

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

City of Rochester, New Hampshire

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

Date: Aug. 23, 2017 Is a conditional needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 264; Lot #(s): 37; Zoning district: Agricultural

Property address/location: 313 Blackwater Road, Rochester, NH 03867

Name of project (if applicable): Burke Subdivision

Size of site: 4.00 acres; overlay zoning district(s)? Conservation Overlay

Property owner

Name (include name of individual): Kevin R. & Stephanie Burke

Mailing address: 313 Blackwater Road, Rochester, NH 03867

Telephone #: 603-749-4586 Email: stormyb12@hotmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Stonewall Surveying, Raymond A. Bisson, LLS

Mailing address: PO Box 458, Barrington, NH 03825

Telephone #: 603-664-3900 Fax #: _____

Email address: ray@StonewallSurveying.com Professional license #: 931

Proposed project

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

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

City water? yes _____ no X; How far is City water from the site? 1.5± Miles

City sewer? yes _____ no X; How far is City sewer from the site? 2.2± Miles

Continued Minor Subdivision Plan application Tax Map: 264 Lot: 37 Zone Agricultural

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? None

Comments

Please feel free to add any comments, additional information, or requests for waivers here:
Proposed Parcel is to be conveyed to the Owner's son.

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: Kevin Burke
Date: 8-24-17

Signature of applicant/developer: _____
Date: _____

Signature of agent: Raymond A. Bisson
Date: Aug 23, 2017

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: Kevin Burke
Date: 8-24-17



Letter of Authorization

August 23, 2017

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

To Rochester Planning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property located at **313 Blackwater Road**. All acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from either party signed below.

Sincerely,

Kevin Burke 8-24-17 Stephanie A Burke 8/24/17
Kevin R. & Stephanie Burke
313 Blackwater Road
Rochester, NH 03867



Narrative

August 23, 2017

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

To Rochester Planning Board:

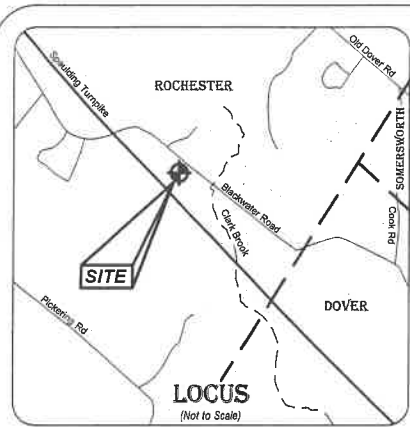
My clients, Kevin R. & Stephanie Burke, wish to subdivide their property and convey the new lot to their son and his family. The driveway for the new residence will use the existing stone driveway and stream crossing that leads to the horse barn. Mr. & Mrs. Burke will retain an access easement over the existing stone driveway for access their barn and rear of their property.

The Subdivision Plan shows all improvements on the property along with the proposed house location. Both parcels are not tied into the City of Rochester water and sewer systems. Test pits were performed for both the existing house and the proposed house. GPS was used to tie the project into the NH Grid system. No waivers are being requested and monuments will be set upon conditional approval of the Plan.

Thank you for your time reviewing this matter.
Sincerely,

A handwritten signature in dark ink, appearing to read "Ray A Bisson".

Raymond A. Bisson, LLS
Stonewall Surveying



SOIL TYPES:

DeA - Deerfield loamy sand, 0 to 3 percent slopes
DeB - Deerfield loamy sand, 3 to 8 percent slopes
Sb - Saugus loamy sand

*Per Web Soil Survey of Strafford County, New Hampshire

Test pit #1 observations: 7/27/2017

2'-0" Leaves and needles to well decomposed organics
0'-8" 10YR 3/3 dark brown; fine sandy loam; weak granular structure
0'-19" 10YR 5/6 combined, yellowish brown and brownish yellow; fine loamy sand; granular structure; friable, weak
19'-38" 2.5YR 6/8 light red; fine sandy loam; granular structure; fine loamy sand; granular structure; with 10YR 6/8 brownish yellow mottles around 20'
36'-50" Clay 2 6/10 blue gray; very fine sand
Roots: Many fine/med and coarse roots in the top 10' common fine/med roots to 18'
Few fine roots to 19'

Seepage into pit noted at 38"
Seasonal High Water Table (SHWT): Estimated to be 20"
Percolation rate estimated to be 12" per minute.

Test pit #2 observations: 7/27/2017

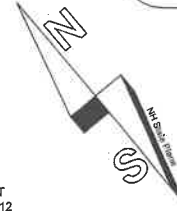
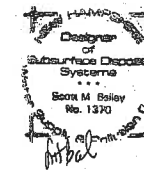
2'-0" Leaves and needles to well decomposed organics
0'-4" 10YR 3/3 dark brown; fine sandy loam; weak granular structure
4'-5" 10YR 4/6 combined, dark yellow brown; fine loamy sand; granular structure; friable, weak
8'-14" 10YR 5/6 yellow brown; fine loamy sand; granular structure
14'-18" 10YR 4/6 dark yellow brown; fine loamy sand; granular structure
18'-42" 2.5YR 6/3 light yellow brown; v. fine sand; granular structure
42'-50" Clay 2 6/10 blue gray; v. very fine sand; granular structure
Roots: Many fine/med and coarse roots in the top 10' common fine/med roots to 18'
Few fine roots to 22"

Seepage into pit noted at 42"
Seasonal High Water Table (SHWT): Estimated to be 24"
Percolation rate estimated to be 12" per minute.

Test pit #3 observations: 7/27/2017

3'-0" Leaves and needles to well decomposed organics
0'-8" 10YR 3/2 v. dark greyish brown; fine sandy loam; weak granular structure
8'-16" 10YR 5/1 grey; fine loamy sand; granular structure; friable, weak
16'-42" 2.5Y 6/1 grey; v. fine sand; granular structure; with 5YR 5/6 yellowish red mottles around 28"
42'-56" Clay 2 6/10 blue gray; very fine sand
Roots: Many fine/med and coarse roots in the top 10' common fine/med roots to 18'
Few fine roots to 25"

Seepage into pit noted at 38"
Seasonal High Water Table (SHWT): Estimated to be 20"
Percolation rate estimated to be 12" per minute.



N/F
CLAIRE THERESA LEMAY REVOCABLE TRUST
TAX MAP 264 LOT 8
306 BLACKWATER ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 2516 PAGE 308
0.46± Acres (Per Tax Card)

N/F
ANITA H. GOODWIN &
ROSCOE PHILLIP LITTLEFIELD, Jr.
TAX MAP 264 LOT 9
310 BLACKWATER ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 3975 PAGE 883
0.48± Acres (Per Tax Card)

N/F
DENNIS M. GARDNER
TAX MAP 264 LOT 10
316 BLACKWATER ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 3957 PAGE 723
1.3± Acres (Per Tax Card)

N/F
BERNARD C. SEVERANCE REVOCABLE TRUST
TAX MAP 264 LOT 11
324 BLACKWATER ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 3452 PAGE 570
11.8± Acres (Per Tax Card)

N/F
DAWN CHESTNUT
TAX MAP 264 LOT 12
332 BLACKWATER ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 4228 PAGE 375
0.92± Acres (Per Tax Card)

5/8" IRON ROD
w/CAP #876
FOUND 4" DOWN

1" IRON PIPE
FOUND 12" DOWN

5/8" IRON ROD
w/CAP #652
FOUND 6" HIGH

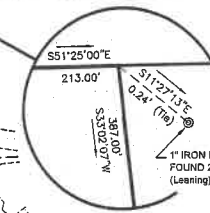
~ AGRICULTURAL ZONE ~

1.7' x 2.3'
Stone Column
36" High

BLACKWATER ROAD

4" GRANITE BOUND
TO BE SET

TBM #1
Spike Set in Utility
Pole #70249/122
ELEVATION = 188.41'



NOTES:

- OWNERS OF RECORD:
KEVIN R. BURKE
STEPHANIE BURKE
S.C.R.D. BOOK 993 PAGE 622
DATED FEBRUARY 25, 1977
- TOTAL PARCEL AREA:
174,250 Square Feet
4.00 Acres
- BASIS OF BEARING AND VERTICAL DATUM IS PER THE NH GRID SYSTEM FROM GPS DATA OBTAINED IN JULY 2017.
- THE RIGHT OF WAY IN THIS VICINITY APPEARS TO BE VARIABLE IN WIDTH. THE MINIMUM WIDTH APPEARS TO BE 50 FEET. HISTORIC MONUMENTS WERE HELD FOR THE SOUTHERLY RIGHT OF WAY BOUNDARY AND PLAN REFERENCES.
- THE SUBJECT PARCEL IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C0214D WITH AN EFFECTIVE DATE OF MAY 17, 2005 AND 33017C0218E WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015.
- WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN JULY 2017, SEE WETLAND NOTE.
- TEST PITS AND SOIL INFORMATION IS FROM SCOTT BAILEY, BAILEY ENVIRONMENTAL SERVICES, NH DESIGNER LICENSE #1370, NH INSTALLER LICENSE #4209. FOR ADDITIONAL SOILS INFORMATION, SEE REPORT FROM BAILEY ENVIRONMENTAL SERVICES DATED JULY 27, 2017.
- THE SURVEY TRAVERSE ERROR OF CLOSURE WAS 1 IN 95,730.
- TAX MAP 264 LOT 37 WILL RETAIN ACCESS EASEMENT ACROSS PROPOSED TAX MAP 264 LOT 37 BLOCK 1 FOR ACCESS TO AND FROM THE EXISTING BARN ON TAX MAP 264 LOT 37.
- ALL ADJACENT PROPERTIES APPEAR TO BE RESIDENTIAL USES.
- THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 313 BLACKWATER ROAD, ROCHESTER, NH 03867, (603) 335-1338.

ZONE DATA:
ZONE: AGRICULTURAL (AG)
CONSERVATION OVERLAY DISTRICT (COD)

ZONE REQUIREMENTS: (without public water & sewer)
MINIMUM LOT SIZE: 45,000 Square Feet
MINIMUM FRONTAGE: 150 Feet
MINIMUM FRONT YARD: 20 Feet
MINIMUM SIDE YARD: 10 Feet
MINIMUM REAR YARD: 20 Feet
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING FOOTPRINT: 30%
WETLAND BUFFER (COD): 50 Feet

COVERAGE CALCULATIONS:
TAX MAP 264 LOT 37:
EXISTING LOT COVERAGE: 11,580 Sq.Ft.
EXISTING LOT COVERAGE: 8.6%
EXISTING BUILDING COVERAGE: 1.5%
PROPOSED LOT COVERAGE: 6,534 Sq.Ft.
PROPOSED LOT COVERAGE: 7.5%
PROPOSED BUILDING COVERAGE: 2.9%

PROPOSED TAX MAP 264 LOT 37 BLOCK 1:
PROPOSED LOT COVERAGE: 8,380 Sq.Ft.±
PROPOSED LOT COVERAGE: 9.6%±
PROPOSED BUILDING COVERAGE: 1.1%

N/F
GEORGE B. & ELIZABETH M. JENNESS
TAX MAP 264 LOT 36
333 BLACKWATER ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 2384 PAGE 469
5.1± Acres (Per Tax Card)

BOLT FOUND
5" HIGH
N:275439.57
E:1178400.43

CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson
Raymond A. Bisson, LLS #931
August 23, 2017
Dated



- LEGEND:
- MONUMENT FOUND
 - MONUMENT TO BE SET
 - UTILITY POLE
 - WETLAND
 - WELL
 - TEST PITS
 - TREE / VEGETATION LINE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE

PLAN REFERENCES:

- "PLOT PLAN SHOWING EXISTING PARCEL OF LAND & BUILDINGS OF DONALD R. & MURIEL G. TEBBETTS TO BE SOLD - LOCATED ON THE BLACKWATER ROAD, ROCHESTER, NH" PREPARED BY JOHN W. RANAGAN DATED JULY 17, 1973 AND RECORDED AT THE S.C.R.D. AS PLAN 71C-28.
- "LAND OF MURRAY & ROBERT JENNESS, BLACKWATER ROAD, ROCHESTER, NH" PREPARED BY BERRY CONSTRUCTION CO., INC. DATED MARCH 12, 1985 AND RECORDED AT THE S.C.R.D. AS PLAN 24A-190.
- "LOT LINE REVISION FOR DONALD & MURIEL TEBBETTS IN ROCHESTER, NEW HAMPSHIRE" PREPARED BY JOHN W. DURGIN & ASSOCIATES DATED OCTOBER 2, 1980 AND RECORDED AT THE S.C.R.D. AS PLAN 20D-79.
- "PROPOSED MOBILE HOME PARK, ROCHESTER, NH FOR SHIRLEY AVE COOPERATIVE" PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED APRIL 1988 AND RECORDED AT THE S.C.R.D. AS PLAN 35-46.
- "BOUNDARY PLAT, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR BERNARD C. & GRETA SEVERANCE" PREPARED BY ORVIS / DREW, LLC DATED JUNE 20, 2008 AND RECORDED AT THE S.C.R.D. AS PLAN 89-39.
- "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAY, PLANS OF PROPOSED LS 1825(1), N.H. No P-2692-1, SPAULDING TURNPIKE" DATED MARCH 12, 1955, SHEET No. 7.
- "STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAY, PLANS OF PROPOSED LS 1825(1), N.H. No P-2692-1, SPAULDING TURNPIKE" DATED JULY 5, 1955, SHEET No. 2.

OWNERS OF RECORD

KEVIN R. & STEPHANIE BURKE
313 Blackwater Road
Rochester, NH 03867
S.C.R.D. Book 993 Page 622

Kevin R. Burke 8-24-17
Stephanie Burke 8-24-17
Signature Date
Signature Date

PLANNING BOARD APPROVAL BLOCK ROCHESTER, N.H.

SUBDIVISION APPROVAL: Whether or not otherwise expressly recited on this Subdivision Plan, the subdivision approval granted is conditioned on faithful and diligent adherence by the Owner/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. GRANTED WAIVERS: NONE REQUESTED

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON
Signature Date
Signature Date

WETLAND NOTE:

The limits of jurisdictional wetlands as depicted on this plan were delineated/mapped by Joseph W. Noel, NH Certified Soil Scientist #017, NH Certified Wetland Scientist #086 on July 27, 2017. The flags were survey located by Stonewall Surveying using a SOKKIA SRX3X ROBOTIC TOTAL STATION. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast and Northcentral Region, (Version 2).

Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resource Conservation Service document Field Indicators of Hydric Soils in the United States, Version 7.0 (2010) along with the manual Field Indicators for Identifying Hydric Soils in New England (Version 3, April 2004).

Plant species indicator status was based on the U.S. Army Corps of Engineers publication The National Wetland Plant List (2016).

Scale 1" = 30'



Joseph W. Noel



BURKE SUBDIVISION
Located at:
313 Blackwater Road
Rochester, Strafford County, New Hampshire
For:
Kevin R. & Stephanie Burke
313 Blackwater Road
Rochester, NH 03867

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t (603) 684-3900 www.StonewallSurveying.com
TAX MAP & LOT NO.: 264 / 37
DRAWING NO.: 17034 Subdivision
SCALE: 1" = 30'
SHEET: 1 of 1
PROJECT NO.: 17034
DATE: Aug. 23, 2017