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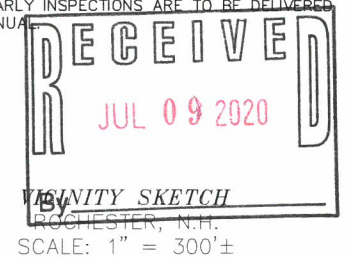
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STUART ACRES MAJOR SUBDIVISION PLAN AMENDMENT FOR REAL ESTATE ADVISORS INC. 24 JEREMIAH LANE ROCHESTER, N.H. TAX MAP 223, LOT 21

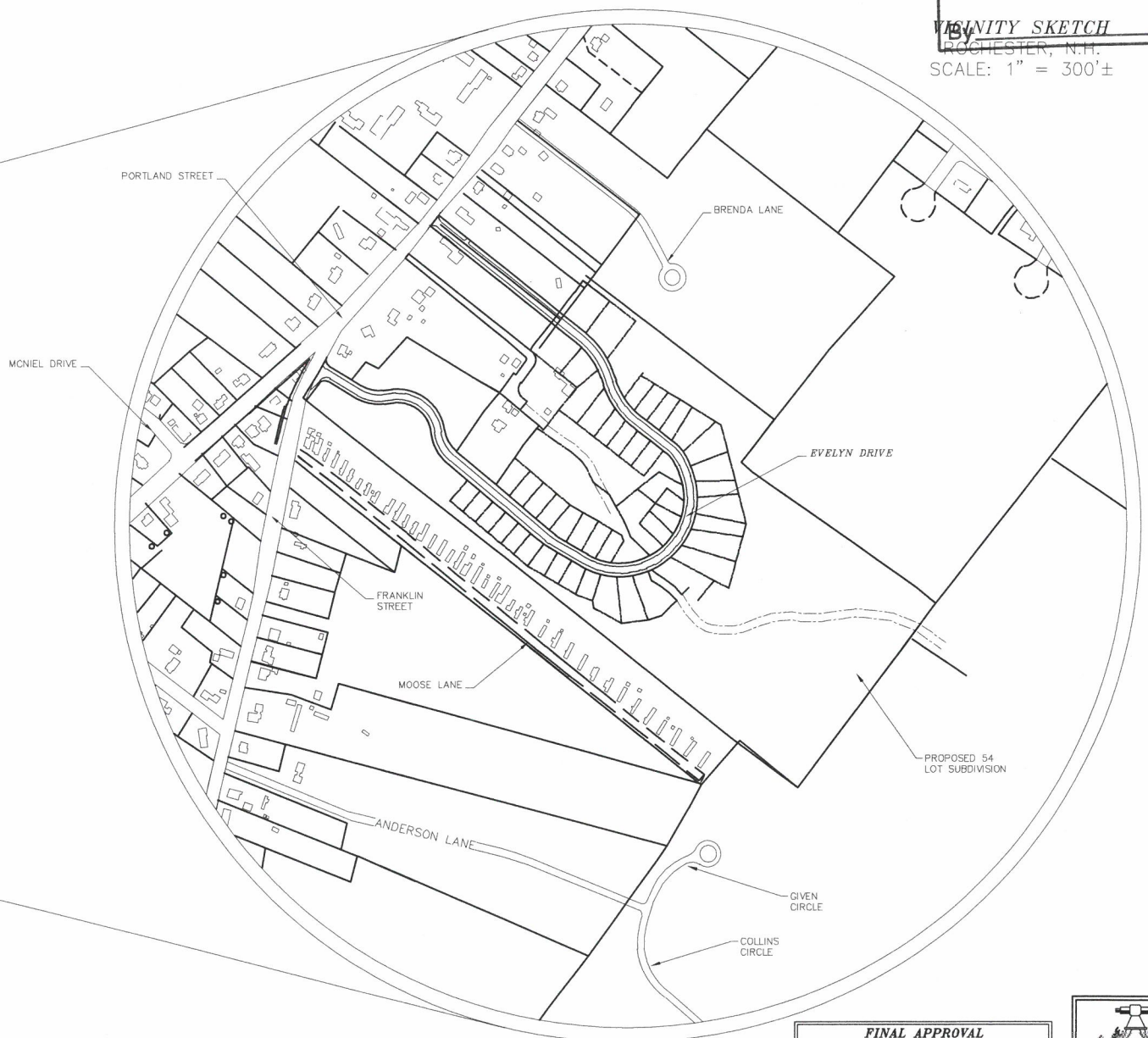
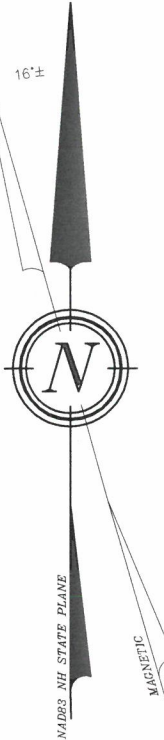
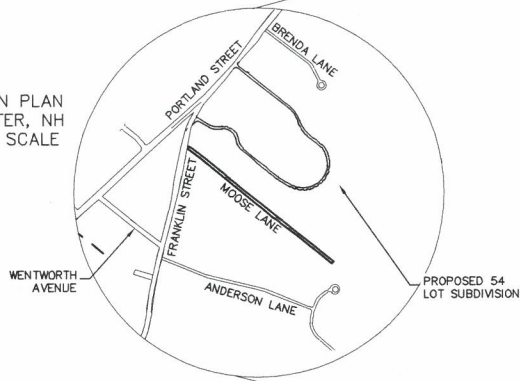
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GENERAL PLAN SET NOTES:

- 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.



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

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

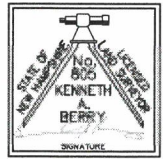
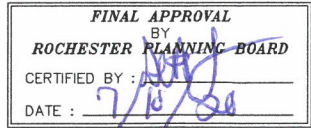
ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPESC, CESSM, CPSWQ
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

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

REQUIRED PERMITS:

- ~ NHDES WETLANDS PERMIT: APPROVED (2017-02325)
- ~ NHDES SEWER EXTENSION PERMIT: APPROVED (D2018-0801)
- ~ NHDES ALTERATION OF TERRAIN PERMIT: PENDING
- ~ US EPA NOI & SWPPP: PENDING



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

SCALE: 1 IN. EQUALS AS NOTED FT.

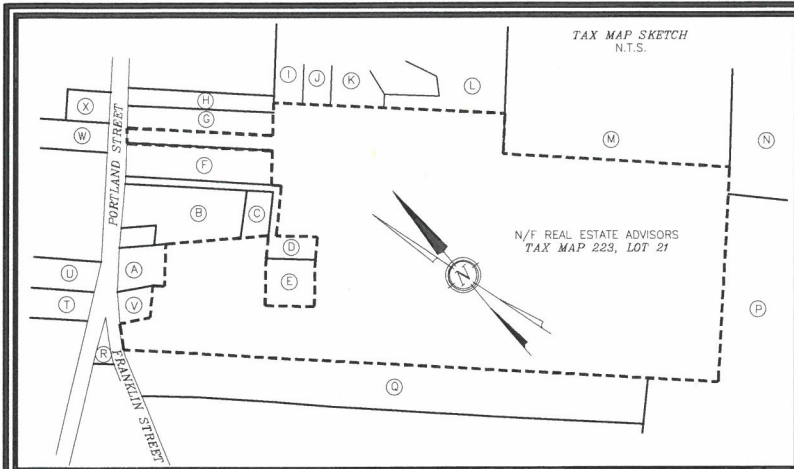
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FILE NO.: DB 2015 - 114

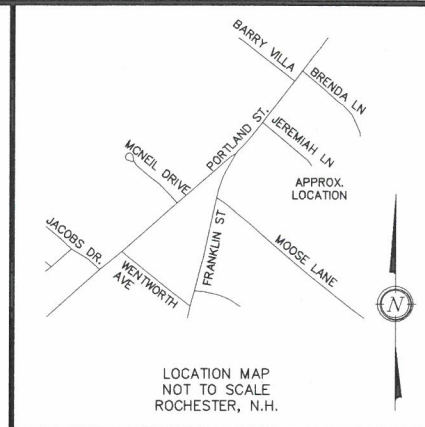
STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 800
LICENSED PROFESSIONAL ENGINEER

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

REVISION	DATE	DESCRIPTION
#5	6-29-20	REVISED PER NOTICE OF DECISION
#4	2-14-20	REVISED LAYOUT OF SUBDIVISION
#3	11-01-19	REVISED LAYOUT OF SUBDIVISION
#2	07-22-18	REVISED PER NHDES WMB REVIEW
#1	07-3-19	REVISED PER AOT AMENDMENT APPLICATION



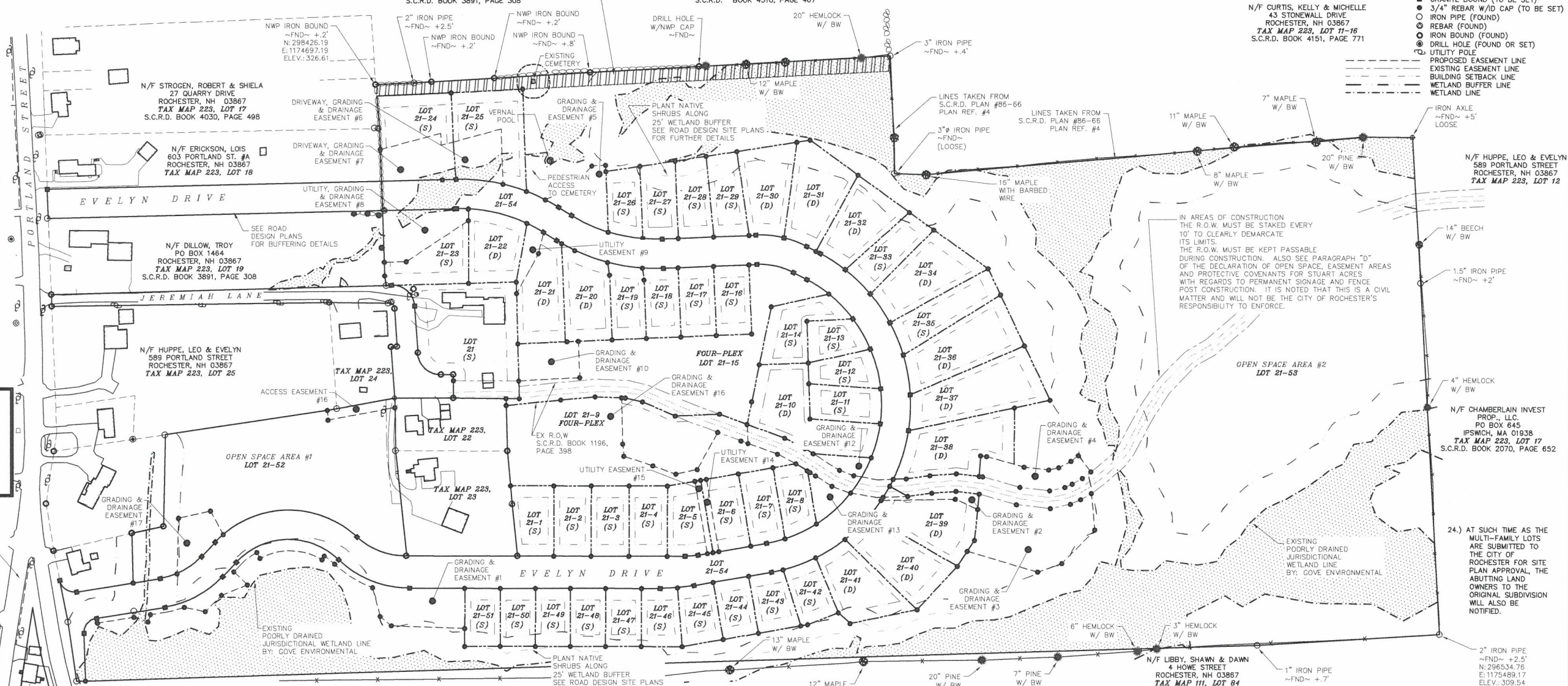
- NOTES:**
- OWNER: REAL ESTATE ADVISORS, INC. 76 EXETER STREET NEWMARKET, NH 03857
 - TAX MAP 223, LOT 21
 - LOT AREA: 1,811,367 Sq. Ft., 41.58 Ac.
 - S.C.R.D. BOOK 4323, PAGE 128
 - ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT W/MUNICIPAL WATER & SEWER CONSERVATION SUBDIVISION
- FRONTAGE ~ 60'
MINIMUM 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. A VARIANCE WAS GRANTED BY THE ROCHESTER ZBA TO ALLOW THE DUPLEX LOTS TO HAVE 60' OF FRONTAGE, CASE #16-37
7. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0204D & 33017C0212D, DATED: MAY 17, 2005
8. DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HPR SR RECEIVER IN JUNE 2013 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- 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



REVISION	DATE	DESCRIPTION
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#3	11-01-19	REVISED LAYOUT OF SUBDIVISION
#2	07-22-19	REVISED PER NHDES WEB REVIEW
#1	07-3-19	REVISED PER AOT AMENDMENT APPLICATION

NOTES CONTINUED:

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



NOTES CONTINUED:

- EACH LOT IS ONLY ALLOWED A MAXIMUM OF 35% IMPERVIOUS SURFACES. A PLOT PLAN WILL BE REQUIRED FOR EACH BUILDING PERMIT CERTIFYING THE PROPOSED COVERAGE
- EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION
- 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
- A CONSTRUCTION ZONE SIGN MUST BE ERRECTED PER SUBDIVISION REGULATION 6.2.3.4
- ARCHITECTURAL DESIGNS ARE NOT PART OF THIS APPROVAL HOWEVER PORCHES AND BUMPOUTS WILL BE USED IN THE FINAL DESIGNS
- NOTE RESIDENTIAL SITE REVIEWS ARE REQUIRED ON LOTS 21-16 AND 21-17 PRIOR TO BUILDING APPLICABLE PERMIT. ZONING REGULATIONS ARE TO BE ADHERED TO.
- 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)
- MOST LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION DRAIN CONSTRUCTION.
- THE APPLICANT IS TO WORK WITH THE OWNERS OF 576 AND 600 PORTLAND STREET AS WELL AS DEP TO INSTALL EVERGREEN SHRUBS ALONG THE RIGHT OF WAY LINE TO REDUCE IMPACTS FROM HEADLIGHTS.
- TRANSFORMERS WITHIN THIS PROJECT ARE TO BE REASONABLY SCREENED AND LANDSCAPED. APPLICANT TO WORK WITH EVERSOURCE.

OPEN SPACE CALCULATION:
REQUIRED OPEN SPACE: 300,688 Sq. Ft.
TOTAL WETLANDS AREA: 6,538 Sq. Ft.
OHU EASEMENTS: 2,688 Sq. Ft.
TOTAL BUILDABLE AREA: 1,501,473 Sq. Ft.

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.

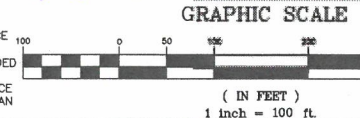
$\{(1,811,367 - 19,425 - 6,538 - 2,688) * (0.75)\} / 20,000 * 1.3 = 85.91$

86 HOUSE LOTS ALLOWED BY ADJUSTED TRACT ACREAGE APPROACH.
72 TOTAL UNITS ARE PROPOSED (36 SINGLE FAMILY, 14 DUPLEX, 22 UNITS) 2 FOUR-PLEX (8 UNITS)

WHETHER OR NOT OTHERWISE EXPRESSLY RECIPIENT 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: *[Signature]*
DATE: *7/16/20*

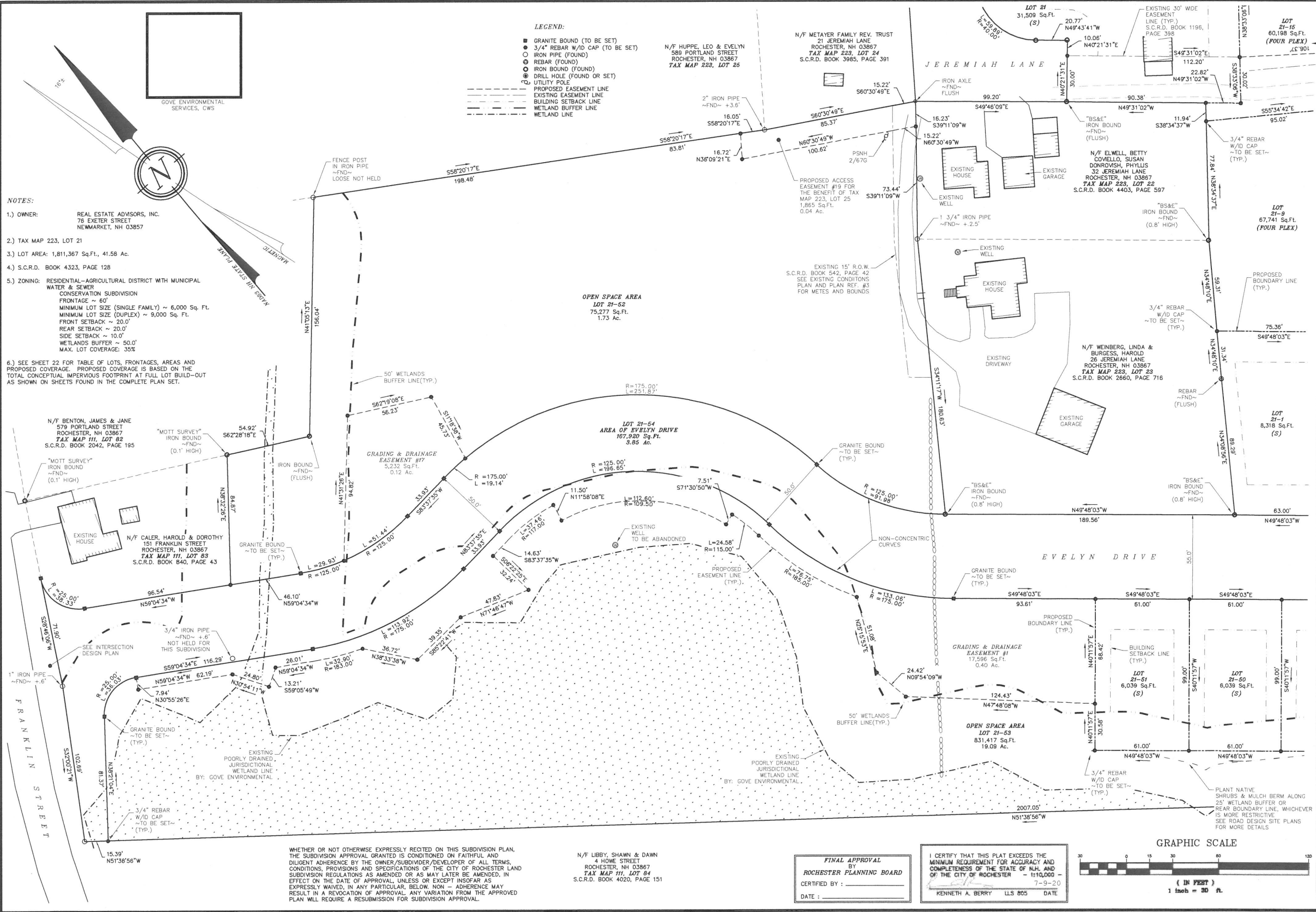
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE: *7-8-20*



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

SHEET 9 OF 100

LOD # 12152



NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
75 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 WITH 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%

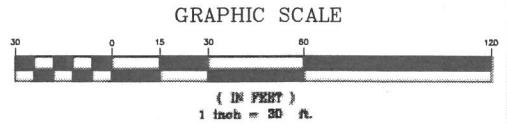
6.) SEE SHEET 22 FOR TABLE OF LOTS, FRONTAGES, AREAS AND PROPOSED COVERAGE. PROPOSED COVERAGE IS BASED ON THE TOTAL CONCEPTUAL IMPERVIOUS FOOTPRINT AT FULL LOT BUILD-OUT AS SHOWN ON SHEETS FOUND IN THE COMPLETE PLAN SET.

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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 -
7-9-20
KENNETH A. BERRY LLS 805 DATE



REVISION	DATE	DESCRIPTION
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#3	11-01-19	REVISED PER ADOPTED PLAN REVIEW
#2	07-22-19	REVISED PER ADOPTED PLAN REVIEW
#1	07-3-19	REVISED PER ADOPTED PLAN REVIEW

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
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STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY
COMMISSION EXPIRES 12/31/2024

SHEET 10 OF 100

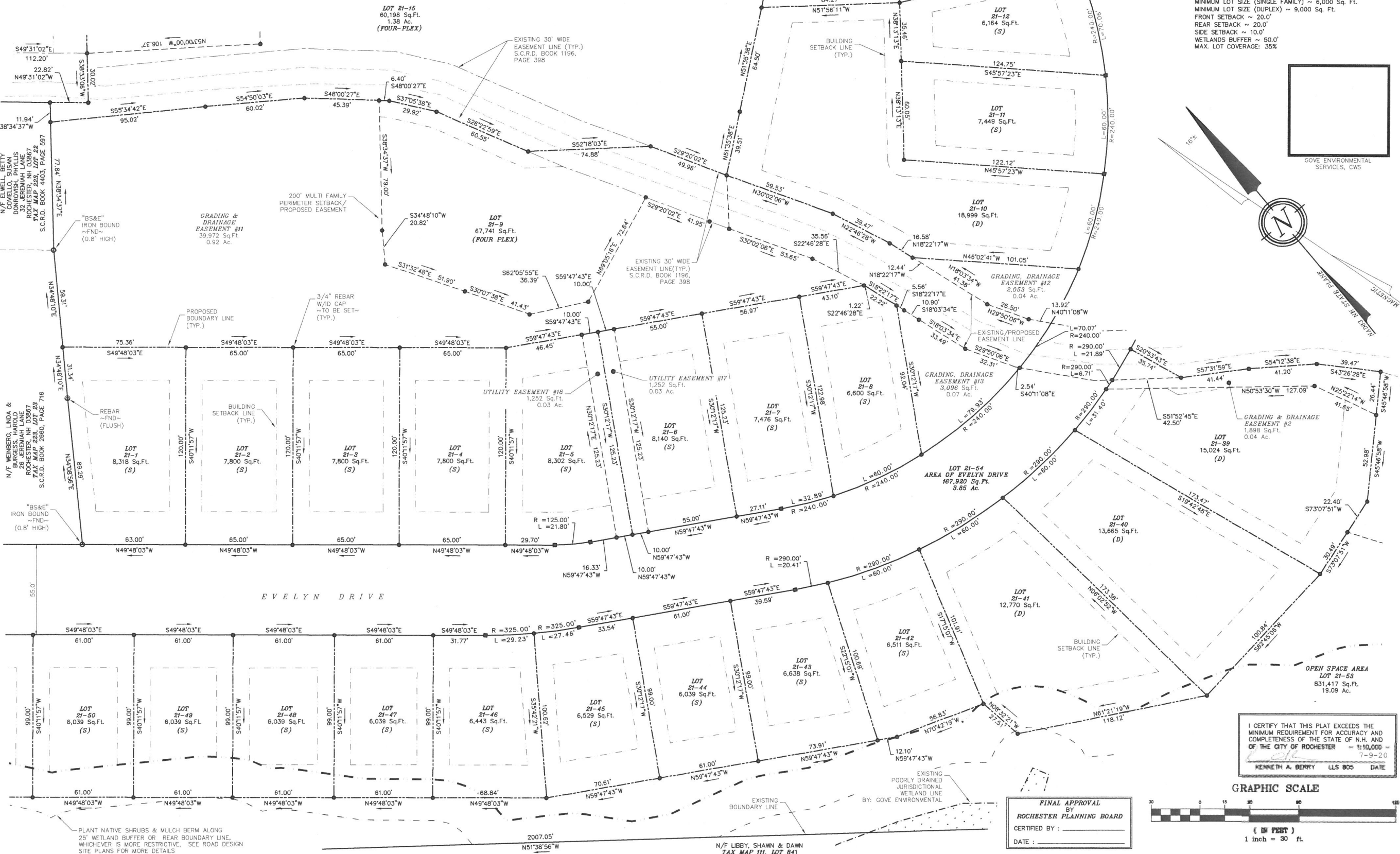
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LEGEND:

- GRANITE BOUND (TO BE SET)
- 3/4" REBAR W/D CAP (TO BE SET)
- IRON PIPE (FOUND)
- REBAR (FOUND)
- IRON BOUND (FOUND)
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- UTILITY POLE
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- WETLAND LINE

NOTES:

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76 EXETER STREET
NEW MARKET, NH 03857
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MAX. LOT COVERAGE: 35%

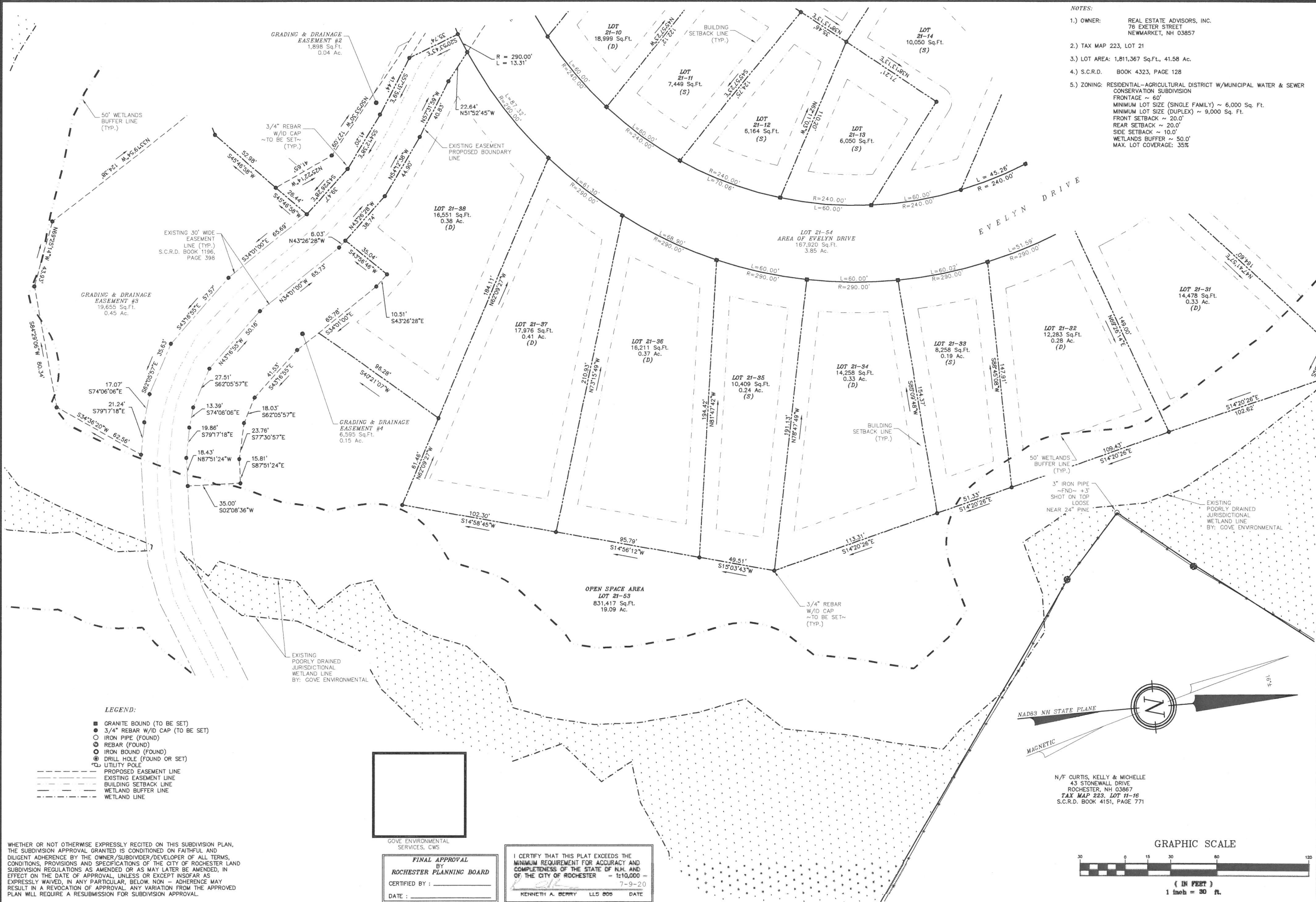


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SUBDIVISION DETAIL PLAN
STUART ACRES
FOR
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

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





- NOTES:
- 1.) OWNER: REAL ESTATE ADVISORS, INC.
78 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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MAX. LOT COVERAGE: 35%

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

- LEGEND:
- GRANITE BOUND (TO BE SET)
 - 3/4" REBAR W/D CAP (TO BE SET)
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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

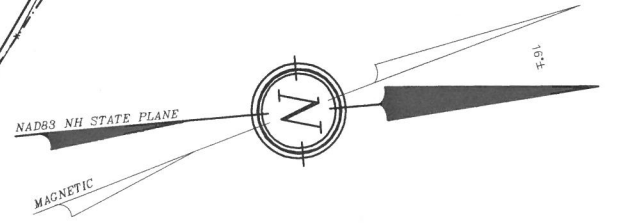
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____
DATE: _____

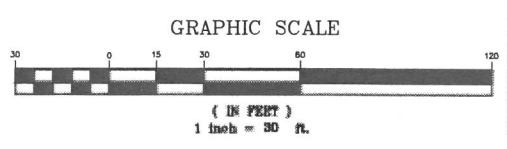
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER 1:10,000

7-9-20

KENNETH A. BERRY LLS 808 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



BERRY SURVEYING & ENGINEERING

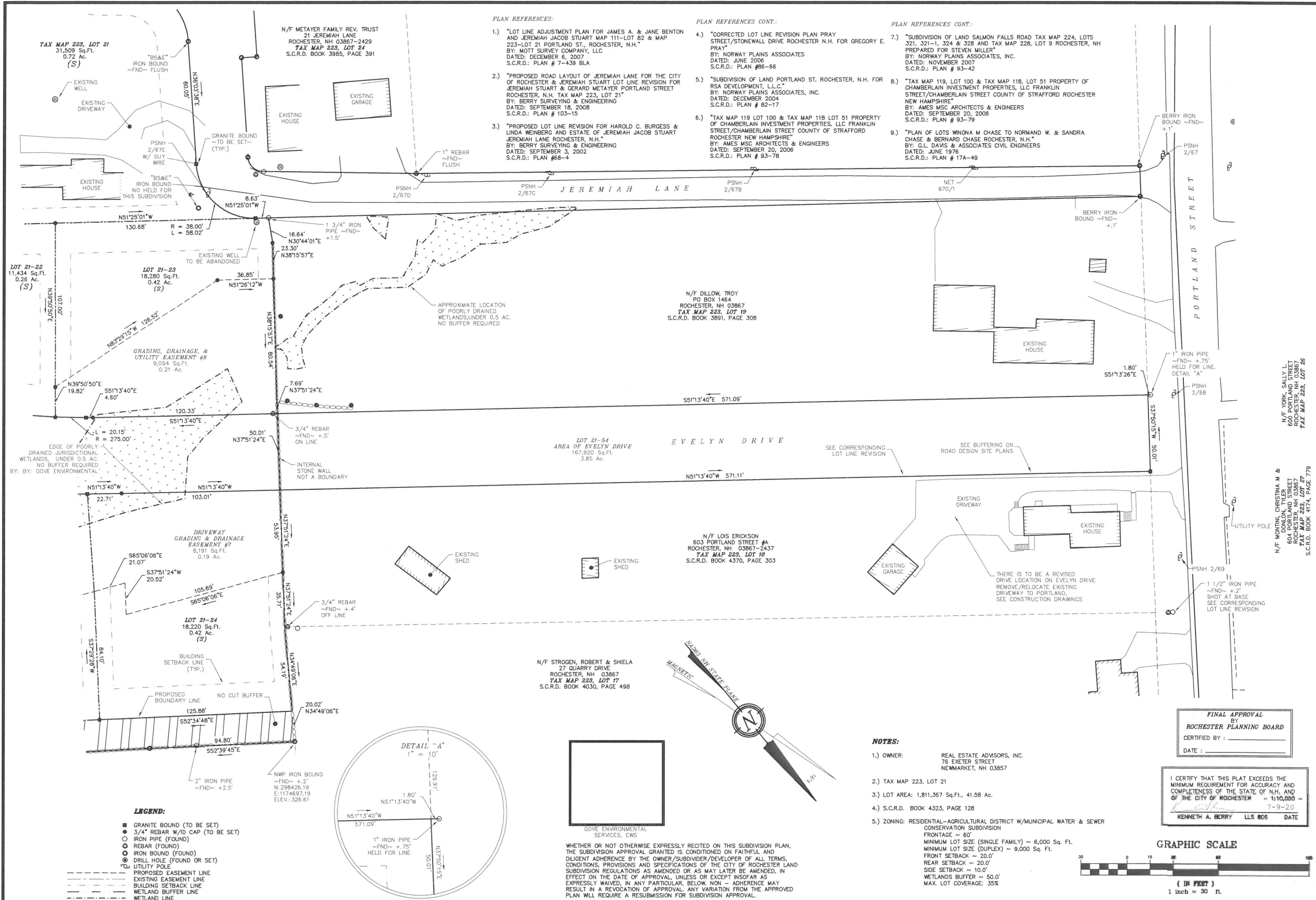
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE: 1 IN. EQUALS 30 FT.

DATE: JUNE 11, 2019

FILE NO.: DB 2015 - 114

SHEET 12 OF 100



REVISION	DATE	DESCRIPTION
#5	6-29-20	REVISED PER NOTICE OF DECISION
#4	2-14-20	REVISED LAYOUT OF SUBDIVISION
#3	11-01-19	REVISED LAYOUT OF SUBDIVISION
#2	07-22-19	REVISED PER NHDES WEB REVIEW
#1	07-3-19	REVISED PER AOT AMENDMENT APPLICATION

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