

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

23 August, 2021

Nel Sylvain, Chair
City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867



RE: Request for Minor Subdivision Approval of Assessor’s Map 260 Lot 6, Justin Lane

Dear Mr. Sylvain:

We hereby submit, on behalf of the George 2019 Family Trust, the attached package to the Planning Board for Minor Subdivision approval. Included herewith is the Planning Board Application, Fee check, Wetland Delineation Report, Letter of Authorization, copies of the deeds, and Minor Subdivision Application Plan Set.

The proposed subdivision is a Porkchop Subdivision pursuant to the City of Rochester Zoning Ordinance §275-21.4.M. A Conditional Use Permit Application has been filed concurrent with this application. The property currently contains 9.56 acres and has 151 feet of frontage on Justin Lane. Approximately half of the property is a forested wetland, the remaining land is forested upland with gently rolling topography.

The three proposed lots have area and road frontage as follows: Lot 1 2.21 acres, 51 feet of frontage; Lot 2 3.30 acres, 50 feet of frontage; and Lot 3 4.05 acres, 50 feet of frontage. The lots are proposed to be serviced by a common driveway contained within a 30 foot wide easement. A shared driveway agreement will be drafted upon approval and will be added to each conveyance as a burden on the property.

If you require any additional information or copies please feel free to contact me at any time.

Sincerely,

John Chagnon

John Chagnon, PE, LLS
Ambit Engineering, Inc.

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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Phone (603) 430-9282 Fax 436-2315

23 August, 2021

Nel Sylvain, Chair
City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RE: Request for Conditional Use Permit associated with a Minor Subdivision Application for a Porkchop Subdivision of Assessor’s Map 260 Lot 6, Justin Lane

Dear Mr. Sylvain:

We hereby submit, on behalf of the George 2019 Family Trust, the attached package to the Planning Board for a Conditional Use Permit which is being concurrently applied for with an Application for Minor Subdivision approval. The requested conditional use is a Porkchop Subdivision as defined in §275-21 of the Zoning Ordinance. Included herewith is the Conditional Use Permit Application, and, with the Minor Subdivision Application, the Subdivision Plan Set.

Below I will address the Criteria laid out in §275-21.3 and 275-21.4.M. The ordinance requirement will be in *italics*, the response in **bold**.

§275-21.3.A-Allowed use or departure. The use or departure from standards is specifically authorized under the Tables of Uses in Article 18 as a conditional use or is otherwise specifically authorized in this chapter
Porkchop subdivision is specifically authorized by Article 21.

§275-21.3.B-Intent of chapter. The proposal is consistent with the purpose and intent of this chapter
The proposed subdivision and provided subdivision layout are consistent with the Purpose of the Zoning Ordinance as laid out in §275-1.3.

§275-21.3.C-Intent of Master Plan. The proposal is consistent with the purpose and intent of the Master Plan
The proposed subdivision is consistent with the Land Use Chapter of the City of Rochester Master Plan.

§275-21.3.D-Compatibility. The proposal is compatible with general dimensional, use, and design characteristics of the neighborhood and surrounding area
The surrounding area consists of a residential subdivision and large tracts of vacant and semi-vacant property. The proposed subdivision is consistent with this neighborhood and 2 of the 3 lots are larger than the lots within the adjacent subdivision.

§275-21.3.E-Streetscape. The proposal will not adversely impact the quality of the streetscape
The proposed subdivision will not adversely impact the streetscape as it will aesthetically will look like one driveway serving a single residence.

§275-21.3.F-Resources. The use or departure will not have a significantly adverse impact upon natural, scenic, historic, or cultural resources and can be designed with sensitivity to environmental constraints
There are no proposed impact on natural, scenic, historic, or cultural resources, other than those natural impacts that would take place in the development of any residential lot. The project has been designed to not impact or require encroachment upon the buffers of environmental resources.

§275-21.3.G-Public facilities. The use does not place an undue burden upon the City's resources, including the effect on the City's water supply and distribution system, sanitary and storm sewage collection and treatment systems, fire protection, police protection, streets and schools

The proposed subdivision will utilize a private driveway, with on-site water and sewer, not inducing any additional burden. The proposed 3 lot subdivision not place any undue burdens to police, fire, streets, or schools, any impact would be minimal.

§275-21.4.M.1-Quality of project. A finding by the Planning Board that the proposed development is superior to development that would likely occur otherwise

The proposed subdivision, utilizing the Porkchop Subdivision provisions, will be superior to a possibly higher density regular subdivision in terms of impact to natural resources, aesthetic quality, and conformance with the nature of the existing neighborhood.

§275-21.4.M.2-Parcel size. The development parcel shall have a minimum size of six gross acres and minimum frontage of 150 feet on an existing public way

The existing lot which is proposed to be subdivided is 9.56 gross acres and has 151 feet of frontage on Justin Lane, meeting the requirements.

§275-21.4.M.3-Three lots. There shall be a maximum of three lots created from any one lot

The proposed subdivision is three lots, meeting the requirement.

§275-21.4.M.4-Minimum lot size. The minimum lot size for each new lot shall be 40,000 square feet or the minimum lot size for the district, whichever is greater

The proposed subdivision lots are all greater than 45,000 s.f., meeting the requirement.

§275-21.4.M.5-Average lot size. The average lot size for new lots in the porkchop subdivision shall be at least 120,000 square feet or 1.5 times the minimum lot size for the district, whichever is greater

The average lot size of the proposed subdivision lots is 138,845 sq. ft., meeting the requirement.

§275-21.4.M.6-Frontage. The minimum frontage for each new porkchop lot shall be 50 feet

The proposed subdivision lots have 51 feet, 50 feet, and 50 feet of frontage, meeting the requirement.

§275-21.4.M.7-Common access. All lots shall be entered from a common access point

The proposed common driveway for all three proposed lots will have a common access point on Justin Lane, meeting the requirement.

§275-21.4.M.8-Separate driveway. Each porkchop subdivision shall have a common driveway independent from any other subdivision

Each proposed subdivision lot is proposed to be accessed by their own individual driveway off of the shared drive, meeting the requirement.

§275-21.4.M.9-No further subdivision. There shall be no further subdivision of any of the porkchop lots other than lot line adjustments

None of the proposed subdivision lots will be able to be further subdivided, a note stating such will be on the plan or as the Planning Department see fit, meeting the requirement.

§275-21.4.M.10-Single-family. The porkchop lots shall be used for single-family use only

The proposed use of the subdivision lots are single family homes, meeting the requirement.

§275-21.4.M.11-Width. The all-season passable width of any shared driveway shall be 20 feet when serving two or more lots

The width of the proposed shared driveway is 20 feet, meeting the requirement.

§275-21.4.M.12-Easement width. The width of the common driveway access easement shall be 30 feet. Additional width may be required to accommodate slope and drainage easements

The proposed common driveway access easement is 30 feet wide, any grading or construction easements necessary are proposed to be covered by a blanket easement, meeting the requirement.

§275-21.4.M.13-Turnaround. An acceptable turnaround for the fire trucks may be required
A proposed hammerhead turnaround is proposed. Input from the Fire Department will dictate the final design/location, meeting the requirement.

§275-21.4.M.14-Recording. A document satisfactory to the City Attorney shall be recorded establishing the conditions of use of any common driveway, providing for indemnification for the City for emergency services, and including suitable language to ensure that the private way will not become a City road or street
A document, as described and specified above will be provided prior to final approval of the plan, meeting the requirement.

We look forward to your review and approval of the Conditional Use Permit Application.
If you require any additional information or copies please feel free to contact me at any time.

Sincerely,

John Chagnon

John Chagnon, PE, LLS
Ambit Engineering, Inc.

J:\JOBS3\UN 3100's\3190's\3190\2021 Subdivision\Applications\City of Rochester\Planning Board CUP Submission Letter 082021.docx

**MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: 8/20/2021 Is a conditional needed? Yes: x No: Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 260; Lot #(s): 6; Zoning district: Agricultural

Property address/location: Justin Lane

Name of project (if applicable): George Subdivision

Size of site: 9.56 acres; overlay zoning district(s)? Conservation

Property owner

Name (include name of individual): George Family 2019 Revocable Trust, Paul George & Christina George, Trustees

Mailing address: 51 Blue Hills Drive, Rochester, NH 03839

Telephone #: 603-534-4140 Email: 51george@metrocast.net

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): John Chagnon, Ambit Engineering, Inc.

Mailing address: 200 Griffin Road, Unit 3, Portsmouth, NH 03801

Telephone #: 603-430-9282 Fax #: 603-436-2315

Email address: jrc@ambitengineering.com Professional license #: LLS-738 PE-7651

Proposed project

Number of proposed lots: 3 ; Are there any pertinent covenants? Sharon Driveway Agreement

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

City water? yes ☐ no ☒; How far is City water from the site? Approx. 7,000 ft by road

City sewer? yes ☐ no ☒; How far is City sewer from the site? Approx. 9,500 ft by road

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? none

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: Christina Lopez

Date: 8/20/21

Signature of applicant/developer: _____

Date: _____

Signature of agent: John Chagnon

Digitaly signed by John Chagnon
DN: cn=John Chagnon, o=City of Rochester Engineering, email=jchagnon@rochesterengineering.com, c=US
Date: 2021.08.20 11:45:29 -0400

Date: 8/20/21

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: Christina Lopez

Date: 8.20.21



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: 8/20/21

Property information

Tax map #: 260; Lot #'s: 6; Zoning district: Agricultural

Property address/location: Justin Lane

Name of project (if applicable): George Subdivision

Property owner

Name (include name of individual): George Family 2019 Revocable Trust, Paul George & Christina George, Trustees

Mailing address: 51 Blue Hills Drive, Rochester, NH 03839

Telephone #: 603-534-4140 Fax: _____

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): John Chagnon, Ambit Engineering, Inc.

Mailing address: 200 Griffin Road, Unit 3, Portsmouth, NH 03801

Telephone #: 603-430-9282 Fax #: 603-436-2315

Email address: jrc@ambitengineering.com Professional license #: LLS-738 PE-7651

Proposed Project

Please describe the proposed project: Proposed 3 Lot Porkchop Subdivision as described in §275-21.4.M

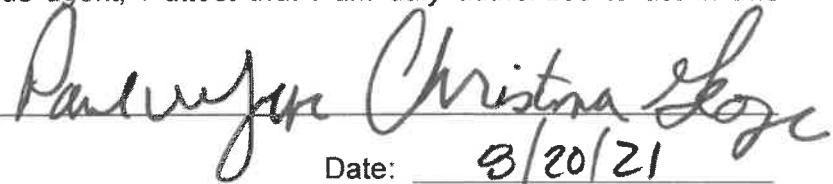
of the Zoning Ordinance. The application for the Subdivision is being submitted concurrently. A CUP is required as outlined in said section.

Please describe the existing conditions: The property is vacant and wooded. There are wetlands with the
remainder being gently rolling uplands.

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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 3/20/21

Signature of applicant/developer: _____

Date: _____

Signature of agent: 

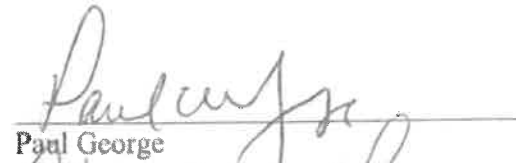
Date: 0.23.21

AUTHORIZATION

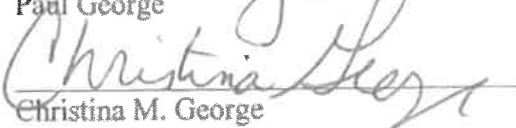
George Family Trust Subdivision, Justin Lane, Rochester, New Hampshire

We, Paul George & Christina M. George, trustees of the George Family 2019 Revocable Trust, owners of Tax Map 260 Lot 6 in the City of Rochester, hereby authorize representatives of Ambit Engineering, Inc. to represent our interests before land use boards of the City of Rochester and any other State and/or federal agency necessary to obtain permits from for the above referenced property, and to submit any and all applications and materials related thereto on our behalf.

Date: 8/20/21


Paul George

Date: 8/20/21


Christina M. George

Ambit Engineering Abutter List
PAUL GEORGE SUBDIVISION
JUSTIN LANE
ROCHESTER, NH

Job # 3190

Applicant/Owner(s)			Owner(s) Last, Trustee			Mailing Address			City			State Zip		
Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip	City	State	Zip	City	State	Zip
260	6/7	4872/1010	GEORGE FAMILY TUST		51 BLUE HILLS DRIVE	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839

Ambit Engineering Civil Engineers & Land
Surveyors

Portsmouth NH 03801

Other Consultants
Other Consultants
Other Consultants

Job #			Abutters			Owner(s) First/Trust			Owner(s) Last /Trustee			Mailing Address			City			State Zip		
Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip	City	State	Zip	City	State	Zip	City	State	Zip	City	State	Zip
259	86	4808/604	AUSTIN I. PHELPS	ELISABETH H PHELPS	50 BUNKER DRIVE	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839
259	87	3438/147	JOHN P. USHER	PAULA C. USHER	31 BUNKER DRIVE	ROCHESTER	NH	03839	PAULA C. USHER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839
259	89		ARTHUR L.	TAYLOR	479 TOVAR DRIVE	SAN JOSE	CA	95123							SAN JOSE	CA	95123			
260	5	2791/1	THOMAS BUCHALSKI	LISA BUCHALSKI	40 JUSTIN LANE	ROCHESTER	NH	03839	LISA BUCHALSKI	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839
260	8	4740/942	MARK DUHAMEL	JOAN DUHAMEL	47 BLUE HILLS DRIVE	ROCHESTER	NH	03839	JOAN DUHAMEL	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839
260	20	3717/995	SARAH L. MOON	THOMAS A. MOON	46 BLUE HILLS DRIVE	ROCHESTER	NH	03839	THOMAS A. MOON	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839
260	22	4530/431	LINDA MARIE	BEAUCHAMP	55 BLUE HILLS DRIVE	ROCHESTER	NH	03839	BEAUCHAMP	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839
260	23	4669/623	KELLY M. MESERVE	DAVID MICHAEL BUSLOVICH	39 JUSTIN LANE	ROCHESTER	NH	03839	DAVID MICHAEL BUSLOVICH	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839	ROCHESTER	NH	03839



Transfer Tax: \$ **Exempt**
LCHIP Fee: \$ **25.00**
Recording Fee: \$ **24.50**
Return to: Acct. No.: 028655/110843
Devine, Millimet & Branch
Attn: MA/CC
111 Amherst Street
Manchester, NH 03101

QUITCLAIM DEED

Paul W. George and Christina M. George, of 51 Blue Hills Drive, City of Rochester, County of Strafford, State of New Hampshire 03868, for nominal consideration of \$10 or other valuable consideration, which statement of consideration is made pursuant to RSA 78-B, grants to **Paul George and Christina M. George, Trustees of the George Family 2019 Revocable Trust under trust agreement dated February 13, 2019**, having an address of 51 Blue Hills Drive, City of Rochester, County of Strafford, State of New Hampshire 03868, with QUITCLAIM COVENANTS:

All of our right, title and interest in and to the following described premises located in Rochester, County of Strafford, State of New Hampshire, described as follows:

A certain tract or parcel of land situate in Rochester, County of Strafford and State of New Hampshire, located off the Hansonville Road, so-called and depicted as Lot 260/6 on plan entitled "Plan of Land, Blue Hills Drive/Justin Lane, Rochester, N.H. for Van R. Kittredge" dated June 2003 to be recorded herewith said parcel being more particularly described as follows:

Beginning at a point at a barbwire fence line at the easterly corner of the premises herein described, said point being 80.08 feet from a Norway Plains Associates Monument set on the westerly side of Justin Lane, so-called; thence running N 55° 17' 50" E a distance of 118.49 feet along said barbwire fence line and property now or formerly of D & D Grondin Builders, LLC to a 30" white pine; thence continuing N 48° 11' 33" E along said barbwire fence line a distance of 210.88 feet to an 8" white pine; thence continuing N 48° 41' 02" E a distance of 157.94 feet to a 7" maple; thence continuing N 51° 16' 13" E a distance of 127.99 feet to an 18" oak; thence turning and running S 34° 08' 20" E a distance of 258.55 feet to a drill hole found; thence continuing S 34° 08' 20" E along a stonewall for a distance of 471.25 feet to a drill hole found; thence turning and running S 55° 11' 50" W along a stonewall a distance of 151.48 feet to a chiseled "x" found; thence running S 51° 22' 25" W a distance of 461.70 feet to a Norway Plains Associates Monument set a point being the southernmost point of the premises herein described; thence turning and running N 34° 08' 20" W a distance of 708.39 feet to the point of beginning.

Containing 435,743 square feet, or ten (10) acres, more or less.

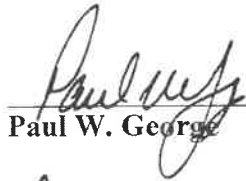
Meaning and intending to describe the same premises convey the same premises conveyed by deed of Mary E. Brown Trustee of the Mary E. Brown Revocable Trust to Christina M. George and Paul W. George, dated January 6, 2006 in Book 3323, Page 761 in the Strafford County Registry of Deeds.

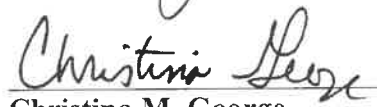
Homestead:

This is not homestead property.

Transfer Tax: This is a noncontractual transfer and is therefore exempt from transfer tax pursuant to RSA 78-B:2,XXII.


Executed this 13th day of February, 2019.


Paul W. George

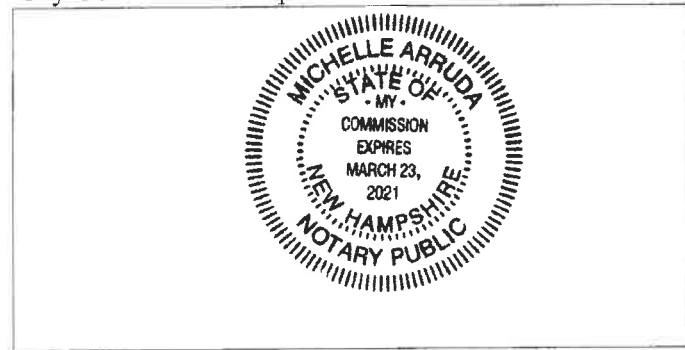

Christina M. George

State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me this 13th day of February, 2019, by **Paul W. George**, for the purposes herein intended.


Notary Public / Justice of the Peace
Print Name:
My Commission Expires:

Affix Seal/
Stamp within
box



State of New Hampshire
County of Merrimack

The foregoing instrument was acknowledged before me this 13th day of February, 2019, by
Christina M. George, for the purposes herein intended.

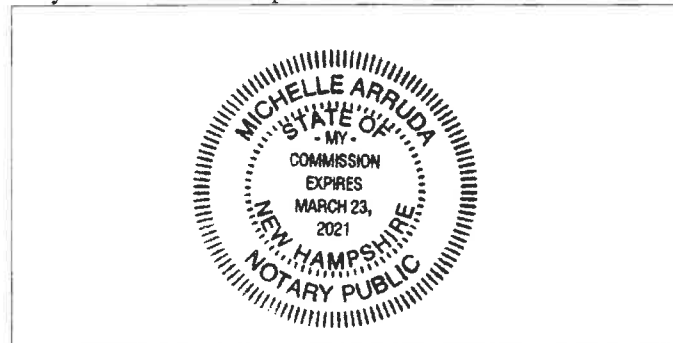


Notary Public / Justice of the Peace

Print Name:

My Commission Expires:

*Affix Seal/
Stamp within
box*



AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

Ambit Engineering Project No.:3190 **Date(s) of Delineation:** 5/20/20 **Date of Report:** 5/21/20

Field Delineator: Steven D. Riker **Compiled by:** Steven D. Riker

Project Location/Tax Map & Lot: 51 Blue Hills Drive, Rochester, NH. Tax Map 260, Lot 6 & 7

Prepared for: Paul & Christina George, 51 Blue Hills Drive, Rochester, NH 03839.

Site Area Observed: Entirety of both lots.

Site Conditions: Lot with uplands adjacent to freshwater wetlands

Weather/Seasonal Conditions: 60 sunny, late spring conditions.

Site Disturbance: Historic filling around previously developed area.

Wetlands Present: Yes. Property contains freshwater wetlands.

Wetland conditions/atypical situation/problem area: Wetlands are not considered atypical or a problem area.

Hydric Soil Criterion: A11. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018.

Delineation Standards Utilized:

1. *US Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (Jan 1987). **AND** Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
2. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018 **AND (for disturbed sites)** *Field Indicators for Identifying Hydric Soils in New England*, Version 4. NEIWPC Wetlands Work Group (April 2019).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

Ambit Engineering, Inc. flagged wetlands present utilizing fluorescent pink flagging tape, labeled alpha-numerically for aid in survey location and identification.

Notes: A1-A60 is a poorly drained palustrine forested broad leaved deciduous wetland system that is seasonally flooded and or saturated (PFO1E). The subject lots were also observed for vernal pools. There are no potential vernal pools on either lots.



Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: George Subdivision Map: 260 Lot: 6 Date: 8/20/21

Applicant/agent: John Chagnon Signature: _____

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will add
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TBD
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>If yes, Have you read and understand the Road acceptance procedure?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

This proposed subdivision is designed as a Porkchop Subdivision, as described in §275-21 4.M. A concurrent Conditional Use Permit Application

is being submitted addressing the items listed in §275-21 of the Zoning Ordinance.

Ambit Engineering Abutter List
PAUL GEORGE SUBDIVISION
JUSTIN LANE
ROCHESTER, NH

Job # 3190

Applicant/Owner(s)		Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip
Map 260	Lot 6/7	4872/1010	GEORGE FAMILY TUST		51 BLUE HILLS DRIVE	ROCHESTER	NH	03839
Engineer		Ambit Engineering Civil Engineers & Land Surveyors						
		200 Griffin Road, Unit #3						
		Portsmouth						
		NH 03801						

Other Consultants
Other Consultants
Other Consultants

Job #	Map	Lot	3190	Abutters	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip
259	259	86		AUSTIN I. PHELPS	ELISABETH H PHELPS		50 BUNKER DRIVE	ROCHESTER	NH	03839
259	259	87		JOHN P. USHER	PAULA C. USHER		31 BUNKER DRIVE	ROCHESTER	NH	03839
259	259	89		ARTHUR L.	TAYLOR		479 TOVAR DRIVE	SAN JOSE	CA	95123
260	260	5		THOMAS BUCHALSKI	LISA BUCHALSKI		40 JUSTIN LANE	ROCHESTER	NH	03839
260	260	8		MARK DUHAMEL	JOAN DUHAMEL		47 BLUE HILLS DRIVE	ROCHESTER	NH	03839
260	260	20		SARAH L. MOON	THOMAS A. MOON		46 BLUE HILLS DRIVE	ROCHESTER	NH	03839
260	260	22		LINDA MARIE	BEAUCHAMP		55 BLUE HILLS DRIVE	ROCHESTER	NH	03839
260	260	23		KELLY M. MESERVE	DAVID MICHAEL BUSLOVICH		39 JUSTIN LANE	ROCHESTER	NH	03839



LETTER OF TRANSMITTAL

TO: City of Rochester
Planning Development Department
33 Wakefield Street
Rochester, NH 03867

FROM:
AMBIT ENGINEERING, INC.
Civil Engineers and Land Surveyors
200 Griffin Road, Unit 3
Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

DATE: 8/23/2021	JOB NO. 3190
ATTENTION: Seth Creighton	
RE: Minor Subdivision and CUP Applications, Tax Map 260 Lot 6	
Planning Board	

WE ARE SENDING YOU

<input type="checkbox"/> SHOP DRAWING	<input checked="" type="checkbox"/> ATTACHED	<input type="checkbox"/> UNDER SEPARATE COVER VIA
<input checked="" type="checkbox"/> PLANS	<input type="checkbox"/> COPY OF LETTER	<input type="checkbox"/> PRINTS
<input type="checkbox"/> SAMPLES	<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> SPECIFICATIONS
	<input type="checkbox"/> OTHER	

COPIES	DATE	REVISION	DESCRIPTION
4	8-23-21		Cover Letter, Applications, and Supporting Material
4	8-23-21		11 X 17 Plan Sets
3			Full Size Plan Sets
1	8-23-21		Abutters List, 3 sets of Labels
1	8-23-21		Fee Check \$ 641.10

THESE ARE TRANSMITTED AS CHECKED BELOW

☒ FOR YOUR APPROVAL ☐ FOR YOUR USE ☒ AS REQUESTED
☐ FOR BIDS DUE
☐ FOR REVIEW AND COMMENT ☐ RETURNED AFTER LOAN TO US

REMARKS

Please place us on the Agenda for the next meeting to review this application. If you require additional copies or information please contact us at 603-430-9282.

COPY TO Client (email only)

If enclosures are not as noted, kindly notify us at once.

PROPOSED SUBDIVISION JUSTIN LANE

ROCHESTER, NEW HAMPSHIRE
PERMIT PLANS

OWNER:
GEORGE FAMILY 2019 REVOCABLE TRUST
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES
51 BLUE HILLS DRIVE
ROCHESTER, NH 03839

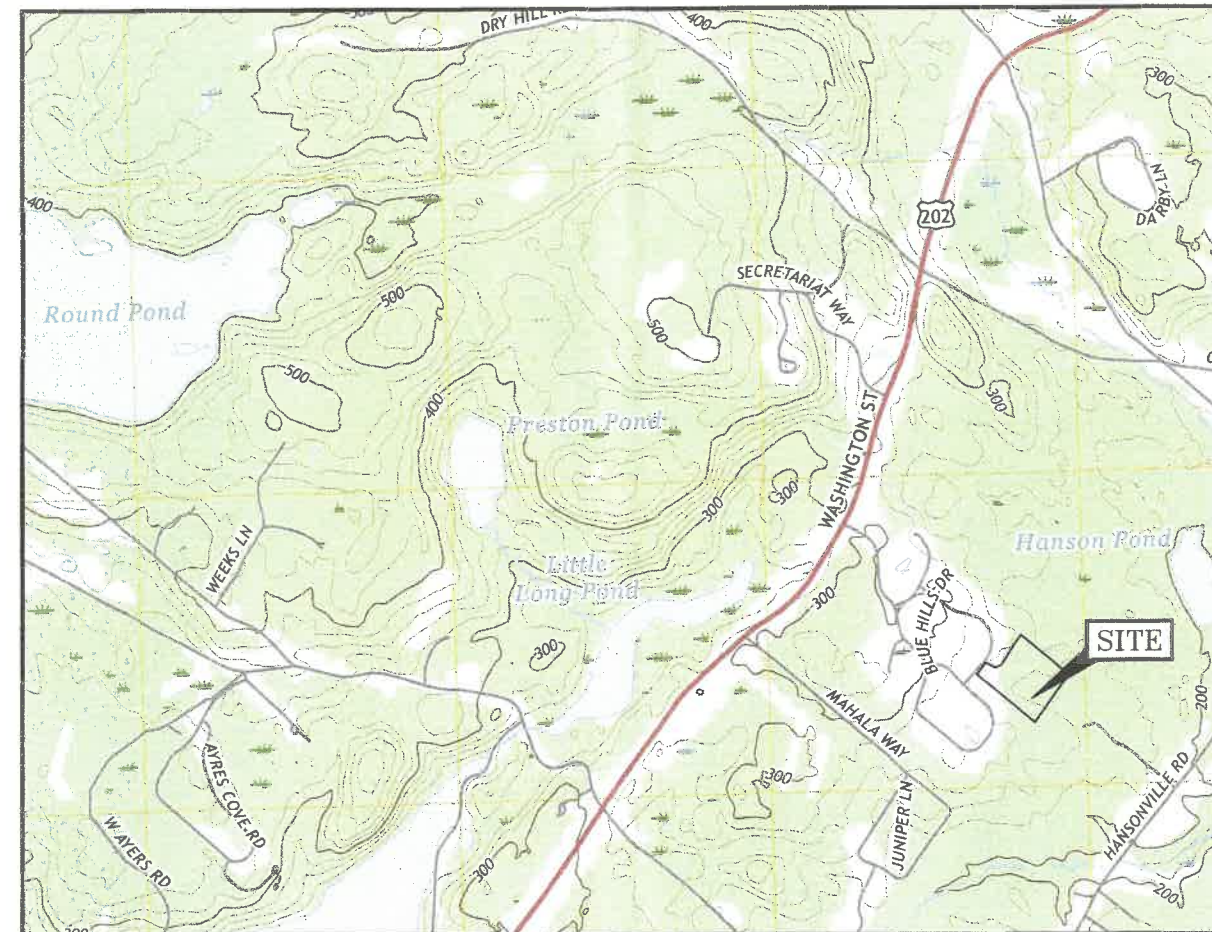
**CIVIL ENGINEER, LAND SURVEYOR
& WETLAND SCIENTIST:**
AMBIT ENGINEERING, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, N.H. 03867
Tel. (603) 332-4227, Ext. 555.5325
ATTN: MARK COLLINS
EMAIL: mark.collins@eversource.com

COMMUNICATIONS:
FAIRPOINT
JOE CONSIDINE
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

CABLE:
XFINITY BY COMCAST
MIKE COLLINS
334B CALEF HIGHWAY
EPPING, N.H. 03042
Tel. (603) 679-5695
Ext. 1037



SCALE: 1" = 1000'

INDEX OF SHEETS

- | | |
|----|---------------------------|
| | SUBDIVISION PLANS |
| | DRIVEWAY EASEMENT PLAN |
| C1 | EXISTING CONDITIONS PLAN |
| C2 | SUBDIVISION SITE PLAN |
| C3 | DRIVEWAY PLAN & PROFILE |
| D1 | DETAILS |
| D2 | DETAILS AND TEST PIT DATA |



APPROVED BY THE ROCHESTER PLANNING BOARD ON <DATE>

SIGNED BY _____ POSITION _____



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY
	REGISTRY OF DEEDS
	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
		CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		WATER METER MANHOLE
		TEST BORING
		TEST PIT
		LANDSCAPED AREA
		CAST IRON PIPE
		COPPER PIPE
		CORRUGATED METAL PIPE
		DUCTILE IRON PIPE
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		HYDRANT
		CENTERLINE
		EDGE OF PAVEMENT
		ELEVATION
		FINISHED FLOOR
		INVERT
		TEMPORARY BENCH MARK
		TYPICAL

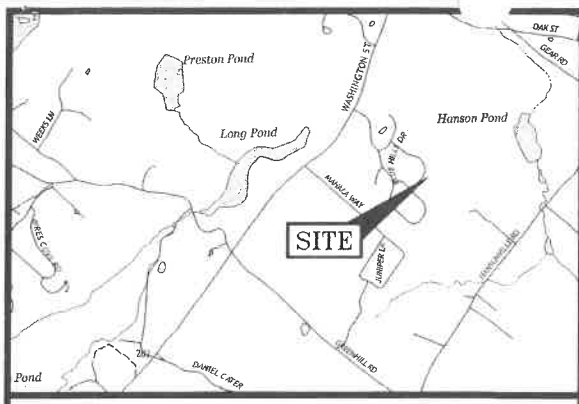
**PROPOSED SUBDIVISION
JUSTIN LANE; OFF BLUE HILLS DRIVE
ROCHESTER, N.H.**

Half Size



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 11 AUGUST 2021



LOCATION MAP SCALE 1"=2,000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
---	BOUNDARY LINE
- - -	BOUNDARY LINE TO BE ABANDONED
- . -	PROPOSED BOUNDARY LINE
- - -	CITY OF ROCHESTER 50' WETLAND BUFFER LINE
○	IRON ROD/PIPE FOUND
●	DRILL HOLE FOUND
□	STONE/CONCRETE BOUND FOUND
+	IRON ROD SET
×	DRILL HOLE SET
△	GRANITE BOUND SET
◇	EDGE OF PAVEMENT (EP)
▨	WOODS / TREE LINE
—○—	UTILITY POLE (w/ GUY)
—□—	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/17/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

SUBDIVISION APPROVAL:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THE SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNERS 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.

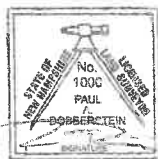
APPROVED BY THE ROCHESTER PLANNING BOARD ON <DATE>

SIGNED BY _____ POSITION _____

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS

DATE

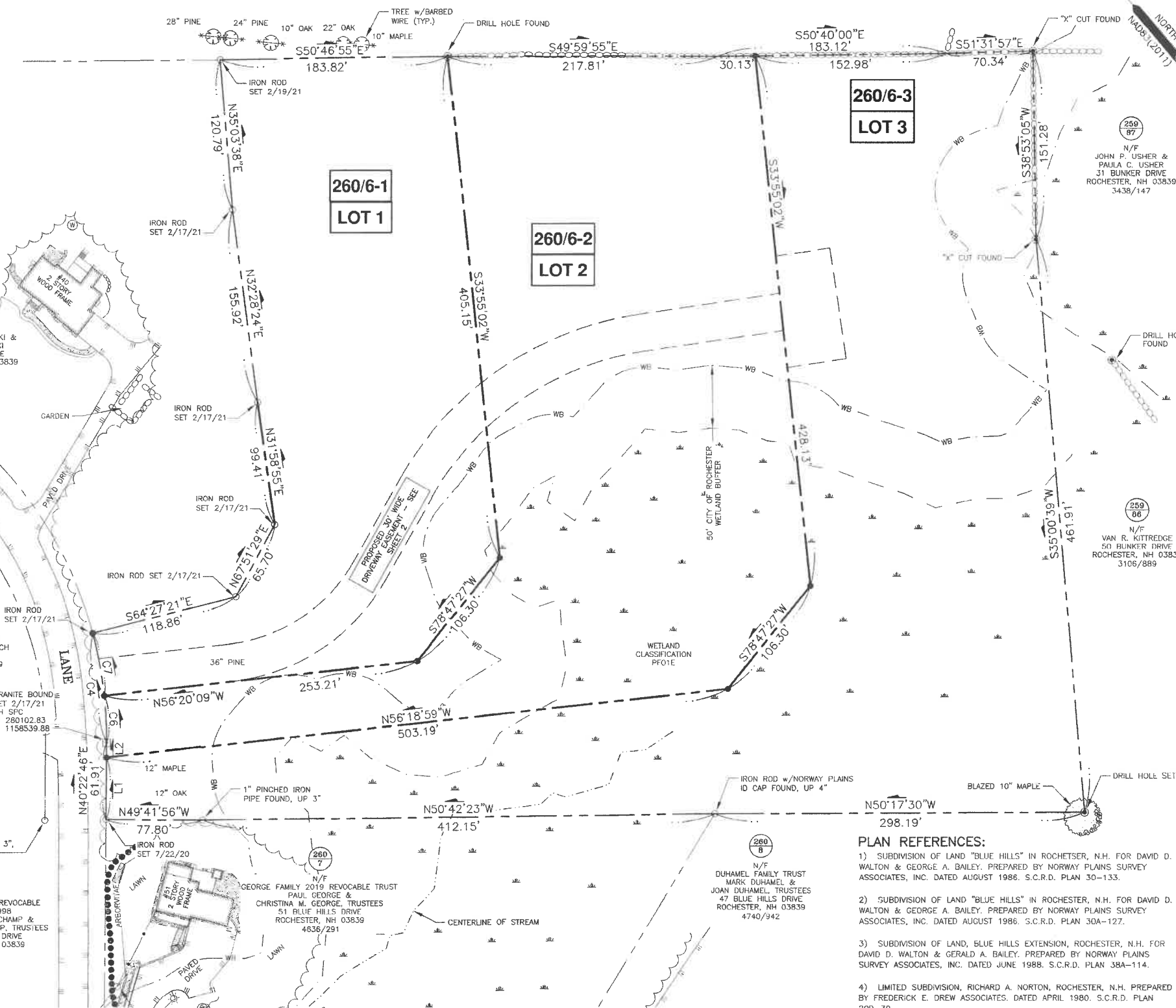


LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N40°22'46"E	50.00'
L2	N40°22'46"E	11.91'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	325.00'	89.09'	88.81'	N32°31'35"E	15°42'22"
C6	325.00'	38.09'	38.07'	N37°01'18"E	6°42'54"
C7	325.00'	51.00'	50.95'	N29°10'07"E	8°59'28"



PLAN REFERENCES:

- 1) SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30-133.
- 2) SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30A-127.
- 3) SUBDIVISION OF LAND, BLUE HILLS EXTENSION, ROCHESTER, N.H. FOR DAVID D. WALTON & GERALD A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED JUNE 1988. S.C.R.D. PLAN 38A-114.
- 4) LIMITED SUBDIVISION, RICHARD A. NORTON, ROCHESTER, N.H. PREPARED BY FREDERICK E. DREW ASSOCIATES. DATED APRIL 1980. S.C.R.D. PLAN 200-39.
- 5) LOT LINE REVISION PLAN BETWEEN TAX MAP 260 - LOTS 5 & 6, OWNER TAX MAP 260 - LOT 5 THOMAS BUCHALSKI & LISA BUCHALSKI, OWNER TAX MAP 260 - LOT 6 GEORGE FAMILY 2019 REVOCABLE TRUST, PROPERTIES LOCATED AT 40 JUSTIN LANE & OFF BLUE HILLS DRIVE, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATE OCTOBER 2020, FINAL REVISION DATE MARCH 22, 2021. S.C.R.D. PLAN #12412.

GRAPHIC SCALE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2316

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 260 AS LOT 6.
- 2) OWNER OF RECORD:
GEORGE FAMILY 2019 REVOCABLE TRUST
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES
51 BLUE HILLS DRIVE
ROCHESTER, NH 03839
4636/288 & XXX
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0195D. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING & PROPOSED LOT AREAS:

EXISTING AREA	416,534 S.F., 9.56 ACRES
EXISTING FRONTAGE	151.00 FEET
PROPOSED LOT 1	
PROPOSED AREA	96,295 S.F., 2.21 ACRES
PROPOSED FRONTAGE	51.00 FEET
PROPOSED LOT 2	
PROPOSED AREA	143,781 S.F., 3.30 ACRES
PROPOSED FRONTAGE	50.00 FEET
PROPOSED LOT 3	
PROPOSED AREA	176,459 S.F., 4.05 ACRES
PROPOSED FRONTAGE	50.00 FEET
- 5) PARCELS ARE LOCATED IN THE AGRICULTURAL ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	45,000 S.F.
FRONTAGE:	150 FEET
SETBACKS:	FRONT 20 FEET SIDE 10 FEET REAR 20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING FOOTPRINT:	30%
MAXIMUM LOT COVERAGE:	35%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF ASSESSOR'S MAP 260 LOT 6 IN THE CITY OF ROCHESTER INTO THREE LOTS PURSUANT TO THE CITY OF ROCHESTER ZONING ORDINANCE 275-21.4.M.
- 8) HORIZONTAL DATUM IS NAD83(2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) SEE SHEET 2 OF 2 FOR EASEMENT METES & BOUNDS.

SUBDIVISION PLAN
TAX MAP 260 - LOT 6
OWNER:
GEORGE FAMILY
2019 REVOCABLE TRUST
PROPERTY LOCATED ON
JUSTIN LANE
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE 1"=50' SHEET 1 OF 2 AUGUST 2021

FB 335 PG 34

3190

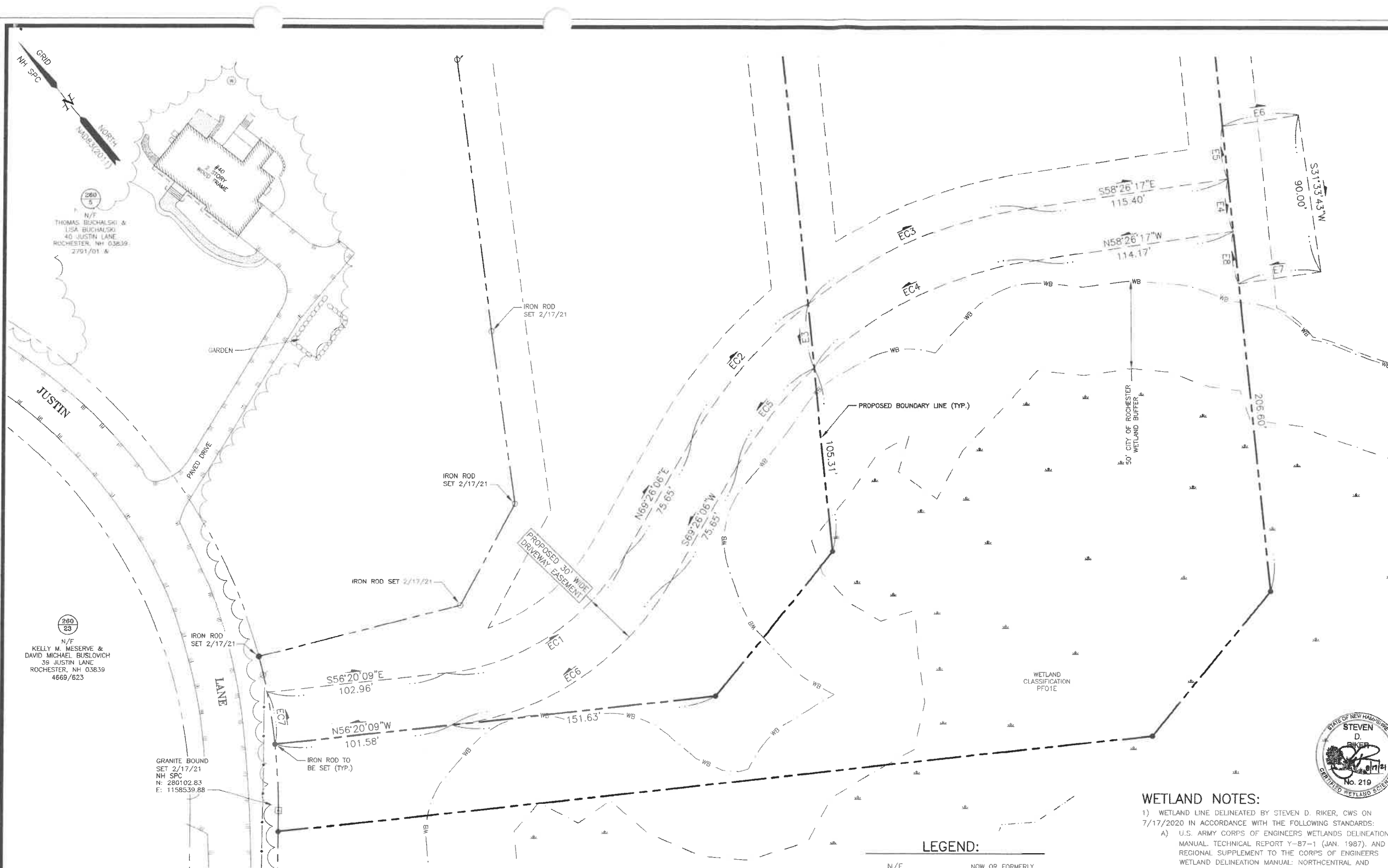


AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 260 AS LOT 6.
- 2) OWNER OF RECORD:
GEORGE FAMILY 2019 REVOCABLE TRUST
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES
51 BLUE HILLS DRIVE
ROCHESTER, NH 03839
4636/288
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0195D. EFFECTIVE DATE MAY 17, 2005.
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED DRIVEWAY EASEMENT ASSOCIATED WITH A SUBDIVISION OF ASSESSOR'S MAP 260 LOT 6 IN THE CITY OF ROCHESTER INTO THREE LOTS PURSUANT TO THE CITY OF ROCHESTER ZONING ORDINANCE 275-21.4.M.
- 5) HORIZONTAL DATUM IS NAD83(2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.



EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	135.00'	127.77'	123.08'	S83°27'01"E	54°13'45"
EC2	265.00'	101.93'	101.30'	N80°27'15"E	22°02'18"
EC3	265.00'	139.16'	137.57'	S73°28'56"E	30°05'20"
EC4	235.00'	143.02'	140.83'	N75°52'24"W	34°52'15"
EC5	235.00'	70.78'	70.51'	S78°03'47"W	17°15'22"
EC6	165.00'	156.17'	150.40'	N83°27'01"W	54°13'45"
EC7	325.00'	30.04'	30.03'	N31°00'58"E	5°17'47"

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N58°02'21"W	30.00'
E2	N58°26'17"W	26.53'
E3	S33°55'02"W	36.52'
E4	S33°55'02"W	30.03'
E5	N33°55'02"E	30.03'
E6	S58°26'17"E	43.56'
E7	N58°26'17"W	47.26'
E8	N33°55'02"E	30.03'

SUBDIVISION APPROVAL:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THE SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNERS 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.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS

DATE

LEGEND:

N/F
RP
SCRD
21

BOUNDARY LINE
BOUNDARY LINE TO BE ABANDONED
PROPOSED BOUNDARY LINE
CITY OF ROCHESTER 50' WETLAND BUFFER LINE
IRON ROD/PIPE FOUND
DRILL HOLE FOUND
STONE/CONCRETE BOUND FOUND
IRON ROD SET
DRILL HOLE SET
GRANITE BOUND SET
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (W/ GUY)
METER (GAS, WATER, ELECTRIC)
TYPICAL
LANDSCAPED AREA

NOW OR FORMERLY
RECORD OF PROBATE
STRAFFORD COUNTY REGISTRY OF DEEDS
MAP 11 / LOT 21

BOUNDARY LINE
BOUNDARY LINE TO BE ABANDONED
PROPOSED BOUNDARY LINE
CITY OF ROCHESTER 50' WETLAND BUFFER LINE
IRON ROD/PIPE FOUND
DRILL HOLE FOUND
STONE/CONCRETE BOUND FOUND
IRON ROD SET
DRILL HOLE SET
GRANITE BOUND SET
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (W/ GUY)
METER (GAS, WATER, ELECTRIC)
TYPICAL
LANDSCAPED AREA

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/17/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWIPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



APPROVED BY THE ROCHESTER PLANNING BOARD ON <DATE>

SIGNED BY _____ POSITION _____

DRIVEWAY EASEMENT PLAN TAX MAP 260 - LOT 6

OWNER:
**GEORGE FAMILY
2019 REVOCABLE TRUST**
PROPERTY LOCATED ON
JUSTIN LANE
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

SCALE 1"=30' SHEET 2 OF 2 AUGUST 2021

FB 335 PG 34

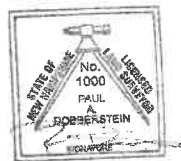
3190

LEGEND:

- N/F
RP
SCRD
- 17
21
- NOW OR FORMERLY
RECORD OF PROBATE
STRAFFORD COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
SETBACK
RAILROAD SPIKE FOUND
IRON ROD/PIPF FOUND
DRILL HOLE FOUND
STONE/CONCRETE BOUND FOUND
RAILROAD SPIKE SET
IRON ROD SET
DRILL HOLE SET
GRANITE BOUND SET
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
METER (GAS, WATER, ELECTRIC)
TYP.
LSA
- LANDSCAPED AREA

WETLAND NOTES:

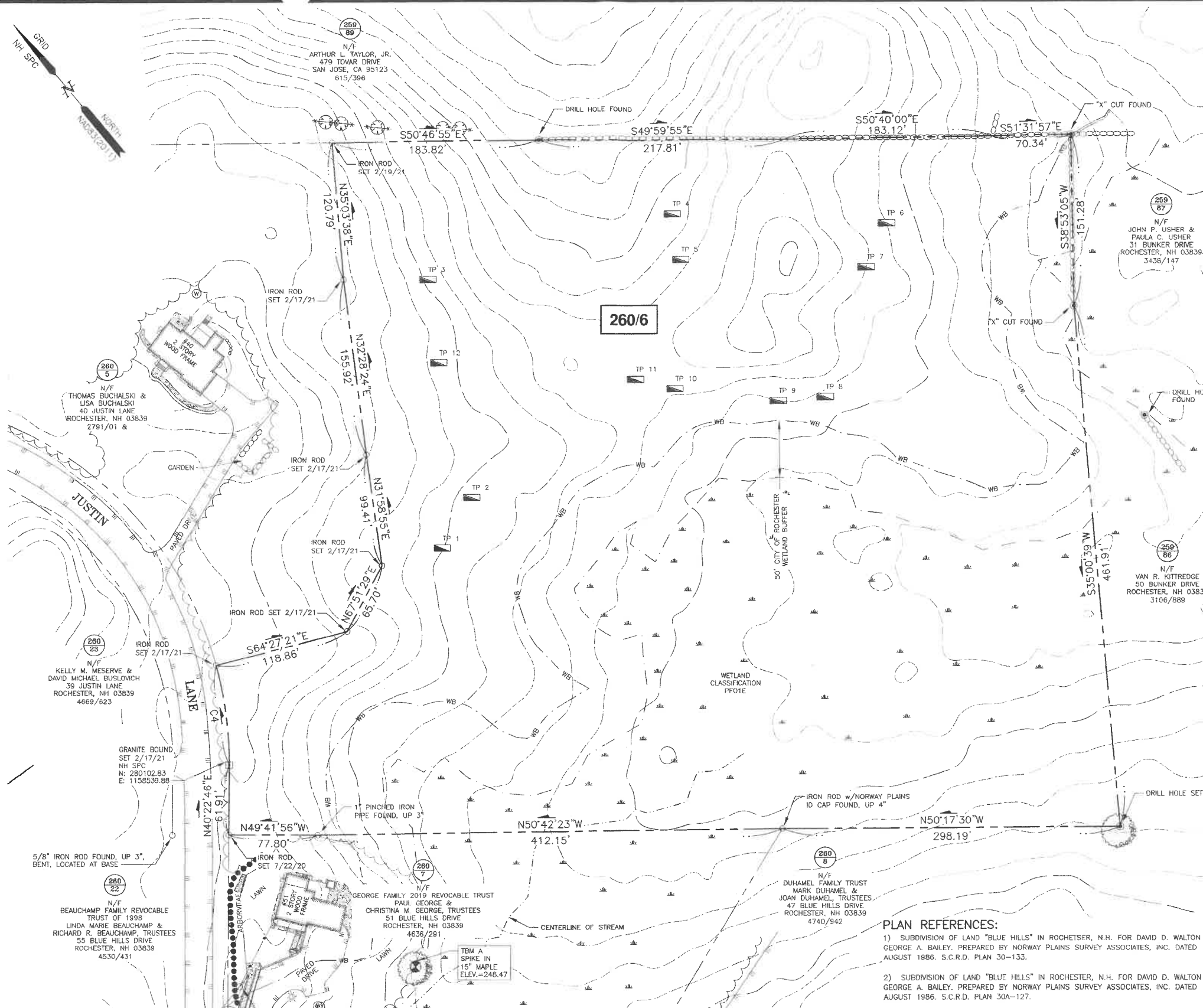
- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/17/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

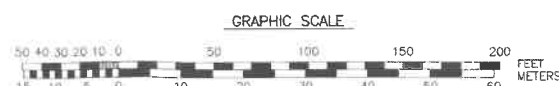
PAUL A. DOBBERSTEIN, LLS

8/7/2021
DATE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	90.51'	90.17'	N40°58'38"W	17°17'10"
C2	25.00'	39.27'	35.36'	S04°37'14"E	89°59'58"
C3	325.00'	455.78'	419.34'	N00°12'14"E	80°21'04"
C4	325.00'	89.09'	88.81'	N32°31'35"E	15°42'22"
C5	325.00'	366.69'	347.54'	N07°38'57"W	64°38'42"



PLAN REFERENCES:

- SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30-133.
- SUBDIVISION OF LAND "BLUE HILLS" IN ROCHESTER, N.H. FOR DAVID D. WALTON & GEORGE A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986. S.C.R.D. PLAN 30A-127.
- SUBDIVISION OF LAND, BLUE HILLS EXTENSION, ROCHESTER, N.H. FOR DAVID D. WALTON & GERALD A. BAILEY. PREPARED BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED JUNE 1988. S.C.R.D. PLAN 38A-114.
- LIMITED SUBDIVISION, RICHARD A. NORTON, ROCHESTER, N.H. PREPARED BY FREDERICK E. DREW ASSOCIATES. DATED APRIL 1980. S.C.R.D. PLAN 20D-39.
- LOT LINE REVISION PLAN BETWEEN TAX MAP 260 - LOTS 5 & 6, OWNER TAX MAP 260 - LOT 5 THOMAS BUCHALSKI & LISA BUCHALSKI, OWNER TAX MAP 260 - LOT 6 GEORGE FAMILY 2019 REVOCABLE TRUST, PROPERTIES LOCATED AT 40 JUST LANE & OFF BLUE HILLS DRIVE, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATE OCTOBER 2020, FINAL REVISION DATE MARCH 22, 2021. S.C.R.D. PLAN #12412.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 260 AS LOT 6.
- OWNER OF RECORD:
GEORGE FAMILY 2019 REVOCABLE TRUST
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES
51 BLUE HILLS DRIVE
ROCHESTER, NH 03839
4636/219
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C0195D. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:
416,534 S.F.
9.56 ACRES
- PARCEL IS LOCATED IN THE AGRICULTURAL ZONING DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 45,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 20 FEET
SIDE 10 FEET
REAR 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING FOOTPRINT: 30%
MAXIMUM LOT COVERAGE: 35%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 260 LOT 6 IN THE CITY OF ROCHESTER.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (0.2'±).
- CONTOURS SHOWN HEREON ARE DERIVED FROM LIDAR DATA PROVIDED BY NH GRANIT.
- SEE SHEET D1 FOR TEST PIT LOGS.

PORKCHOP SUBDIVISION GEORGE FAMILY 2019 REVOCABLE TRUST OFF JUSTIN LANE ROCHESTER, N.H.

1	ISSUED FOR APPROVAL	8/11/21
0	ISSUED FOR COMMENT	8/3/21
NO.	DESCRIPTION	DATE

REVISIONS

SCALE 1"=50' AUGUST 2021

EXISTING CONDITIONS
PLAN

C1

LEGEND:

- N/F
- RP
- SCRD
- 11
- 27
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- TYP.
- LSA
- NOW OR FORMERLY
- RECORD OF PROBATE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- TYP.
- LSA

WETLAND NOTES:

- WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/17/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



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Tel (603) 430-9282
Fax (603) 430-2315

NOTES:

- PARCEL IS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 260 AS LOT 6.
- OWNER OF RECORD:
GEORGE FAMILY 2019 REVOCABLE TRUST
PAUL GEORGE & CHRISTINA M. GEORGE, TRUSTEES
51 BLUE HILLS DRIVE
ROCHESTER, NH 03839
4636/219
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33017C01950. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:
416,534 S.F.
9.56 ACRES
- PARCEL IS LOCATED IN THE AGRICULTURAL ZONING DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 45,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT 20 FEET
SIDE 10 FEET
REAR 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING FOOTPRINT: 30%
MAXIMUM LOT COVERAGE: 35%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOT TOPOGRAPHY AND BUILDING AREAS OF A THREE LOT SUBDIVISION ON ASSESSOR'S MAP 260 LOT 6 IN THE CITY OF ROCHESTER.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (0.2'±).
- CONTOURS SHOWN HEREON ARE DERIVED FROM LIDAR DATA PROVIDED BY NH GRANIT.

PORKCHOP SUBDIVISION GEORGE FAMILY 2019 REVOCABLE TRUST OFF JUSTIN LANE ROCHESTER, N.H.

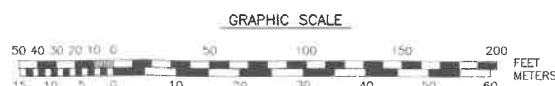
0	ISSUED FOR COMMENT	8/3/21
NO.	DESCRIPTION	DATE



SCALE 1"=50' AUGUST 2021

SUBDIVISION
SITE PLAN

C2



EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

Do not begin construction until all local, state and federal permits have been applied for and received.

Install SiltSoxx to control erosion and sedimentation prior to any earth moving activities.

Construct stabilized construction entrance.

Cut and remove all trees, shrubs, saplings, brush, vines and other debris and rubbish as required.

Best Management Practices for removal and disposal of invasive plants will be performed on populations that exist within the construction area to prevent future propagation on-site, as well as the spread of invasive plant seeds or viable plant material during transportation off site, or at final place of disposal.

Strip and stockpile loam from site. Stockpiles shall be surrounded with silt fence to control sediment run off.

Construct driveway improvements.

Loam and seed disturbed areas in accordance with vegetative practice and General Construction Notes. Cut and fill slopes shall be seeded immediately after their construction.

Plant landscaping as needed.

Remove trapped sediments from collection devices as appropriate, and then remove temporary erosion control measures.

GENERAL CONSTRUCTION NOTES

The erosion control procedures shall conform to section 645 of the "Standard Specification for Road and Bridge Construction" of the NHDOT, and "Storm water management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire".

During construction and thereafter, erosion control measures are to be implemented as noted. The smallest practical area of land should be exposed at any one time during development.

Any disturbed areas which are to be left temporarily, and which will be regraded later during construction shall be machine hay mulched and seeded with rye grass to prevent erosion.

Dust control: If temporary stabilization practices, such as temporary vegetation and mulching, do not adequately reduce dust generation, application of water or calcium chloride shall be applied in accordance with Best Management Practices.

Silt fences shall be periodically inspected during the life of the project and after each storm. All damaged silt fences shall be repaired. Sediment deposits shall periodically be removed and disposed in a secured location.

Avoid the use of future open spaces (loam and seed areas) wherever possible during construction. Construction traffic shall use the roadbeds of the driveway.

Topsoil required for the establishment of vegetation shall be stockpiled in amounts necessary to complete finished grading of all exposed areas. Construct silt fence around topsoil stockpile.

Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable material. Stumps shall be disposed by grinding or fill in an approved facility.

All fills shall be placed and compacted to reduce erosion, slippage, settlement, subsidence or other related problems.

All fill shall be placed and compacted in layers not exceeding 8 inches in thickness unless otherwise noted.

Frozen material or soft, mucky or highly compressible material shall not be incorporated into fills.

Fill material shall not be placed on frozen foundation subgrade.

Disturbed areas shall be seeded within 72 hours following finished grading.

At no time shall any disturbed area remain unstabilized for longer than 72 hours. All areas where construction is not complete within thirty days of the initial disturbance shall be machine hay mulched and seeded with rye grass to prevent erosion.

VEGETATIVE PRACTICE

For permanent measures and plantings:

Limestone shall be thoroughly incorporated into the loam layer at a rate of 2 tons per acre.

Fertilizer shall be spread on the top layer of loam and worked into the surface. fertilizer application rate shall be 500 pounds per acre of 10-20-20 fertilizer.

Seed shall be sown at the rates shown in the table below. Immediately before seeding, the soil shall be lightly raked. One half the seed shall be sown in one direction and the other half at right angles to the original direction. It shall be lightly raked into the soil to a depth not over 1/4 inch and rolled with a hand roller weighing not over 100 pounds per linear foot of width. Hay mulch shall be applied immediately after seeding at a rate of 1.5 to 2 tons per acre, and shall be held in place using appropriate techniques from the Erosion and Sediment Control Handbook.

The surface shall be watered and kept moist with a fine spray as required, without washing away the soil, until the grass is well established. any areas which are not satisfactorily covered shall be reseeded, and all noxious weeds removed.

A grass seed mixture containing the following seed requirements shall be:

General cover	Proportion	Seeding rate
Creeping Red Fescue	50%	100 lbs/Acre
Kentucky Bluegrass	50%	
Slope seed (used on all slopes greater than or equal to 3:1)		
Creeping Red Fescue	42%	
Tall Fescue	42%	48 lbs/Acre
Birdsfoot Trefoil	16%	

In no case shall the weed content exceed one percent by weight. All seed shall comply with applicable State and Federal seed laws.

For temporary protection of disturbed areas:
Mulching and seeding shall be applied at the following rates:
Perennial Rye: 0.7 lbs/1,000 s.f.
Mulch: 1.5 Tons/Acre

MAINTENANCE AND PROTECTION

The Contractor shall maintain all loam & seed areas until final acceptance at the completion of the contract. Maintenance shall include watering, weeding, removal of stones and other foreign objects over 1/2 inches in diameter which may appear and the first two (2) cuttings of grass no closer than ten (10) days apart. The first cutting shall be accomplished when the grass is from 2 1/2 to 3 inches high. All bare and dead spots which become apparent shall be properly prepared, limed and fertilized, and reseeded by the Contractor at his expense as many times as necessary to secure good growth. The entire area shall be maintained, watered and cut until acceptance of the lawn by the Owner's Representative.

The Contractor shall take whatever measures are necessary to protect the grass while it is developing.

To be acceptable, seeded areas shall consist of a uniform stand of at least 90 percent established permanent grass species, with uniform count of at least 100 plants per square foot.

Seeded areas will be fertilized and reseeded as necessary to insure vegetative establishment.

The swales will be checked weekly and repaired when necessary until adequate vegetation is established.

The silt soxx barrier shall be checked after each rainfall and at least daily during prolonged rainfall.

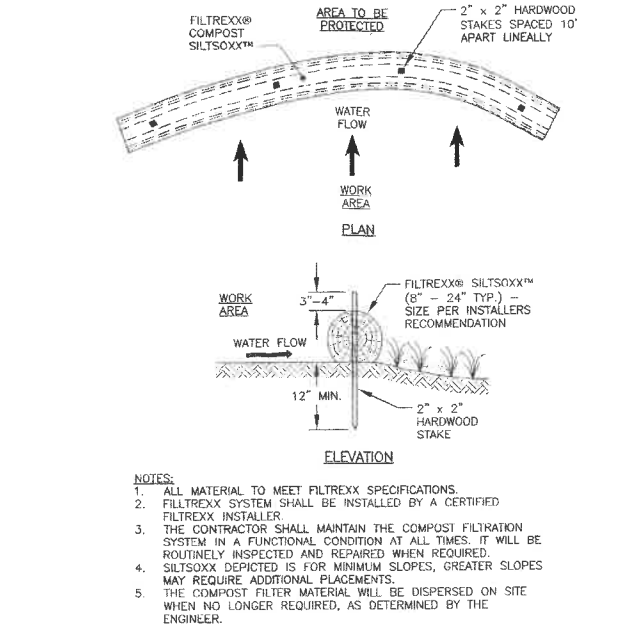
Silt soxx shall be removed once vegetation is established, and disturbed areas resulting from silt fence removal shall be permanently seeded.

WINTER NOTES

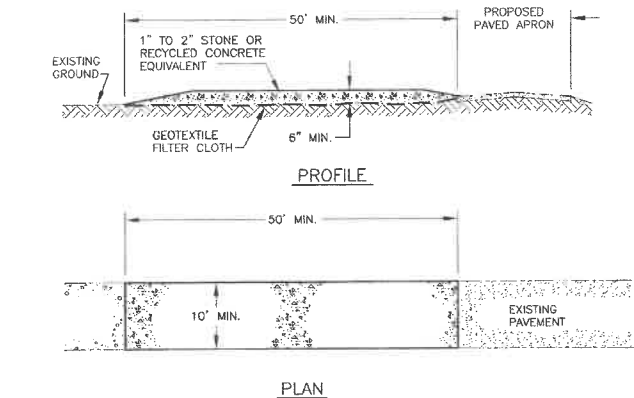
All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting, elsewhere. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events.

All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions.

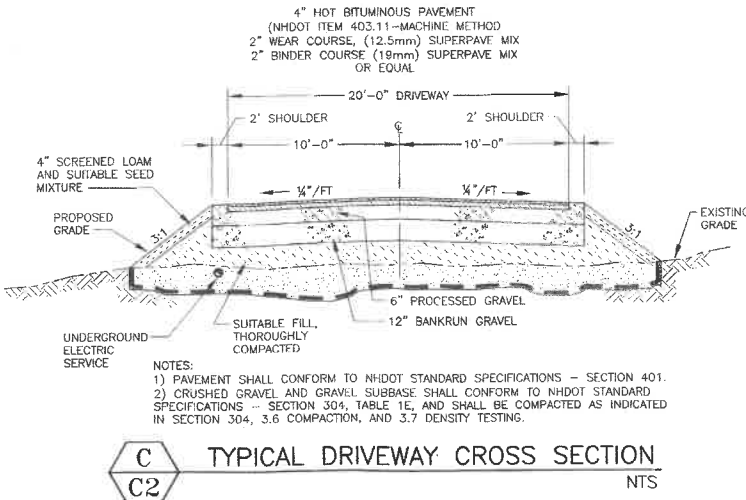
After November 15th, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.



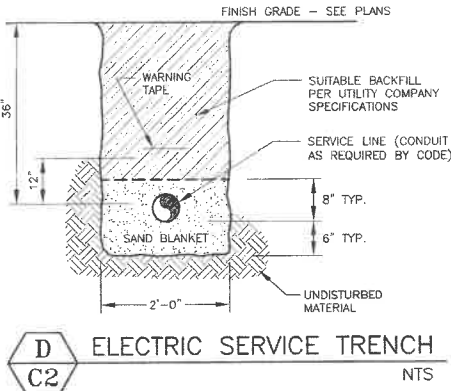
A C2 FILTREXX® SILTSoxx™ FILTRATION SYSTEM NTS



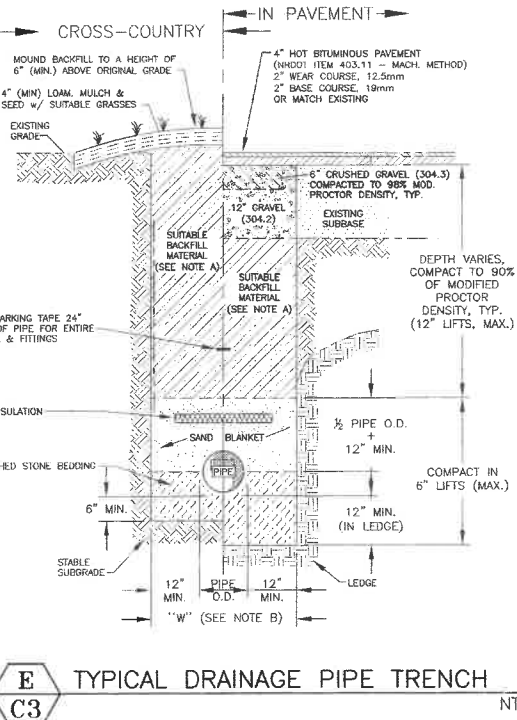
B C3 STABILIZED CONSTRUCTION ENTRANCE NTS



C C2 TYPICAL DRIVEWAY CROSS SECTION NTS



D C2 ELECTRIC SERVICE TRENCH NTS



Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 26"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: LEDGE @ 51 IN.
 Percolation rate: 10 min./inch
 Roots: 23"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 32"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: NONE TO 69"
 Percolation rate: 8 min./inch
 Roots: 29"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 41"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: NONE TO 76"
 Percolation rate: 6 min./inch
 Roots: 38"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 26"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: NONE TO 64"
 Percolation rate: 10 min./inch
 Roots: 23"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 33"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: NONE TO 66"
 Percolation rate: 8 min./inch
 Roots: 30"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 31"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: NONE TO 63"
 Percolation rate: 8 min./inch
 Roots: 28"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 26"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: LEDGE @ 40"
 Percolation rate: 10 min./inch
 Roots: 23"

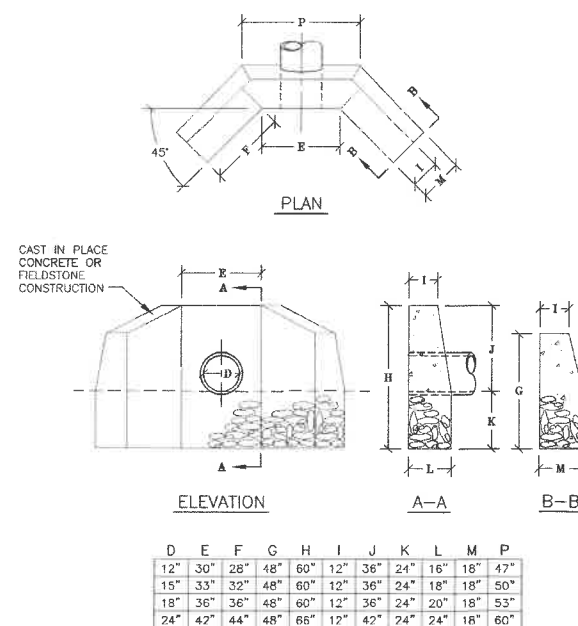
Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 26"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: LEDGE @ 52"
 Percolation rate: 10 min./inch
 Roots: 23"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 27"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: NONE @ 63"
 Percolation rate: 10 min./inch
 Roots: 24"

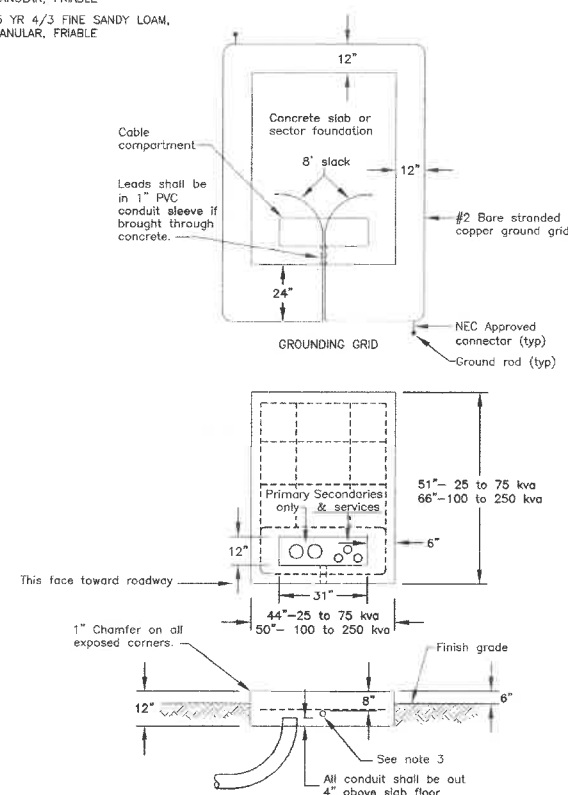
Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 26"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: LEDGE @ 50"
 Percolation rate: 10 min./inch
 Roots: 23"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 28"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: LEDGE @ 61"
 Percolation rate: 10 min./inch
 Roots: 25"

Date: 07/12/21
 Logged by: STEVEN D. RIKER
 ESHWT: 34"
 Observed Water: NONE
 Restrictive layer: NONE
 REFUSAL: LEDGE @ 59"
 Percolation rate: 8 min./inch
 Roots: 31"



F HEADWALL DETAIL
C3 NTS



- NOTES
1. See sheet "Requirements for Padmounted Transformer Slab Details".
 2. All reinforcing to be #6 bars.
 3. 1" PVC conduit sleeve for ground grid leads.
 4. The ground grid shall be supplied and installed by the customer and is to be buried at least 12" below grade. Eight feet of extra wire for each ground grid lead shall be left exposed in the cable compartment to allow for the connection to the transformer. The two 8" ground rods may be either galvanized steel or copperweld and they shall be connected to the grid with NEC approved connectors.

G SINGLE PHASE TRANSFORMER PAD



AMBIT ENGINEERING, INC.
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200 Griffin Road - Unit 3
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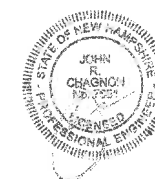
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

PORKCHOP SUBDIVISION
GEORGE FAMILY 2019
REVOCABLE TRUST
OFF JUSTIN LANE
ROCHESTER, N.H.

0	ISSUED FOR COMMENT	8/11/21
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: NTS

AUGUST 2021

DETAILS & TEST PIT DATA

D2