

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

City of Rochester, New Hampshire

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

Date: 6/8/18 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 #: 103; Lot #(s): 94; Zoning district: R 2

Property address/location: 4 Main Street

Name of project (if applicable): M3 Development

Size of site: .44 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): M3 Development LLC

Mailing address: 42 Sullivan Farm Dr, Rochester, NH 03868

Telephone #: 603-978-7058 Email: wsmeroff@eddatasolutions.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Kenneth A Berry, PE, LLS

Name (include name of individual): Daniel O'Lone, Project Manager

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

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: d.olone@BerrySurveying.com Professional license #: 14243

Proposed project

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

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

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

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

Continued Minor Subdivision Plan application Tax Map: 103 Lot: 94 Zone R 2)

Wetlands: Is any fill proposed? no ; area to be filled: _____; buffer impact? _____

Comments

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

See 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: W. Scott Murphy, Manager

Date: 6/11/18

Signature of applicant/developer: _____

Date: _____

Signature of agent: DDR

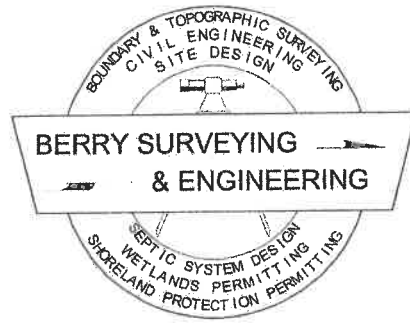
Date: 6-11-18

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: W. Scott Murphy, Manager

Date: 6/11/18



BERRY SURVEYING & ENGINEERING

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

June 12, 2018

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

RE: Proposed Minor Subdivision
M3 Development, LLC
Main Street, Rochester, N.H.
Narrative – Tax Map 103, Lot 94

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

On behalf of M3 Development, Berry Surveying & Engineering (BS&E) is filing a Minor Subdivision Application to subdivide Tax Map 103, Lot 94 into two separate lots.

Tax Map 103, Lot 94 is currently 19,340 SF, 0.44 Acres and is located in the R2 zone. It currently consists of a New Englander style house and barn and a large yard area. A majority of the lot is cleared. The applicant is looking to subdivide this into one lot which would support a single family house. These proposed lots meet the zoning requirements of the R2 zone. We have done a full boundary and topographical survey of the parcel. Damon Burt CWS, of Fraggie Rock Environmental, has walked the site and has found no wetlands. A letter to that effect is attached to this application.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING

Daniel J. O'Lone
Project Manager

Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: M3 Development Map: 103 Lot: 94 Date: 6/8/18

Applicant/agent: Berry Surveying & Eng. Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>22</u> sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> letters of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>22</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



Fraggle Rock Environmental Services
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford NH 03884
603-969-5574
FRenvironmental@gmail.com

June 10, 2018

Wetland Review Report

4 Main Street
East Rochester
Lot 94

Fraggle Rock Environmental performed review of site for wetlands, based on the following standards:

Wetland Delineation/Review Standards

- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
- U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T, Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

Findings

No jurisdiction wetlands were noted on the property.

Sincerely,

A handwritten signature in black ink that reads "Damon E. Burt". The signature is written in a cursive, flowing style.

Damon E. Burt, CWS, CPESC
Fraggle Rock Environmental Services
NH Certified Wetland Scientist
Certified Professional in Erosion and Sediment Control

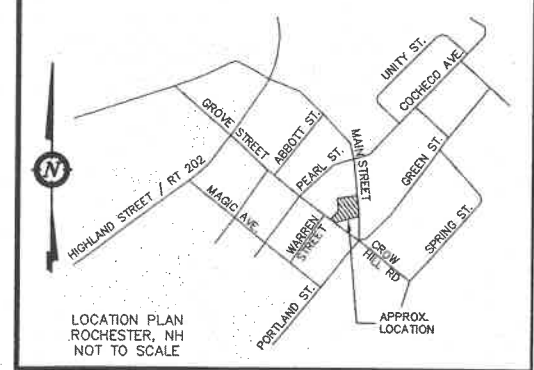
PLAN REFERENCES:

- 1.) "PLAN OF LAND, ERLON C. & SUSAN M. FURBUSH
EAST ROCHESTER, N.H."
BY: H.P. DOUGLAS, ENGINEER
DATED: JUNE, 1959
PLAN NOT RECORDED/ON FILE AT THIS OFFICE #HPD-81
- 2.) "PLAN OF PROPERTY OF COCHECO WOOLEN
MANUFACTURING CO., EAST ROCHESTER, NH"
BY: KENNETH L. JONES C.E.
DATED: JULY, 1936
S.C.R.D. PLAN #1, POCKET #8, FOLDER #1
- 3.) "SUBDIVISION PLAN PREPARED FOR BRENDA FURBUSH
EAST ROCHESTER, N.H."
BY: THOMAS F. MORAN INC.
DATED: JUNE 24, 1985
S.C.R.D. PLAN #27-89
- 4.) "PLAN FOR LINE AGREEMENT, WILLIAM A. LAMONTAGNE
ERLON C. FURBUSH, EAST ROCHESTER, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: JUNE 13, 1991
S.C.R.D. PLAN #735-343

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.

ROAD NOTE:

MAIN STREET IS A CLASS V. PAVED ROAD, 26 FEET WIDE PAVEMENT

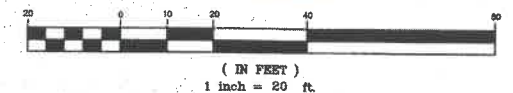


NOTES:

- 1.) OWNER: M3 DEVELOPMENT, LLC
42 SULLIVAN FARM DRIVE
ROCHESTER, N.H. 03866
- 2.) TAX MAP 103, LOT 94
- 3.) LOT AREA: 19,343 Sq. Ft. / 0.44 Ac.
- 4.) S.C.R.D. BOOK 4547, PAGE 785
- 5.) ZONING: RESIDENTIAL-2 (R2)
FRONTAGE ~ 60.0'
MINIMUM LOT SIZE ~ 6,000 Sq. Ft.
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 8.0'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 45%
MAX. BUILDING HEIGHT ~ 35.0'
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# -33017C02040, 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 MAY OF 2018, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 23,851.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARIES OF A 2 LOT SUBDIVISION ON TAX MAP 103, LOT 94.
- 10.) THIS IS A TWO SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 11.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

JUN 12 2018

GRAPHIC SCALE

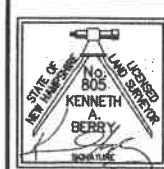


LEGEND:

- 3/4" REBAR W/ID CAP (TBS)
- IRON PIPE (FND)
- ⊙ COTTON GIN SPIKE (SET)
- ⊕ CATCH BASIN
- ⊖ DRAIN MANHOLE COVER
- ⊗ SEWER MANHOLE COVER
- ⊘ FIRE HYDRANT
- ⊙ UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- METAL FENCE
- POST & RAIL FENCE
- 6" TALL WOODEN PICKET FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- FND
- TBS
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 6-12-18

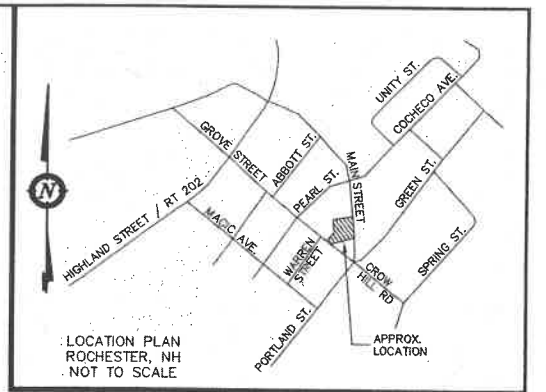


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 12, 2018
FILE NO. : DB 2018-059

PLAN REFERENCES:

- 1.) "PLAN OF LAND, ERLON C. & SUSAN M. FURBUSH EAST ROCHESTER, N.H." BY: H.P. DOUGLAS, ENGINEER DATED: JUNE, 1959 PLAN NOT RECORDED/ON FILE AT THIS OFFICE #HPD-81
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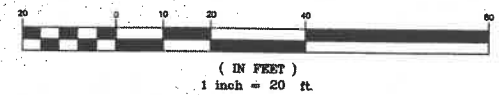
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- 11.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- 12.) COORDINATE THE NEW DRIVEWAY LOCATION WITH ROCHESTER DPW.

SOILS:

THE ENTIRE SITE IS MADE UP OF WDA SOIL:
WINDSOR LOAMY SAND, 0 TO 3% SLOPES
SEE WEBSOIL USDA-NRCS

GRAPHIC SCALE



LEGEND:

- 3/4" REBAR W/D CAP (TBS)
- IRON PIPE (FND)
- COTTON GIN SPIKE (SET)
- CATCH BASIN
- DRAIN MANHOLE COVER
- SEWER MANHOLE COVER
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- METAL FENCE
- POST & RAIL FENCE
- 6" TALL WOODEN PICKET FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- FND
- TBS
- TO BE SET
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

FINAL APPROVAL

ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
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