



MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)

City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 10/01/2010 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 #: 254; Lot #'s): 16; Zoning district: AGRICULTURAL

Property address/location: 268 LOWELL STREET

Name of project (if applicable): _____

Size of site: 14.28 acres; overlay zoning district(s)? WETLANDS

Property owner

Name (include name of individual): GLENN & PAMELA DOYLE

Mailing address: 268 LOWELL STREET, ROCHESTER, NH 03867

Telephone #: 603-335-2301 Email: OKGLENN12000@YAHOO.COM

Applicant/developer (if different from property owner)

Name (include name of individual): N/A

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): DAVID W. VINCENT - LAND SURVEYING SERVICES

Mailing address: 19 MORGAN WAY BARRINGTON NH 03825-3350

Telephone #: 603-664-5786 Fax #: 603-664-3274

Email address: d.vincent@landsurveyingservices.net Professional license #: 821

Proposed project

Number of proposed lots: 1; Are there any pertinent covenants? NO

City water? yes _____ no X; How far is City water from the site? UNKNOWN

City sewer? yes _____ no X; How far is City sewer from the site? UNKNOWN

(Continued Minor Subdivision Plan application Tax Map: 254 Lot: 16 Zone AGRICULTURAL)

Wetlands: Is any fill proposed? No; area to be filled: NONE; buffer impact? NONE

Comments

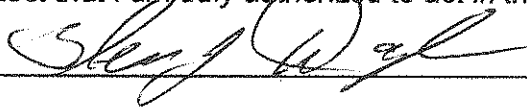
Please feel free to add any comments, additional information, or requests for waivers here:

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:

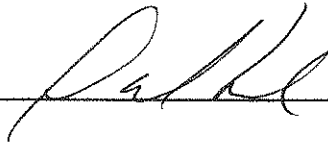


Date: 10/01/2010

Signature of applicant/developer:

Date: _____

Signature of agent:

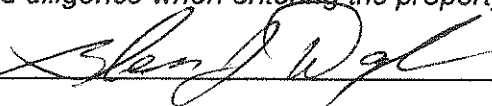


Date: 10/01/2010

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: 10/11/2010

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: GLENN & PAMELA DOYLE

Phone 603-335-2301

Project Address:

268 LOWELL STREET ROCHESTER NH

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
		SEE ATTACHED SHEETS	

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder

Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 10/01/2010 This is page of pages.

Applicant or Agent:

Staff Verification:

ABUTTERS LIST

**Glenn & Pamela Doyle
Tax Map 254 / Lot 16
Lowell Street
Rochester, NH**

OWNER/APPLICANT

Map 254 / Lot 16
Glenn & Pamela Doyle
268 Lowell Street
Rochester, NH 03867

ABUTTERS

Map 253 / Lot 46
Douglas D. & Pamela Harley
PO Box 388
Rochester, NH 03866-0388

Map 253 / Lot 49
Hope Farm Real Estate Holdings LLC
PO Box 1093
Rochester, NH 03866-1903

Map 253 / Lot 50
Joseph E. & Catherine J. Abell
265 Lowell Street
Rochester, NH 03867

Map 253 / Lot 51
Robert J. & Carol M. Sullivan
267 Lowell Street
Rochester, NH 03867

Map 254 / Lot 17
Dale A. & Karen A. Daggett
274 Lowell Street
Rochester, NH 03867

Map 256 / Lot 3
Pauline L. Souliere Living Trust
PO Box 7027
Rochester, NH 03839-7027

Map 256 / Lot 73-08
Christopher & Jennifer Dias
42 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-09
James & Kerry Reynolds
52 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-10
EBR Revocable Trust
c/o Eric Royal
58 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-11
Alejandro Saranglao
Darwin Sayson
64 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-12
Peter & Susan Hartman
70 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-13
Sarah Tolan
Michael Taylor
76 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-14
Timothy & Amy Van Splunder
82 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-15
Roberta Large
88 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-16
James & Sharon McManus
94 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-17
Benjamin Bickford
Nichole Wolters
100 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-18
Robert Murphy
Juhree Ross
106 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-19
Walter & Lorraine Shackford
112 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-20
Beth & Nikolas Vacek
125 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-21
Neale Hubbard
119 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-22
Lawrence & Andrea Spector
111 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-23
Keith Launchbury
Claire Bloom
105 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-24
Thomas Davis
Patricia Diamico
99 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-25
Tammy & Tate Adams
93 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-26
Robert & Tamatha Lang
87 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-27
Mary Hanson
Lindy Lesperance
81 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-28
Wendy & Delbert Cogdill
75 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-29
Steven Cates
69 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-30
Richard & Renee Boudreau
63 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-31
Daryl & Jeri Genlinger
57 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-32
Daniel Merkley
51 Champlin Ridge Road
Rochester, NH 03867

Map 256 / Lot 73-33
Bruce & Patricia McNally
41 Champlin Ridge Road
Rochester, NH 03867

LAND SURVEYOR
David W. Vincent, LLS
Land Surveying Services
5 Powers Drive
Barrington, NH 03825

WETLAND SCIENTIST
John P. Hayes, III
Environmental Consultant
400 Portsmouth Avenue #1
Greenland, NH 03840



DAVID W. VINCENT

LAND SURVEYING SERVICES

BOUNDARY SURVEYS • SUBDIVISIONS
SEPTIC SYSTEM DESIGNS • LAND PLANNING
LICENSED IN NEW HAMPSHIRE & MAINE

5 POWERS DRIVE
BARRINGTON, NH 03825
TEL (603) 664-5786
FAX (603) 664-3274

October 4, 2010

City of Rochester
Planning Department
31 Wakefield Street
Rochester, NH 03867

**Re: Minor Subdivision - Tax Map 254 / Lot 16
Lowell Street
Rochester, NH**

Dear Mr. Chairman,

The following is a brief narrative of the subdivision proposed by the applicants, of their property located at 268 Lowell Street.

Location / Property Description

The property is located on the easterly side of Lowell Street and is located in the Rochester Agricultural District.

Lot 16 is owned by Glenn J. & Pamela M. Doyle and is recorded in Strafford County Registry of Deeds as Book 1109, Page 536, copy enclosed. Lot 16 is comprised of 14.28 acres, with 761.25' of frontage on Lowell Street (Class V), situated on which is an existing residential dwelling in which the applicants reside. The existing residential lot is served by an individual septic system and private well located on site. Access to the property is on Lowell Street via an existing double paved drive.

RECEIVED

OCT - 4 2010

Planning Dept.

Purpose / Intent

The purpose of this application is to subdivide the property into two single family building lots.

Lot 16 will comprise of 6.20 acres with 385.597' of frontage on Lowell Street and retain the existing structures. Lot 16 shall continue to utilize the existing septic system, well, and southerly driveway located on the lot. Proposed Lot 16-1 will comprise of 8.08 acres with 375.66' of frontage on Lowell Street. Lot 16-1 will be served by individual septic system and private well. Access to Lot 16-1 will utilize the northerly driveway on Lowell Street. Subdivision approval from NHDES is not required since each lot is greater than five acres in size and are not located in a Comprehensive Shoreland Protection Zone..

Respectfully submitted,



David W. Vincent
NH Licensed Land Surveyor No. 821
NH Licensed Septic System Designer No. 1413

Enclosed

cc: Glenn Doyle

06_047_sub

Soil Map—Strafford County, New Hampshire
(Doyle - 268 Lowell Street)

70° 56' 38"

70° 56' 23"

43° 16' 19"

43° 16' 20"



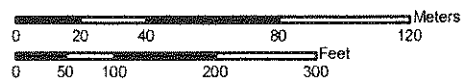
43° 16' 5"

43° 16' 5"

70° 56' 37"



Map Scale: 1:2,140 if printed on A size (8.5" x 11") sheet.



70° 56' 23"

Map Unit Legend

Strafford County, New Hampshire (NH017)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy sand, 3 to 8 percent slopes	0.1	0.9%
HgC	Hollis-Gloucester very rocky fine sandy loams, 8 to 15 percent slopes	9.4	85.2%
LeA	Leicester very stony fine sandy loam, 0 to 3 percent slopes	1.3	11.7%
PbB	Paxton fine sandy loam, 0 to 8 percent slopes	0.2	2.1%
WdA	Windsor loamy sand, 0 to 3 percent slopes	0.0	0.1%
Totals for Area of Interest		11.1	100.0%

Test Pit Data:

TEST PIT No. 1	DEPTH (in.)	DESCRIPTION	TEST PIT No. 2	DEPTH (in.)	DESCRIPTION
00-00		No Forest Mat	00-00		No Forest Mat
00-12		10YR 3/4, Dark Yellowish Brown, fine sandy loam, granular, friable	00-11		10YR 3/4, Dark Yellowish Brown, fine sandy loam, granular, friable
12-28		10YR 4/6, Dark Yellowish Brown, very fine sandy loam, granular, friable	12-28		10YR 4/6, Dark Yellowish Brown, very fine sandy loam, granular, friable
28-60		10YR 8/8, Yellowish Brown, very fine sandy loam, massive, firm with redox features	28-84		10YR 8/8, Yellowish Brown, very fine sandy loam, massive, firm with redox features

ES/HT = 20" Observed water table = 20" Restrictive layer = 20" Refused = none Route to 20's Per. Rate = 12 min./in. at 20 in.

ES/HT = 20" Observed water table = 20" Restrictive layer = 20" Refused = none Route to 20's Per. Rate = 12 min./in. at 20 in.

TEST PIT No. 3

DEPTH (in.)	DESCRIPTION
00-00	No Forest Mat
00-12	10YR 3/4, Dark Yellowish Brown, fine sandy loam, granular, friable
12-27	10YR 5/8, Yellowish Brown, very fine sandy loam, granular, friable
27-63	10YR 8/8, Yellowish Brown, very fine sandy loam, massive, firm with redox features

ES/HT = 22" Observed water table = 22" Restrictive layer = 22" Refused = none Route to 20's Per. Rate = 12 min./in. at 20 in.

Length Table:

LINE	BEARING	DISTANCE
L1	N02°21'02"E	21.85'
L2	S35°58'21"W	43.82'
L3	S41°42'38"W	31.09'
L4	S39°53'40"E	31.22'
L5	S50°28'23"E	9.73'

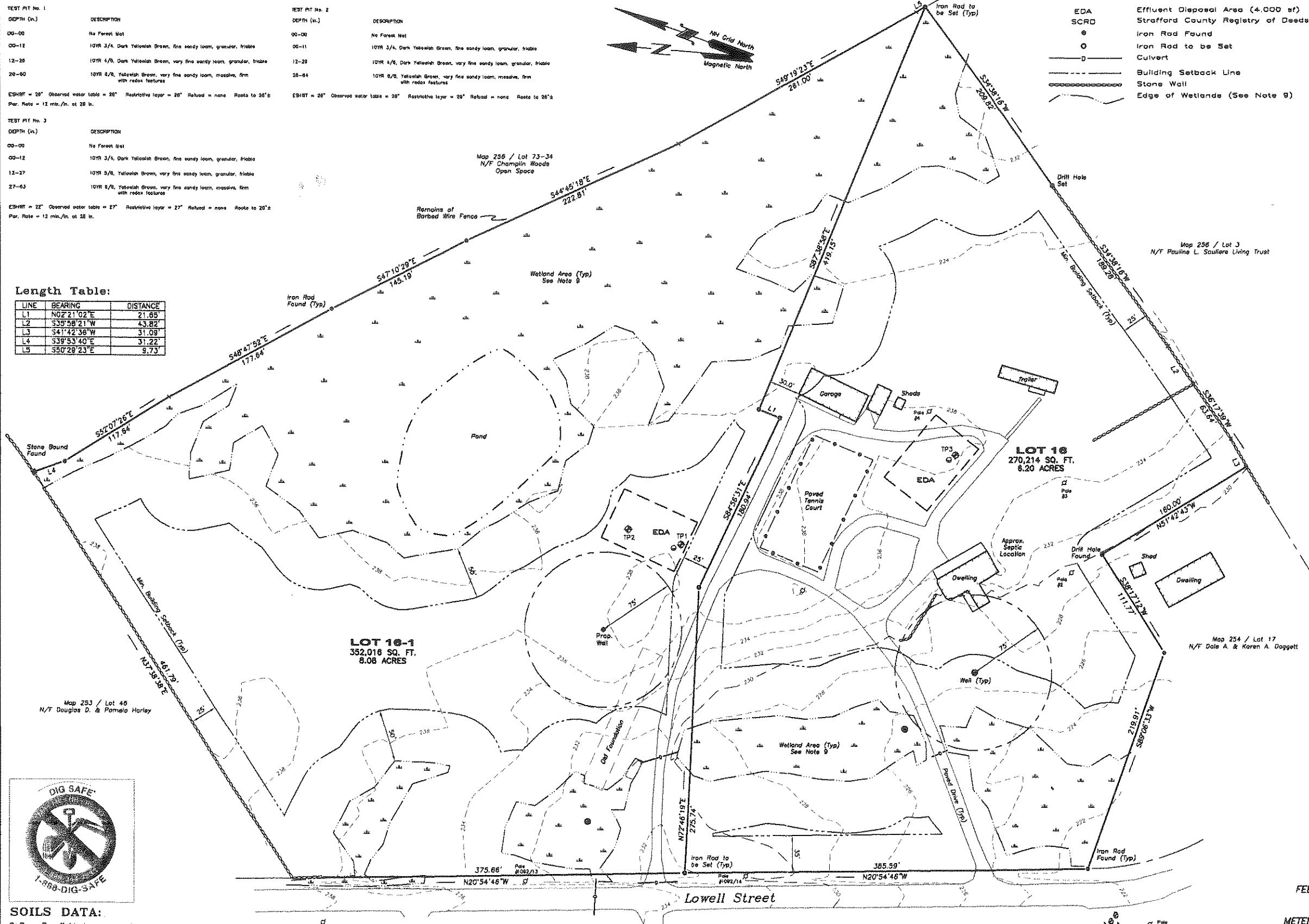
Legend:

EDA	Effluent Disposal Area (4,000 sf)
SCRD	Strafford County Registry of Deeds
●	Iron Rod Found
○	Iron Rod to be Set
—	Culvert
---	Building Setback Line
---	Stone Wall
---	Edge of Wetlands (See Note 9)

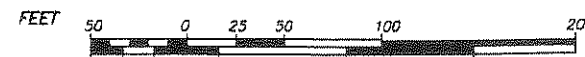
Notes:

- The purpose of this plan is to subdivide Lot 16 into two building lots. Each lot to be served by individual septic and well.
- Field Procedure: Topcon (GTS-228) Electronic Total Station Instrument, Adjusted Closed Traverse Performed September/October 2009. Least Squares Balance.
- Error of Closure Better Than 1:20,000.
- Parcel is shown as Lot 16 on the City of Rochester Assessor's Map 254.
- Parcel is located in the City of Rochester Agricultural Zoning District.
- Owner of Record: Glenn J. & Pamela M. Doyle
288 Lowell Street
Rochester, NH 03607
SCRD 8k 1109, Pg 538
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, Strafford County, New Hampshire, Map No. 33017C02140, Effective date: May 17, 2009.
- The wetland areas shown hereon were field delineated by John P. Hayes, III, of Greenland, NH. The wetland locations were delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual.
- Total Lot Area: 822,229 s.f. or 14.28 Acres
- Zoning Requirements:

Min. Lot Area:	40,000 s.f.
Min. Frontage:	150'
Structure Setbacks:	
Min. Front Yard:	35'
Min. Side Yard:	25'
Min. Rear Yard:	50'
Min. Wetlands Buffer:	50'
- Horizontal/Vertical Datum based upon City of Rochester GPS Control Monuments.
- For more information about this subdivision contact the City of Rochester Planning Department at 31 Wakefield Street, Rochester, NH, 03607 (603) 335-1338.



MINOR SUBDIVISION SITE PLAN PREPARED FOR GLENN J. & PAMELA M. DOYLE OF TAX MAP 254 / LOT 16 LOCATED AT LOWELL STREET COUNTY OF STRAFFORD ROCHESTER, NH



SCALE: 1" = 50' DATE: OCTOBER 01, 2010

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
19 MORGANS WAY
BARRINGTON, NH 03825-3350
TEL: (603) 864-5786
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

SOILS DATA:

DeB	- Deerfield, Loamy sand. 3 to 8% Slopes
HgC	- Halls-Gloucester, Very rocky fine sandy loam. 8 to 15% Slopes
LeA	- Leicester, Very stony fine sandy loam. 0 to 3% Slopes
PbB	- Paxton, Fine sandy loam. 0 to 8% Slopes

Reference: Sheet 19 Soil Survey of Strafford County, New Hampshire, prepared by U.S. Dept. of Agriculture Soil Conservation Service, Issue Date March 1973.

Legend:

SCRD Strafford County Registry of Deeds
 Iron Rod Found
 Iron Rod to be Set
 Culvert
 Building Setback Line
 Stone Wall
 Edge of Wetlands (See Note 9)

References:

- 1.) "Limited Subdivision of Pine Island Prepared for Crossroads Developers, Rochester, NH," dated January 23, 1987, latest revision date 10/12/87, prepared by McEneaney & O'Neil Survey Assoc., SCRD Plan No. 31A-70.
- 2.) "Proposed Subdivision Land of Glenn J. & Pamela M. Doyle, Rochester, NH," dated May 19, 1988, latest revision date 04/04/89, prepared by Barry Surveying & Engineering, SCRD Plan No. 38-128.
- 3.) "Champlin Woods Overall Subdivision Plan, Rochester, NH," dated October 2003, latest revision date 03/26/04, prepared by Norway Plains Assoc. Inc, SCRD Plan No. 75-58.

Length Table:

LINE	BEARING	DISTANCE
L1	N02°21'02"E	21.85'
L2	S35°58'21"W	43.82'
L3	S41°42'36"W	31.09'
L4	S39°53'40"E	31.22'
L5	S50°29'23"E	9.73'

Map 253 / Lot 34
 N/F Champlin Woods
 Open Space
 Plan Ref. No. 3.

Remains of
 Barbed Wire Fence

Wetland Area (Typ)
 See Note 9

LOT 16-1
 352,016 SQ. FT.
 8.08 ACRES

LOT 16
 270,214 SQ. FT.
 6.20 ACRES

Map 253 / Lot 46
 N/F Douglas D. & Pamela Harley
 PO Box 388
 Rochester, NH 03866-0388
 SCRD Bk 1837, Pg 319

Map 254 / Lot 17
 N/F Dale A. & Karen A. Daggett
 274 Lowell Street
 Rochester, NH 03867
 SCRD Bk 1454, Pg 276

Map 253 / Lot 49
 N/F Hope Farm Real Estate Holdings LLC
 PO Box 1093
 Rochester, NH 03866-1903
 SCRD Bk 3293, Pg 250

Map 253 / Lot 50
 N/F Joseph E. & Catherine J. Abel
 285 Lowell Street
 Rochester, NH 03867
 SCRD Bk 3713, Pg 411

Map 253 / Lot 51
 N/F Robert J. & Carol M. Sullivan
 287 Lowell Street
 Rochester, NH 03867
 SCRD Bk 3610, Pg 877

I certify that this plan based upon the plan references and a field survey conducted on the ground between September 29, 2009 and October 12, 2009, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the City of Rochester and the Plan Error of Closure exceeds 1:10,000.

David W. Vincent, LLS No. 821 Date

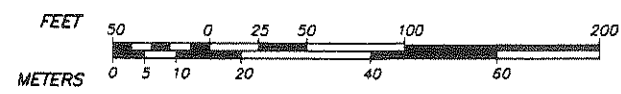
For Registry of Deeds Purposes



Notes:

- 1.) The purpose of this plan is to subdivide Lot 16 into two building lots. Each lot to be served by individual septic and well.
- 2.) Field Procedure: Topcon (GTS-228) Electronic Total Station Instrument, Adjusted Closed Traverse Performed September/October 2009, Least Squares Balance.
- 3.) Error of Closure Better Than 1:20,000.
- 4.) Parcel is shown as Lot 16 on the City of Rochester Assessor's Map 254.
- 5.) Parcel is located in the City of Rochester Agricultural Zoning District.
- 6.) Owner of Record: Glenn J. & Pamela M. Doyle
 288 Lowell Street
 Rochester, NH 03867
 SCRD Bk 1109, Pg 536
- 7.) This plan does not show any unrecorded or unwritten assessments which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such assessments exist.
- 8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, Strafford County, New Hampshire, Map No. 33017002140, Effective date: May 17, 2005.
- 9.) The wetland areas shown hereon were field delineated by John P. Hayes, III, of Greenland, NH. The wetland locations were delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual.
- 10.) Total Lot Area: 622,229 s.f. or 14.28 Acres
- 11.) Zoning Requirements:
 Min. Lot Area: 40,000 s.f.
 Min. Frontage: 150'
 Structures Setbacks:
 Min. Front Yard: 35'
 Min. Side Yard: 25'
 Min. Rear Yard: 50'
 Min. Wetlands Buffer: 50'
- 12.) Horizontal/Vertical Datum based upon City of Rochester GPS Control Monuments.
- 13.) For more information about this subdivision contact the City of Rochester Planning Department at 31 Wakefield Street, Rochester, NH, 03867 (803) 335-1338.

MINOR SUBDIVISION PLAN
 PREPARED FOR
GLENN J. & PAMELA M. DOYLE
 OF
TAX MAP 254 / LOT 16
 LOCATED AT
LOWELL STREET
COUNTY OF STRAFFORD
ROCHESTER, NH



SCALE: 1" = 50' DATE: OCTOBER 01, 2010

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
 19 MORGANS WAY
 BARRINGTON, NH 03825-3350
 TEL: (803) 864-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

Approved by the Rochester Planning on _____ Date _____
 Signed by _____ Name _____ Position _____

SUBDIVISION APPROVAL: 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.
 GRANTED WAIVERS:

DWG NAME: 047sub FB: 37/40-45