & PROFILE POULIN STREET 30+00 — 33+50
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2888
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144





- NOTES:
- OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - TAX MAP 108, LOT 53
 - LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - S.C.R.D.: BOOK 4615, PAGE 22
 - THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF POULIN STREET AND TAX MAP 108, LOT 53.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOCKS).
 - BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

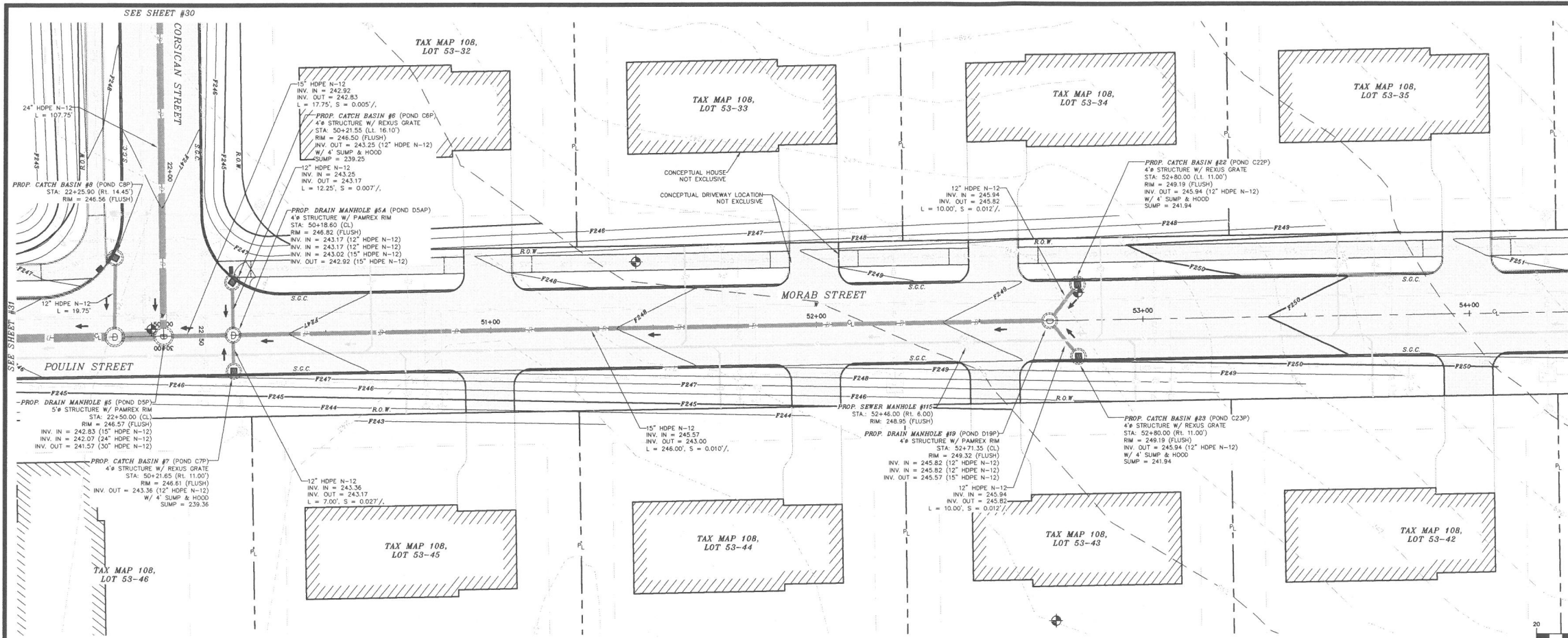


REVISION	DATE	DESCRIPTION

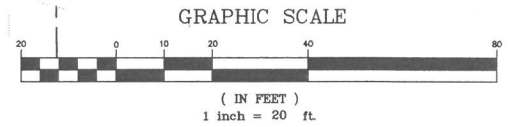
PLAN & PROFILE POULIN STREET 33+50 - 38+00
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

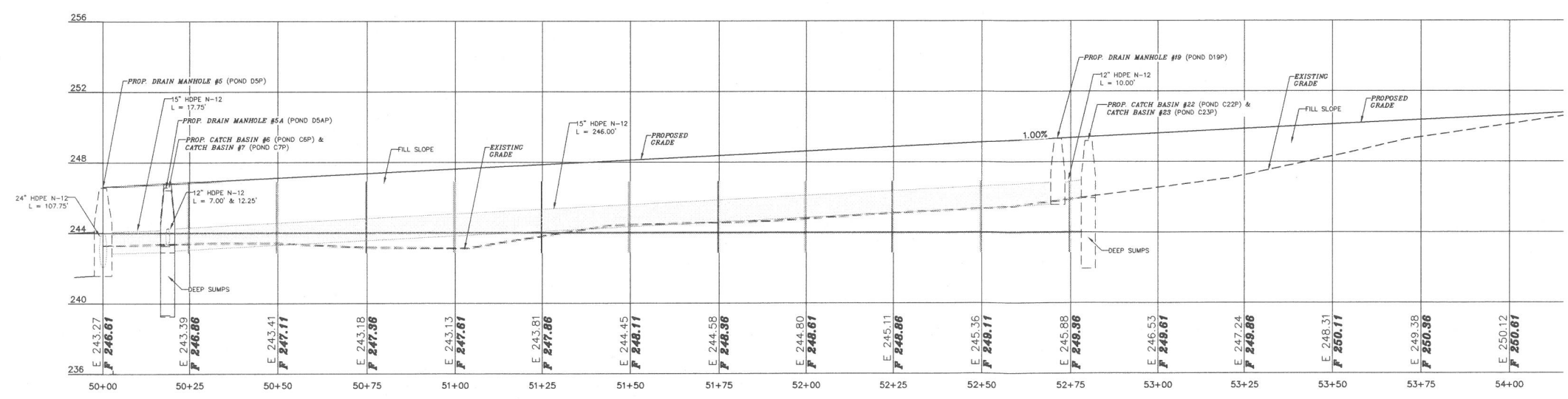
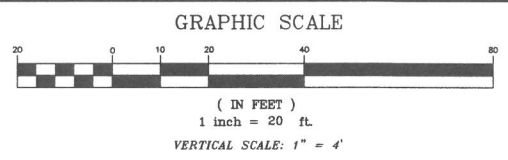
SHEET 32 OF 86



- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF MORAB STREET AND TAX MAP 108, LOT 53.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.



PLAN VIEW MORAB STREET 50+00 - 54+00
PROFILE VIEW MORAB STREET 50+00 - 54+00

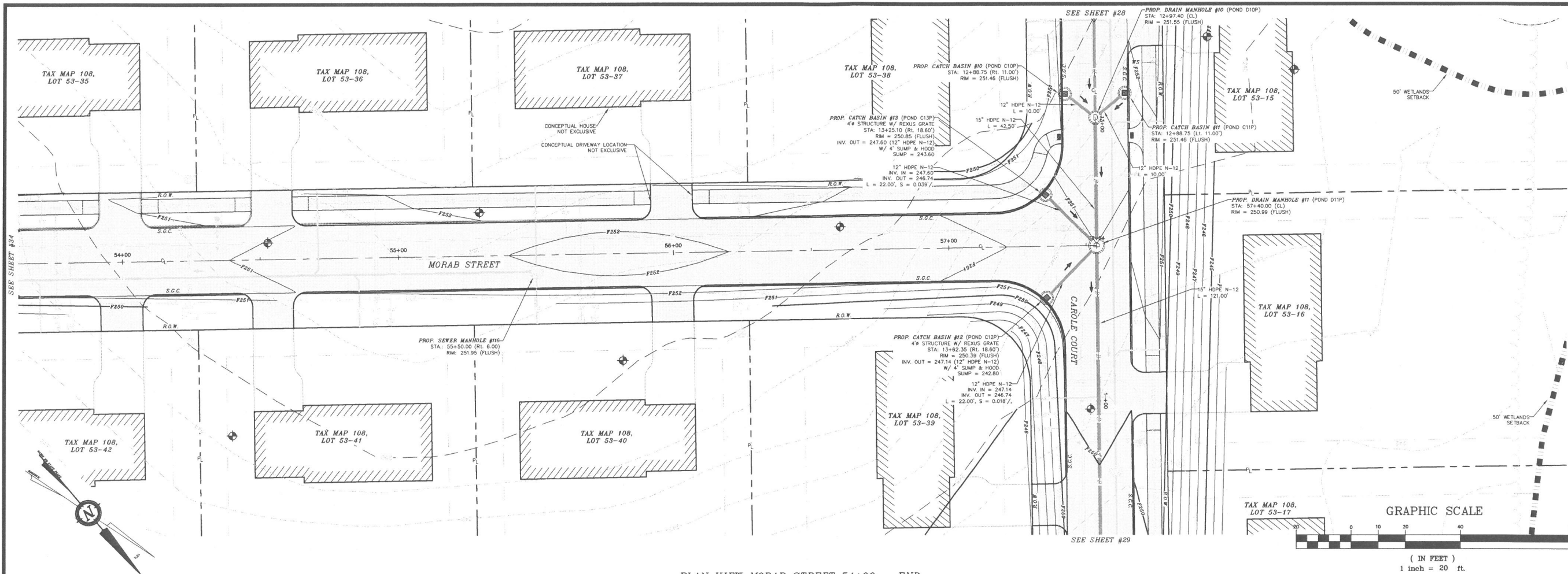


REVISION	DATE	DESCRIPTION

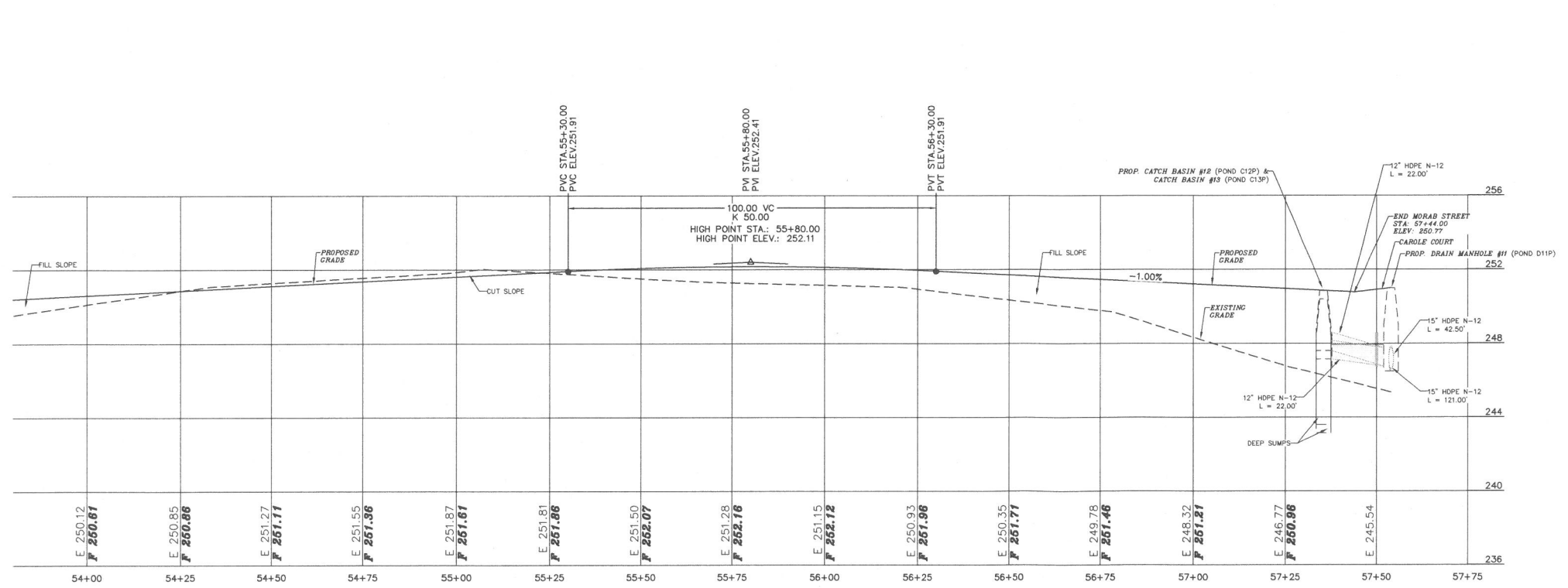
PLAN & PROFILE MORAB STREET 50+00 - 54+00
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
BERRY
LICENSED PROFESSIONAL ENGINEER
NO. 14243



PLAN VIEW MORAB STREET 54+00 - END
PROFILE VIEW MORAB STREET 54+00 - END



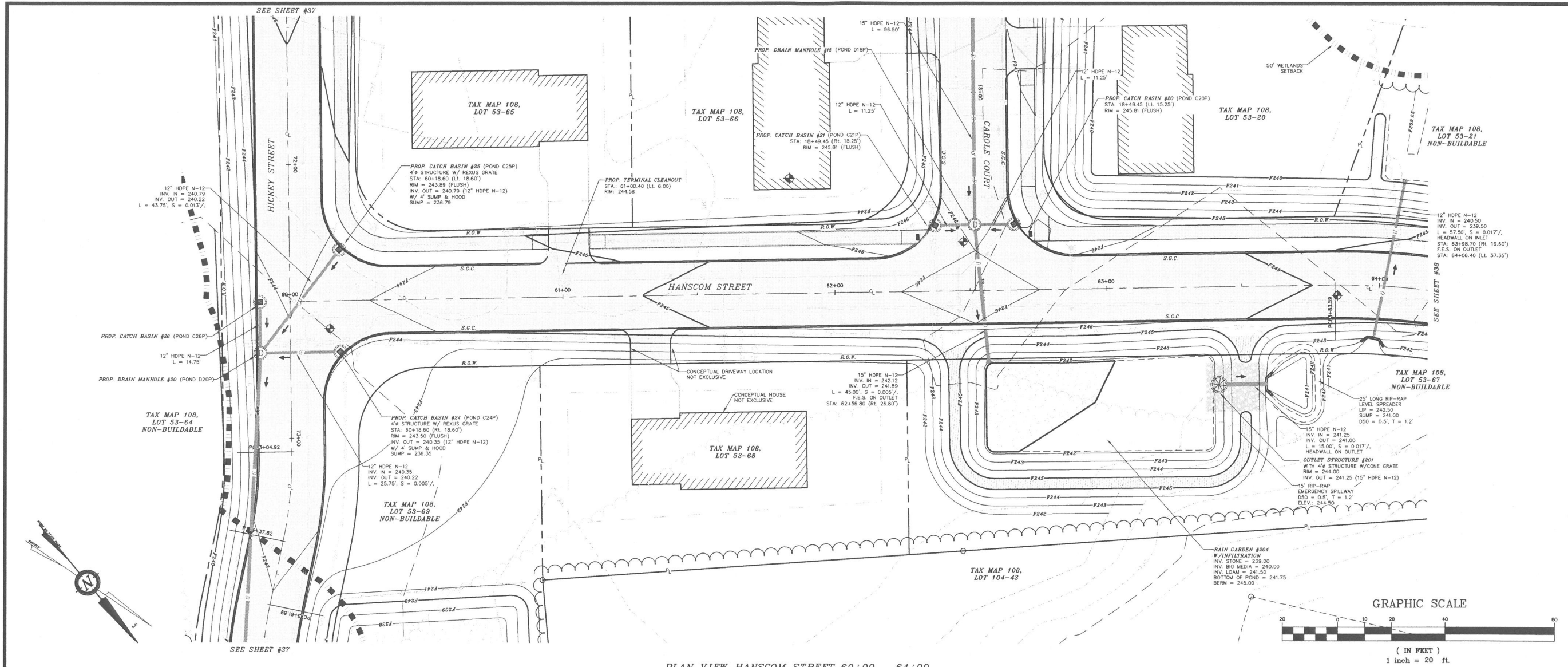
- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF MORAB STREET AND TAX MAP 108, LOT 53.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BSAE IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

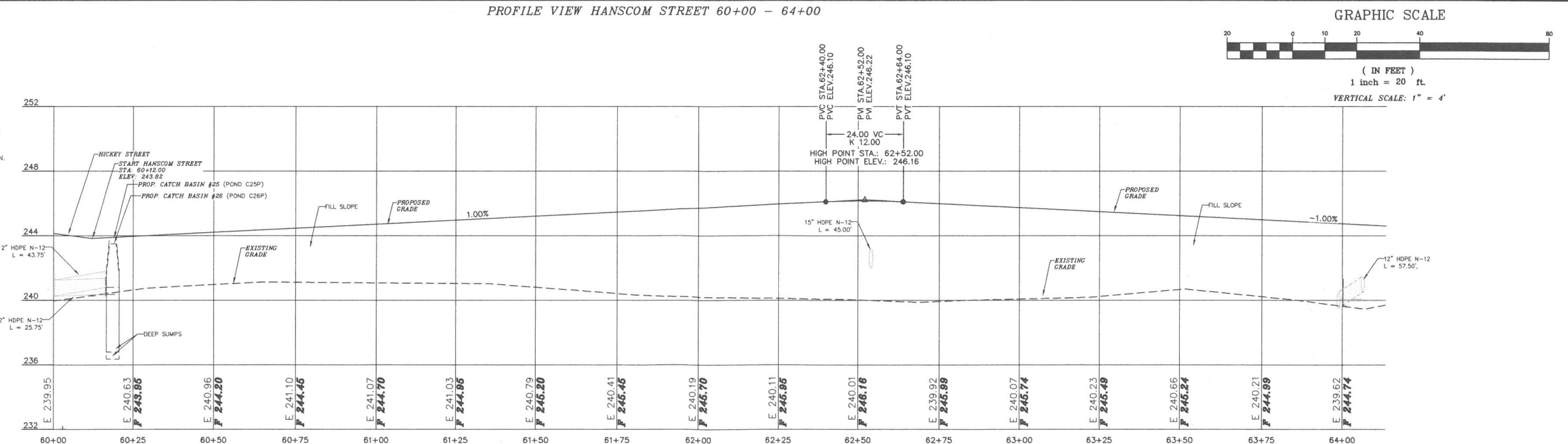
PLAN & PROFILE MORAB STREET 54+00 - END
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LICENSED PROFESSIONAL ENGINEER



- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF HANSCOM STREET AND TAX MAP 108, LOT 53.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

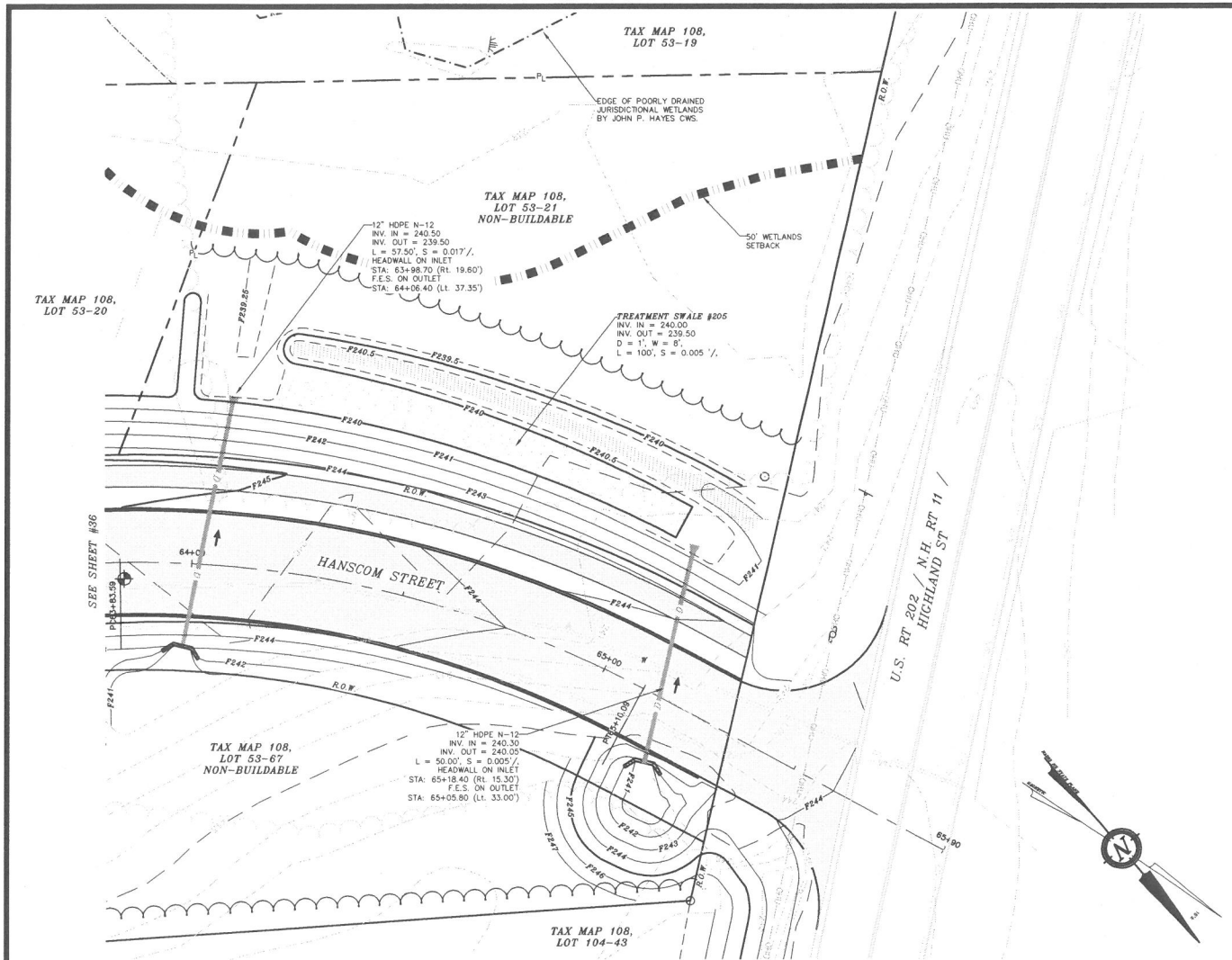


REVISION	DATE	DESCRIPTION

PLAN & PROFILE HANSCOM STREET 60+00 - 64+00
LAND OF
THOMAS R. & DIANE C. AUBERT
828 PORTLAND STREET
ROCHESTER, N.H.
TAX MAP 108, LOT 53

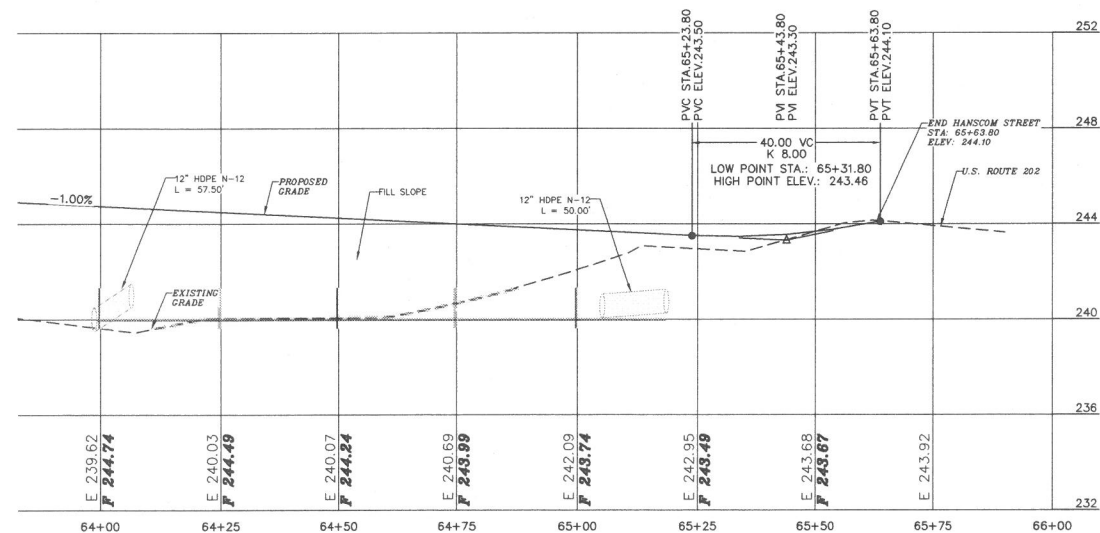
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH BERRY
LICENSED PROFESSIONAL ENGINEER
10243



PLAN VIEW HANSCOM STREET 64+00 - END

PROFILE VIEW HANSCOM STREET 64+00 - END

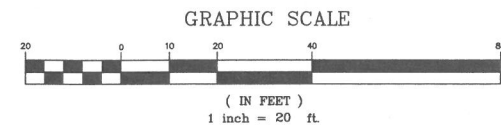


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

VERTICAL SCALE: 1" = 4'



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PROP. CATCH BASIN #27 (POND C27P)
4" STRUCTURE W/ FLAT TOP GRATE
STA: 75+31.05 (LL 7.70')
RM = 241.13 (FLUSH)
INV. OUT = 238.75 (12" RCP)
W/ 4' SUMP & HOOD
SUMP = 234.75

12" RCP
INV. IN = 238.75
INV. OUT = 238.68
L = 13.75', S = 0.005'/

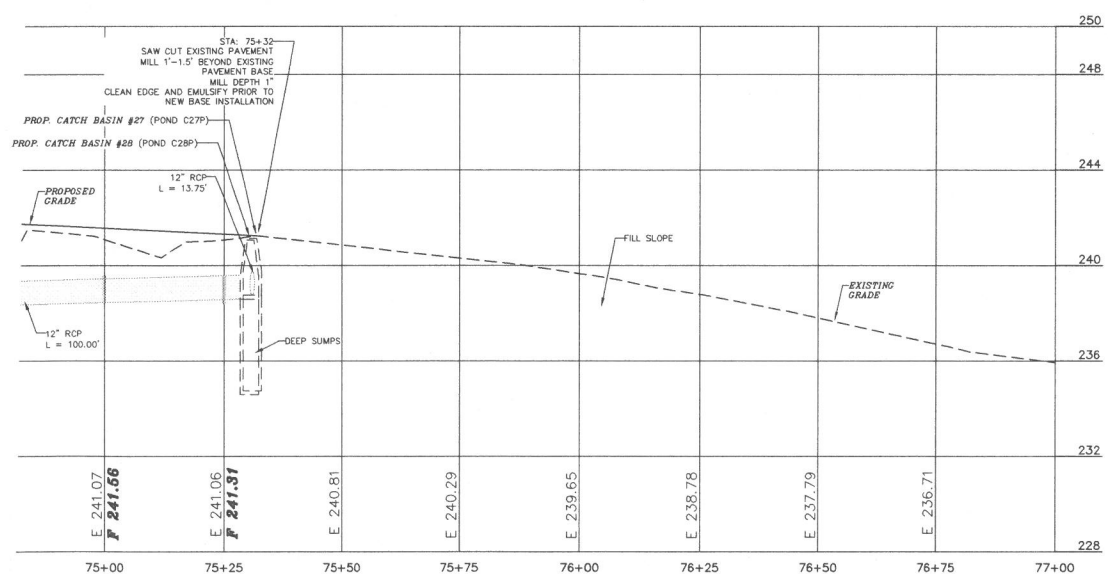
SEE SHEET #37

PROP. CATCH BASIN #28 (POND C28P)
4" STRUCTURE W/ FLAT TOP
STA: 75+30.45 (RI 9.95')
RM = 241.06 (FLUSH)
INV. OUT = 238.68 (12" RCP)
W/ 4' SUMP & HOOD
SUMP = 234.58

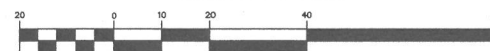
12" RCP
INV. IN = 238.58
INV. OUT = 238.08
L = 100.00', S = 0.005'/

PLAN VIEW HICKEY STREET EXTENSION 75+00 - END

PROFILE VIEW HICKEY STREET EXTENSION 75+00 - END



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

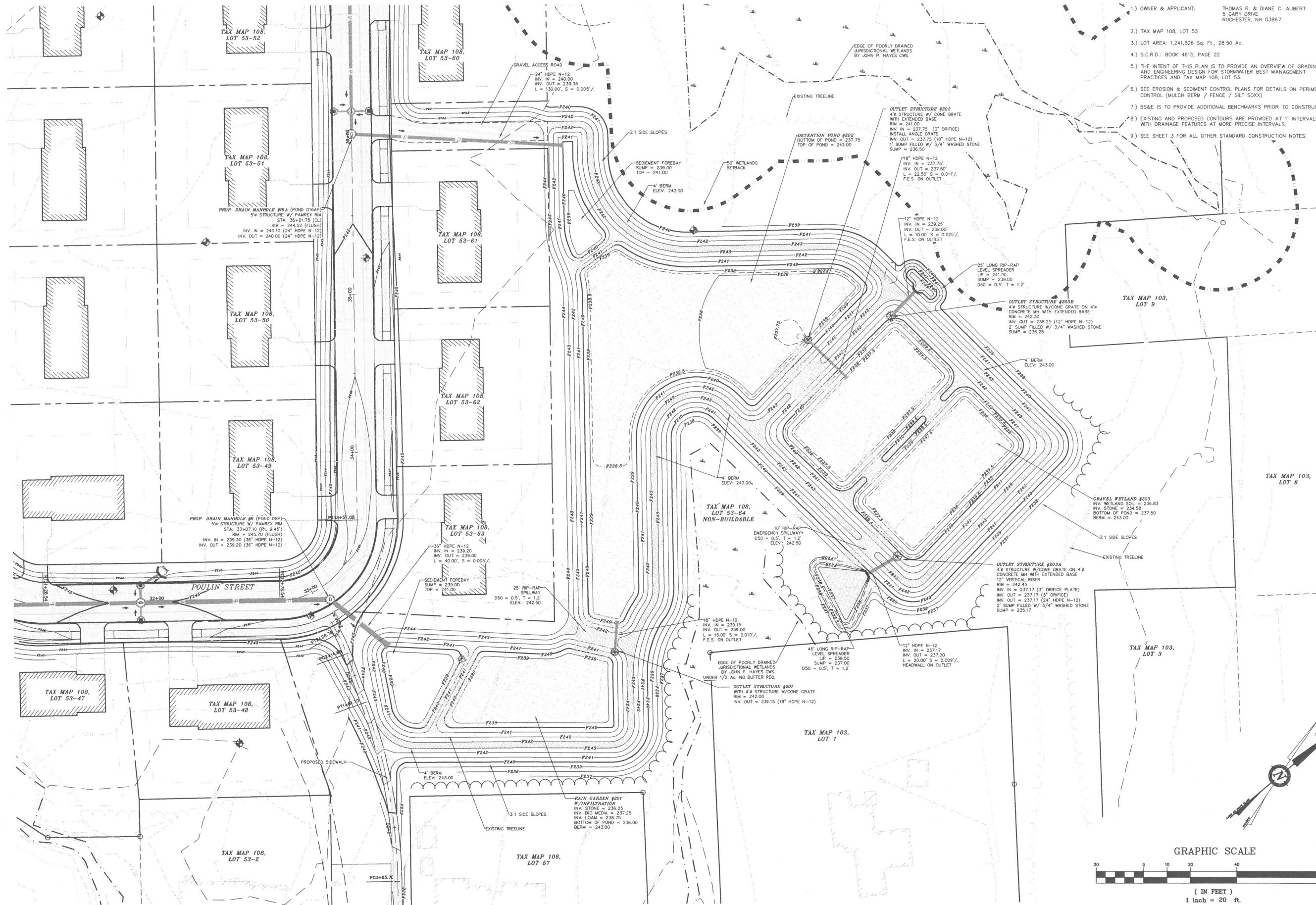
VERTICAL SCALE: 1" = 4'

- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 GARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE GRADING AND ENGINEERING DETAILS OF HICKEY & HANSCOM STREET AND TAX MAP 108, LOT 53.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

PLAN & PROFILE FIFTH STREET & HICKEY STREET END
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 20 FT.
DATE: FEBRUARY 4, 2020
FILE NO.: DB 2019 - 144

STATE OF NEW HAMPSHIRE
BERRY
LICENSED PROFESSIONAL ENGINEER



- NOTES:
- 1.) OWNER & APPLICANT: THOMAS R. & DIANE C. AUBERT
5 CARY DRIVE
ROCHESTER, NH 03867
 - 2.) TAX MAP 108, LOT 53
 - 3.) LOT AREA: 1,241,526 Sq. Ft., 28.50 Ac.
 - 4.) S.C.R.D.: BOOK 4615, PAGE 22
 - 5.) THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING AND ENGINEERING DESIGN FOR STORMWATER BEST MANAGEMENT PRACTICES AND TAX MAP 108, LOT 53.
 - 6.) SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOXX).
 - 7.) BS&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - 8.) EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - 9.) SEE SHEET 3 FOR ALL OTHER STANDARD CONSTRUCTION NOTES.

REVISION	DATE	DESCRIPTION

STORMWATER BMP OVERVIEW 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) 352-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 4, 2020
FILE NO. : DB 2019 - 144

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
PROFESSIONAL ENGINEER
LICENSE NO. 14243

