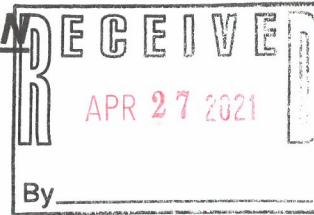




MINOR SUBDIVISION APPLICATION RECEIVED

(a total of three or fewer lots)

City of Rochester, New Hampshire



APR 27 2021

By

Date: 4-27-21 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 #: 204; Lot #(s): 81; Zoning district: Highway Commercial

Property address/location: 195 Milton road, Rochester N.H.

Name of project (if applicable): _____

Size of site: 2.20 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Rochester Security Systems, LLC

Mailing address: 169 Milton road, Rochester, NH 03868-8708

Telephone #: 603-234-8555 Email: gph711@outlook.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

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

Telephone #: 603-332-2863 Fax #: 603-335-4623

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

Proposed project

Number of proposed lots: 3; Are there any pertinent covenants? No

Number of cubic yards of earth being removed from the site? NO

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? 4,300' per GIS

Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? No.

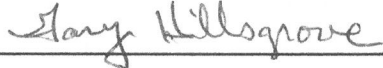
Comments

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.

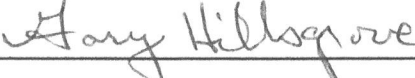
Signature of property owner: 
Date: 4-25-2021

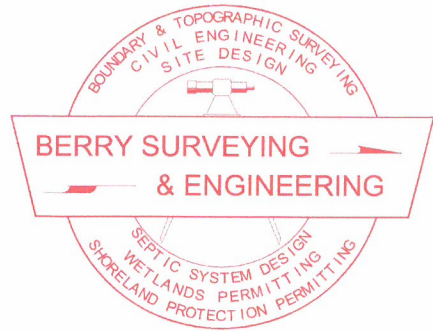
Signature of applicant/developer: _____

Signature of agent: 
Date: _____

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: 4/25/2021



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 Chief Planner Seth Creighton
33 Wakefield Street
Rochester, NH 03867

April 27, 2021

Re: Minor Subdivision
Rochester Security Systems LLC
195 Milton road
Rochester N.H.

Seth,

On behalf of Rochester Security Systems LLC, 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 195 Milton Road.

Background and General Narrative:

Rochester Security Systems LLC own the parcel known as 195 Milton Road. The parcel has been surveyed by Berry Surveying & Engineering in the Spring of 2021 and a wetlands analysis was conducted by Deidra Benjamin, CWS. There is a 3824 Sq. Ft. wetland on site. This is connected to a culvert running under Milton Road. There is a road side ditch on the opposite end of the culvert keeping this wetland under half acre, no building setback required, we still show the 50' septic setback on the topographic plan. The site slopes generally from Milton road to the rear of the site. It is mostly open in the middle with a tree line around the perimeter. The site is currently vacant. The soils on site are very sandy with deep seasonal high water tables and good infiltration rates.

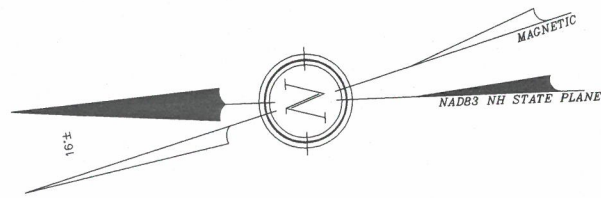
Proposal:

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. For access management the applicant is proposing a joint access point onto Milton Road. The existing driveway cut will be used to service all three lots and there will be an access and utility easement. An access and utility easement document will be required as a condition of the project approval, and will be provided. Due to the driveway accessing three lots it will likely need to be named, and as such a street name for will be provided. All proper erosion and sediment control measures will be taken to ensure that sediment is contained within the construction area as noted on the plans and is required per Chapter 218, when applying for a building permit.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal President

Joseph N. Berry
Project Manager



NOTES CONTINUED:

- 15.) EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION.
- 16.) THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION.
- 17.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
- 18.) EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
- 19.) 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.
- 20.) THE APPLICANT IS TO WORK WITH DPW ON THE WATERLINE TRENCH EXCAVATION AND BACKFILL DETAIL PRIOR TO START OF CONSTRUCTION. DESIGNER ASSUMES THIS HAS A SUBSURFACE CONCRETE ROAD.

N/F COLONY AUTO PARTS, LLC
181A MILTON ROAD
ROCHESTER, NH 03868-8714
TAX MAP 204, LOT 83
S.C.R.D. BOOK 4730, PAGE 616
AG ZONE, COM. USE
2.73 Ac.

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN FEBRUARY 2021 UTILIZING THE FOLLOWING STANDARDS:
1. 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.
 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).

DEIDRA BENJAMIN, CWS #295

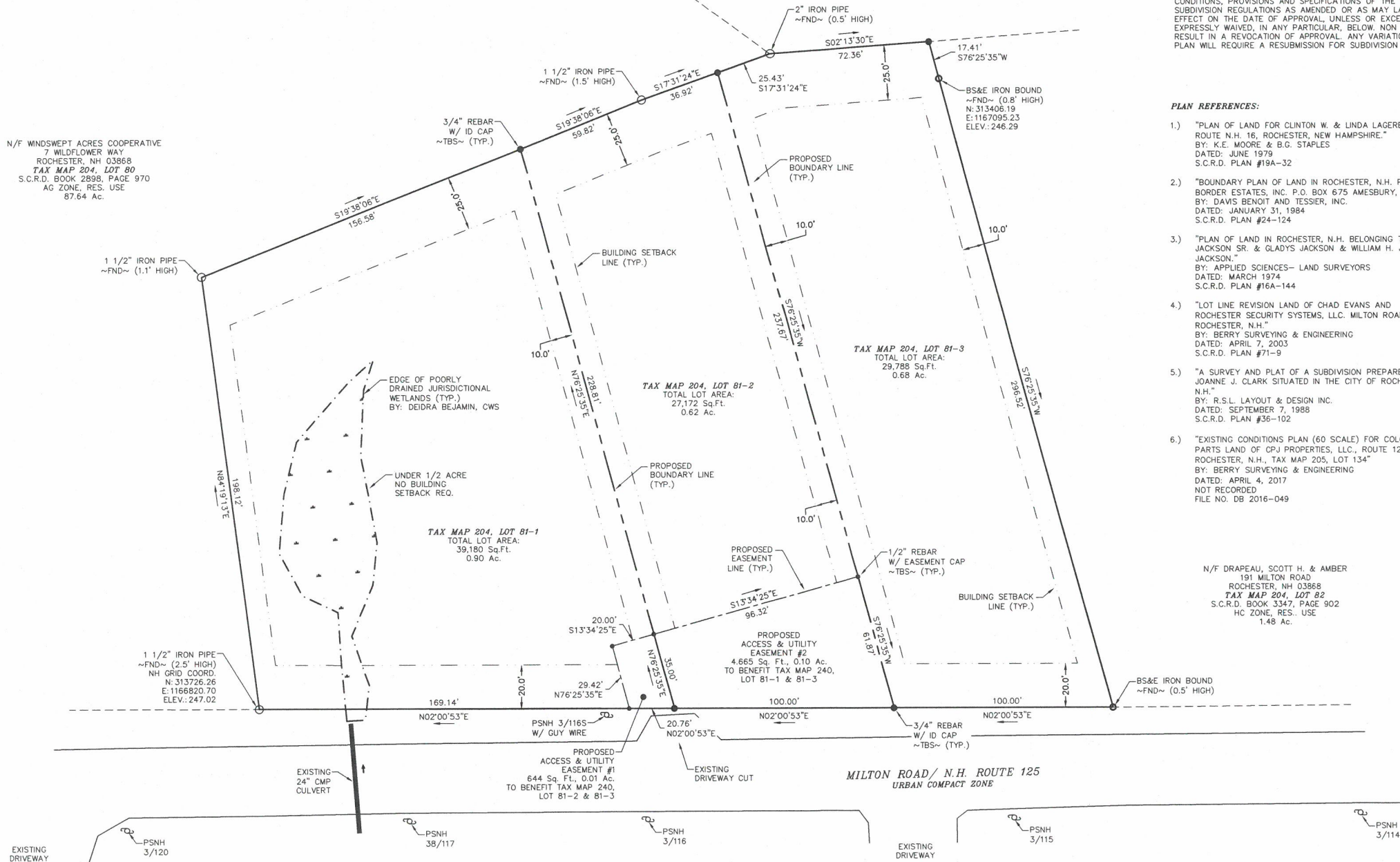
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON THIS FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS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

PLAN REFERENCES:

- 1.) "PLAN OF LAND FOR CLINTON W. & LINDA LAGERBERG, ROUTE N.H. 16, ROCHESTER, NEW HAMPSHIRE."
BY: K.E. MOORE & B.G. STAPLES
DATED: JUNE 1979
S.C.R.D. PLAN #19A-32
- 2.) "BOUNDARY PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR BORDER ESTATES, INC. P.O. BOX 675 AMESBURY, MA."
BY: DAVIS BENNETT & JESSIE, INC.
DATED: JANUARY 31, 1984
S.C.R.D. PLAN #24-124
- 3.) "PLAN OF LAND IN ROCHESTER, N.H. BELONGING TO WILLIAM H. JACKSON SR. & GLADYS JACKSON & WILLIAM H. JACKSON & JUNE JACKSON."
BY: APPLIED SCIENCES- LAND SURVEYORS
DATED: MARCH 1974
S.C.R.D. PLAN #16A-144
- 4.) "LOT LINE REVISION LAND OF CHAD EVANS AND ROCHESTER SECURITY SYSTEMS, LLC. MILTON ROAD - ROUTE 125, ROCHESTER, N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2003
S.C.R.D. PLAN #71-9
- 5.) "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR JOANNE J. CLARK SITUATED IN THE CITY OF ROCHESTER, N.H."
BY: R.S.L. LAYOUT & DESIGN INC.
DATED: SEPTEMBER 7, 1988
S.C.R.D. PLAN #36-102
- 6.) "EXISTING CONDITIONS PLAN (60 SCALE) FOR COLONY USED AUTO PARTS LAND OF CPJ PROPERTIES, LLC., ROUTE 125/ MILTON ROAD, ROCHESTER, N.H., TAX MAP 205, LOT 134"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 4, 2017
NOT RECORDED
FILE NO. DB 2016-049

N/F DRAPEAU, SCOTT H. & AMBER
191 MILTON ROAD
ROCHESTER, NH 03868
TAX MAP 204, LOT 82
S.C.R.D. BOOK 333, PAGE 902
HC ZONE, RES. USE
1.48 Ac.

N/F WINDSWEEP ACRES COOPERATIVE
7 WILDFLOWER WAY
ROCHESTER, NH 03868
TAX MAP 204, LOT 80
S.C.R.D. BOOK 2898, PAGE 970
AG ZONE, RES. USE
87.64 Ac.



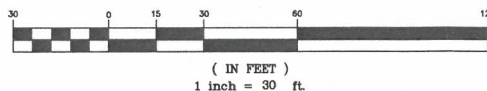
LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ EASEMENT CAP ~TBS~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- PROPOSED EASEMENT LINE
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

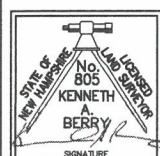
FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____
DATE: _____

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 L.L.S. 805 DATE 4-27-21



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 27, 2021
FILE NO. : DB 2021-031 (JNB)

NOTES:

- 1.) OWNER: ROCHESTER SECURITY SYSTEMS, LLC
169 MILTON ROAD
ROCHESTER, NH 03868-8708
- 2.) TAX MAP 204, LOT 81
- 3.) LOT AREA: 96,140 Sq. Ft., 2.20 Ac.
- 4.) S.C.R.D. BOOK 2842, PAGE 617
- 5.) ZONING: HIGHWAY COMMERCIAL
SETBACKS:
FRONT ~ 20.0'
SIDE ~ 10.0'
REAR ~ 25.0'
WETLANDS SETBACK ~ 50.0'
WETLAND BUFFER ~ 25.0'
MIN. LOT SIZE
20,000 Sq. Ft., 0.45 Ac.
MIN. LOT FRONTAGE
100'
- 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# - 33017C02010, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 240, LOT 81 INTO 3 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 9.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. THE PROPOSED USE WILL BE RESIDENTIAL.
- 10.) THIS SITE IS SERVICED BY MUNICIPAL WATER AND WILL HAVE ON SITE SEPTIC SYSTEMS.
- 11.) 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 CITY.
- 12.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- 14.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 204, LOT 81-1, 81-2, & 81-3.

TEST PIT #1
PERFORMED 4/14/21
BY: JOSEPH BERRY, DESIGNER #1882

0-1.2' 10YR 4/6, FINE SANDY LOAM,
GRANULAR, FRIABLE
1.2-6.0' 2.5Y 5/4, COARSE SAND,
SINGLE GRAIN, LOOSE

NO REFUSAL
S.H.W.T. @ NONE
NO GROUND WATER OBSERVED
TERMINATED @ 6.0'
ROOTS TO 1.4'
PERC. RATE = 2 MIN./IN.

TEST PIT #2
PERFORMED 4/14/21
BY: JOSEPH BERRY, DESIGNER #1882

0-1.3' 10YR 4/6, FINE SANDY LOAM,
GRANULAR, FRIABLE
1.3-5.0' 2.5Y 5/4, COARSE SAND,
SINGLE GRAIN, LOOSE
5.0-7.0' 10YR 3/3, COARSE SAND,
SINGLE GRAIN, LOOSE

NO REFUSAL
S.H.W.T. @ NONE
NO GROUND WATER OBSERVED
TERMINATED @ 7.0'
ROOTS TO 1.4'
PERC. RATE = 2 MIN./IN.

TEST PIT #3
PERFORMED 4/14/21
BY: JOSEPH BERRY, DESIGNER #1882

0-2.0' 10YR 4/3, COARSE SAND,
GRANULAR, WEAK FRIABLE
2.0-5.0' 10YR 6/6, COARSE SAND,
SINGLE GRAIN, LOOSE

NO REFUSAL
S.H.W.T. @ NONE
NO GROUND WATER OBSERVED
TERMINATED @ 5.0'
ROOTS TO 3.5'
PERC. RATE = 2 MIN./IN.

TEST PIT #4
PERFORMED 4/14/21
BY: JOSEPH BERRY, DESIGNER #1882

0-1.3' 10YR 4/6, FINE SANDY LOAM,
GRANULAR, FRIABLE
1.3-6.0' GENERAL FILL

NO REFUSAL
S.H.W.T. @ NONE
NO GROUND WATER OBSERVED
TERMINATED @ 6.0'
ROOTS TO 3.5'
PERC. RATE = 6 MIN./IN.

TEST PIT #5
PERFORMED 4/14/21
BY: JOSEPH BERRY, DESIGNER #1882

0-0.6' 10YR 4/6, FINE SANDY LOAM,
GRANULAR, FRIABLE
0.6-2.3' 10YR 4/4, COARSE SAND,
SINGLE GRAIN, LOOSE
2.3-5.5' 10YR 5/6, COARSE SAND,
SINGLE GRAIN, LOOSE

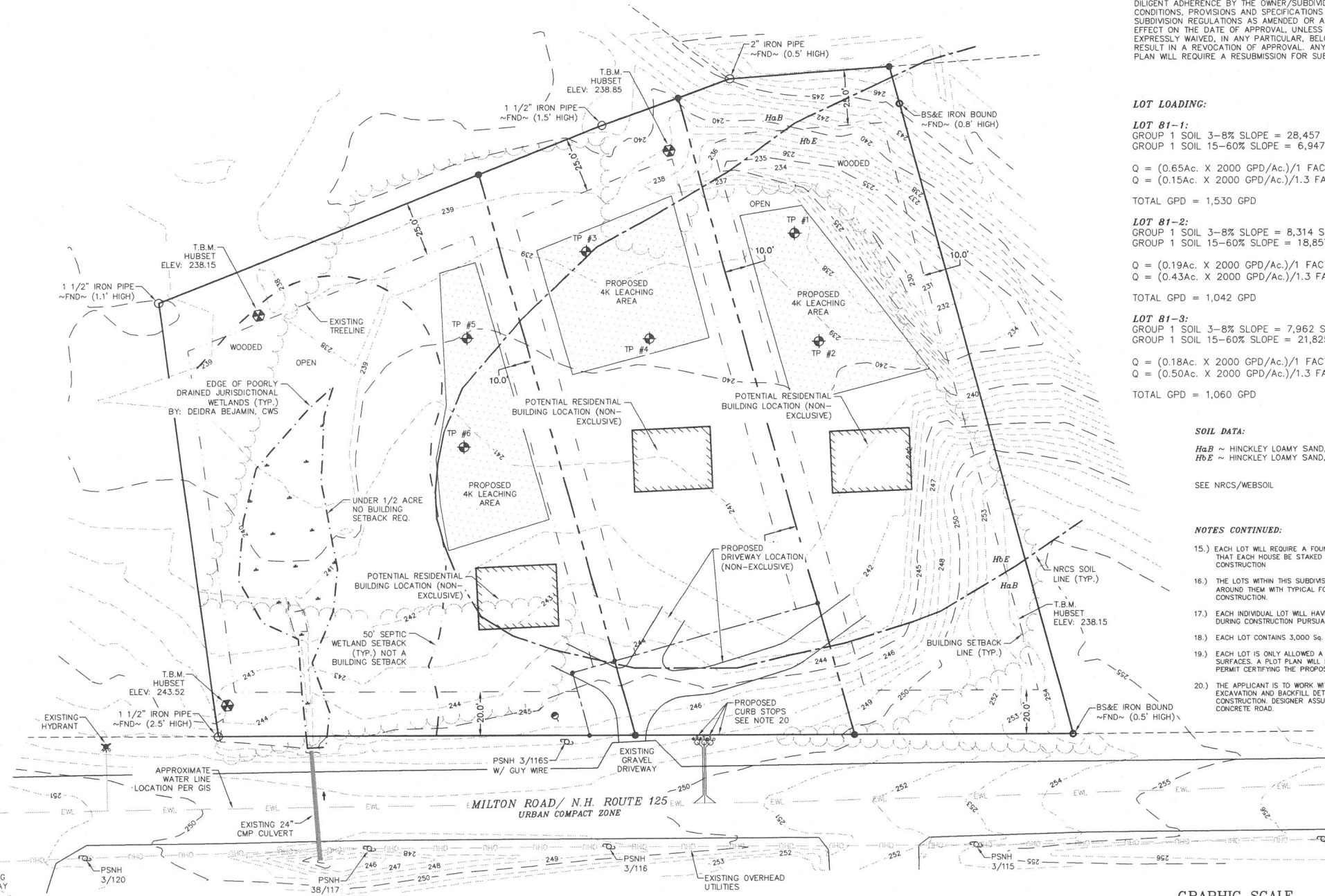
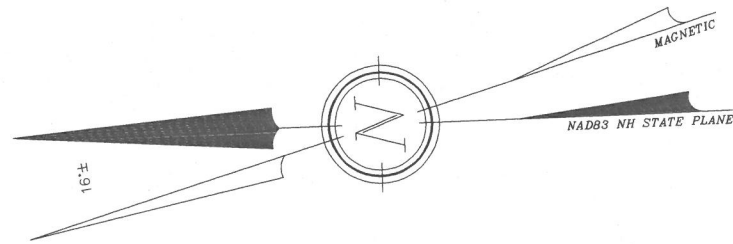
NO REFUSAL
S.H.W.T. @ NONE
NO GROUND WATER OBSERVED
TERMINATED @ 5.5'
ROOTS TO 2.0'
PERC. RATE = 2 MIN./IN.

TEST PIT #6
PERFORMED 4/14/21
BY: JOSEPH BERRY, DESIGNER #1882

0-1.2' 10YR 4/6, FINE SANDY LOAM,
GRANULAR, FRIABLE
1.2-2.6' 10YR 4/4, COARSE SAND,
SINGLE GRAIN, LOOSE
2.6-3.2' 10YR 5/3, FINE SANDY LOAM,
GRANULAR, FRIABLE
3.2-6.0' 10YR 6/6, COARSE SAND,
SINGLE GRAIN, LOOSE

NO REFUSAL
S.H.W.T. @ NONE
NO GROUND WATER OBSERVED
TERMINATED @ 6.0'
ROOTS TO 2.6'
PERC. RATE = 4 MIN./IN.

LEGEND:
● 3/4" REBAR W/ ID CAP ~TBS~
○ 1/2" REBAR W/ EASEMENT CAP ~TBS~
--- IRON BOUND ~FND~
--- IRON PIPE ~FND~
--- UTILITY POLE
--- PROPOSED BOUNDARY LINE
--- PROPOSED BUILDING SETBACK LINE
--- PERIMETER BOUNDARY LINE
--- APPROXIMATE ABUTTING LOT LINE
--- PROPOSED EASEMENT LINE
--- 50' SEPTIC SETBACK
--- FND
--- TYP
--- S.C.R.D.
STRAFFORD COUNTY REGISTRY OF DEEDS



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN FEBRUARY 2021 UTILIZING THE FOLLOWING STANDARDS:

- 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.
- 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).

DEIDRA BENJAMIN, CWS #295

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.

LOT LOADING:

LOT 81-1:
GROUP 1 SOIL 3-8% SLOPE = 28,457 Sq. Ft. = 0.65 Ac.
GROUP 1 SOIL 15-60% SLOPE = 6,947 Sq. Ft. = 0.15 Ac.

$Q = (0.65\text{Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 1,300 \text{ GPD}$
 $Q = (0.15\text{Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 230 \text{ GPD}$

TOTAL GPD = 1,530 GPD

LOT 81-2:
GROUP 1 SOIL 3-8% SLOPE = 8,314 Sq. Ft. = 0.19 Ac.
GROUP 1 SOIL 15-60% SLOPE = 18,857 Sq. Ft. = 0.43 Ac.

$Q = (0.19\text{Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 380 \text{ GPD}$
 $Q = (0.43\text{Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 662 \text{ GPD}$

TOTAL GPD = 1,042 GPD

LOT 81-3:
GROUP 1 SOIL 3-8% SLOPE = 7,962 Sq. Ft. = 0.18 Ac.
GROUP 1 SOIL 15-60% SLOPE = 21,825 Sq. Ft. = 0.50 Ac.

$Q = (0.18\text{Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 360 \text{ GPD}$
 $Q = (0.50\text{Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 769 \text{ GPD}$

TOTAL GPD = 1,060 GPD

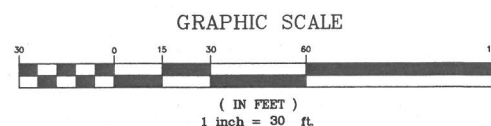
SOIL DATA:

HaB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
HbE ~ HINCKLEY LOAMY SAND, 15 TO 60% SLOPES

SEE NRCS/WEBSOIL

NOTES CONTINUED:

15. EACH LOT WILL REQUIRE A FOUNDATION CERTIFICATION. IT IS ADVISED THAT EACH HOUSE BE STAKED OUT BY A LLS PRIOR TO CONSTRUCTION.
16. THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE FILL TO BE PLACED AROUND THEM WITH TYPICAL FOUNDATION/ROOF/YARD DRAIN CONSTRUCTION.
17. EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CHAPTER 50.
18. EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE AREA.
19. 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.
20. THE APPLICANT IS TO WORK WITH DPW ON THE WATERLINE TRENCH EXCAVATION AND BACKFILL DETAIL PRIOR TO START OF CONSTRUCTION. DESIGNER ASSUMES THIS HAS A SUBSURFACE CONCRETE ROAD.
21. THE CURRENT USE OF THE PROPERTY IS VACANT LAND. THE PROPOSED USE WILL BE RESIDENTIAL.
22. THIS SITE IS SERVICED BY MUNICIPAL WATER AND WILL HAVE ON SITE SEPTIC SYSTEMS.
23. 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 CITY.
24. EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
25. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.



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-
4-27-21
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF ROCHESTER SECURITY SYSTEMS LLC 195 MILTON ROAD ROCHESTER, N.H. TAX MAP 204, LOT 81		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 30 FT.		
DATE : APRIL 27, 2021		
FILE NO. : DB 2021-031 (JNB)		