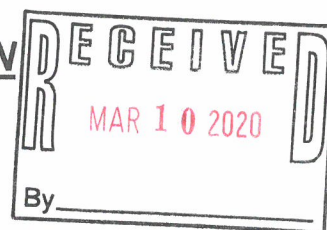


**MAJOR SUBDIVISION APPLICATION**

(a total of four or more lots)

City of Rochester, New Hampshire



Date: 3/10/20 Is a conditional needed? Yes: No: X Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 246; Lot #(s): 25; Zoning district: Residential-1

Property address/location: 104 Chesley Hill Road

Name of project (if applicable): _____

Size of site: 18.44 acres; Overlay zoning district(s)? Wetlands

Property owner

Name (include name of individual): John J. & Elizabeth A. Neer

Mailing address: 104 Chesley Hill Road, Rochester, NH 03869

Telephone #: 603-833-5890 Email: bethhodil@msn.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Kenneth A. Berry, LLS (Berry Surveying & Eng.

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

Telephone #: 603-332-2863 Fax #: _____

Email address: crberry@metrocast.net Professional license #: 805

Proposed project

Number of proposed lots: 3; estimated length of new roads: 0 Linear Feet

Number of cubic yard of earth being removed from the site? 0 Cubic Yards

City water? yes X no ; How far is city water from the site? Along Frontage

City sewer? yes ___ no X; How far is city sewer from the site? Over 1 Mile

If city water, what are the est. total gal. per day? 2400 ; Are there pertinent covenants? N/A

Where will stormwater be discharged? Storm water remains on-site

Wetlands: Is any fill proposed? N/A; area to be filled: N/A; buffer impact? N/A

Comments


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


Waiver request: 5.2.4, Average depth is more than three times the
average width.

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

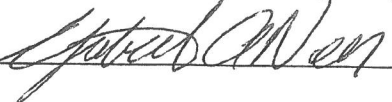
Signature of property owner: 
Date: 3/9/2020

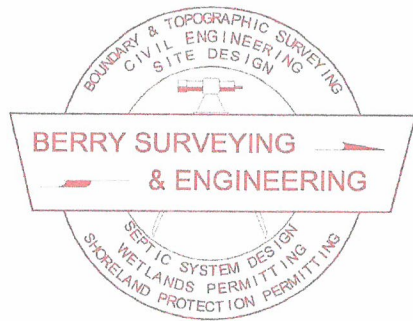
Signature of applicant/developer: 
Date: _____

Signature of agent: 
Date: 3-9-2020

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: 
Date: 3/9/2020



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

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

March 10, 2020

Re: Major Subdivision
John & Elizabeth Neer
104 Chesley Hill Road
Rochester N.H.

Seth,

On behalf of John & Elizabeth Neer, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Major Subdivision to subdivide the existing site into four parcels of land located at 104 Chesley Hill Road.

Background and General Narrative:

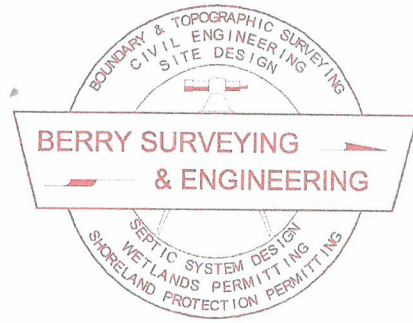
John & Elizabeth Neer own the parcel known as 104 Chesley Hill Road. The parcel has been surveyed by Berry Surveying & Engineering in the winter of 2020 and a wetlands analysis was conducted by Stony Ridge Environmental. The site slopes from Chesley Hill Road back to the rear of the site. It is open in the front and wooded towards the middle and rear of the site. There is an existing Eversource easement that runs through the front of the parcel. The site contains an existing single family home, driveway, barn (to be removed) and bunk house.

Proposal:

The applicants are proposing to subdivide the existing parcel into 4 lots. The existing driveway house and barn will remain on Lot 25. The three new lots will have a single family home, a driveway and 4k leaching area. The houses will be constructed on the backside of the Eversource easement within the existing tree line. Each lot will have a 12' wide driveway, with 3' gravel shoulders on each side. All proper erosion and sediment control measures will be taken to ensure that sediment is contained within the construction area. Stormwater permitting will be provided during building construction and driveway design will be provided at the same time to ensure compliance with DPW & life safety requirements.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal President



BERRY SURVEYING & ENGINEERING

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

March 10, 2020

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

RE: 4 Lot Subdivision
104 Chesley Hill Road
Rochester, NH 03839
Tax Map 246, Lot 25

Mr. Creighton, Mr. Chairman & Members of the City of Rochester Planning Board

In accordance with City of Rochester Subdivision Regulations the following waivers are requested:

1. Identification of Waiver Request: 5.2.4 Average Depth is more than three times the average width.

2. Explanation:

The applicants own 18.44 acres of land with a larger amount of frontage on Chesley Hill Road. The lot has a utility easement which runs through the front section of the property making the developable land for the site further from the existing Chesley Hill Road. In looking to create the most desirable lots while keeping the rural feel of the area, the applicants are proposing lots which create larger than the minimum lot frontage with the building areas behind the utility easement. The remainder of the land is not proposed for development at this time.

3. Waiver Justification:

a. The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property -- including but not limited to diminution in property value -- and will not be contrary to the public interest.

In this case granting the waiver will not be detrimental to the public safety, health, welfare or be injurious to other properties whereas this design is very similar to others within the immediate surrounding area. Though the lots are longer and narrower, they create open undeveloped land at the rear of the remaining site.

b. The granting of a waiver will not be inconsistent with the intent of the City of Rochester Zoning Ordinance, City of Rochester Master Plan, or Official Maps.

Waiver Request
104 Chesley Hill Road

March 10, 2020

The proposed lot shape is consistent with the zoning ordinance, whereas in two sections it creates opportunities for people to develop their land without creating infrastructure. (Flag Lot and Pork Chop Lot). In this case if this development style is prohibited due to the location of the utility easement along the front of the property, a roadway system would be required to gain access to the developable land and create more regularly shaped lots. This development style provides an opportunity for people to live further from the street yet still be in close proximity to municipal goods and services.

c. Such waiver may be granted in a manner that will substantially secure the objectives, standards and requirements of these Subdivision Regulations.

The regulations are provided to ensure long, narrow, ambiguous strips of undevelopable land are not created, which create confusion of ownership for the future land owners. In this case the developable land masses are regularly shaped, and were designed to widen out once the lot extends beyond the easement. This allows for uniformity in the development and living areas, while creating open space at the front of each lot for passive recreation. This can be seen in the existing land uses the current owners enjoy within the open area.

Thank you for your time and attention to this matter and we hope you look favorably upon the request.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

PLAN REFERENCES CONT.:

- 7.) "SUBDIVISION PLAN BIRCHWOOD PONDS RESIDENTIAL DEVELOPMENT LAND OF MAKRI REAL ESTATE DEVELOPMENT, LLC TAX MAP 137, LOTS 9, 9-5, 9-6 & 10 CHESLEY HILL ROAD & DONALD STREET ROCHESTER, NEW HAMPSHIRE" BY: DOUGET SURVEY INC. DATED: JANUARY 9, 2017 S.C.R.D.: PLAN # 117-085
- 8.) "PLAN OF LAND OF NORMAND A. RAMSEY FOUNDATION CHESLEY HILL ROAD, DONALD STREET, NORMAN STREET & RAMSEY DRIVE ROCHESTER, NEW HAMPSHIRE" BY: DOUGET SURVEY INC. DATED: MARCH 11, 2016 S.C.R.D.: PLAN # 111-039
- 9.) "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALTY TRUST CHESLEY HILL ROAD ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: AUGUST 6, 2002 S.C.R.D. PLAN # 75-10 FILE NO. DB 2002-108

NOTES CONT.:

- 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.) TEST PITTING ON ONE OF THE LOTS WITHIN THIS SUBDIVISION REVEALED LEDGE WITHIN 30" OF THE SURFACE. HOWEVER, ADDITIONAL SURROUNDING TEST HOLES REVEALED LEDGE DEEPER THAN 48". 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)
- 17.) THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION.
- 18.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO THE CITY OF ROCHESTER STORMWATER REGULATIONS
- 19.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 20.) AT LEAST TWO HEALTHY WELL-SPACED EXISTING TREES (50+ FEET APART) ARE TO BE PRESERVED ALONG THE FRONTAGE, OR NEW TREES PLANTED, IN ORDER TO MEET SUBDIVISION REG. 5.13, STREET TREES.
- 21.) THE STONEWALL ALONG CHESLEY HILL ROAD IS TO BE PRESERVED EXCEPT WHERE DRIVEWAYS WILL BE PLACED.
- 22.) PORTIONS OF THE SUBJECT PARCEL ARE WITHIN CURRENT LAND USE. THE APPLICANT IS TO WORK WITH THE ASSESSING DEPARTMENT TO DETERMINE WHAT LAND USE CHANGE IS APPLICABLE.
- 23.) DRIVEWAYS ARE TO BE A MINIMUM STANDARD OF 12" PAVED WITH 3" GRAVEL SHOULDERS ON EACH SIDE FOR A CLEAR TRAVEL DISTANCE OF 18". DURING THE BUILDING PERMIT PROCESS THE LOT OWNERS ARE TO WORK WITH THE FIRE DEPARTMENT ON THE POTENTIAL NEED FOR TURN AROUND ACCESS ALONG THE DRIVEWAY.

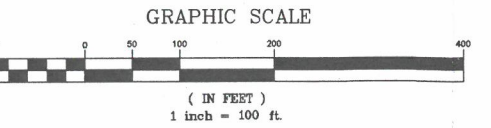
PLAN REFERENCES:

- 1.) "SUBDIVISION PLAN OF LAND ON CHESLEY - HILL - ROAD, ROCHESTER, N.H. FOR RONALD P. LAVALLÉE" BY: JOHN N. RANAGAN DATED: NOVEMBER 13, 1971 S.C.R.D.: POCKET 9, FOLDER 1, NUMBER 4
- 2.) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE" BY: J.W. DURGIN ASSOCIATES, INC. DATED: JANUARY 24, 1986 S.C.R.D.: PLAN # 29-18
- 3.) "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE" BY: DOUGET SURVEY INC. DATED: JULY 1986 S.C.R.D.: PLAN # 29A-74
- 4.) "SUBDIVISION PLAN, 128 CHESLEY HILL ROAD, TAX MAP 246, LOT 26, ROCHESTER, NH, FOR JAN L. JONES" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JANUARY 2005 S.C.R.D.: PLAN # 80-6
- 5.) "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H., FOR RAMSEY REALTY CO., INC." BY: NORWAY PLAINS ASSOCIATES, INC. SHEET: SEPTEMBER, 1992 S.C.R.D.: PLAN # 45-25
- 6.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR DOROTHY K. THONE & JACOB & KATELYN RHEAUME OF LANDS IDENTIFIED AS TAX MAP 246 LOTS 24, 24-1 FOR LANDS LOCATED ON CHESLEY HILL ROAD CITY OF ROCHESTER, COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE" BY: JASON POHOPEK DATED: MAY 30, 2018 S.C.R.D.: PLAN # 11939

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FEBRUARY OF 2020 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

WAIVERS:
5.2.4 LOT WIDTH RATIO: PENDING



NOTES:

- 1.) OWNER: JOHN J. & ELIZABETH A. NEER 104 CHESLEY HILL ROAD ROCHESTER, NH 03839
- 2.) TAX MAP 246, LOT 25
- 3.) EXISTING LOT AREA: 803,388 Sq.Ft., 18.44 Ac. PROPOSED LOT AREAS:
LOT 25: 606,591 Sq.Ft., 13.93 Ac.
LOT 25-1: 66,430 Sq.Ft., 1.52 Ac.
LOT 25-2: 63,810 Sq.Ft., 1.46 Ac.
LOT 25-3: 66,557 Sq.Ft., 1.53 Ac.
- 4.) S.C.R.D. BOOK 3680, PAGE 406
- 5.) ZONING: R1 / RESIDENTIAL-1 DISTRICT:
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
DRIVEWAY SETBACK ~ 5.0' FROM SIDE
MAX. LOT COVERAGE ~ 35%
MAX. BUILDING FOOTPRINT ~ 30%
MAX. BUILDING HEIGHT ~ 35.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330150, MAP #33017C0210D, 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 MARCH OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000
- 9.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 256, LOT 25 INTO 4 INDIVIDUAL RESIDENTIAL LOTS. ALL LOTS TO HAVE MUNICIPAL WATER & ON SITE SEPTIC SYSTEMS.
- 10.) THIS IS A FOUR SHEET PLAN SET WITH SHEET ONE & THREE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO & FOUR WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- 12.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF DROP POLES AS MAY BE REQUIRED BY EVERSOURCE.
- 13.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 25-1, 25-2, 25-3.

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

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, N.H. - 1:10,000
3-10-20
KENNETH A. BERRY LLS 805 DATE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: MARCH 10, 2020
FILE NO.: DB 2020 - 007

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

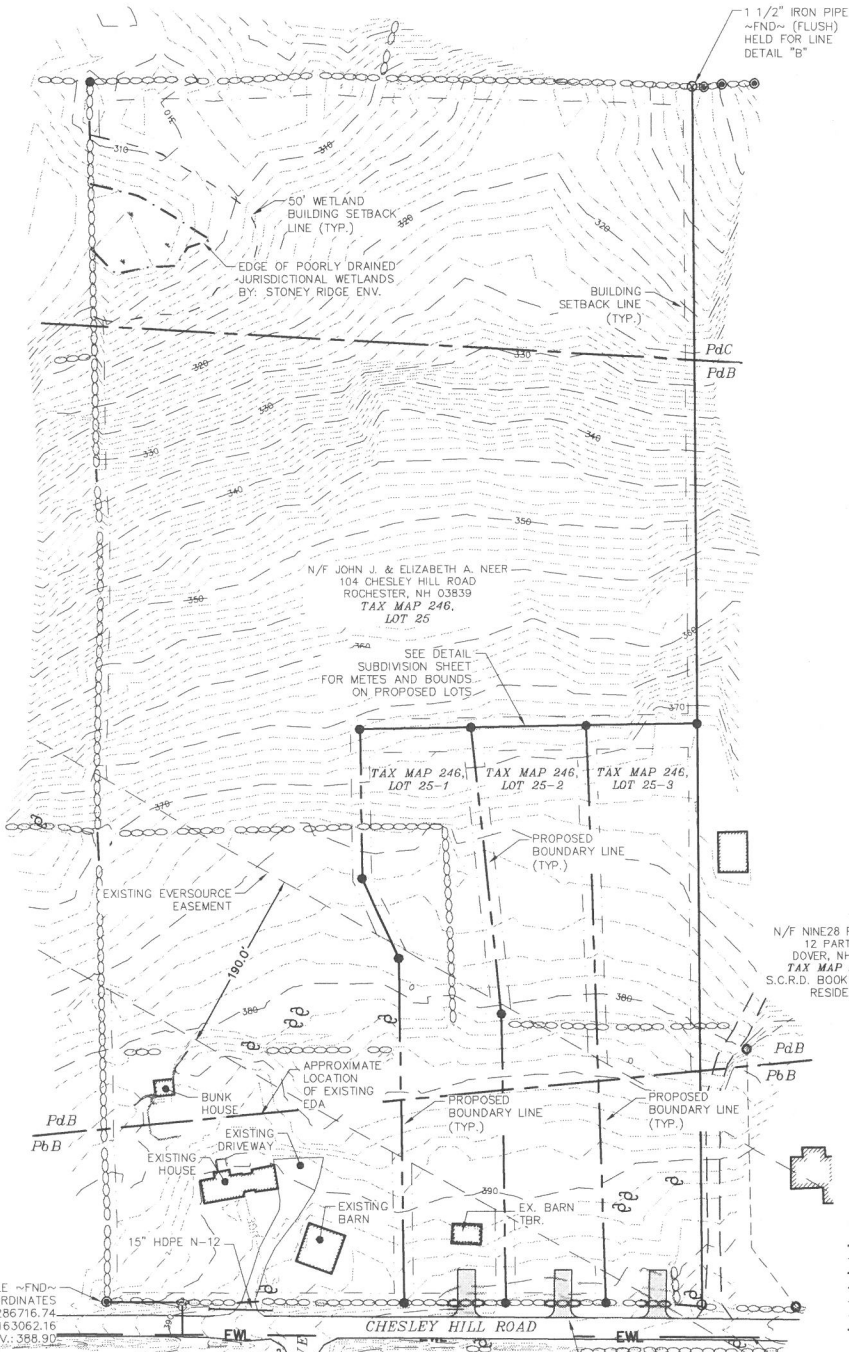
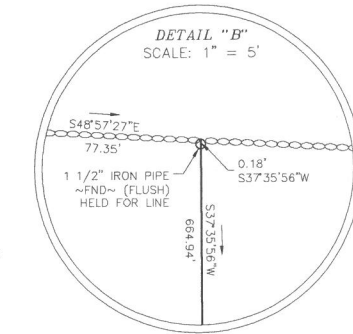
REVISION	DATE	DESCRIPTION

OVERVIEW SUBDIVISION PLAN
LAND OF
JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, N.H.
TAX MAP 246, LOT 25

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.

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03839
TAX MAP 246 LOT 20
S.C.R.D. BOOK 983, PAGE 571
VACANT LAND

N/F BIRCHWOOD POND LLC.
7 B EMERY LANE
STRATHEN, NH 03885-2310
TAX MAP 137 LOT 9-22
S.C.R.D. BOOK 4655, PAGE 730
VACANT LAND



N/F DOROTHY K. THONE
92 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5501
TAX MAP 246 LOT 24
S.C.R.D. BOOK 1751, PAGE 345
RESIDENTIAL USE

N/F DUBOIS, DAVD & LINDA
3 WHITMAN DRIVE
ROCHESTER, NH 03839-5434
TAX MAP 246 LOT 32-2
S.C.R.D. BOOK 4616, PAGE 931
RESIDENTIAL USE

N/F BROWN, RONALD S. & AMY L.
74 CHARLES STREET
ROCHESTER, NH 03839-5434
TAX MAP 246 LOT 32-31
S.C.R.D. BOOK 4720, PAGE 828
RESIDENTIAL USE

N/F 12 WHITMAN DRIVE, LLC
59 DODGE FARM LANE
ROCHESTER, NH 03839-5434
TAX MAP 246 LOT 32-32
S.C.R.D. BOOK 4705, PAGE 605
RESIDENTIAL USE

N/F ROBERGE, CHAD & SUZANNE
74 CHARLES STREET
ROCHESTER, NH 03839-5434
TAX MAP 246 LOT 32-33
S.C.R.D. BOOK 4720, PAGE 828
VACANT

N/F NINE28 REAL ESTATE LLC.
12 PARTRIDGE LANE
DOVER, NH 03820-4406
TAX MAP 246 LOT 26-1
S.C.R.D. BOOK 4660, PAGE 330
RESIDENTIAL USE

PLAN REFERENCES:

- "SUBDIVISION PLAN OF LAND ON CHESLEY - HILL - ROAD, ROCHESTER, N.H. FOR RONALD P. LAVALLEE"
BY: JOHN N. RANAGAN
DATED: NOVEMBER 13, 1971
S.C.R.D.: POCKET 9, FOLDER 1, NUMBER 4
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BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JANUARY 2005
S.C.R.D.: PLAN # 80-6
- "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H., FOR RAMSEY REALTY CO., INC."
BY: NORWAY PLAINS ASSOCIATES, INC.
SHEET: SEPTEMBER, 1992
S.C.R.D.: PLAN # 45-25
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR DOROTHY K. THONE & JACOB & KATELYN RHEAUME OF LANDS IDENTIFIED AS TAX MAP 246 LOTS 24, 24-1 FOR LANDS LOCATED ON CHESLEY HILL ROAD CITY OF ROCHESTER, COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: JASON POHOPEK
DATED: MAY 30, 2018
S.C.R.D.: PLAN # 19139

LEGEND:

- 3/4" REBAR W/ ID CAP (TO BE SET)
- IRON PIPE (FND)
- IRON BOUND/REBAR (FND)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- TREE W/ BARB WIRE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- 50' WETLAND SETBACK
- EXISTING EASEMENT LINE
- STONE WALL
- EXISTING BOUNDARY LINE

NRCS SOILS:

- PdB ~ PAXTON FINE SANDY LOAM, 3-8% SLOPES
PdB ~ PAXTON FINE SANDY LOAM 0-8% SLOPES, VERY STONY.
PbC ~ PAXTON FINE SANDY LOAM 8-15% SLOPES VERY STONY.

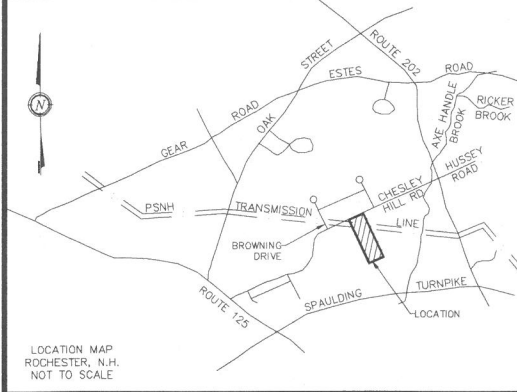
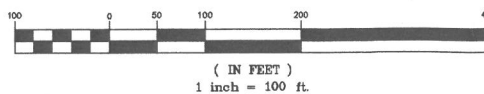
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BY: DOUCET SURVEY INC.
DATED: JANUARY 9, 2017
S.C.R.D.: PLAN # 117-085
- "PLAN OF LAND OF NORMAND A. RAMSEY FOUNDATION CHESLEY HILL ROAD, DONALD STREET, NORMAN STREET & RAMSEY DRIVE ROCHESTER, NEW HAMPSHIRE"
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DATED: MARCH 11, 2016
S.C.R.D.: PLAN # 111-039
- "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALTY TRUST CHESLEY HILL ROAD ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 6, 2002
S.C.R.D. PLAN # 75-10
FILE NO. DB 2002-108

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FEBRUARY OF 2020 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPOC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

GRAPHIC SCALE



NOTES:

- OWNER: JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, NH 03839
- TAX MAP 246, LOT 25
- EXISTING LOT AREA: 803,388 Sq.Ft., 18.44 Ac.
PROPOSED LOT AREAS:
LOT 25: 606,591 Sq.Ft., 13.93 Ac.
LOT 25-1: 66,430 Sq.Ft., 1.52 Ac.
LOT 25-2: 63,810 Sq.Ft., 1.46 Ac.
LOT 25-3: 66,557 Sq.Ft., 1.53 Ac.
- S.C.R.D. BOOK 3680, PAGE 406
- ZONING: R1 / RESIDENTIAL-1 DISTRICT:
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
DRIVEWAY SETBACK ~ 5.0' FROM SIDE
MAX. LOT COVERAGE ~ 35%
MAX. BUILDING FOOTPRINT ~ 30%
MAX. BUILDING HEIGHT ~ 35.0'
- 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 #33017C02110, DATED MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN MARCH OF 2020, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 256, LOT 25 INTO 4 INDIVIDUAL RESIDENTIAL LOTS. ALL LOTS TO HAVE ON SITE WELLS & SEPTIC SYSTEMS.
- THIS IS A FOUR SHEET PLAN SET WITH SHEET ONE & THREE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO & FOUR WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE TOWN.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 25-1, 25-2, 25-3.

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

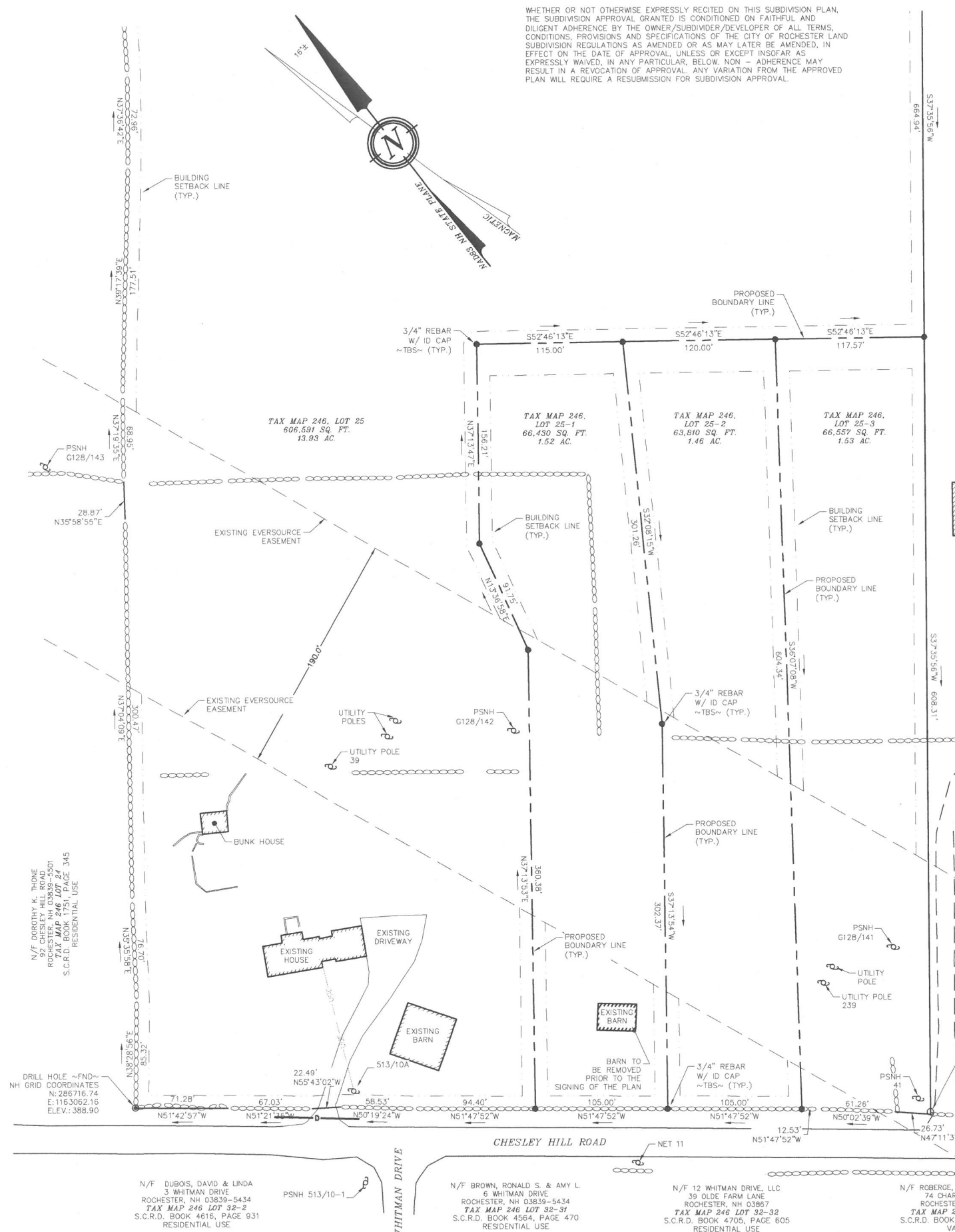
I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000
3-10-20
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

OVERVIEW SUBDIVISION PLAN
OF
LAND OF
JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, N.H.
TAX MAP 246, LOT 25

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE : MARCH 10, 2020
FILE NO. : DB 2020 - 007

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

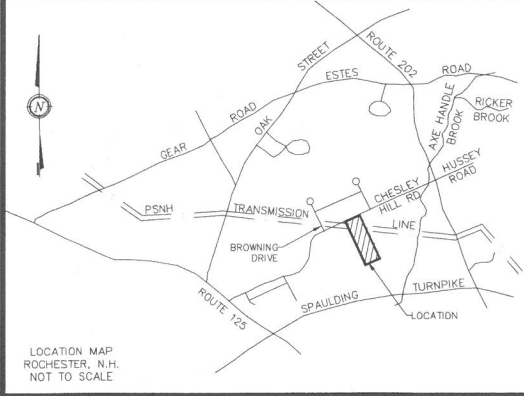


PLAN REFERENCES:

- "SUBDIVISION PLAN OF LAND ON CHESLEY HILL ROAD, ROCHESTER, N.H., FOR RONALD P. LAVALLEE"
BY: JOHN N. RANAGAN
DATED: NOVEMBER 13, 1971
S.C.R.D.: POCKET 9, FOLDER 1, NUMBER 4
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE"
BY: J.W. DURGIN ASSOCIATES, INC.
DATED: JANUARY 24, 1986
S.C.R.D.: PLAN # 29-18
- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR VINCENT J. & LAVERGNE T. DENOBLE"
BY: DOUCET SURVEY INC.
DATED: JULY 1986
S.C.R.D.: PLAN # 29A-74
- "SUBDIVISION PLAN, 128 CHESLEY HILL ROAD, TAX MAP 246, LOT 26, ROCHESTER, NH, FOR JAN L. JONES"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: JANUARY 2005
S.C.R.D.: PLAN # 80-6
- "SUBDIVISION OF LAND, GROVE STREET, ROCHESTER, N.H., FOR RAMSEY REALTY CO., INC."
BY: NORWAY PLAINS ASSOCIATES, INC.
SHEET: SEPTEMBER, 1992
S.C.R.D.: PLAN # 45-25
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN PREPARED FOR DOROTHY K. THONE & JACOB & KATELYN RHEAUME OF LANDS IDENTIFIED AS TAX MAP 246 LOTS 24, 24-1 FOR LANDS LOCATED ON CHESLEY HILL ROAD CITY OF ROCHESTER, COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE"
BY: JASON POHOPEK
DATED: MAY 30, 2018
S.C.R.D.: PLAN # 11939

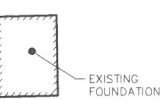
PLAN REFERENCES CONT.:

- "SUBDIVISION PLAN BIRCHWOOD PONDS RESIDENTIAL DEVELOPMENT LAND OF WAKRIS REAL ESTATE DEVELOPMENT, LLC TAX MAP 137, LOTS 9, 9-5, 9-6 & 10 CHESLEY HILL ROAD & DONALD STREET ROCHESTER, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: JANUARY 9, 2017
S.C.R.D.: PLAN # 117-085
- "PLAN OF LAND OF NORMAND A. RAMSEY FOUNDATION CHESLEY HILL ROAD, DONALD STREET, NORMAN STREET & RAMSEY DRIVE ROCHESTER, NEW HAMPSHIRE"
BY: DOUCET SURVEY INC.
DATED: MARCH 11, 2016
S.C.R.D.: PLAN # 111-039
- "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALTY TRUST CHESLEY HILL ROAD ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: AUGUST 6, 2002
S.C.R.D. PLAN # 75-10
FILE NO. DB 2002-108

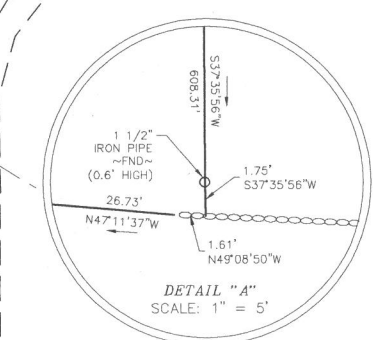


NOTES:

- OWNER: JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, NH 03819
- TAX MAP 246, LOT 25
- EXISTING LOT AREA: 803,388 Sq.Ft., 18.44 Ac.
PROPOSED LOT AREAS:
LOT 25: 606,591 Sq.Ft., 13.93 Ac.
LOT 25-1: 66,430 Sq.Ft., 1.52 Ac.
LOT 25-2: 63,810 Sq.Ft., 1.46 Ac.
LOT 25-3: 66,557 Sq.Ft., 1.53 Ac.
- S.C.R.D. BOOK 3680, PAGE 406
- ZONING: R1 / RESIDENTIAL-1 DISTRICT:
FRONTAGE ~ 100.0'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 10.0'
DRIVEWAY SETBACK ~ 5.0' FROM SIDE
MAX. LOT COVERAGE ~ 35%
MAX. BUILDING FOOTPRINT ~ 30%
MAX. BUILDING HEIGHT ~ 35.0'
- 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 #33017C0211D, DATED MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
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- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 25-1, 25-2, 25-3.



N/F NINE28 REAL ESTATE LLC:
12 PARTRIDGE LANE
DOVER, NH 03820-4406
TAX MAP 246 LOT 26-1
S.C.R.D. BOOK 4660, PAGE 330
RESIDENTIAL USE



JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN FEBRUARY OF 2020 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, C.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
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STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

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

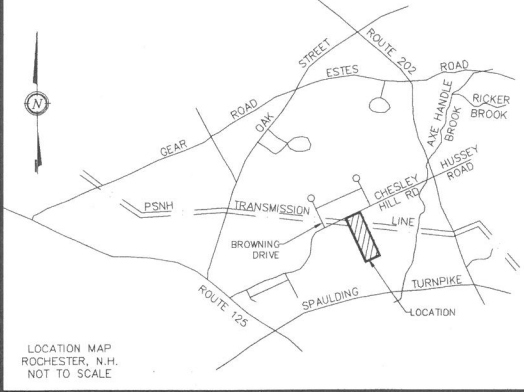
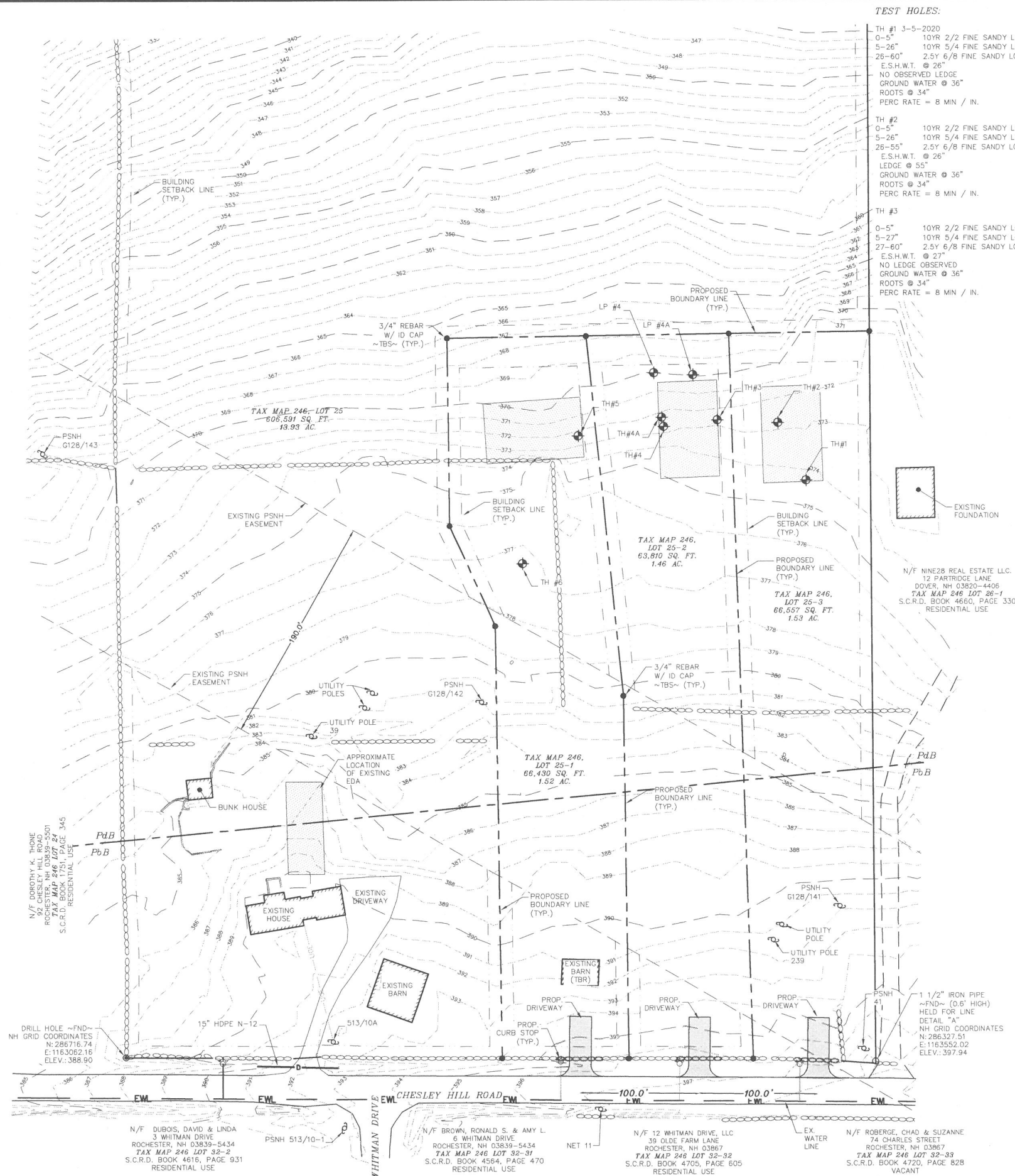
REVISION	DATE	DESCRIPTION

DETAIL SUBDIVISION PLAN
LAND OF
JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, N.H.
TAX MAP 246, LOT 25

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: MARCH 10, 2020
FILE NO.: DB 2020 - 007

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

SHEET 3 OF 4



DESCRIPTION	DATE	REVISION

DETAIL TOPOGRAPHY PLAN
LAND OF
JOHN J. & ELIZABETH A. NEER
104 CHESLEY HILL ROAD
ROCHESTER, N.H.
TAX MAP 246, LOT 25

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 50 FT.
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STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LAND SURVEYOR

SHEET 4 OF 4