

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

**City of Rochester, New Hampshire**

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

Date: 6-16-17 Is a conditional needed? Yes: \_\_\_\_\_ No: ☒ Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

**Property information**

Tax map #: 261; Lot #'s: 3-1; Zoning district: Agricultural

Property address/location: 60 HUCKINS LN Rochester NH

Name of project (if applicable): \_\_\_\_\_

Size of site: 13 acres; overlay zoning district(s)? \_\_\_\_\_

**Property owner**

Name (include name of individual): John & Cheryl HUCKINS

Mailing address: 70 HUCKINS LN Barrington NH

Telephone #: 603 767-4388 Email: Johnhuckins57@gmail.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Geometres Blue Hills LLC

Mailing address: PO Box 277

Telephone #: 603 859-2367 Fax #: 603-749-4260

Email address: RandyO@GBHsurvey.com Professional license #: 652

**Proposed project**

Number of proposed lots: 1; Are there any pertinent covenants? NO

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

City water? yes \_\_\_\_\_ no ☒; How far is City water from the site? \_\_\_\_\_

City sewer? yes \_\_\_\_\_ no ☒; How far is City sewer from the site? \_\_\_\_\_

Continued Minor Subdivision Plan application Tax Map: 261 Lot: 3-1 Zone \_\_\_\_\_ )

Wetlands: Is any fill proposed? NO; area to be filled: \_\_\_\_\_; buffer impact? NO.

**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: 6-16-17

Signature of applicant/developer: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature of agent: \_\_\_\_\_  
Date: \_\_\_\_\_

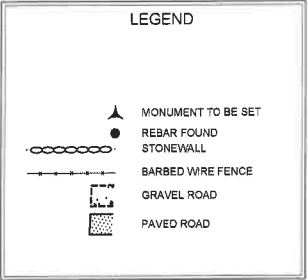
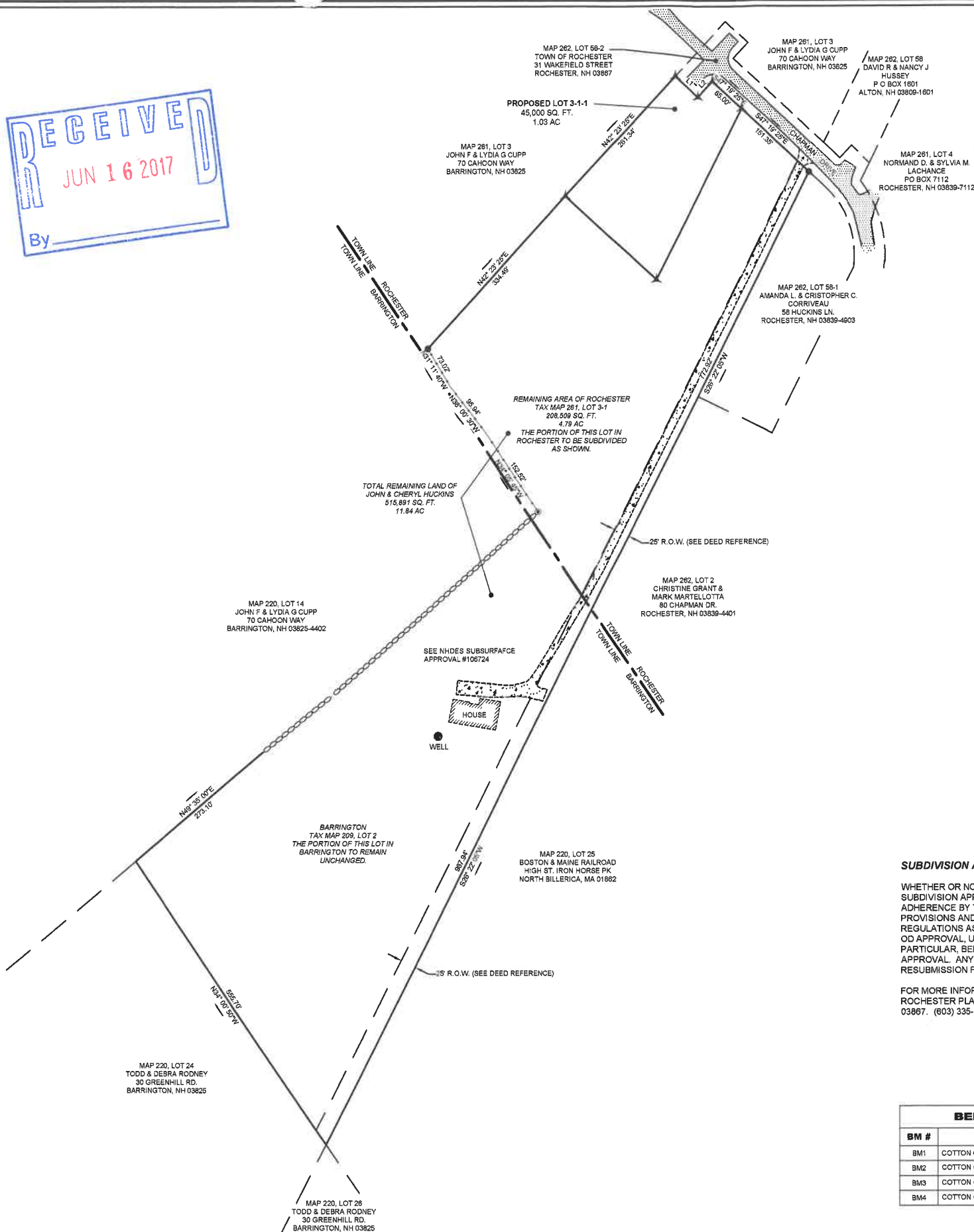
**Authorization to enter subject property**

*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: 6-16-17

RECEIVED  
JUN 16 2017  
By \_\_\_\_\_

PER PLAN REF #

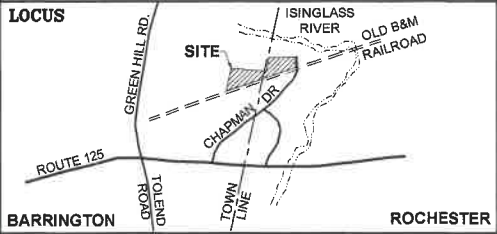


- NOTES**
1. ZONING: BARRINGTON - GENERAL DISTRICT
  2. SUBJECT TAX MAPS: ROCHESTER - AGRICULTURAL
  3. OWNER OF RECORD: JOHN D. & CHERYL A. HUCKINS
  4. THE PERIMETER OF THIS PLAN WAS PREPARED FROM PLAN REFERENCES 1 & 3 AND CHECKED IN THE FIELD AND LOCATED BY A RANDOM TRAVERSE WITH A TOPCON 304 TOTAL STATION. UNADJUSTED ERROR OF CLOSURE WAS 1 IN 140,000.
  5. FIELD CREW: R. ORVIS, S. COTE JR., A. ROME
  6. BEARING OBSERVATION: PER PLAN REFERENCE # 3
  7. BURIAL GROUNDS: NONE OBSERVED
  8. TOTAL TRACT AREA: 580,891 SQ. FT. (12.88 ACRES)
  9. 307,382 SQ. FT. (7.06 ACRES) IN BARRINGTON
  10. 253,509 SQ. FT. (5.82 ACRES) IN ROCHESTER

- REFERENCES**
1. "SUBDIVISION PLAN - JOHN HUCKINS - VIRGINIA A. HUCKINS", BY: FREDERICK E. DREW DATED: SEPT. 1982. S.C.R.D. PLAN 22-55
  2. "LAND IN BARRINGTON, NH - BOSTON & MAINE CORPORATION TO PAUL LEPAGE", BY: DAVID A. BERRY DATED: 12/28/1995. S.C.R.D. BK 1844 PG 655
  3. "BOUNDARY ADJUSTMENT PLAN, JOHN D. & CHERYL A. HUCKINS AND EDMOND A. DIGIOVANNI", BY: ORVIS / DREW LLC, DATED: NOV. 1998. S.C.R.D. 56-99

**REVISIONS**

REV # 0 - INITIAL DRAWING



**SUBDIVISION PLAT**

TAX MAP 261, LOT 3-1 IN ROCHESTER  
TAX MAP 209, LOT 2 IN BARRINGTON  
70 HUCKINS LANE  
ROCHESTER & BARRINGTON, STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR  
**JOHN & CHERYL HUCKINS**

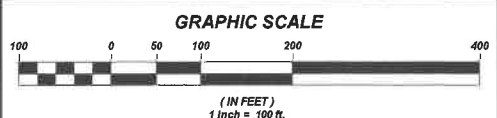


**DEED REFERENCES**

BARRINGTON - TAX MAP 209, LOT 2  
S.C.R.D. 1785-0487 (INCLUDES 25' R.O.W. EASEMENT)

ROCHESTER - TAX MAP 261, LOT 3-1  
S.C.R.D. 2278-0084 (INCLUDES 25' R.O.W. EASEMENT)

SALE OF CHAPMAN DRIVE TO CITY OF ROCHESTER  
S.C.R.D. 4451-0737



MAY 1, 2017 SHEET 1 OF 2 PLAN # 1320

**Géomètres Blue Hills, LLC**

Land Surveying  
Land Use Consulting  
Septic System Design  
Environmental Consulting

PO Box 277  
Hornetown Road  
Farmington, NH 03835  
(603)859-2367

**SUBDIVISION APPROVAL (4.2.10)**

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 EXPECT INSIFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN THE REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, N.H. 03867. (603) 335-1338.

| BENCHMARKS |  |
|------------|--|
| BM #       | DESCRIPTION                                |
| BM1        | COTTON GIN SPINDLE SET IN A 20" DIA. STUMP |
| BM2        | COTTON GIN SPINDLE SET IN A 24" DIA. STUMP |
| BM3        | COTTON GIN SPINDLE SET IN A 18" DIA. STUMP |
| BM4        | COTTON GIN SPINDLE SET IN A 8" DIA. STUMP  |

| Parcel Line Table |        |                  |
|-------------------|--------|------------------|
| Line #            | Length | Direction        |
| L1                | 50.00' | S47° 36' 36.00"E |
| L2                | 35.00' | N42° 23' 24.00"E |

**APPROVED**  
ROCHESTER, NH PLANNING BOARD

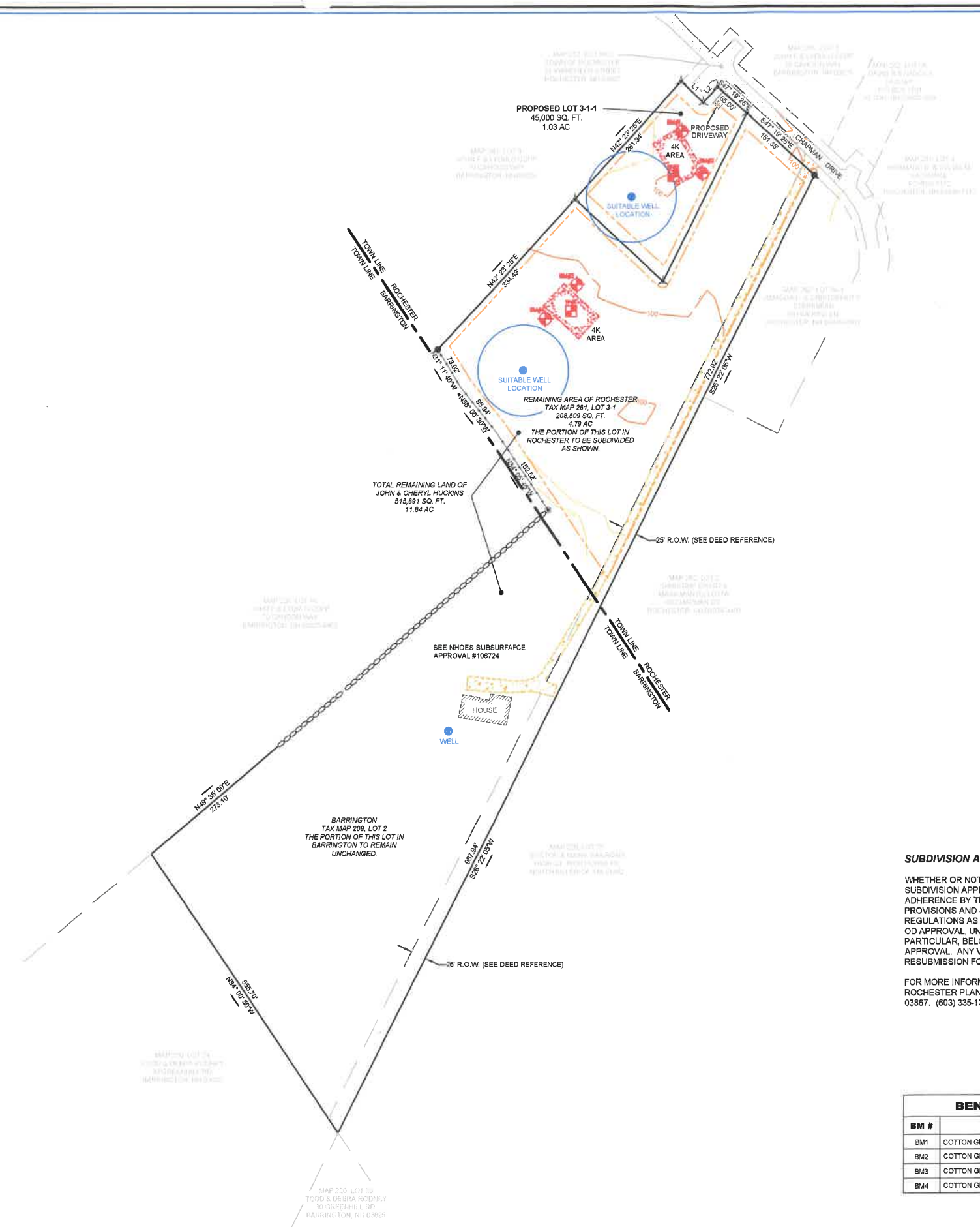
DATE: \_\_\_\_\_  
CHAIRPERSON: \_\_\_\_\_

**APPROVED**  
BARRINGTON, NH PLANNING BOARD

DATE: \_\_\_\_\_  
CHAIRPERSON: \_\_\_\_\_



PER PLAN REF



**LEGEND**

- TEST PIT
- BENCHMARK SET
- MONUMENT TO BE SET
- REBAR FOUND
- STONEWALL
- BUILDING SETBACK LINES
- BARBED WIRE FENCE
- GRAVEL ROAD
- PAVED ROAD

**TEST PIT LOGS**

TEST PIT #1 (3/10/2017)

0-6" 7.5YR3/2 LOAM, WITH INTERMITTENT ALBIC HORIZON BELOW.

6-18" 5YR4/4 LOAMY SAND, LOOSE, GRANULAR.

18-24" 10YR5/6 LOAMY SAND, LOOSE, GRANULAR.

24-45" 7.5YR4/6 LOAMY GRAVEL, LOOSE, GRANULAR WITH PROMINENT REDOX FEATURES, WEEPS FROM FROST BELOW 36".

43-62" 2.5Y5/5 SANDY SILTY CLAY, FIRM, BLOCKY

62" NO REFUSAL

E.S.H.W.T. @ 24"

PERCOLATION 1" PER 3 MINUTES @ 18"

TEST PIT #2 (3/10/2017)

0-5" 7.5YR3/2 LOAM.

5-6" 7.5YR6/1 LOAMY SAND, GRANULAR, FRIABLE, ALBIC HORIZON.

6-30" 5YR4/4 LOAMY SAND, GRANULAR, FRIABLE.

30-45" 10YR5/6 LOAMY SAND WITH STRATIFIED LOAMY GRAVEL, GRANULAR, FRIABLE, COMMON REDOX FEATURES AND WEEPS FROM FROST, COMMON ROOTS TO 42".

45-60" 2.5Y5/5 SANDY SILTY CLAY, FIRM, BLOCKY

60" NO REFUSAL

E.S.H.W.T. @ 30"

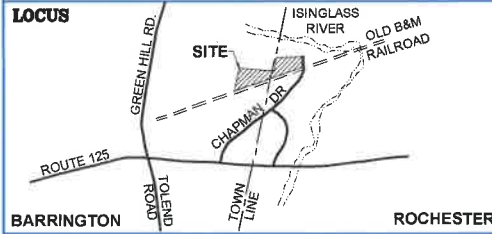
PERCOLATION 1" PER 2 MINUTES @ 30"

- NOTES**
1. ZONING: BARRINGTON - GENERAL DISTRICT
  2. TAX MAP & DEED REFERENCE: ROCHESTER - AGRICULTURAL BARRINGTON - MAP 281, LOT 3-1 DEED: S.C.R.D. - 3315-0398
  3. OWNER OF RECORD: JOHN D. & CHERYL A. HUCKINS 70 HUCKINS LANE, BARRINGTON, NH 03825
  4. THE PERIMETER OF THIS PLAN WAS PREPARED FROM PLAN REFERENCES 1 & 3 AND CHECKED IN THE FIELD AND LOCATED BY A RANDOM TRAVERSE WITH A TOPCON 304 TOTAL STATION. UNADJUSTED ERROR OF CLOSURE WAS 1 IN 140,000.
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**GRAPHIC SCALE**

100 0 50 100 200 400

(IN FEET)  
1 inch = 100 ft.

MAY 1, 2017 SHEET 2 OF 2 PLAN # 1320

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**Geometres Blue Hills, LLC**

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