

## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

City of Rochester Planning Department  
Attention Mr. Ryan O'Connor, Senior Planner  
33 Wakefield Street  
Rochester, NH 03867  
Re: Minor Subdivision  
CEM 3 Holdings II LLC  
146 Old Dover Road & Lowell Street  
Rochester N.H.

September 27, 2022

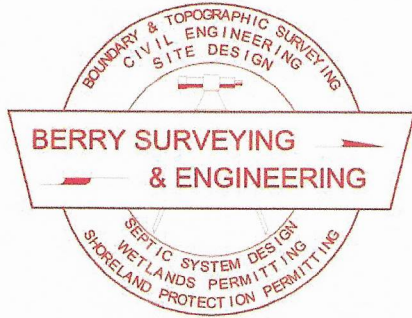
Mr. O'Connor,

As please find the following enclosed:

- 7 complete application/checklist
- 7 copies of narrative
- 3 copies 22x34 plans
- 4 copies 11x17 plans
- Abutter list & labels
- PDF copies sent via email
- All required fees

Berry Surveying & Engineering

  
Joseph N. Berry  
Project Manager



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Ryan,

On behalf of CEM 3 Holdings II 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 146 Old Dover Road.


### **Background and General Narrative:**

CEM 3 Holdings II LLC own the parcel known as 146 Old Dover Road. 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 is a large wetland system running north-east to south west. This is connected to a large box culvert running under Old Dover Road. The site slopes from Lowell Street towards Old Dover Road. This lot is mostly wooded with a tree line around the single-family residence at Old Dover Road. This house uses onsite septic and municipal water. We have supplied a 4-sheet plan set along with this proposal. No waivers are being requested at this time.

### **Proposal:**

The applicants are proposing to subdivide the existing parcel into two lots. The proposed lot will be on Old Dover Road, south-east of the existing residence. The proposed lot meets the zoning regulations of the Residential 1 Zone. This lot will have a residential building, a driveway, 4k leaching area, and municipal water. Each lot contains at least 3,000 Sq. Ft. of buildable area. Test pits have been completed on both the proposed lot and parent parcel to ensure each lot can support a septic system. This information is listed on sheet 3 of the plan set. All proper erosion and sediment control measures will be taken to ensure that sediment is contained within the construction area as noted on the plans and is required per Chapter 218, when applying for a building permit.

BERRY SURVEYING & ENGINEERING

  
Joseph N. Berry  
Project Manager

**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 #: 140; Lot #(s): 72; Zoning district: RES-1

Property address/location: 146 Old Dover Road & Lowell Street

Name of project (if applicable): \_\_\_\_\_

Size of site: 18.41 acres; overlay zoning district(s)? Conservation Overlay

**Property owner**

Name (include name of individual): CEM 3 Holdings II LLC

Mailing address: 6439 Ivarene Ave. Los Angels, CA 90068-2823

Telephone #: (310) 430-6347 Email: [mortonfilms@yahoo.com](mailto:mortonfilms@yahoo.com)

**Applicant/developer** (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Kenneth A. Berry

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

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

Email address: joeberry@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? N/A

City water? yes X no \_\_\_\_; How far is City water from the site? \_\_\_\_\_

City sewer? yes \_\_\_ no X; How far is City sewer from the site? 3,500'



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

### Comments

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

### Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

*I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

9.25.22

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

9.25.22

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: \_\_\_\_\_

9.25.22



## **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: CEM 3 HOLDINGS II LLC, minor sub Map: 140 Lot: 72 Date: 9-27-22

Applicant/agent: CEM 3 HOLDINGS II LLC 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input checked="" 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"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input checked="" 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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Additional Comments:**

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# WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



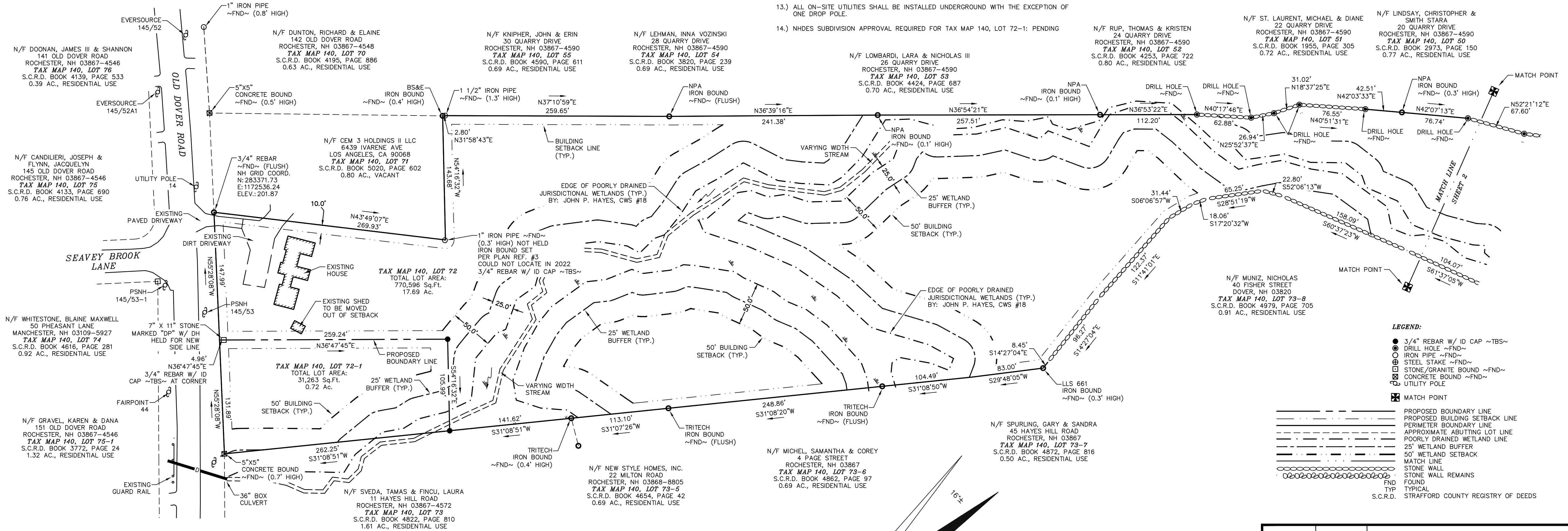
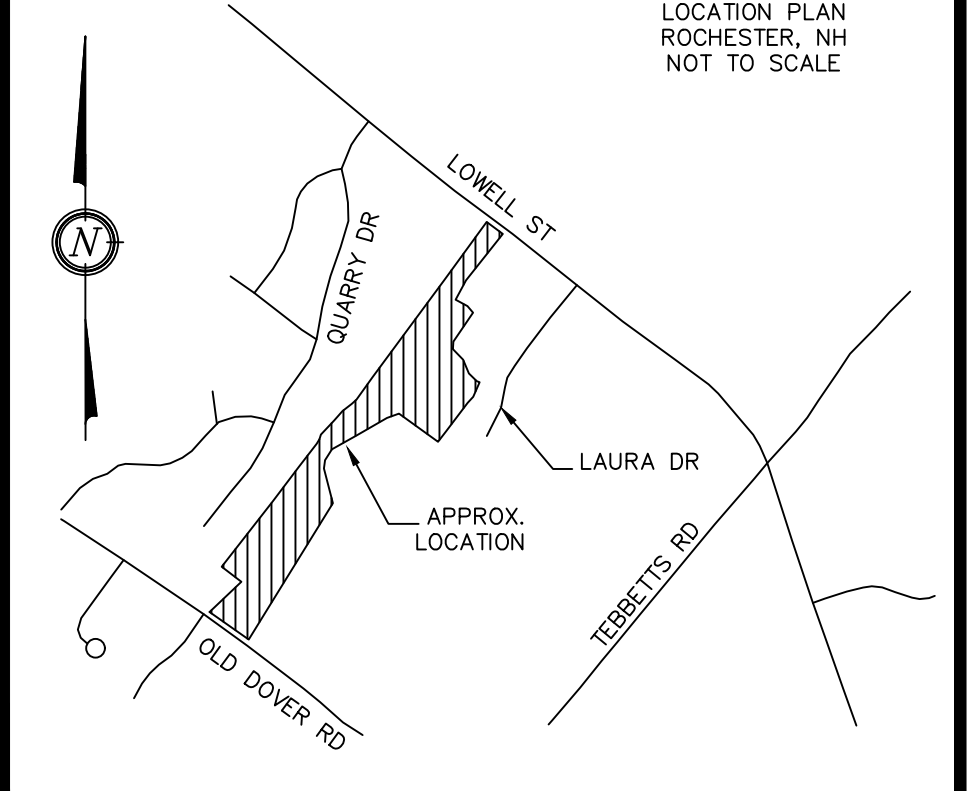
JOHN P. HAYES CWS #18

## NOTES:

- OWNER: CEM 3 HOLDINGS II LLC, 6439 IVARENE AVE, LOS ANGELES, CA 90068-2823
- TAX MAP 140, LOT 72
- LOT AREA: 801,859 Sq. Ft., 18.41 Ac.
- S.C.R.D. BOOK 5020, PAGE 602
- ZONING: RESIDENTIAL - 1  
SETBACKS:  
FRONT ~ 10.0'  
SIDE ~ 10.0'  
REAR ~ 20.0'  
WETLANDS SETBACK ~ 50.0'  
WETLAND BUFFER ~ 25.0'  
MIN. LOT SIZE  
10,000 Sq. Ft., 0.23 Ac.  
MIN. LOT FRONTAGE  
100'  
MAX. BUILDING HEIGHT  
35'
- 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# - 33017C0214D, DATED: MAY 17, 2005.

## NOTES:

- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 140, LOT 72 INTO 2 INDIVIDUAL LOTS. THIS IS A 4 SHEET PLAN SET. SHEET 1 & 2 IS THE SUBDIVISION SHEETS, SHEETS 3 & 4 ARE TOPOGRAPHIC SUBDIVISION SHEETS. SHEET 1 & 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 3 & 4 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 SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
- LOTS 72 & 72-1 WILL BE SERVICED BY MUNICIPAL WATER AND ON SITE SEPTIC SYSTEMS.
- 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.
- 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 REQUIRED FOR TAX MAP 140, LOT 72-1: PENDING



## LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- STONE/GRANITE BOUND ~FND~
- CONCRETE BOUND ~FND~
- UTILITY POLE
- MATCH POINT
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ADJUTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- WETLAND LINE
- STONE WALL
- FOUND
- TYPICAL
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

## PLAN REFERENCES:

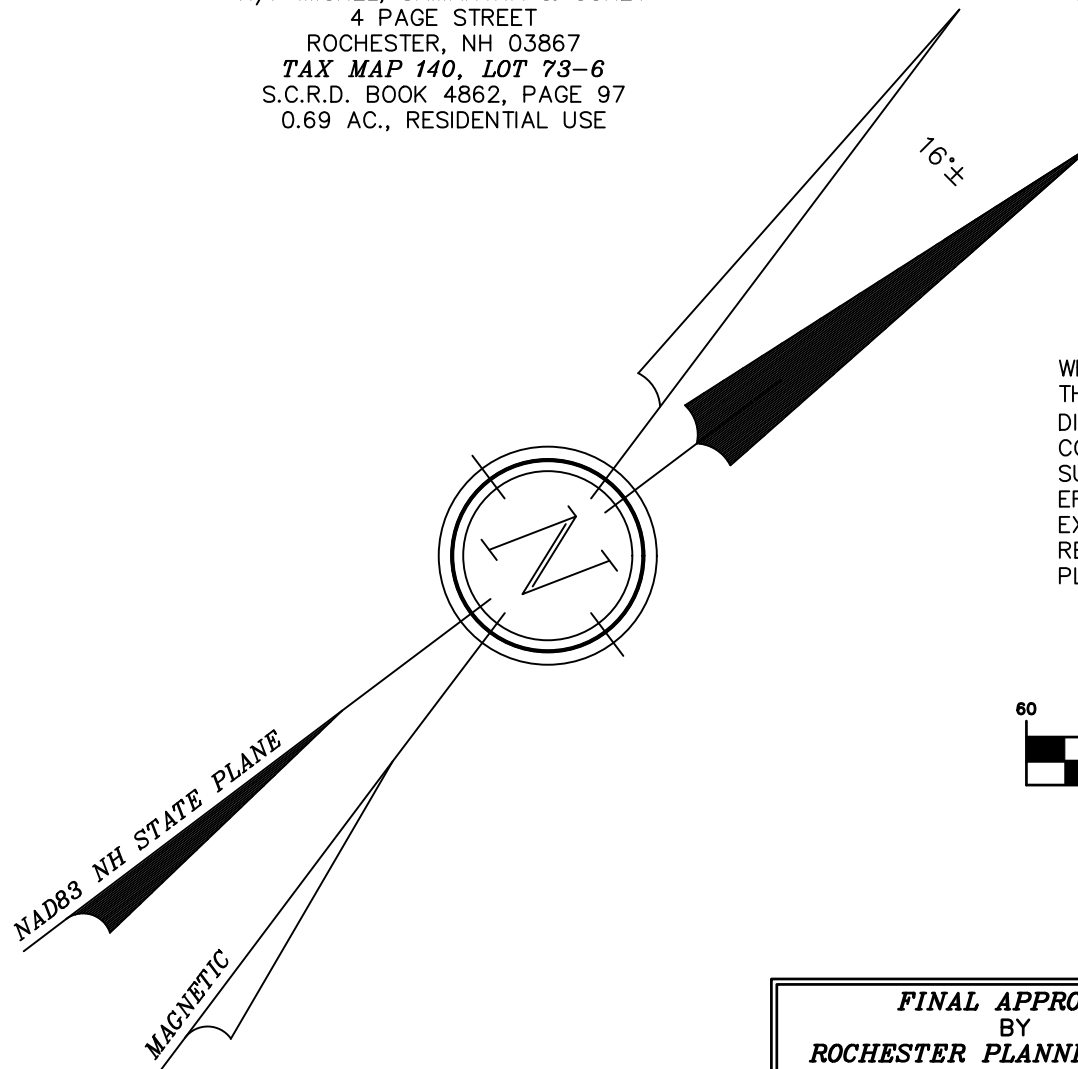
- "LAND OF CARYLE SEAVEY, OLD DOVER ROAD, ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: JULY 31, 1987 NOT RECORDED FILE NO.: DB 19871-33
- "WORKING DRAWING, C. SEAVEY, OLD DOVER ROAD" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 5, 1989 NOT RECORDED FILE NO.: DB 19871-33 (WORK)
- "PROPOSED SUBDIVISION, LAND OF CARYLE SEAVEY, OLD DOVER ROAD - ROUTE 16B, ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: DECEMBER 19, 1988 S.C.R.D. PLAN #36-122 FILE NO.: DB 1988-125
- "SUBDIVISION PLAN, HAYES HILL, OLD DOVER ROAD, ROCHESTER, NEW HAMPSHIRE" BY: TRITECH ENGINEERING CORPORATION DATED: NOVEMBER 7, 2017 S.C.R.D. PLAN #118-59 THROUGH 61
- "PLAN OF SUBDIVISION WILLIS J. MOORE, LAURA DRIVE, ROCHESTER, N.H." BY: BERRY CONST. CO. INC. DATED: DECEMBER 26, 1973 S.C.R.D. POCKET #11, FOLDER #1, PLAN #44

## PLAN REFERENCES:

- "SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS LLC, 7A LAURA DRIVE, ROCHESTER, N.H., TAX MAP 253, LOT 27" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 9, 2021 S.C.R.D. PLAN #12574 FILE NO.: DB 2021-074
- "MINOR SUBDIVISION FOR GEORGE F. KELLEY IV, LOWELL STREET, ROCHESTER, N.H." BY: MCNEANEY & O'NEIL SURVEY ASSOCIATES DATED: APRIL 15, 1988 S.C.R.D. PLAN #34-111
- "LIMITED SUBDIVISION GEORGE SISTO, ROCHESTER, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: SEPTEMBER 1977 S.C.R.D. PLAN #17-120
- "SUBDIVISION PLAN LAND OF JOSEPH PAUL CASAVANT, LOWELL STREET, ROCHESTER, N.H., TAX MAP 244, LOT 2" BY: BERRY SURVEYING & ENGINEERING DATED: MAY 8, 2007 S.C.R.D. PLAN #92-72 FILE NO.: DB 2007-008
- "EVERGREEN" A RESIDENTIAL SUBDIVISION IN ROCHESTER, N.H. FOR ROCKLEDGE REALTY CORP." BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED: AUGUST 1986 S.C.R.D. PLAN #30A-51 THROUGH 54

## PLAN REFERENCES:

- "BOUNDARY LINE ADJUSTMENT QUARRY DRIVE, ROCHESTER, N.H. FOR RICHARD POULIN, RACHEL POULIN REVOCABLE TRUST & KIMBERLY ANNE PLANTE" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: DECEMBER 1995 S.C.R.D. PLAN #47-60
- "PROPOSED SUBDIVISION FOR WINTHROP HAYES, OLD DOVER ROAD, ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: JUNE 15, 2005 S.C.R.D. PLAN #91-57 FILE NO.: DB 2004-238
- "PLAN OF LAND FOR ROBERT & NANCY CRAMER & JOSEPH & PATRICIA WOODWARD, OLD DOVER ROAD, ROCHESTER, N.H." BY: MCNEANEY SURVEY ASSOCIATES DATED: DECEMBER 1, 1988 NOT RECORDED



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.

## GRAPHIC SCALE

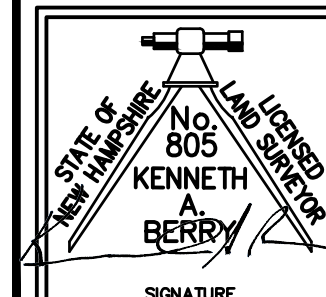


( IN FEET )  
1 inch = 60 ft.

**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-  
KENNETH A. BERRY L.L.S. 805 9-27-22 DATE

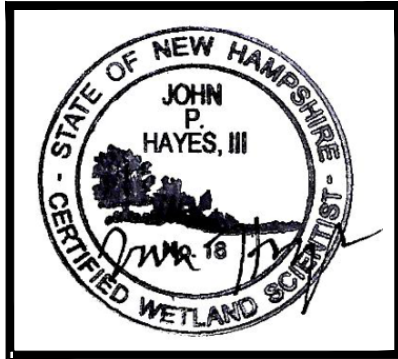
REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS II LLC 146 OLD DOVER ROAD & LOWELL STREET ROCHESTER, N.H. TAX MAP 140, LOT 72		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 60 FT.		
DATE : SEPTEMBER 27, 2022		
FILE NO. : DB 2022-038		





WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



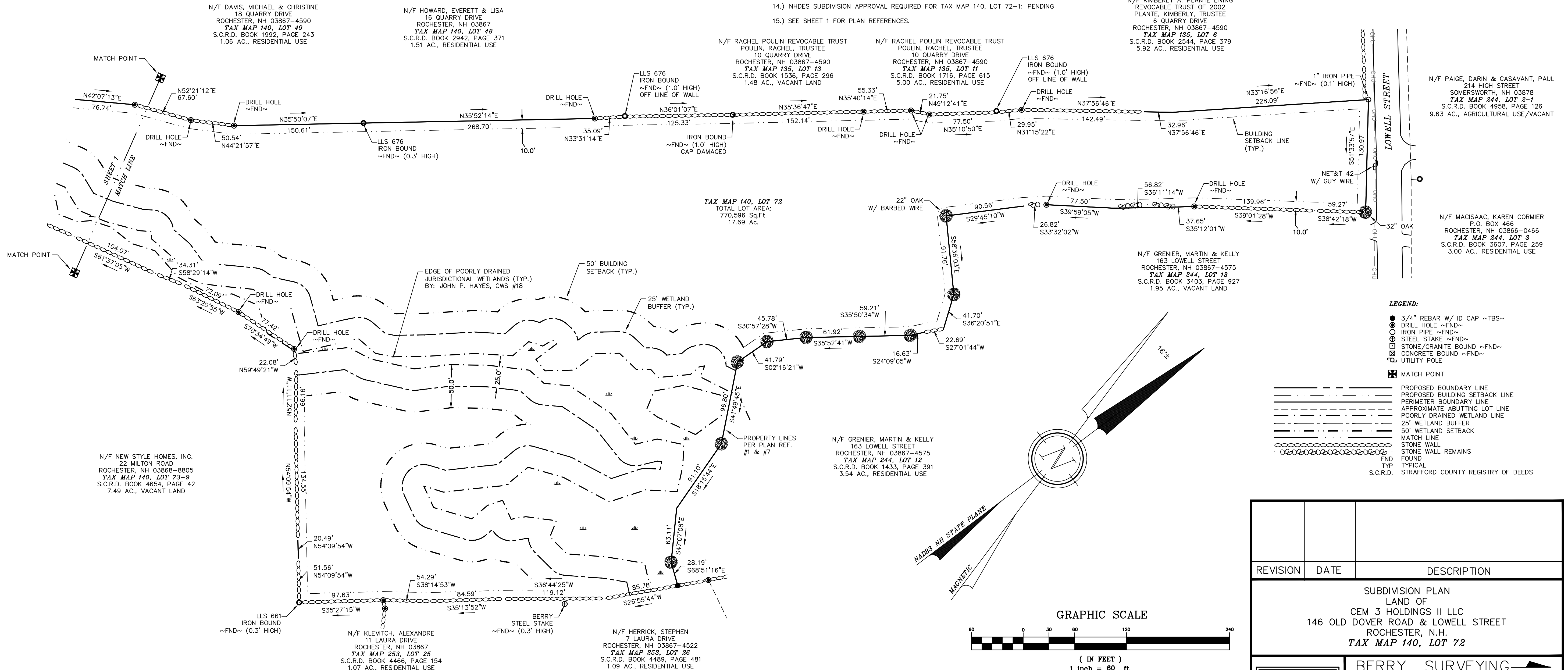
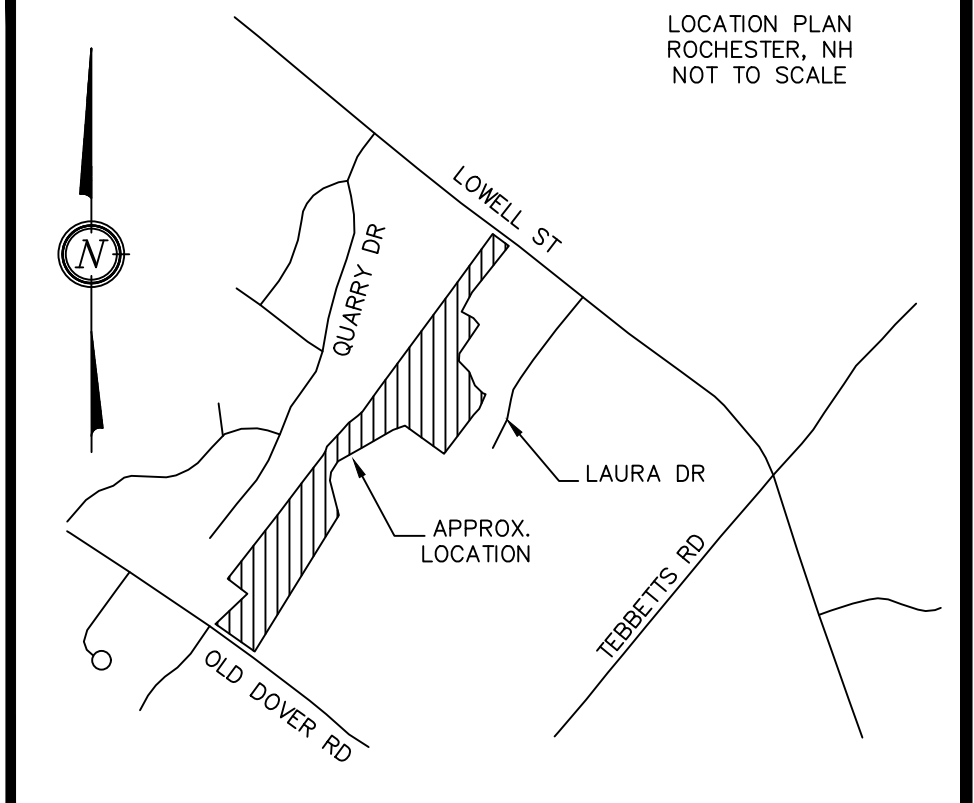
JOHN P. HAYES CWS #18

NOTES:

- OWNER: CEM 3 HOLDINGS II LLC.  
6439 IVARENE AVE.  
LOS ANGELES, CA 90068-2823
- TAX MAP 140, LOT 72
- LOT AREA: 801,859 Sq. Ft., 18.41 Ac.
- S.C.R.D. BOOK 5020, PAGE 602
- ZONING: RESIDENTIAL - 1  
SETBACKS:  
FRONT ~ 10.0'  
SIDE ~ 10.0'  
REAR ~ 20.0'  
WETLANDS SETBACK ~ 50.0'  
WETLAND BUFFER ~ 25.0'  
MIN. LOT SIZE  
10,000 Sq. Ft., 0.23 Ac.  
MIN. LOT FRONTAGE  
100'  
MAX. BUILDING HEIGHT  
35'
- 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# - 33017C0214D, DATED: MAY 17, 2005.

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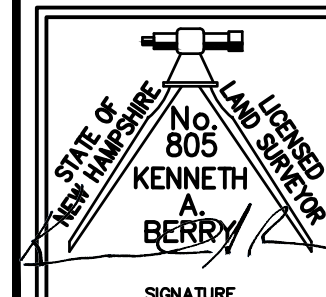
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- THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
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- NHDES SUBDIVISION APPROVAL REQUIRED FOR TAX MAP 140, LOT 72-1: PENDING
- SEE SHEET 1 FOR PLAN REFERENCES.



LEGEND:

- 3/4\"/>

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS II LLC 146 OLD DOVER ROAD & LOWELL STREET ROCHESTER, N.H. TAX MAP 140, LOT 72		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 60 FT.		
DATE : SEPTEMBER 27, 2022		
FILE NO. : DB 2022-038		



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FINAL APPROVAL  
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-  
KENNETH A. BERRY L.L.S. 805 9-27-22 DATE



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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JOHN P. HAYES CWS #18

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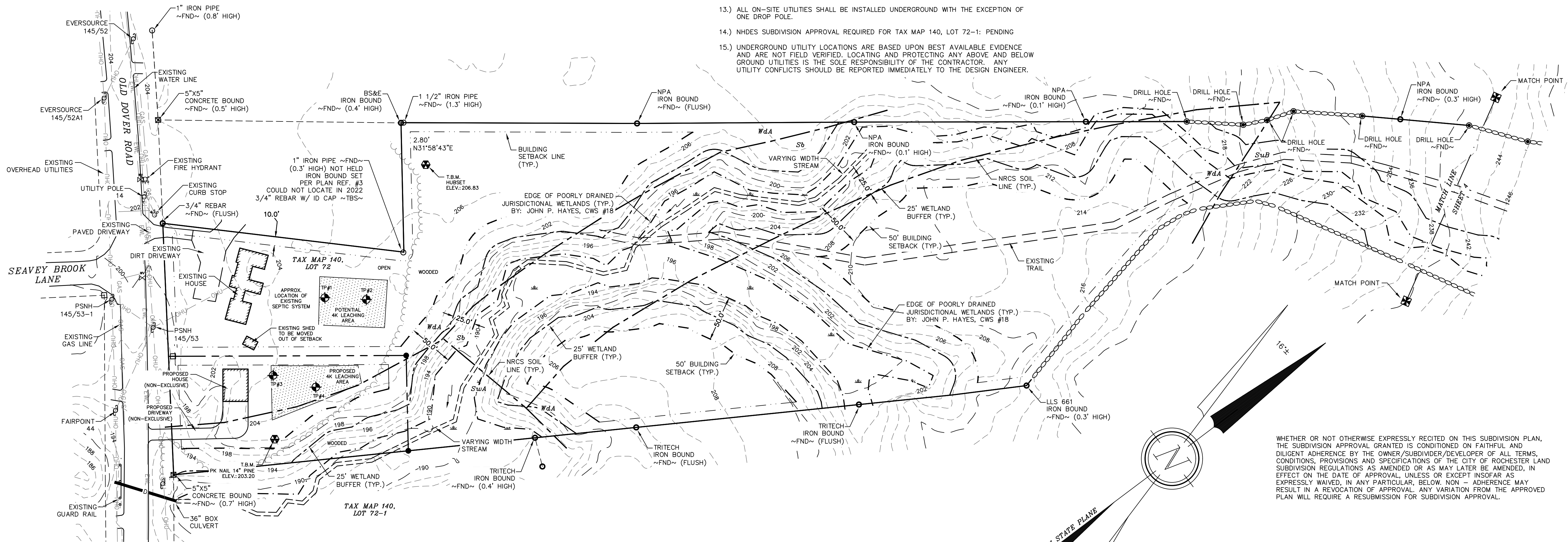
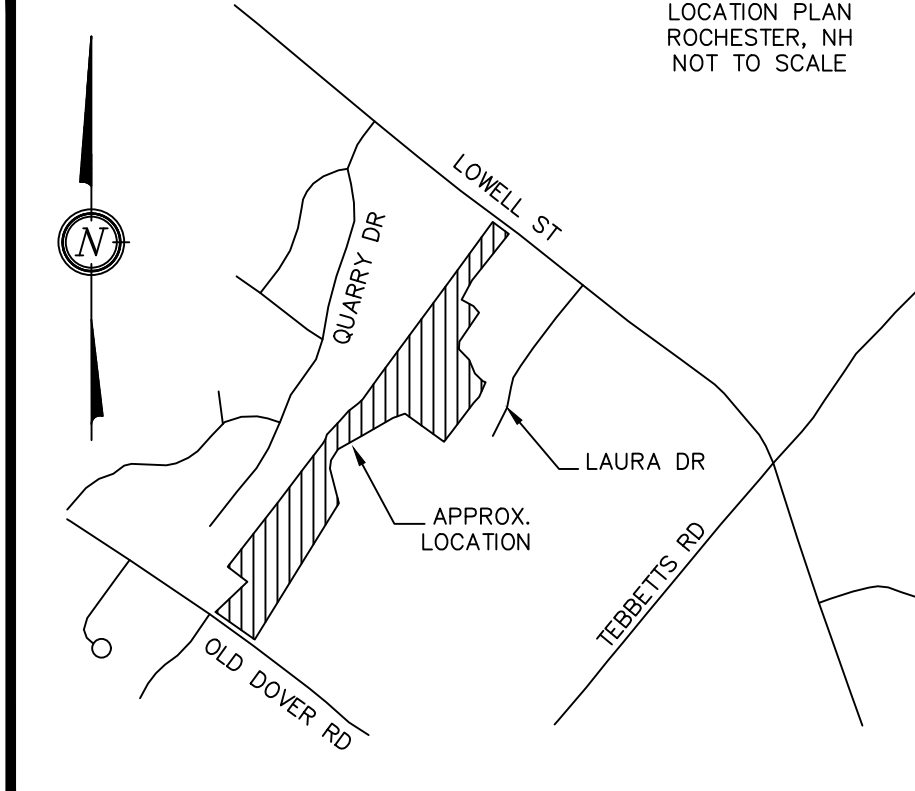
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SOIL DATA:

*WdA* ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES  
*Sb* ~ SAUGATUCK LOAMY SAND  
*SwA* ~ SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES  
*SwB* ~ SUTTON FINE SANDY LOAM, 0 TO 3% SLOPES  
*OsB* ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES  
*HfB* ~ HOLLIS-GLOUCESTER FINE SANDY LOAMS, 8 TO 15% SLOPES

SEE NRCS/WEBSOIL



TEST PIT #1,  
PERFORMED 9/22/22  
BY: JOSEPH BERRY, DESIGNER #1882

0-0.3' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE  
0.3-1.5' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.5'-2.8' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE  
2.8-5.0' 2.5Y 7/3, FINE SAND, SINGLE GRAIN, LOOSE,  
REDOX. CON. & DEP. @ 2.8'

NO REFUSAL  
S.H.W.T. @ 2.8'  
GROUND WATER @ N/A  
TERMINATED @ 5.0'  
ROOTS TO 1.8'  
PERC. RATE = 2 MIN./IN.

TEST PIT #2,  
PERFORMED 9/22/22  
BY: JOSEPH BERRY, DESIGNER #1882

0-0.3' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE  
0.3-1.5' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.5'-2.7' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE  
2.7-4.8' 2.5Y 7/3, FINE SAND, SINGLE GRAIN, LOOSE,  
REDOX. CON. & DEP. @ 2.7'

NO REFUSAL  
S.H.W.T. @ 2.7'  
GROUND WATER @ N/A  
TERMINATED @ 4.8'  
ROOTS TO 1.8'  
PERC. RATE = 2 MIN./IN.

TEST PIT #3,  
PERFORMED 9/22/22  
BY: JOSEPH BERRY, DESIGNER #1882

0-0.3' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE  
0.3-1.6' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.6'-3.0' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE  
3.0-4.5' 2.5Y 7/3, FINE SAND, SINGLE GRAIN, LOOSE,  
REDOX. CON. & DEP. @ 3.0'

NO REFUSAL  
S.H.W.T. @ 3.0'  
GROUND WATER @ N/A  
TERMINATED @ 4.5'  
ROOTS TO 2.0'  
PERC. RATE = 2 MIN./IN.

TEST PIT #4,  
PERFORMED 9/22/22  
BY: JOSEPH BERRY, DESIGNER #1882

0-0.3' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE  
0.3-1.6' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE  
1.6'-2.6' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE  
2.6-4.5' 2.5Y 7/3, FINE SAND, SINGLE GRAIN, LOOSE,  
REDOX. CON. & DEP. @ 2.6'

NO REFUSAL  
S.H.W.T. @ 2.6'  
GROUND WATER @ N/A  
TERMINATED @ 4.5'  
ROOTS TO 2.0'  
PERC. RATE = 2 MIN./IN.

LOT LOADING:

TEST PIT DATA AND WEBSOIL USED FOR SOIL FACTOR  
NO WELL RADIUS ON LOT, UNUSABLE SLOPES NOT INCLUDED

LOT 72-1:

GROUP 2 SOIL 3-8% SLOPE = 10,313 Sq. Ft. = 0.236 Ac.  
GROUP 2 SOIL 15-25% SLOPE = 3,560 Sq. Ft. = 0.081  
GROUP 5 SOIL = 16,615 Sq. Ft. = 0.381

$Q = (0.236 \text{ Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 363 \text{ GPD}$   
 $Q = (0.081 \text{ Ac.} \times 2000 \text{ GPD/Ac.}) / 1.56 \text{ FACTOR} = 103 \text{ GPD}$   
 $Q = (0.381 \text{ Ac.} \times 2000 \text{ GPD/Ac.}) / 3 \text{ FACTOR} = 254 \text{ GPD}$

TOTAL GPD = 720 GPD

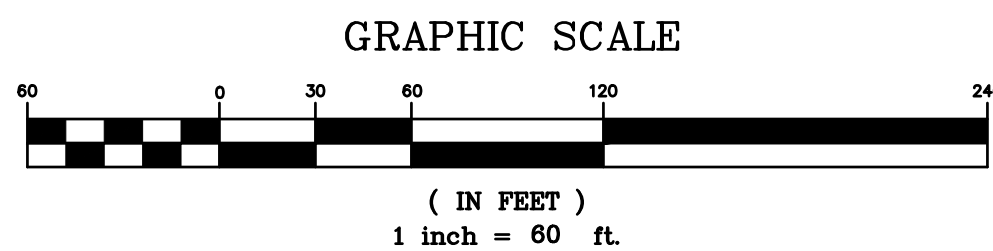
LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- STONE/GRANITE BOUND ~FND~
- CONCRETE BOUND ~FND~
- UTILITY POLE

- FIRE HYDRANT
- CURB STOP
- WATER VALVE
- MATCH POINT

- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- MATCH LINE
- STONE WALL
- STONE WALL REMAINS
- NRCS SOIL LINE & LABEL
- OVERHEAD UTILITIES
- WATER LINE
- GAS LINE
- FND TYPICAL
- S.C.R.D.

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY :  
DATE :



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BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 60 FT.		
DATE : SEPTEMBER 27, 2022		
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WETLAND NOTES:

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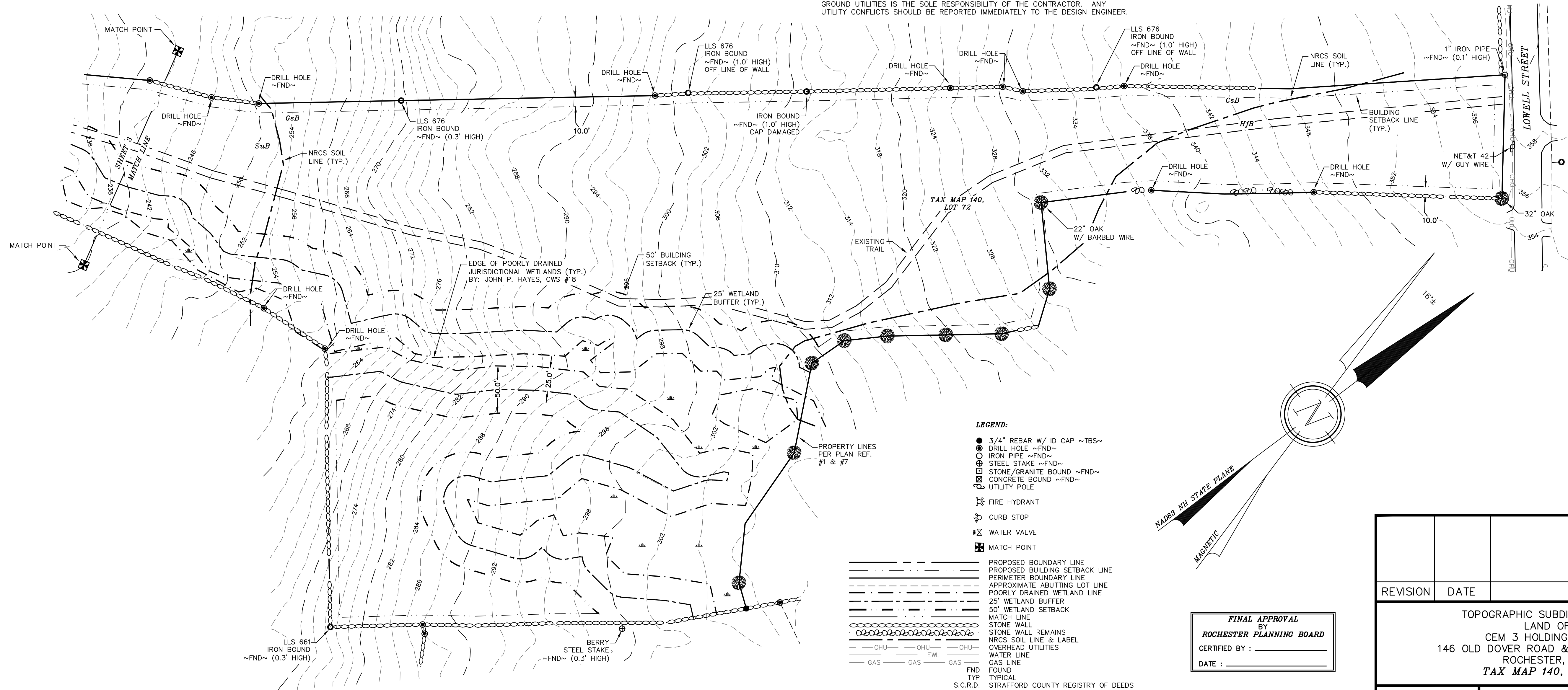
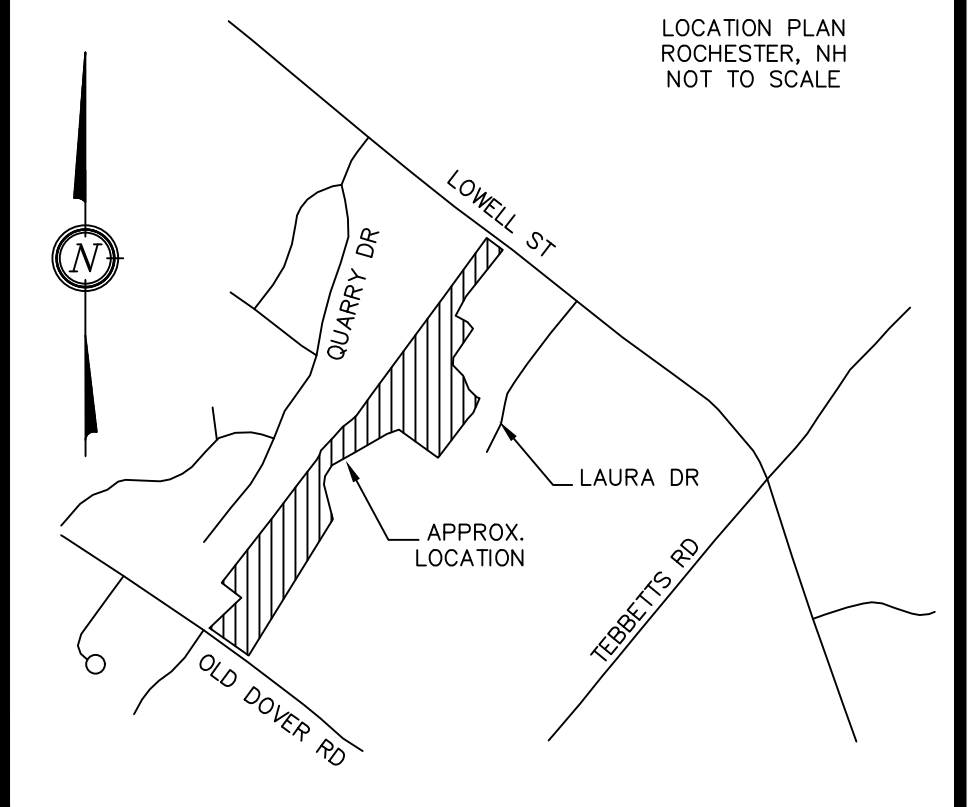
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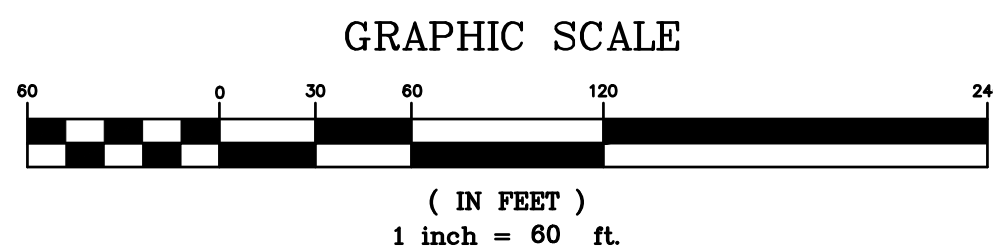
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