



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: 9-27-22 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 #: 117; Lot #(s): 19-1; Zoning district: NMU

Property address/location: 46 Stillings Ct

Name of project (if applicable): RBV Realty LLC Minor Subdivision

Size of site: 0.30 acres; overlay zoning district(s)? no

Property owner

Name (include name of individual): RBV Realty LLC - Rebecca Mathews

Mailing address: 40 Province Rd, Strafford, NH 03884

Telephone #: 603-235-4994 **Email:** becky-mathews@outlook.com

Applicant/developer (if different from property owner)

Name (include name of individual): Same

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Christopher R Berry, President, Berry Surveying & Engineering Kenneth A. Berry LLS

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #:

Email address: CRBerry@Metrocast.net, k.berry@berrysurveying.com **Professional license #:** 805

Proposed project

Number of proposed lots: 2 ; Are there any pertinent covenants? Proposed Easement

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

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

City sewer? yes ☒ no ☐ ; How far is City sewer from the site? At Street

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? _____

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: 9-27-22

Signature of applicant/developer: _____

Date: 9-27-22

Signature of agent: _____

Date: 9-27-22

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: 9-27-22

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: RBV Realty LLC Minor Subdivision Map: 117 Lot: 19-1 Date: 9-27-22

Applicant/agent: RBV Realty LLC - Rebecca Mathews 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Notes on Plan
Proposed covenants, if any	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed Easement
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



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 Mr. Ryan O'Connor, Senior Planner
33 Wakefield Street
Rochester, NH 03867
Re: Minor Subdivision
RVB Realty LLC
46 Stillings Court
Rochester N.H.

September 27, 2022

Ryan,

On behalf of RBC Realty LLC, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Minor Subdivision to subdivide the existing site into two parcels of land located at 46 Stillings Court.


Background and General Narrative:

RBV Realty LLC own the parcel known as 46 Stillings Court. The parcel has been surveyed by Berry Surveying & Engineering in the Summer of 2022 and a wetlands analysis was conducted by John P. Hayes III, CWS. There are no wetlands found onsite and soils on site are were found to be sandy per the online web soils survey. The site is serviced by municipal water and sewer.

Proposal:

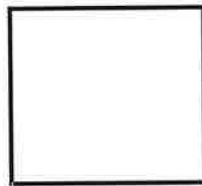
The applicants are proposing to subdivide the existing parcel into two lots. The proposed lot meets the zoning regulations of the Neighborhood Mixed Use (NMU). The proposed two lot subdivision will house two duplex units with a shared driveway at the proposed boundary line. The applicant has started coordination with the Department of Public Works for connection to water and sewer with regard to locations, types and size requirements.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry, SIT, Project Manger
Principal, President

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN 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).
- NO WETLANDS FOUND ON THE PROJECT SITE.



JOHN P. HAYES CWS #18

PLAN REFERENCES:

- "SUBDIVISION OF LAND, SUMMER STREET & STILLINGS COURT, ROCHESTER, NH FOR GUAY VENTURES, LLC" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2014 S.C.R.D. PLAN #107-42
- "SUBDIVISION OF LAND, TAX MAP 112, LOT 3, SUMMER STREET & STILLINGS COURT, ROCHESTER, NH FOR NORTHCOST CORPORATION" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: APRIL 2009 S.C.R.D. PLAN #97-5

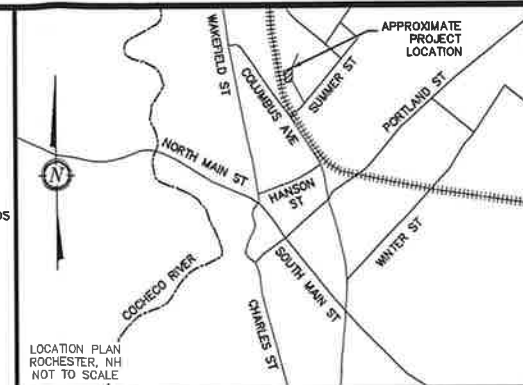
MADE NH STATE PLANS

MAGNETIC



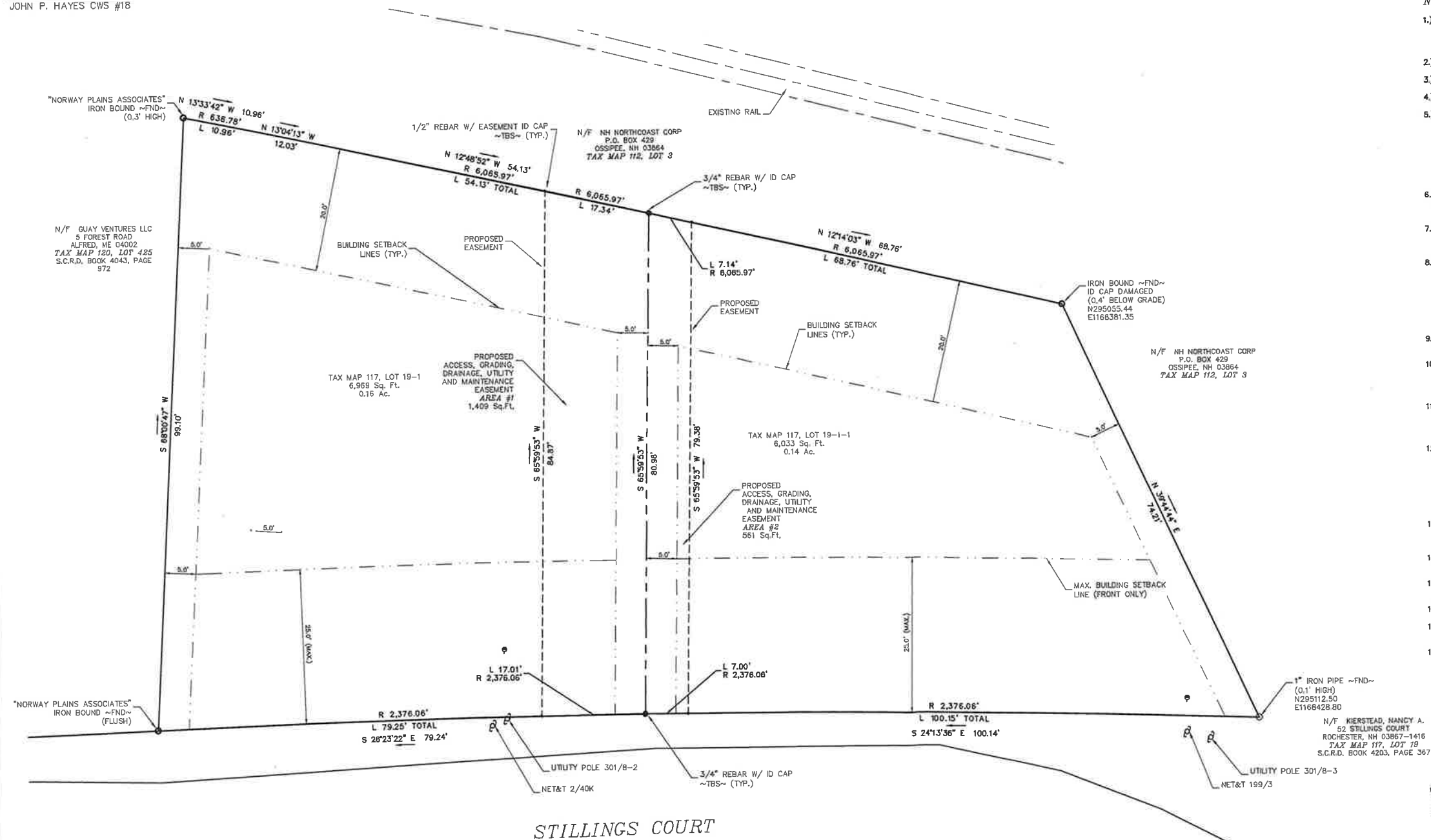
LEGEND:

- 3/4" IRON BOUND ~TBS~ W/ ID CAP
- 1/2" IRON BOUND ~TBS~ W/ ID CAP
- IRON PIPE ~FND~
- DRILL HOLE ~FND~
- T-BAR ~FND~
- UTILITY POLE / GUY WIRE
- PROPOSED BOUNDARY LINE
- PERIMETERS BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. FND
- TYP. FND

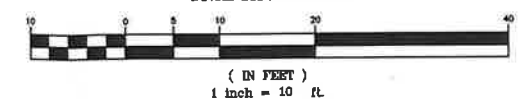


NOTES:

- OWNER: RBV REALTY LLC, 40 PROVINCE ROAD, STRAFFORD, NH 03864
- TAX MAP 117, LOT 19-1
- LOT AREA: 13,002 Sq. Ft., 0.30 Ac.
- S.C.R.D. BOOK 5051, PAGE 891
- ZONING: NEIGHBORHOOD MIXED USE (NMU). FRONT SETBACK ~ 25.0' (MAX). SIDE SETBACK ~ 5.0'. REAR SETBACK ~ 20.0'. LOT COVERAGE ~ 90%. FRONTAGE ~ 60.0'. LOT AREA ~ 6,000 Sq. Ft. WETLANDS SETBACK ~ 50.0' (N/A)
- 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# - 33017C0216D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON APPROXIMATE USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON PLAN REFERENCE #1 AND WERE FOUND TO BE APPROXIMATE NAD83 STATE PLANE.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 117, LOT 19-1 INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEETS, 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.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND WHICH IS NOT IN CURRENT LAND USE.
- BOTH LOTS ARE SERVED BY MUNICIPAL WATER AND SEWER. THE APPLICANT HAS COORDINATED WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS TO DETERMINE WATER SERVICES WILL BE PROVIDED FROM SUMMER STREET TO THE PROJECT SITE.
- THE PROPOSED USE OF THE PROPERTIES IS DUPLEX DEVELOPMENT. DUPLEXES IN THE CITY OF ROCHESTER ARE REQUIRED TO BE SPRINKLED. COORDINATE ADDITIONAL WATER SERVICE NEEDS WITH DEPARTMENT OF PUBLIC WORKS.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE 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.
- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- NHDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR EITHER OF THE PROPOSED LOTS.
- EACH LOT CONTAINS 3,000 Sq. Ft., OF BUILDABLE LAND AREA.
- THE CITY OR ROCHESTER WILL REQUIRE FOUNDATION CERTIFICATIONS FOR THESE TWO BUILDING LOTS.
- SETBACK LINES SHOWN ARE THE REQUIREMENTS OF THE UNDERLYING ZONING. PLEASE NOTE THAT THE PROPOSED ACCESS EASEMENT IS NOT TO BE BLOCKED WITH FUTURE BUILDINGS.



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 LLS 805 DATE 9-27-22

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:

N/F PATTERSON, KELLEY
291 MILTON ROAD
ROCHESTER, NH 03866
TAX MAP 117, LOT 22
S.C.R.D. BOOK 4741, PAGE 327

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.

N/F LACLAIR, TUCKER J.
34 A SUMMER STREET
ROCHESTER, NH 03867-1419
TAX MAP 120, LOT 426
S.C.R.D. BOOK 4953, PAGE 247

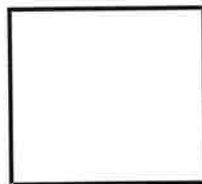
PROPOSED SUBDIVISION
LAND OF
RBV REALTY, LLC
46 STILLINGS COURT
ROCHESTER, NH
TAX MAP 117, LOT 19-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. = 10 FT.
DATE: SEPTEMBER 27, 2022
FILE NO.: DB 2022-050



WETLAND NOTES:

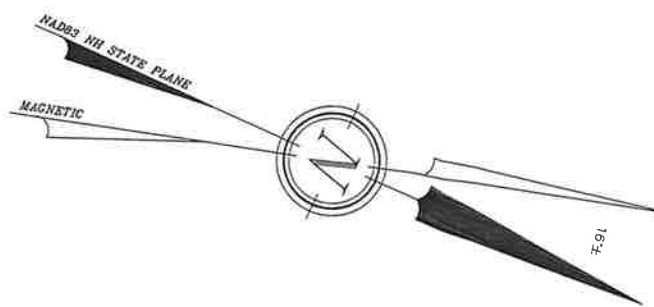
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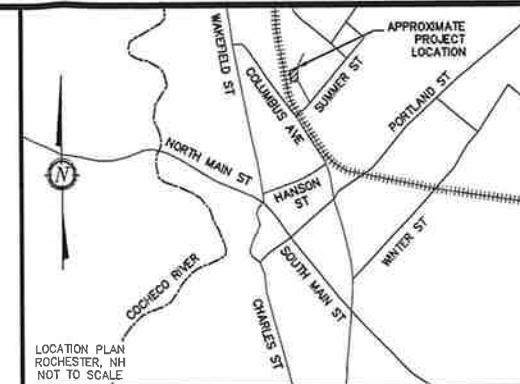
SOILS (WEB SOIL SURVEY)

WdA ~ WINDSOR LOAMY, SAND, 0-3% SLOPES



LEGEND:

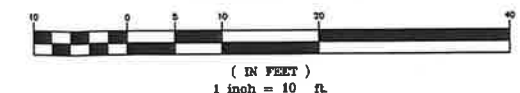
- 3/4" IRON BOUND ~TBS~ W/ ID CAP
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- TEMPORARY BENCHMARK
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- PERIMETER BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- S.C.R.D. TYP.
- FND
- FOUND



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REAR SETBACK ~ 20.0'
LOT COVERAGE ~ 90%
FRONTAGE ~ 60.0'
LOT AREA ~ 6,000 Sq.Ft.
WETLANDS SETBACK ~ 50.0' (N/A)
- 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# - 33017002160, DATED: MAY 17, 2005.
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- EACH LOT CONTAINS 3,000 Sq.Ft. OF BUILDABLE LAND AREA.
- THE CITY OR ROCHESTER WILL REQUIRE FOUNDATION CERTIFICATIONS FOR THESE TWO BUILDING LOTS.
- SETBACK LINES SHOWN ARE THE REQUIREMENTS OF THE UNDERLYING ZONING. PLEASE NOTE THAT THE PROPOSED ACCESS EASEMENT IS NOT TO BE BLOCKED WITH FUTURE BUILDINGS.

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 LLS 805 DATE 9-27-22

TOPOGRAPHY PLAN

PROPOSED SUBDIVISION
LAND OF
RBV REALTY LLC
46 STILLINGS COURT
ROCHESTER, N.H.
TAX MAP 117, LOT 19-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : 1 IN. EQUALS 10 FT.
DATE : SEPTEMBER 27, 2022
FILE NO. : DB 2022-050

