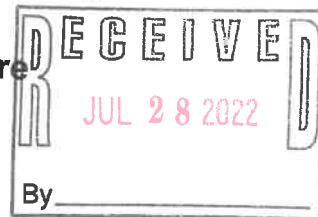




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: 7/28/22

Is a conditional needed? Yes: _____ No: _____ Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 121; Lot #(s): 12; Zoning district: DTC

Property address/location: 28 No Main St

Name of project (if applicable): _____

Size of site: 0.24 acres; overlay zoning district(s)? _____

Property owner

Name (include name of individual): Ventina LLC

Mailing address: 664 Columbus Ave Ste 5B, Rochester, NH 03867

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): City of Rochester

Mailing address: 33 Wakefield St, Rochester, NH 03867

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): Kenneth A. Berry, LLS (Daniel O'Lone, Project Manager)

Mailing address: Berry Surveying & Engineering, 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #:

Email address: D.OLone@BerrySurveying.com Professional license #: 805

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? no

Number of cubic yards of earth being removed from the site? none

City water? yes x no ; How far is City water from the site?

City sewer? yes x no ; How far is City sewer from the site?

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: _____ Map: 121 Lot: 12 Date: 7/28/22

Applicant/agent: Berry Surveying & Eng. Signature: _____

(Staff review by: _____ Date: 7-28-22 _____)

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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

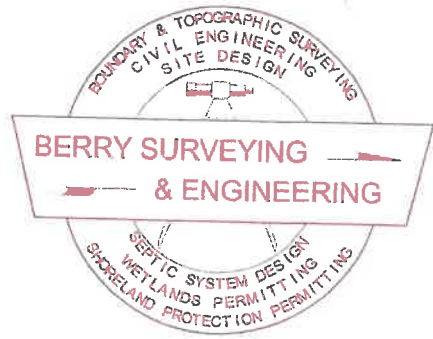
Show existing and proposed for all subject lots and within right of way.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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

d.olone@berrysurveying.com

City of Rochester Office of Planning & Development
Attention: Shanna Saunders, Director of Planning & Development
33 Wakefield Street
Rochester, NH 03867,

July 28, 2022

Re: City of Rochester Subdivision
North Main Street (Water Street)
2 Lot Minor Subdivision
Subdivision Application

Ms. Saunders,

On behalf of our client, the City of Rochester, Berry Surveying & Engineering (BS&E) is submitting for Planning Board, a subdivision application to subdivide Tax Map 121, Lot 12 into two lots.

Background and General Narrative:

Ventina, LLC owns the property located at 28 North Main Street which is known as Tax Map 121, Lot 12. The City of Rochester has agreed to purchase the rear portion of their property behind the existing building necessitating a subdivision of the parcel. The lot is approximately 41 feet in width and the front portion is completely covered by the existing building. The rear of the lot is a mix of parking, driveways, and sloping land.

The Proposal:

The proposal is simply to subdivide the parcel roughly in half and then to transfer the vacant parcel to the City of Rochester. We have completed a boundary survey and a topographical survey of the lot as shown on the plan set. There are no wetlands on the site. Utilities are shown in their approximate locations on sheet 2 of the set. We have asked for waivers to perform testholes and percolation tests.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


Daniel J. O'Lone
Project Manager



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name City of Rochester (Tax Map 121, Lot 12 Subdivision)

Case # _____

Subdivision: x Lot line revision: _____ Site Plan: _____ Minor Site Plan: _____

Section and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

checklist items "Soil Test Pit locations, profiles, and depth to water table and ledge" and "Percolation test locations and results"

OR - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Reason/justification(s) for waiver request This is a project in which the City is the applicant and there is no plans for any construction or

sewage disposal or treatment on the site for which soil test holes and perc tests would be needed. performing test holes on a site of this size and in this area of the city would be costly and not produce any data which would allow this board to make a more informed decision.

Name of applicant or agent filling out this form Berry Surveying & Eng. (DJO)

Applicant? _____ Agent? x Today's date July 28, 2022

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

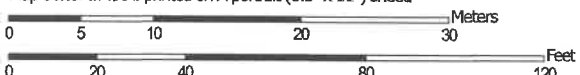
Signature: _____ Date: _____

Soil Map—Strafford County, New Hampshire



Soil Map may not be valid at this scale.

Map Scale: 1:496 if printed on A portrait (8.5" x 11") sheet.

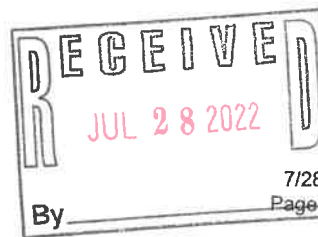


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey



7/28/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Strafford County, New Hampshire

Survey Area Data: Version 22, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2021—Nov 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WdA	Windsor loamy sand, 0 to 3 percent slopes	0.5	100.0%
Totals for Area of Interest		0.5	100.0%

N/F NH SIX REALTY TRUST
30 ADAMS STREET
MILTON, MA 02186
TAX MAP 121, LOT 376
0.43 Ac.
COMMERCIAL USE

N/F DHX CORPORATION
27 NORTH MAIN STREET
ROCHESTER, NH 03867
TAX MAP 121, LOT 375
0.04 Ac.
COMMERCIAL USE

N/F ADAMS, PETER & CARMEN
18 CROSS ROAD
ROCHESTER, NH 03868
TAX MAP 121, LOT 374
0.33 Ac.
COMMERCIAL USE

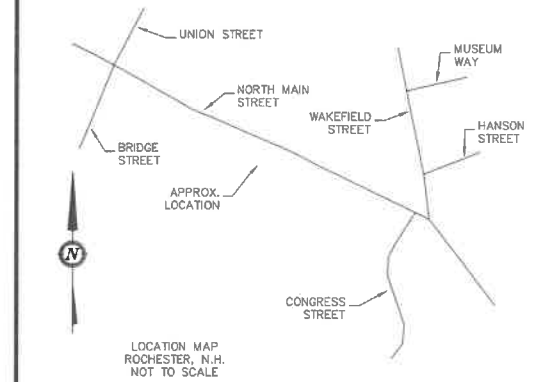
WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN SEPTEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

DEIDRA BENJAMIN, CWS #295

PLAN REFERENCES:

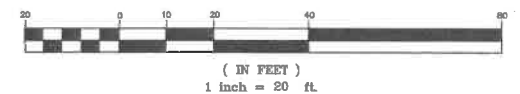
- 1.) "BOUNDARY PLAN"
BY: ALLEN & MAJOR ASSOCIATES, INC.
DATED: AUGUST 3, 2020
S.C.R.D. PLAN #12171
- 2.) "PROPOSED SUBDIVISION OF LAND OF: SNOW PROPERTIES; RICHARD SNOW, AGENT; NORTH MAIN STREET; ROCHESTER, N.H."
BY: BERRY CONSTRUCTION CO., INC.
DATED: JUNE 14, 1978
S.C.R.D. PLAN #19-29
FILE #1978-78
SEE ALSO WORKSHEET ON FILE AT THIS OFFICE
- 3.) "PROPOSED SUBDIVISION OF LAND OF: SNOW PROPERTIES; RICHARD SNOW, AGENT; NORTH MAIN STREET; ROCHESTER, N.H."
BY: BERRY CONSTRUCTION CO., INC.
DATED: OCTOBER 1, 1979
S.C.R.D. PLAN #20-110
FILE #1979-05
- 4.) "PARCEL DISPOSITION PLAN: FOR THE ROCHESTER HOUSING AUTHORITY; WYANDOTTE MILL SITE"
BY: JOHN W. DUGAN ASSOCIATES
DATED: JANUARY, 1983
S.C.R.D. PLAN #24A-173
- 5.) "PLAN OF: ROCHESTER WOOLEN CO'S LOWER MILL PROPERTY"
BY: ORRIN JAMES, C.E.
DATED: 1916 & 1917
S.C.R.D. POCKET #10, FOLDER #3, PLAN #69



NOTES:

- 1.) OWNER: VENTINA, LLC
664 COLUMBUS AVE, SUITE 5B
ROCHESTER, NH 03867
A.) TAX MAP 121, LOT 12
B.) LOT AREA: 10,339 Sq.Ft., 0.24 Ac.
C.) S.C.R.D. BOOK 4317, PAGE 965
- 2.) OWNER: ROCHESTER OPERA HOUSE, INC.
31 WAKEFIELD STREET
ROCHESTER, NH 03867
A.) TAX MAP 121, LOT 13
B.) LOT AREA: 8,102 Sq.Ft., 0.19 Ac.
C.) S.C.R.D. BOOK 4741, PAGE 208
- 3.) APPLICANT: CITY OF ROCHESTER
33 WAKEFIELD STREET
ROCHESTER, NH 03867
- 4.) ZONING: DOWNTOWN COMMERCIAL
MINIMUM FRONTAGE: 40' (VARIANCE REQUESTED)
MINIMUM LOT SIZE: 4,000 Sq.Ft.
SETBACKS:
FRONT - 5'
SIDE - N/A
REAR - 15'
- 5.) BOUNDARY LINES BASED ON A CLOSED TRAVERSE WITH AN CLOSURE BETTER THAN 1 PART IN 10,000 PERFORMED BY THIS OFFICE IN MARCH, 2021.
- 6.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 7.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 121, LOT 12 & 13 INTO 2 INDIVIDUAL LOTS EACH. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET AND 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.
- 8.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
- 9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
- 10.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- 11.) 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# -33017C0211D, DATED: MAY 17, 2005.

GRAPHIC SCALE



LEGEND:

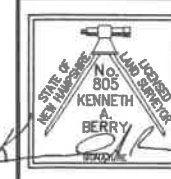
- 3/4" REBAR W/ ID CAP ~TO BE SET~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- PERIMETER BOUNDARY LINE
- EXISTING 20' WIDE RIGHT OF WAY LINE
- APPROXIMATE ABUTTING LOT LINE
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

N/F ROCHESTER HOUSING AUTHORITY
776 OLDE FARM LANE
ROCHESTER, NH 03867
TAX MAP 121, LOT 28
S.C.R.D. BOOK 1159, PAGE 367
2.7 Ac.
RESIDENTIAL USE

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.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

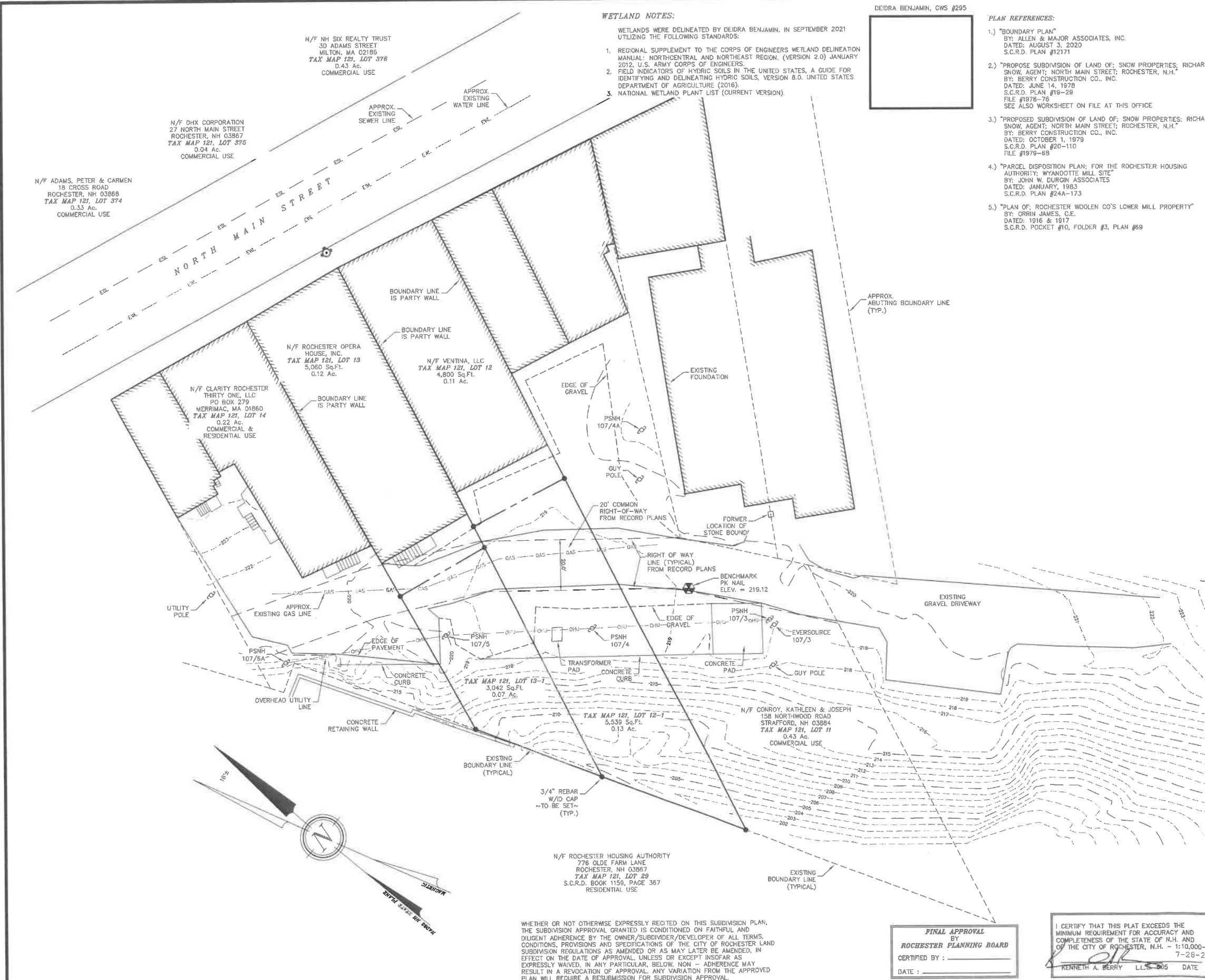
I CERTIFY THAT THIS PLAN EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
7-28-22
KENNETH A. BERRY L.L.S. 805 DATE



SUBDIVISION PLAN
FOR
CITY OF ROCHESTER
NORTH MAIN STREET
ROCHESTER, N.H.
TAX MAP 121, LOTS 12 & 13

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

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 31, 2022
FILE NO. : DB 2021 - 005



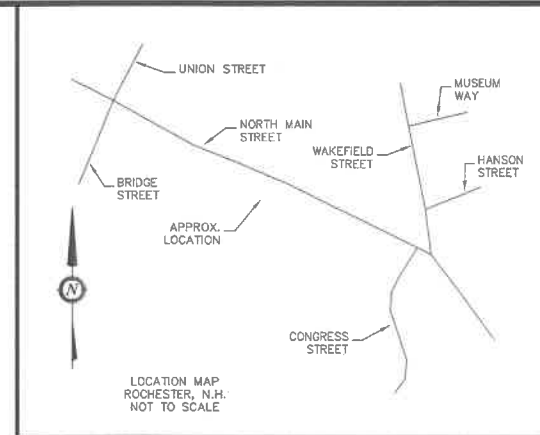
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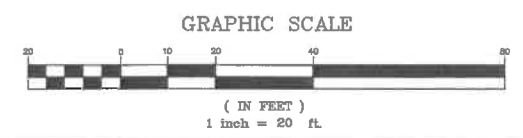
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DEIDRA BENJAMIN, CWS #295

- PLAN REFERENCES:**
- 1.) "BOUNDARY PLAN" BY: ALLEN & MAJOR ASSOCIATES, INC. DATED: AUGUST 3, 2020 S.C.R.D. PLAN #12171
 - 2.) "PROPOSED SUBDIVISION OF LAND OF: SNOW PROPERTIES; RICHARD SNOW, AGENT; NORTH MAIN STREET; ROCHESTER, N.H." BY: BERRY CONSTRUCTION CO., INC. DATED: JUNE 14, 1978 S.C.R.D. PLAN #18-29 FILE #1978-76 SEE ALSO WORKSHEET ON FILE AT THIS OFFICE
 - 3.) "PROPOSED SUBDIVISION OF LAND OF: SNOW PROPERTIES; RICHARD SNOW, AGENT; NORTH MAIN STREET; ROCHESTER, N.H." BY: BERRY CONSTRUCTION CO., INC. DATED: OCTOBER 1, 1979 S.C.R.D. PLAN #20-110 FILE #1979-68
 - 4.) "PARCEL DISPOSITION PLAN: FOR THE ROCHESTER HOUSING AUTHORITY; WYANDOTTE MILL SITE" BY: JOHN W. DURGIN ASSOCIATES DATED: JANUARY, 1983 S.C.R.D. PLAN #24A-173
 - 5.) "PLAN OF: ROCHESTER WOOLEN CO'S LOWER MILL PROPERTY" BY: ORRIN JAMES, C.E. DATED: 1916 & 1917 S.C.R.D. POCKET #10, FOLDER #3, PLAN #69



- NOTES:**
- 1.) OWNER: VENTINA, LLC 664 COLUMBUS AVE, SUITE 5B ROCHESTER, NH 03867
A.) TAX MAP 121, LOT 12
B.) LOT AREA: 10,339 Sq.Ft., 0.24 Ac.
C.) S.C.R.D. BOOK 4317, PAGE 965
 - 2.) OWNER: ROCHESTER OPERA HOUSE, INC. 31 WAKEFIELD STREET ROCHESTER, NH 03867
A.) TAX MAP 121, LOT 13
B.) LOT AREA: 8,102 Sq.Ft., 0.19 Ac.
C.) S.C.R.D. BOOK 4741, PAGE 208
 - 3.) APPLICANT: CITY OF ROCHESTER 33 WAKEFIELD STREET ROCHESTER, NH 03867
 - 4.) ZONING: DOWNTOWN COMMERCIAL MINIMUM LOT SIZE: 4,000 Sq.Ft.
SETBACKS:
FRONT - 5'
SIDE - N/A
REAR - 15'
 - 5.) BOUNDARY LINES BASED ON A CLOSED TRAVERSE WITH AN CLOSURE BETTER THAN 1 PART IN 10,000 PERFORMED BY THIS OFFICE IN MARCH, 2021.
 - 6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 7.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 121, LOT 12 & 13 INTO 2 INDIVIDUAL LOTS EACH. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET AND 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.
 - 8.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - 9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTIONS AT NO EXPENSE TO THE CITY.
 - 10.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.



REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN FOR CITY OF ROCHESTER NORTH MAIN STREET ROCHESTER, N.H. TAX MAP 121, LOTS 12 & 13		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : JANUARY 31, 2022		
FILE NO. : DB 2021 - 005		

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.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-7-26-22
KENNETH A. BERRY L.L.S. 805 DATE