

Amendment to Approved Project
City of Rochester, New Hampshire

Case # 223-21-A-16 Property Address 24 Jeremiah Lane

Type of project: Site Plan ☐; Subdivision ☒; Lot Line Adjustment ☐; Other ☐

Project name Stuart Acres

Date of original Planning Board approval March 7, 2018

Description of amendment Changing of subdivision from 53 lots to 54 lots,
changing from 72 units to 74 units, shortening of Evelyn Drive 176 LF

Would this affect a wetland or wetland buffer or require a conditional use? Yes ☐ No ☒

Name of applicant or agent filling out this form Berry Surveying & Engineering

Mailing Address: 335 Second Crown Point Road, Barrington, NH 03825

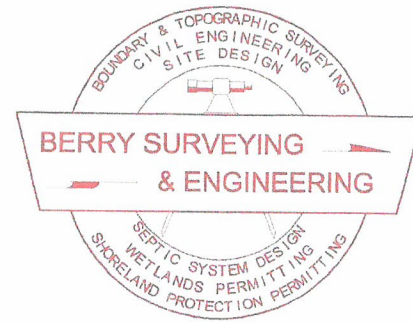
Phone Number: 603-332-2863 Email Address: crberry@metrocast.net
k.berry@berrysurveying.com

Please check box: Applicant ☐ Agent ☒

Please note: There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).

Signature of person completing form: [Signature] Date: 6-10-19

Signature of property owner (if different): [Signature] Date: 6-10-19



BERRY SURVEYING & ENGINEERING

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

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

June 11, 2019

RE: Revised Major Subdivision "Stuart Acres"
Real Estate Advisors Inc.
Evelyn Drive
Conservation Subdivision

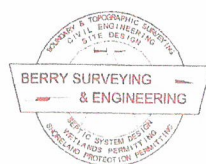
Mr. Chairman and Members of the Rochester Planning Board,

On behalf of our client, Real Estate Advisors Inc., Berry Surveying & Engineering (BS&E) is submitting a revised Major Subdivision Application for Stuart Acres. This is a 54 lot subdivision containing 74 units under the Conservation Subdivision Ordinance. The project had been approved by the City of Rochester in 2018. The owner/applicant has requested these changes in an attempt to reduce construction costs and increase the practicality of the subdivision. A list of the major revisions and changed requested by the applicant from the approved project, including a brief explanation of each are as follows:

- The number of lots in the subdivision has increased from 53 to 54 and the number of units has increased from 72 to 74. The numbering system of lots has also changed.
 - This change was requested by the applicant in an attempt to reach the maximum number of units allowed of 86 by the adjusted tract acreage approach for conservation subdivisions. The subdivision consist of 38 single family lots, 14 duplex lots (28 units), and 2 four-plex lots (8 units) for a total of 74 units. The changes in lot numbers are reflected in the Subdivision Plans and throughout the plan set.
- The length of Evelyn Drive has decreased by 176 linear feet.
 - This change was requested by the applicant to reduce construction and infrastructure costs. The shortening of the road was made possible by shifting lots to the west and utilizing what was formerly Open Space Area #1 for lot development. The Open Space is now one contiguous tract of land around the perimeter of the property. The shortening Evelyn Drive occurred between what was formerly road stations 12+71 – 21+08. Road grades have remained the same before and after these points. With this revision, the road grades that have remained unchanged are now shown between 0+00 – 12+71 and 19+32 – end.
- Curbing has been removed from a portion of Evelyn Drive.
 - Sloped granite curb has been removed from the left side of Evelyn Drive from 20+00 – 23+50 (formerly 21+76 - 25+26) to allow for open drainage and decrease construction costs. By utilizing open drainage as opposed to closed drainage, it

allows for sheet flow to occur. This increases the time of concentration for the subcatchment and delays the time that the peak rate of runoff occurs.

- Various easements have been revised across the entire project.
 - Grading & Drainage Easements, Utility Easements, and Access Easements have been revised as a result of lot, road, and grading changes. There are now 20 Easements for the entire project.
- The addition of Monastiero Drive.
 - Monastiero Drive is proposed across Lots 21-14 & 21-18 to provide access for the four-plex lots. Monastiero Drive is proposed to be approximately 460 linear feet in length. Further plans will be provided for this project phase at the required time for Site Review. Monastiero Drive is shown throughout this plan set in order to take into consideration the impervious surfaces and grading for sizing of stormwater best management practices (BMP's).
- Revising of the Phasing Plan.
 - The Phasing Plan has been revised to reflect the changes from the revised Evelyn Drive location as well as revised locations of stormwater BMP's. Four Phases are still included in the project.
- Removal of Rain Garden vegetation and revision of bio-media mixture/stone gradation.
 - All rain gardens are now proposed to be planted with grass. It has been found by UNH that there are no additional benefits to planting BMP's with anything other than grass. This also reduces cost of construction significantly for the contractor. The bio-media mixture and stone gradations have been updated to current BS&E standards.
- Rain Gardens #2, 4, & 5 have been revised and Rain Gardens #6 & 7 have been converted into detention areas.
 - Sediment forebays have been added into Rain Gardens #2, 4, & 5 to conform with the requirements put forth by Env Wq 1500. Rain Gardens #6 & 7 have been converted to Detention Area #P106 and #P107. This conversion was done to delay the peak rate of runoff received by Pocket Pond #57 and Rain Garden #4.
- Removal of the diversion berm/swale and drop inlet on Tax Map 223, Lot 21.
 - Due to the reduction in impervious cover across the site, the diversion berm/swale that was originally needed to attenuate the peak rate of run off is no longer necessary. The Diversion Berm Details Plan has been removed from the plan set.
- Removal of deep sumps from BMP outlet structures.
 - Deep sumps have been removed from outlet structures in all rain gardens. Deep sumps are typically utilized as a form of pre-treatment for a BMP. By the time stormwater reaches the outlet structure, treatment has already occurred, making these sumps unnecessary from a treatment and cost perspective.



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
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- Utility redesign in the relocated portion of Evelyn Drive.
 - This included redesign of the sewer main, water main, gas main, services, and drainage infrastructure in this portion of Evelyn Drive from 12+71 – 19+32.
- Minor sewer line adjustments in the unchanged area of Evelyn Drive.
 - These minor sewer main adjustments include moving of sewer manholes to avoid utility conflicts and updated pipe lengths from 1+00 – 7+00.
- Extension of the proposed water main in Evelyn Drive.
 - The 8" CLDI water main was extended from station 7+68 to station 3+00 in order to provide service to the lots that are now proposed in that area of the project. The water main ends with a fire hydrant as the previous design had.
- Revised fire hydrant locations.
 - With the extension of the water main on the southwestern portion of the project and the removal of 176 linear feet of road, the location of the fire hydrants have been revised. Fire hydrants are provided no more than 500 feet apart.
- Slope stabilization methods have been revised.
 - In areas of 3:1 or steeper slopes, original callouts of Curlexx II or VMAX3 have been revised to NAG Bionet SC 150, SC 125, or S 150. This change was done to bring slope stabilization methods to current BS&E standards.
- Sheets E101 & E102 have been revised.
 - These plans have been revised to conform to current Alteration of Terrain requirements and reflect the changes in slope stabilization methods preferred by BS&E.
- Removal of trees along the 25 foot wetland buffer at the eastern portion of the site.
 - These trees have been removed from this buffer, as lot development is no longer proposed in this area of the parcel.

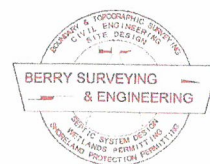
There are several other small changes to the project that occurred as a result of decreasing the length of Evelyn Drive. These changes that have been mentioned are considered the most critical items within the Subdivision.

Please do not hesitate to contact us regarding these changes,

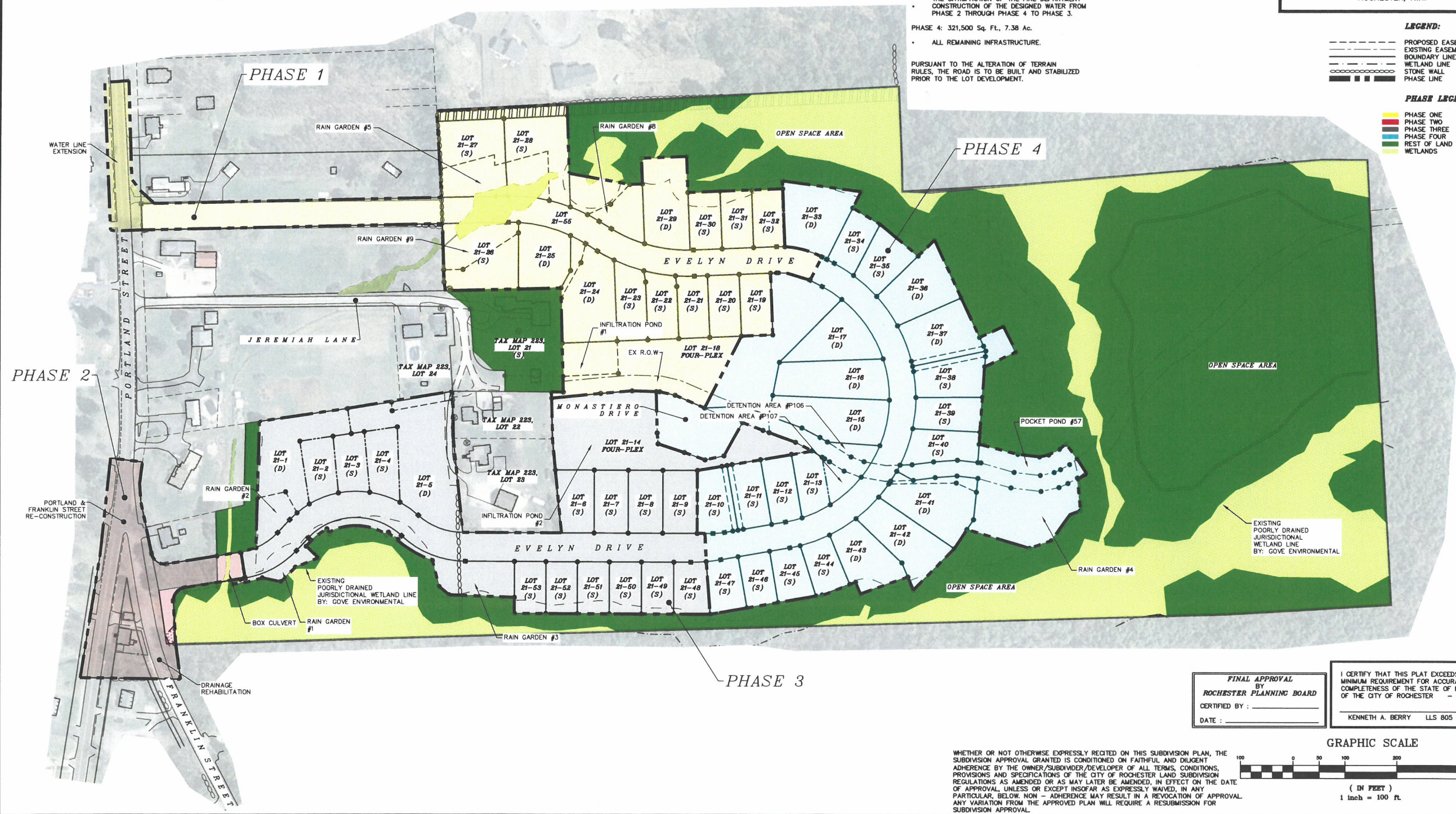
BERRY SURVEYING & ENGINEERING

Christopher R. Berry,
Principal, President


Kevin R. Poulin, EIT
Engineering Technician



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DISTURBANCE PER PHASES:

PHASE 1: 216,000 Sq. Ft., 4.98 Ac.

- WATERLINE AND SEWER EXTENSIONS TO EVELYN DRIVE.
- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 33+25 TO 19+50
- CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT

PHASE 2: 24,450 Sq. Ft., 0.56 Ac.

- INFRASTRUCTURE PROPOSED AS PART OF THE INTERSECTION RE-DESIGN OF PORTLAND AND FRANKLIN STREET.
- SEWER EXTENSION TO THE PROJECT SITE
- CONSTRUCTION OF EVELYN DRIVE TO 2+00 WITH A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT

PHASE 3: 213,000 Sq. Ft., 4.89 Ac.

- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 2+00-11+00
- CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT
- CONSTRUCTION OF THE DESIGNED WATER FROM PHASE 2 THROUGH PHASE 4 TO PHASE 3.

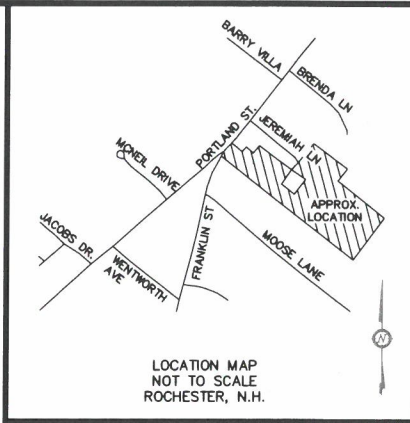
PHASE 4: 321,500 Sq. Ft., 7.38 Ac.

- ALL REMAINING INFRASTRUCTURE.

PURSUANT TO THE ALTERATION OF TERRAIN RULES, THE ROAD IS TO BE BUILT AND STABILIZED PRIOR TO THE LOT DEVELOPMENT.

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEWMARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE FOUR PHASES OF STUART ACRES.
- 6.) A TEMPORARY HAMMERHEAD WILL BE NEEDED IN THE VICINITY OF LOTS 19 AND 33. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE HAMMERHEAD IS REMOVED AND PROPER FRONTAGE IS CREATED.
- 7.) DURING ANY PHASE, IF MORE THAN 217,800 Sq. Ft. (5 Ac.) IS TO BE DISTURBED, AN ENVIRONMENTAL MONITOR IS REQUIRED. SEE SHEET E-101 FOR THE DEFINITION OF STABLE.



LEGEND:

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- WETLAND LINE
- STONE WALL
- PHASE LINE

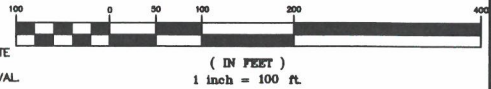
PHASE LEGEND:

- PHASE ONE
- PHASE TWO
- PHASE THREE
- PHASE FOUR
- REST OF LAND
- WETLANDS

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

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____

GRAPHIC SCALE



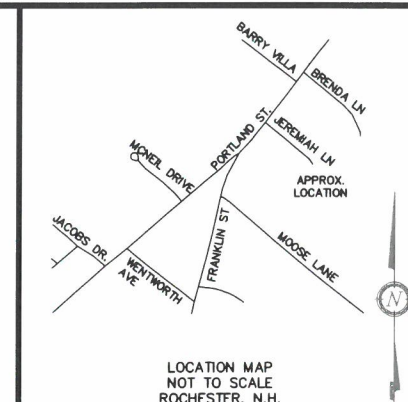
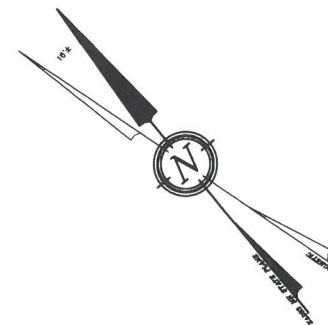
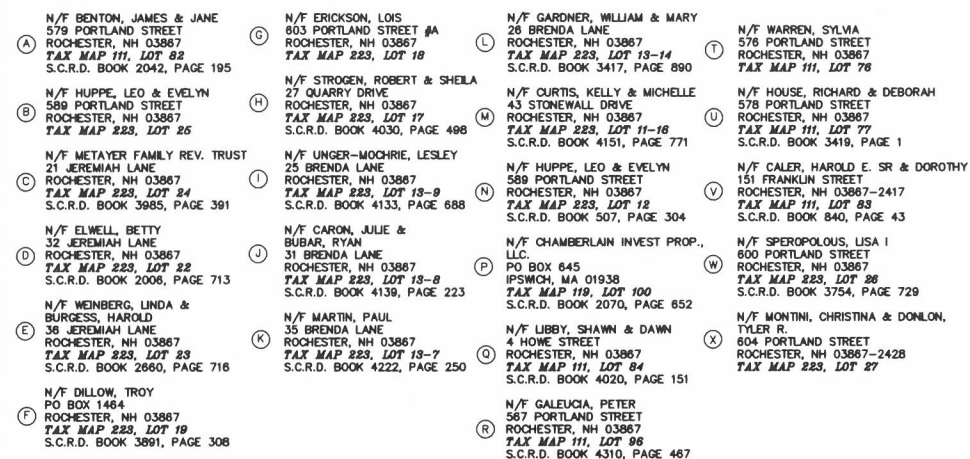
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED 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.

REVISION	DATE	DESCRIPTION

COLOR PHASING PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. = 100 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

STATE OF NEW HAMPSHIRE
NO. 805
KENNETH A. BERRY
SIGNATURE



REVISION	DATE	DESCRIPTION

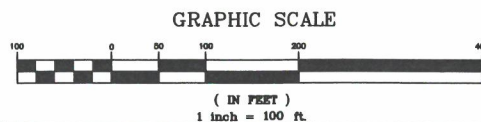
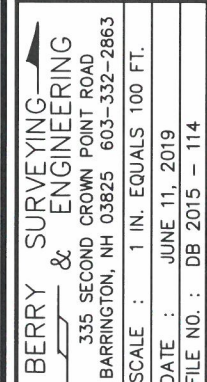
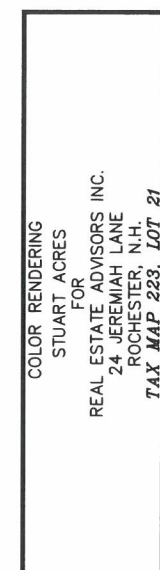
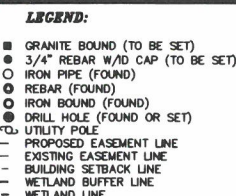


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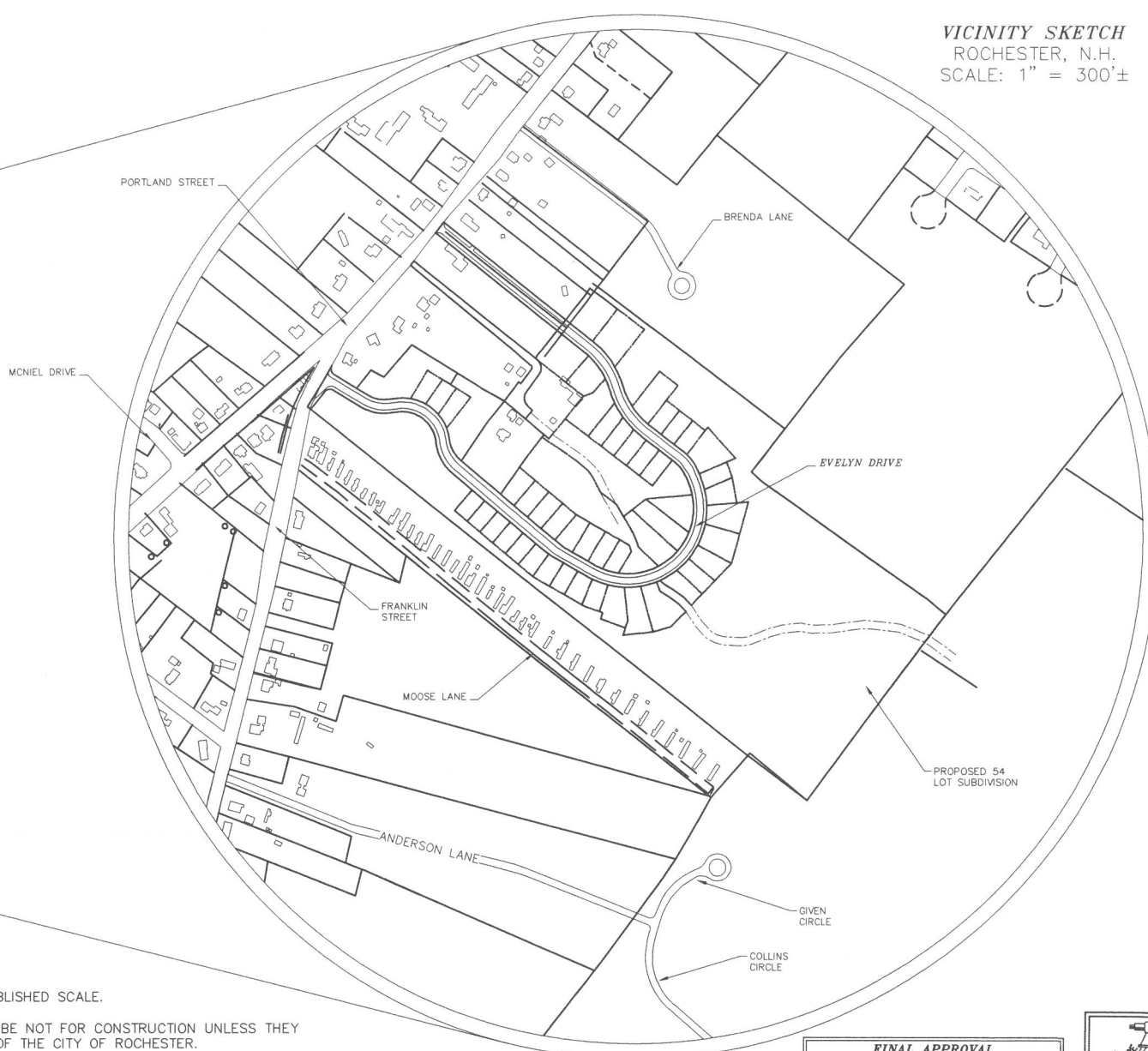
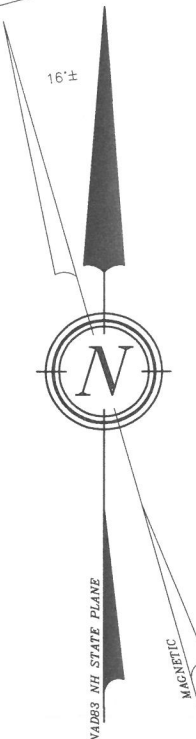
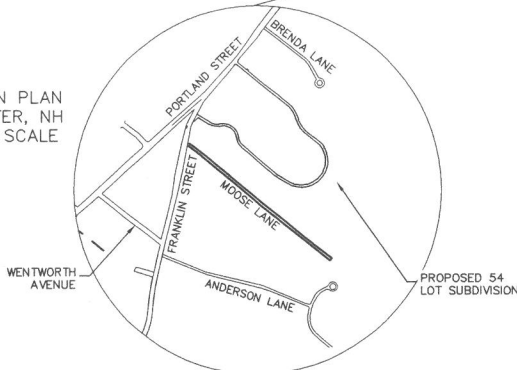
SHEET 1	- NEIGHBORHOOD PLAN
SHEET 2	- ABUTTERS AND REFERENCES
SHEET 3	- EXISTING CONDITIONS PLAN (100 SCALE)
SHEET 4-5	- EXISTING CONDITIONS PLANS (50 SCALE)
SHEET 6-7	- SITE SPECIFIC SOILS MAP
SHEET 8	- PHASING PLAN
SHEET 9	- SUBDIVISION OVERVIEW
SHEET 10-14	- SUBDIVISION DETAIL PLAN
SHEET 15	- SUBDIVISION OVERVIEW TOPOGRAPHY
SHEET 16-20	- SUBDIVISION DETAIL TOPOGRAPHY
SHEET 21	- LIMITS OF CONSTRUCTION PLAN
SHEET 22	- SITE PLAN - PORTLAND / EVELYN INTERSECTION
SHEET 23-29	- ROAD DESIGN SITE PLAN - EVELYN DRIVE
SHEET 30-31	- DRAINAGE OVERVIEW PLAN
SHEET 32	- GRADING PLAN & PROFILE - PORTLAND / FRANKLIN INTERSECTION
SHEET 33-39	- GRADING PLAN & PROFILE - EVELYN DRIVE
SHEET 40	- GRADING PLAN & PROFILE - MONASTIERO DRIVE
SHEET 41	- PIPE PROFILES
SHEET 42	- EXISTING TRAIL RECONSTRUCTION PROFILES
SHEET 43	- RAIN GARDEN #1 DETAILS (R-101)
SHEET 44	- RAIN GARDEN #2 DETAILS (R-102)
SHEET 45	- RAIN GARDEN #3 DETAILS (R-103)
SHEET 46	- RAIN GARDEN #4 DETAILS (R-104)
SHEET 47	- RAIN GARDEN #5 DETAILS (R-105)
SHEET 48	- DETENTION AREA #P106 & POCKET POND #57 DETAILS (P-106)
SHEET 49	- DETENTION AREA #P107 DETAILS (P-107)
SHEET 50	- RAIN GARDEN #6 DETAILS (R-108)
SHEET 51	- RAIN GARDEN #9 DETAILS (R-109)
SHEET 52	- INFILTRATION POND #1 DETAILS (R-110)
SHEET 53	- INFILTRATION POND #2 DETAILS (R-111)
SHEET 54	- OVERVIEW UTILITY DESIGN PLAN
SHEET 55	- UTILITY DESIGN PLAN - PORTLAND / FRANKLIN / EVELYN INTERSECTION
SHEET 56-62	- UTILITY DESIGN PLAN - EVELYN DRIVE
SHEET 63	- WATER MAIN EXTENSION PLAN PORTLAND STREET
SHEET 64	- UTILITY EASEMENT PLAN & PROFILE
SHEET 65	- EROSION & SEDIMENT CONTROL PLAN OVERVIEW
SHEET 66	- EROSION & SEDIMENT CONTROL PLAN - INTERSECTION
SHEET 67-73	- EROSION & SEDIMENT CONTROL PLAN - EVELYN DRIVE
SHEET 74-75	- CROSS SECTIONS - EVELYN DRIVE
SHEET 76-81	- SIGHT DISTANCE PLANS
SHEET 82-86	- TRAIL DESIGN PLAN & PROFILE
SHEET 87	- DE-WATERING PLAN
SHEET 88-89	- E101-E102 EROSION & SEDIMENT CONTROL DETAILS
SHEET 90	- D101 DRAINAGE DETAILS
SHEET 91	- BIO-SWALE #1 & 2 DETAILS (FRANKLIN ENTRANCE) (R-112)
SHEET 92	- BIO-SWALE #3 & 4 DETAILS (PORTLAND ENTRANCE) (R-113)
SHEET 93	- HEADWALL & BOX CULVERT DETAILS
SHEET 94-97	- C101-C104 CONSTRUCTION DETAILS
SHEET 98	- L101 LANDSCAPING DETAILS
SHEET 99-100	- U101-U102 UTILITY DETAILS

STUART ACRES
MAJOR SUBDIVISION PLAN AMMENDMENT
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

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.

VICINITY SKETCH
ROCHESTER, N.H.
SCALE: 1" = 300'±

LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE



OWNER: REAL ESTATE ADVISORS INC.
76 EXETER STREET
NEWMARKET, NH 03857

DEVELOPER: REAL ESTATE ADVISORS INC.
76 EXETER STREET
NEWMARKET, NH 03857

REQUIRED PERMITS:
~ NHDES WETLANDS PERMIT
~ NHDES SEWER EXTENSION PERMIT
~ NHDES ALTERATION OF TERRAIN PERMIT
~ US EPA NOI & SWPPP

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSWI, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

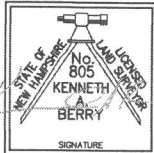
WETLAND & SOILS: GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR. BUILDING #2, UNIT H
EXETER, NH 03833
603-778-0644

INFILTRATION TEST PITS: STONEY RIDGE ENVIRONMENTAL LLC
229 PROSPECT MOUNTAIN RD.
ALTON, NH 03809
603-776-5825

GENERAL PLAN SET NOTES:

- 1.) 11x17" PLANS ARE HALF THE PUBLISHED SCALE.
- 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE CITY OF ROCHESTER.
- 3.) BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE CEO AS DIRECTED IN THE MANUAL.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :



REVISION	DATE	DESCRIPTION

PROPOSED MAJOR SUBDIVISION PLAN AMMENDMENT
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS AS NOTED FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 805
LICENSED PROFESSIONAL ENGINEER

ABBREVIATION LEGEND:

S.G.C. SLOPED GRANITE CURB
V.G.C. VERTICAL GRANITE CURB
E.O.P. EDGE OF PAVEMENT
B.C.C. BITUMINOUS CONCRETE CURB
BITUM. BITUMINOUS
E.O.P. EDGE OF PAVEMENT
E.S.H.W.T. ESTIMATE SEASONAL HIGH WATER TABLE
TYP. TYPICAL
T. BLOCK THRUST BLOCK
CONC. CONCRETE
U.G.E. UNDER GROUND ELECTRIC / UTILITY
U.D. UNDER DRAIN
F.E.S. FLARED END SECTION
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
F.G. FINISHED GRADE
E.G. EXISTING GRADE
T.W. TRAVELED WAY
T.B.R. TO BE REMOVED
'/, FEET / FEET

SSL () ~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL () ~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB () ~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL () ~ [SIZE] SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL () ~ [SIZE] DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

EXISTING LEGEND:

IRON BOUND ~TBS~
IRON BOUND ~FND~
GRANITE BOUND ~FND~
STONE BOUND ~FND~
UTILITY POLE
GUY WIRE
CURB STOP
GATE VALVE
GAS VALVE
FIRE HYDRANT
CATCH BASIN
SEWER MANHOLE
SINGLE POST SIGN
TEST PIT
TREE

BUILDING SETBACK LINE
EASEMENT LINE
GAS LINE
WATER LINE
SEWER LINE
OVERHEAD UTILITIES
HIGHWAY FENCE
SOILS LINE
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EXISTING CULVERT PIPE

EXISTING AREAS OF GREATER THAN 25% SLOPE

EXISTING AREAS OF GREATER THAN 15% SLOPE

ZONE LINE

EDGE OF JURISDICTIONAL WETLANDS

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	SYMBOL	POST SIZE & QUANTITY
R1-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	RED	WHITE	WHITE	-	U-CHANNEL (3)
R2-1	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	8	WHITE	BLACK	BLACK	-	U-CHANNEL (8)
W1-8L	24"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	2	YELLOW	BLACK	BLACK	-	U-CHANNEL (2)
R7-107	12"x18"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	TL - RED TR - WHITE BTM - WHITE	WHITE RED RED	RED	-	U-CHANNEL (1)

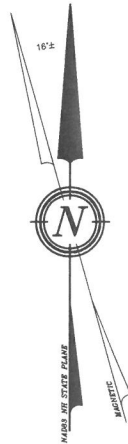
GIS SKETCH
ROCHESTER, N.H.
SCALE: 1" = 200'±



PROPOSED LEGEND:

UTILITY POLE
UTILITY PADS
SEWER MANHOLE
WATER SHUT OFF / VALVE
HYDRANT
THRUST BLOCK
LIGHTING
CATCH BASIN / DRAIN MANHOLE
SIGNAGE
LAMP
CONTOUR MINOR
CONTOUR MAJOR
SPOT GRADE
CULVERT W/ FLARED END SECTION (F.E.S.)
DETAIL SHEET / DETAIL
TREE LINE
CENTER LINE
UNDERGROUND UTILITY
TRANSFORMER / J.BOX
UNDER DRAIN
WATER LINE
SEWER LINE
GAS LINE
SILT FENCE / EROSION MIX BERM
FILTREXX 12" SILT SOXX
ORANGE CONSTRUCTION PERIMETER FENCE
50' WETLANDS BUFFER
25' WETLANDS BUFFER
PHASE LINE
EASEMENT
(S) SINGLE FAMILY LOT
(D) DUPLEX LOT
MULCH BERM
STOCK PILE
PROPOSED RIP-RAP

SIGN ID NUMBER	SIGN SIZE (WIDTH x HEIGHT)	SIGN	TEXT DIMENSIONS	NO. OF SIGNS	BACKGROUND	LEGEND	BORDER	SYMBOL	POST SIZE & QUANTITY
W3-1	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	3	YELLOW	BLACK	BLACK	RED/WHITE	U-CHANNEL (3)
W1-3R	30"x30"		SEE STANDARD HIGHWAY SIGNS 2004 EDITION PUBLISHED BY USDOT - FHWA	1	YELLOW	BLACK	BLACK	-	U-CHANNEL (1)



REVISION	DATE	DESCRIPTION

NEIGHBORHOOD PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH BERRY
SIGNATURE

PLAN REFERENCES:

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111--LOT 82 & MAP 223--LOT 21 PORTLAND ST., ROCHESTER, N.H."
BY: MOTT SURVEY COMPANY, LLC
DATED: DECEMBER 6, 2007
S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 18, 2008
S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 3, 2002
S.C.R.D.: PLAN #68-4
- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY"
BY: NORWAY PLAINS ASSOCIATES
DATED: JUNE 2006
S.C.R.D.: PLAN #86-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: DECEMBER 2004
S.C.R.D.: PLAN # 82-17
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-78
- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: NOVEMBER 2007
S.C.R.D.: PLAN # 93-42
- 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE"
BY: AMES MSC ARCHITECTS & ENGINEERS
DATED: SEPTEMBER 20, 2006
S.C.R.D.: PLAN # 93-79
- 9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H."
BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS
DATED: JUNE 1976
S.C.R.D.: PLAN # 17A-49

ABUTTERS:

N/F TUTTLE, JASON K. & BRENDA L.
70 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-35
S.C.R.D.: BOOK 1924, PAGE 470

N/F BELAIR, ROBIN
62 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-31
S.C.R.D.: BOOK 4005, PAGE 114

N/F DESIMONE, RICHARD
P.O. BOX 1413
ROCHESTER, NH 03866-1413
TAX MAP 111, LOT 84-27
S.C.R.D.: BOOK 4324, PAGE 025

N/F PLACE, ALAN & SANDRA
46 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-23
S.C.R.D.: BOOK 1218, PAGE 334

N/F BENTZLER, EDWARD W.
& DONNA L.
36 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-18
S.C.R.D.: BOOK 3363, PAGE 375

N/F LAMBERT, SCOTT M.
& BELAIR, KERRI L.
34 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-17A
S.C.R.D.: BOOK 3413, PAGE 897

N/F ORDWAY, CHRIS
32 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-16
S.C.R.D.: BOOK 4573, PAGE 409

N/F HILTON, GORDON R.
30 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-15
S.C.R.D.: BOOK 4233, PAGE 505

N/F HARDY, RUSSELL
& MARIE E.
28 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-14
S.C.R.D.: BOOK 1308, PAGE 681

N/F GALLOP, CARRIE & REBECCA
24 COLEMAN STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-13
S.C.R.D.: BOOK 4350, PAGE 999

N/F ONIELL, KATHLEEN
& JEFFREY J.
24 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-12
S.C.R.D.: BOOK 3830, PAGE 0002

N/F WHITTEN, TERI L.
72 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-36
S.C.R.D.: BOOK 2042, PAGE 353

N/F TREMBLAY, AUSTIN
64 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-32
S.C.R.D.: BOOK 4262, PAGE 200

N/F TUTTLE, ADAM E.
56 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-28
S.C.R.D.: BOOK 3984, PAGE 115

N/F MACDOUGALL, SAMANTHA
48 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-24
S.C.R.D.: BOOK 4207, PAGE 457

N/F LIBBY, SHAWN
& DAWN
4 HOWE STREET
ROCHESTER, NH 03867-3727
TAX MAP 111, LOT 84-21
S.C.R.D.: BOOK 4233, PAGE 278

N/F REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
TAX MAP 223, LOT 21
S.C.R.D.: BOOK 4323, PAGE 128

N/F MARTIN, PAUL A.
35 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-7
S.C.R.D.: BOOK 4222, PAGE 250

N/F HUPPE, LEO
& EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 12
S.C.R.D.: BOOK 507, PAGE 304

N/F BRUNELLE, DAVID S.
& ARTHUR E.
6 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-3
S.C.R.D.: BOOK 2178, PAGE 23

N/F RICHEY, PAULA
12 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-6
S.C.R.D.: BOOK 3335, PAGE 123

N/F PINEO, SHARON
20 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-10
S.C.R.D.: BOOK 2233, PAGE 321

N/F CROSSAN, MICHAEL
74 MOOSE LANE
ROCHESTER, NH 03867-2466
TAX MAP 111, LOT 84-37
S.C.R.D.: BOOK 4493, PAGE 167

N/F STARKEY, RICHARD G.
& DIANE M.
66 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-33
S.C.R.D.: BOOK 2114, PAGE 746

N/F RAND, DONALD E.
& CYNTHIA R.
235 WALNUT STREET
ROCHESTER, NH 03867-4204
TAX MAP 111, LOT 84-29
S.C.R.D.: BOOK 3012, PAGE 0030

N/F SUTTON, KIMBERLY
50 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-25
S.C.R.D.: BOOK 3169, PAGE 935

N/F THOMPSON, JEFFREY R.
40 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-20
S.C.R.D.: BOOK 1713, PAGE 593

N/F UNGER-MOCHRIE, LESLEY
25 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-9
S.C.R.D.: BOOK 4133, PAGE 688

N/F GARDNER, WILLIAM S.
& MARY F.
26 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-14
S.C.R.D.: BOOK 3417, PAGE 890

N/F CHAMBERLAIN INVEST PROP LLC
P.O. BOX 645
IPSWICH, MA 01938-0645
TAX MAP 119, LOT 100
S.C.R.D.: BOOK 2070, PAGE 652

N/F GAGNE, RAYMOND
18 DAFFODIL HILL LANE
ROCHESTER, NH 03868
TAX MAP 111, LOT 84-4

N/F SABINS, WILLIAM T.
14 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-7
S.C.R.D.: BOOK 3553, PAGE 959

N/F RICE, SARA
22 MOOSE LANE
ROCHESTER, NH 03867-2416
TAX MAP 111, LOT 84-11
S.C.R.D.: BOOK 4166, PAGE 105

N/F FOGARTY, CLAIRE
76 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-38

N/F LIBBY, SHAWN R.
& DAWN J.
4 HOWE STREET
ROCHESTER, NH 03867-3727
TAX MAP 111, LOT 84-34
S.C.R.D.: BOOK 4233, PAGE 278

N/F HUNTER, JESSI
60 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-30
S.C.R.D.: BOOK 4410, PAGE 633

N/F DAVIS, JOHN L.
52 MOOSE LANE
ROCHESTER, NH 03867-2465
TAX MAP 111, LOT 84-26
S.C.R.D.: BOOK 4516, PAGE 502

N/F MOORE, WILLIAM C.
& HOLLY S.
44 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-22
S.C.R.D.: BOOK 2469, PAGE 238

N/F DEWHURST, CHRISTOPHER A.
42 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-21
S.C.R.D.: BOOK 2634, PAGE 796

N/F CARON, JULIA R.
& BUBAR, RYAN C.
31 BRENDA LANE
ROCHESTER, NH 03867-2474
TAX MAP 223, LOT 13-8
S.C.R.D.: BOOK 4139, PAGE 223

N/F CURTIS, KELLY J.
& MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03868-5916
TAX MAP 223, LOT 13-16
S.C.R.D.: BOOK 4151, PAGE 771

N/F LIBBY, SHAWN
& DAWN
4 HOWE STREET
ROCHESTER, NH 03867-3727
TAX MAP 111, LOT 84-1
S.C.R.D.: BOOK 4233, PAGE 278

N/F WARD, TIMOTHY SCOTT
10 MOOSE LANE
ROCHESTER, NH 03867
TAX MAP 111, LOT 84-5
S.C.R.D.: BOOK 4494, PAGE 923

N/F FOSTER, MELISSA
16 MOOSE LANE
ROCHESTER, NH 03867-2426
TAX MAP 111, LOT 84-8
S.C.R.D.: BOOK 3532, PAGE 773

N/F ERICKSON, LOIS
603 PORTLAND STREET #A
ROCHESTER, NH 03867-2437
TAX MAP 223, LOT 18
S.C.R.D.: BOOK 4370, PAGE 303

N/F DILLOW, TROY
P.O. BOX 1484
ROCHESTER, NH 03866-1464
TAX MAP 223, LOT 19
S.C.R.D.: BOOK 3891, PAGE 308

N/F ELWELL, BETTY B.
COVELLO, SUSAN
DONOVISH, PHYLLIS
32 JEREMIAH LANE
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 22
S.C.R.D.: BOOK 4403, PAGE 0597

N/F WEINBERG, LINDA
& BURGESS, HAROLD C.
36 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D.: BOOK 2660, PAGE 0716

N/F METAYER FAMILY REVOCABLE TRUST
METAYER, GERARD R.
& JOYCE
21 JEREMIAH LANE
ROCHESTER, NH 03867-2429
TAX MAP 223, LOT 24
S.C.R.D.: BOOK 3985, PAGE 391

N/F BENTON, ALFRED
& CYNTHIA
585 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 111, LOT 81
S.C.R.D.: BOOK 703, PAGE 191

N/F BENTON, JAMES A.
& JANE
579 PORTLAND STREET
ROCHESTER, NH 03867-2429
TAX MAP 111, LOT 82
S.C.R.D.: BOOK 2042, LOT 195

N/F CALER, HAROLD E.
& DOROTHY F.
151 FRANKLIN STREET
ROCHESTER, NH 03867-2417
TAX MAP 111, LOT 83
S.C.R.D.: BOOK 840, PAGE 43

N/F RUEL, CINDY
78 MOOSE LANE
ROCHESTER, NH 03867-2466
TAX MAP 111, LOT 84-39
S.C.R.D.: BOOK 4513, PAGE 949

N/F GALEUCIA, PETER W.
14 STRATHAM LANE
STRATHAM, NH 03885
TAX MAP 111, LOT 96
S.C.R.D.: BOOK 4310, PAGE 647

N/F MONTINI, CHRISTINA M &
DONLOW, R TYLER
604 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 223, LOT 27
S.C.R.D.: BOOK 4174, PAGE 779

N/F YORK, SALLY L.
600 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 28

N/F HOUSE, RICHARD E. & DEBORAH S.
578 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 111, LOT 77
S.C.R.D.: BOOK 3419, PAGE 1

N/F STROGEN, ROBERT
& SHIELA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 17
S.C.R.D.: BOOK 4030, PAGE 498

N/F WARREN, SYLVIA
576 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 111, LOT 76
S.C.R.D.: BOOK 1289, PAGE 520

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
- 2.) TAX MAP 223, LOT 21.
- 3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
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# - 33017C02040 & 33017C02120, 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 OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 10,749.80

ABUTTERS WITHIN 200':

N/F LEGER, JOHN L. & MARGARET E.
570 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 111, LOT 75
S.C.R.D.: BOOK 1289, PAGE 520

N/F THOMPSON, DONALD E. & MARY L.
564 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 111, LOT 74

N/F RADWAN, DOROTHY
584 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 111, LOT 78

N/F ROMANOVITZ, DANIEL KEITH & LISA
MARIE
590 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 223, LOT 27

N/F LEMIEUX, HELEN P.
596 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 111, LOT 80

N/F ARMSTRONG III, JAMES T. &
ELINOR L.
292 FORESIDE DRIVE
TOPSHAM, ME 04086
TAX MAP 111, LOT 97

N/F ADAMS, ERLON E. & JOANNE
599 PORTLAND STREET
ROCHESTER, NH 03867-2427
TAX MAP 111, LOT 98

N/F CATANO, LOUIS F. & PATRICIA M.
64 SPRUCE POND ROAD
STRAFFORD, NH 03884
TAX MAP 223, LOT 18-6

N/F DAVIDSON, PAUL J. & DEBORAH
236 PICKLE HILL ROAD
QUEENSBURY, NY 12804
TAX MAP 223, LOT 13-10

N/F LAIRD, MILLISSA A.
17 BRENDA LANE
ROCHESTER, NH 03867-2427
TAX MAP 223, LOT 13-11

N/F TRIPP III, ROBERT V.
13 BRENDA LANE
ROCHESTER, NH 03867-2427
TAX MAP 223, LOT 13-12 & 13

N/F BONNEY, H & S TRUSTEES
BONNEY REVOC. FAM TRUST
615 PORTLAND STREET
ROCHESTER, NH 03867-2427
TAX MAP 223, LOT 14

N/F MARTIN, CHARLES L. & DOROTHEA H.
611 PORTLAND STREET
ROCHESTER, NH 03867-2437
TAX MAP 223, LOT 15

N/F DONNELLY, CHRISTINE A. & DIONNE,
JUSTIN S.
606 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 223, LOT 28

DESCRIPTION	DATE	REVISION

ABUTTERS AND REFERENCES
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
LICENSED PROFESSIONAL ENGINEER

PLAN REFERENCES:

- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111-LOT 82 & MAP 223-LOT 21 PORTLAND ST., ROCHESTER, N.H." BY: MOTT SURVEY COMPANY, LLC DATED: DECEMBER 6, 2007 S.C.R.D.: PLAN # 7-439 BLA
- 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H." TAX MAP 223, LOT 21 BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 18, 2008 S.C.R.D.: PLAN # 103-15
- 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2002 S.C.R.D.: PLAN # 68-4

PLAN REFERENCES CONT.:

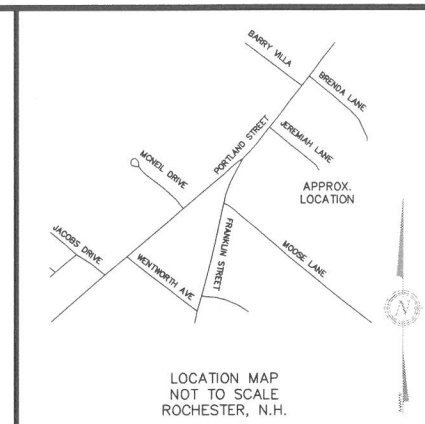
- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY" BY: NORWAY PLAINS ASSOCIATES DATED: JUNE 2006 S.C.R.D.: PLAN # 86-66
- 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C." BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2004 S.C.R.D.: PLAN # 82-17
- 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-78

PLAN REFERENCES CONT.:

- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2007 S.C.R.D.: PLAN # 93-42
- 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-79
- 9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H." BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS DATED: JUNE 1976 S.C.R.D.: PLAN # 17A-49

NOTES:

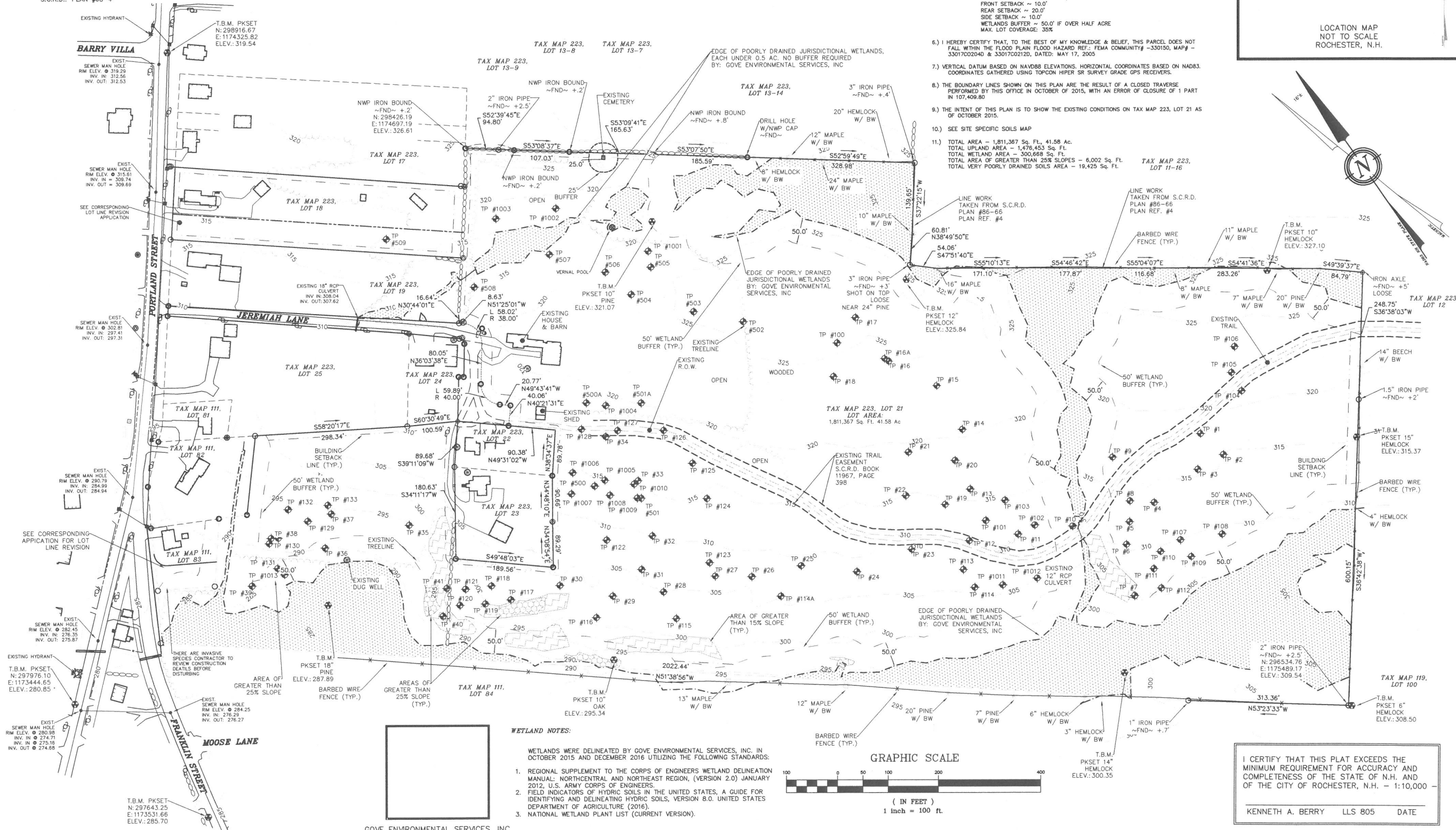
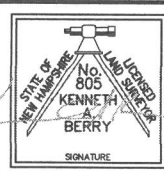
- 1.) OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEWARK, NH 03857
- 2.) TAX MAP 223, LOT 21.
- 3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION FRONTAGE ~ 60' MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft. MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft. FRONT SETBACK ~ 20.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 10.0' WETLANDS BUFFER ~ 50.0' 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 # - 33017002040 & 33017002120, 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 OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,408.80
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 21 AS OF OCTOBER 2015.
- 10.) SEE SITE SPECIFIC SOILS MAP
- 11.) TOTAL AREA ~ 1,811,367 Sq. Ft., 41.58 Ac. TOTAL UPLAND AREA ~ 1,476,453 Sq. Ft. TOTAL WETLAND AREA ~ 300,888 Sq. Ft. TOTAL AREA OF GREATER THAN 25% SLOPES ~ 6,002 Sq. Ft. TOTAL VERY POORLY DRAINED SOILS AREA ~ 19,425 Sq. Ft.



DESCRIPTION	DATE	REVISION

EXISTING CONDITIONS PLAN (100 SCALE) FOR STUART ACRES REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 223, LOT 21

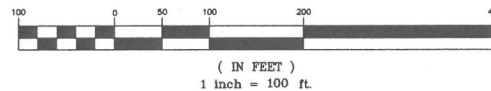
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863 SCALE: 1 IN. = 100 FT. DATE: JUNE 11, 2019 FILE NO.: DB 2015 - 114



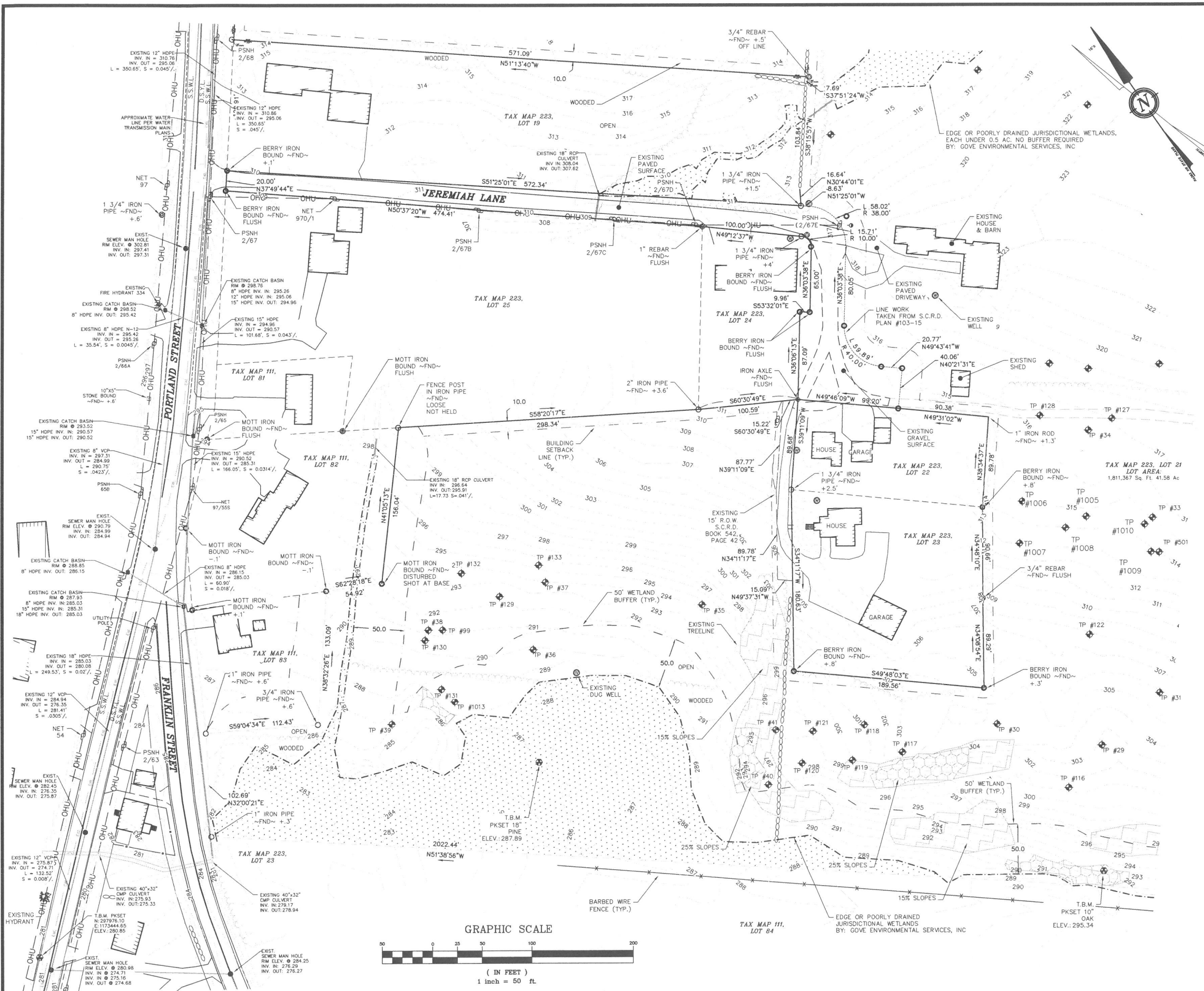
WETLAND NOTES:

- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2015 AND DECEMBER 2016 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

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



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21.

3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DOUPLE) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
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# ~ 33017002040 & 33017002120, 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 OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,409.80

9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 21 AS OF OCTOBER 2015.

WETLAND NOTES:

WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2015 AND DECEMBER 2016 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.

2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).

3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

GOVE ENVIRONMENTAL SERVICES, INC.

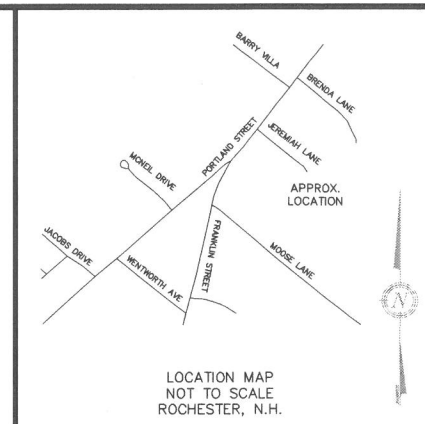
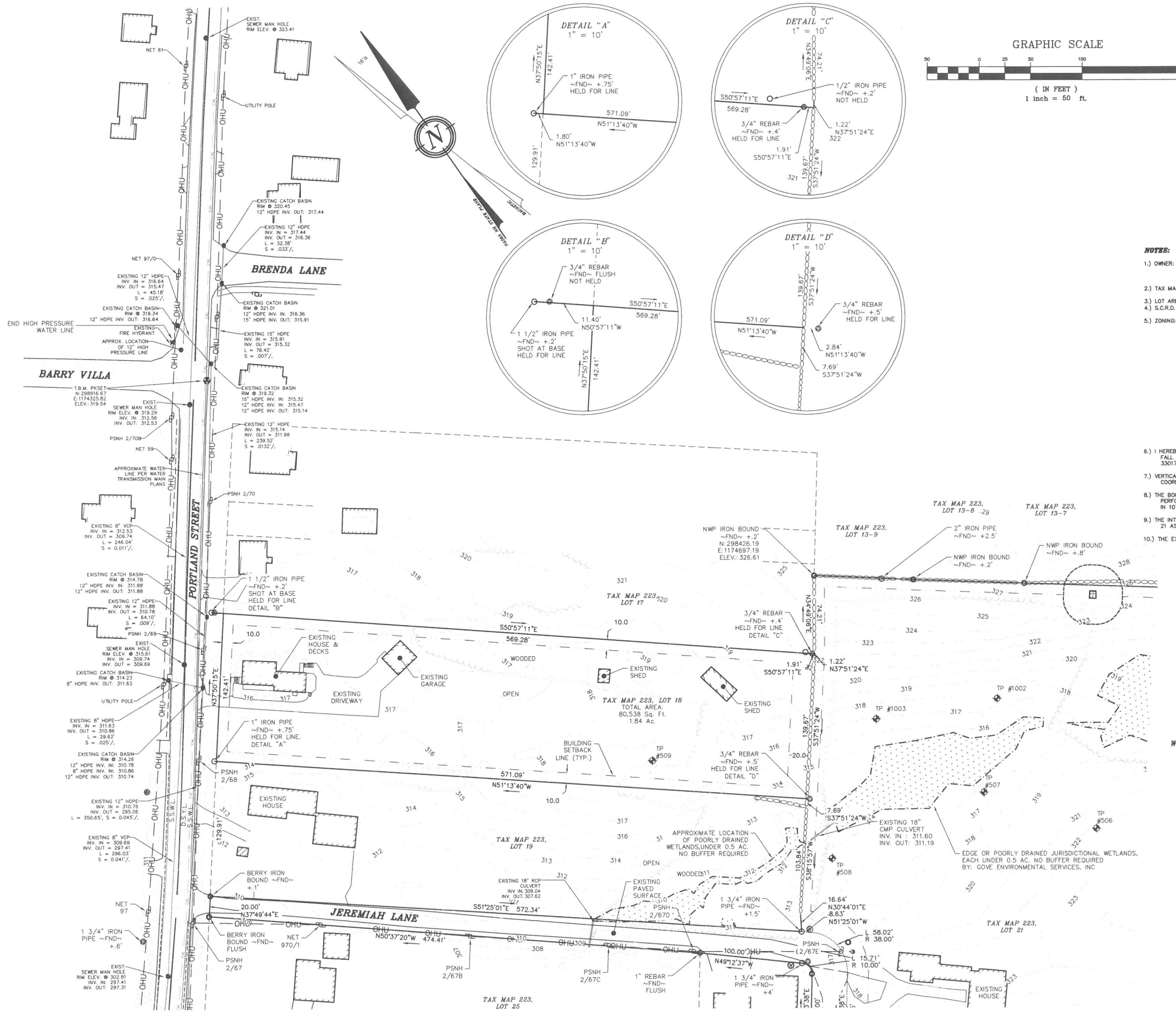
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -

KENNETH A. BERRY LLS 805 DATE

EXISTING CONDITIONS PLAN (50 SCALE)
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

SHEET 4 OF 100



- NOTES:**
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
 - 2.) TAX MAP 223, LOT 21.
 - 3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 8,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0' IF OVER HALF ACRE
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 HAZARD REF: FEMA COMMUNITY# ~ 330150, MAP# ~ 33017C02040 & 33017C02120, 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 OCTOBER OF 2015, WITH AN ERROR OF CLOSURE OF 1 PART IN 107,409.80
 - 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 223, LOT 18 & 21 AS OF OCTOBER 2015 & FEBRUARY 6, 2017.
 - 10.) THE EXISTING BUILDING ON LOT 18 IS A TRIPLEX WITH 3 SEPARATE UNITS.

- WETLAND NOTES:**
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2015 AND DECEMBER 2016 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

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

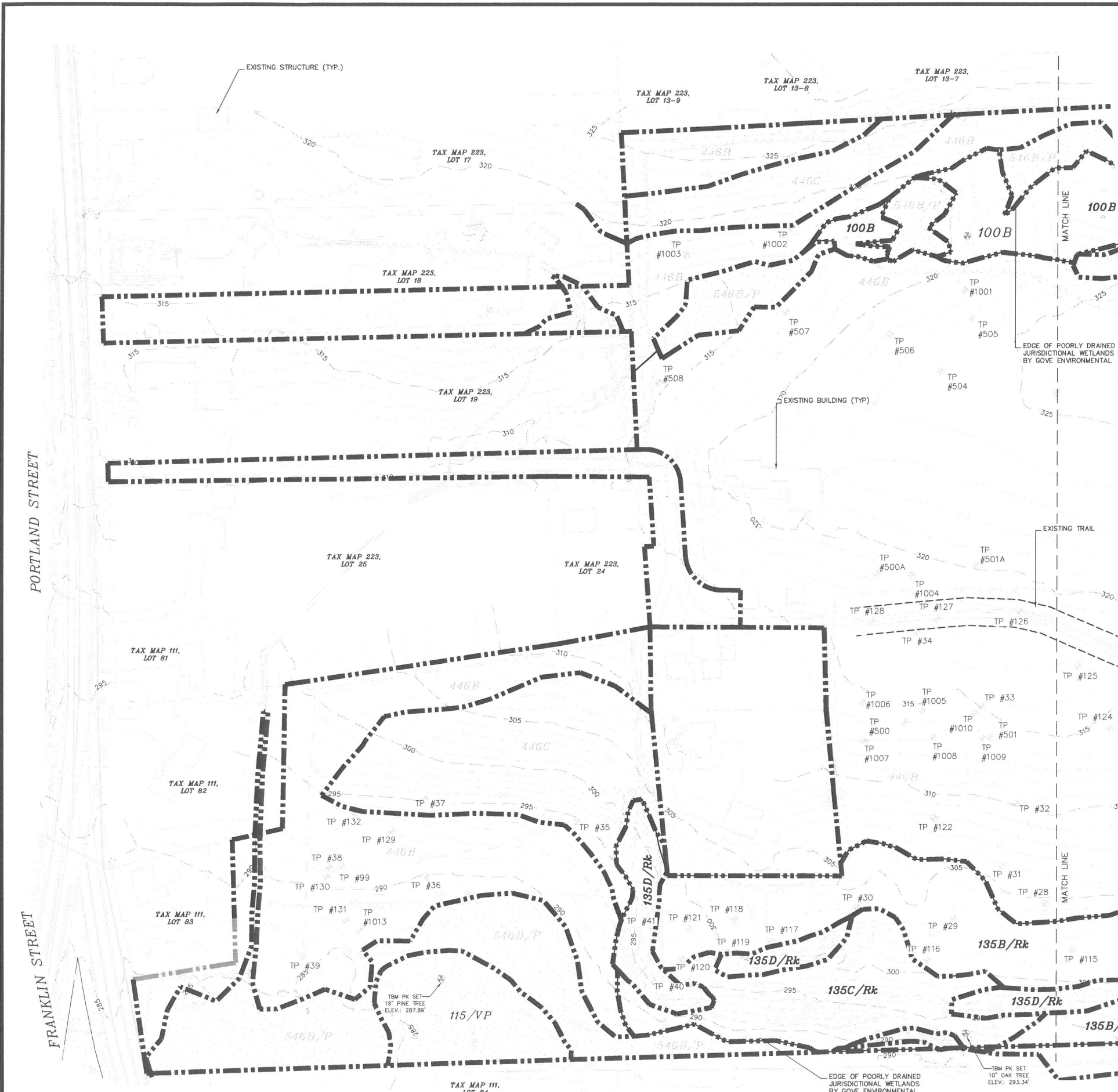
REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN (50 SCALE)
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

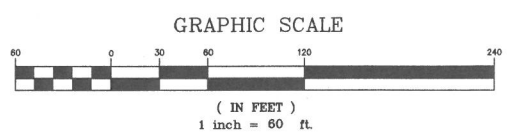
STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY
SIGNATURE

SHEET 5 OF 100



LEGEND:
===== SOIL LINE
446B SOIL SERIES

- NOTES:
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO REPRESENT THE SITE SPECIFIC SOILS ON TAX MAP 223, LOTS 21, AS DETERMINED BY GOVE ENV. SERVICES, INC.



SOILS LEGEND		
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
100	UDORTHENTS, WET SUBSTRATUM	B
115/VP	SCARBORO MUCK	D
135/Rk	CHATFIELD VARIANT (MODERATLEY WELL DRAINED) - NEWFIELDS COMPLEX	B
446	SCITUATE - NEWFIELDS COMPLEX	C
546/P	WALPOLE FINE SANDY LOAM	C
SLOPES: 0-8% B 8-15% C 15-25% D		
DENOMINATOR: /P = POORLY DRAINED /VP = VERY POORLY DRAINED /Rk = HALLOW TO BEDROCK		

- WETLAND NOTES:
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2015 AND DECEMBER 2016 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

TEST HOLES WERE CONDUCTED BY:
BERRY SURVEYING & ENGINEERING
AND INFILTRATION TEST PITS CONDUCTED BY:
STONE RIDGE ENVIRONMENTAL SERVICES

GOVE ENVIRONMENTAL SERVICES, INC
CWS

GOVE ENVIRONMENTAL SERVICES, INC
CSS

REVISION

DATE

DESCRIPTION

SITE SPECIFIC SOILS MAP
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 60 FT.

DATE : JUNE 11, 2019

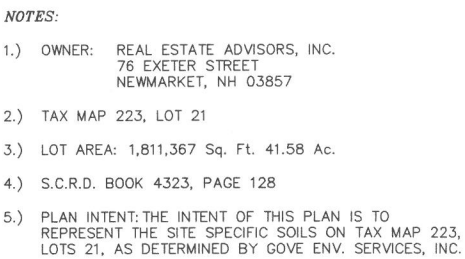
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LAND SURVEYOR

SIGNATURE

SHEET 6 OF 100

SOILS LEGEND			
SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP	
100	UDORTHENTS, WET SUBSTRATUM	B	
115/VP	SCARBORO MUCK	D	
135/Rk	CHATFIELD VARIANT (MODERATLEY WELL DRAINED) - NEWFIELDS COMPLEX	B	
446	SCITUATE - NEWFIELDS COMPLEX	C	
546/P	WALPOLE FINE SANDY LOAM	C	
SLOPES: 0-8% B 8-15% C 15-25% D		DENOMINATOR: /P = POORLY DRAINED /VP = VERY POORLY DRAINED /Rk = HOLLOW TO BEDROCK	



WETLAND NOTES:

WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2015 AND DECEMBER 2016 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

GOVE ENVIRONMENTAL SERVICES, INC
CWS

GOVE ENVIRONMENTAL SERVICES, INC
CSS

TEST HOLES WERE CONDUCTED BY:
BERRY SURVEYING & ENGINEERING
AND INFILTRATION TEST PITS CONDUCTED BY:
STONE RIDGE ENVIRONMENTAL SERVICES

REVISION	DATE	DESCRIPTION

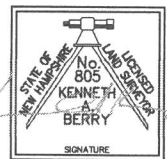
SITE SPECIFIC SOILS MAP
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

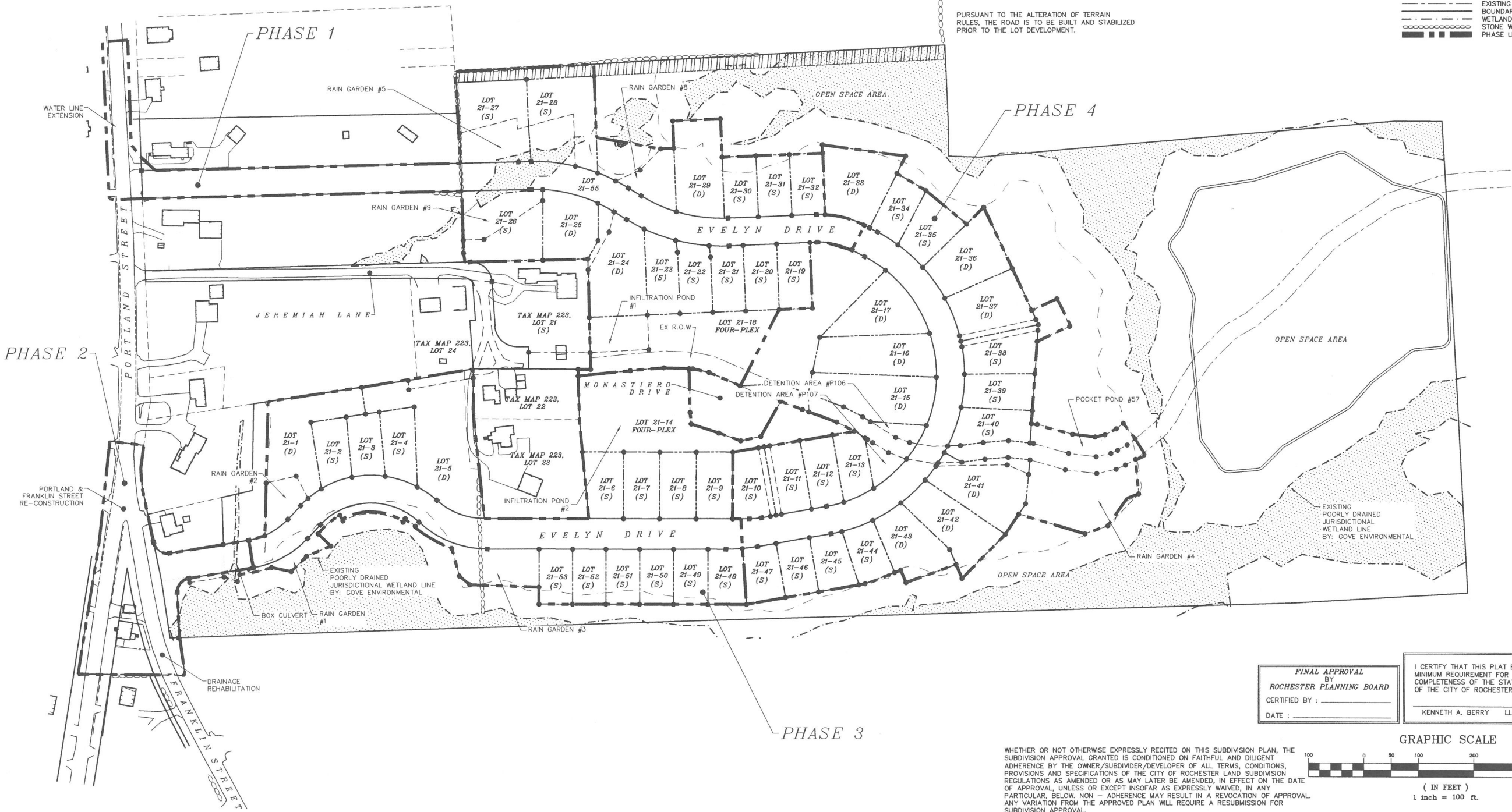
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 60 FT.

DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114



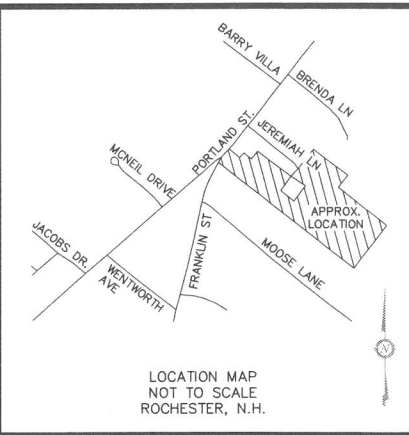


DISTURBANCE PER PHASES:

- PHASE 1: 216,000 Sq. Ft., 4.96 Ac.
- WATERLINE AND SEWER EXTENSIONS TO EVELYN DRIVE.
 - CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 33+25 TO 19+50
 - CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT
- PHASE 2: 24,450 Sq. Ft., 0.56 Ac.
- INFRASTRUCTURE PROPOSED AS PART OF THE INTERSECTION RE-DESIGN OF PORTLAND AND FRANKLIN STREET.
 - SEWER EXTENSION TO THE PROJECT SITE
 - CONSTRUCTION OF EVELYN DRIVE TO 2+00 WITH A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT
- PHASE 3: 213,000 Sq. Ft., 4.89 Ac.
- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 2+00-11+00
 - CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT
 - CONSTRUCTION OF THE DESIGNED WATER FROM PHASE 2 THROUGH PHASE 4 TO PHASE 3.
- PHASE 4: 321,500 Sq. Ft., 7.38 Ac.
- ALL REMAINING INFRASTRUCTURE.

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEWMARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE FOUR PHASES OF STUART ACRES.
- 6.) A TEMPORARY HAMMERHEAD WILL BE NEEDED IN THE VICINITY OF LOTS 19 AND 33. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE HAMMERHEAD IS REMOVED AND PROPER FRONTAGE IS CREATED.
- 7.) DURING ANY PHASE, IF MORE THAN 217,800 Sq. Ft. (5 Ac.) IS TO BE DISTURBED, AN ENVIRONMENTAL MONITOR IS REQUIRED. SEE SHEET E-101 FOR THE DEFINITION OF STABLE.



LEGEND:

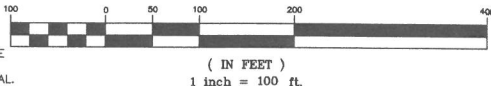
- PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- BOUNDARY LINE
- WETLAND LINE
- STONE WALL
- PHASE LINE

PURSUANT TO THE ALTERATION OF TERRAIN RULES, THE ROAD IS TO BE BUILT AND STABILIZED PRIOR TO THE LOT DEVELOPMENT.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

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

GRAPHIC SCALE



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.

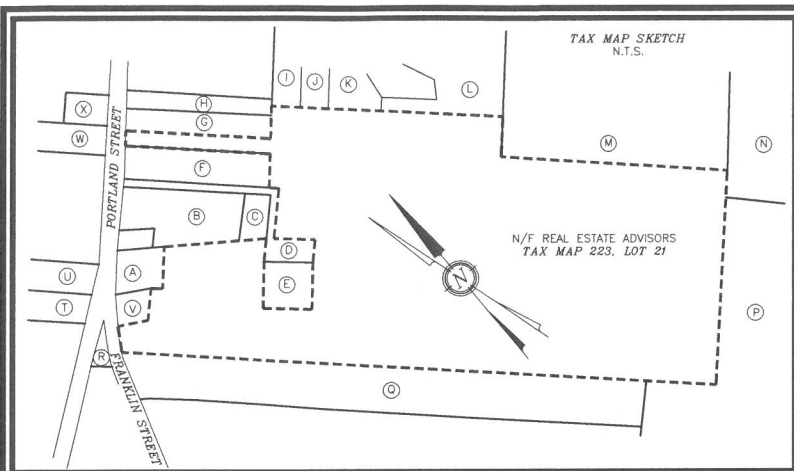
REVISION	DATE	DESCRIPTION

PHASING PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

SIGNATURE
KENNETH A. BERRY
STATE OF NEW HAMPSHIRE
LAND USES
NO. 805
KENNETH A. BERRY

SHEET 8 OF 100

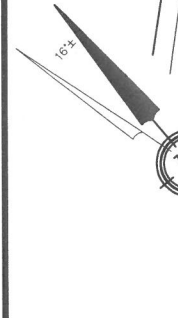


NOTES CONTINUED:

- 9.) AREAS DESIGNATED AS OPEN SPACE SHALL BE SET ASIDE AS SUCH IN PERPETUITY, FREE OF ANY ROADS, DEVELOPMENT OR SUBDIVISION.
- 10.) CONTRACTOR IS TO AVOID COMPACTION IN THE RAIN GARDEN AREAS DURING CONSTRUCTION.
- 11.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- 12.) THIS PROJECT INCLUDES OFFSITE IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, THE FRANKLIN/PORTLAND INTERSECTION.
- 13.) PAGES 9-14 ARE TO BE RECORDED AT S.C.R.D.

GOVE ENVIRONMENTAL SERVICES, CWS

SEE INTERSECTION DESIGN PLAN



NOTES CONTINUED:

- 14.) 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
- 15.) EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION

- 16.) DUPLEXES ARE TO EITHER HAVE GARAGES TO HOUSE TWO CARS PER UNIT OR SPACE IN THE DRIVEWAY OUTSIDE THE RIGHT OF WAY FOR TWO CARS PER UNIT
- 17.) A CONSTRUCTION ZONE SIGN MUST BE ERRECTED PER SUBDIVISION, REGULATION 6.2.3.4

- 18.) ARCHITECTURAL DESIGNS ARE NOT PART OF THIS APPROVAL HOWEVER PORCHES AND BUMPOUTS WILL BE USED IN THE FINAL DESIGNS
- 19.) NOTE RESIDENTIAL SITE REVIEWS ARE REQUIRED ON LOTS 21-16 AND 21-17 PRIOR TO BUILDING APPLICABLE PERMANENT ZONING REGULATIONS ARE TO BE ADHERED TO.

- 20.) 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)

- 21.) MOST LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION DRAIN CONSTRUCTION.
- 22.) THE APPLICANT IS TO WORK WITH THE OWNERS OF 576 AND 600 PORTLAND STREET AS WELL AS DPW TO INSTALL EVERGREEN SHRUBS ALONG THE RIGHT OF WAY LINE TO REDUCE IMPACTS FROM HEADLIGHTS.

OPEN SPACE CALCULATION:
REQUIRED OPEN SPACE: 600,589 Sq.Ft.
TOTAL WETLANDS AREA: 300,668 Sq.Ft.
AREAS > 25% SLOPES: 6,538 Sq.Ft.
OHU EASEMENTS: 2,688 Sq.Ft.
TOTAL BUILDABLE AREA: 1,501,473 Sq.Ft.

TOTAL OPEN SPACE OUTSIDE OF DRAINAGE EASEMENTS & WETLANDS: 609,828 Sq.Ft.

PERCENTAGE OF BUILDABLE AREA REMAINING OPEN SPACE OUTSIDE OF DRAINAGE EASEMENTS: 40.06%

DENSITY CALCULATION:
GROSS LOT AREA: 1,811,367 Sq.Ft.
VERY POORLY DRAINED SOILS: 19,425 Sq.Ft.
AREAS > 25% SLOPES: 6,538 Sq.Ft.
OHU EASEMENTS: 2,688 Sq.Ft.
MINIMUM LOT SIZE (AGRICULTURAL): 20,000 Sq.Ft.

$\{(1,811,367 - 19,425 - 6,538 - 2,688) * (0.75)\} / 20,000 * 1.3 = 86.91$

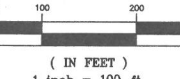
86 HOUSE LOTS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH.
74 TOTAL UNITS ARE PROPOSED (38 SINGLE FAMILY, 14 DUPLEX, 28 UNITS) 2 FOUR-PLEX (8 UNITS)

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.

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

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____

GRAPHIC SCALE



N/F BENTON, JAMES & JANE
579 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 82
S.C.R.D. BOOK 2042, PAGE 195

N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25

N/F METAYER FAMILY REV. TRUST
21 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 24
S.C.R.D. BOOK 3985, PAGE 391

N/F ELWELL, BETTY
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 2006, PAGE 713

N/F WEINBERG, LINDA & BURGESS, HAROLD
36 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D. BOOK 2660, PAGE 716

N/F DILLON, TROY
PO BOX 1464
ROCHESTER, NH 03867
TAX MAP 223, LOT 19
S.C.R.D. BOOK 3891, PAGE 308

N/F ERICKSON, LOIS
603 PORTLAND STREET #A
ROCHESTER, NH 03867
TAX MAP 223, LOT 18
S.C.R.D. BOOK 4370, PAGE 303

N/F STROGEN, ROBERT & SHEILA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 17
S.C.R.D. BOOK 4030, PAGE 498

N/F UNGER-MOCHRIE, LESLEY
25 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-9
S.C.R.D. BOOK 4133, PAGE 688

N/F CARON, JULIE & BUBAR, RYAN
31 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-8
S.C.R.D. BOOK 4139, PAGE 223

N/F MARTIN, PAUL
35 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-7
S.C.R.D. BOOK 4222, PAGE 250

N/F GARDNER, WILLIAM & MARY
26 BRENDA LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 13-14
S.C.R.D. BOOK 3417, PAGE 890

N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771

N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25
S.C.R.D. BOOK 3985, PAGE 391

N/F CHAMBERLAIN INVEST PROP., LLC
PO BOX 645
IPSWICH, MA 01938
TAX MAP 119, LOT 100
S.C.R.D. BOOK 2070, PAGE 652

N/F LIBBY, SHAWN & DAWN
4 HOWE STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84
S.C.R.D. BOOK 4020, PAGE 151

N/F GALEUCIA, PETER
567 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 96
S.C.R.D. BOOK 4310, PAGE 467

N/F WARREN, SYLVIA
576 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 76
S.C.R.D. BOOK 1289, PAGE 520

N/F HOUSE, RICHARD & DEBORAH
578 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 77
S.C.R.D. BOOK 3419, PAGE 1

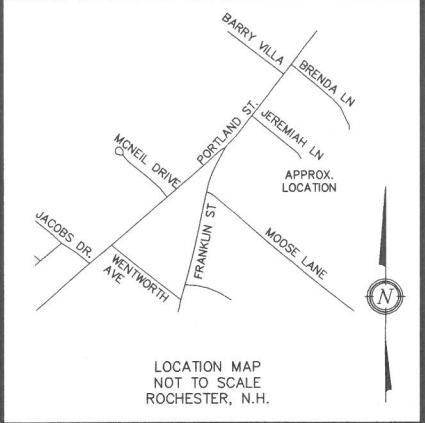
N/F CALER, HAROLD E. SR & DOROTHY
151 FRANKLIN STREET
ROCHESTER, NH 03867-2417
TAX MAP 111, LOT 83
S.C.R.D. BOOK 840, PAGE 43

N/F YORK, SALLY L
600 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 26

N/F MONTINI, CHRISTINA & DONLON, TYLER R.
604 PORTLAND STREET
ROCHESTER, NH 03867-2428
TAX MAP 223, LOT 27
S.C.R.D. BOOK 4174, PAGE 779

NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%
- 6.) A VARIANCE WAS GRANTED BY THE ROCHESTER ZBA TO ALLOW THE DUPLEX LOTS TO HAVE 60' OF FRONTAGE, CASE #18-37
- 7.) 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 & 33017C02120, DATED: MAY 17, 2005
- 8.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.



LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- IRON PIPE (FOUND)
- IRON BOUND (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771

N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 12

N/F STROGEN, ROBERT & SHEILA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 18

N/F STROGEN, ROBERT & SHEILA
27 QUARRY DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 18

N/F ERICKSON, LOIS
603 PORTLAND ST. #A
ROCHESTER, NH 03867
TAX MAP 223, LOT 18

N/F DILLON, TROY
PO BOX 1464
ROCHESTER, NH 03867
TAX MAP 223, LOT 19
S.C.R.D. BOOK 3891, PAGE 308

N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25

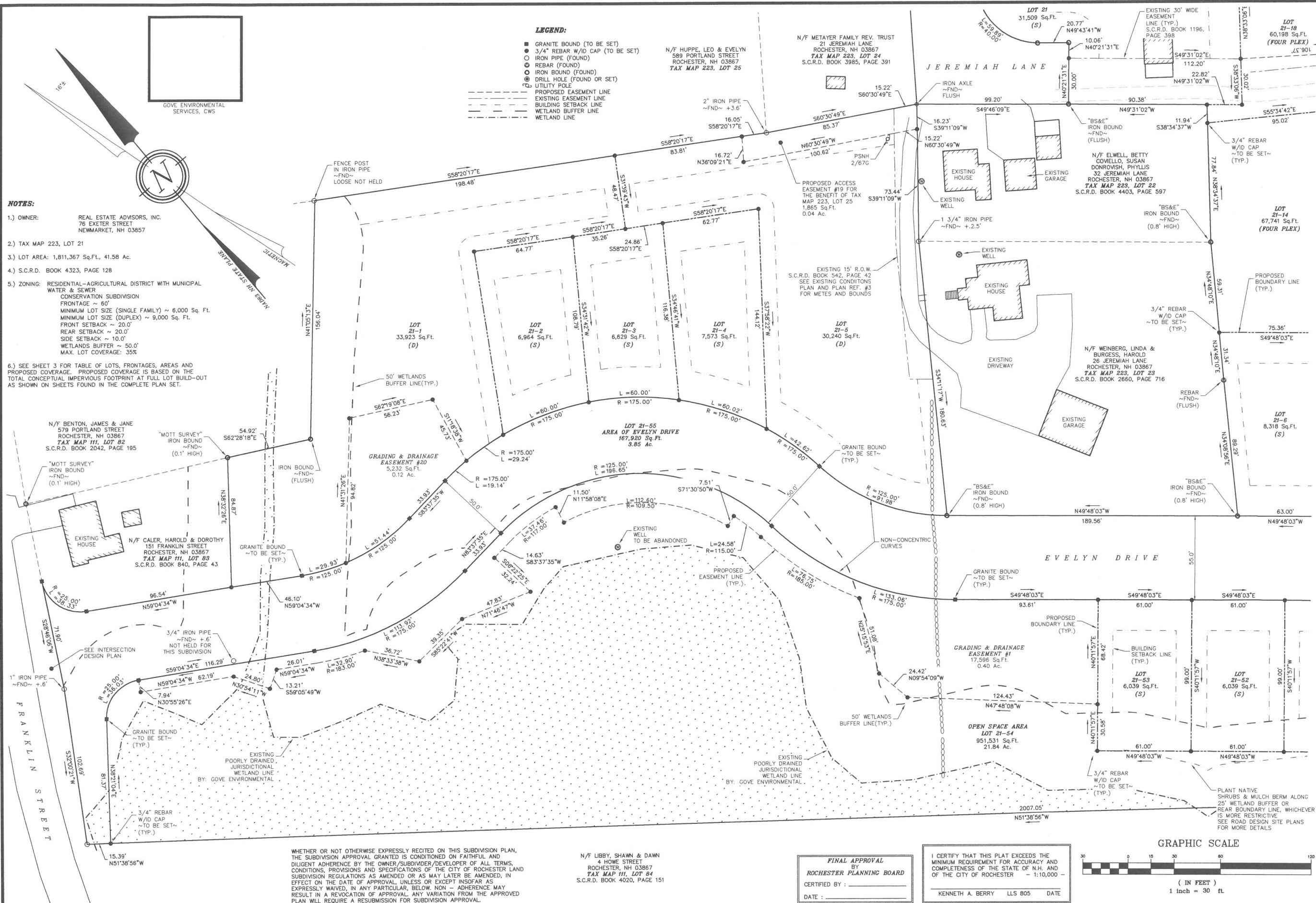
N/F CHAMBERLAIN INVEST PROP., LLC
PO BOX 645
IPSWICH, MA 01938
TAX MAP 223, LOT 17
S.C.R.D. BOOK 2070, PAGE 652

24.) AT SUCH TIME AS THE MULTI-FAMILY LOTS ARE SUBMITTED TO THE CITY OF ROCHESTER FOR SITE PLAN APPROVAL, THE ABUTTING LAND OWNERS TO THE ORIGINAL SUBDIVISION WILL ALSO BE NOTIFIED.

SUBDIVISION OVERVIEW
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. = 100 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

SHEET 9 OF 100



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857

2.) TAX MAP 223, LOT 21

3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT WITH MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 8,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLICATE) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

6.) SEE SHEET 3 FOR TABLE OF LOTS, FRONTAGES, AREAS AND PROPOSED COVERAGE. PROPOSED COVERAGE IS BASED ON THE TOTAL CONCEPTUAL IMPERVIOUS FOOTPRINT AT FULL LOT BUILD-OUT AS SHOWN ON SHEETS FOUND IN THE COMPLETE PLAN SET.

LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

N/F HUPPE, LEO & EVELYN
589 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 223, LOT 25

N/F METAYER FAMILY REV. TRUST
21 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 24
S.C.R.D. BOOK 3985, PAGE 391

N/F ELWELL, BETTY
COVELLO, SUSAN
DONOVAN, PHYLLIS
32 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 22
S.C.R.D. BOOK 4403, PAGE 597

N/F WEINBERG, LINDA &
BURGESS, HAROLD
26 JEREMIAH LANE
ROCHESTER, NH 03867
TAX MAP 223, LOT 23
S.C.R.D. BOOK 2660, PAGE 716

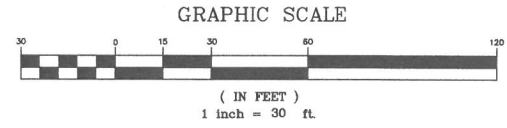
N/F BENTON, JAMES & JANE
579 PORTLAND STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 82
S.C.R.D. BOOK 2042, PAGE 195

N/F CALER, HAROLD & DOROTHY
151 FRANKLIN STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 83
S.C.R.D. BOOK 840, PAGE 43

N/F LIBBY, SHAWN & DAWN
4 HOWE STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84
S.C.R.D. BOOK 4020, PAGE 151

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

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____



REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

KENNETH A. BERRY
LLS 805
SIGNATURE

SHEET 10 OF 100

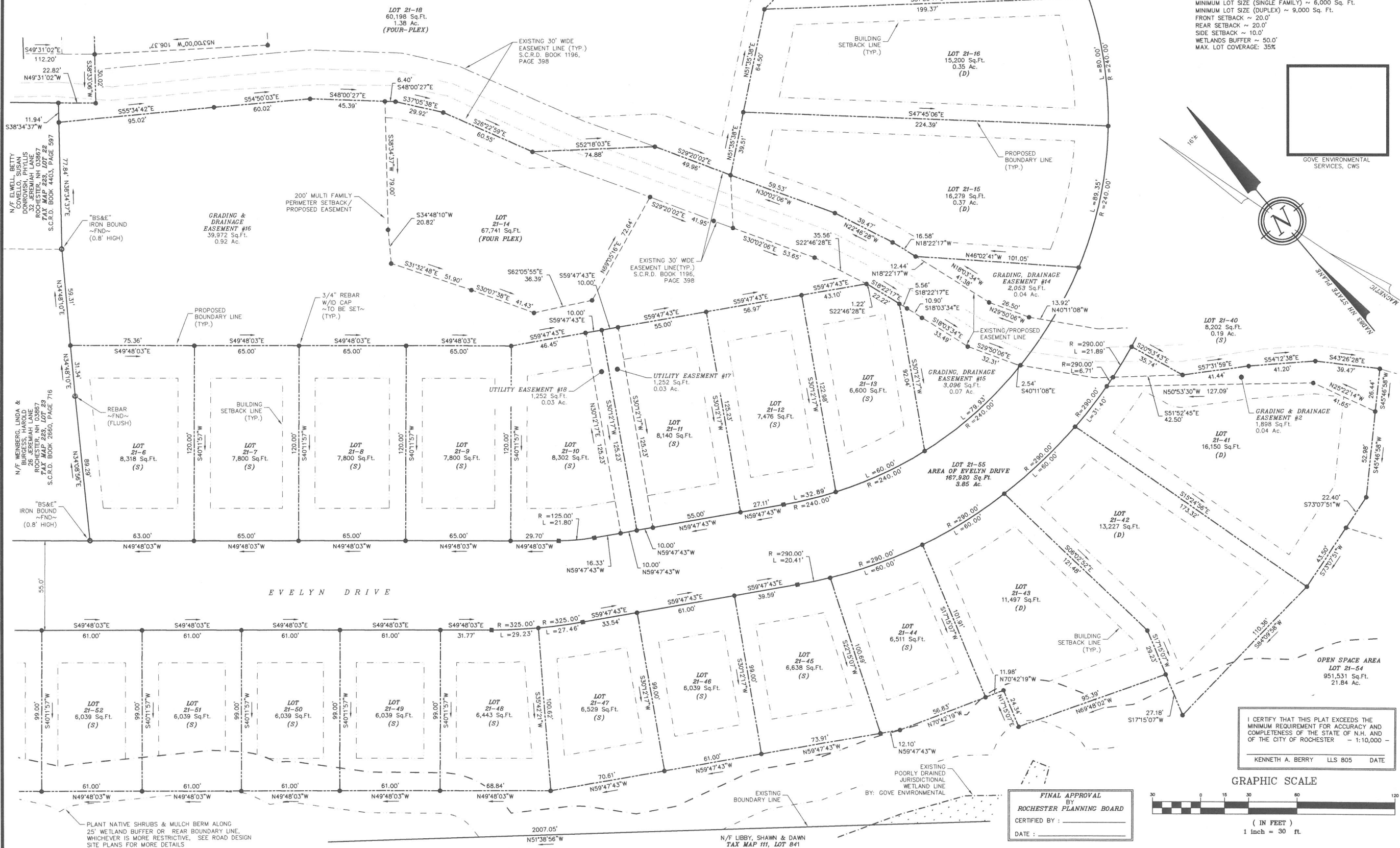
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED 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:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE

NOTES:

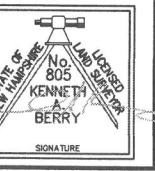
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

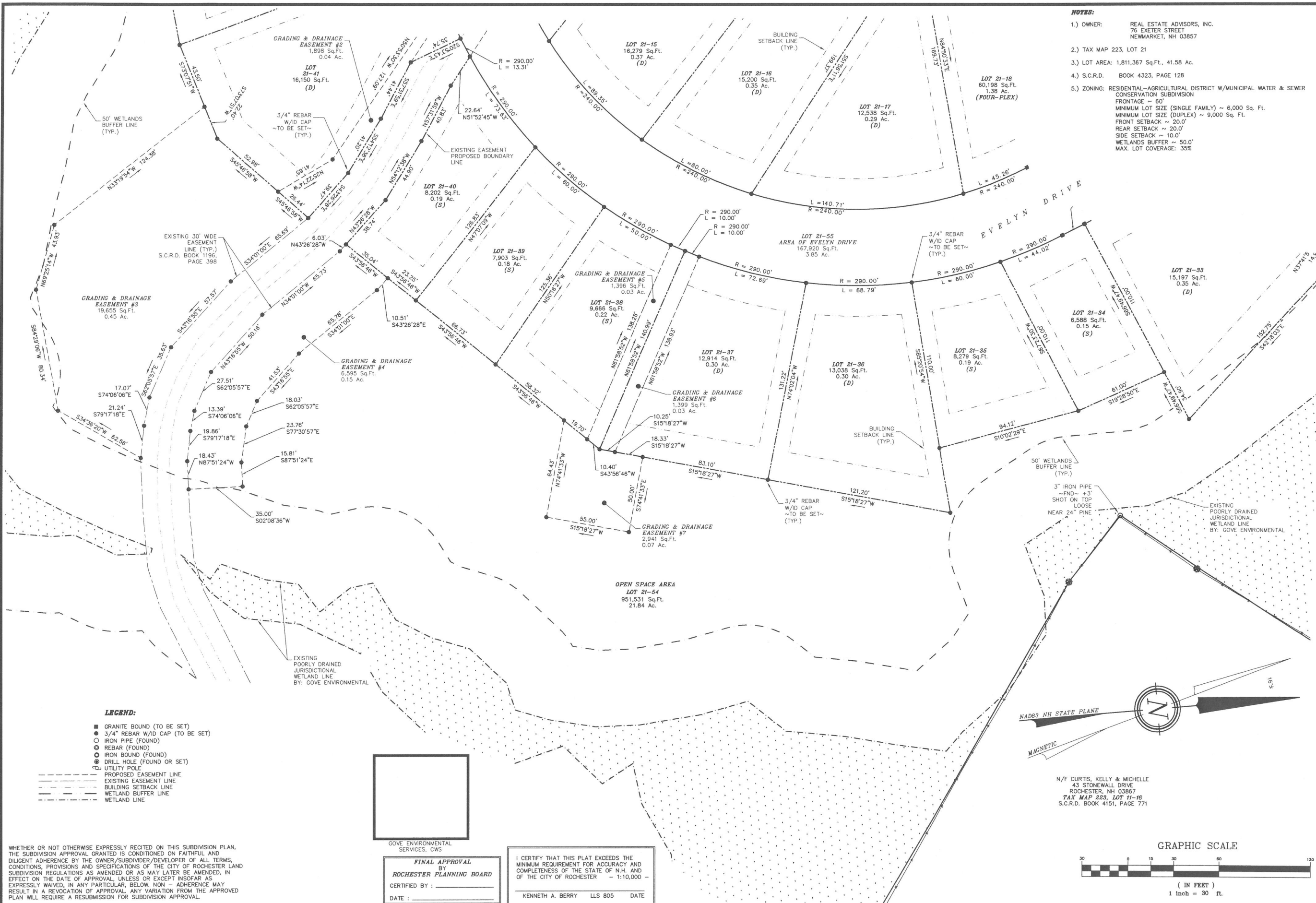


REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. = 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114





NOTES:
1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
2.) TAX MAP 223, LOT 21
3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
4.) S.C.R.D. BOOK 4323, PAGE 128
5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER
CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

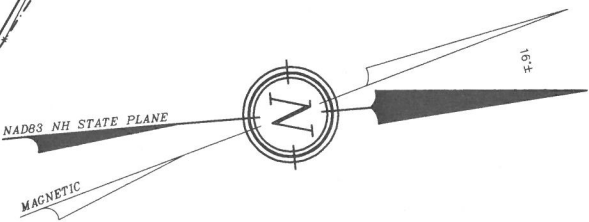
- LEGEND:**
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/ID CAP (TO BE SET)
 - IRON PIPE (FOUND)
 - REBAR (FOUND)
 - IRON BOUND (FOUND)
 - DRILL HOLE (FOUND OR SET)
 - UTILITY POLE
 - - - PROPOSED EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - - - WETLAND BUFFER LINE
 - - - WETLAND LINE

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.

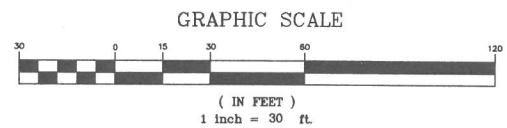


FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____



N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771

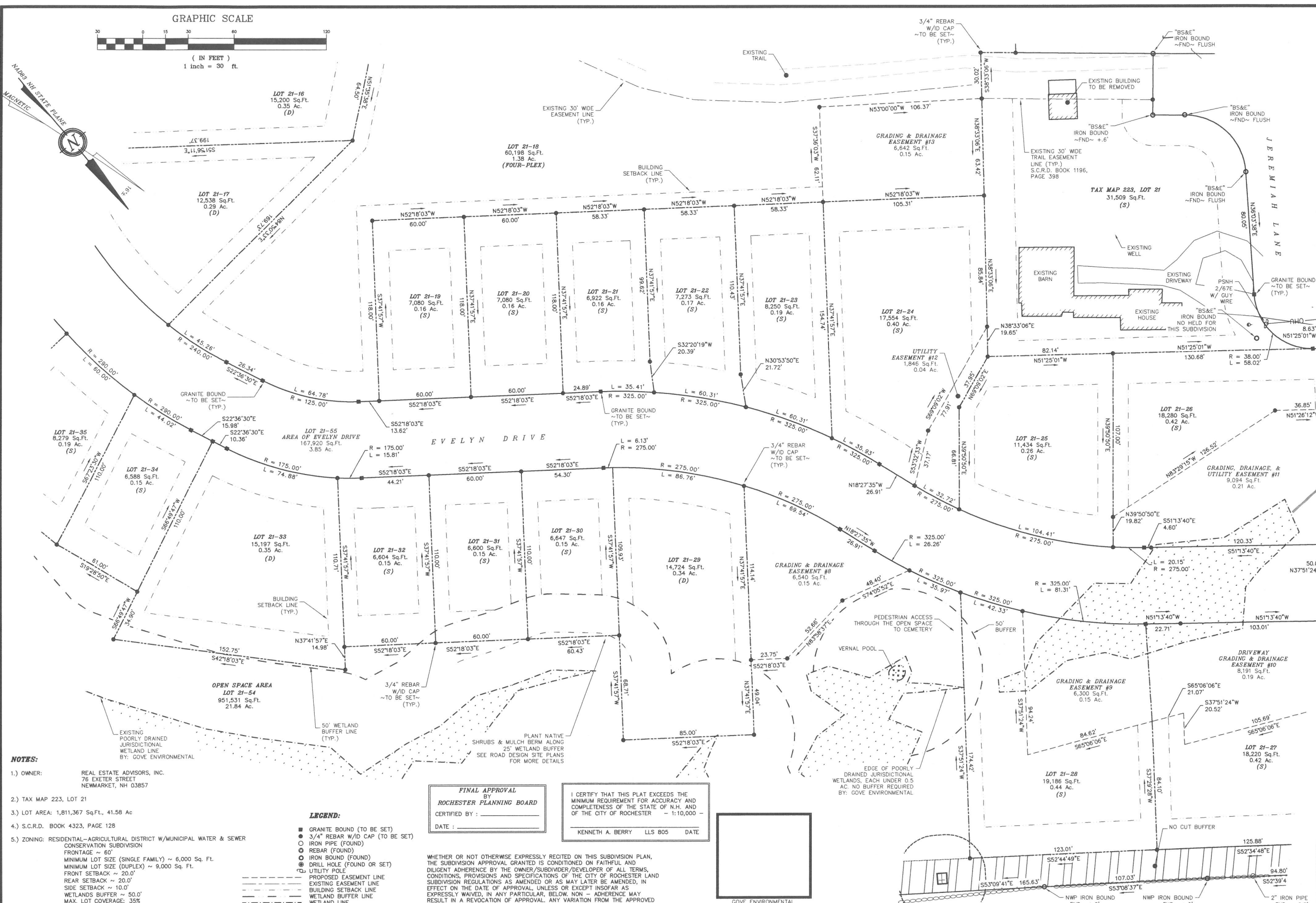


REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
SIGNATURE



- NOTES:**
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
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MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

- LEGEND:**
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
 - IRON PIPE (FOUND)
 - REBAR (FOUND)
 - IRON BOUND (FOUND)
 - DRILL HOLE (FOUND OR SET)
 - UTILITY POLE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - BUILDING SETBACK LINE
 - WETLAND BUFFER LINE
 - WETLAND LINE

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

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 - 1:10,000 -
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.

GOVE ENVIRONMENTAL
SERVICES, CWS

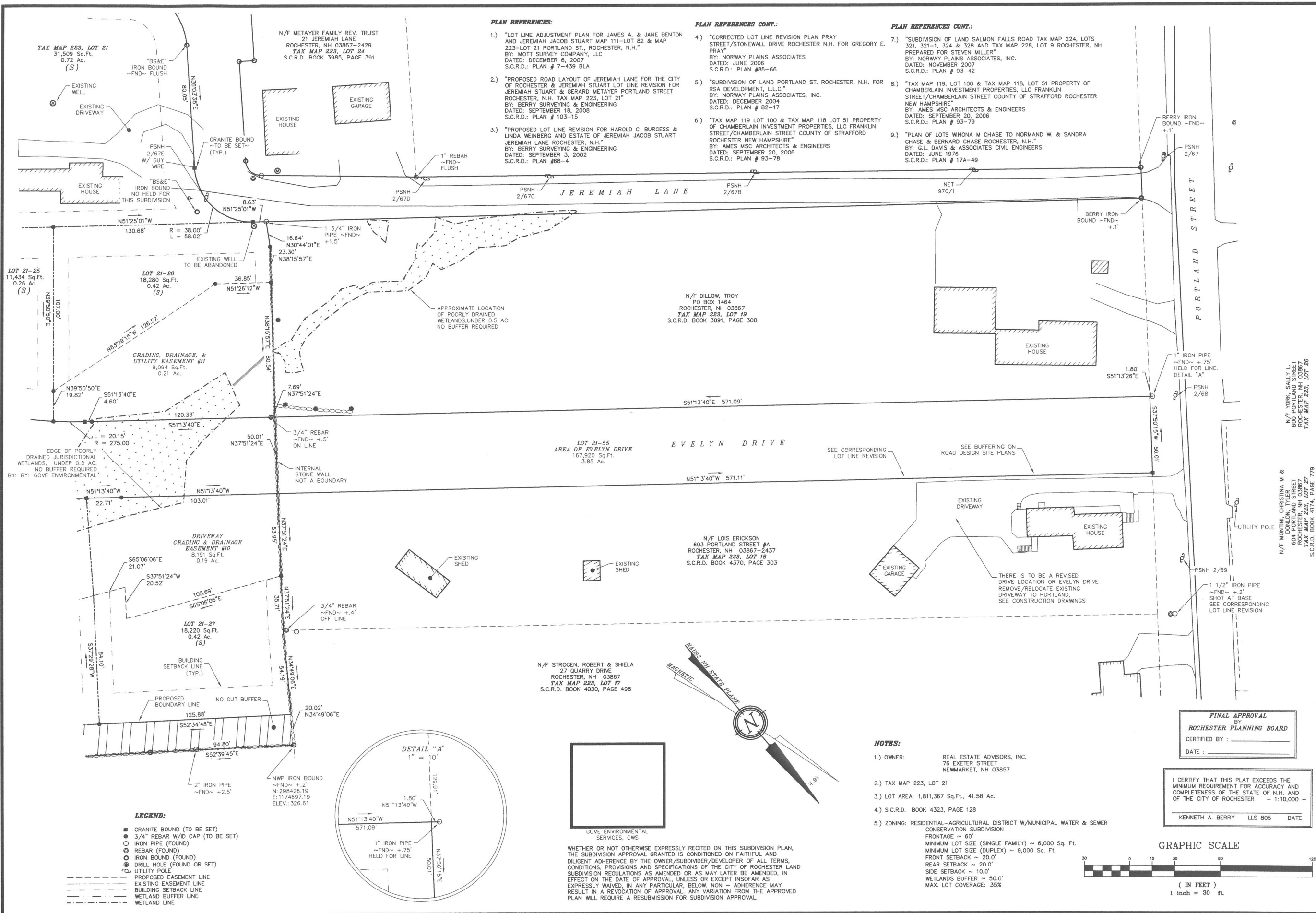
REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

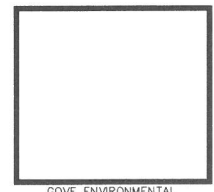
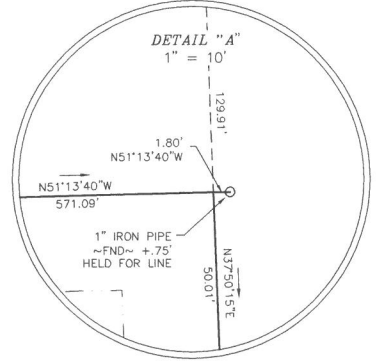
KENNETH A. BERRY
No. 805
STATE OF NEW HAMPSHIRE
LAND SURVEYOR
SIGNATURE

SHEET 13 OF 100



- PLAN REFERENCES:**
- 1.) "LOT LINE ADJUSTMENT PLAN FOR JAMES A. & JANE BENTON AND JEREMIAH JACOB STUART MAP 111-LOT 82 & MAP 223-LOT 21 PORTLAND ST., ROCHESTER, N.H." BY: MOTT SURVEY COMPANY, LLC DATED: DECEMBER 6, 2007 S.C.R.D.: PLAN # 7-439 BLA
 - 2.) "PROPOSED ROAD LAYOUT OF JEREMIAH LANE FOR THE CITY OF ROCHESTER & JEREMIAH STUART LOT LINE REVISION FOR JEREMIAH STUART & GERARD METAYER PORTLAND STREET ROCHESTER, N.H. TAX MAP 223, LOT 21" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 18, 2008 S.C.R.D.: PLAN # 103-15
 - 3.) "PROPOSED LOT LINE REVISION FOR HAROLD C. BURGESS & LINDA WEINBERG AND ESTATE OF JEREMIAH JACOB STUART JEREMIAH LANE ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 3, 2002 S.C.R.D.: PLAN # 68-4
- PLAN REFERENCES CONT.:**
- 4.) "CORRECTED LOT LINE REVISION PLAN PRAY STREET/STONEWALL DRIVE ROCHESTER N.H. FOR GREGORY E. PRAY" BY: NORWAY PLAINS ASSOCIATES DATED: JUNE 2006 S.C.R.D.: PLAN # 86-66
 - 5.) "SUBDIVISION OF LAND PORTLAND ST. ROCHESTER, N.H. FOR RSA DEVELOPMENT, L.L.C." BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 2004 S.C.R.D.: PLAN # 82-17
 - 6.) "TAX MAP 119 LOT 100 & TAX MAP 118 LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-78
- PLAN REFERENCES CONT.:**
- 7.) "SUBDIVISION OF LAND SALMON FALLS ROAD TAX MAP 224, LOTS 321, 321-1, 324 & 328 AND TAX MAP 228, LOT 9 ROCHESTER, NH PREPARED FOR STEVEN MILLER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: NOVEMBER 2007 S.C.R.D.: PLAN # 93-42
 - 8.) "TAX MAP 119, LOT 100 & TAX MAP 118, LOT 51 PROPERTY OF CHAMBERLAIN INVESTMENT PROPERTIES, LLC FRANKLIN STREET/CHAMBERLAIN STREET COUNTY OF STRAFFORD ROCHESTER NEW HAMPSHIRE" BY: AMES MSC ARCHITECTS & ENGINEERS DATED: SEPTEMBER 20, 2006 S.C.R.D.: PLAN # 93-79
 - 9.) "PLAN OF LOTS WINONA M CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H." BY: G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS DATED: JUNE 1976 S.C.R.D.: PLAN # 17A-49

- LEGEND:**
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
 - IRON PIPE (FOUND)
 - REBAR (FOUND)
 - IRON BOUND (FOUND)
 - DRILL HOLE (FOUND OR SET)
 - UTILITY POLE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - BUILDING SETBACK LINE
 - WETLAND BUFFER LINE
 - WETLAND LINE

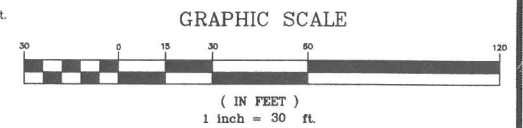


WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED 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.

- NOTES:**
- 1.) OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEWMARKET, NH 03857
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION FRONTAGE ~ 60' MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft. MINIMUM LOT SIZE (DUPEX) ~ 9,000 Sq. Ft. FRONT SETBACK ~ 20.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 10.0' WETLANDS BUFFER ~ 50.0' MAX. LOT COVERAGE: 35%

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

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



REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LAND SURVEYOR
SIGNATURE

SHEET 14 OF 100

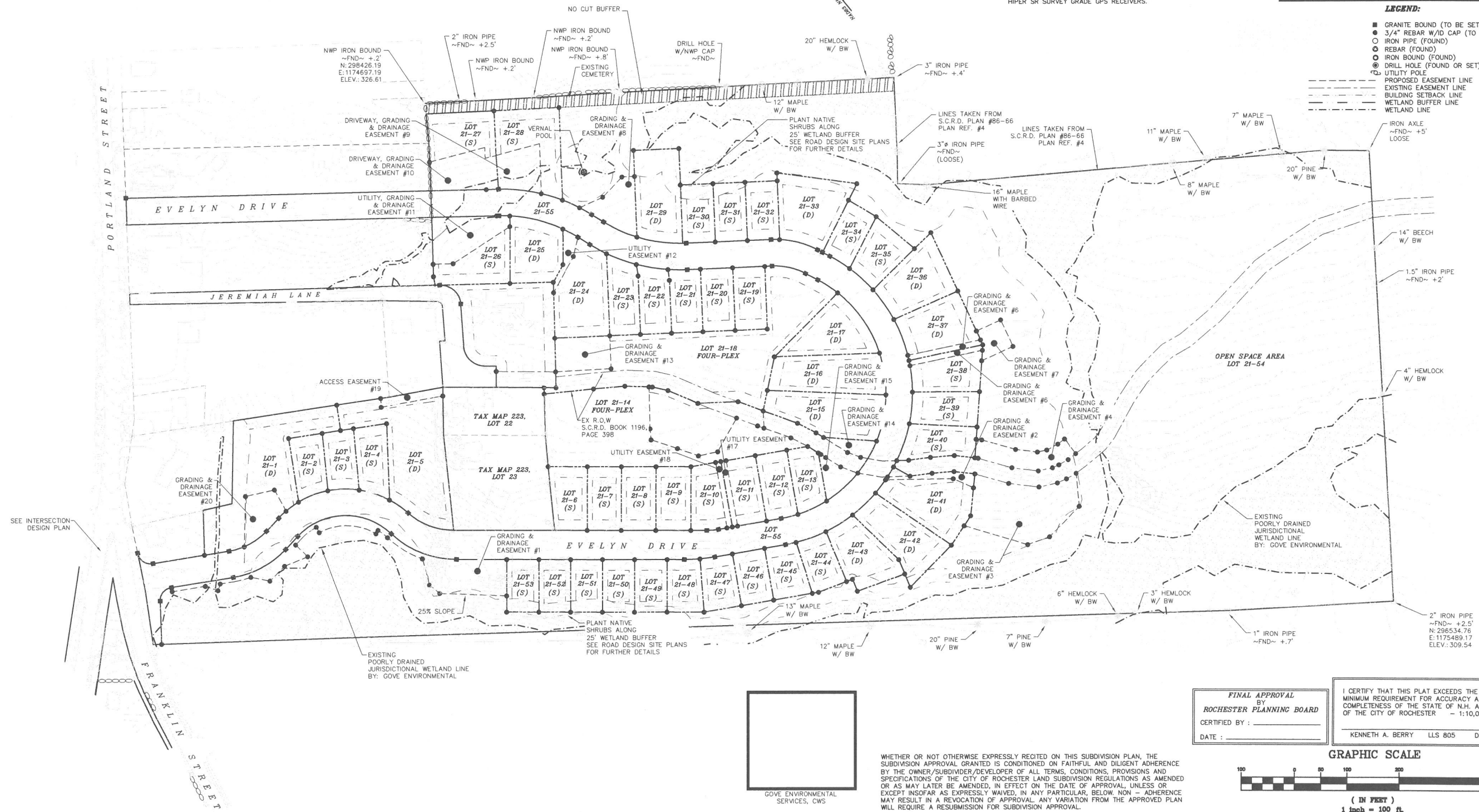
NOTES:

- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
- 2.) TAX MAP 223, LOT 21
- 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
- 4.) S.C.R.D. BOOK 4323, PAGE 128
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
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# - 33017C0204D & 33017C0212D, 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.



LEGEND:

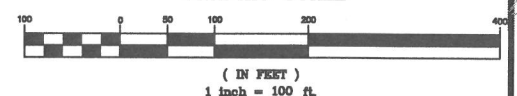
- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
- DRILL HOLE (FOUND OR SET)
- UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- WETLAND BUFFER LINE
- WETLAND LINE



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

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____

GRAPHIC SCALE



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GOVE ENVIRONMENTAL SERVICES, CWS

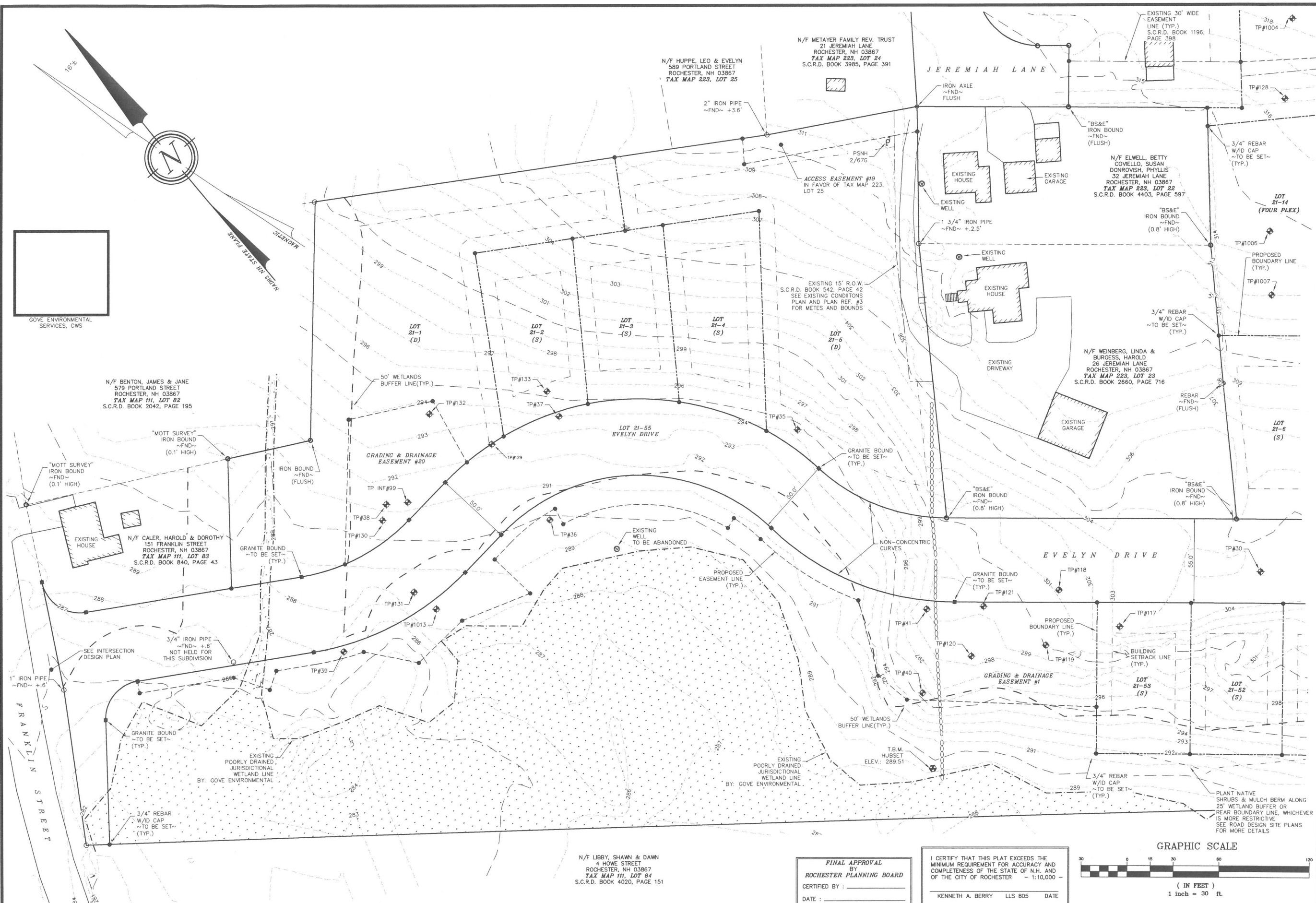
SUBDIVISION OVERVIEW (TOPOGRAPHY)
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
SIGNATURE

SHEET 15 OF 100

DESCRIPTION	DATE	REVISION



REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : JUNE 11, 2019

FILE NO. : DB 2015 - 114

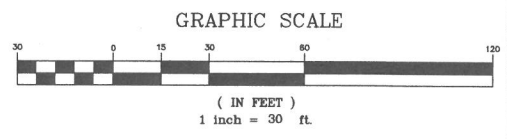
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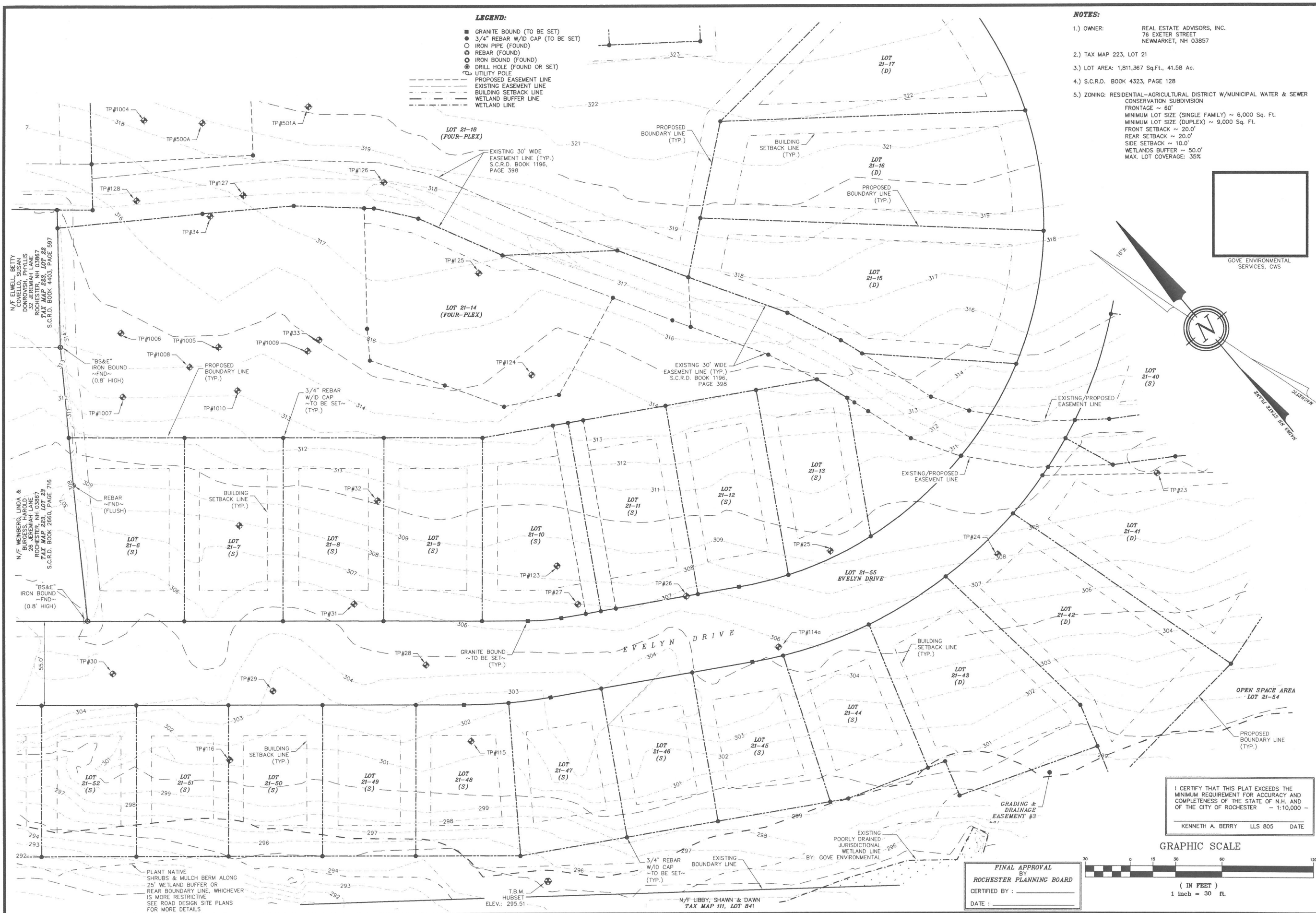
SHEET 16 OF 100

N/F LIBBY, SHAWN & DAWN
4 HOWE STREET
ROCHESTER, NH 03867
TAX MAP 111, LOT 84
S.C.R.D. BOOK 4020, PAGE 151

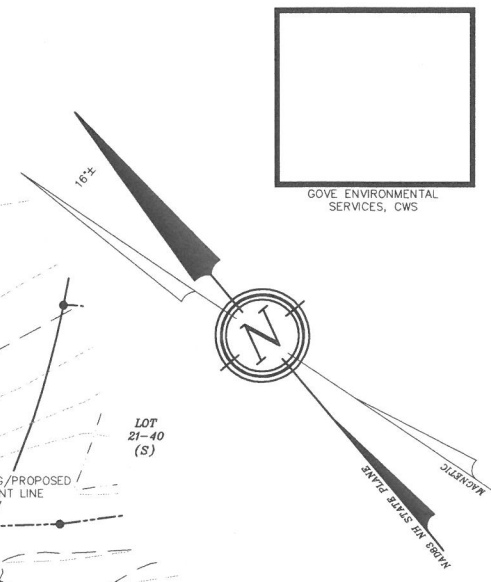
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE : _____

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE _____





- NOTES:**
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
 - 4.) S.C.R.D. BOOK 4323, PAGE 128
 - 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
FRONTAGE ~ 60'
MINIMUM LOT SIZE (SINGLE FAMILY) ~ 6,000 Sq. Ft.
MINIMUM LOT SIZE (DUPLEX) ~ 9,000 Sq. Ft.
FRONT SETBACK ~ 20.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%



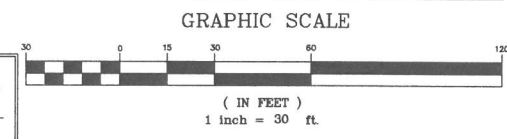
SUBDIVISION DETAIL PLAN (TOPOGRAPHY) FOR STUART ACRES	
REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 223, LOT 21	

REVISION	DATE	DESCRIPTION

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT ROAD BARRINGTON, NH 03825 603-332-2863 SCALE : 1 IN. EQUALS 30 FT. DATE : JUNE 11, 2019 FILE NO. : DB 2015 - 114		

SHEET 17 OF 100

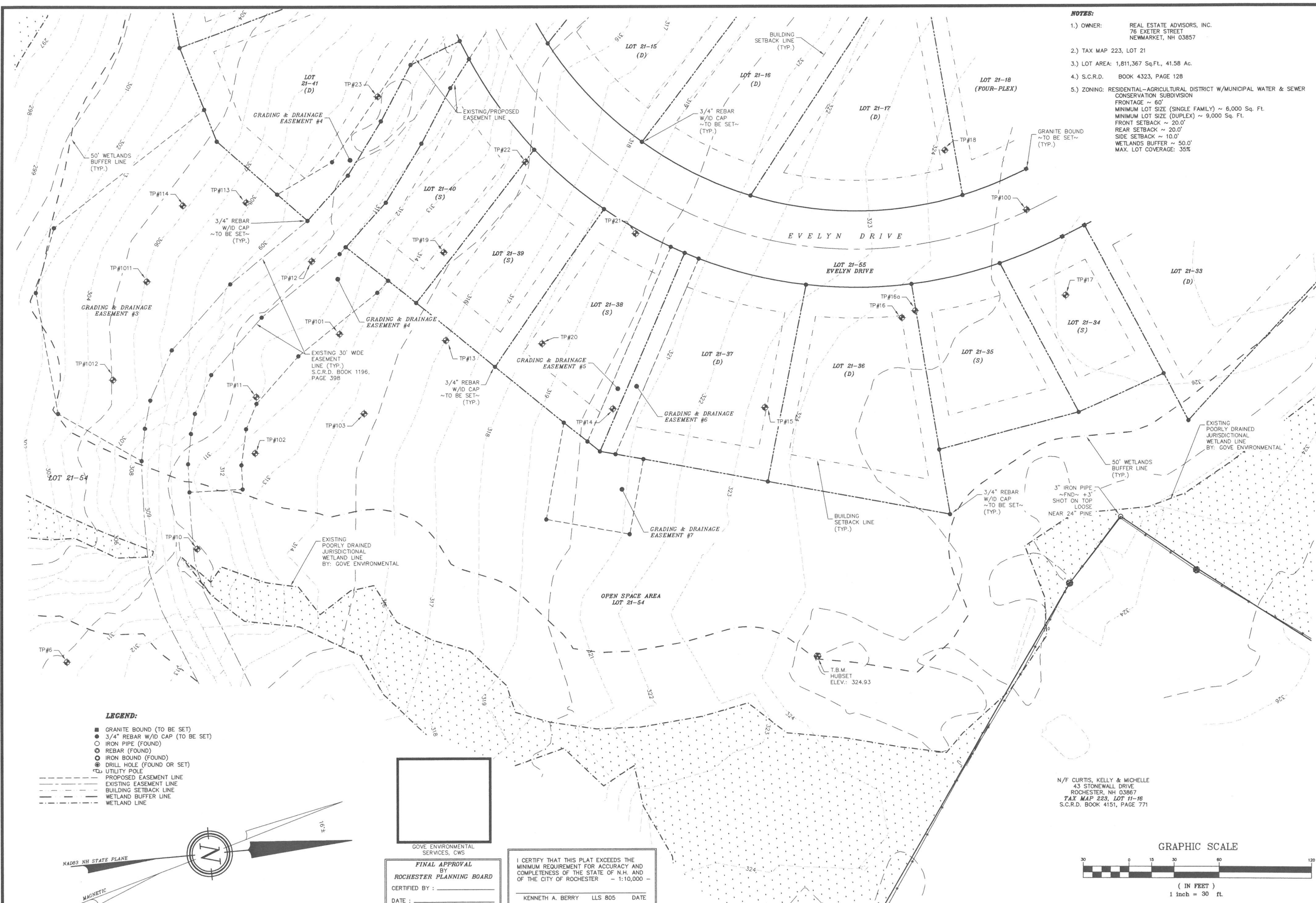
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KENNETH A. BERRY LLS 805 DATE



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

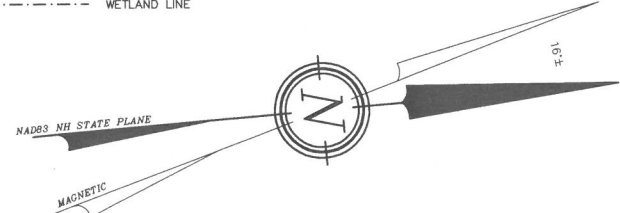
PLANT NATIVE SHRUBS & MULCH BERM ALONG 25' WETLAND BUFFER OR REAR BOUNDARY LINE, WHICHEVER IS MORE RESTRICTIVE. SEE ROAD DESIGN SITE PLANS FOR MORE DETAILS.

N/F LIBBY, SHAWN & DAWN
TAX MAP 111, LOT 841



- NOTES:**
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857
 - 2.) TAX MAP 223, LOT 21
 - 3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac.
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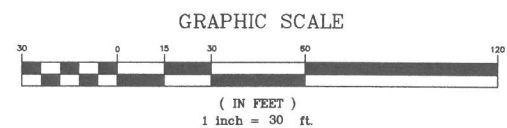
- LEGEND:**
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
 - IRON PIPE (FOUND)
 - REBAR (FOUND)
 - IRON BOUND (FOUND)
 - ⊙ DRILL HOLE (FOUND OR SET)
 - ⊙ UTILITY POLE
 - - - PROPOSED EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - - - WETLAND BUFFER LINE
 - - - WETLAND LINE



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

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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

N/F CURTIS, KELLY & MICHELLE
43 STONEWALL DRIVE
ROCHESTER, NH 03867
TAX MAP 223, LOT 11-16
S.C.R.D. BOOK 4151, PAGE 771



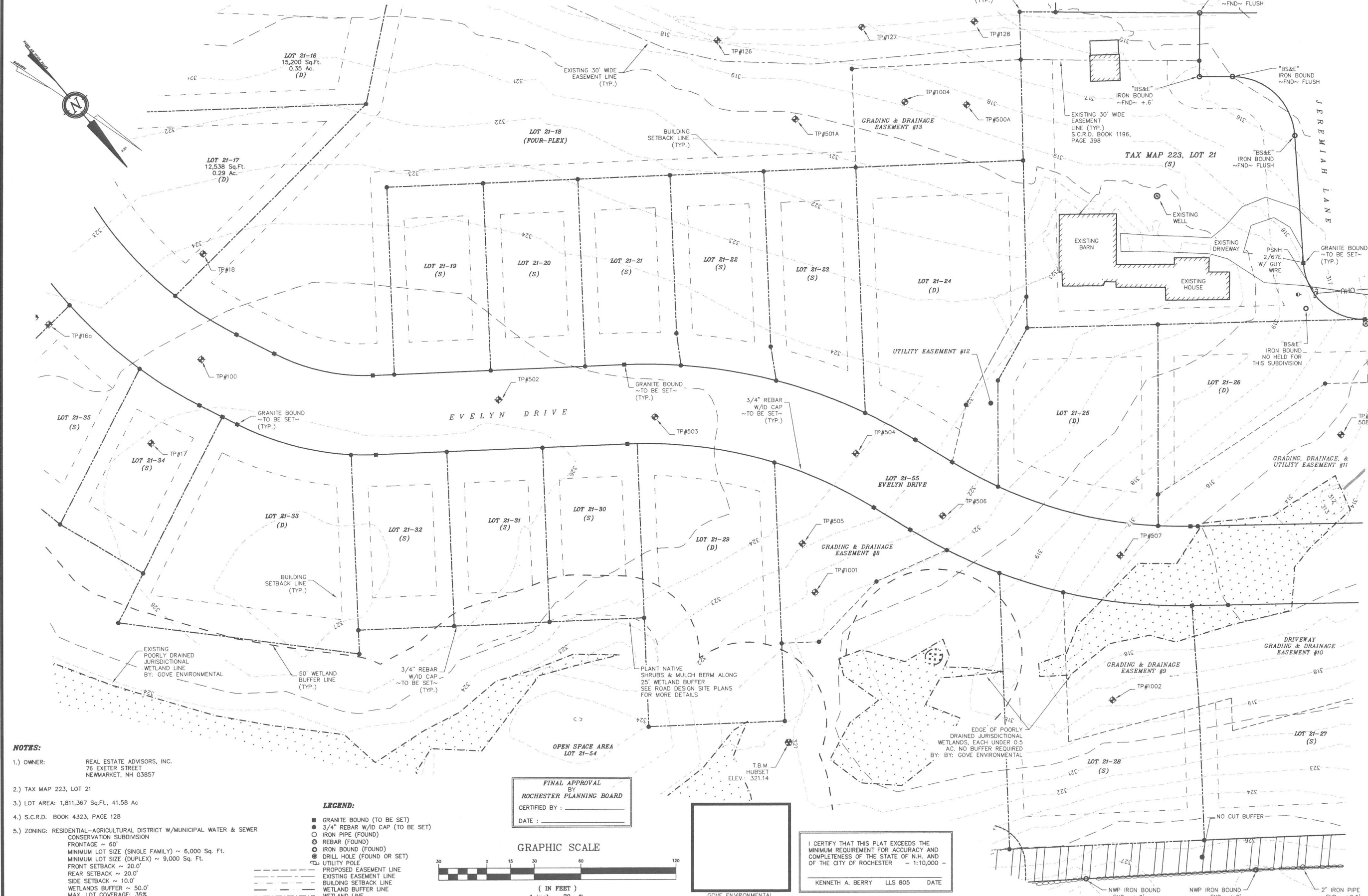
REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LAND SURVEYOR
SIGNATURE

SHEET 18 OF 100



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857

2.) TAX MAP 223, LOT 21

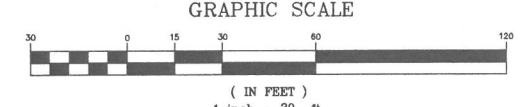
3.) LOT AREA: 1,811,367 Sq.Ft., 41.58 Ac

4.) S.C.R.D. BOOK 4323, PAGE 128

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REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
WETLANDS BUFFER ~ 50.0'
MAX. LOT COVERAGE: 35%

- LEGEND:**
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
 - IRON PIPE (FOUND)
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 - DRILL HOLE (FOUND OR SET)
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 - WETLAND BUFFER LINE
 - WETLAND LINE

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



GOVE ENVIRONMENTAL
SERVICES, CWS

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

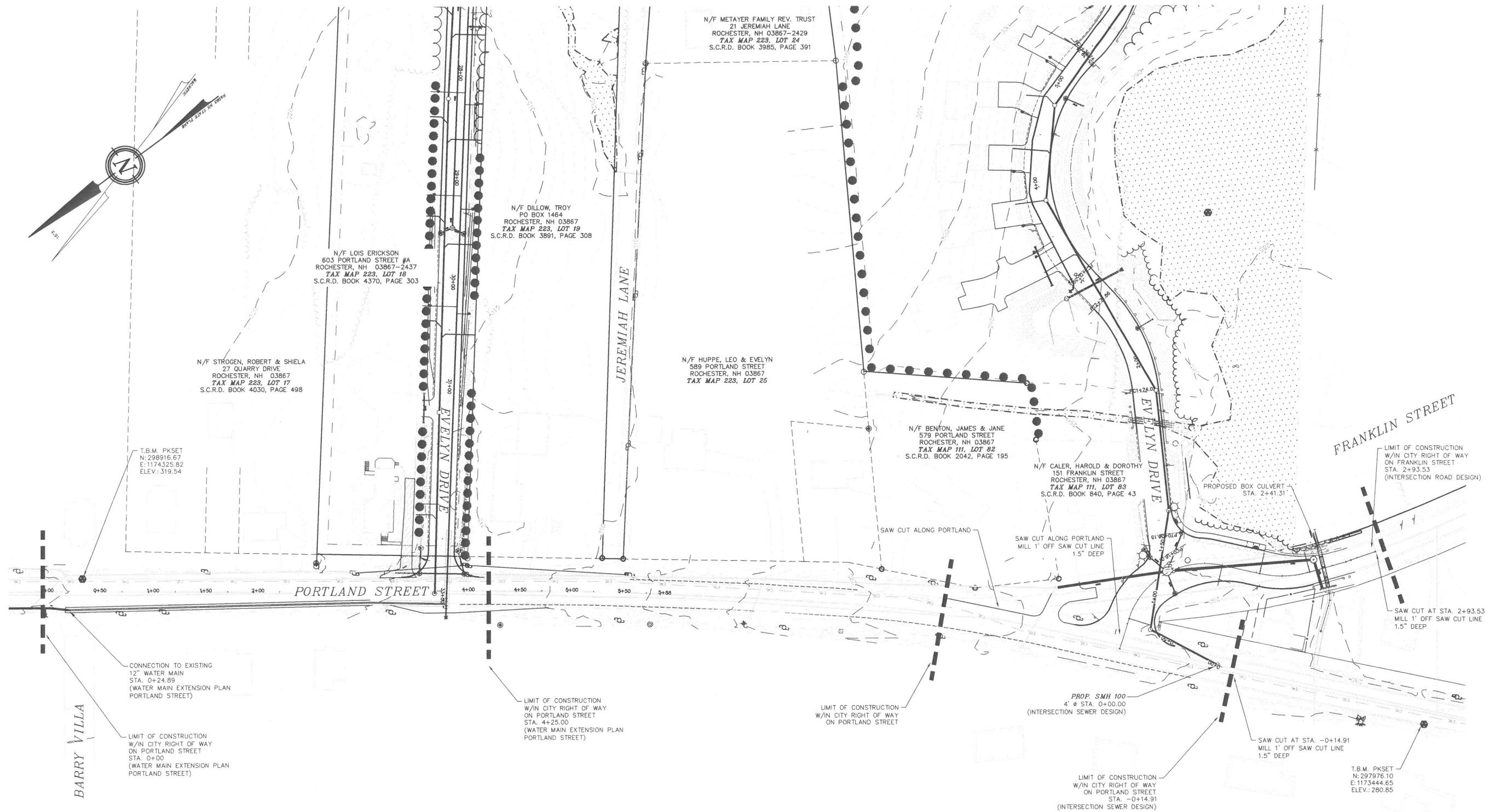
REVISION	DATE	DESCRIPTION

SUBDIVISION DETAIL PLAN (TOPOGRAPHY)
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LAND SURVEYOR
SIGNATURE

SHEET 19 OF 100

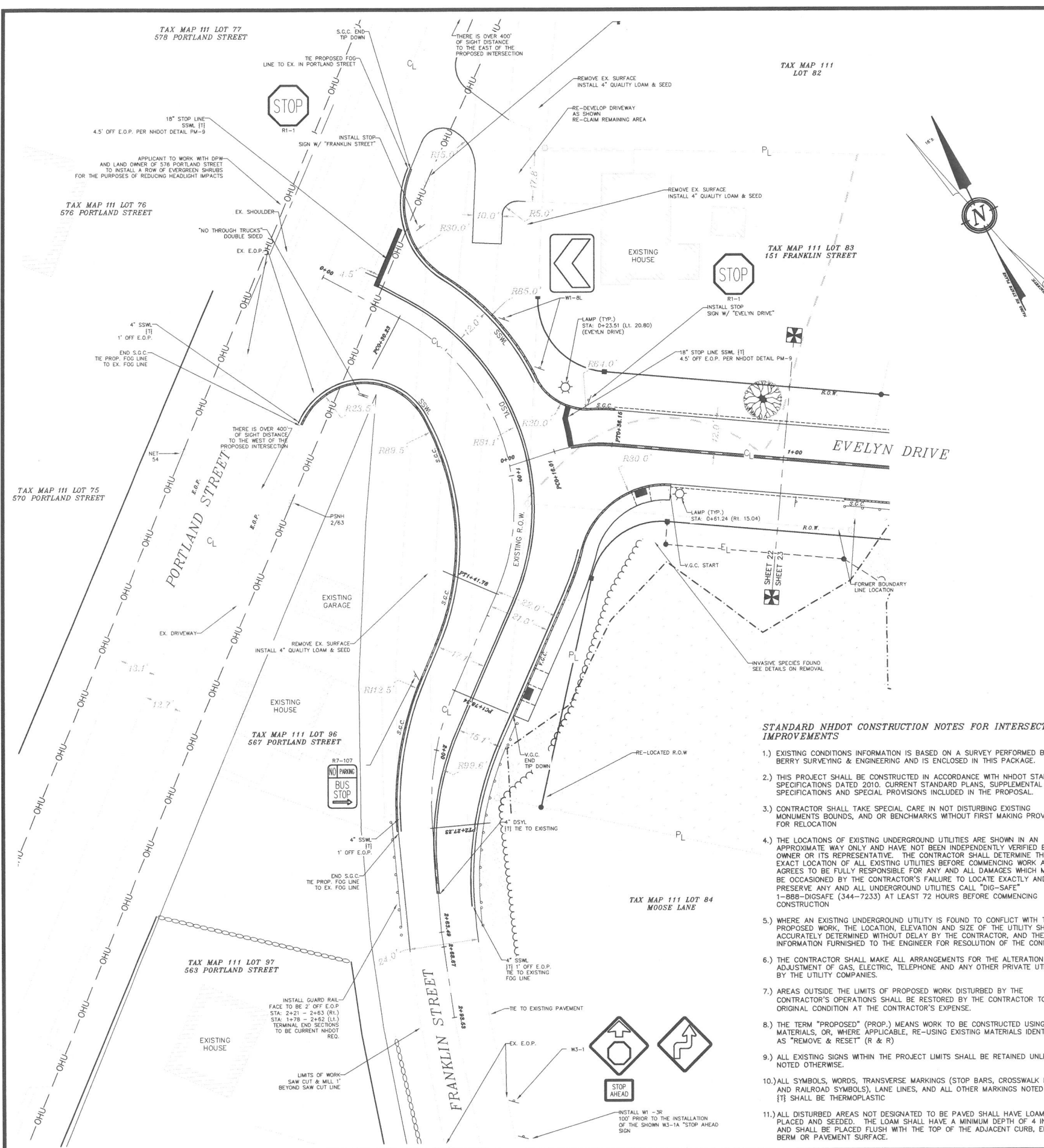


REVISION	DATE	DESCRIPTION

LIMIT OF CONSTRUCTION WITHIN CITY RIGHT OF WAY
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114





- NOTES:**
- OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEW MARKET, NH 03857
 - CITY OF ROCHESTER TAX MAP 233, LOT 21
 - THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SITE LAYOUT ITEMS AS WELL AS FINISH CONSTRUCTION ITEMS FOR THE PROPOSED PUBLIC WAY KNOWN AS PORTLAND STREET & FRANKLIN STREET & EVELYN DRIVE.
- GENERAL PLAN SET NOTES:**
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF ROCHESTER GIS OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
 - EXTERIOR LIGHTING SHALL BE THE TYPICAL EVERSCOURSE LAMPS PROVIDED IN THE DETAILS OF THIS PLAN SET.
 - TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN 2015 AND UPDATED DURING WINTER 2016.
 - DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN JUNE 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
 - FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ROCHESTER DPW.
 - CONTRACTOR TO CONTACT ROCHESTER DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY CONSTRUCTION TO COORDINATE ALL WORK CONCERNING INSTALLATION OF ANY PROPOSED WATER LINE IMPROVEMENTS.
 - ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL CONFORM TO CITY OF ROCHESTER STANDARDS.
 - CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
 - CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525.
 - CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH METROCAST.
 - ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF PROPOSED DROP POLE.
 - THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
 - BACKFLOW PREVENTORS SHALL BE PROVIDED FOR DOMESTIC WATER LINES.
 - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE CITY OF ROCHESTER SUBDIVISION REGULATIONS AS AMENDED BY WAIVER REQUEST.
 - PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DE-WATERED SUBGRADES, TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL MEETING THE ENGINEER'S SPECIFIC RECOMMENDED CRITERIA.
 - IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER (NOT ALLOWED IN CITY R.O.W.), EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
 - PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
 - SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
 - ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4" MIN.) AND HOODS (SEE DETAILS). HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE. DRAIN MANHOLES ARE TO BE PAMREX AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A. MADE.
 - ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE, AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION. FILTEREX SOXX IS PREFERRED OVER THE USE OF SILT FENCE. FENCING IS TO BE USED ON SITE ONLY AS REQ. AND DIRECTED BY THE SWPPP INSPECTOR.
 - SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION DETAILS.
 - ALL DRAINAGE PIPE IS TO BE HDPE N-12. INDIVIDUAL PIPE SIZES ARE SPECIFIED. RECYCLED PIPE IS APPROVED FOR PROJECT SITE.
 - ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
 - NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
 - UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
 - ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED.
 - ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS.
 - THE LIMITS OF CONSTRUCTION DISTURBANCE AND TREE CLEARING LIMITS ARE TO BE MARKED OUT AND APPROVED BY THE CITY PRIOR TO WORK.
 - ALL TREATMENT SWALE TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS UNLESS OTHERWISE INSTRUCTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
 - A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND ROCHESTER CITY STAFF SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - BUILDING ADDRESSES SHALL BE DETERMINED BY THE BUILDING OFFICIAL.
 - THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES WETLANDS PERMIT - 2017-02325
NHDES ALTERATION OF TERRAIN PERMIT
EPA NOTICE OF INTENT (NOI)
EPA SEWER EXTENSION PERMIT
 - LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT: DUPLEX LOTS ARE PERMITTED TO HAVE 60' OF FRONTAGE.
 - THIS SUBDIVISION PLAN PROPOSES XXXXX SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS IS REQUIRED.
 - CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
 - WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED DIMENSIONS. IN THE EVENT OF A CONFLICT BETWEEN ANY TWO DIMENSIONS, THE CONTRACTOR SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - ALL LAMPS ARE TO BE SIGMA SERIES AS PROVIDED FOR IN DETAIL C8 ON SHEET C102. LED COBRA HEAD LAMPS ARE PROPOSED AT THE INTERSECTION OF FRANKLIN STREET AND PORTLAND STREET AS WELL AS EVELYN DRIVE AND PORTLAND STREET. FOR THESE TWO LOCATIONS REFER TO DETAIL C7 ON SHEET C102 FOR LED "COBRA HEAD" DESIGN. COORDINATE WITH EVERSOURCE ON INSTALLATION ON THESE REVISED POLES.
 - STREET TREES ARE PROVIDED FOR WITHIN THIS PLAN SET. THREE SPECIES ARE SUGGESTED. IT SHOULD BE NOTED THAT A MIX OF THESE SPECIES IS REQUIRED. AN ALTERNATING PATTERN IS PREFERRED.
 - ALL PROPOSED STREET TREES ARE TO BE AT LEAST 15' FROM ALL UTILITIES AND STORM DRAINS.

STANDARD NHDOT CONSTRUCTION NOTES FOR INTERSECTION IMPROVEMENTS

- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R)
- ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
- ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH [T] SHALL BE THERMOPLASTIC
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.

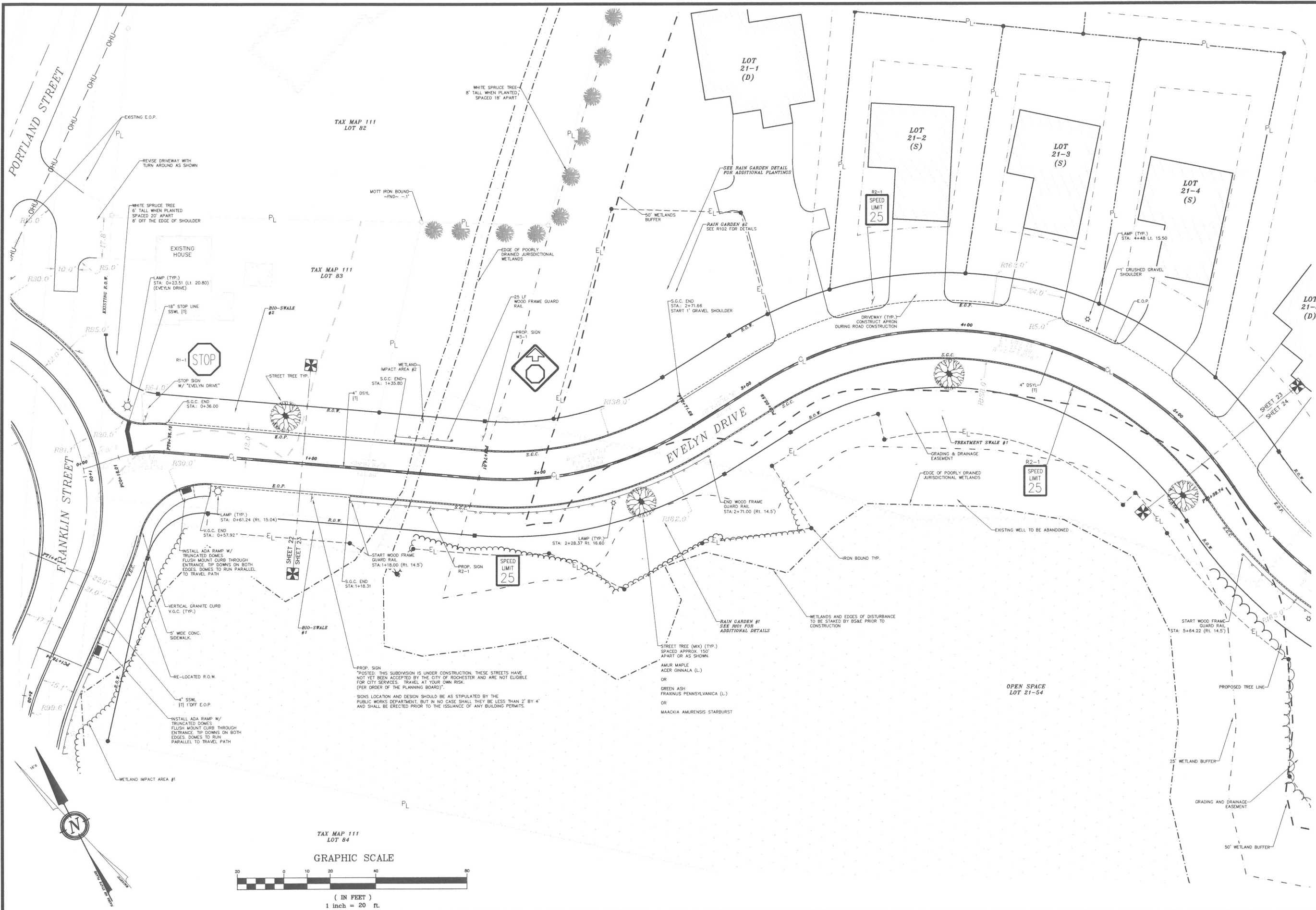
DESCRIPTION	
DATE	REVISION

INTERSECTION RE-ALIGNMENT FRANKLIN & PORTLAND
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 233, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. = 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14265
LICENSED PROFESSIONAL ENGINEER

SHEET 22 OF 100

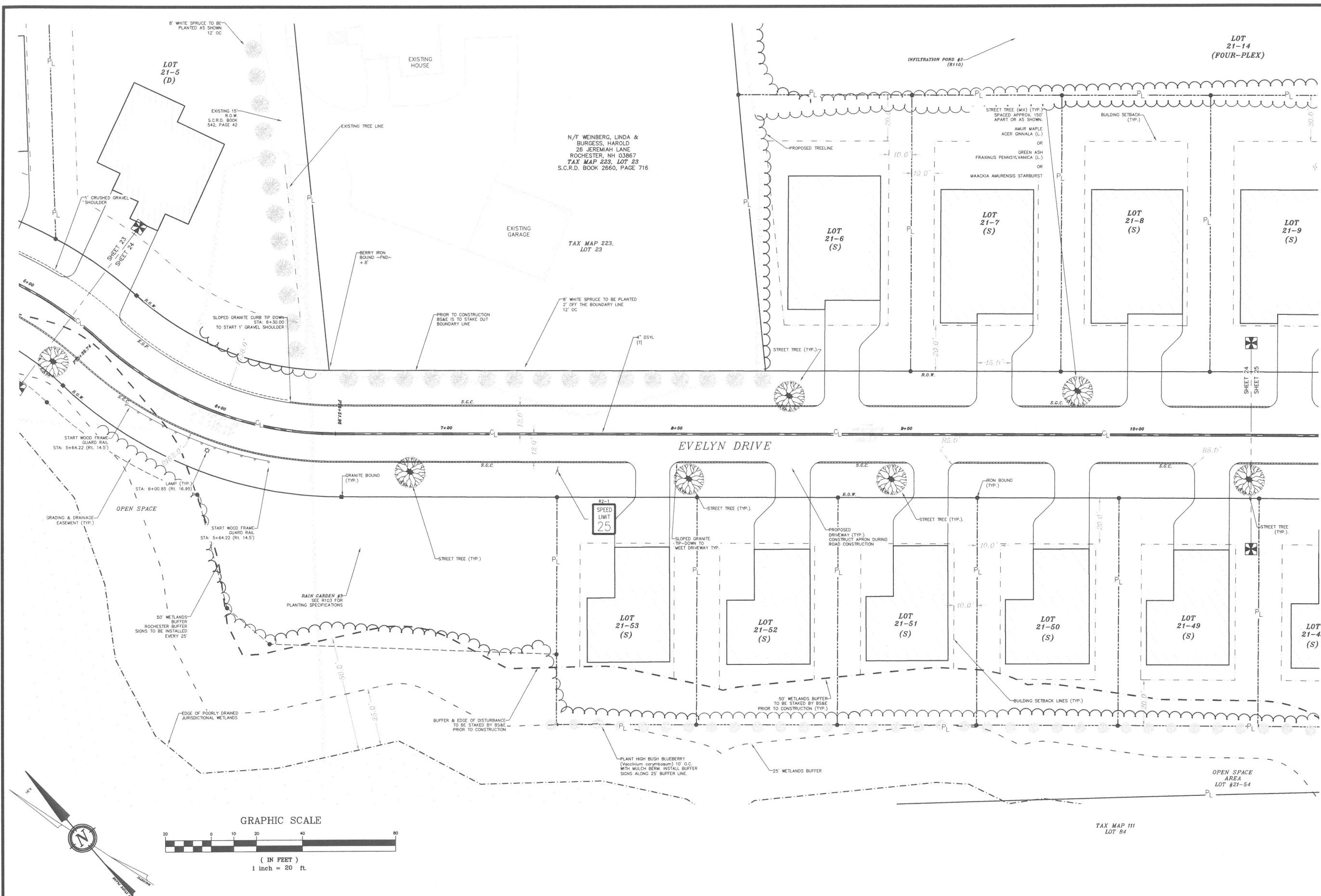


REVISION		DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 0+00 - 5+25
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

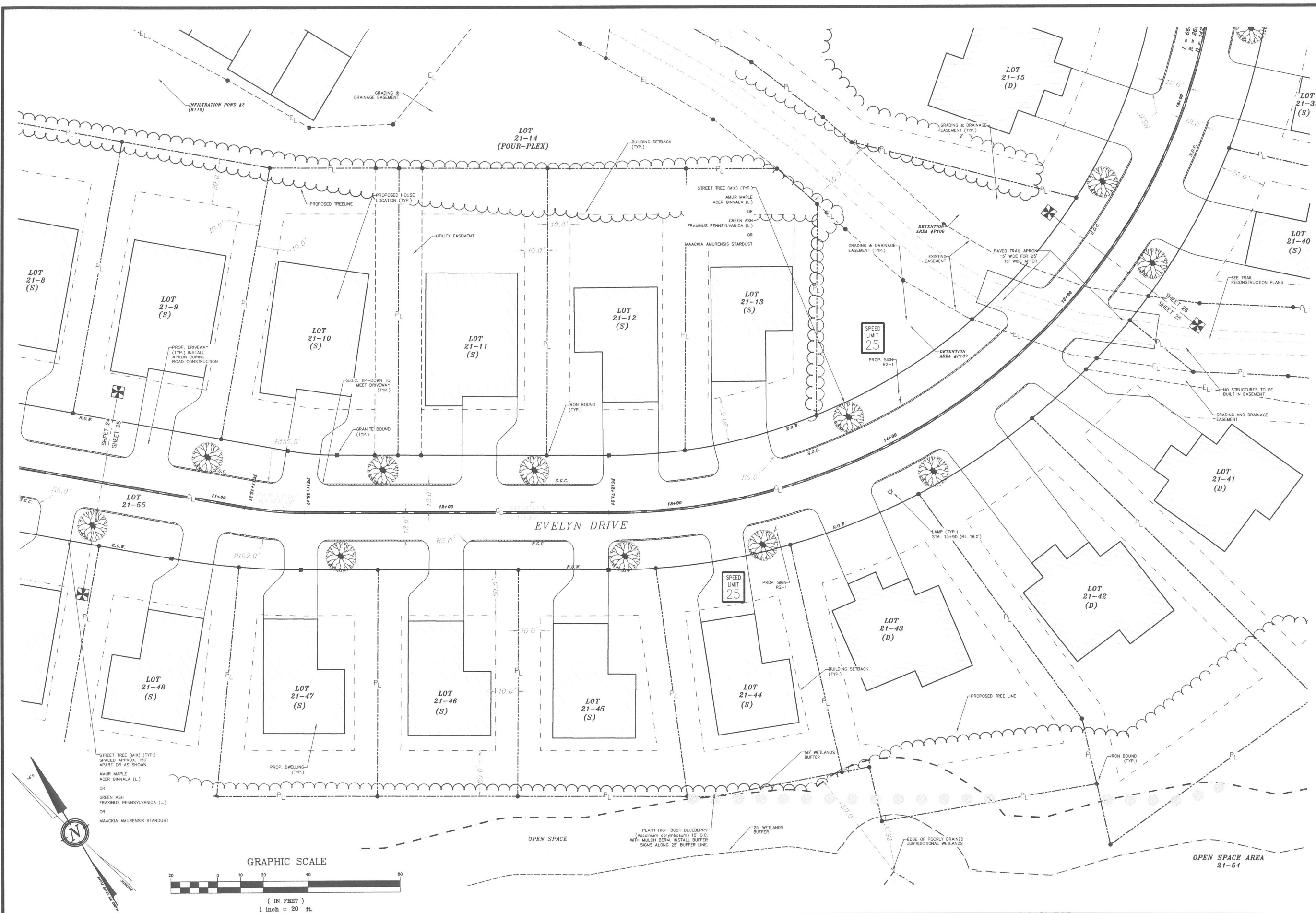


REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 5+25 - 10+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



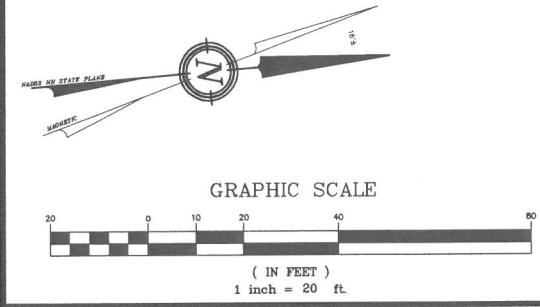
REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 10+75 - 15+75
 STUART ACRES
 FOR
 REAL ESTATE ADVISORS INC.
 24 JEREMIAH LANE
 ROCHESTER, N.H.
 TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 603-332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : JUNE 11, 2019
 FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
 No. 14245
 LICENSED PROFESSIONAL ENGINEER

SHEET 25 OF 100



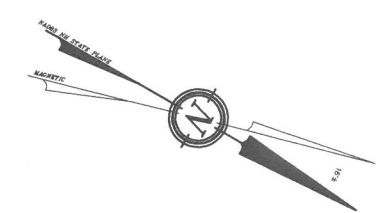
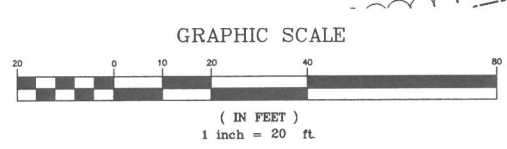
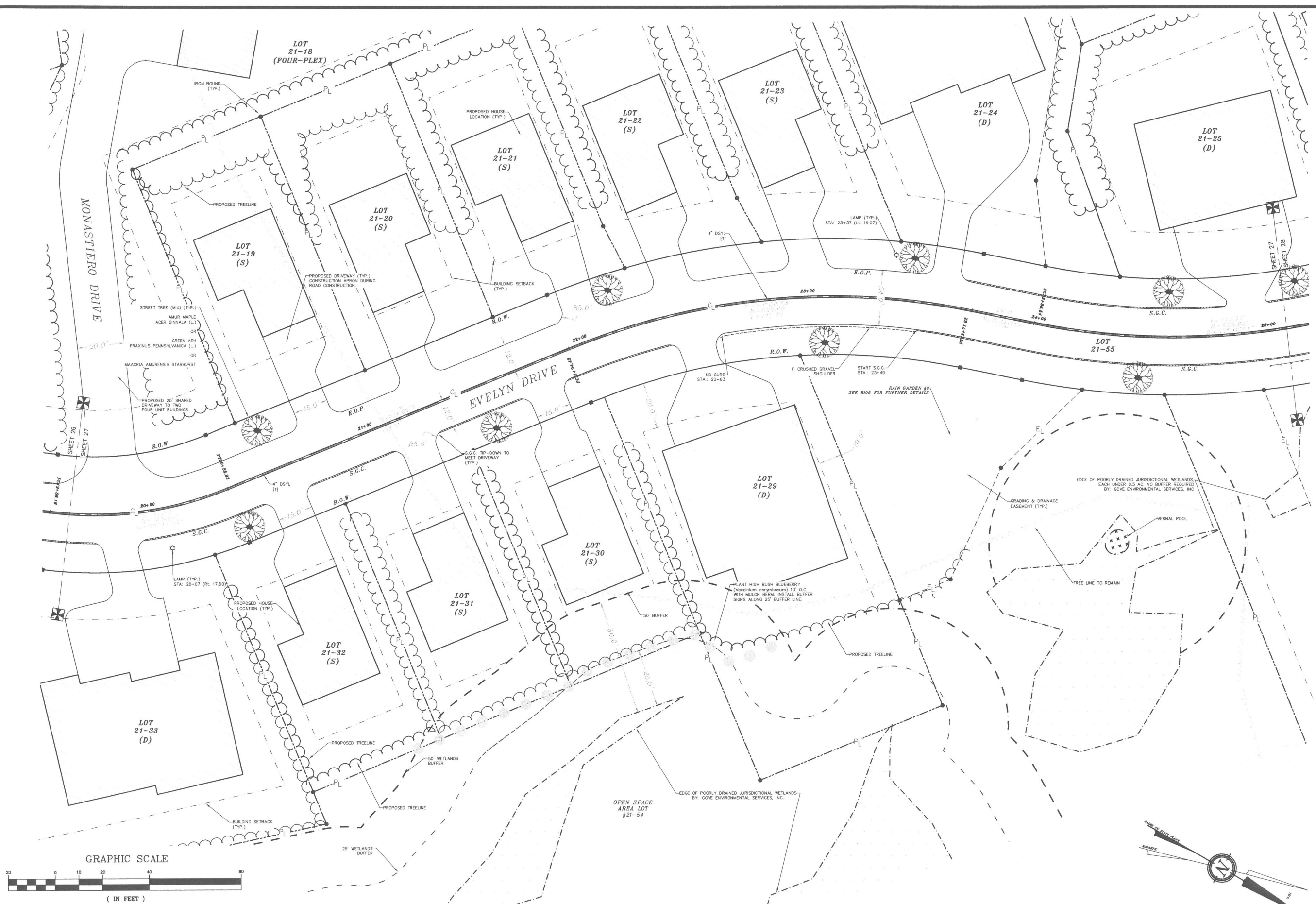
REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 15+75 - 19+50
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 26 OF 100



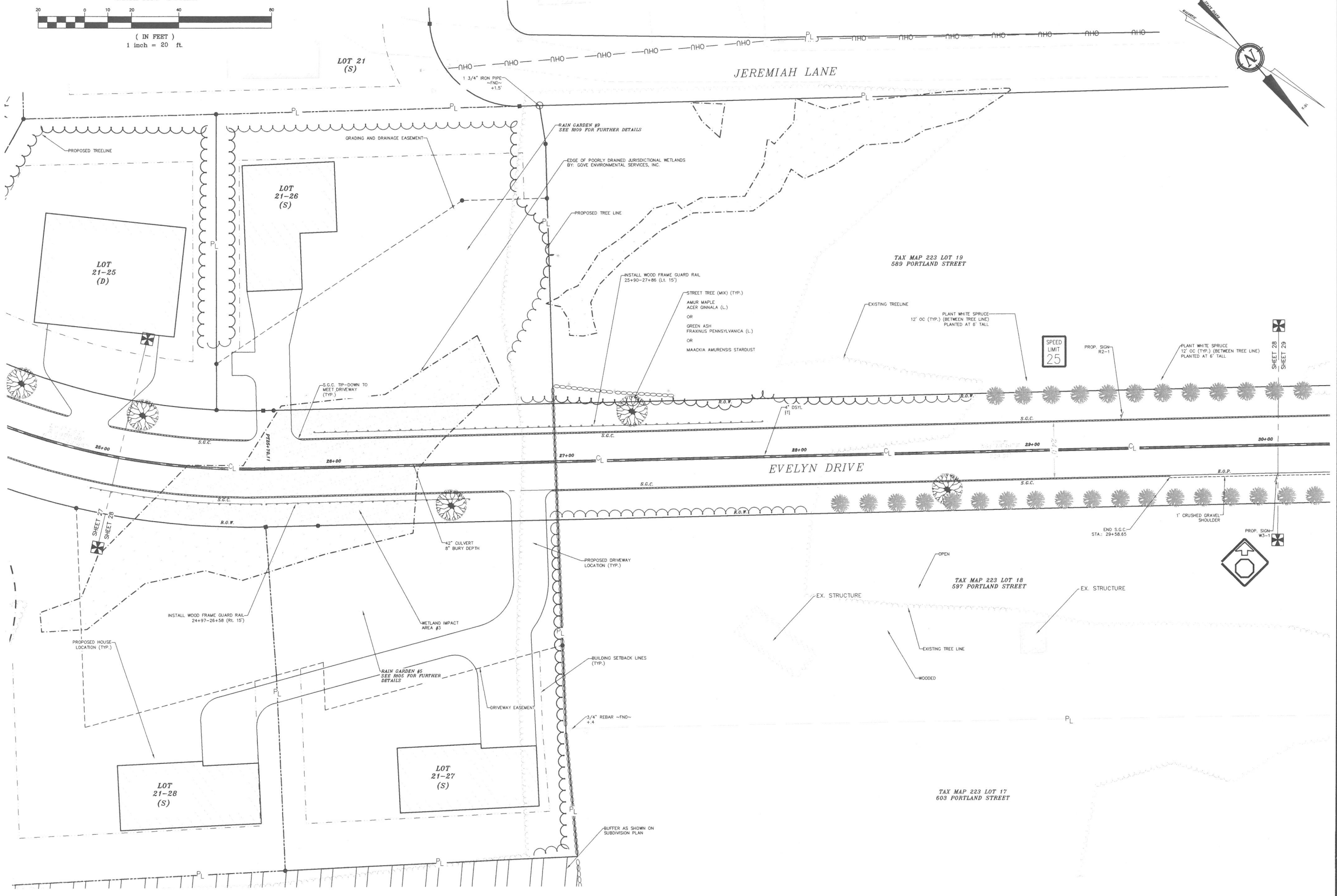
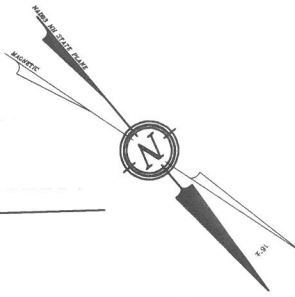
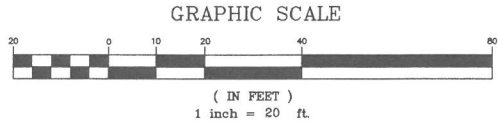
REVISION		DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 19+50 - 25+00
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

SHEET 27 OF 100

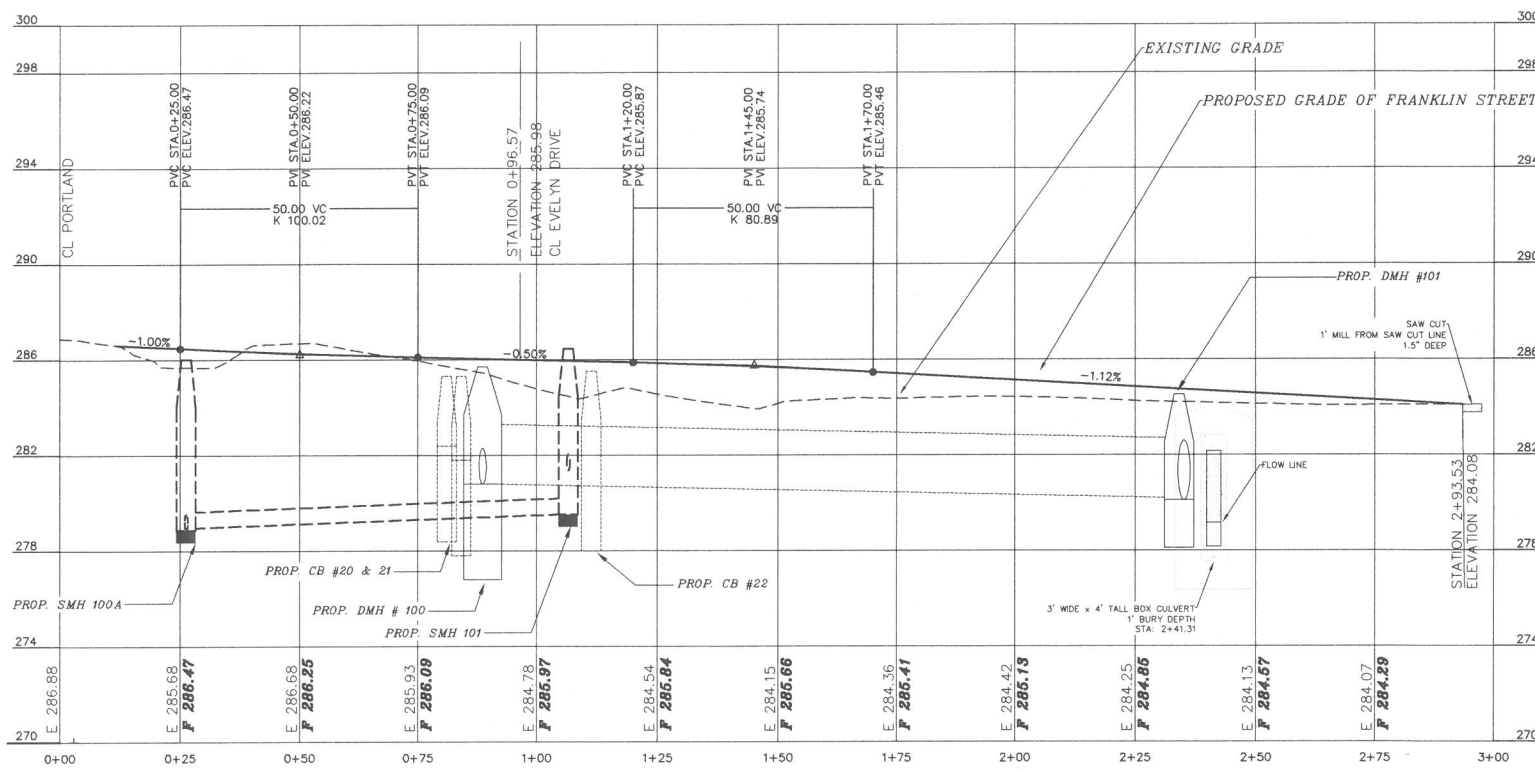
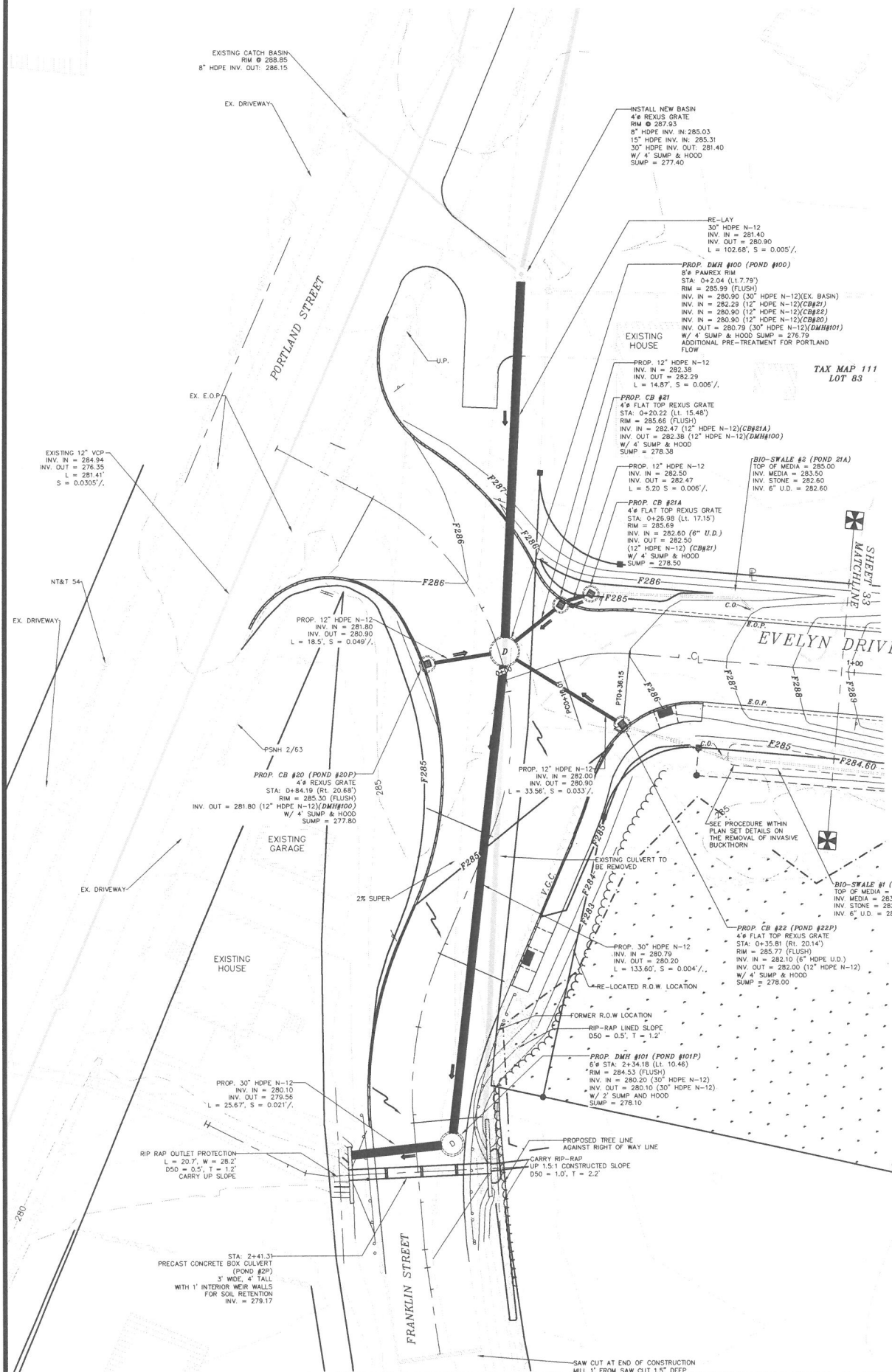


REVISION	DATE	DESCRIPTION

EVELYN DRIVE ROAD DESIGN SITE PLAN 25+00 - 30+00
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

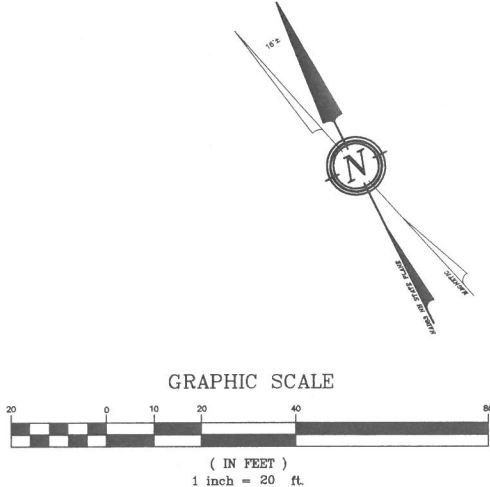
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14263
LICENSED PROFESSIONAL ENGINEER



NOTE:
SMH 101 IS LOCATED ON EVELYN DRIVE AND NOT ASSOCIATED WITH THE PROPOSED GRADING OF FRANKLIN STREET

- NOTES:
- 1.) THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE GRADING AND DRAINAGE SYSTEMS FOR THE PROPOSED ROADWAY
 - 2.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
 - 3.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 4.) SEE DETAILS CONCERNING SITE LAYOUT, DRAINAGE, UTILITY AND SEDIMENT AND EROSION CONTROLS.
 - 5.) ALL CATCH BASINS SHALL BE PRE-CAST H-20 LOADING AND SHALL BE EQUIPPED WITH DEEP SUMPS (4' MIN.) AND HOODS (SEE DETAILS) HOODS ARE TO BE "THE ELIMINATOR" BY KLEANSTREAM. RIMS ARE TO BE REXUS STYLE AND SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE INSTRUCTED DURING CONSTRUCTION BY ROCHESTER DPW. RIMS ABOVE FINISH GRADE WILL BE NOT BE ACCEPTED. ALL RIMS, GRATES AND COVERS ARE TO BE U.S.A MADE.
 - 6.) SEE SEDIMENT & EROSION CONTROL PLAN FOR INLET PROTECTION AND CONTROLS FOR THE ENTIRE SITE
 - 7.) ALL DRAINAGE PIPE IS TO BE HOPE N-12 ASTM F2648. (GREEN PIPE) INDIVIDUAL PIPE SIZES ARE SPECIFIED
 - 8.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
 - 9.) NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER.
 - 10.) UPON FINAL COMPLETION AND 85% STABILIZATION THE DRAINAGE SYSTEM IS TO BE CLEANED OF ALL DEBRIS TO INCLUDE THE PUMPING OF THE BASIN SUMPS.
 - 11.) ALL UNPAVED AREAS ARE TO RECEIVE 4" QUALITY LOAM AND SEED
 - 12.) ALL BASINS AND DRAINS ARE TO HAVE BOOTS INSTALLED ON ALL INLETS AND OUTLETS
 - 13.) ALL CATCH BASINS TO BE LINED WITH A POLYETHYLENE LINER
 - 14.) ALL PROPOSED CLEAN OUTS ARE TO BE VERTICAL 12" N-12 PIPE WITH CAST IRON COVERS SCREWED WITH STAINLESS SCREWS. THE COVER IS TO BE DEMARCATED WITH A "D"
 - 15.) SEE SEPARATE SHEET FOR COMPLETE LOT GRADING. GRADING ON THE LOTS IS SCHEMATIC HOWEVER PROVIDES THE DESIGNERS INTENT FOR STORMWATER FLOW. IF THE DEVELOPER OF FUTURE OWNERS WHISH TO MODIFY THE GRADING PROVIDED, THERE MAY BE FURTHER ANALYSIS AND APPROVAL BY THE DPW UNDER THE CHAPTER 50 APPLICATION.
 - 16.) RELOCATION AND REUSE OF THE EXISTING CATCH BASIN AND PIPING AT THE STREET NEEDS TO BE APPROVED IN THE FIELD BY THE ROCHESTER CITY ENGINEER OR UTILITIES FOREMAN. IF THE STRUCTURE OR PIPE ARE DEEMED INADEQUATE, NEW MATERIALS SHALL BE USED.



REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF INTERSECTION
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : JUNE 11, 2019

FILE NO. : DB 2015 - 114

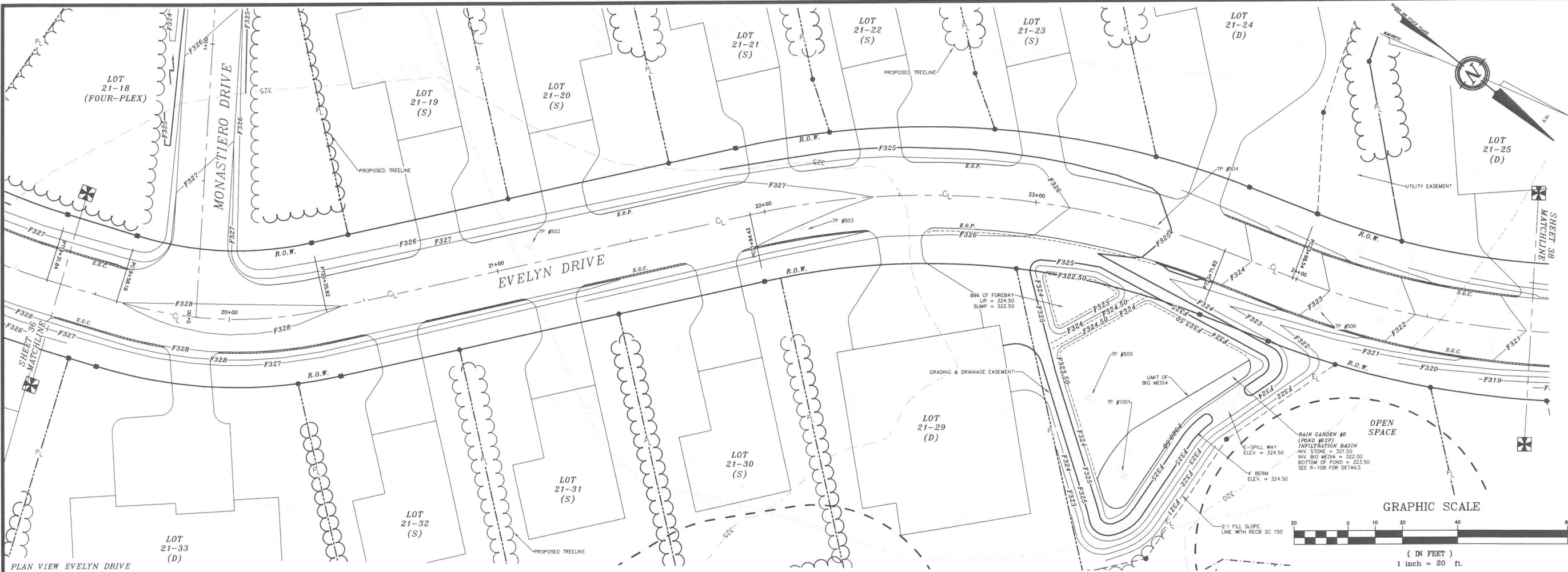
STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

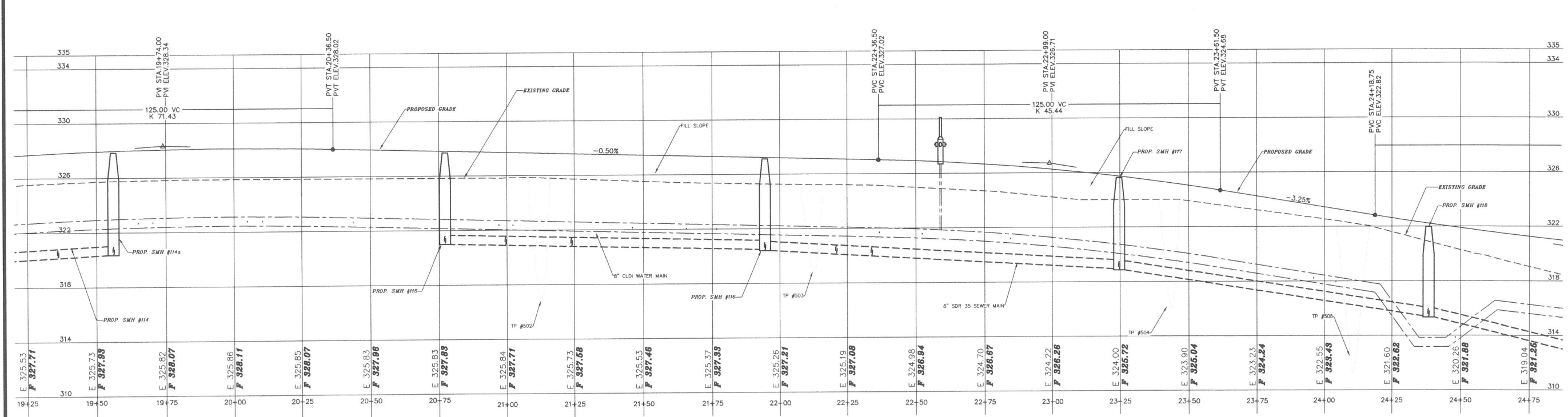
No. 14240

PROFESSIONAL ENGINEER

SHEET 32 OF 100



PLAN VIEW EVELYN DRIVE
19+25 - 24+75



PROFILE VIEW EVELYN DRIVE
19+25 - 24+75
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

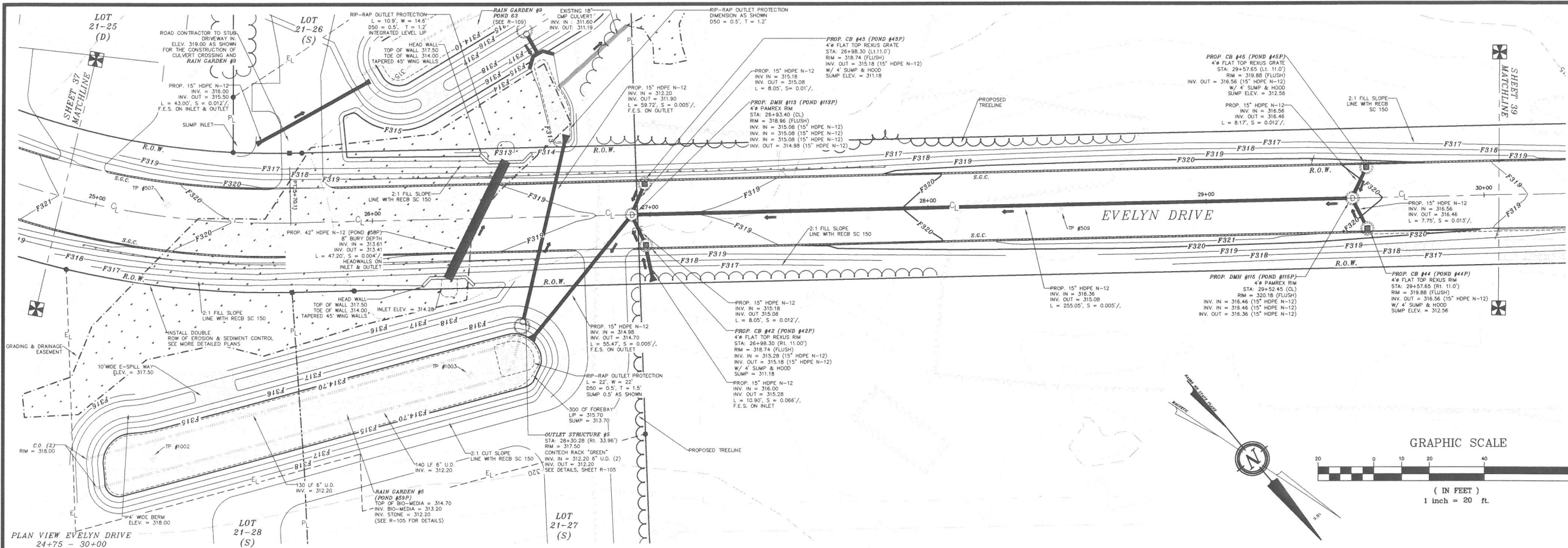
REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 19+25 - 24+75
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

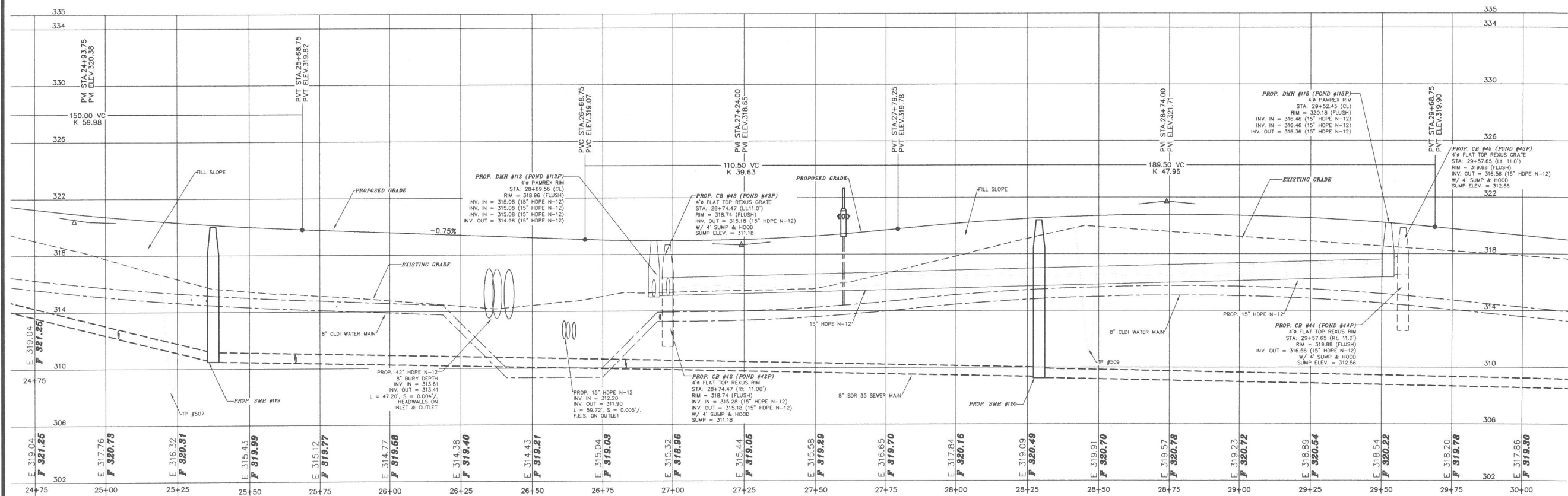
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 1424
LICENSED PROFESSIONAL ENGINEER

SHEET 37 OF 100



PROFILE VIEW EVELYN DRIVE
24+75 - 30+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



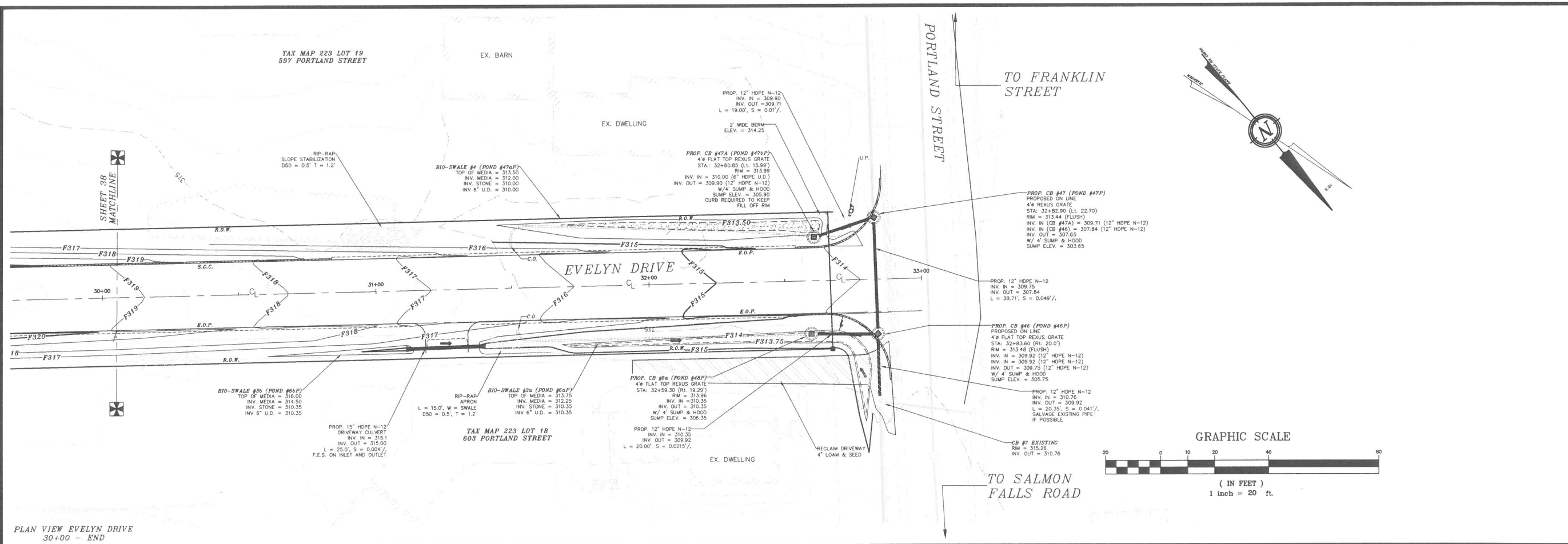
REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 24+75 - 30+00
FOR
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

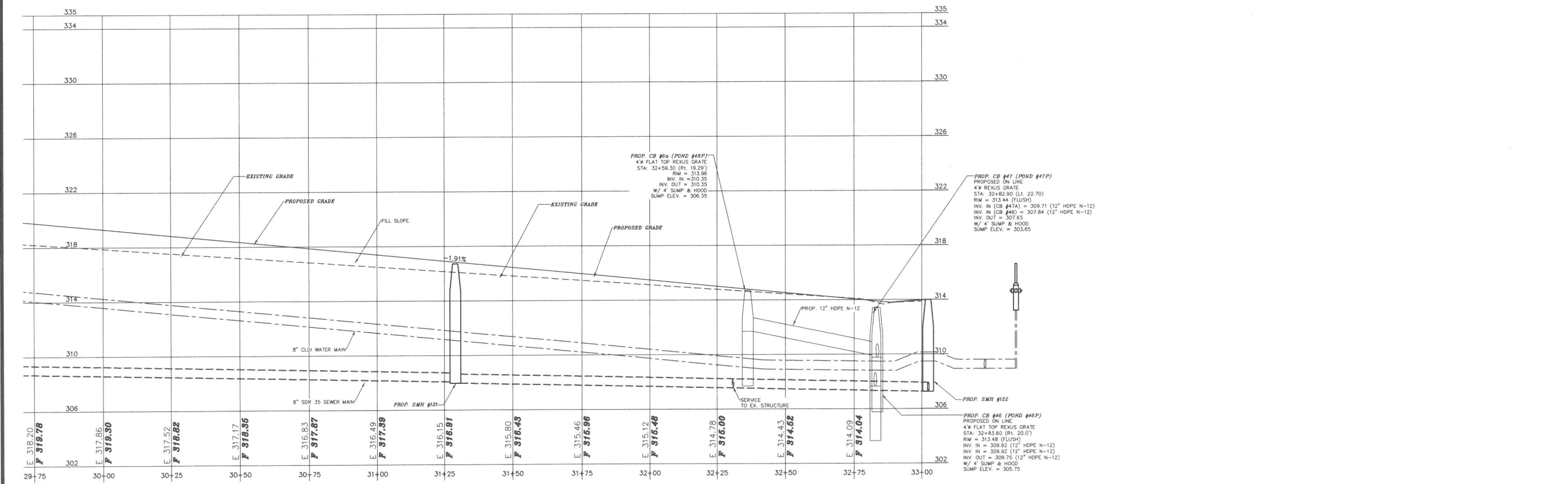
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JUNE 11, 2019
FILE NO.: DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
PROFESSIONAL ENGINEER

SHEET 38 OF 100



PLAN VIEW EVELYN DRIVE
30+00 - END



PROFILE VIEW EVELYN DRIVE
30+00 - END
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

REVISION	DATE	DESCRIPTION

GRADING & DRAINAGE PLAN AND PROFILE OF EVELYN DRIVE 30+00 - END
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE : JUNE 11, 2019

FILE NO. : DB 2015 - 114

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14241
PROFESSIONAL ENGINEER

SHEET 39 OF 100

