

# WETLAND NOTES:

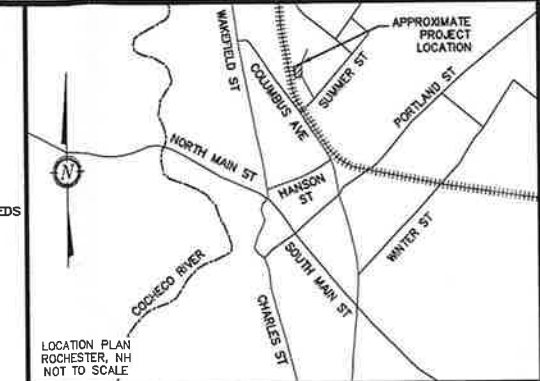
- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
- NO WETLANDS FOUND ON THE PROJECT SITE

## PLAN REFERENCES:

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

## LEGEND:

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



## NOTES:

- OWNER: RBV REALTY LLC, 40 PROVINCE ROAD, STRAFFORD, NH 03864
- TAX MAP 117, LOT 19-1
- LOT AREA: 13,002 Sq. Ft., 0.30 Ac.
- S.C.R.D. BOOK 5051, PAGE 891
- ZONING: NEIGHBORHOOD MIXED USE (NMU). FRONT SETBACK ~ 25.0' (MAX.). SIDE SETBACK ~ 5.0'. REAR SETBACK ~ 20.0'. LOT COVERAGE ~ 90%. FRONTAGE ~ 60.0'. LOT AREA ~ 6,000 Sq. Ft. WETLANDS SETBACK ~ 50.0' (N/A)
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # 330150, MAP # 33017C0216D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON APPROXIMATE USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES ARE BASED ON PLAN REFERENCE #1 AND WERE FOUND TO BE APPROXIMATE NAD83 STATE PLANE.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 117, LOT 19-1 INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEETS. SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE CITY OF ROCHESTER. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1336.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND WHICH IS NOT IN CURRENT LAND USE.
- BOTH LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER. THE APPLICANT HAS COORDINATED WITH THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS TO DETERMINE WATER SERVICES WILL BE PROVIDED FROM SUMMER STREET TO THE PROJECT SITE.
- THE PROPOSED USE OF THE PROPERTIES IS DUPLEX DEVELOPMENT. DUPLEXES IN THE CITY OF ROCHESTER ARE REQUIRED TO BE SPRINKLED. COORDINATE ADDITIONAL WATER SERVICE NEEDS WITH DEPARTMENT OF PUBLIC WORKS. WATER MUST BE OBTAINED FROM SUMMER STREET.
- 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 IS NOT REQUIRED FOR EITHER OF THE PROPOSED LOTS.
- EACH LOT CONTAINS 3,000 Sq. Ft. OF BUILDABLE LAND AREA.
- THE CITY OF ROCHESTER WILL REQUIRE FOUNDATION CERTIFICATIONS FOR THESE TWO BUILDING LOTS. LOT 19-2 WILL BE REQUIRED TO FILE AND RECEIVE A DRIVEWAY PERMIT UPON REQUEST FOR BUILDING PERMIT.
- SETBACK LINES SHOWN ARE THE REQUIREMENTS OF THE UNDERLYING ZONING. PLEASE NOTE THAT THE PROPOSED ACCESS EASEMENT IS NOT TO BE BLOCKED WITH FUTURE BUILDINGS.
- PLEASE FIND SHARED DRIVEWAY EASEMENT WITH UTILITY, DRAINAGE AND GRADING EASEMENT TO BE RECORDED HEREWITH. ANY SHARED UTILITY MUST BE LOCATED WITHIN THE RIGHT OF WAY OR PROVIDED EASEMENT.
- EACH LOT WILL REQUIRE A CERTIFICATE OF MONUMENTATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE APPLICANT IS STRONGLY ENCOURAGED TO INSTALL FENCING ALONG THE RAIL LINE FOR THE PROTECTION OF FUTURE OCCUPANTS.

## GRAPHIC SCALE



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. -- 1:10,000 --  
KENNETH A. BERRY LLS 805 DATE 12/14/22

FINAL APPROVAL  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: [Signature]  
DATE: 12/14/22

Ryan O'Connell, Senior Planner  
Planning Board Approved 11/7/22

N/F PATTERSON, KELLEY  
291 MILTON ROAD  
ROCHESTER, NH 03868  
TAX MAP 117, LOT 22  
S.C.R.D. BOOK 4741, PAGE 327

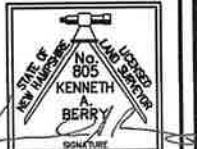
N/F LACLAIR, TUCKER J.  
34 A SUMMER STREET  
ROCHESTER, NH 03867-1419  
TAX MAP 120, LOT 428  
S.C.R.D. BOOK 4993, PAGE 247

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.

ADD FINAL BOUNDS REVISED PER TRG #1	DATE	REVISION
12-9-22	10-16-22	#2
		#1

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

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



## WETLAND NOTES:

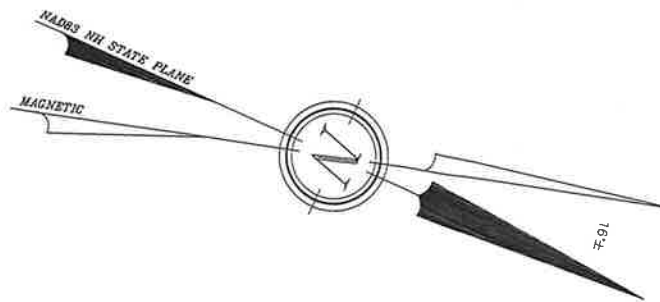
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JOHN P. HAYES CWS #18

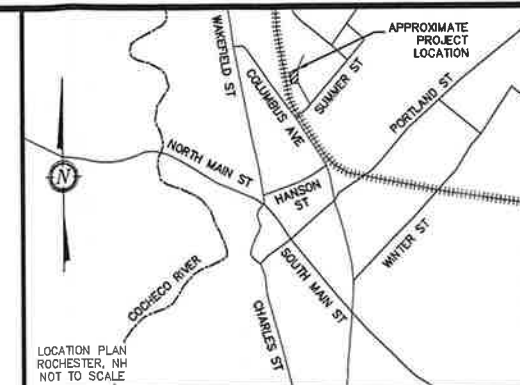
## SOILS (WEB SOIL SURVEY)

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



## LEGEND:

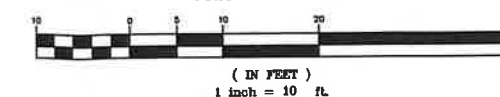
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- 1/2" IRON BOUND ~SET~ W/ ID CAP
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- T-BAR ~FND~
- UTILITY POLE / GUY WIRE
- TEMPORARY BENCHMARK
- PROPOSED BOUNDARY LINE
- PERIMETERS BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- S.C.R.D. TYP. STRAFFORD COUNTY REGISTRY OF DEEDS
- FND FOUND

LOCATION PLAN  
ROCHESTER, NH  
NOT TO SCALE

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STAFFORD, NH 03864
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- S.C.R.D. BOOK 5051, PAGE 891
- ZONING: NEIGHBORHOOD MIXED USE (NMU)  
FRONT SETBACK ~ 25.0' (MAX.)  
SIDE SETBACK ~ 5.0'  
REAR SETBACK ~ 20.0'  
LOT COVERAGE ~ 90%  
FRONTAGE ~ 60.0'  
LOT AREA ~ 6,000 Sq. Ft.  
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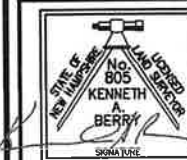
KENNETH A. BERRY LLS 805 DATE 12-9-22

## TOPOGRAPHY PLAN

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

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863  
SCALE: 1 IN. EQUALS 10 FT.

DATE: SEPTEMBER 27, 2022  
FILE NO.: DB 2022-050



SHEET 2 OF 2

"NORWAY PLAINS ASSOCIATES"  
IRON BOUND ~FND~  
(0.3' HIGH)

N/F GUAY VENTURES LLC  
5 FOREST ROAD  
ALFRED, ME 04002  
TAX MAP 120, LOT 425  
S.C.R.D. BOOK 4043, PAGE  
972

1/2" REBAR W/ EASEMENT ID CAP  
~SET~ (0.4' BELOW GRADE)

N/F NH NORTHCOAST CORP  
P.O. BOX 429  
OSSISPEE, NH 03864  
TAX MAP 112, LOT 3

3/4" REBAR W/ ID CAP  
~SET~ (0.1' BELOW GRADE)

BUILDING SETBACK  
LINES (TYP.)

BUILDING SETBACK  
LINES (TYP.)

TAX MAP 117, LOT 19-1  
6,969.70 Sq. Ft.  
0.16 Ac.

TAX MAP 117, LOT 19-2  
6032.84 Sq. Ft.  
0.14 Ac.

N/F NH NORTHCOAST CORP  
P.O. BOX 429  
OSSISPEE, NH 03864  
TAX MAP 112, LOT 3

IRON BOUND ~FND~  
ID CAP DAMAGED  
(0.4' BELOW GRADE)

EXISTING FOUNDATION

FIRE LINE

DOMESTIC  
WATER SERVICE

CLEAN OUT

DOMESTIC  
WATER SERVICE

"NORWAY PLAINS ASSOCIATES"  
IRON BOUND ~FND~  
(FLUSH)

PER DPW  
APPLICANT IS TO RUN WATER  
SERVICES FROM SUMMER STREET  
WITHIN STILLINGS RIGHT OF WAY

1/2" REBAR W/ EASEMENT ID CAP  
~SET~ (FLUSH)

PROPOSED  
SHARED  
DRIVEWAY

UTILITY POLE 301/8-2

NET&T 2/40K

3/4" REBAR W/ ID CAP  
~SET~ (FLUSH)

DOMESTIC  
WATER SERVICE

STILLINGS COURT

N/F KIERSTAD, NANCY A.  
52 STILLINGS COURT  
ROCHESTER, NH 03867-1416  
TAX MAP 117, LOT 19  
S.C.R.D. BOOK 4203, PAGE 367

UTILITY POLE 301/8-3

NET&T 199/3

T.B.M.  
PK NAIL SET  
ELEV.: 229.02

T.B.M.  
PK NAIL SET  
ELEV.: 229.76

N/F LACLAIR, TUCKER J.  
34 A SUMMER STREET  
ROCHESTER, NH 03867-1419  
TAX MAP 120, LOT 428  
S.C.R.D. BOOK 4993, PAGE 247

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N/F PATTERSON, KELLEY  
251 MILTON ROAD  
ROCHESTER, NH 03868  
TAX MAP 117, LOT 22  
S.C.R.D. BOOK 4741, PAGE 327