



City of Rochester, New Hampshire

Department of Building Safety
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603-335-22767

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-21

DATE FILED 7-20-16

R. J. [Signature]
ZONING BOARD CLERK

Name of applicant Donald & Bonnie Toy

Address 15 Nashoba Dr., Rochester, NH 03867

Owner of property concerned Same

(If the same as applicant, write "same")

Address Same

(If the same as applicant, write "same")

Location 418 Old Dover Rd.

Map No. 256

Lot No. 54-1

Zone AG

Description of property NON DEVELOPED LAND IN THE AG ZONE

Proposed use or existing use affected TO BE MERGED WITH LOT 53 FOR AN EXPANSION OF
ADDISON ESTATES

The undersigned hereby requests a variance to the terms of Article TABLE 18-A
Section and asked that said terms be waived to permit THE EXPANSION OF AN EXISTING
MANUFACTURED HOUSING PARK / MOBILE HOME PARK AND ALLOW THE APPLICATION OF
THE CHAPTER 43 MOBILE HOME PARK ORDINANCE AFTER APRIL 22, 2014

If applicable in this case, the undersigned also requests a waiver from the requirement to
provide a certified plot plan, (see attached request sheet) Yes No

The undersigned alleges that the following circumstances exist which prevent the proper
enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute
grounds for a variance.

RECEIVED

JUL 20 2016

Signed [Signature]

(Applicant)

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2016-21

Date: 7-18-16

A Variance is requested by Donald & Bonnie Toy

from Section TABLE 18-B Subsection _____

of the Zoning Ordinance to permit: THE EXPANSION OF A MANUFACTURED HOUSING PARK

/ MOBILE HOME PARK AND ALLOW THE APPLICATION OF THE MOBILE HOME PARK
ORDINANCE CHAPTER 43

at 418 Old Dover Rd. Map 256 Lot 54-1 Zone AG

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

SEE PROVIDED NARRATIVE

2) Granting the variance is not contrary to the public interest because: _____

SEE PROVIDED NARRATIVE

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: _____

SEE PROVIDED NARRATIVE

4.) Granting the variance would do substantial justice because: _____

SEE PROVIDED NARRATIVE

5.) The use is not contrary to the spirit of the ordinance because: _____

SEE PROVIDED NARRATIVE

Name CHRISTOPHER R. BERRY Date: 7-20-16

Example by Addison Estates





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

July 20, 2016

City of Rochester Zoning Board of Adjustment
Attention: Chairman Torr
31 Wakefield Street
Rochester, NH 03867

Re: Donald and Bonnie Toy
418 Old Dover Road
Tax Map 256, Lot 54-1
Rochester, NH

Mr. Chair and Members of the City of Rochester Zoning Board of Adjustments,

On behalf of Donald and Bonnie Toy, Berry Surveying & Engineering (BS&E) is filing an application for a variance on Tax Map 256, Lot 54-1, located off Old Dover Road nearly at the Somersworth line, to permit the expansion of a Manufactured Housing Park / Mobile Home Park, known as Addison Estates. The Manufactured Housing Park / Mobile Home Park "use" does not appear on Table 18-A, Residential Uses and therefore the applicant is seeking a Variance to this table of uses to allow the expansion of an existing Manufactured Housing Park / Mobile Home Park onto lot 54-1 using Chapter 43 Mobile Home Park Ordinance where its applicability is limited to parks established prior to April 22, 2014. The applicant would merge the parcels of land, so that the land would all be known as Lot 53, and all part of the current Addison Estates, as part of a Planning Board Review.

Background, General Narrative & Proposal:

The Toys own and operate many Manufactured Housing Parks / Mobile Home Parks within the City of Rochester, and they provide quality and affordable places to live for people in their retirement years. Addison Estates is an age restricted park that is currently under construction. It was permitted a number of years ago, with great investment put into bringing public water to the project site, NHDOT improvements, along with required improvements within the park itself. The Toys have purchased the abutting land shown as lot 54-1, a parcel of land that is approximately 22 acres in size, which has a large amount of developable upland next to the existing Addison Estates. This housing stock and development style was removed from the Table of Uses and now, with increasing demand in this market age group, there is a void in affordable, simplistic age restricted housing.

BS&E has prepared a preliminary set of plans for the proposed project which would permit 14 Manufactured Housing Units, on a private roadway off Addison Estates, with private effluent disposal and public water supply as permitted under the Chapter 43 Mobile Home Park Ordinance. With the exception of the water supply, the entire project is proposed to be private to include trash pickup, road maintenance, and snow removal. The development style as described under the Chapter 43 Ordinance allows for 10,000 SF leasable lots, with smaller frontages. Due to the higher quality of housing stock that is proposed within this Park, the frontages are larger than the minimum required with many of the land areas proposed well over the minimum 10,000 Sq.Ft. The housing stock is proposed to be three bedroom ranch style structures with one car garages, which mimics the development style in Addison Estates.

It is our assessment that this is a good application for this missing use from the Residential Uses Table 18-A, the primary reason being that it is an expansion of an existing high quality use located in the zone. The closest abutting property is Tax Map 255, Lot 40, which is commonly known as the Amazon Campground. The next parcel to the south is in Somersworth, NH and is an older style mobile home park use. Tax Map 256, Lot 54 is the next closest parcel to the proposed development, which has a structure under demolition much closer to Old Dover Road. Lot 55-1, which isn't an abutting parcel, only a parcel in close proximity, is used as a single family home which is over 300 feet from the proposed park use. Given the buffering off Old Dover Road, the subdivision now located on lot 61 will not be affected by this proposal, whereas the intensity of the proposed use is proposed to be off Old Dover Road by over 300 feet. Lot 60 contains a single manufactured housing unit, which is allowed within the AG zone, but will not be further impacted by this proposal due to the inherent buffering and limited access of the site. Lastly, the density proposed is far less than is purely allowed under the Chapter 43 ordinance, and far less than the density approved for the Athenan Drive subdivision, and fits the demand for a different housing stock.

Specific Variance Request & Criteria for Approval:

As noted on page 1, the request is a Variance to allow Manufactured Housing Park / Mobile Home Park, not found in Table 18-A, to be developed on Tax Map 256, Lot 54-1 utilizing the existing Zoning Ordinance Chapter 43 Mobile Home Park Ordinance.

1.) *"Granting the variance would not be contrary to the public interest."*

- a. The public interest is in creating higher quality housing developments which meet an increasing demand by our aging population. The proposal includes ranch style homes which contain two and three bedrooms, a one car garage, clean landscaping, in a well maintained development, with no impact on abutting land owners and little impact on municipal services.

2.) *"Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance"*

- a. The spirit of the ordinance allows for this style development, but they are required to be on their own individual lots, and not in a Manufactured Housing Park / Mobile Home Park, as omitted in the ordinance. The ordinance allows for a Conservation Subdivision within this zone which would allow for a larger density using smaller lot development, on which Manufactured Housing would be permitted. In this instance the applicant is looking to develop this as one cohesive park, under one common ownership style and management style, with leasable land, and user owned units. The Purpose and Intent of Chapter 43 is *".....to provide a healthful, safe, pleasant, and attractive residential atmosphere for their occupants, while at the same time being compatible with existing and anticipated future development in the surrounding areas."*, however this attractive, pleasant quality of life can only be enjoyed in this format if it was created prior to 2014.
- b. Under Chapter 42, Agricultural District (AG), where this use is specifically not listed, the objectives of this district are as follows:
 - i. *"to preserve the rural character of outlying areas of the city. The district includes many sensitive ecological, agricultural, historic cultural and archaeological resources"*
 - 1. Due to the open space style of design it is our assessment that this objective is met whereas it preserves uplands and wetlands on the property by utilizing the park format.



- ii. *"maintain the area's natural and scenic qualities embodied in its forests and fields, wetlands, ponds and historic farmlands"*
 - 1. Here again, the development style proposed maintains these characteristics as viewed from Old Dover Road, Whitehouse Road, and other abutting lands. This project is not proposing any direct impacts to wetlands, and preserves a larger track of land towards Whitehouse Road.
- iii. *"Promote the preservation of open space;"*
 - 1. See above. This project embodies the preservation of open space.
- iv. *"Preserve existing farms and promote expansion of agricultural activity"*
 - 1. This project is not proposed in an area of historic farmland and therefore is less applicable, however this housing stock and park style development has no less of an expansion of agricultural activity than a standard subdivision.
- v. *"Permit the establishment of recreational, resort, and tourism facilities based upon natural and cultural recourses."*
 - 1. This section has the same applicability as it would under traditional subdivision layout and design.

The strict deviation from allowing Manufactured Housing Units on their own individual lots to allowing them within a Manufactured Housing Park / Mobile Home Park, maintains the spirit of the ordinance, whereas it meets the intent of Chapter 43 and meets the intent of Chapter 42, for the AG Zone. The specific design standards found in Chapter 42 apply and are relevant, whereas the park design creates a sense of community, with the setbacks and buffering requirements being required under Chapter 42.

3.) *"Granting the variance would do substantial justice."*

- a. The substantial justice would be to allow a long time business owner, land owner, and resident of Rochester, to expand an existing non-conforming use onto a parcel of land that is well suited for the development, and meets the intent of ordinance. This use is being proposed in an area that already contains similar or compatible uses, and limits the age of the tenancy to a group of people that have an increasing demand for the housing stock.

4.) *"Granting the variance will not result in diminution of surrounding property values"*

- a. Many of the surrounding properties are either like / equal uses or are vacant parcels of land. The few single family homes in the area are a large distance from the proposed use and have ample buffering. Additionally, age restricted housing is typically benign when discussing noise, or other nuisance factors associated with development.

5.) *"Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:"*

- a. *"The following special conditions of the property distinguish it from the other properties in the area:"*
 - i. A special condition of this property it is that is vacant, adjacent to vacant parcels of land, and adjacent to an existing park. The unnecessary hardship would be to force the applicant to develop the property in a single lot format, which in itself is incompatible with the abutting land uses, and is not compatible with an existing, thriving business model, which generates large revenues for the City of Rochester for little to no impact on services. The special conditions of the developable zone in conjunction with the locations of the wetlands is a special condition which lends itself to the park style layout proposed which generates the open space and preservation discussed above.



- b. *"No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:"*
- i. There is no fair and substantial justice found between the allowed use of a Manufactured Home on its own lot, and a unit being constructed in a park in this instance. If the parcel were larger, or flatter, or had less wetland area, the unit density allowed under Chapter 43 may generate a larger impact than proposed; however, this is a project that proposes an age restricted density that is reasonable to the total tract acreage.
- c. *"The proposed use is a reasonable one because:"*
- i. It allows for the reasonable use of a developable parcel of land which has like uses in the immediate and abutting area, and is, in our opinion, consistent with RSA 674:32, I which says that *"Municipalities permitting manufactured housing parks, shall afford realistic opportunities for the development and expansion of manufactured and expansion of manufactured housing parks. In order to provide such realistic opportunities, lot size and overall density requirement for manufactures housing parks shall be reasonable."* In this case the use was formerly allowed and is an ongoing use in Addison Estates, and so it is reasonable to expand under the Chapter 43 Ordinance, which provides for the reasonable density requirements.

Thank you for your time and attention to this these matters of allowing the use of a Mobile Home Park within the AG zone, and allowing the applicability of Chapter 43 for the expansion of an existing Mobile Home park.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President



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

ISREILM



Rochester



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Blid Reason:	

PRINT

Date	Time
07/29/16	17:38:07

LAST REV

Date	Time
09/08/15	14:52:27

leona
11127

PROPERTY LOCATION

No	Alt No	Direction/Street/City
418		OLD DOVER RD, ROCHESTER

OWNERSHIP

Owner 1:	TOY DONALD & BONNIE
Owner 2:	
Owner 3:	
Street 1:	15 NASHOBA DR
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH
Postal:	03867-5145

PREVIOUS OWNER

Owner 1:	SULLIVAN CAROL M & ROBERT J.
Owner 2:	
Street 1:	267 LOWELL ST
Twn/City:	ROCHESTER
St/Prov:	NH
Postal:	03867-4518

NARRATIVE DESCRIPTION

This Parcel contains 22. AC of land mainly classified as CARD

OTHER ASSESSMENTS

Code	Descr/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z	A	AGRICULT	100	U	4	NONE
o				i	4	NONE
n				i	4	NONE
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
673	CARD		1		PRIMARY A UNDEVELOPE		1.0	0	45,000.	1,000	1070									45,000			36			32	
673	CARD		21		EXCESS AC/EXCESS		1.0	0	2,500.	0.864	1070									45,341			36			665	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
673			22.000	697	697
Total Card			22.000	697	697
Total Parcel			22.000	697	697
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A /Parcel: N/A		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	673	FV		0	22.	90,341	90,341	697	Year-end	10/1/2015
2014	673	FV		0	22.	90,341	90,341	697	Year End Roll	9/29/2014
2013	673	FV		0	22.	123,477	123,477	735	Year End Roll	9/4/2013
2012	673	FV		0	22.	123,477	123,477	1,103	Year End Roll	9/20/2012
2011	673	FV		0	22.	123,477	123,477	1,762	Year End Roll	9/27/2011
2010	673	FV		0	22.	123,477	123,477	1,762	roll	8/26/2010
2009	673	FV		0	22.	123,477	123,477	1,994	Year End Roll	9/24/2009
2008	673	FV		0	22.	144,545	144,545	2,324		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SULLIVAN CAROL	4317-640	1	8/14/2015	Abutter Sale	102,533	No	No	4		
SULLIVAN CAROL	3616-525	1	2/15/2008	Current Use		No	No	4		
WEEDEN JOHN W.	2840-199	1	8/27/2003	Current Use	140,000	No	No	4		
RICHARDSON EUGE	2301-696		4/26/2001	Current Use	17,000	Yes	No	4		
BREWER DONALD M	739-73		9/18/1961			No	No			

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2015	DEED CHANGE	VK	VERNA
8/1/2013	VACANT LOT	NM	NANCY
3/3/2008	DEED CHANGE	VB	VERNA
11/20/2006	OWN ADD CHG	VW	VIRGINIA
4/29/2005	C U CHANGE	TM	TOM
2/13/2004	MAPPING CHG	TM	TOM
9/30/2003	SALES VERF	GN	GAYE
9/8/2003	DEED CHANGE	VW	VIRGINIA
5/23/2001	NO INSP	GN	GAYE

Sign: VERIFICATION OF VISIT NOT DATA

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FOR THE DESIGN REVIEW SUBMISSION ONLY SHEETS 1, 6, 7, 13, 14, 15, 18 & 20
AREA PROVIDED O THE 33 PAGE PLAN SET

OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867

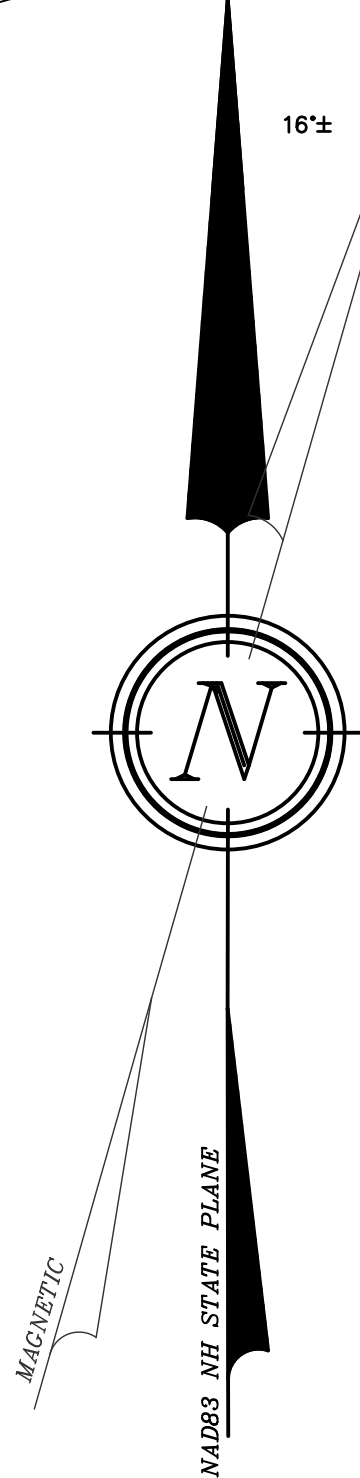
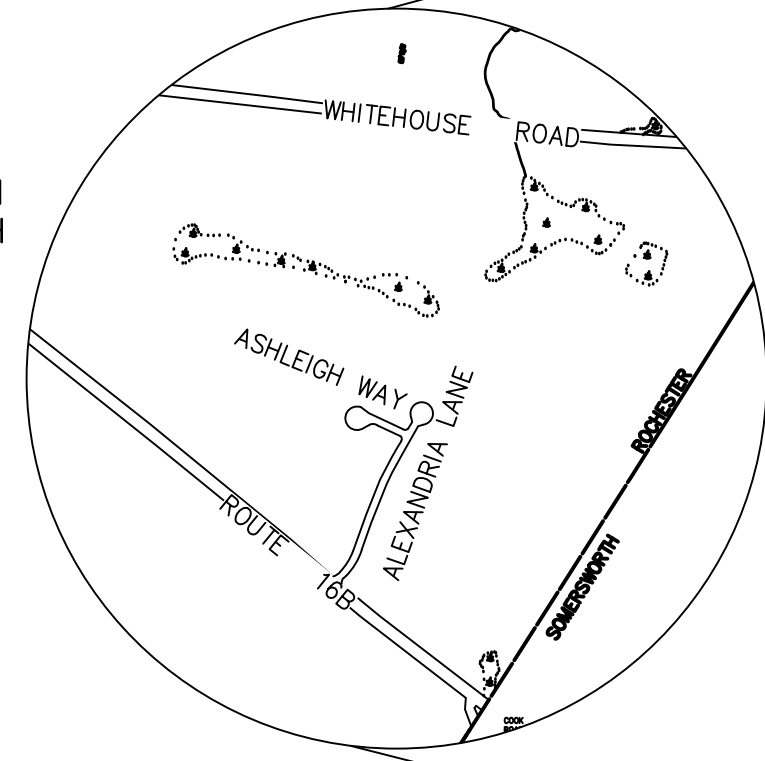
SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

DEVELOPER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867

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

WETLAND SCIENTIST: STONEY RIDGE ENVIRONMENTAL
CYNTHIA M. BALCIUS, CSS, CWS, CPESC
229 PARKER MOUNTAIN ROAD
ALTON, NH 03809
603-776-5825

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



REQUIRED PERMITS:

- ~ NHDOT DRIVEWAY PERMIT ~
- ~ NHDES SUBDIVISION
- ~ US EPA NOI & SWPPP

FINAL APPROVAL

BY

ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

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.

LOT MERGER
&
SUBDIVISION PLAN
FOR
DONALD & BONNIE TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53 & 54-1
ADDISON ESTATES PHASE II

REQUIRED PERMITS:

EPA GENERAL PERMIT NOI ~ SWPPP ~ TO BE ON
FILE 3 WEEKS BEFORE CONSTRUCTION AND SHALL
BE PROVIDED TO THE CITY OF ROCHESTER PRIOR TO
THE PRE-CONSTRUCTION MEETING.
(CONTRACTOR/OWNER RESPONSIBILITY)

BERRY SURVEYING & ENGINEERING CAN PROVIDE
THE SWPPP AND THE FILING OF THE NOTICE OF
INTENT WHICH IS REQUIRED BY THE EPA. A
CAPABLE AND KNOWLEDGEABLE PERSON IS TO DO
ON-SITE EROSION CONTROL INSPECTIONS PER THE
NOTICE OF INTENT. BERRY SURVEYING &
ENGINEERING CAN PROVIDE THIS SERVICE IF
REQUESTED.

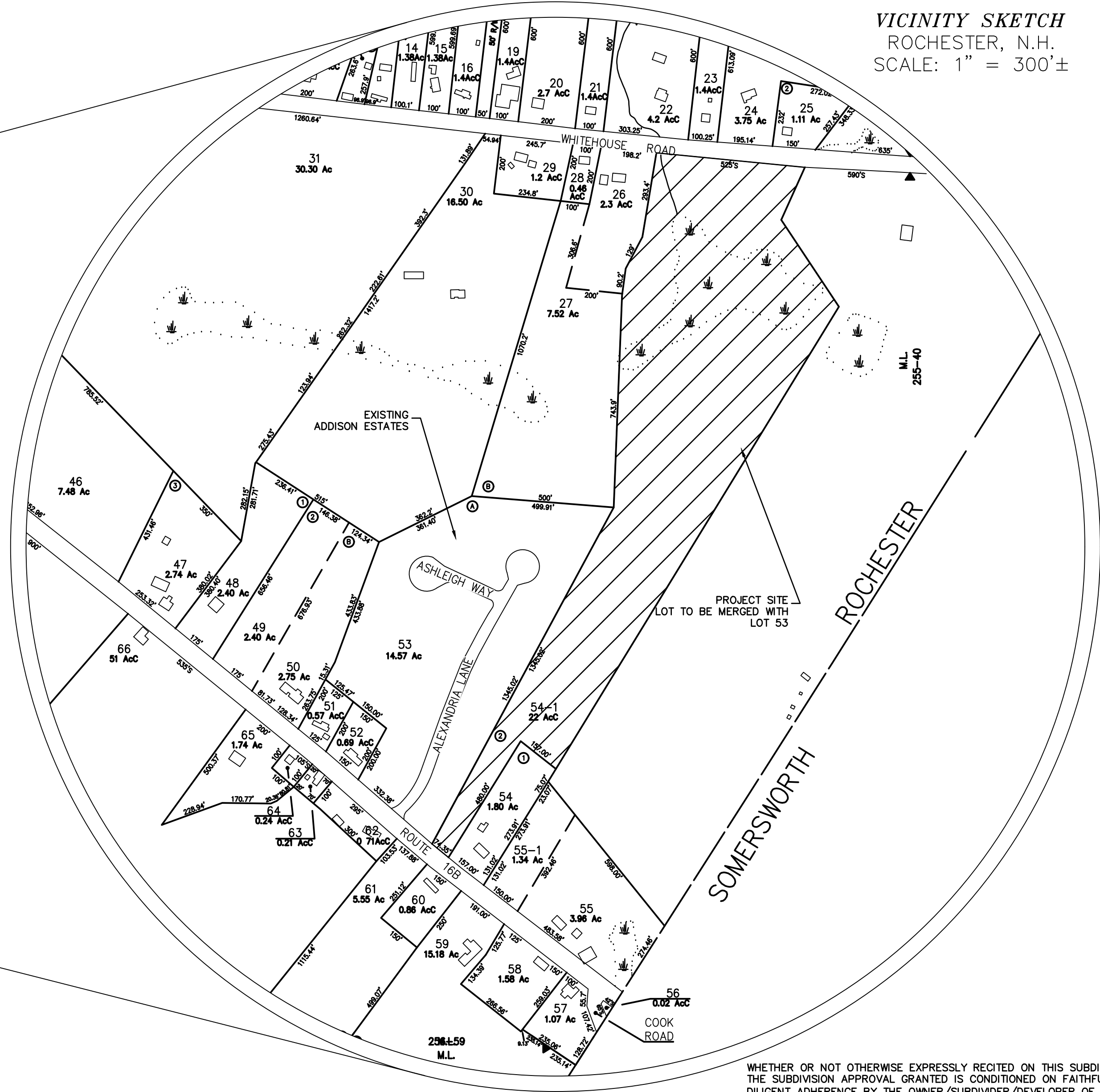
A PRE-CONSTRUCTION MEETING IS REQUIRED
BEFORE CONSTRUCTION ACTIVITIES TAKE PLACE.
THOSE PRESENT SHOULD INCLUDE THE OWNER OF
RECORD, DESIGN ENGINEER, CONSTRUCTION
MANAGER, CITY OR DESIGNEE, AND HEAD OF THE
PLANNING DEPARTMENT OR DESIGNEE.

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 CEO
AS DIRECTED IN THE MANUAL.

VICINITY SKETCH

ROCHESTER, N.H.
SCALE: 1" = 300'±



LOT MERGER & SUBDIVISION
ADDISON ESTATES PHASE II
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53 & 54-1

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

SCALE: 1 INCH EQUALS AS NOTED

DATE : JUNE 14, 2016

FILE NO. : DB 2015 - 151

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.

GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 200'±



LEGEND:

- IRON BOUND ~TBS~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- △ STONE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- CURB STOP
- GATE VALVE
- GAS VALVE
- FIRE HYDRANT
- CATCH BASIN
- SEWER MAN HOLE
- SINGLE POST SIGN
- POLE LIGHT
- TESTPIT
- TREE

- BUILDING SETBACK LINE
- EASEMENT LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- HIGHWAY FENCE

- SOILS LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- R.O.W. LINE
- ABUTTING LOT LINES
- SPOT ELEVATION
- 50' WETLAND BUFFER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CULVERT W/ FLARED END SECTION (F.E.S.)

- DETAIL SHEET / DETAIL

- PROPOSED & EXISTING TREELINE

- RIP-RAP APRON

- PROPOSED CENTER LINE

- PROPOSED UNDERGROUND UTILITY

- PROPOSED UNDER DRAIN (U.D.)

- PROPOSED TRANSFORMER / JUNCTION BOX

- EXISTING SECTOR CABINET AND ELECTRIC MANHOLE

ABBREVIATION LEGEND:

- S.G.C. SLOPED GRANITE CURB
- V.G.C. VERTICAL GRANITE CURB
- E.O.P. EDGE OF PAVEMENT
- B.C.C. BITUMINOUS CONCRETE CURB
- BITUM. BITUMINOUS
- E.O.P. EDGE OF PAVEMENT
- TYP. TYPICAL
- T. BLOCK THRUST BLOCK
- CONC. CONCRETE
- U.G.E. UNDER GROUND ELECTRIC / UTILITY
- U.D. UNDER DRAIN
- F.E.S. FLARED END SECTION
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- F.G. FINISHED GRADE
- E.G. EXISTING GRADE
- T.W. TRAVELED WAY

- 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)

LOT MERGER & SUBDIVISION
ADDITION ESTATES PHASE II

FOR

DONALD TOY

418 OLD DOVER ROAD

ROCHESTER, N.H.

TAX MAP 256, LOT 53 & 54-1

BERRY SURVEYING & ENGINEERING

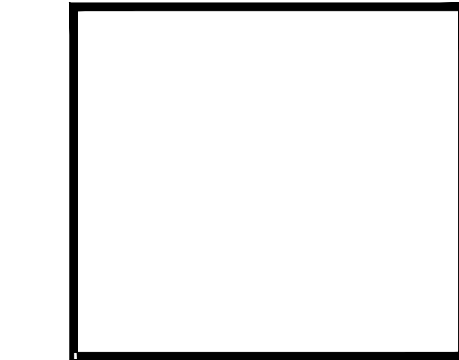
335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 {332-2863}

SCALE: 1 INCH EQUALS AS NOTED

DATE : JUNE 14, 2016

FILE NO. : DB 2015 - 151

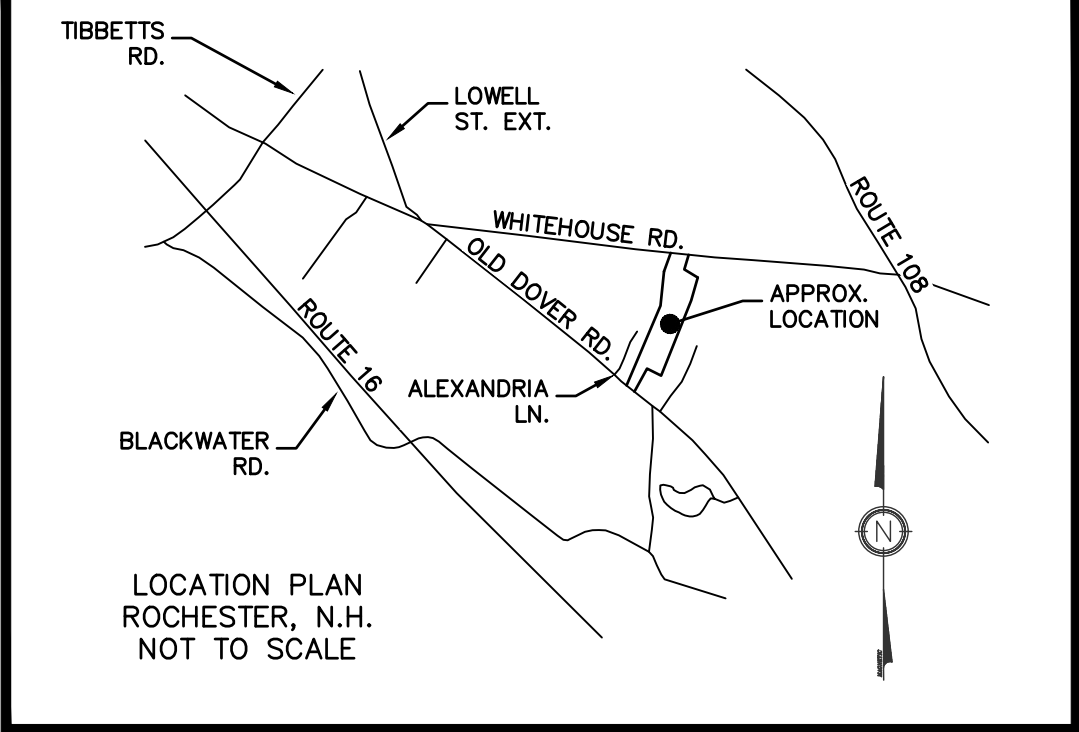


STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61

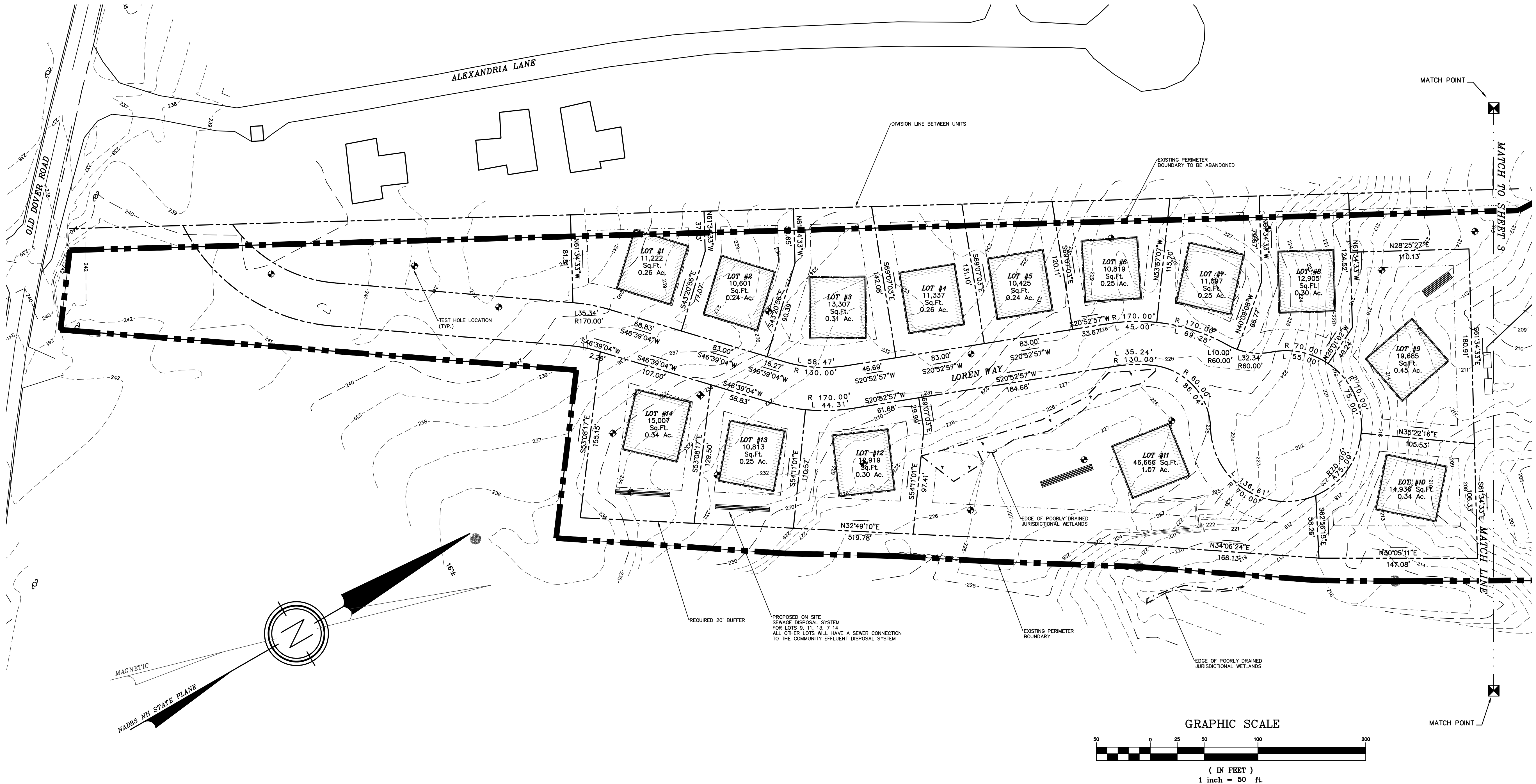
- JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN DECEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
 - 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL) U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
 - 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
 - 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

NOTES:

- 1.) OWNER: DONALD & BONNIE TOY
15 NASHOBA DRIVE
ROCHESTER, NH 03867-5145
- 2.) TAX MAP 256, LOT 54-1
- 3.) LOT AREA: XXXX Sq. Ft., XXXX Ac.
- 4.) S.C.R.D. BOOK 4317, PAGE 640
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATERXXXXX
FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0218E, DATED: SEPTEMBER 30, 2015
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JANUARY OF 2016, WITH AN ERROR OF CLOSURE OF 1 PART IN 19,420.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 256, LOT 54-1 AS OF THE DATE OF THIS PLAN.



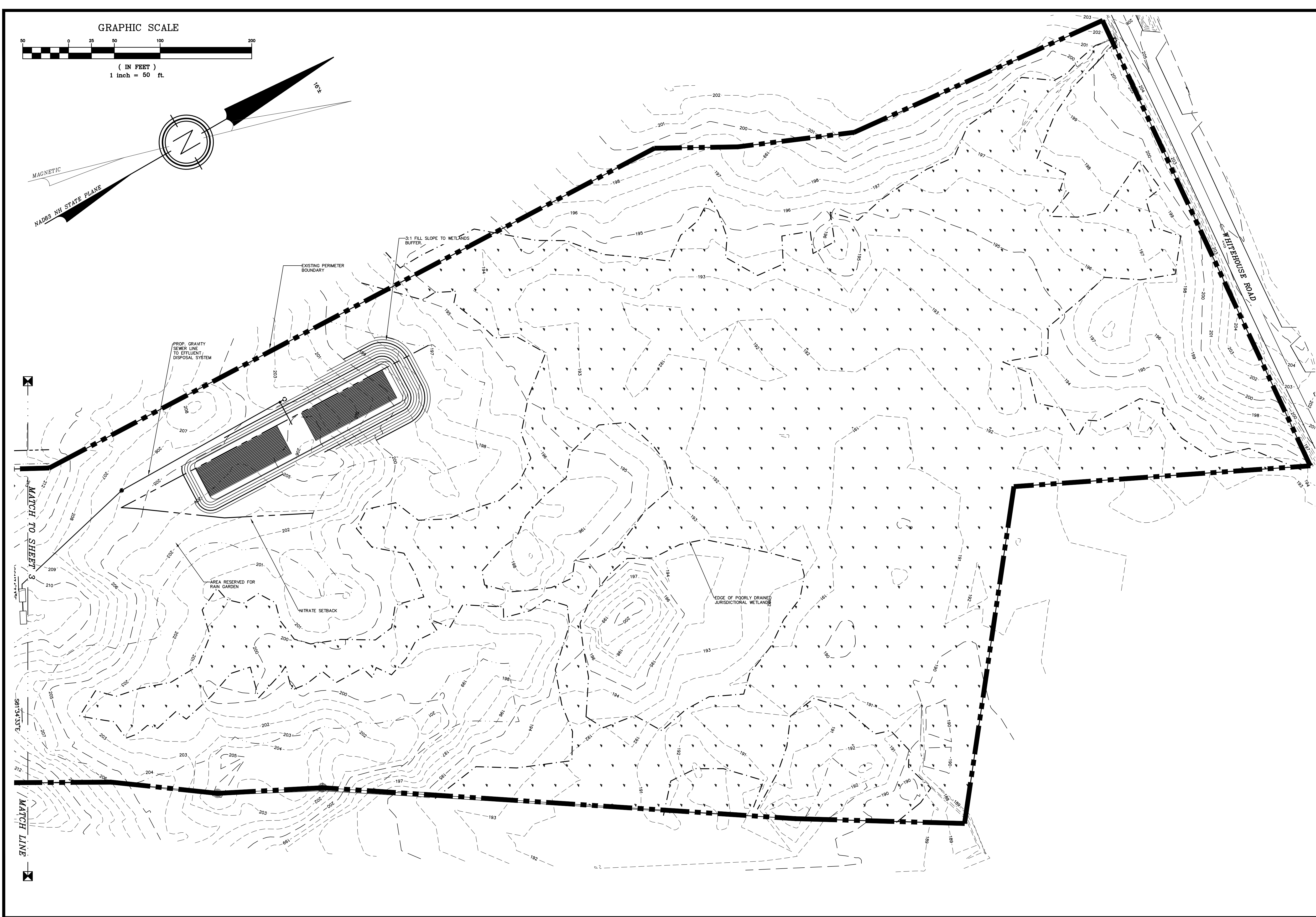
LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE



REVISION		DATE	DESCRIPTION

SUBDIVISION LAYOUT LOREN WAY / ADDISON ESTATES FOR DONALD TOY 418 OLD DOVER ROAD ROCHESTER, N.H. TAX MAP 256, LOT 53 & 54-1	
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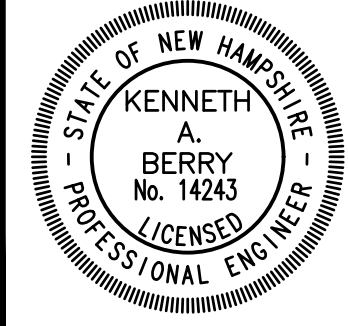
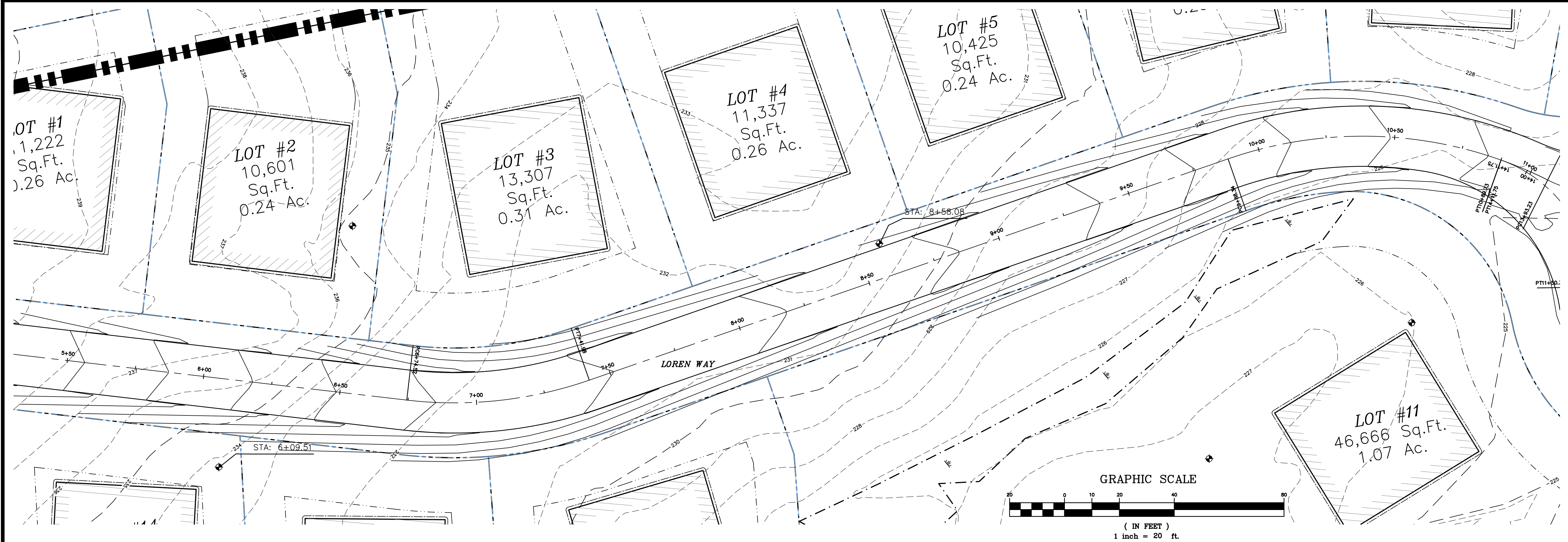
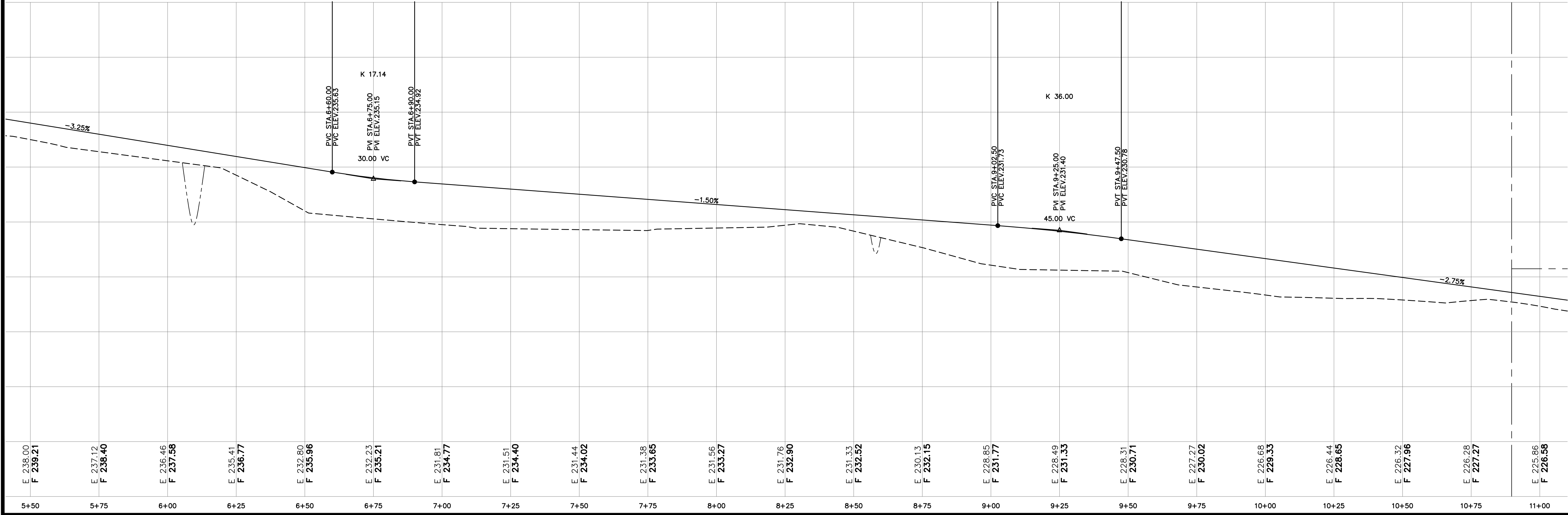
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 {332-2863}	
SCALE: 1 INCH EQUALS 50 FEET	DATE: JUNE 14, 2016
FILE NO.: DB 2015 - 151	



REVISION	DATE	DESCRIPTION

SUBDIVISION LAYOUT
LOREN WAY / ADDISON ESTATES
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256 LOT 54

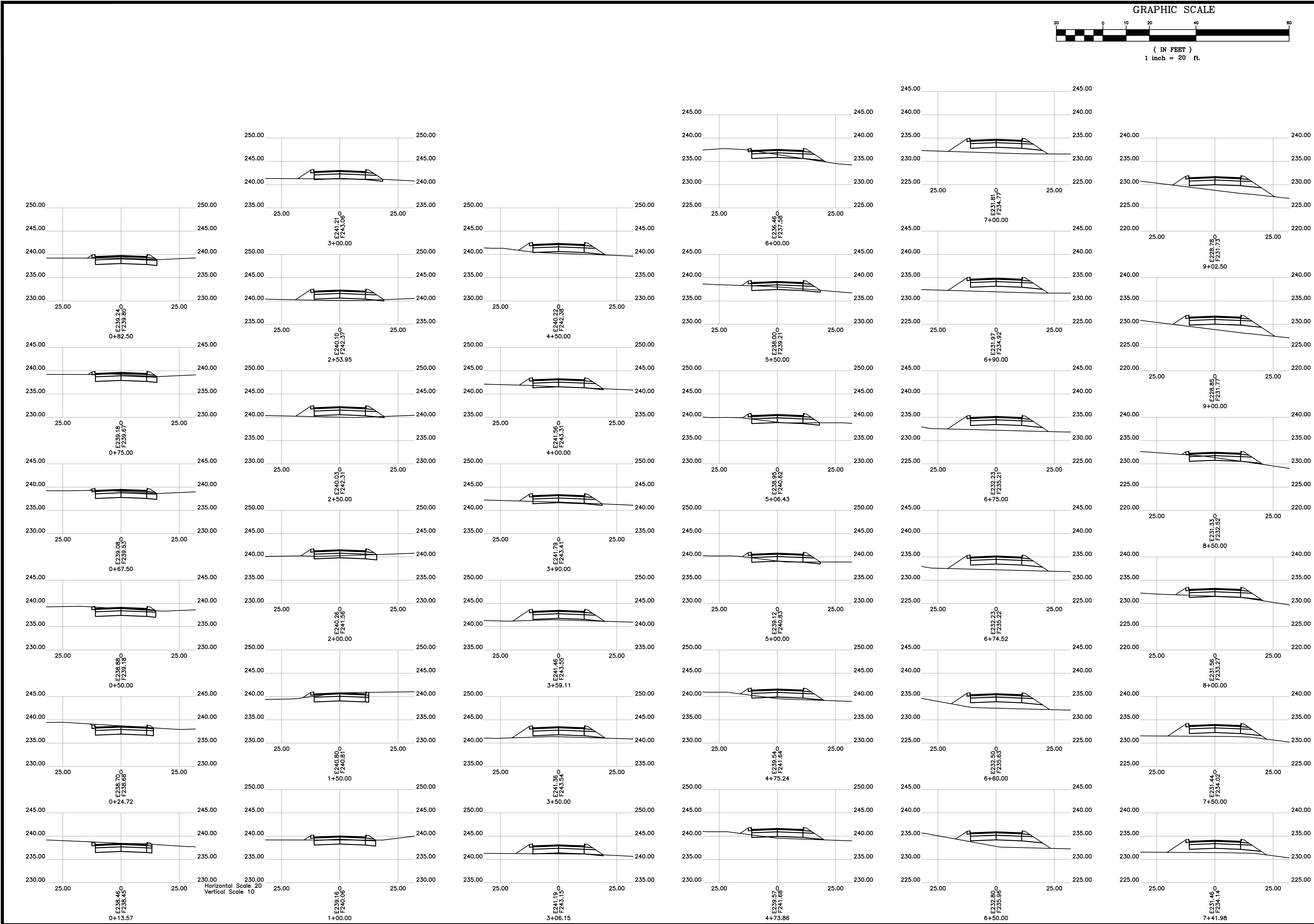
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS 50 FEET
DATE : JUNE 14, 2016
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BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS 20 FEET
DATE: JUNE 14, 2016
FILE NO.: DB 2015 - 151

DRAINAGE & GRADING
PLAN & PROFILE 5+50-11+00
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53 & 54-1

REVISION	DATE	DESCRIPTION

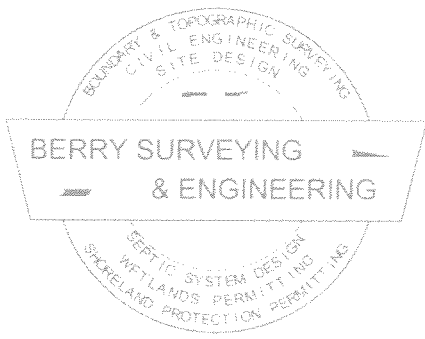


REVISION		DATE	DESCRIPTION

CROSS SECTIONS 0+00-9+00
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53 & 54-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE: 1 INCH EQUALS 20 FEET
DATE : JUNE 14, 2016
FILE NO. : DB 2015 - 151

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER -



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

July 18, 2016

Abutters List

Owner:

Tax Map 256, Lots 53 & 54-1

Donald & Bonnie Toy
15 Nashoba Dr
Rochester, NH 03867-5145
Book 1878, Page 503
Book 4317, Page 640

Abutters:

Tax Map 255, Lot 040

Tax Map 255, Lot 040-03

Tax Map 255, Lot 040-04

Tax Map 255, Lot 040-26

Tax Map 255, Lot 040-33

Tax Map 255, Lot 040-44

Tax Map 255, Lot 040-75

Tax Map 255, Lot 040-89

Tax Map 255, Lot 040-91

Tax Map 255, Lot 040-94

John W & Debra J Weeden
365 Sixth St
Dover, NH 03820

Tax Map 255, Lot 040-7

Howard W Kimball, Jr
105 Whitehouse Rd
Lot 7 Amazon Campground
Rochester, NH 03867

Tax Map 256, Lot 22

Bradford D & Rowena A Kenyon
88 Whitehouse Rd
Rochester, NH 03867

Tax Map 256, Lot 23

Carol A Webb
90 Whitehouse Rd
Rochester, NH 03867

Tax Map 256, Lot 24

2009 Rose Theriault Rev Trust
Rose Sielian Theriault Tstee
94 Whitehouse Rd
Rochester, NH 03867

Tax Map 256, Lot 25

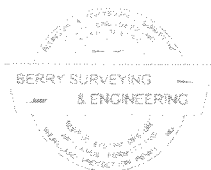
Johannes J Pontoh & Sandra Kelly
98 Whitehouse Rd
Rochester, NH 03867

Tax Map 256, Lot 26 & 27

Anthony L & Carolyn M Lazzaro
81 Whitehouse Rd
Rochester, NH 03867-4515
Book 871, Page 494
Book 1032, Page 696

Tax Map 256, Lot 30

Lance Powers
71 Whitehouse Rd
Rochester, NH 03867

**BERRY SURVEYING & ENGINEERING**

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

Tax Map 256, Lot 50

John & Christine Norris
404 Old Dover Rd
Rochester, NH 03867

Tax Map 256, Lot 51**Tax Map 256, Lot 52****Tax Map 256, Lot 53-5****Tax Map 256, Lot 53-21****Tax Map 256, Lot 53-22****Tax Map 256, Lot 54-1**

Donald & Bonnie Toy
15 Nashoba Dr
Rochester, NH 03867

Tax Map 256, Lot 53-2

Domenick Denuzzio &
Gina M Semprini
16 Alexandra Ln
Rochester, NH 03867

Tax Map 256, Lot 53-3

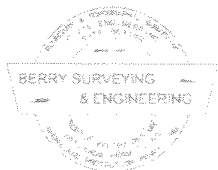
Joann Githens
20 Alexandra Ln
Rochester, NH 03867

Tax Map 256, Lot 53-4

Keith Launchbury &
Claire Bloom
PO Box 373
Somersworth, NH 03878

Tax Map 256, Lot 53-13

Harry H & Deborah H Irwin
1 Ashleigh Way
Rochester, NH 03867

**BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825

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www.BerrySurveying.Com

Tax Map 256, Lot 53-14

Gayle S & Thomas D Fournier, Sr
43 Alexandra Ln
Rochester, NH 03867

Tax Map 256, Lot 53-23

Randolph C & Dorothy R Bridges
19 Alexandra Ln
Rochester, NH 03867

Tax Map 256, Lot 53-24

Raymond W Turmelle
15 Alexandra Ln
Rochester, NH 03867

Tax Map 256, Lot 54

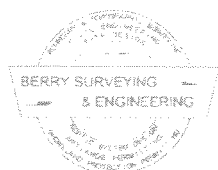
Michael G & Stacey A Philbrook
424 Old Dover Rd
Rochester, NH 03867

Tax Map 256, Lot 60

Alberta Louise Severence
421 Old Dover Rd
Rochester, NH 03867

Tax Map 256, Lot 62

Carina L Howard &
Jeanette M & Robert K Johnson, Sr
415 Old Dover Rd
Rochester, NH 03867

**BERRY SURVEYING & ENGINEERING**

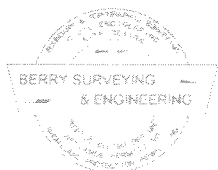
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Professionals:

Cindy Balcius, CWS, CSS
Stoney Ridge Environmental, LLC
229 Prospect Mountain Rd
Alton, NH 03809

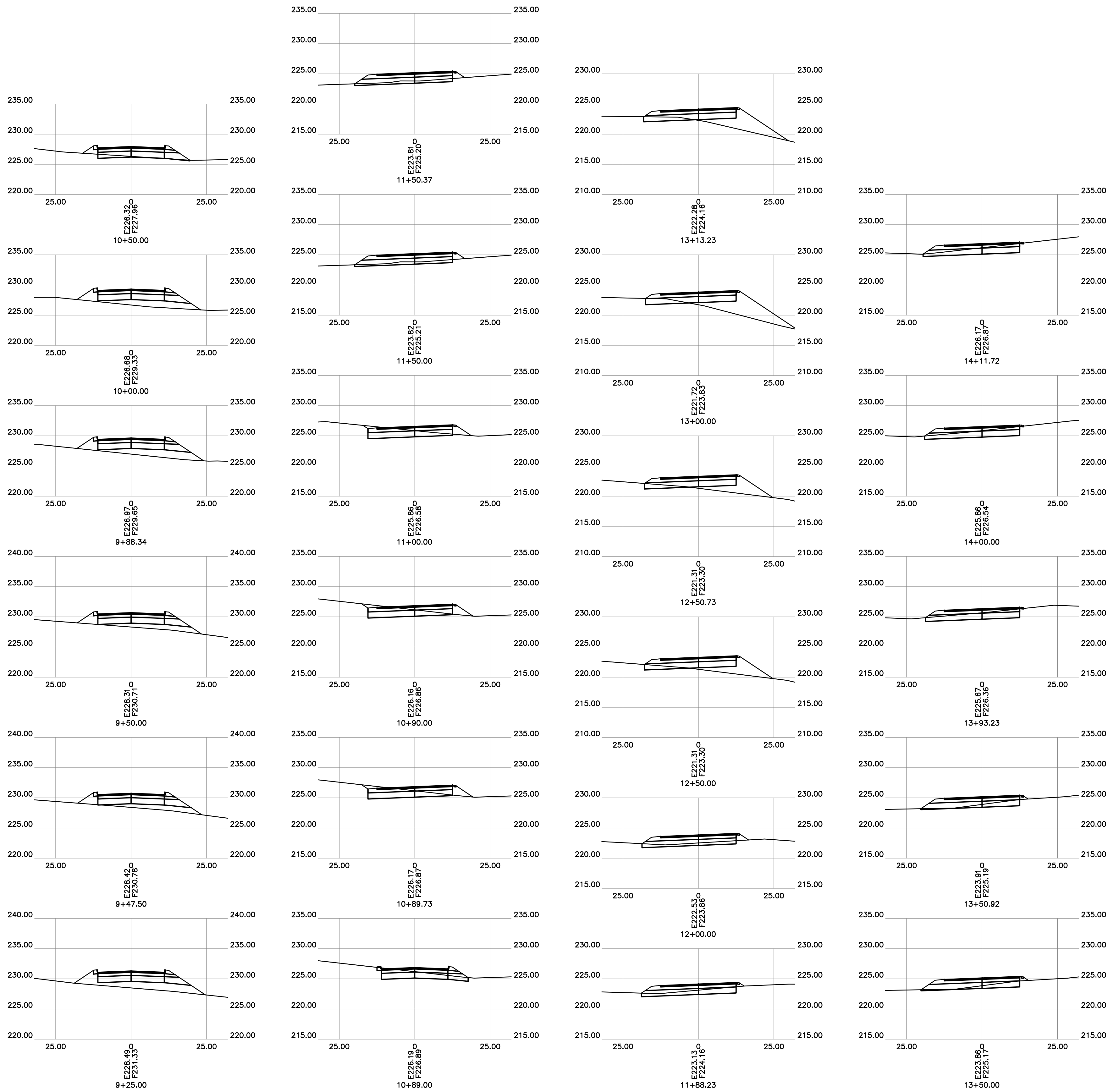
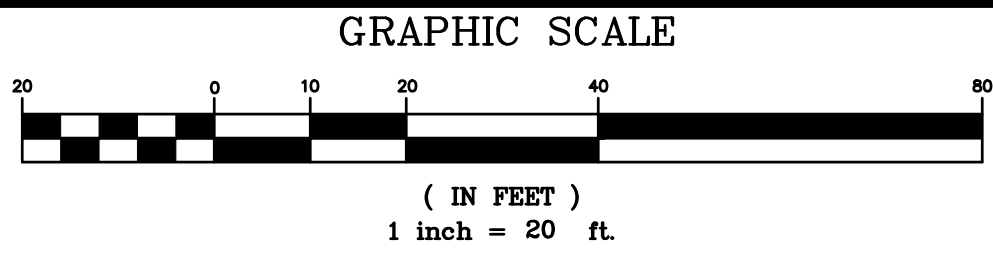
Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

WHITTON.



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
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www.BerrySurveying.Com



REVISION		DATE	DESCRIPTION

CROSS SECTIONS 9+25-END
FOR
DONALD TOY
418 OLD DOVER ROAD
ROCHESTER, N.H.
TAX MAP 256, LOT 53 & 54-1

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

SCALE: 1 INCH EQUALS 20 FEET
DATE : JUNE 14, 2016
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STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER