

**MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: 8-17-23 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

Name of project (if applicable):

Size of site: 17.69 acres; overlay zoning district(s)? Airport Overlay, Conservation Overlay

Property owner

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

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

Telephone #: _____ Email: 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 x; How far is City water from the site?

City sewer? yes ☐ no ☒ ; 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:



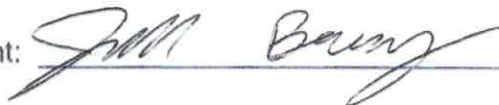
Date:

8-17-23

Signature of applicant/developer:

Date:

Signature of agent:

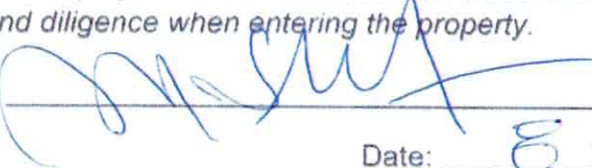


Date: 8-21-23

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:

8-17-23



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: Ms. Saunders, Director of Planner
33 Wakefield Street
Rochester, NH 03867

August 17, 2023

Re: Minor Subdivision
CEM 3 Holdings II LLC
146 Old Dover Road & Lowell Street
Rochester N.H.

Ms. Saunders,

As please find the following enclosed:

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

Berry Surveying & Engineering


Joseph N. Berry
Project Manager



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Attention Ms. Saunders, Director of Planning
33 Wakefield Street
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Re: Minor Subdivision
CEM 3 Holdings II LLC
146 Old Dover Road & Lowell Street
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August 17, 2023

Shanna,

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 6-sheet plan set along with this proposal. No waivers are being requested at this time. This minor sub is proposed to take place before the Major subdivision proposed on the same parcel that is currently at TRG.

Proposal:

The applicants are proposing to subdivide the existing house off the remainder of the parcel turning this into two lots. Both lots meet the zoning regulations of the Residential 1 Zone. The lot on Old Dover Road will have the existing residential building, a driveway, 4k leaching area, and municipal water. The lot on Lowell Street will have a residential building, a driveway, 4k leaching area, and well. 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 & 4 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 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: 8-17-23

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

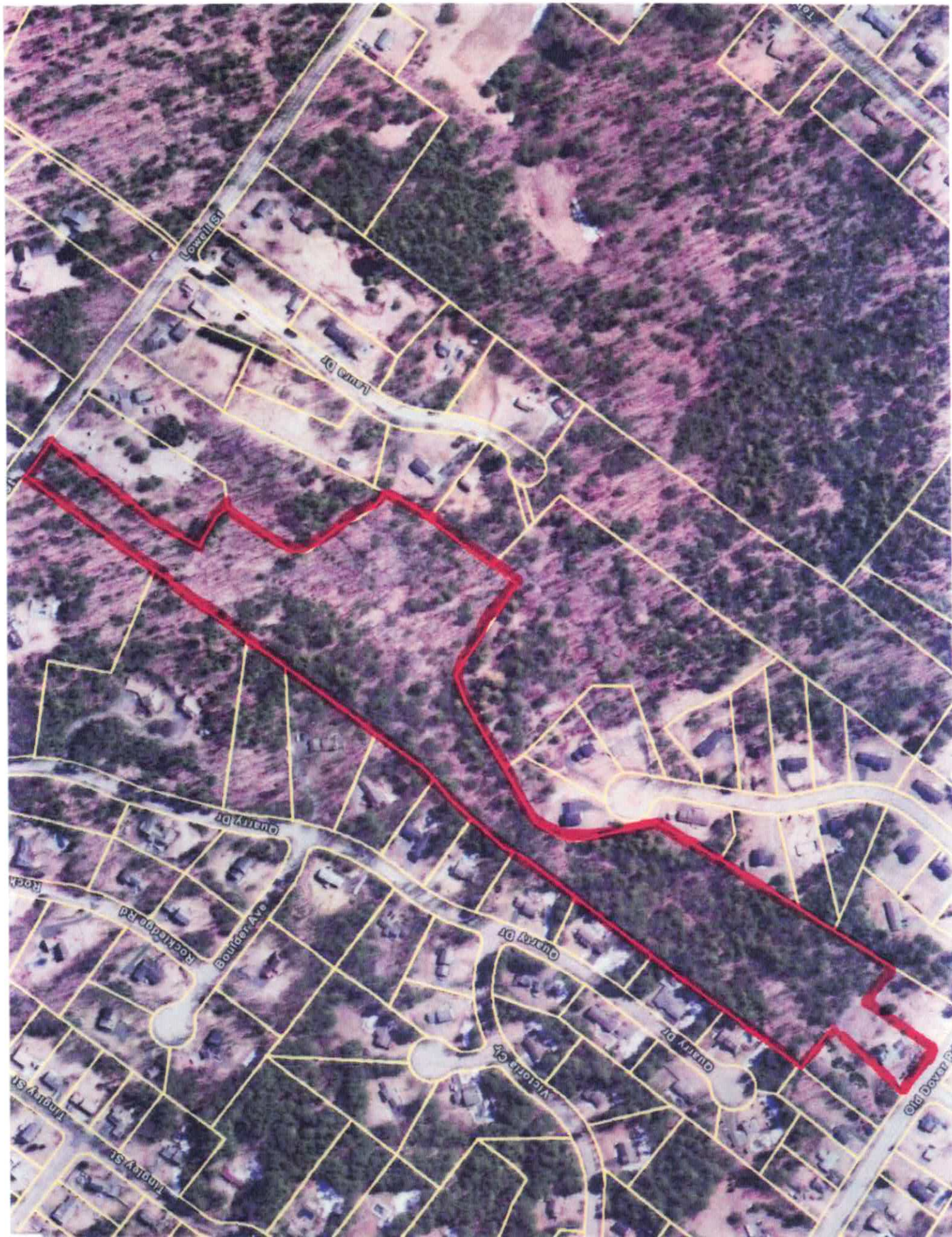
Show existing and proposed for all subject lots and within right of way.

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:





BERRY SURVEYING & ENGINEERING

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

August 17 2023

Abutters List

Owner of Record

Tax Map 140, Lot 72

CEM 3 Holdings II LLC
6439 Ivarene Ave.
Los Angeles, CA 90068
Book 5020, Page 602

Abutters

Tax Map 140, Lot 71 & 72-1

CEM 3 Holdings II LLC
6439 Ivarene Ave.
Los Angeles, CA 90068
Book 5020, Page 602

Tax Map 140, Lot 70

Richard W & Elaine L Dunton
142 Old Dover Rd
Rochester, NH 03867
Book 4195, page 886

Tax Map 140, Lot 55

John E & Erin B Kniphfer
30 Quarry Dr
Rochester, NH 03867
Book 4590, Page 611

Tax Map 140, Lot 54

Inna A Vozlinski Lehman
28 Quarry Dr
Rochester, NH 03867
Book 3820, Page 239

Tax Map 140, Lot 53

Lara & Nicholas Lombardi
26 Quarry Dr
Rochester, NH 03867
Book 4424, Page 687

Tax Map 140, Lot 52

Thomas J & Kristin J Rup
24 Quarry Dr
Rochester, NH 03867
Book 4253, Page 722

Tax Map 140, Lot 51

Michael G & Diane L St Laurent
22 Quarry Dr
Rochester, NH 03867
Book 1955, Page 305

Tax Map 140, Lot 50

Christopher S Lindsay
Stara M Smith
20 Quarry Dr
Rochester, NH 03867
Book 2973, Page 150

Tax Map 140, Lot 49

Michael & Christine Davis
18 Quarry Dr
Rochester, NH 03867
Book 1992, Page 243

Tax Map 140, Lot 48

Everett A & Lisa M Howard
16 Quarry Dr
Rochester, NH 03867
Book 2942, Page 371



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Tax Map 136, Lot 11 & 13

Rachel Poulin Rev Tst
Rachel T Poulin Tstee
10 Quarry Dr
Rochester, NH 03867
Book 1536, Page 296

Tax Map 135, Lot 6

Kimberly A Plante Liv Rev Trust
K A Plante Trustee
6 Quarry Dr
Rochester, NH 03867
Book 2544, Page 379

Tax Map 244, Lot 12 & 13

Martin & Kelly Grenier
163 Lowell St
Rochester, NH 03867
Book 1433, Page 391
Book 3402, Page 927

Tax Map 253, Lot 26

Owen Matthew Ricker
Andrea M Espinoza
7 Laura Dr
Rochester, NH 03867
Book 5113, Page 438

Tax Map 253, Lot 25

Alexandre Y Klevitch
11 Laura Dr
Rochester, NH 03867
Book 4466, Page 154

Tax Map 140, Lot 73-8

Nicholas Muniz
56 Hayes Hill Rd
Rochester, NH 03867
Book 4979, Page 705



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335 Second Crown Pt. Rd., Barrington, NH 03825
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Tax Map 140, Lot 73-9

New Style Homes Inc
22 Milton Rd
Rochester, NH 03868
Book 4654, Page 042

Tax Map 140, Lot 73-7

Gary D & Sandra M Spurling
45 Hayes Hill Rd
Rochester, NH 03867
Book 4872, Page 816

Tax Map 140, Lot 73-6

Samantha Linda Michel
Corey William Michel
37 Hayes Hill Rd
Rochester, NH 03867
Book 4862, Page 097

Tax Map 140, Lot 73-5

Sawyer Family Rev Liv Tst
Wendell T & Sherry E Sawyer
36 Chandler Ln
Epping, NH 03042
Book 5086, Page 461

Tax Map 140, Lot 73

Tamas Sveda
Laura Frincu
11 Hayes Hill Rd
Rochester, NH 03867
Book 4822, Page 810

Tax Map 140, Lot 74

Blaine Maxwell Whitestone
50 Pheasant Ln
Manchester, NH 03109
Book 4616, page 281



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335 Second Crown Pt. Rd., Barrington, NH 03825
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Tax Map 140, Lot 75

Joseph Candilieri
Jacquelyn Flynn
145 Old Dover Rd
Rochester, NH 03867

Tax Map 140, Lot 75-1

Karen & Dana Gravel
151 Old Dover Rd
Rochester, NH 03867-4546

Tax Map 244, Lot 2-1

Darin Paige
J Paul Casavant
214 West High St
Somersworth, NH 03878
Book 4958, Page 126

Tax Map 244, Lot 3

Karen Cornier Macisaac
PO Box 466
Rochester, NH 03866
Book 3607, Page 259

Professionals

Kenneth A. Berry PE LLS
Joseph Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

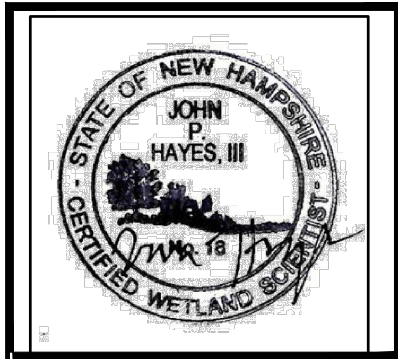
John P Hayes, III, CWS
7 Limestone Way
N Hampton, NH 03862



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335 Second Crown Pt. Rd., Barrington, NH 03825
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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: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



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: 770,596 Sq. Ft., 17.69 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'

OVERLAY DISTRICTS: AIRPORT OVERLAY DISTRICT.
CONSERVATION OVERLAY DISTRICT.

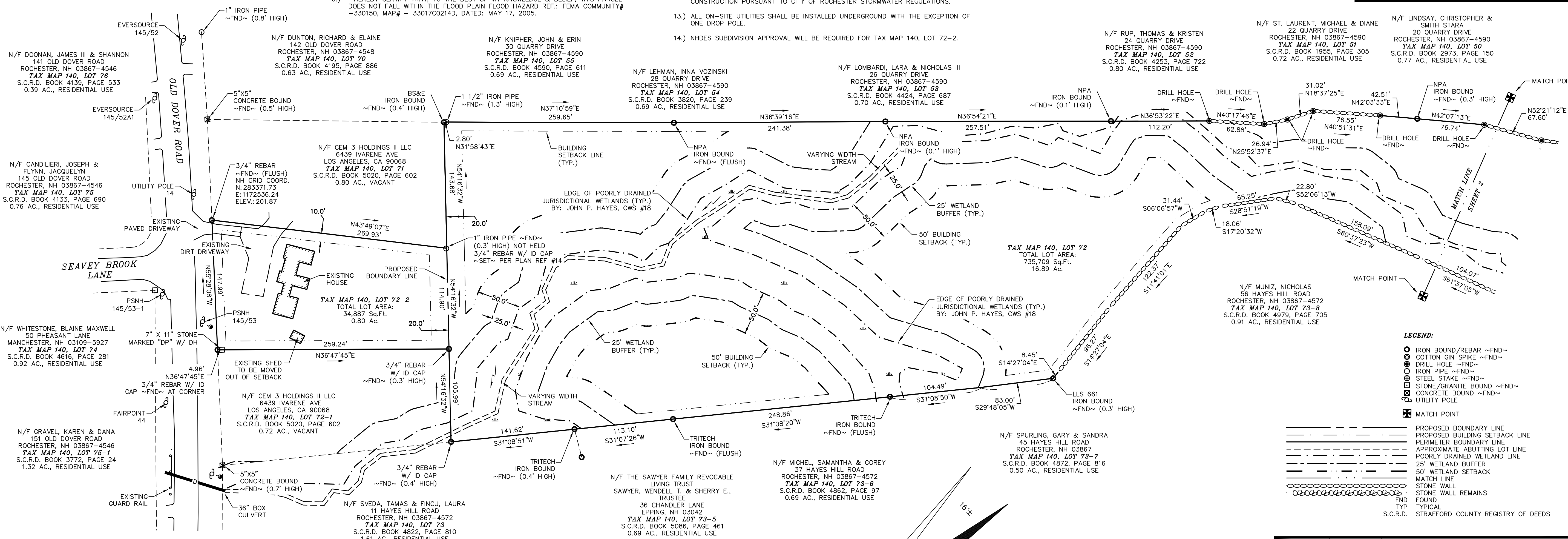
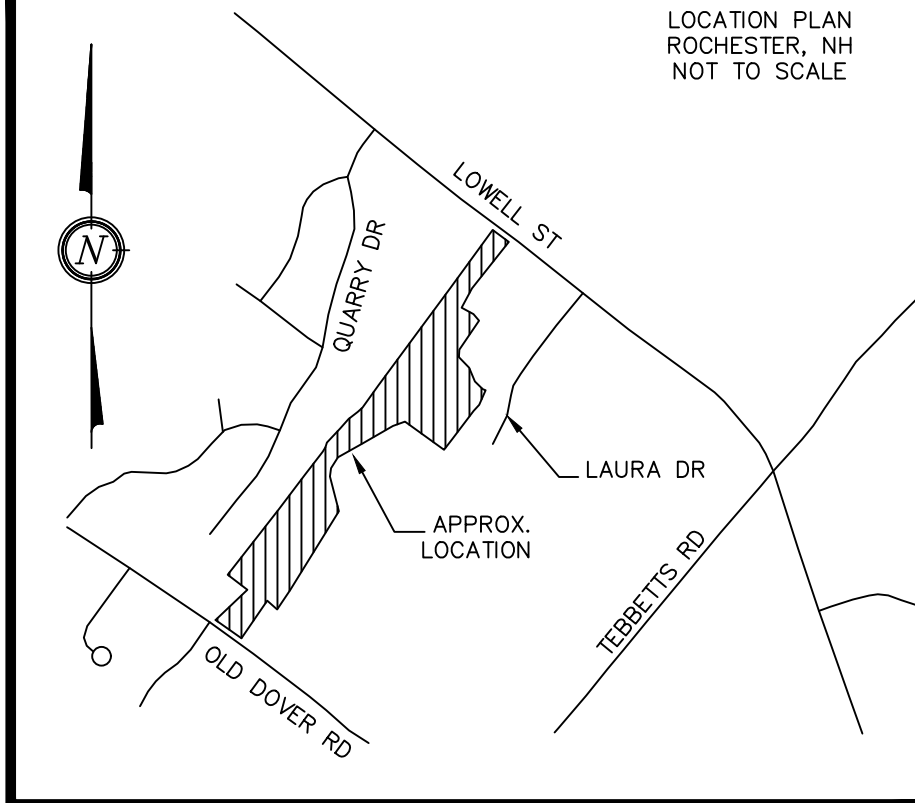
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C02140, DATED: MAY 17, 2005.

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 6 SHEET PLAN SET. SHEET 1 & 2 ARE SUBDIVISION SHEETS, SHEETS 3 & 4 ARE TOPOGRAPHIC SUBDIVISION SHEETS, SHEET 5 & 6 ARE SIGHT DISTANCE SHEETS. SHEET 1 & 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 3-6 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.
- LOT 72 WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM & LOT 72-2 WILL BE SERVICED BY MUNICIPAL WATER AND ON SITE SEPTIC SYSTEMS.
- 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.
- 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 WILL BE REQUIRED FOR TAX MAP 140, LOT 72-2.

NOTES:

- EACH LOT CONTAINS AT LEAST 3,000 Sq. Ft. OF BUILDABLE LAND AREA.



PLAN REFERENCES:

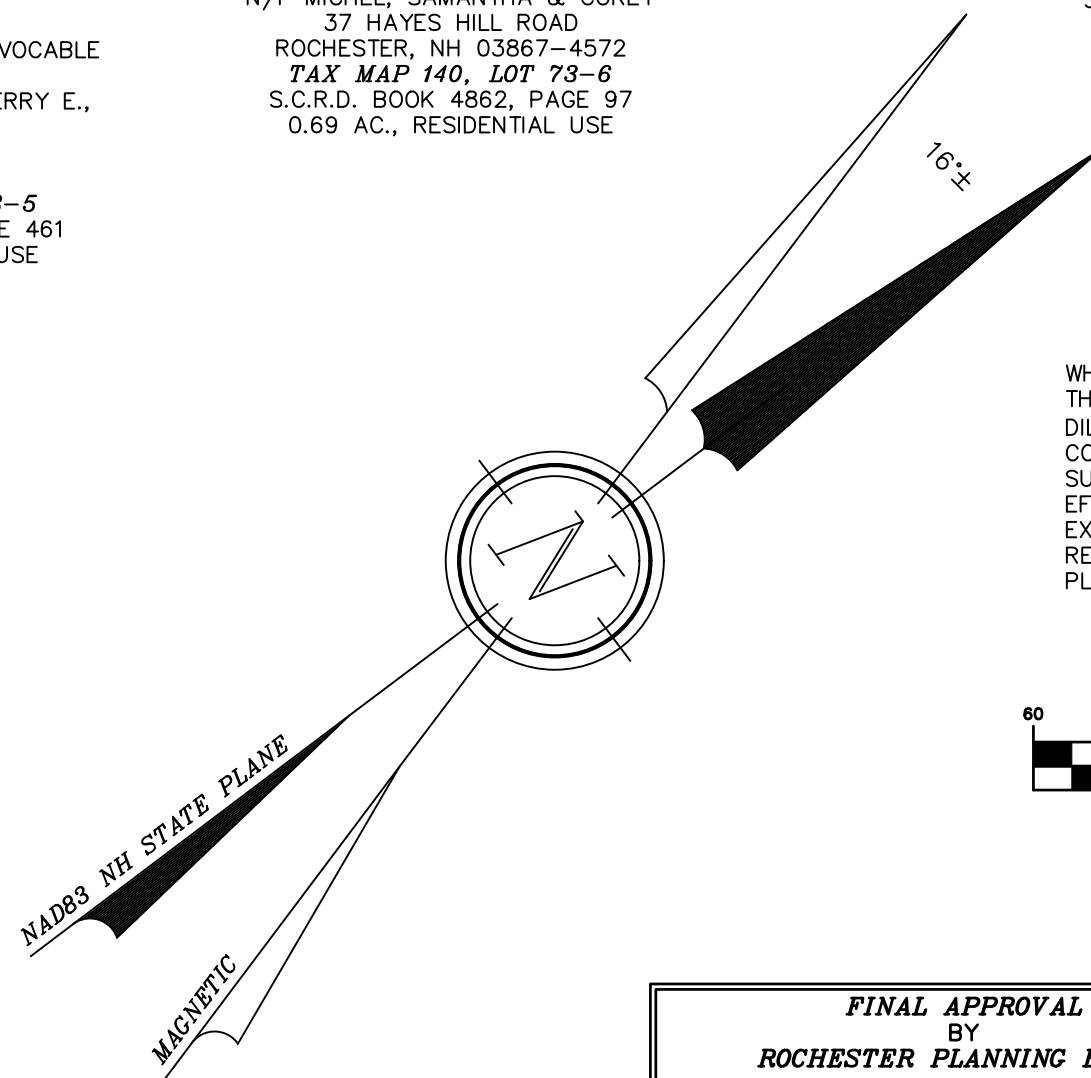
- "LAND OF CARYLE SEAVEY, OLD DOVER ROAD, ROCHESTER, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: JULY 31, 1987 NOT RECORDED FILE NO.: DB 19871-33
- "WORKING DRAWING, C. SEAVEY, OLD DOVER ROAD" BY: BERRY SURVEYING & ENGINEERING DATED: OCTOBER 5, 1989 NOT RECORDED FILE NO.: DB 19871-33 (WORK)
- "PROPOSED 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: DECEMBER 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 PLANT" 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
- "SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS II, LLC, 146 OLD DOVER ROAD & LOWELL STREET, ROCHESTER, N.H., TAX MAP 140, LOT 72" BY: BERRY SURVEYING & ENGINEERING DATED: SEPTEMBER 27, 2022 S.C.R.D. PLAN #12865 & #12866 FILE NO.: DB 2022-038



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.

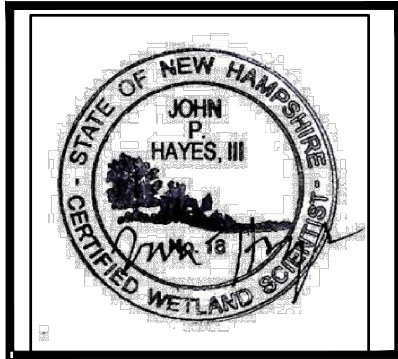
FINAL APPROVAL
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

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 DATE 8-17-23

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 : AUGUST 16, 2023		
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.
- 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: 770,596 Sq. Ft., 17.69 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'

OVERLAY DISTRICTS: AIRPORT OVERLAY DISTRICT.
CONSERVATION OVERLAY DISTRICT.

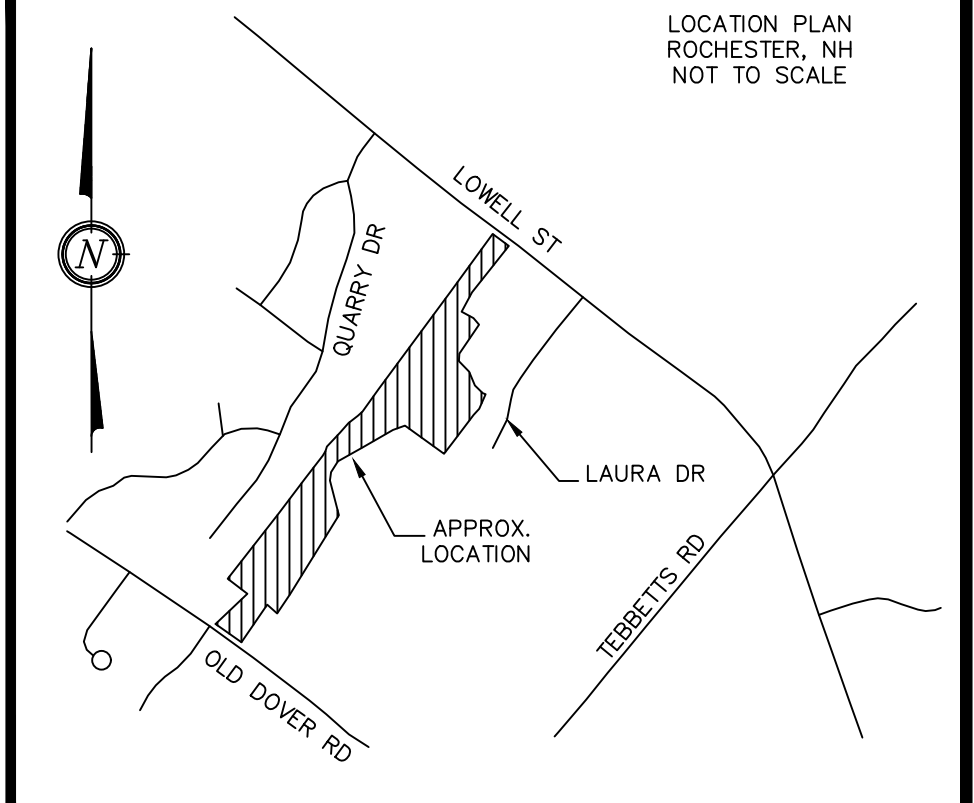
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0214D, DATED: MAY 17, 2005.

NOTES:

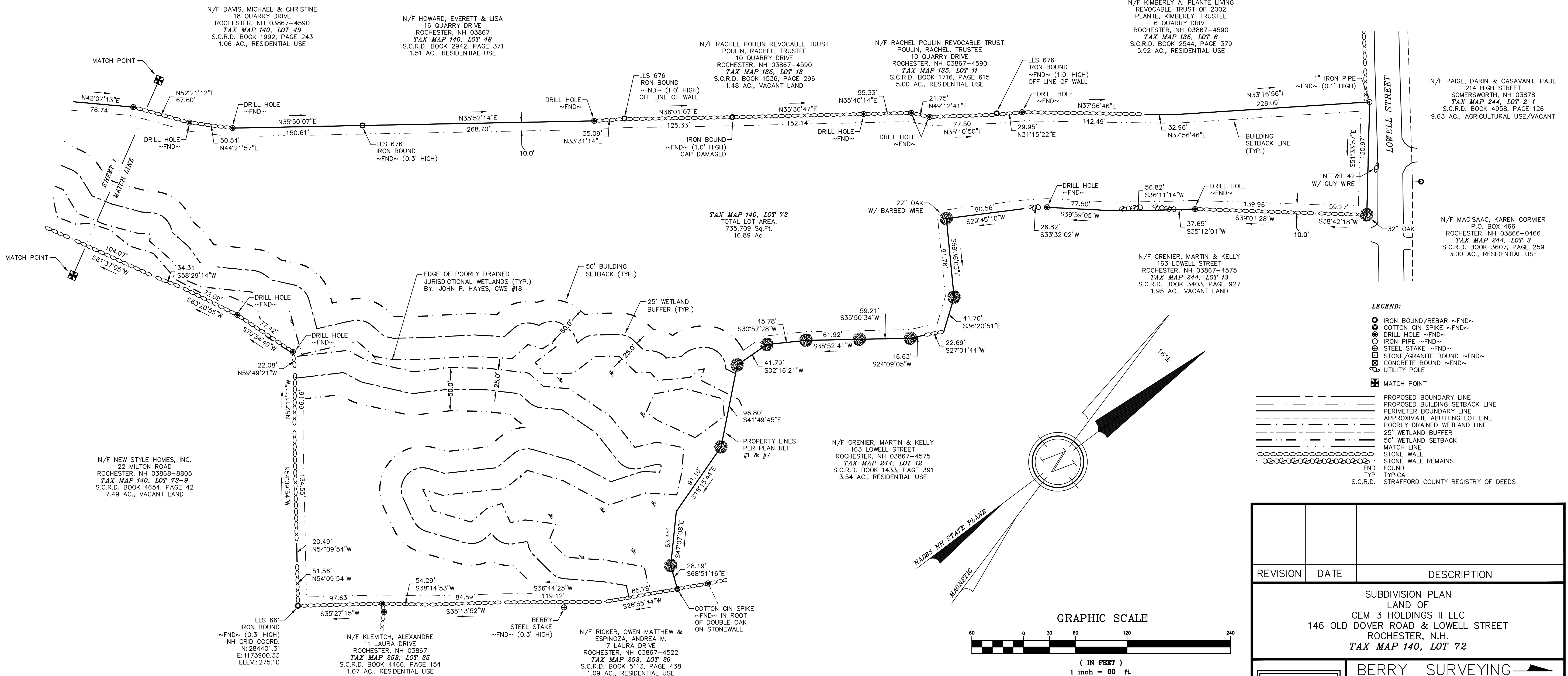
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- THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
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- EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.

NOTES:

- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR TAX MAP 140, LOT 72-2.
- EACH LOT CONTAINS AT LEAST 3,000 Sq. Ft. OF BUILDABLE LAND AREA.
- SEE SHEET 1 FOR PLAN REFERENCES.



LOCATION PLAN
ROCHESTER, NH
NOT TO SCALE

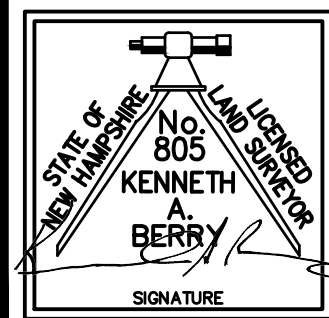


LEGEND:

- IRON BOUND/REBAR ~FND~
- COTTON GIN SPIKE ~FND~
- 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 ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- MATCH LINE
- STONE WALL
- STONE WALL REMAINS
- FOUND
- TYPICAL
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

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 : AUGUST 16, 2023		
FILE NO. : DB 2022-038		



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

SCALE : 1 IN. EQUALS 60 FT.

DATE : AUGUST 16, 2023

FILE NO. : DB 2022-038

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FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY : _____

DATE : _____

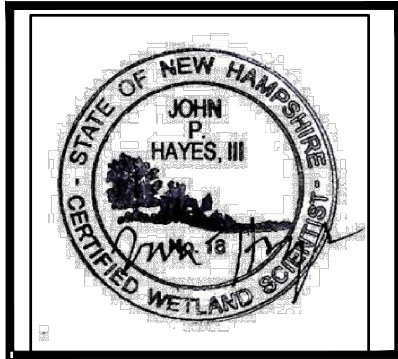
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KENNETH A. BERRY L.L.S. 805 8-17-23

DATE

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JOHN P. HAYES CWS #18

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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'

OVERLAY DISTRICTS: AIRPORT OVERLAY DISTRICT.
CONSERVATION OVERLAY DISTRICT.

- 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# ~ 33017C02140, DATED: MAY 17, 2005.

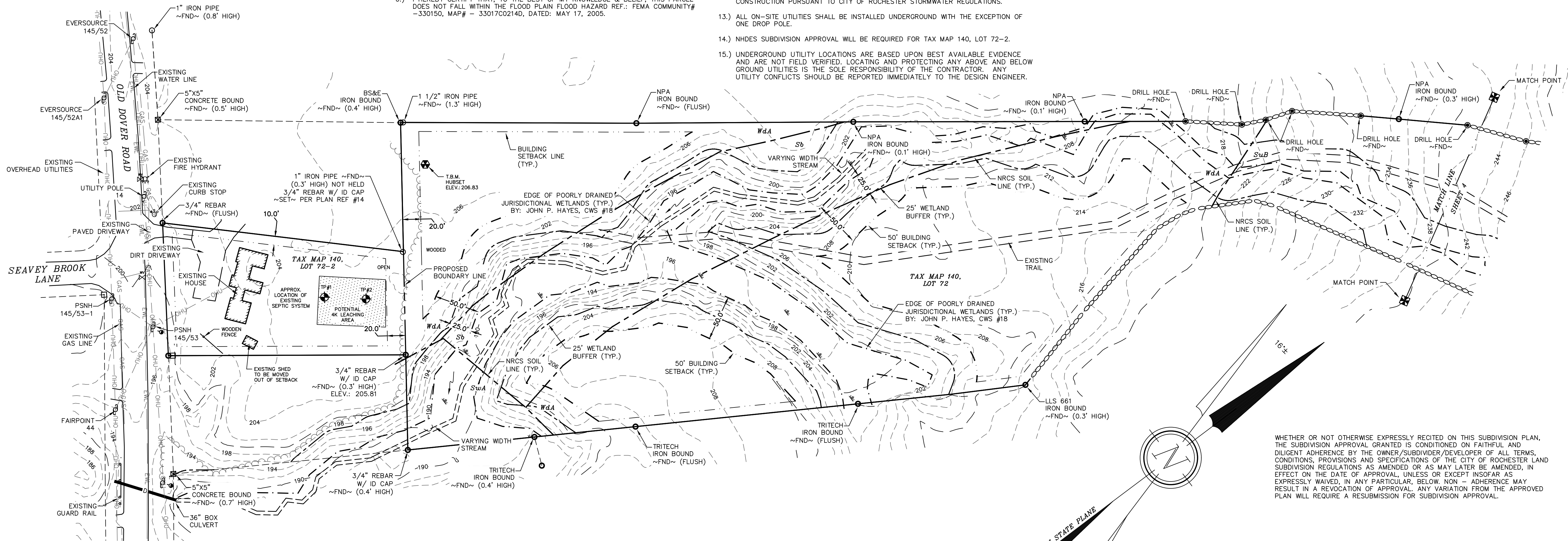
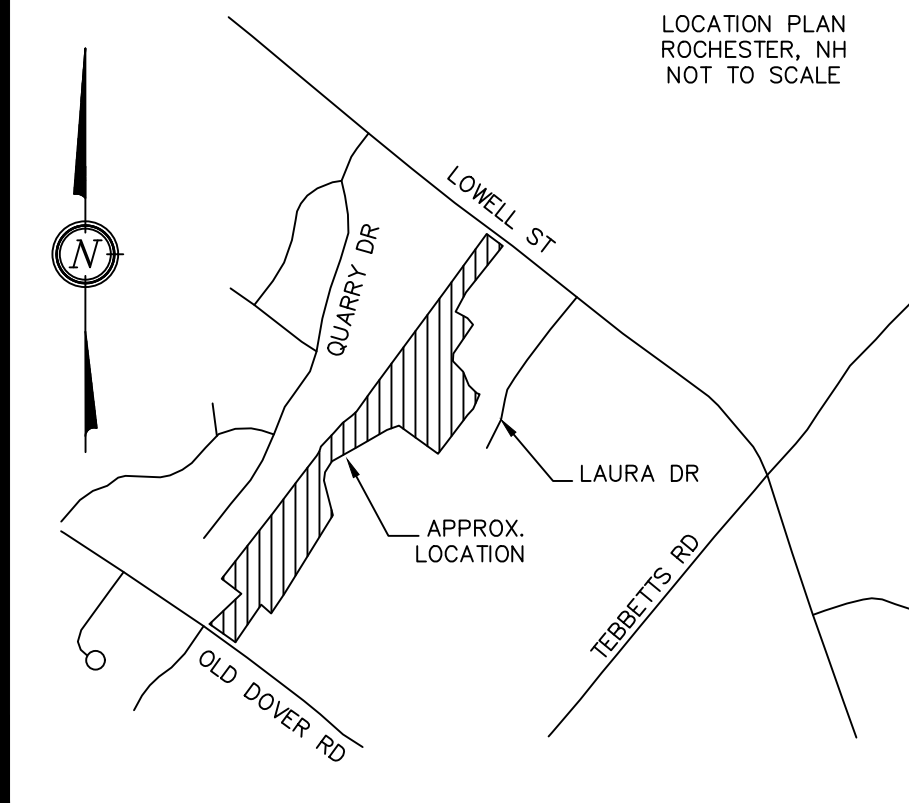
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SOIL DATA:

WdA ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
SwA ~ SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES
SuB ~ 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.

LOT LOADING:

TEST PIT DATA AND WEBSOIL USED FOR SOIL FACTOR
NO WELL RADIUS ON LOT (MUNICIPAL WATER)

LOT 72-2:

GROUP 2 SOIL 3-8% SLOPE = 34,054 Sq. Ft. = 0.7818 Ac.
GROUP 2 SOIL 25-35% SLOPE = 833 Sq. Ft. = 0.0191 Ac.

$Q = (0.7818 \text{ Ac.} \times 2000 \text{ GPD/Ac.}) / 1.3 \text{ FACTOR} = 1202 \text{ GPD}$
 $Q = (0.0191 \text{ Ac.} \times 2000 \text{ GPD/Ac.}) / 1.69 \text{ FACTOR} = 22 \text{ GPD}$

TOTAL GPD = 1,224 GPD

LEGEND:

- IRON BOUND/REBAR ~FND~
- COTTON GIN SPIKE ~FND~
- 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
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- NRCS SOIL LINE & LABEL
- OVERHEAD UTILITIES
- WATER LINE
- GAS LINE
- FOUND
- TYP
- S.C.R.D.
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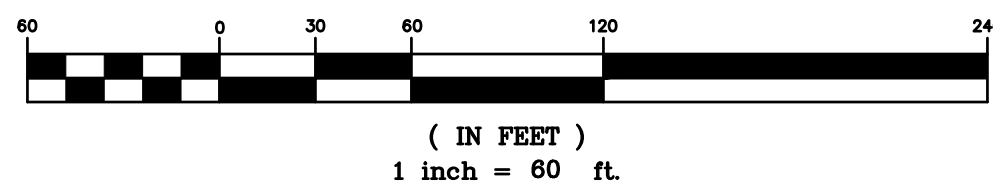
FINAL APPROVAL

ROCHESTER PLANNING BOARD

CERTIFIED BY: _____

DATE: _____

GRAPHIC SCALE

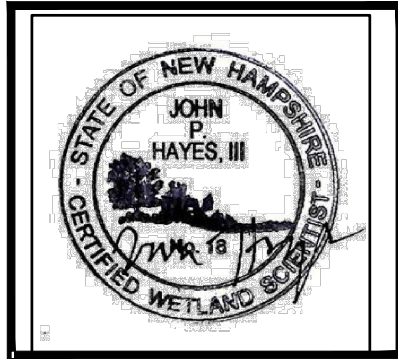


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REVISION	DATE	DESCRIPTION
TOPOGRAPHIC SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS II LLC 146 OLD DOVER ROAD & LOWELL STREET ROCHESTER, N.H. TAX MAP 140, LOT 72		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 60 FT.		
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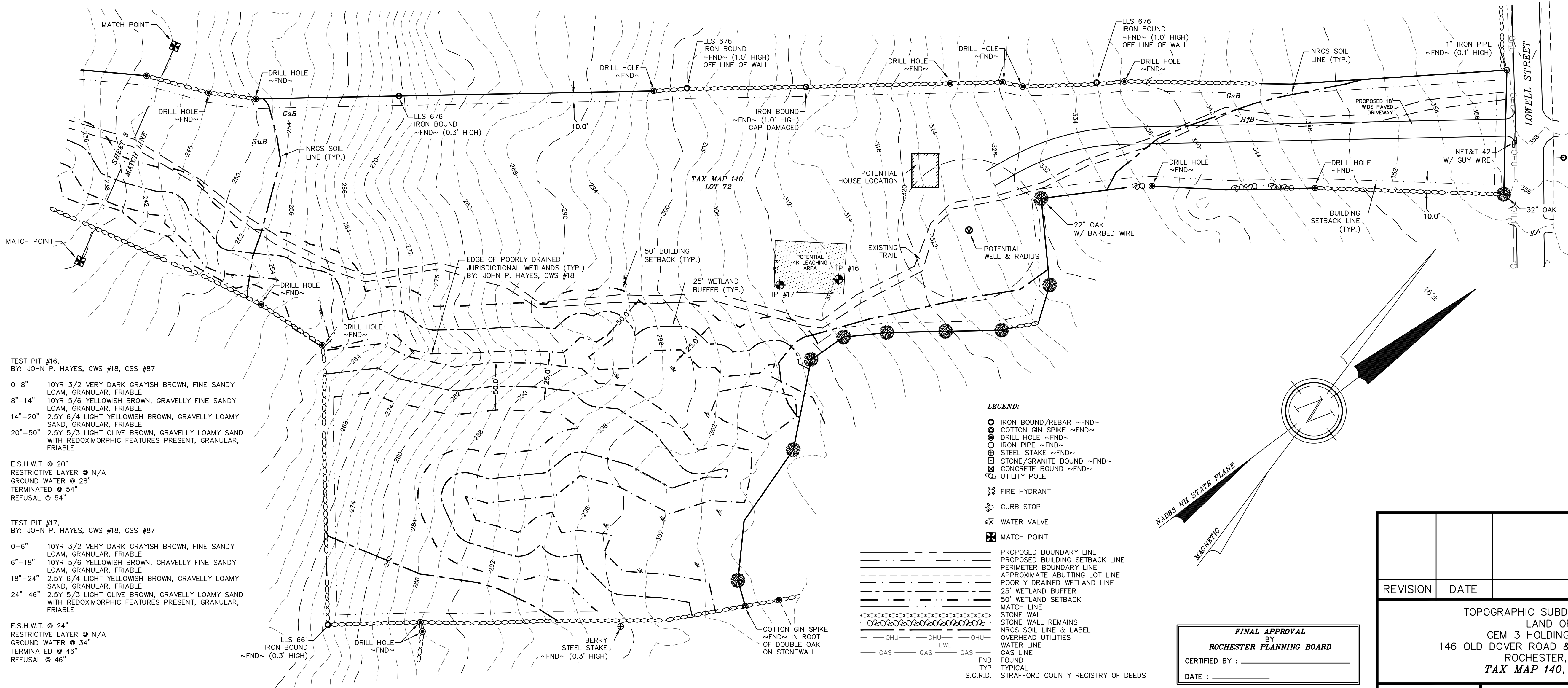
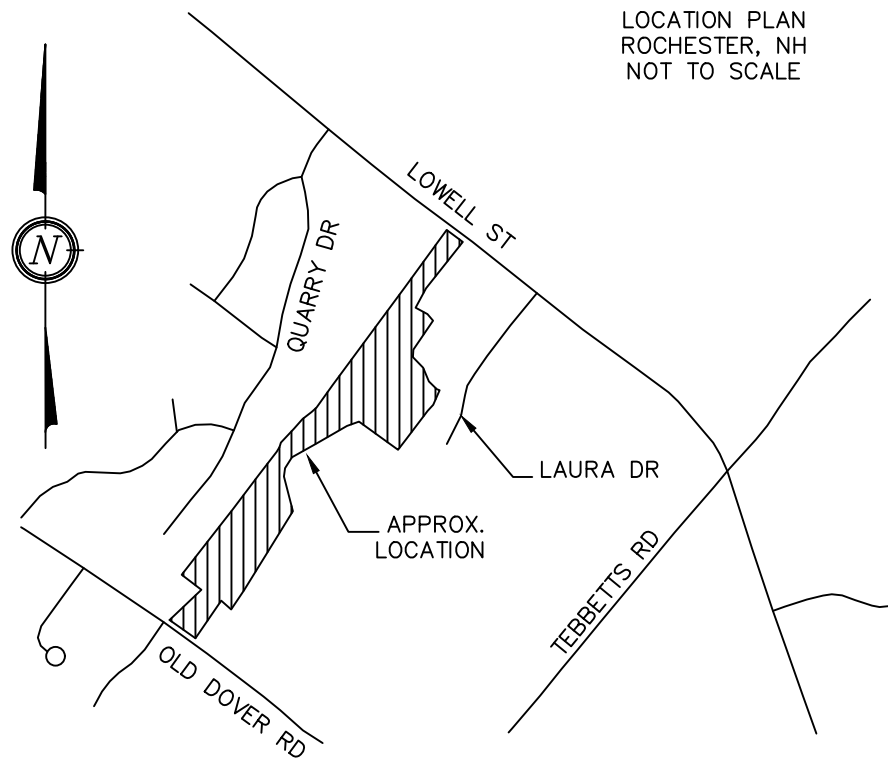
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- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- STONE/GRANITE BOUND ~FND~
- CONCRETE BOUND ~FND~
- UTILITY POLE
- FIRE HYDRANT
- CURB STOP
- WATER VALVE
- MATCH POINT
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER 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
- FOUND
- TYPICAL
- STAFFORD COUNTY REGISTRY OF DEEDS

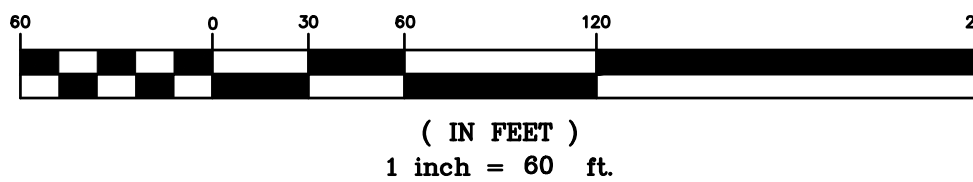
FINAL APPROVAL

ROCHESTER PLANNING BOARD

CERTIFIED BY: _____

DATE: _____

GRAPHIC SCALE



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.

REVISION	DATE	DESCRIPTION
TOPOGRAPHIC 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 : AUGUST 16, 2023		
FILE NO. : DB 2022-038		

NOTES:

- 1.) OWNER: CEM 3 HOLDINGS II LLC.
6439 IVARENE AVE
LOS ANGELES, CA 90068-2823
- APPLICANT: CEM 3 HOLDINGS II LLC.
6439 IVARENE AVE
LOS ANGELES, CA 90068-2823
- 2.) TAX MAP 140, LOT 72
- 3.) S.C.R.D. BOOK 5020, PAGE 602
- 4.) LOT AREA: 770,596 Sq. Ft., 17.69 Ac.
- 5.) THIS IS A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY ON LOWELL STREET.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

NOTES CONT.:

- 9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- 10.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 11.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 13.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 14.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 15.) THE SPEED LIMIT ON LOWELL STREET IS POSTED AT 30 MPH.

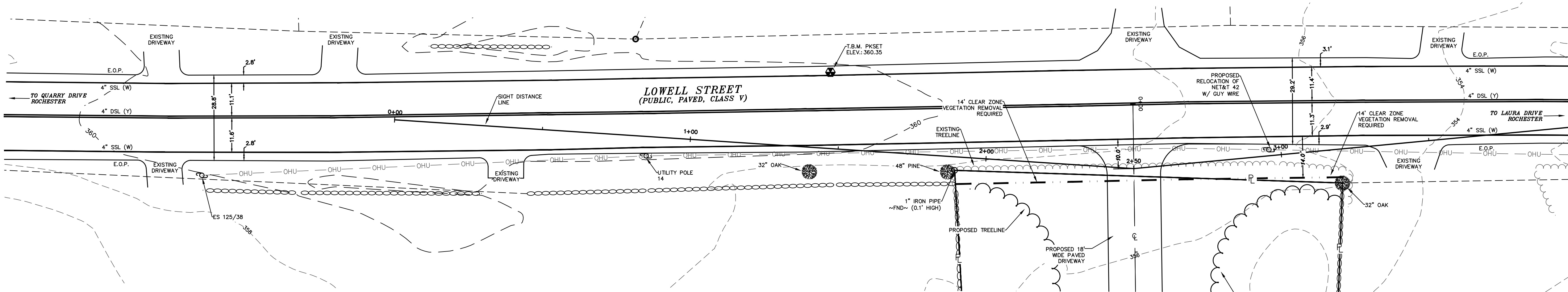
LEGEND:

- IRON PIPE ~FND~
○ UTILITY POLE
● GUY WIRE
⊕ TEMPORARY BENCHMARK
⊗ TREE WITH BARBED WIRE OR AS NOTED
- PERIMETER BOUNDARY LINE
APPROXIMATE ABUTTING LOT LINE
STONE WALL
CLEAR ZONE LINE
OVERHEAD UTILITIES
STRAFFORD COUNTY REGISTRY OF DEEDS
S.C.R.D.
TYP.
FND
R.O.W.
E.O.P.
S.G.C.
SSL (W/Y)
DSL (Y)
- TYPICAL
FOUND
RIGHT OF WAY
EDGE OF PAVEMENT
SLOPED GRANITE CURB
SINGLE SOLID LINE (WHITE/YELLOW)
DOUBLE SOLID LINE (YELLOW)

GRAPHIC SCALE

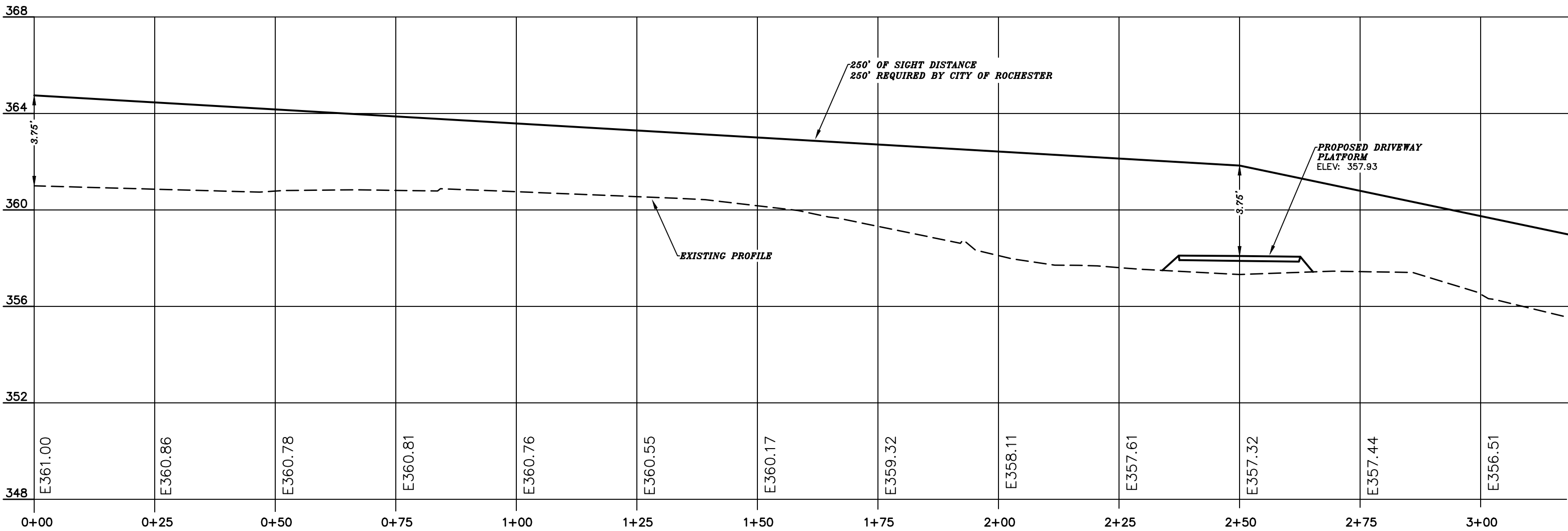


(IN FEET)
1 inch = 20 ft.



PLAN VIEW LOWELL STREET STREET 0+00 TO 2+50

PROFILE VIEW SIGHT LINE



SIGHT DISTANCE CALCULATIONS

DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH

LOCAL REGULATIONS: 250' REQUIRED

AASHTO EXHIBIT 3:1 35 MPH REQUIRES 250' OF STOPPING SIGHT DISTANCE

250' OF STOPPING SIGHT DISTANCE PROVIDED

CLEAR ZONE CALCULATION:

DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH

ADT : 820

FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-6

CLEAR ZONE REQUIRED TO BE 12-14 FEET (1V:5H TO 1V:4H)
14 FEET HAS BEEN SELECTED

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
VERTICAL SCALE: 1" = 4'

HWY-1

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PLAN EASTBOUND
LAND OF
CEM 3 HOLDINGS II LLC
146 OLD DOVER ROAD & LOWELL STREET
ROCHESTER, NH
TAX MAP 140, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN
DATE : AUGUST 16, 2023
FILE NO. : DB 2022 - 038

KENNETH A. BERRY
No. 14246
PROFESSIONAL ENGINEER -

SHEET 5 OF 6

NOTES:

1.) OWNER: CEM 3 HOLDINGS II LLC.
6439 IVARENE AVE
LOS ANGELES, CA 90068-2823

APPLICANT: CEM 3 HOLDINGS II LLC.
6439 IVARENE AVE
LOS ANGELES, CA 90068-2823

2.) TAX MAP 140, LOT 72

3.) S.C.R.D. BOOK 5020, PAGE 602

4.) LOT AREA: 770,596 Sq. Ft., 17.69 Ac.

5.) THIS IS A RESIDENTIAL SUBDIVISION.

6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY ON LOWELL STREET.

7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.

8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

NOTES CONT.:

9.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.

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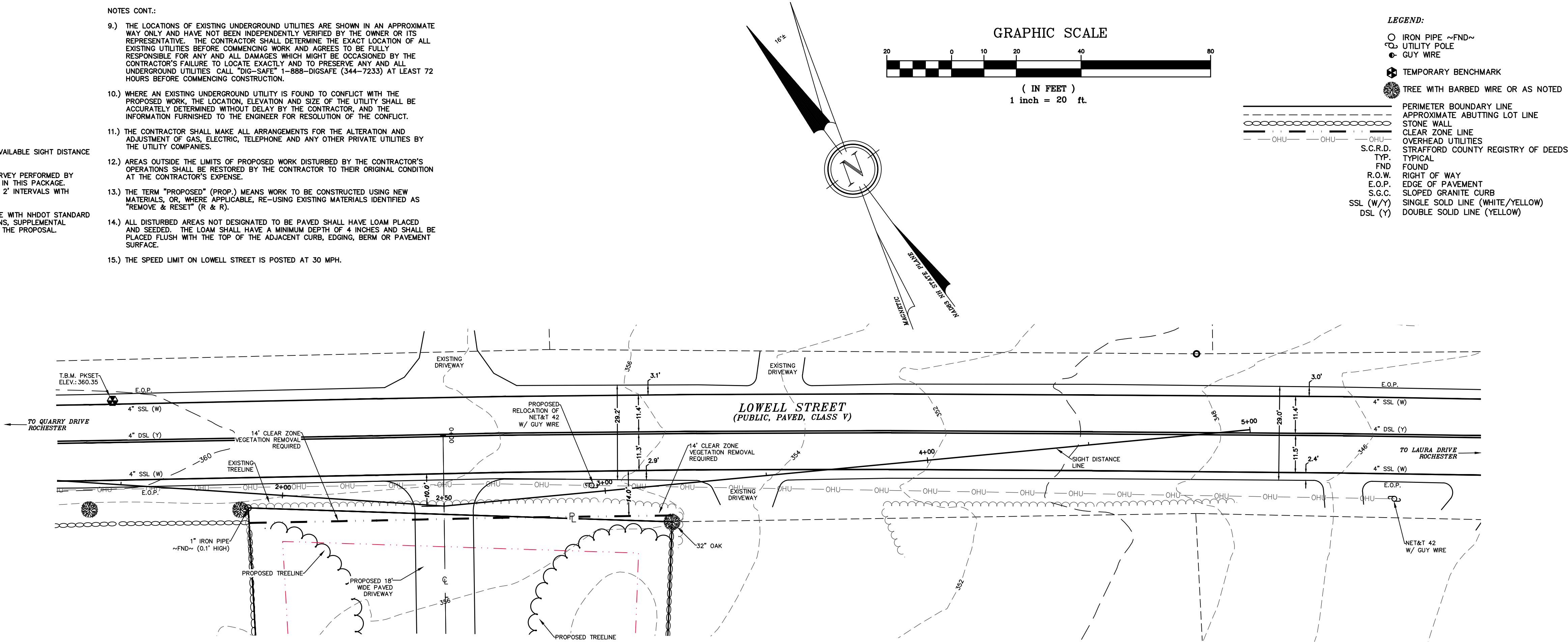
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12.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

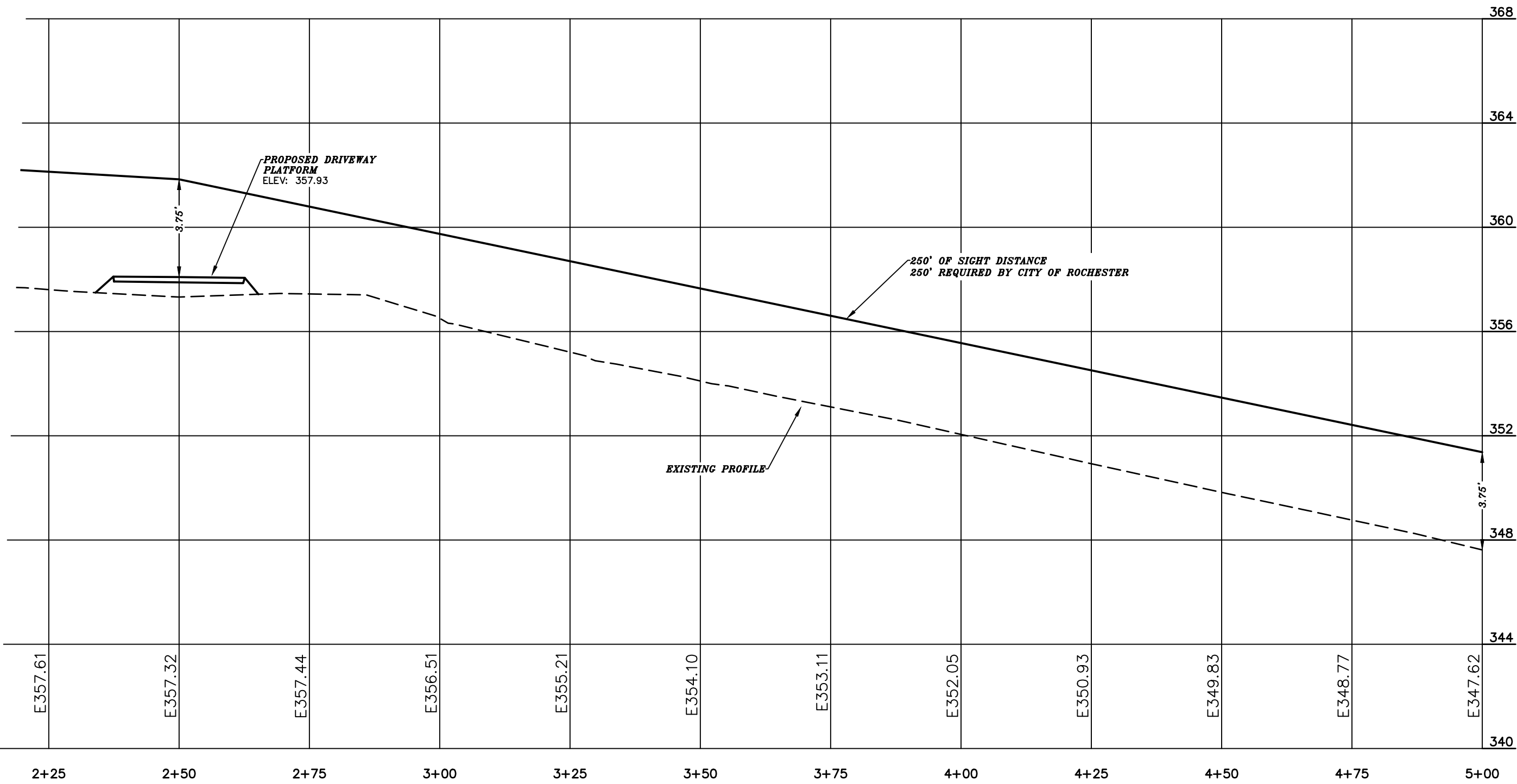
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15.) THE SPEED LIMIT ON LOWELL STREET IS POSTED AT 30 MPH.



PROFILE VIEW SIGHT LINE



SIGHT DISTANCE CALCULATIONS
DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
LOCAL REGULATIONS: 250' REQUIRED
AASHTO EXHIBIT 3:1 35 MPH REQUIRES 250' OF STOPPING SIGHT DISTANCE
250' OF STOPPING SIGHT DISTANCE PROVIDED
CLEAR ZONE CALCULATION:
DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
ADT : 820
FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 12-14 FEET (1V:5H TO 1V:4H)
14 FEET HAS BEEN SELECTED

HWY-2

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PLAN WESTBOUND
LAND OF
CEM 3 HOLDINGS II LLC
146 OLD DOVER ROAD & LOWELL STREET
ROCHESTER, NH
TAX MAP 140, LOT 72

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : AUGUST 16, 2023
FILE NO. : DB 2022 - 038

STATE OF NEW HAMPSHIRE
KENNETH A. BERRY
No. 14246
LICENSED PROFESSIONAL ENGINEER