



Amendment to Approved Project
City of Rochester, New Hampshire

Case # 140-73-R1-16 Property Address 156 Old Dover Road

Type of project: Site Plan ; Subdivision ; Lot Line Adjustment ; Other

Project name Cramer Family Trust

Date of original Planning Board approval November 21, 2017

Description of amendment This Amendment will eliminate proposed Lot 73-2 & reconfigure/enlarge proposed Lot 73-1 and will eliminate the need to relocate the septic system for Lot 73-1.

Would this affect a wetland or wetland buffer or require a conditional use? Yes No

Name of applicant or agent filling out this form Tritech Engineering Corporation

Phone Number: (603)742-8107 Email Address: RJS@TRITECHENG.COM

Applicant? Agent? Today's date February 7, 2017

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

-----Office use below-----

Fee required? Yes No Check # _____ Staff initials that check received _____

Amendment approved Amendment denied Date of Planning Board action _____

Conditions _____

Signature: _____ Date: _____

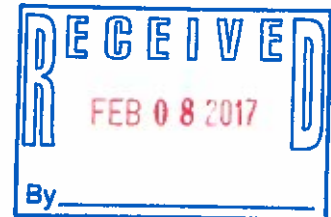
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

February 7, 2017



Seth Creighton, Chief Planner
City of Rochester
31 Wakefield Street
Rochester, NH 03867-1917

Subject: Amendment to Approved Project Application
Cramer Family Trust Subdivision – Case 140-73-R1-16
Rochester Tax Map 140, Lot 73
156 Old Dover Road
Rochester, New Hampshire
Job No. 16133

Dear Seth:

Enclosed please find the ***Amendment to Approved Project Application Package*** for the above referenced project. This plan set is for the Cramer Family Trust Subdivision (Case #140-73-R1-16).

This Amendment will eliminate proposed Lot 73-2 & reconfigure/enlarge proposed Lot 73-1 and will eliminate the need to relocate the septic system for Lot 73-1.

Enclosed please find the following:

- Cover Letter (22 copies)
- Amendment to Approved Project Application (22 copies)
- Application Fee \$184.11 (Check No. 30950)
- Abutters List (22 copies)
- Subdivision Plan (Sheet S-1) – 11 x 17 (22 copies)
- Subdivision Plan (Sheet S-1) – full size (3 copies)
- Topographic Plan (Sheet S-2) – 11 x 17 (22 copies)
- Topographic Plan (Sheet S-2) – full size (3 copies)

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

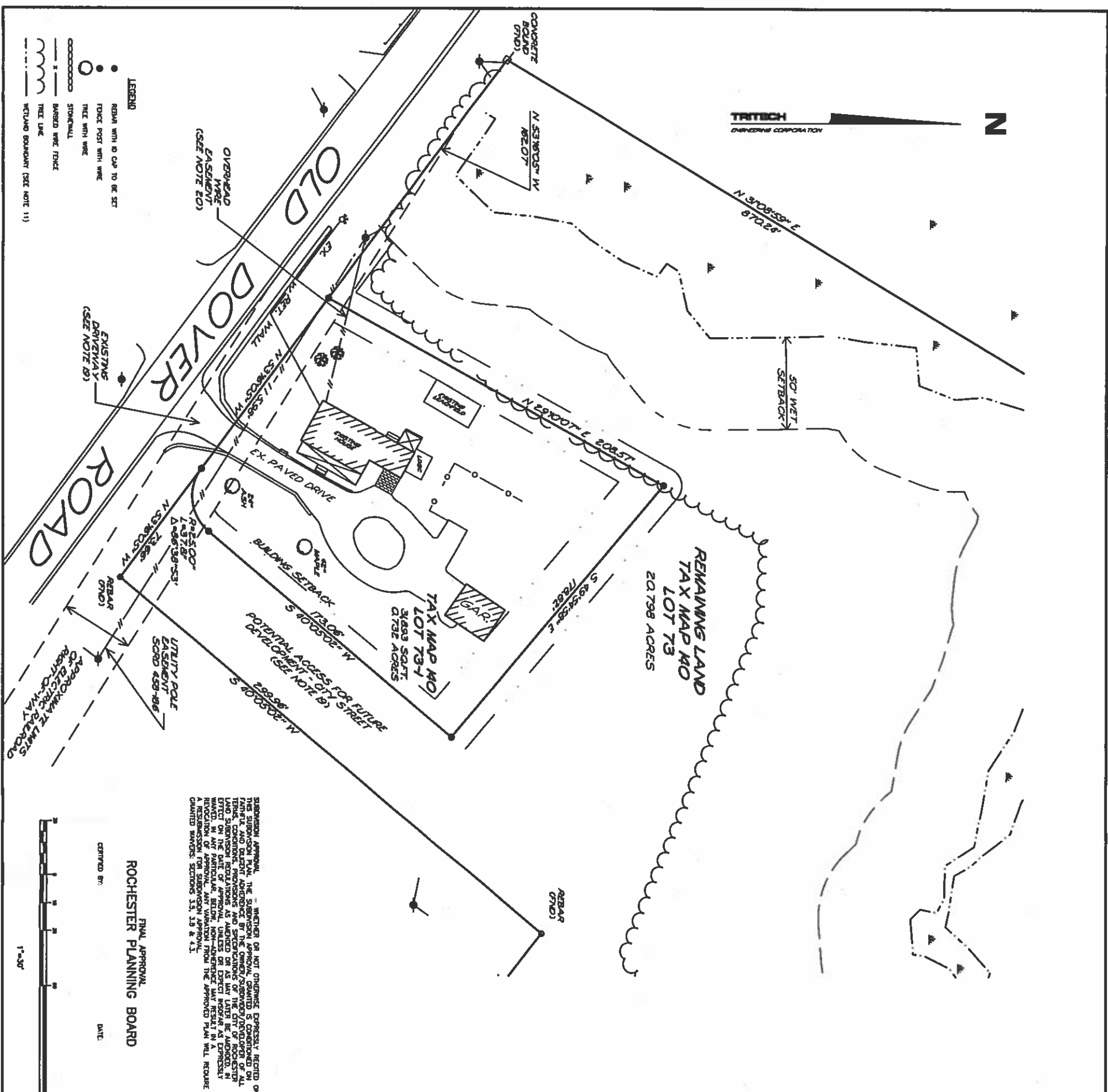
A large, stylized handwritten signature in black ink, appearing to read "RJS".

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures

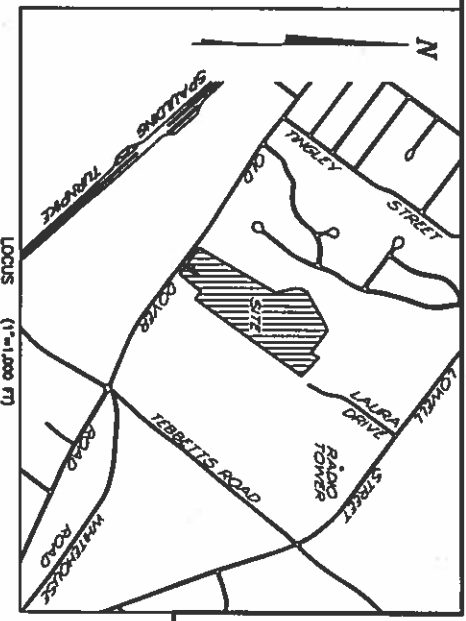
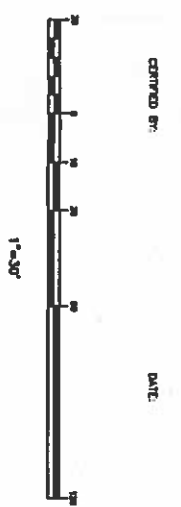
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- LEGEND**
- ROAD WITH 10' C&G TO BE SET
 - TRUCK POST WITH WIRE
 - TREE WITH WIRE
 - STONEWALL
 - BARBED WIRE FENCE
 - TREE LINE
 - WETLAND BOUNDARY (SEE NOTE 11)

SEVERAL OF THE LOTS OR PORTIONS OF LOTS IDENTIFIED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVED HEREON, OR ANY PART THEREOF, ARE SUBJECT TO THE CITY OF ROCHESTER'S ZONING, SUBDIVISION, AND BUILDING REGULATIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER. THE SUBDIVISION APPROVED HEREON, OR ANY PART THEREOF, IS SUBJECT TO THE CITY OF ROCHESTER'S ZONING, SUBDIVISION, AND BUILDING REGULATIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER. IN ANY PARTICULAR, BELOW, NON-CONFORMANCE MAY RESULT IN A REVOCATION OF APPROVAL, ANY VIOLATION FROM THE APPROVED PLAN WILL REQUIRE GRANTED VARIATIONS SECTIONS 15, 18 & 41.

FINAL APPROVAL
ROCHESTER PLANNING BOARD



GENERAL NOTES

- 1) HEIGHT TO SUBDIVISION ROCHESTER TAX MAP 140 LOT 73 AND 2 LOTS.
- 2) CURRENT OWNER OF RECORD: QUANTA REAL ESTATE GROUP, LLC, 735 CENTRAL AVENUE, DOVER, N.H. 03820
- 3) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

- 4) TOTAL LOT AREA: 937,879 SQ. FT. = 21.531 ACRES
- 5) TAX MAP 140 LOT 73
- 6) PROJECT DEED REFERENCE: BK 4445 PG 20
- 7) PROJECT PLAN REFERENCE: PLAN OF SUBDIVISION MAP NO. 2018-001, REC. 12/28/18, BY BERRY OWEN CO., INC., 1000 SOUTH MAIN ST., SUITE 200, ROCHESTER, N.H. 03820, DECEMBER 28, 1973
- 8) ZONING: RESIDENTIAL - R-1 (R-1) SOFT. MIN. LOT SIZE: 10,000 SQ. FT. MIN. SETBACKS: FRONT: 10 FT. SIDE: 10 FT. REAR: 20 FT.
- 9) THE RAW UNADJUSTED CORNER OF OUR RANDOM POINT TRAVELER WAS 1 PART IN 24,000, AND WAS ACCOMPLISHED USING A LEICA T503 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.
- 10) BASIS OF BEARING: THE CITY OF ROCHESTER GAS SYSTEM.
- 11) DURING THE MONTH OF AUGUST, 2018, MICHAEL WARDON, STATE OF NEW HAMPSHIRE, CONDUCTED A VISUAL SURVEY OF THE SUBJECT PARCEL AND ADJACENT WETLANDS. AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL AND ADJACENT WETLANDS WAS CONDUCTED IN THE PRESENCE OF MICHAEL WARDON, STATE OF NEW HAMPSHIRE, AND FEDERAL CRITERIA SHOW THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DEVELOPED SOILS WERE FOUND.
- 12) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. MAP NO. 2301702140, DATE: MAY 17, 2003.
- 13) MAP 140 LOTS 73 & 73-1 ARE TO BE SERVED BY MUNICIPAL WATER AND PRIVATE SEPTIC SYSTEMS.
- 14) UTILITIES FOR NEW LOTS MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET FROM THE SITE, UTILITIES EXTENDED FROM THAT POLE TO THE SITE SHALL BE UNDERGROUND. ANY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
- 15) WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PLAN FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY). THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT DRAINS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 16) WETLANDS HAVE BEEN DELINEATED ON SITE AS DESCRIBED IN NOTE 11. CHAPTER 42:12 CONSERVATION OF WETLANDS REGULATIONS APPLY.
- 17) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WASHINGTON STREET, ROCHESTER, N.H. 03827, (603) 333-1338
- 18) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: 642018121401.
- 19) IN THE EVENT THAT LOT 73 IS PARTIALLY DEVELOPED AND A CITY STREET IS DEDICATED TO THE LOT, THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT DRAINS THE LOT. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 20) ELECTRIC, TELEPHONE & CABLE TELEVISION EXISTENT IN FAVOR OF LOT 73-1 TO MAINTAIN EXISTING STRUCTURES.

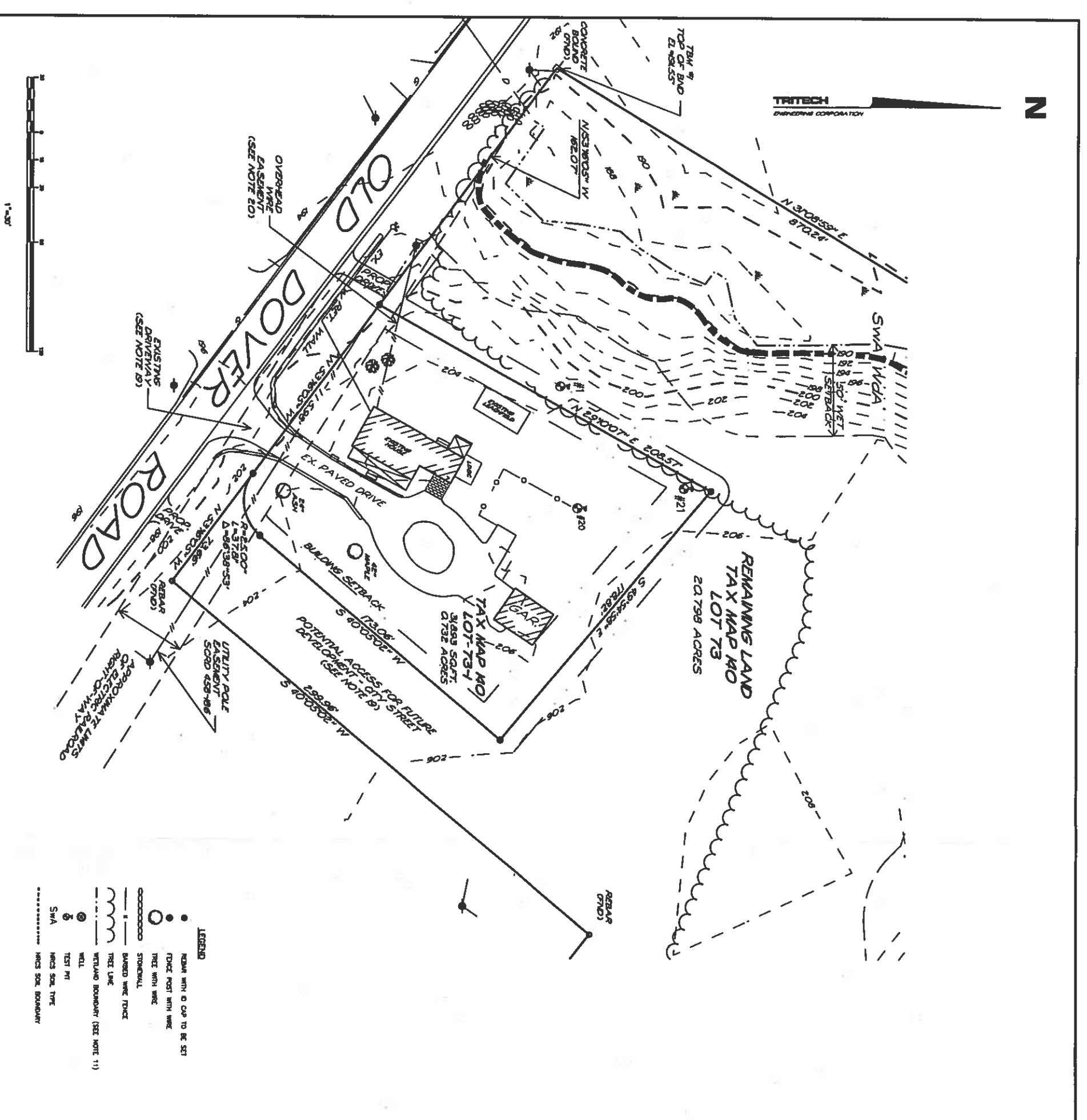
SHEET NO.
S-1

MINOR SUBDIVISION PLAN
CRAMER FAMILY TRUST
 156 OLD DOVER ROAD
 ROCHESTER, NEW HAMPSHIRE
 OCTOBER 27, 2016 JOB NO. 16133
 SCALE: 1" = 30'

REVISIONS	
DATE	DESCRIPTION
10-27-18	REVISED PER TRG COMMENTS
11-14-18	SEPARATED FROM CASE #140- & 253 - 73, 23 & 24 - 81-18
2-7-17	ELIMINATED LOT 73-2 & RECONFIGURED LOT 73-1.

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LEGEND

- MEAN WITH CAP TO BE SET
 - TRICE POST WITH WIRE
 - TRICE WITH WIRE
 - STONEWALL
 - BARRIED WIRE FENCE
 - TREE LINE
 - WETLAND BOUNDARY (SEE NOTE 11)
 - WELL
 - TEST PIT
 - HINGES SOIL TYPE
 - HINGES SOIL BOUNDARY
- 1) BIRTHD TO SUBDIVIDE ROCHESTER TAX MAP 140 LOT 73 AND 2 LOTS.
- 2) CURRENT OWNER OF RECORD: QUANTUM REAL ESTATE GROUP, LLC.
755 CENTRAL AVENUE
DOVER, N.H. 03820
- 3) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4) TOTAL LOT AREA: 937,879 SQ. FT. - 21.531 ACRES
- 5) TAX MAP 140 LOT 73
- 6) PROJECT DEED REFERENCE: BK 4445 PG 20
- 7) PROJECT PLAN REFERENCE: PLAN OF SUBDIVISION
WILLIS L. MOORE
ROCHESTER, N.H.
BERRY CONST. CO., INC.
SC80 PD 11 R1 PLAN #44
DECEMBER 26, 1973
PROPOSED SUBDIVISION
LAND OF DANIEL SCARVY
ROCHESTER, N.H. - ROUTE 188
BERRY SURVEYING & ENGINEERING
SC80 38-122 DEC. 19, 1988
- PLAN OF LAND FOR
ROBERT & HANCKY CHAMBER &
ROBERT & HANCKY WOODWARD
OLD DOVER ROAD
ROCHESTER, N.H.
MEDVEY SURVEY ASSOCIATES
12-1-88 NOT RECORDED
LOT LINE ADJUSTMENT PLAN
PREPARED FOR
OLD DOVER ROAD
TRUST
ROCHESTER, NEW HAMPSHIRE
MEDVEY SURVEY ASSOCIATES
SC80 38-122 MARCH 17, 1995
- 8) ZONING: RESIDENTIAL - R-1
MIN. LOT SIZE: 10,000 SQ. FT.
MIN. FRONTAGE: 100 FT.
MIN. SETBACK:
SIDE: 10 FT.
REAR: 20 FT.
- 9) THE RAW UNADJUSTED CORNER OF OUR RANGE POINT TRAPSHED WAS 1 PART IN 44,500 AND WAS FOUND AS AN ANOMALY IN A 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2018.
- 10) BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM.
- 11) DURING THE MONTH OF AUGUST, 2018 JACQUES WARD, STATE OF NEW HAMPSHIRE DEPT. OF REVENUE, IN THE CITY OF ROCHESTER, N.H. WAS CONDUCTED TO DETERMINE THE LOCATION OF THE CORNER OF DANIEL SCARVY'S 1887 DEED ON STATE & FEDERAL CENTERS OBTAINED IN THE COURSE OF ENGINEERS WETLANDS DELINEATION MANUAL SURVEY OF THE YEAR 1987 ON THIS SITE. WETLANDS BASED ON THE 1987 SURVEY AND THE 2018 SURVEY ARE SHOWN ON THIS PLAN. NO OTHER FEDERAL OR STATE WETLANDS WERE FOUND.
- 12) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. MAP NO. 330170214Q, DATE: MAY 17, 2005.
- 13) MAP 140 LOTS 73 & 73-1 ARE TO BE SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTIC SYSTEMS.
- 14) UTILITIES FOR NEW LOTS MUST BE UNDERGROUND INCLUDING UTILITIES EXTENDED FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, POLES MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STREET AS APPROPRIATE TO ADDRESS THIS COMMENT.
- 15) WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PLAN FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 12:01 AND THE CITY ENGINEER'S RECOMMENDATIONS. THE PERMITS SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 16) WETLANDS HAVE BEEN DELINEATED ON SITE AS DESCRIBED IN NOTE 11 CHAPTER 42:12 CONSERVATION OVERLAND DISTRICT REGULATIONS PART 1.
- 17) FOR MORE INFORMATION ABOUT THE SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WINDMILL STREET ROCHESTER, N.H. 03827, (603) 582-1330
- 18) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: #S2018121401.
- 19) IN THE EVENT THAT LOT 73 IS FURTHER DEVELOPED AND A CITY STREET IS DEDICATED TO THE CITY OF ROCHESTER, THE EXISTING DRIVEWAY SERVING LOT 73-1 SHALL BE ABANDONED AND THE DRIVEWAY SHALL BE RELOCATED TO THE CITY STREET. THE ONLY ACCESS FOR LOT 73-1 TO THE DRIVEWAY SHALL BE THROUGH THE DRIVEWAY SERVING LOT 73-1 ON THE PLANS UNLESS THE DRIVEWAY IS DEDICATED TO BE DEAN, DEBONO OR A SWIFTY AVENUE.
- 20) ELECTRIC, TELEPHONE & CABLE TELEVISION EXISTENT IN FAVOR OF LOT 73-1 TO MAINTAIN EXISTING STRUCTURES.

SHEET NO.
S-2

TOPOGRAPHIC PLAN
CRAMER FAMILY TRUST
156 OLD DOVER ROAD
ROCHESTER, NEW HAMPSHIRE
OCTOBER 27, 2016
JOB NO. 16133
SCALE: 1" = 30'

REVISIONS	
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