



MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

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

Date: August 15, 2017 Is a conditional needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 205; Lot #(s): 127; Zoning district: HC

Property address/location: 172 Milton Rd

Name of project (if applicable): Subdivision for Fidae Azouri & Suzie Fakhoury

Size of site: 2.16 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Fidae Azouri & Suzie Fakhoury

Mailing address: 172 Milton Rd, Rochester, NH 03868

Telephone #: (603)833-8578 Email: suzieazouri@yahoo.com

Applicant/developer (if different from property owner)

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

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

Telephone #: 332-2863 Email: crberry@metrocast.net

Engineer/surveyor

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

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

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

Email address: crberry@metrocast.net Professional license #: 805

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? no,
only easements

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

City water? yes x no _____; How far is City water from the site? _____

City sewer? yes _____ no x; How far is City sewer from the site? Over a mile

Continued Minor Subdivision Plan application Tax Map: 205 Lot: 127 Zone HC)

Wetlands: Is any fill proposed? N/A ; area to be filled: _____; buffer impact? _____

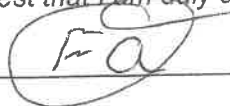
Comments

Please feel free to add any comments, additional information, or requests for waivers here:


Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

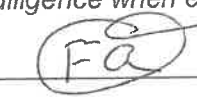
Signature of property owner: 
Date: 7-11-17

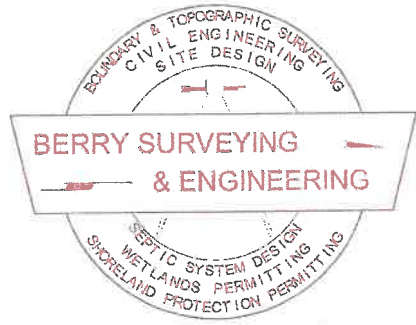
Signature of applicant/developer: _____
Date: _____

Signature of agent: 
Date: 7-11-17

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: 
Date: 7-11-17



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

August 15, 2017

City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RE: Proposed Minor Subdivision
Fidae Azouri & Suzie Fakhoury
172 Milton Road, Rochester, NH 03867
Narrative


Mr. Chairman and Members of the City of Rochester Planning Board,

On behalf of Fidae Azouri & Suzie Fakhoury, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 205, Lot 127 into two separate lots.

Tax Map 205, Lot 127 is currently 2.16 Acres and is located in the highway commercial zone. It has three different buildings on it, two commercial and one residential. The applicants are looking to subdivide this into two lots so the commercial buildings are separate from the single residential structure. These proposed lots meet the zoning requirements of the highway commercial zone. An easement plan has been provided to show the one required easement for utilities, grading and drainage and access and lighting. Easement documents have been prepared by attorney James Nocas and are submitted herein for your review.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President

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.

N/F PUBLIC SERVICE CO. OF NH
EVERSOURCE ENERGY DBA
P.O. BOX 270
HARTFORD, CT 06141-0270
TAX MAP 205, LOT 141

N/F PALFREY LAKE, LLC
BLAGO, MICHAEL
23 BLACKSNAKE ROAD
SEABROOK, NH 03874-4304
TAX MAP 205, LOT 143
S.C.R.D. BOOK 3947, PAGE 205

N/F PALFREY LAKE, LLC
23 BLACKSNAKE ROAD
SEABROOK, NH 03874-4304
TAX MAP 205, LOT 204
S.C.R.D. BOOK 3806, PAGE 994

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

N/F SHELTON, GEORGE C.
173 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 205, LOT 205
S.C.R.D. BOOK 1933, PAGE 278

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN AUGUST OF 2017 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. NEWPPCC 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. UCHIVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS.
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- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN 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.

NO ON SITE WETLANDS FOUND

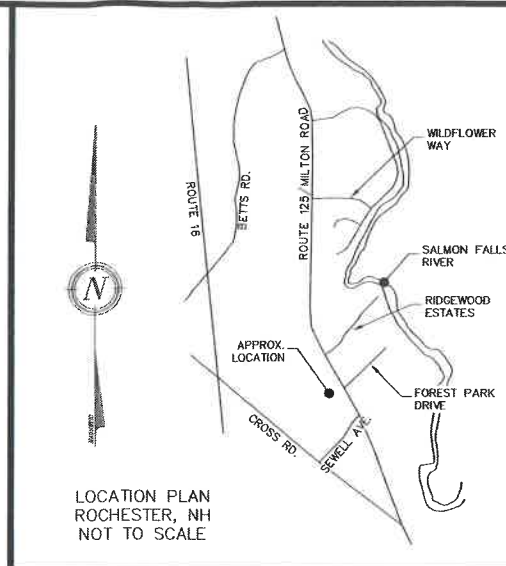
LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- FOUND TO BE SET
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

FOREST PARK DRIVE

UTILITY POLE
W/ UGE

ROUTE 125/MILTON ROAD



NOTES:

- 1.) OWNER: FIDAE AZOURI & SUZIE FAKHOURY REALTY TRUST
172 MILTON ROAD
ROCHESTER, NH 03868
- 2.) TAX MAP: TAX MAP 205, LOT 127
- 3.) LOT AREA: 94,261 Sq. Ft., 2.16 Ac.
- 4.) S.C.R.D. BOOK 2866, PAGE 656
- 5.) ZONING: HIGHWAY COMMERCIAL
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 20,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 25.0'
SIDE SETBACK ~ 10.0' (UNLESS IT ABUTS RES. DISTRICT)
MAX. LOT COVERAGE: 85%
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# - 33017002010, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MAY OF 2017, WITH AN ERROR OF CLOSURE OF 1 PART IN 127,654.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARIES OF A 3 LOT SUBDIVISION ON TAX MAP 205, LOT 127.
- 10.) THIS IS A THREE SHEET PLAN SET WITH SHEET ONE & TWO BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET THREE WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 11.) LOT 127 IS CURRENTLY ON A PRIVATE WELL BUT IS PROPOSED TO BE SERVICED BY MUNICIPAL WATER, LOT 127 HAS ON SITE SEPTIC SYSTEM. LOT 127-1 IS SERVICED SERVICED BY MUNICIPAL WATER, LOT 127 HAS ON SITE SEPTIC SYSTEM.
- 12.) BOTH LOTS WILL REQUIRE NHDES SUBDIVISION APPROVAL.

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DATED: DECEMBER 2003
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DATED: JULY 1957
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DATED: JULY 1957
ON FILE AT THIS OFFICE
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DATED: JUNE 30, 1914

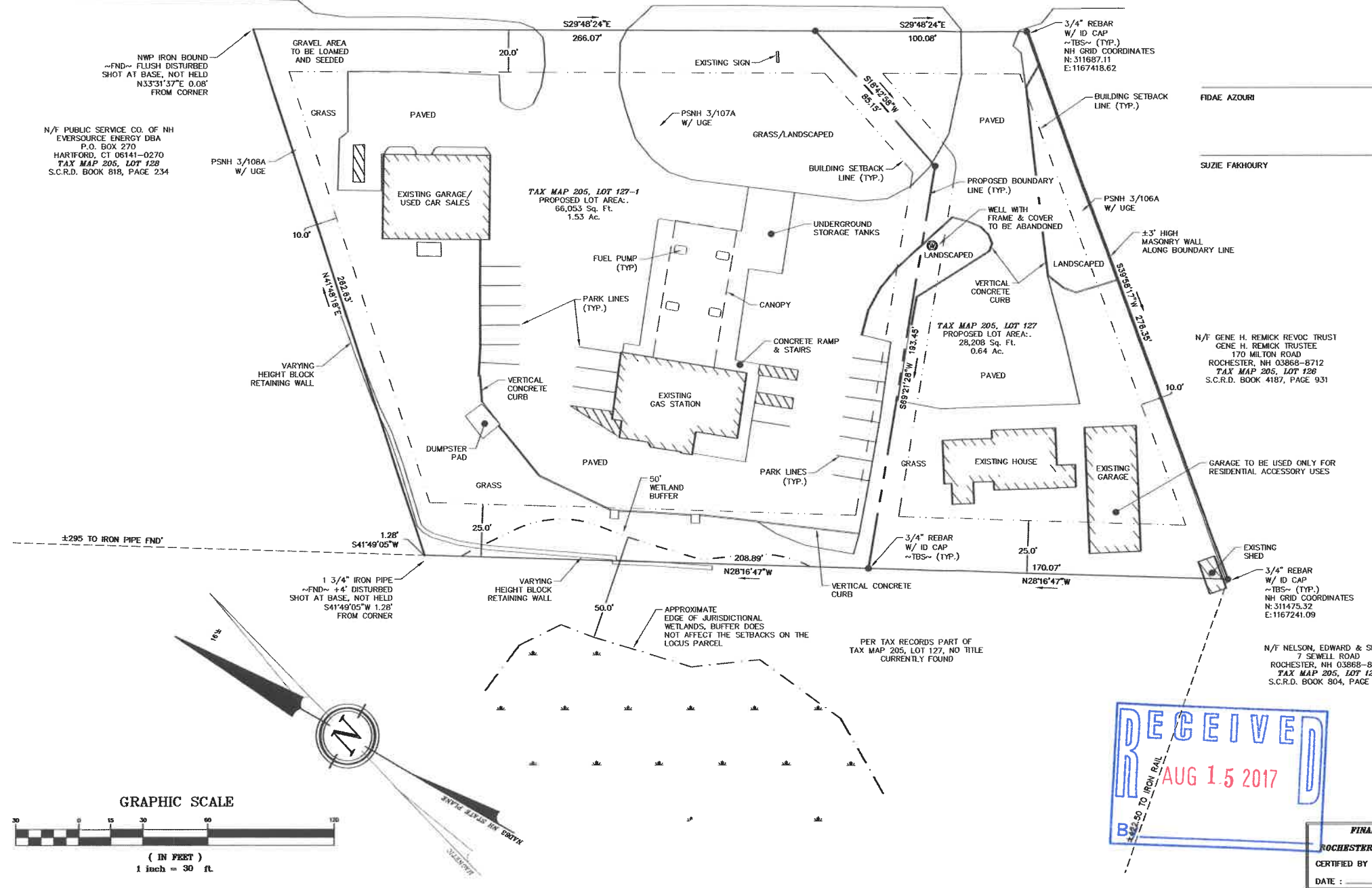
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 - 8-15-17
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	REVISIONS PER PLANNER COMMENTS	DESCRIPTION
#1	8-15-17		

SUBDIVISION PLAN FOR
FIDAE AZOURI & SUZIE FAKHOURY REALTY TRUST
172 MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 127

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: JULY 10, 2017
FILE NO.: DB 2017-038

SHEET 1 OF 3



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY:
DATE:

LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE
- - - PROPOSED EASEMENT LINE

N/F PUBLIC SERVICE CO. OF NH
EVERSOURCE ENERGY DBA
P.O. BOX 270
HARTFORD, CT 06141-0270
TAX MAP 205, LOT 141

N/F PALFRIY LAKE, LLC
MAGO, MICHAEL
23 BLACKSNAKE ROAD
SEABROOK, NH 03874-4304
TAX MAP 205, LOT 143
S.C.R.D. BOOK 3947, PAGE 205

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NO ON SITE WETLANDS FOUND



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

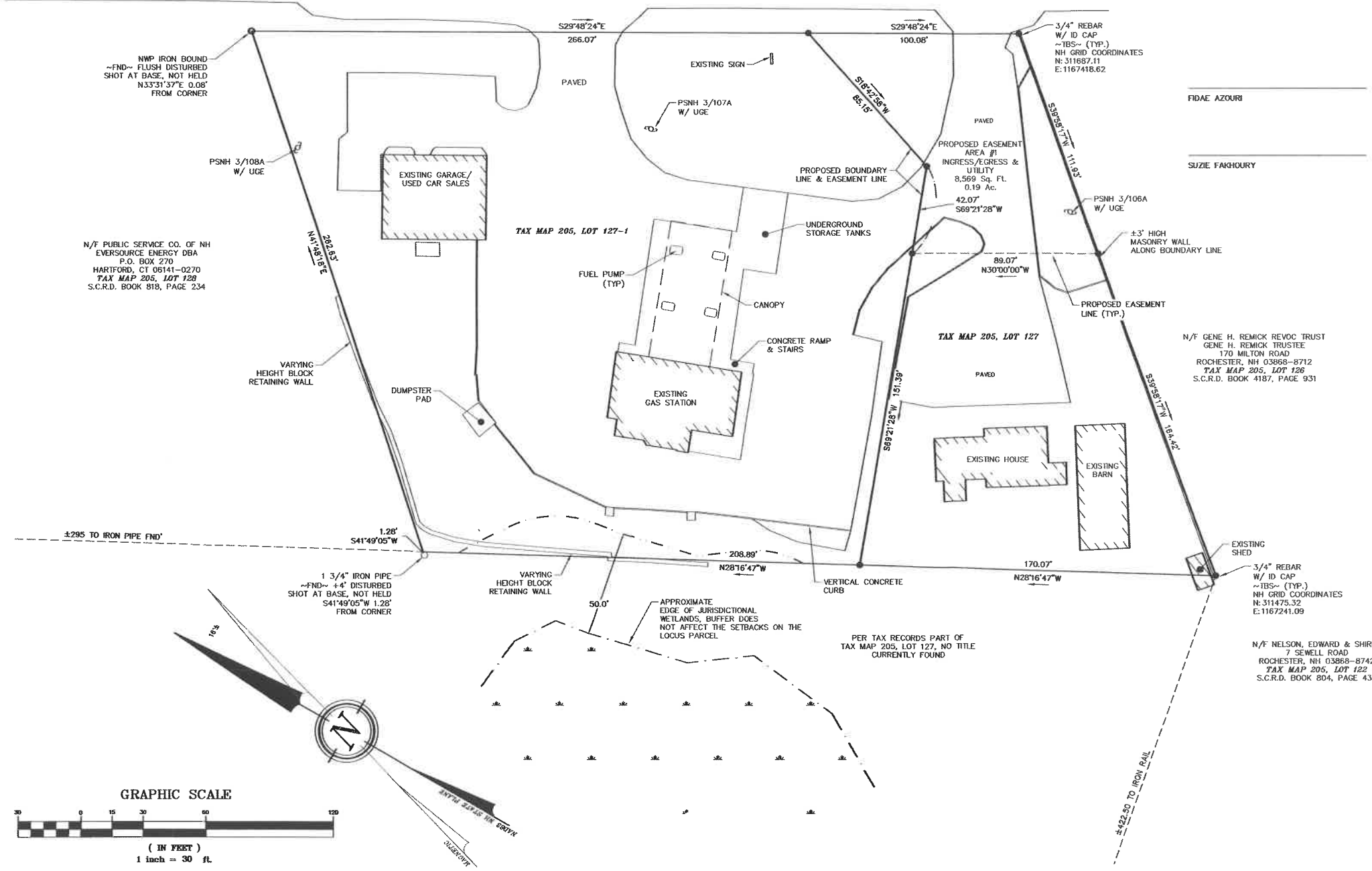
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- 5.) THE INTENT OF THIS PLAN IS TO SHOW AN EASEMENT AREA IN REGARDS TO A 2 LOT SUBDIVISION. THIS EASEMENT WILL BENEFIT TAX MAP 205, LOT 127-1.

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BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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SCALE : 1 IN. EQUALS 30 FT.
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LEGEND:

- IRON BOUND (TBS)
- IRON BOUND (FND)
- IRON PIPE (FND)
- UTILITY POLE
- ✱ LIGHT POST
- ✱ HYDRANT
- ① DRAIN MAN HOLE
- ② SEWER MAN HOLE
- BENCHMARK
- STREET TREE
- ✱ TEST PIT

PROPOSED BOUNDARY LINE
BUILDING SETBACK LINE
OVERHEAD UTILITIES
UNDERGROUND UTILITIES
EXISTING WATER LINE
PROPOSED WATER LINE
NRCS SOIL LINE
EXISTING TREE LINE
PARK LINE
PAVEMENT
FOUND
TO BE SET
TYPICAL
STRAFFORD COUNTY REGISTRY OF DEEDS

SOILS DATA:

HoA ~ HINKLEY LOAMY SAND, 0 TO 3% SLOPES
HbE ~ HINKLEY LOAMY SAND, 15 TO 60% SLOPES
SEE WEBSOIL

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KENNETH A. BERRY LLS 805 DATE

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

REVISIONS PER PLANNER COMMENTS	REVISION	DATE	DESCRIPTION
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SUBDIVISION PLAN (TOPOGRAPHY) FOR
FIDAE AZOURI & SUZIE FAKHOURY REALTY TRUST
172 MILTON ROAD
ROCHESTER, N.H.
TAX MAP 205, LOT 127

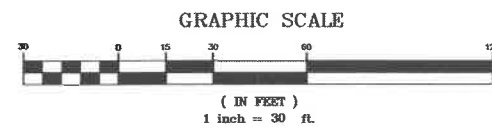
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BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. = 30 FT.
DATE: JULY 10, 2017
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STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY
COMMISSION EXPIRES 12/31/2021

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN AUGUST OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 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.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEMFCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 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.
- 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. PHYTOECONOMY 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. COLETT, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

NO ON SITE WETLANDS FOUND



TEST PITS:

- #1
0-2" 10YR 3/3, FINE SAND, SINGLE GRAIN, LOOSE
2-72" 10YR 4/4 FINE SAND, SINGLE GRAIN, LOOSE

E.S.H.W.T.: N/A
NO REFUSAL
NO GROUNDWATER
P = 2 MIN/IN

- #2
0-40" 10YR5/4 SAND FILL, GRANULAR, LOOSE
40-54" 10YR3/3 LOAMY SAND, GRANULAR, FRABLE
54-62" 10YR5/4 LOAMY SAND, GRANULAR, FRABLE
62-120" 10YR5/4 MEDIUM SAND

E.S.H.W.T.: 8"
NO REFUSAL
NO GROUNDWATER
P = 2 MIN/ IN

