

- 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 AREA:
LOT 25: 608,591 Sq.Ft., 13.93 Ac.
LOT 25-1: 66,430 Sq.Ft., 1.53 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 #33017C0210, 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 246, 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 SITE 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 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. APPROVAL #CSA2020042101

PLAN REFERENCES CONT.:

- 7.) "SUBDIVISION PLAN BIRCHWOOD PONDS RESIDENTIAL DEVELOPMENT LAND OF MAKROS 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

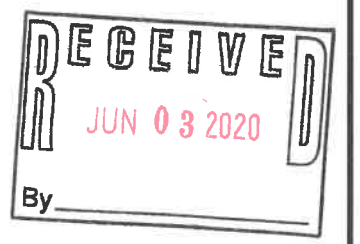
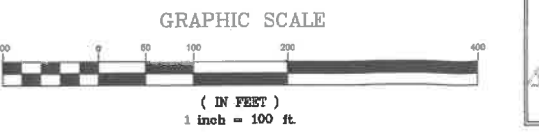
NOTES CONT.:

- 14.) EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION
- 15.) 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).
- 16.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO THE CITY OF ROCHESTER STORMWATER REGULATIONS
- 17.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 18.) 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.
- 19.) THE STONEWALL ALONG CHESLEY HILL ROAD IS TO BE PRESERVED EXCEPT WHERE THE SHARED DRIVEWAY WILL BE PLACED.
- 20.) 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.
- 21.) DRIVEWAYS ARE TO BE A MINIMUM STANDARD OF 12' 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.
- 22.) THE NEWLY SUBDIVIDED LOTS 25-1, 25-2, & 25-3 MAY NOT BE SUBDIVIDED FURTHER IN THE FUTURE.
- 23.) ADDRESS IDENTIFIERS MUST BE PLACED AT THE SPLIT IN THE DRIVEWAY.
- 24.) THE PRIVATE DRIVEWAY / ROADWAY WHICH PROVIDES ACCESS TO THE THREE LOTS WILL BE KNOWN AS ANJUS COURT. THIS IS A PRIVATE DRIVE AND IS NOT INTENDED TO BE ACCEPTED BY THE CITY OF ROCHESTER AS A PUBLIC ROAD. THIS DRIVE IS GOVERNED BY A DOCUMENT KNOWN AS "COMMON DRIVEWAY AND EASEMENT MAINTENANCE COVENANTS", TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AT THE TIME OF THE FIRST LOT SALE. ALL THREE PROPOSED LOTS (25-1, 25-2, & 25-3) ARE BOUND BY THIS DOCUMENT.
- 25.) EVERSOURCE HAS GRANTED AN "AGREEMENT AND CONSENT TO JOINT USE" FOR THE USE OF THE PRIVATE ROAD UNDER THE EXISTING EVERSOURCE EASEMENT.

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 D1887.
- 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. UCHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOBENTON 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: NORTHEASTERN 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: APPROVED



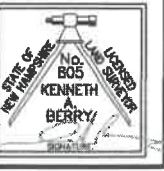
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 5/29/20

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 5-29-2020

REVISION		DESCRIPTION
#1	4-20-20	UPDATED PER NHDES, NOD & EVERSOURCE

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

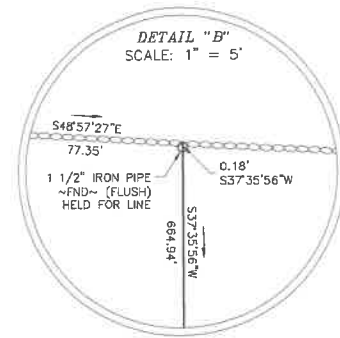
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: MARCH 10, 2020
FILE NO.: DB 2020 - 007



ROD # 121-26 & 121-27

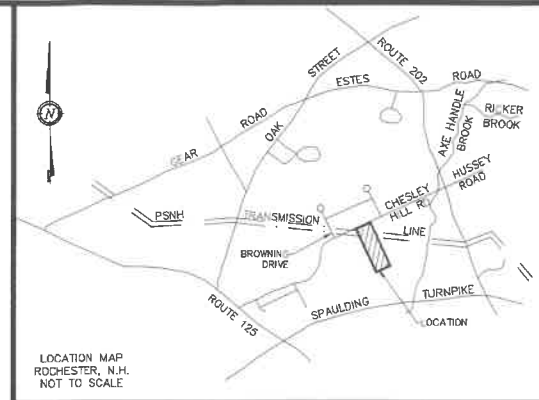
N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03839
TAX MAP 246 LOT 20
S.C.R.D. BOOK 963, PAGE 571
VACANT LAND

N/F BIRCHWOOD POND LLC.
7 B EMERY LANE
STRATHAM, NH 03885-2310
TAX MAP 137 LOT 9-22
S.C.R.D. BOOK 4865, PAGE 730
VACANT LAND



NRCS SOILS:

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



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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. DUGAN 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 MAKRI'S REAL ESTATE DEVELOPMENT, LLC TAX MAP 137, LOTS 9, 9-5, 9-5 & 10 CHESLEY HILL ROAD & DONALD STREET ROCHESTER, NEW HAMPSHIRE"
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DATED: AUGUST 6, 2002
S.C.R.D. PLAN # 75-10
FILE NO. DB 2002-108

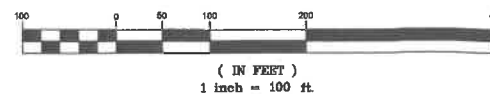
LEGEND:

- 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

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.
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GRAPHIC SCALE



FINAL APPROVAL

ROCHESTER PLANNING BOARD
CERTIFIED BY: *[Signature]*
DATE: 5/29/20

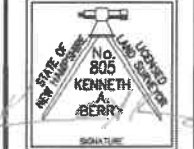
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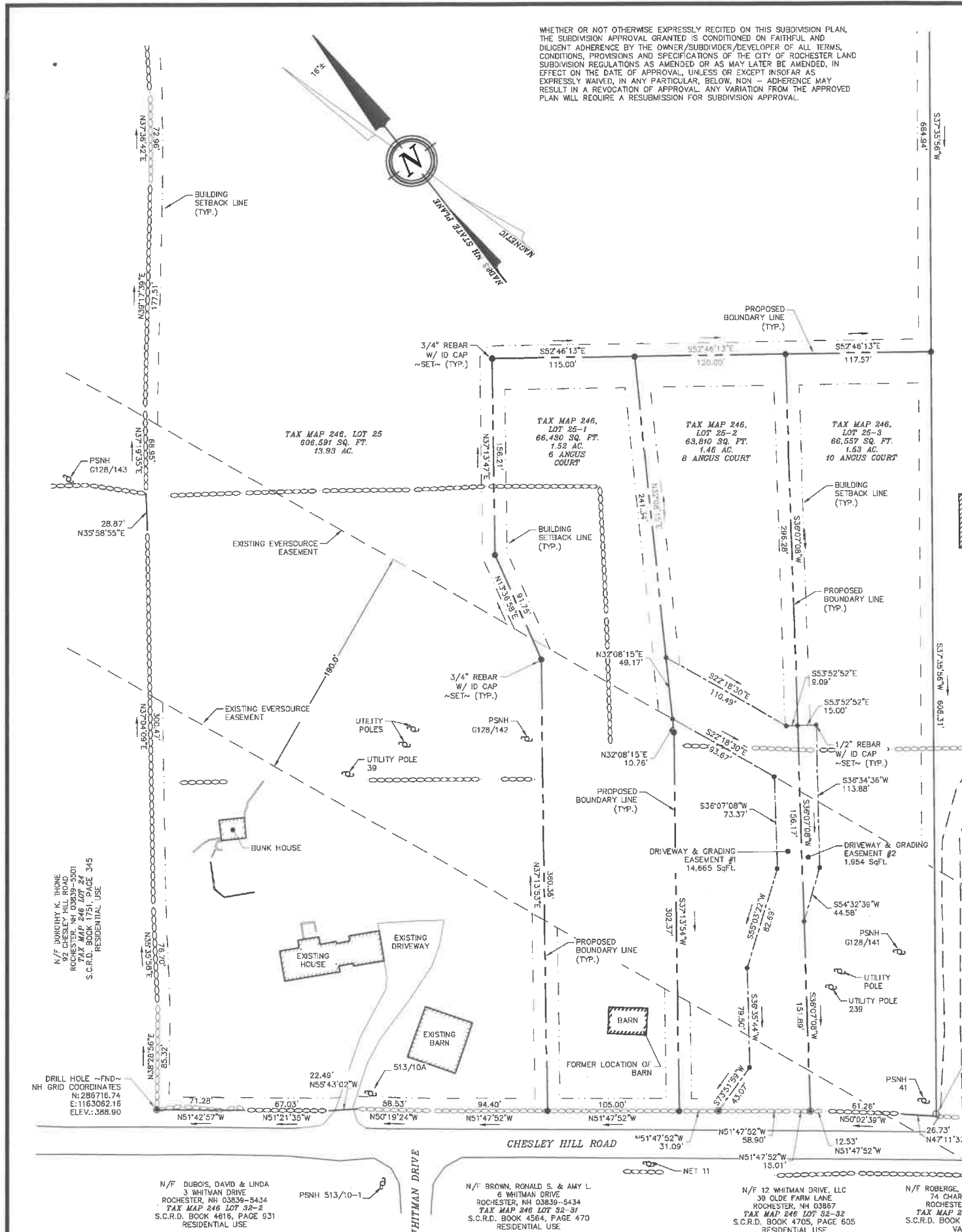
KENNETH A. BERRY LLS 805 DATE 5-29-2020

UPDATED PER NHDES, NOD & EVERSOURCE		DESCRIPTION	
#1	DATE	REVISION	
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104 CHESLEY HILL ROAD
ROCHESTER, N.H.
TAX MAP 246, LOT 25

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BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: MARCH 10, 2020
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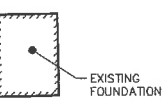
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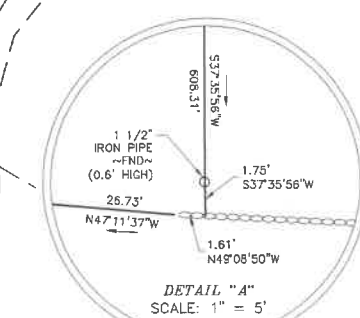
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- UTILITY POLE
- TREE W/ BARB WIRE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND LINE
- 50' WETLAND SETBACK
- EXISTING EASEMENT LINE
- STONE WALL
- EXISTING BOUNDARY LINE
- PROPOSED EASEMENT

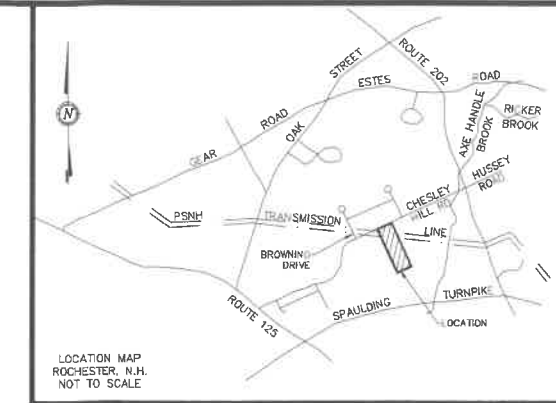
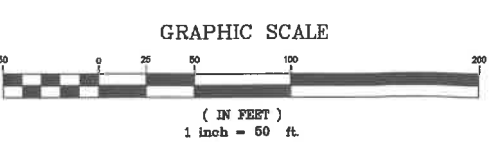


N/F NINE28 REAL ESTATE LLC
12 PARTRIDGE LANE
DOVER, NH 03820-4408
TAX MAP 246 LOT 28-1
S.C.R.D. BOOK 4860, PAGE 330
RESIDENTIAL USE



JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALGUS 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. NEWPPC WETLANDS WORKGROUP, WILMINGTON, MA 01867.
- 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, CHAPEL HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. UCHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONOMERON 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: NORTH-CENTRAL 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. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



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., 1.53 Ac.
LOT 25-2: 63,810 Sq.Ft., 1.46 Ac.
LOT 25-3: 65,557 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 #33017CD2110, DATED MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD88 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 246, LOT 25 INTO 4 INDIVIDUAL RESIDENTIAL LOTS. ALL LOTS TO HAVE MUNICIPAL WATER & ON SITE SEPTIC SYSTEMS.
- THIS IS A TEN 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 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 CITY.
- 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.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 5/29/20

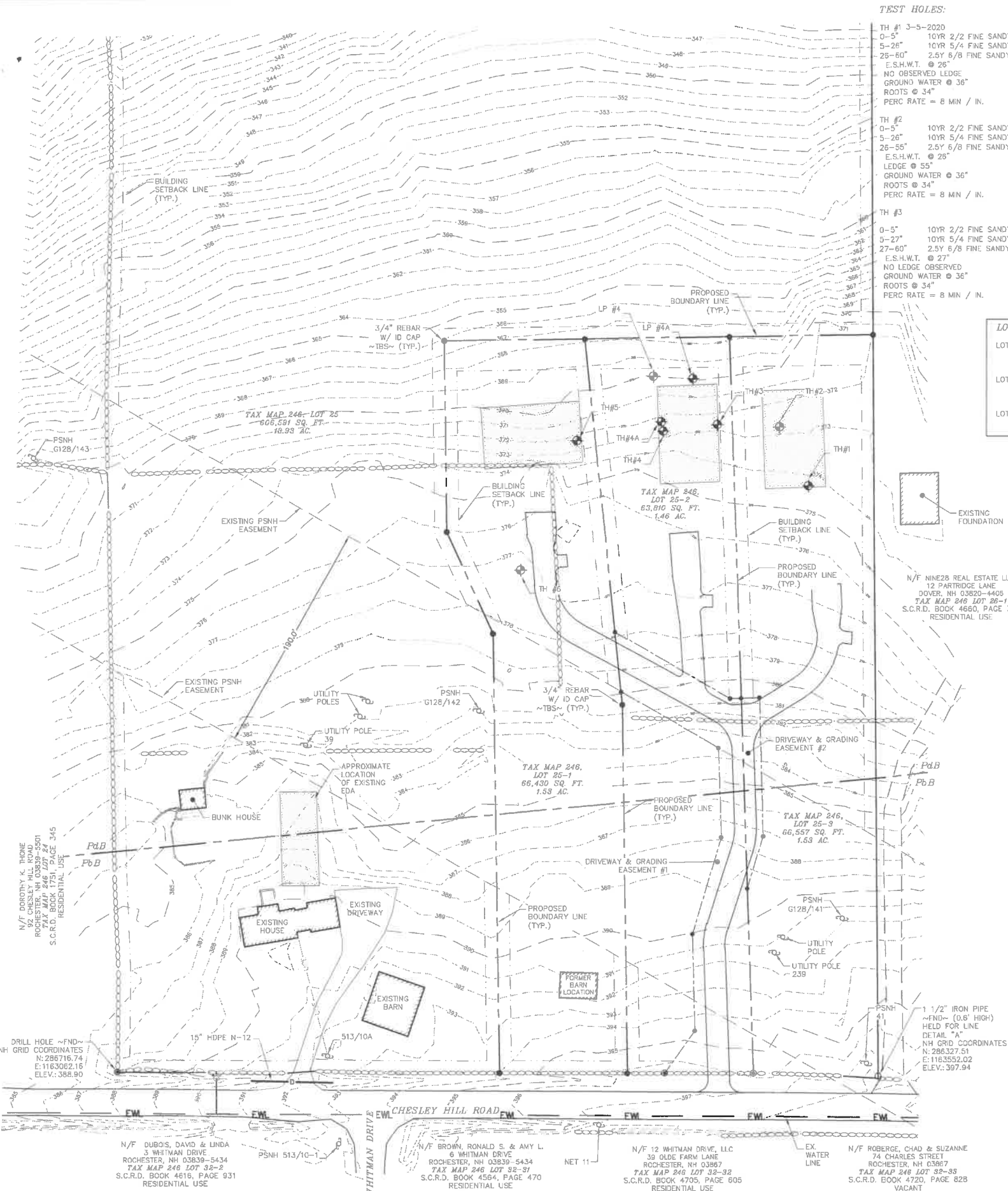
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000
KENNETH A. BERRY LLS 805 DATE 5-29-2020

DETAIL 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 50 FT.
DATE: MARCH 10, 2020
FILE NO.: DB 2020 - 007

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
LLS 805

REVISION	DATE	DESCRIPTION
#1	4-20-20	UPDATED PER NHDES, NOD & EVERSOURCE



TEST HOLES:		TH #4 & 4A	
TH #1	3-5-2020	0-5"	10YR 2/2 FINE SANDY LOAM, GRANULAR FRIABLE
0-5"	10YR 2/2 FINE SANDY LOAM, GRANULAR FRIABLE	6-26"	10YR 5/4 FINE SANDY LOAM, GRANULAR FRIABLE
5-26"	10YR 5/4 FINE SANDY LOAM, GRANULAR FRIABLE	26-30"	2.5Y 6/8 FINE SANDY LOAM, GRANULAR FRIABLE
26-60"	2.5Y 6/8 FINE SANDY LOAM, GRANULAR FRIABLE	E.S.H.W.T. @ 26"	
E.S.H.W.T. @ 26"		LEDGE @ 30"	
NO OBSERVED LEDGE		GROUND WATER @ 36"	
GROUND WATER @ 36"		ROOTS @ 28"	
ROOTS @ 34"		PERC RATE = 12 MIN / IN.	
PERC RATE = 8 MIN / IN.			
TH #2		TH #5	
0-5"	10YR 2/2 FINE SANDY LOAM, GRANULAR FRIABLE	0-5"	10YR 2/2 FINE SANDY LOAM, GRANULAR FRIABLE
5-26"	10YR 5/4 FINE SANDY LOAM, GRANULAR FRIABLE	6-26"	10YR 5/4 FINE SANDY LOAM, GRANULAR FRIABLE
26-55"	2.5Y 6/8 FINE SANDY LOAM, GRANULAR FRIABLE	26-65"	2.5Y 6/8 FINE SANDY LOAM, GRANULAR FRIABLE
E.S.H.W.T. @ 26"		E.S.H.W.T. @ 27"	
LEDGE @ 55"		NO LEDGE OBSERVED	
GROUND WATER @ 36"		GROUND WATER @ 36"	
ROOTS @ 34"		ROOTS @ 34"	
PERC RATE = 8 MIN / IN.		PERC RATE = 12 MIN / IN.	
TH #3		TH #6	
0-5"	10YR 2/2 FINE SANDY LOAM, GRANULAR FRIABLE	0-5"	10YR 2/2 FINE SANDY LOAM, GRANULAR FRIABLE
5-27"	10YR 5/4 FINE SANDY LOAM, GRANULAR FRIABLE	5-27"	10YR 5/4 FINE SANDY LOAM, GRANULAR FRIABLE
27-60"	2.5Y 6/8 FINE SANDY LOAM, GRANULAR FRIABLE	27-72"	2.5Y 6/8 FINE SANDY LOAM, GRANULAR FRIABLE
E.S.H.W.T. @ 27"		E.S.H.W.T. @ 27"	
NO LEDGE OBSERVED		NO LEDGE OBSERVED	
GROUND WATER @ 36"		GROUND WATER @ 36"	
ROOTS @ 34"		ROOTS @ 34"	
PERC RATE = 8 MIN / IN.		PERC RATE = 8 MIN / IN.	

LOT LOADING:	
LOT 25-1 ~ AREA OUTSIDE EVERSOURCE EASEMENT = 30,432 SQ.FT. FACTOR 1.6	TOTAL AVAILABLE GPD = 873.72 GPD
LOT 25-2 ~ AREA OUTSIDE EVERSOURCE EASEMENT = 34,768 SQ.FT. FACTOR 1.6	TOTAL AVAILABLE GPD = 987.7 GPD
LOT 25-3 ~ AREA OUTSIDE EVERSOURCE EASEMENT = 42,886 SQ.FT. FACTOR 1.6	TOTAL AVAILABLE GPD = 1230.7 GPD

- LEGEND:
- 3/4" REBAR W/ ID CAP (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
 - TEST HOLE / LEDGE PROBE

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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

NRCS SOILS:

PbB ~ PAXTON FINE SANDY LOAM, 3-8% SLOPES

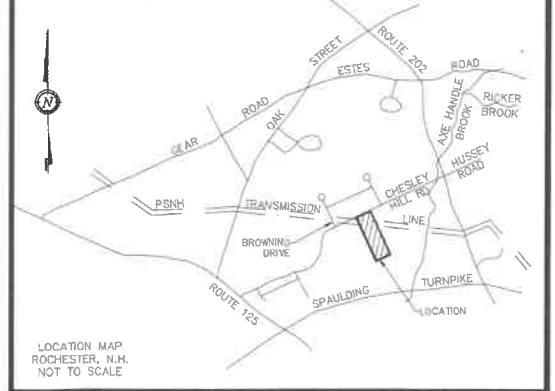
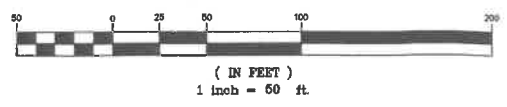
PdB ~ PAXTON FINE SANDY LOAM 0-8% SLOPES, VERY STONY.

PdC ~ PAXTON FINE SANDY LOAM 8-15% SLOPES VERY STONY.

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. NEWPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMV.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-97-1.
- 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. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

GRAPHIC SCALE



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., 1.53 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 408
- 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 #33017C02110, 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 246, LOT 25 INTO 4 INDIVIDUAL RESIDENTIAL LOTS. ALL LOTS TO HAVE MUNICIPAL WATER & ON SITE SEPTIC SYSTEMS.
- 10.) THIS IS A TEN 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 03667, (603) 335-1338.
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- 12.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- 13.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 246, LOT 25-1, 25-2, 25-3.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD CERTIFIED BY: [Signature] DATE: 5/29/20

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: 5-29-2020

UPDATED PER NHDES, NOD & EVERSOURCE		#1	4-20-20	REVISION	DATE	DESCRIPTION

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. DATE: MARCH 10, 2020 FILE NO.: DB 2020 - 007

NO. 805 KENNETH A. BERRY

SHEET 4 OF 4