

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

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

Date: 8-14-18 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 #: 232; Lot #(s): 13; Zoning district: Agricultural District AG

Property address/location: 122 Meaderboro Road, Rochester NH 03867

Name of project (if applicable): Leota Woods

Size of site: 62 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): D & J Scruton 2016 Revocable Trust
Daniel & Judy Scruton Trustees

Mailing address: 162 Rockhouse Road, Senoia GA 30276-3440

Telephone #: 603-817-9354 Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Groen Construction

Mailing address: 120 Washington Street, Suite 302, Rochester NH 03839

Telephone #: 603-817-9352 Email: fenton@groenconstruction.com

Engineer/surveyor

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

Mailing address: 335 Second Crown point Road, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: _____
k.berry@berrysurveying.com

Email address: crberry@metrocast.net Professional license #: 14243

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? N/A

Number of cubic yards of earth being removed from the site? N/A

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

City sewer? yes _____ no x; How far is City sewer from the site? N/A

Continued Minor Subdivision Plan application Tax Map: 232 Lot: 13 Zone AG)

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? N/A

Comments

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

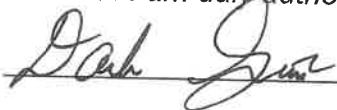
See attached Narrative

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: 8-7-18

Signature of applicant/developer:



Date: 8-12-18

Signature of agent:

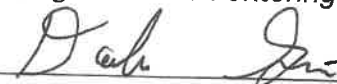


Date: 8-13-18

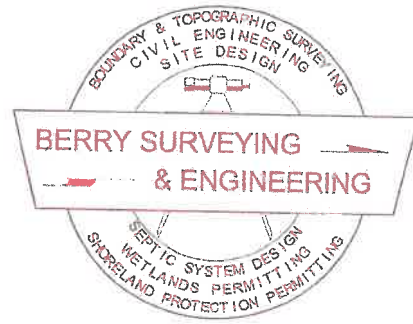
Authorization to enter subject property

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: 8-7-18



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 14, 2018

City of Rochester Planning Board
Attention Chief Planner Seth Creighton
33 Wakefield Street
Rochester, NH 03867

RE: Proposed Minor Subdivision
Groen Construction
122 Meaderboro Road, Rochester, N.H.
Narrative – Tax Map 232, Lot 13

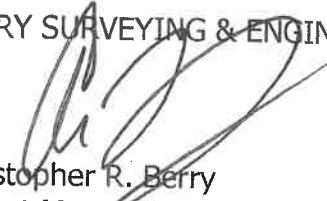
Mr. Chairman and Members of the City of Rochester Planning Board,

On behalf of Groen Construction, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 232, Lot 13 into two separate lots.

Tax Map 232, Lot 13 is currently 2,633,963 SF, 60.46 Acres and is located in the AG zone. There is no existing structures on the site. The applicant is proposing to subdivide the lot into two lots. The new lot will be in the easterly corner of the lot abutting Meaderboro Road, while the remaining land will remain as the other lot. The proposed lots meet the zoning requirements of the AG zone. Berry Surveying & Engineering has done a full boundary and topographical survey of the parcel. Stoney Ridge Environmental has been on site and flagged all the wetlands.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Project Manager

THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGILE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 3455, PAGE 702
TAX MAP 232, LOT 18-3

SOILS:

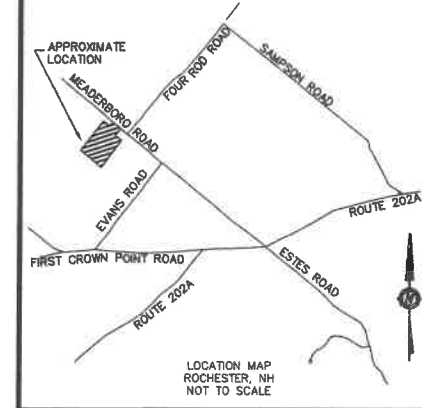
AdB - ACTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
C1B - GLOUCESTER FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
C1C - GLOUCESTER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
C2B - GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
C2C - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
LcB - LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
LrA - LEICESTER-RODGERS VERY STONY FINE SANDY LOAM, 0 TO 3% SLOPES

SEE WEBSOIL USDA-NRCS
SEE EXISTING CONDITIONS DETAIL SHEETS FOR SOIL LINES

ROAD NOTE:

MEADERSBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1788. FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE.

THIS PORTION OF MEADERSBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.



NOTES:

- 1.) OWNER: D & J SCRUTON 2016 REVOCABLE TRUST
SCRUTON, DANIEL L. & JUDY A. TRUSTEES
162 ROCKHOUSE ROAD
SENOGA, GA 30276-3440
- 1A.) APPLICANT: GROEN CONSTRUCTION, INC.
120 WASHINGTON STREET, SUITE 302
ROCHESTER, NH 03839
- 2.) TAX MAP 232, LOT 13
- 3.) LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- 4.) S.C.R.D. BOOK 4505, PAGE 583
- 5.) ZONING: (AG) AGRICULTURAL DISTRICT
MINIMUM FRONTAGE ~ 150.0'
MINIMUM LOT SIZE ~ 45,000 Sq. Ft.
FRONT SETBACK ~ 20'
REAR SETBACK ~ 20'
SIDE SETBACK ~ 10'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
- 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 #33017C01950, DATED: MAY 17, 2005
- 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 JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 232, LOT 13 AS OF THE DATE OF THIS PLAN.
- 10.) THE EXISTING LOT COVERAGE IS 0.00 SQ. FT.
- 11.) THIS OVERVIEW SHEET IS SHOWING 5' MAJOR CONTOURS. SEE THE DETAIL SUBDIVISIONS SHEETS FOR FURTHER TOPOGRAPHY.
- 12.) SEE S.C.R.D. BOOK 4434, PAGE 631 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.

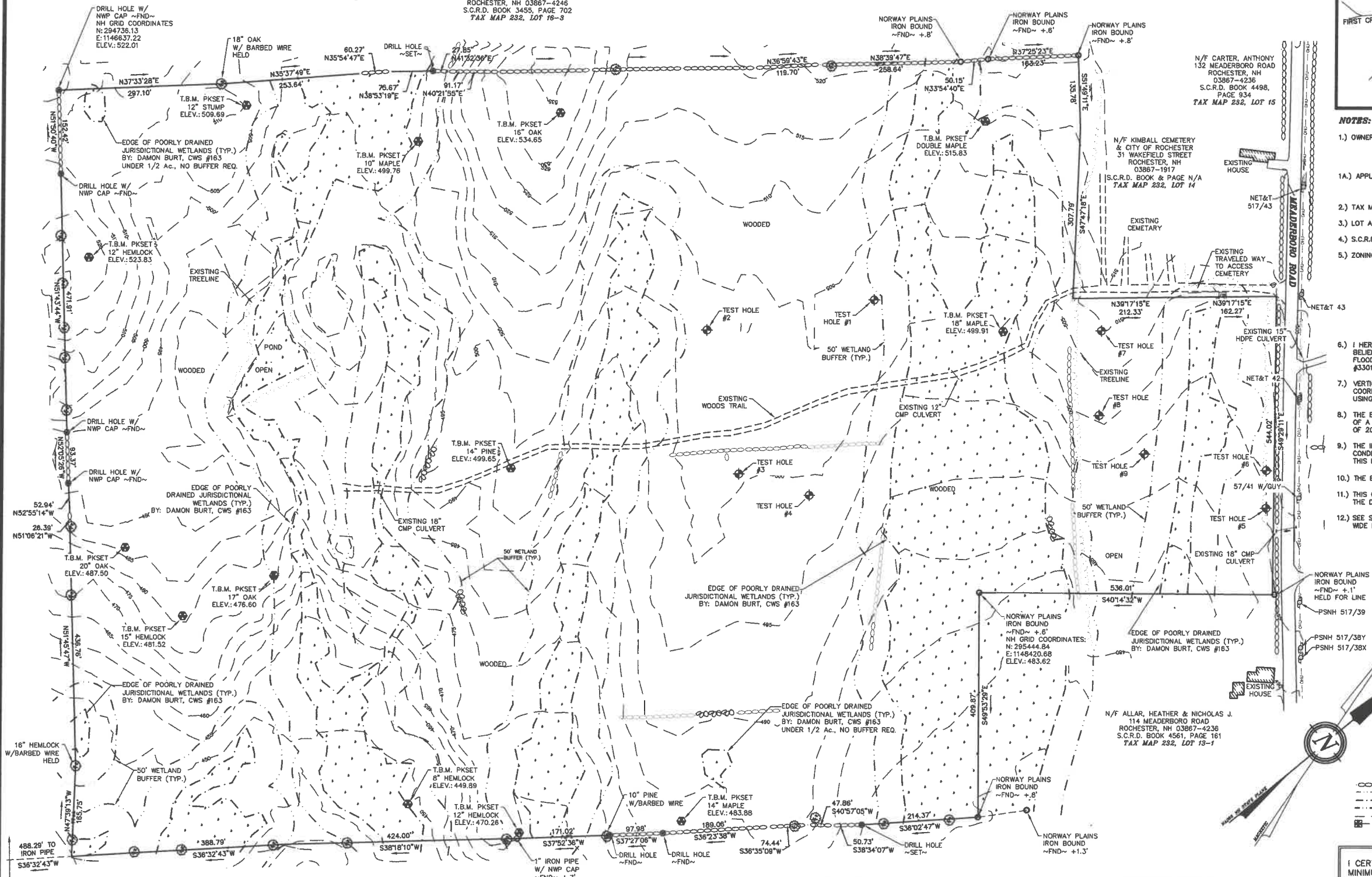
MINOR SUBDIVISION

EXISTING CONDITIONS PLAN OVERVIEW
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERSBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085



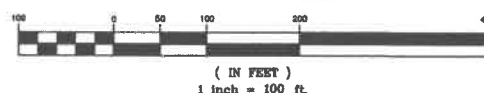
SHEET 1 OF 3



LEGEND:

- IRON PIPE (FND)
- IRON BOUND (FND)
- ⊙ DRILL HOLE (FND OR SET)
- ⊕ UTILITY POLE
- ⊗ TREE W/ BARBED WIRE
- FND FOUND
- TYP TYPICAL
- STONE WALL
- BUILDING SETBACK LINE
- JURISDICTIONAL WETLAND LINE
- WETLAND BUFFER
- EXISTING CONTOUR MAJOR
- MATCH LINE

GRAPHIC SCALE



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 -
8-13-18
KENNETH A. BERRY LLS 805 DATE

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.

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

ADDITIONAL ADUTTERS:

N/F NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P O BOX 181
ROCHESTER, NH 03867-0181
BOOK 4287, PAGE 531
TAX MAP 232, LOT 18
VACANT LAND/9.20 AC.

N/F JEFFREY A. BEAN SPECIAL NEEDS TRUST
BEAN, EDWIN A. & ERICKSON, SUZANNE, TRUSTEES
119 MEADERBORO ROAD
ROCHESTER, NH 03867
BOOK 3729, PAGE 784
TAX MAP 232, LOT 19
RES. USE/2.08 AC.

N/F SCHER, VITALIJ & AYSA
368 ROUTE 11, STE 118
FARMINGTON, NH 03835-3843
BOOK 3191, PAGE 676
TAX MAP 232, LOT 20
VACANT LAND/2.03 AC.

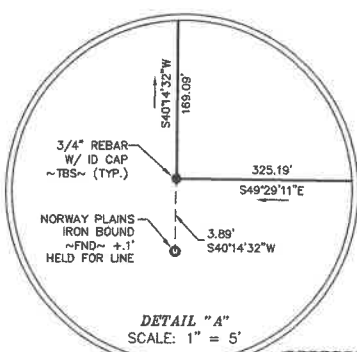
N/F STILLWATER KENNELS & TRAINING INC
100 MEADERBORO ROAD
ROCHESTER, NH 03867-4236
S.C.R.D. BOOK 3893, PAGE 701
TAX MAP 232, LOT 12
RES. & COM. KENNEL USE/5.3 AC.

N/F ROWELL, THERESA
29 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 1621, PAGE 345
TAX MAP 232, LOT 10-1
RES. USE/11.01 AC.

N/F LIBBY, ELSON L. III & ERIN D.
13 EVANS ROAD
ROCHESTER, NH 03867-4131
S.C.R.D. BOOK 4587, PAGE 004
TAX MAP 232, LOT 10-3
RES. USE/ 24.50 AC.

N/F NORMAN P. VETTER REVOCABLE TRUST & STACIA R. VETTER REVOCABLE TRUST
VETTER, NORMAN P. & STACIA R. TRUSTEES
P O BOX 181
ROCHESTER, NH 03867-0181
S.C.R.D. BOOK 4336, PAGE 487
TAX MAP 232, LOT 93
RES. USE/72.79 AC.

N/F SCRUTON, MATTHEW G.
195 TEN ROD ROAD
ROCHESTER, NH 03867-4246
S.C.R.D. BOOK 3455, PAGE 702
TAX MAP 232, LOT 16-3
VACANT LAND/32.40 AC.



ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1768. FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE. THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.

PLAN REFERENCES:

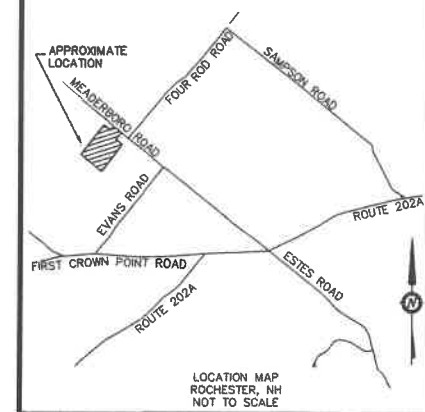
- "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 115-044
- "SUBDIVISION PLAN, 1214 MEADERBORO ROAD ROCHESTER, STRAFFORD COUNTY, NH, FOR DANIEL L. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2016 S.C.R.D.: PLAN # 112-016
- "LOT LINE REVISION PLAN, CROWN POINT, EVANS ROAD & SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR NORMAN P. VETTER REVOCABLE TRUST, STACIA R. VETTER REVOCABLE TRUST, NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2015 S.C.R.D.: PLAN # 110-044
- "SUBDIVISION PLAN, TAX MAP 232-10-2 ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUSTS" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2010 S.C.R.D.: PLAN # 101-095

PLAN REFERENCES CONTINUED:

- "LOT LINE REVISION PLAN, 100 MEADERBORO ROAD & 15 EVANS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. VICKERY REV. TRUST & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHNETT REV. TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2010 S.C.R.D.: PLAN # 98-052
- "SUBDIVISION PLAN, MEADERBORO ROAD ROCHESTER, NH, FOR MATTHEW G. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2006 S.C.R.D.: PLAN # 96-009
- "SUBDIVISION PLAN, EVANS ROAD ROCHESTER, NH, FOR WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2005 S.C.R.D.: PLAN # 85-066
- "SUBDIVISION PLAN, CROWN POINT ROAD & SHEEPBORO ROAD ROCHESTER, NH, FOR WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 2003 S.C.R.D.: PLAN # 73-009
- "SUBDIVISION OF LAND, EVANS ROAD ROCHESTER, N.H. FOR: ROBERT M. WYMAN" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1996 S.C.R.D.: PLAN # 48-081

PLAN REFERENCES CONTINUED:

- "EASEMENT PLAN OVER LAND OF FRANK G. SCRUTON, MEADERBORO ROAD ROCHESTER, NEW HAMPSHIRE, FOR: NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY: DURGIN, VERRA AND ASSOCIATES, INC. DATED: JANUARY 11, 1995 S.C.R.D.: PLAN # 41A-057
- "LOT LINE REVISION, ROCHESTER, N.H., FOR: GREAT MEADOW TRUST & FRANK J. & PAULINE E.P. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1991 S.C.R.D.: PLAN # 40-050
- "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 27, 1989 S.C.R.D.: PLAN # 37A-084 ALSO ON FILE AT THIS OFFICE, FILE # DB 1989-061
- "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON" BY: GREGORY BUCK, LLS DATED: SEPTEMBER 30, 1989 S.C.R.D.: PLAN # 37A-033
- "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ, MEADERBORO ROAD, ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: JUNE 27, 1988 S.C.R.D.: PLAN # 35-043 ALSO ON FILE AT THIS OFFICE, FILE # DB 1988-82
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER 29, 1987 S.C.R.D.: PLAN # 33A-046



NOTES:

- OWNER: D & J SCRUTON 2016 REVOCABLE TRUST SCRUTON, DANIEL L. & JUDY A. TRUSTEES 182 ROCKHOUSE ROAD SEBIO, GA 30276-3440
- APPLICANT: GREEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4505, PAGE 583

- ZONING: (AG) AGRICULTURAL DISTRICT MINIMUM FRONTAGE ~ 150.0' MINIMUM LOT SIZE ~ 45,000 Sq. Ft. FRONT SETBACK ~ 20' REAR SETBACK ~ 20' SIDE SETBACK ~ 10' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. BUILDING FOOTPRINT: 30% MAX. LOT COVERAGE: 35%

- 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 #33017001950, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,386.
- LOT 13-2 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOT 13-2 IS PROPOSED TO BE A SINGLE FAMILY LOT SERVICED BY ON SITE WELL AND SEPTIC SYSTEM. SEE CORRESPONDING MAJOR SUBDIVISION FOR LOT 13. THE CURRENT USE OF THE PROPERTY IS VACANT LAND
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO 2 INDIVIDUAL RESIDENTIAL LOTS. THIS IS A 3 SHEET PLAN SET. SHEET ONE IS AN EXISTING CONDITIONS PLAN. SHEET TWO IS THE SUBDIVISION DETAIL AND SHEET THREE IS THE SUBDIVISION TOPOGRAPHY SHEET. SHEET TWO TO BE RECORDED AT S.C.R.D. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE TOWN.
- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE
- EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION

NOTES CONT.:

- TEST FITTING ON SOME OF THE LOTS WITHIN THIS SUBDIVISION REVEALED SEASONAL HIGH WATER TABLES WITHIN 24" OF THE SURFACE. TEST HOLE DATA CAN BE FOUND AT THE CITY OF ROCHESTER PLANNING OFFICE AND LOCATIONS ON THE ENCLOSED PLAN SET. IT IS INCUMBENT ON THE FUTURE OWNERS / BUILDERS TO REVIEW THIS INFORMATION AND BUILD / DEVELOP USING KNOWN BEST MANAGEMENT PRACTICES FOR THESE CONDITIONS. (FILL / FOUNDATION DRAINAGE)
- THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION DRAIN CONSTRUCTION.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.

WETLAND NOTE:

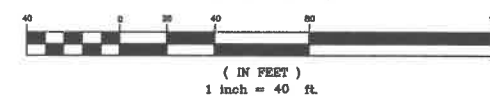
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DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



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

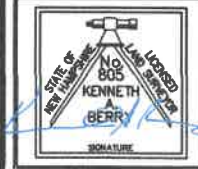
GRAPHIC SCALE



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 -
KENNETH A. BERRY LLS 805 DATE 8-13-18

MINOR SUBDIVISION
SUBDIVISION PLAN DETAIL
FOR GREEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : AUGUST 14, 2018
FILE NO. : DB 2018 - 085



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.

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- GRANITE BOUND (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- TREE W/ BARBED WIRE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- TO BE SET
- FND
- TYP
- S.C.R.D. TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS

NORWAY PLAINS
IRON BOUND
~FND~ +.5'
NH GRID COORDINATES:
N:295444.84
E:1148420.68
ELEV:483.62

TEST PIT DATA:

TEST PIT #5

0-10" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
10-15" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
15-19" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE,
COMMON MOTTLES

E.S.H.W.T. @ 19"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #6

0-6" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-19" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
19-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE,
COMMON MOTTLES

E.S.H.W.T. @ 12"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

TEST PIT #6A

0-6" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12" 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
12-22" 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
22-55" 10YR 6/4, FINE LOAMY SAND, GRANULAR, FRIABLE,
COMMON MOTTLES

E.S.H.W.T. @ 12"
GROUND WATER @ N/A
REFUSAL @ N/A
P = 18 MIN/IN

ROAD NOTE:

MEADERBORO ROAD IS A 4 ROD WIDE LAYOUT, LAYOUT RECORD FOUND IN ROCHESTER BOOK 1, PAGE 410, DATED MARCH 25, 1768 FRONT BOUNDARY LINE WAS CONSTRUCTED USING THE EXISTING STONEWALLS TO CREATE THE CENTER LINE AND HOLDING 33' WIDE.

THIS PORTION OF MEADERBORO ROAD IS PUBLIC, PAVED, AND UNDER NH DOT CONTROL.

PLAN REFERENCES:

- "SUBDIVISION PLAN, MEADERBORO ROAD FARMINGTON & ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR THE JOHN F. SCRUTON AND SANDRA G. SCRUTON REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2017 S.C.R.D.: PLAN # 115-044
- "SUBDIVISION PLAN, 1214 MEADERBORO ROAD ROCHESTER, STRAFFORD COUNTY, NH, FOR DANIEL L. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2016 S.C.R.D.: PLAN # 112-016
- "LOT LINE REVISION PLAN, CROWN POINT, EVANS ROAD & SHEEPBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR NORMAN P. VETTER REVOCABLE TRUST, STACIA R. VETTER REVOCABLE TRUST, NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 2015 S.C.R.D.: PLAN # 110-044
- "SUBDIVISION PLAN, TAX MAP 232-10-2 ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUSTS" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2010 S.C.R.D.: PLAN # 101-095

PLAN REFERENCES CONTINUED:

- "LOT LINE REVISION PLAN, 100 MEADERBORO ROAD & 19 EVANS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR: WILLIAM D. VICKERY REV. TRUST & NATALIE S. VICKERY REV. TRUST AND CAROLE H. BOHNER REV. TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2010 S.C.R.D.: PLAN # 99-052
- "SUBDIVISION PLAN, MEADERBORO ROAD ROCHESTER, NH, FOR MATTHEW G. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2006 S.C.R.D.: PLAN # 96-009
- "SUBDIVISION PLAN, EVANS ROAD ROCHESTER, NH, FOR WILLIAM D. & NATALIE S. VICKERY REVOCABLE TRUST" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2005 S.C.R.D.: PLAN # 85-066
- "SUBDIVISION PLAN, CROWN POINT ROAD & SHEEPBORO ROAD ROCHESTER, NH, FOR WILLIAM & NATALIE VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 2003 S.C.R.D.: PLAN # 73-009
- "SUBDIVISION OF LAND, EVANS ROAD ROCHESTER, N.H. FOR: ROBERT M. WYMAN" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1998 S.C.R.D.: PLAN # 48-081

PLAN REFERENCES CONTINUED:

- "EASEMENT PLAN OVER LAND OF FRANK G. SCRUTON, MEADERBORO ROAD ROCHESTER, NEW HAMPSHIRE, FOR: NEW ENGLAND TELEPHONE AND TELEGRAPH CO." BY: DURIGN, VERRA AND ASSOCIATES, INC. DATED: JANUARY 11, 1985 S.C.R.D.: PLAN # 41A-057
- "LOT LINE REVISION, ROCHESTER, N.H., FOR: GREAT MEADOW TRUST & FRANK J. & PAULINE E.P. SCRUTON" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: AUGUST 1991 S.C.R.D.: PLAN # 40-050
- "PROPOSED SUBDIVISION LAND OF EDWIN & MARY BEAN, FOUR ROD ROAD & MEADERBORO ROADS ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: OCTOBER 27, 1989 S.C.R.D.: PLAN # 37A-084 ALSO ON FILE AT THIS OFFICE, FILE #: DB 1989-061
- "SUBDIVISION OF LAND IN FARMINGTON, N.H. FOR: PAULINE SCRUTON" BY: GREGORY BUCK, LLS DATED: SEPTEMBER 30, 1989 S.C.R.D.: PLAN # 37A-033
- "PROPOSED SITE REVIEW FOR SANDY TREMBLAY & LAURIE BERKOWITZ, MEADERBORO ROAD, ROCHESTER, N.H." BY: BERRY SURVEY & ENGINEERING DATED: JUNE 27, 1988 S.C.R.D.: PLAN # 35-043 ALSO ON FILE AT THIS OFFICE, FILE #: DB 1988-82
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILLIAM D. & NATALIE S. VICKERY" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: SEPTEMBER 29, 1987 S.C.R.D.: PLAN # 33A-046

NOTES CONT.:

- TEST PITTING ON SOME OF THE LOTS WITHIN THIS SUBDIVISION REVEALED SEASONAL HIGH WATER TABLES WITHIN 24" OF THE SURFACE. TEST HOLE DATA CAN BE FOUND AT THE CITY OF ROCHESTER PLANNING OFFICE AND LOCATIONS ON THE ENCLOSED PLAN SET. IT IS INCUMBENT ON THE FUTURE OWNERS / BUILDERS TO REVIEW THIS INFORMATION AND BUILD / DEVELOP USING KNOWN BEST MANAGEMENT PRACTICES FOR THESE CONDITIONS. (FILL / FOUNDATION DRAINAGE)
- THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO AROUND THEM WITH TYPICAL FOUNDATION DRAIN CONSTRUCTION.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.

WETLAND NOTE:

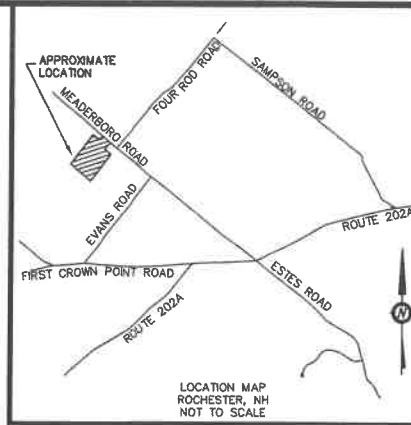
THE WETLAND DELINEATION WAS COMPLETED MAY, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATION METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DAMON BURT, CERTIFIED WETLAND SCIENTIST #163

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY:
DATE:

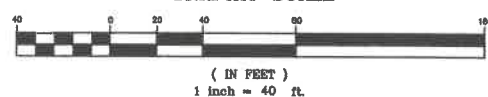
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 8-13-18



NOTES:

- OWNER: D & J SCRUTON 2016 REVOCABLE TRUST SCRUTON, DANIEL L. & JUDY A. TRUSTEES 162 ROCKHOUSE ROAD SENOIA, GA 30276-3440
- APPLICANT: GROEN CONSTRUCTION, INC. 120 WASHINGTON STREET, SUITE 302 ROCHESTER, NH 03839
- TAX MAP 232, LOT 13
- LOT AREA: 2,693,568 Sq. Ft., 61.83 Ac.
- S.C.R.D. BOOK 4505, PAGE 583
- ZONING: (AG) AGRICULTURAL DISTRICT MINIMUM FRONTAGE ~ 150.0' MINIMUM LOT SIZE ~ 45,000 Sq. Ft. FRONT SETBACK ~ 20' REAR SETBACK ~ 20' SIDE SETBACK ~ 10' WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 35' MAX. BUILDING FOOTPRINT: 30% MAX. LOT COVERAGE: 35%
- 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 #33017C01950, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,388.
- LOT 13-2 WILL REQUIRE NHDES SUBDIVISION APPROVAL. LOT 13-2 IS PROPOSED TO BE A SINGLE FAMILY LOT SERVICED BY ON SITE WELL AND SEPTIC SYSTEM. SEE CORRESPONDING MAJOR SUBDIVISION FOR LOT 13. THE CURRENT USE OF THE PROPERTY IS VACANT LAND
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 232, LOT 13 INTO 2 INDIVIDUAL RESIDENTIAL LOTS. THIS IS A 3 SHEET PLAN SET. SHEET ONE IS AN EXISTING CONDITIONS PLAN, SHEET TWO IS THE SUBDIVISION DETAIL AND SHEET THREE IS THE SUBDIVISION TOPOGRAPHY SHEET. SHEET TO BE RECORDED AT S.C.R.D. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- SEE S.C.R.D. BOOK 4434, PAGE 831 FOR MENTION OF A 20' WIDE EASEMENT FOR ACCESS TO KIMBALL CEMETERY.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE
- EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION
- A NH DOT PERMIT WILL BE REQUIRED FOR DRIVEWAYS ON BOTH LOTS.

GRAPHIC SCALE



MINOR SUBDIVISION

SUBDIVISION PLAN TOPOGRAPHY
FOR GROEN CONSTRUCTION, INC.
LAND OF
D & J SCRUTON 2016 REVOCABLE TRUST
122 MEADERBORO ROAD
ROCHESTER, NH 03867
TAX MAP 232, LOT 13

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: AUGUST 14, 2018
FILE NO.: DB 2018 - 085

