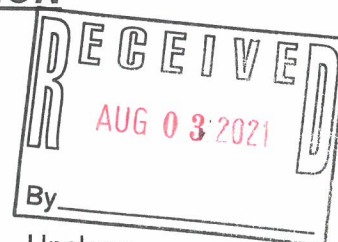




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 8-3-21 Is a conditional needed? Yes: ☒ No: ☐ Unclear: ☐
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 240; Lot #'s: 57; Zoning district: AG

Property address/location: 163 Whitehall Road

Name of project (if applicable): Proposed Subdivision for Robert Small

Size of site: 4.49 acres; overlay zoning district(s)? Wetlands

Property owner

Name (include name of individual): Robert and Mary Small

Mailing address: 32 Cross Street, Farmington, NH 03835

Telephone #: 314-302-9361 Email: robertsmall@yahoo.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Berry Surveying & Engineering, Christopher R. Berry Project Manager, Ken Berry LLS

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 (2 New); Are there any pertinent covenants? no

Number of cubic yards of earth being removed from the site? 0

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

City sewer? yes ☐ no ☒; How far is City sewer from the site? over a mile

Wetlands: Is any fill proposed? ☒; area to be filled: 850; buffer impact? 1650

Comments

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

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: 8-3-21

Signature of applicant/developer: _____

Date: 8-3-21

Signature of agent: 

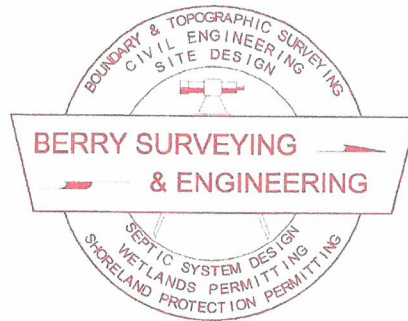
Date: 8-3-21

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: 8-3-21



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 Department
Attention: Shanna Saunders

33 Wakefield Street
Rochester, NH 03867

Re: Minor Subdivision for Robert Small
Whitehall Road and Shaw Drive
Rochester N.H.
Shanna,

August 3, 2021

On behalf of Robert Small, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Minor Subdivision to subdivide the existing site into three parcels of land located at the corner of Shaw Drive and Whitehall Road with a common address of 163 Whitehall Road.

Background and General Narrative:

Robert Small owns the parcel known as 163 Whitehall Road which is situated in the agricultural zone, and is now serviced by municipal water. The parcel has been surveyed by Berry Surveying & Engineering in the Spring of 2021 and a wetlands analysis was conducted by John P. Hayes, CWS. There are two areas of wetlands that are connected through a roadside swale. The site is mostly open in the middle with a tree line around the perimeter. The site contains a single family home and a garage structure that also contains an accessory apartment. The soils on site are silt loams and contain high seasonal high water tables.

Proposal:

The applicants are proposing to subdivide the existing parcel into three lots. Each of the three new lots will have a residential building, a driveway and 4k leaching area. Each lot has access to municipal water. The proposed lot 57-2 will be required to obtain a wetlands permit to cross the road side swale to enter into the provided upland areas. All lots are to be serviced by municipal water service and will be required to have onsite septic disposal. NHDES will be required to review and approve the state subdivision permit prior to finalizing the project.

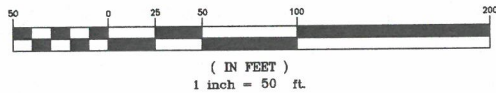
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal President

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- STONE WALL
- TO BE SET
- TBS FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE



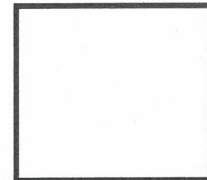
PLAN REFERENCES:

- SUBDIVISION OF LAND, SHAW DRIVE SUBDIVISION, FOR PROPERTY AT 163 WHITEHALL ROAD, ROCHESTER, NH OWNED BY ANTHONY J. & CHERIE L. BALAKIER BY: NORTH EASTERLY SURVEYING INC. DATED: APRIL 29, 2004 S.C.R.D. : 75-94

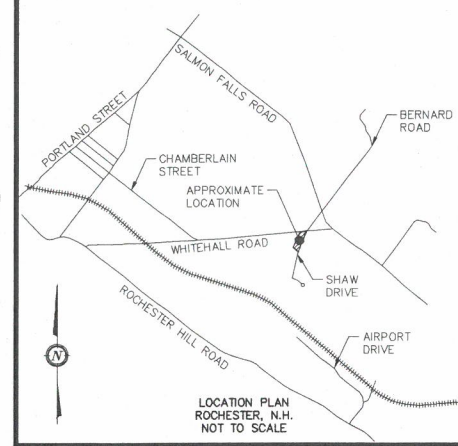
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED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

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES NOVEMBER 2019.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- 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).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



JOHN P. HAYES III, CWS #18



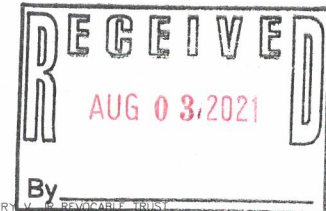
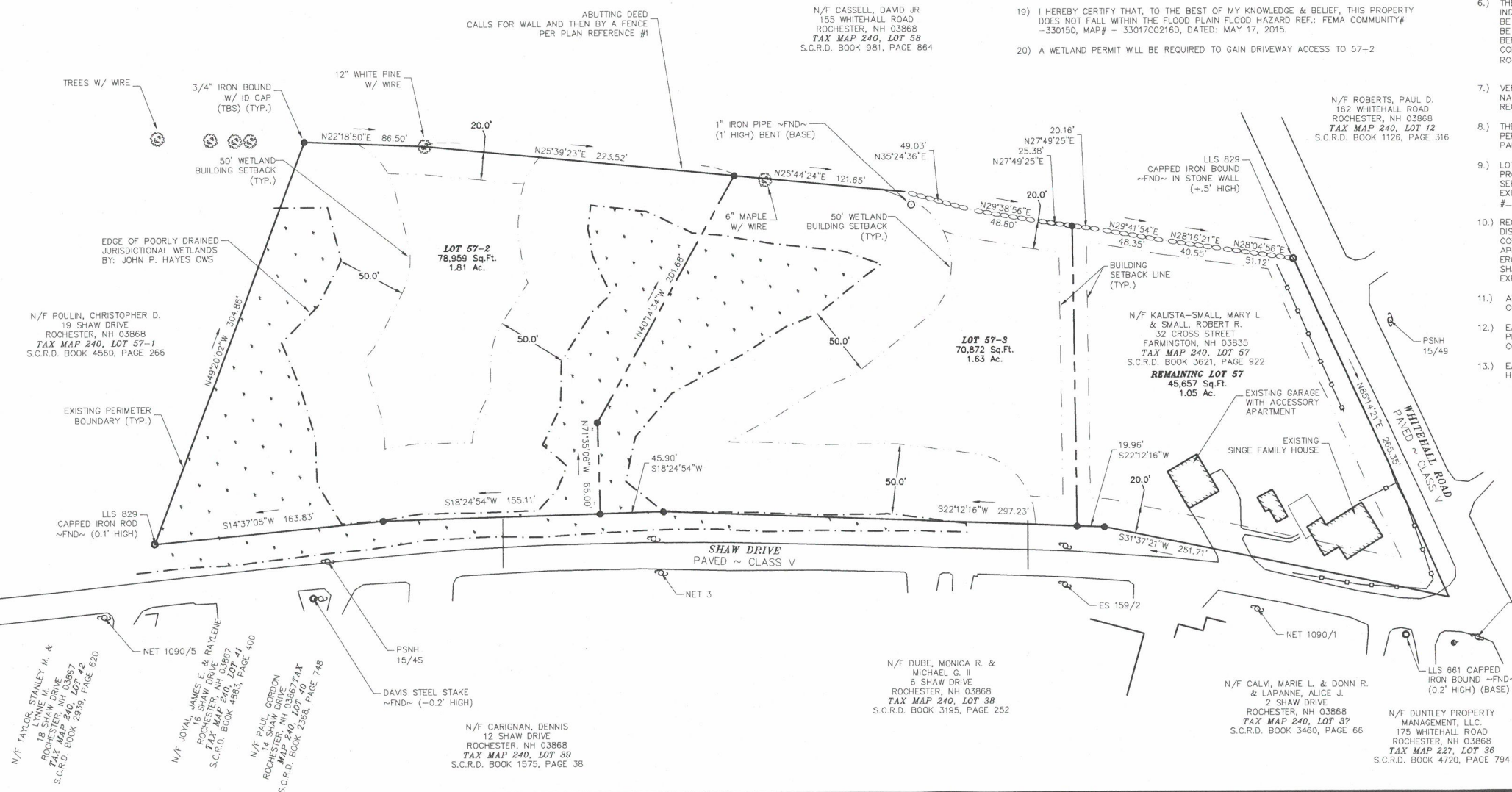
LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

NOTES:

- OWNER: MARY L. KALISTA-SMALL & ROBERT R. SMALL
32 CROSS STREET
FARMINGTON, NH 03835
- TAX MAP 240, LOT 57
- S.C.R.D. BOOK 3621, PAGE 922
- LOT AREA: 195,488 Sq.Ft. 4.49 Ac.
- ZONING: AGRICULTURAL W/ CITY WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
WETLAND - 50' (WETLANDS GREATER THE 0.5 Ac.)
WETLAND BUFFER - 25' (WETLANDS GREATER THE 0.5 Ac.)
MIN. LOT SIZE: 30,000 Sq. Ft.
MIN. FRONTAGE: 150'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
- THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 240, LOT 57 INTO THREE INDIVIDUAL RESIDENTIAL LOTS. THIS IS A TWO SHEET PLAN SET WITH SHEET 1 OF 2 TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 OF 2 WILL BE ON RECORD AT THE CITY OF ROCHESTER PLANNING OFFICE AND THE OFFICE OF BERRY SURVEYING & ENGINEERING. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX 7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JULY OF 2021, WITH AN ERROR OF CLOSURE OF 1 PART IN 10,000.
- LOTS 57-2, 57-3, & 57-4 WILL REQUIRE NHDES SUBDIVISION APPROVAL. ALL LOTS PROPOSED TO BE RESIDENTIAL LOTS SERVICED BY MUNICIPAL WATER AND ONSITE SEPTIC SYSTEMS. THE CURRENT USE OF THE PROPERTY IS VACANT LAND WITH ONE EXISTING HOME AND ACCESSORY DWELLING UNIT. NHDES SUBDIVISION APPROVAL # _____
- 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 AS MAY BE REQUIRED.
- 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

NOTES CONT.:

- 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)
- THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO THE CITY OF ROCHESTER STORM WATER REGULATIONS.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 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.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0216D, DATED: MAY 17, 2015.
- A WETLAND PERMIT WILL BE REQUIRED TO GAIN DRIVEWAY ACCESS TO 57-2



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 - 8-3-21
KENNETH A. BERRY LLS. 805 DATE _____

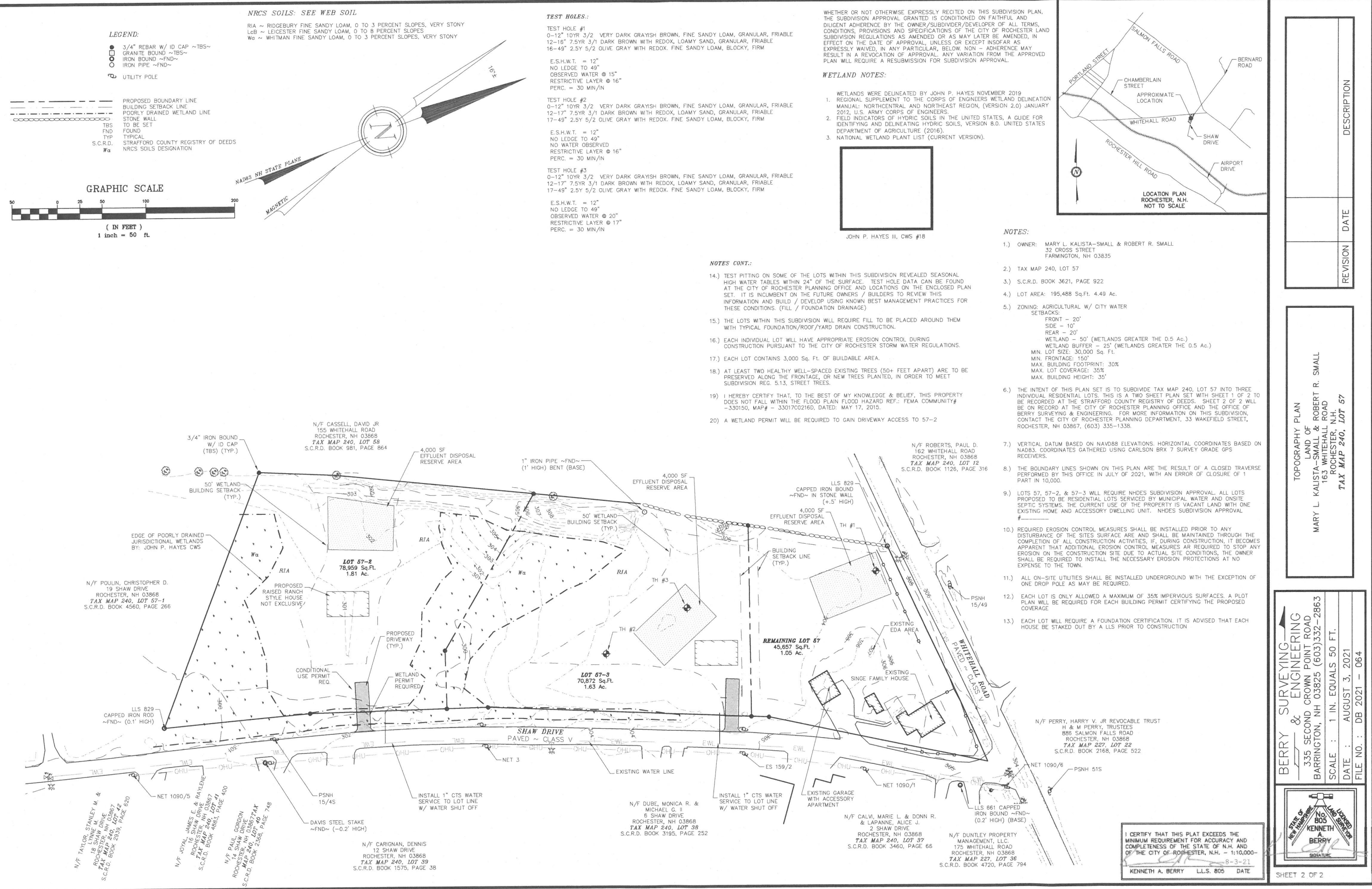
REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN
OF
LAND OF
MARY L. KALISTA-SMALL & ROBERT R. SMALL
163 WHITEHALL ROAD
ROCHESTER, N.H.
TAX MAP 240, LOT 57

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: AUGUST 3, 2021
FILE NO.: DB 2021 - 064

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

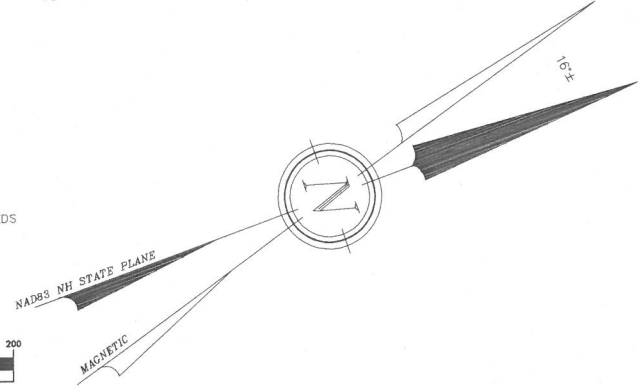
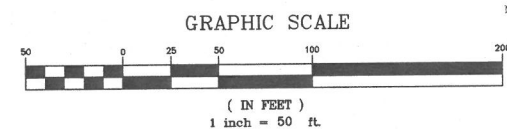
SHEET 1 OF 2



NRCS SOILS: SEE WEB SOIL

RIA ~ RIDGEBURY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES, VERY STONY
LoB ~ LEICESTER FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
Wa ~ WHITMAN FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES, VERY STONY

- LEGEND:
- 3/4" REBAR W/ ID CAP ~TBS~
 - GRANITE BOUND ~TBS~
 - IRON BOUND ~FND~
 - IRON PIPE ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLAND LINE
 - STONE WALL
 - TO BE SET
 - FND FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 - NRCS SOILS DESIGNATION



TEST HOLES:

TEST HOLE #1
0-12" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-16" 7.5YR 3/1 DARK BROWN WITH REDOX, LOAMY SAND, GRANULAR, FRIABLE
16-49" 2.5Y 5/2 OLIVE GRAY WITH REDOX, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 12"
NO LEDGE TO 49"
OBSERVED WATER @ 15"
RESTRICTIVE LAYER @ 16"
PERC. = 30 MIN/IN

TEST HOLE #2
0-12" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-17" 7.5YR 3/1 DARK BROWN WITH REDOX, LOAMY SAND, GRANULAR, FRIABLE
17-49" 2.5Y 5/2 OLIVE GRAY WITH REDOX, FINE SANDY LOAM, BLOCKY, FIRM

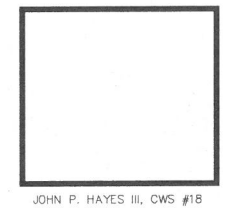
E.S.H.W.T. = 12"
NO LEDGE TO 49"
NO WATER OBSERVED
RESTRICTIVE LAYER @ 16"
PERC. = 30 MIN/IN

TEST HOLE #3
0-12" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-17" 7.5YR 3/1 DARK BROWN WITH REDOX, LOAMY SAND, GRANULAR, FRIABLE
17-49" 2.5Y 5/2 OLIVE GRAY WITH REDOX, FINE SANDY LOAM, BLOCKY, FIRM

E.S.H.W.T. = 12"
NO LEDGE TO 49"
OBSERVED WATER @ 20"
RESTRICTIVE LAYER @ 17"
PERC. = 30 MIN/IN

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NOTES CONT.:

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FARMINGTON, NH 03835
- TAX MAP 240, LOT 57
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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-
8-3-21
KENNETH A. BERRY LLS. 805 DATE

REVISION	DATE	DESCRIPTION

TOPOGRAPHY PLAN
LAND OF
MARY L. KALISTA-SMALL & ROBERT R. SMALL
163 WHITEHALL ROAD
ROCHESTER, N.H.
TAX MAP 240, LOT 57

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 3, 2021
FILE NO. : DB 2021 - 064

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
KENNETH A. BERRY
8-3-21

SHEET 2 OF 2