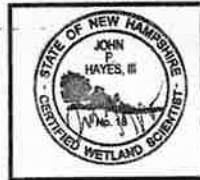


WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL 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: 770,598 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.

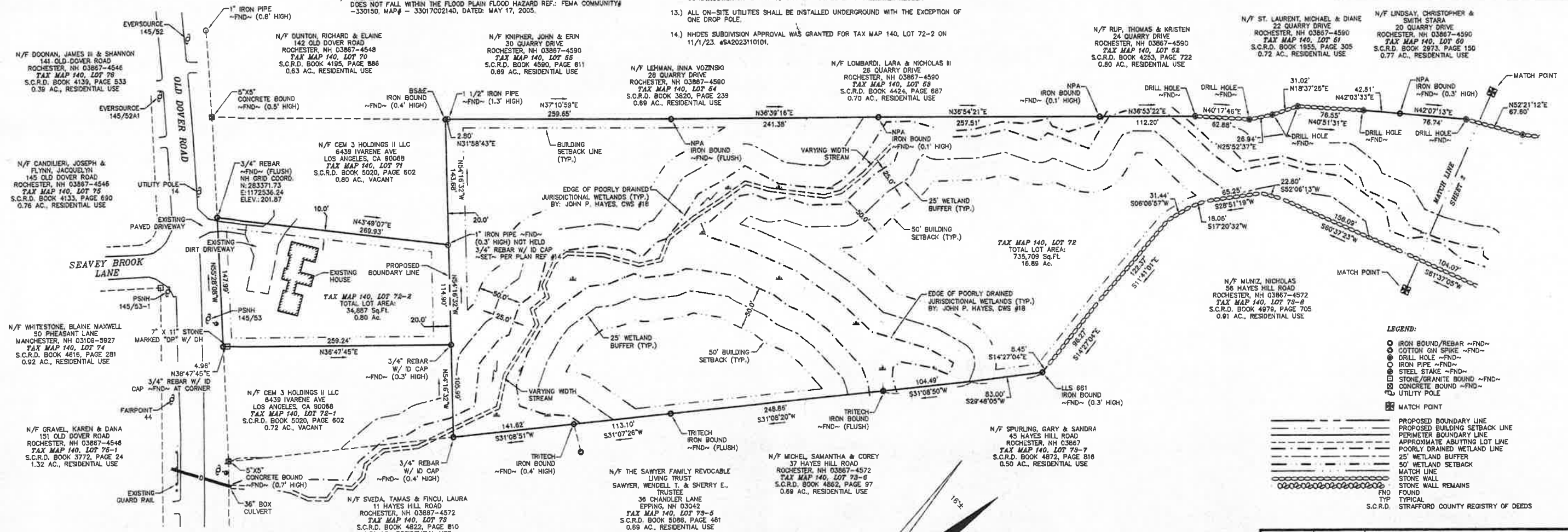
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY - 330150, MAP# - 33017C0214D, DATED: MAY 17, 2005.

NOTES:

- 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 SITE 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 WAS GRANTED FOR TAX MAP 140, LOT 72-2 ON 11/1/23. #5A202310101.

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 168, 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 MALLIS 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:

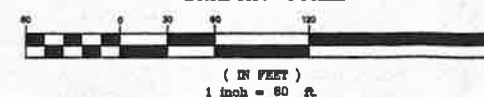
- "SUBDIVISION PLAN LAND OF CEM 3 HOLDINGS LLC, 7A LAURA DRIVE, ROCHESTER, N.H., TAX MAP 253, LOT 27"
BY: BERRY SURVEYING & ENGINEERING
DATED: SEPTEMBER 9, 2021
S.C.R.D. PLAN #12574
FILE NO.: DB 2021-074
- "MINOR SUBDIVISION FOR GEORGE F. KELLEY IV, LOWELL STREET, ROCHESTER, N.H."
BY: MCNEANEY & O'NEIL 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, 2009
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, 148 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 #12665 & #12666
FILE NO.: DB 2022-038

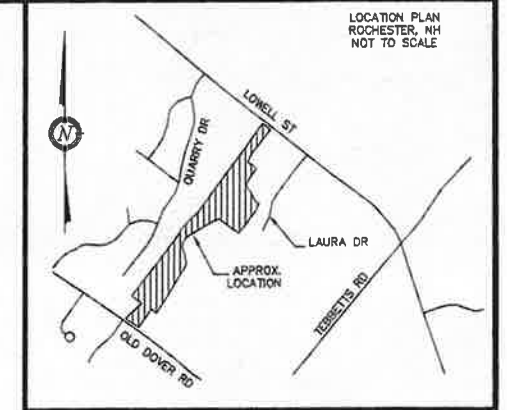
WHETHER OR NOT OTHERWISE EXPRESSLY REQUIRED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED 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



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: *[Signature]*
DATE: *Per 10-2-23 PB Mtg*

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
[Signature] 11-6-23
KENNETH A. BERRY L.L.S. 808 DATE



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 ADJUTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- MATCH LINE
- STONE WALL
- STONE WALL REMAINS
- FND TYP
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

#1	11/3/23	ADD NHDES SUBDIVISION APPROVAL
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: NORTHEASTAL 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, 6459 IVARENE AVE, LOS ANGELES, CA 90068-2823
- TAX MAP 140, LOT 72
- LOT AREA: 770,598 Sq. Ft., 17.69 Ac.
- S.C.R.D. BOOK 5020, PAGE 802
- 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.

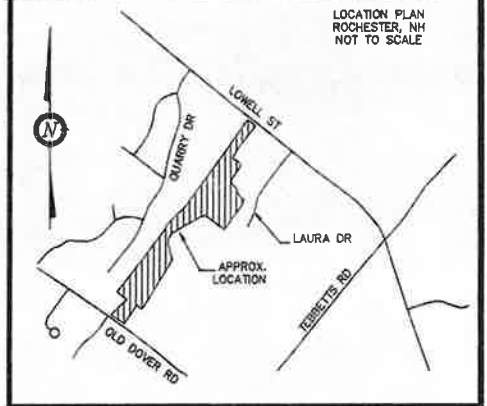
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY -330150, MAP# - 33017002140, DATED: MAY 17, 2005.

NOTES:

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- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.

NOTES:

- NHDES SUBDIVISION APPROVAL WAS GRANTED FOR TAX MAP 140, LOT 72-2 ON 11/1/23. #SA2023110101.
- 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

N/F DAVIS, MICHAEL & CHRISTINE
18 QUARRY DRIVE
ROCHESTER, NH 03607-4590
TAX MAP 140, LOT 49
S.C.R.D. BOOK 1992, PAGE 243
1.06 AC., RESIDENTIAL USE

N/F HOWARD, EVERETT & LISA
16 QUARRY DRIVE
ROCHESTER, NH 03607
TAX MAP 140, LOT 48
S.C.R.D. BOOK 2842, PAGE 371
1.51 AC., RESIDENTIAL USE

N/F RACHEL POULIN REVOCABLE TRUST
POULIN, RACHEL, TRUSTEE
10 QUARRY DRIVE
ROCHESTER, NH 03607-4590
TAX MAP 135, LOT 19
S.C.R.D. BOOK 1536, PAGE 208
1.48 AC., VACANT LAND

N/F RACHEL POULIN REVOCABLE TRUST
POULIN, RACHEL, TRUSTEE
10 QUARRY DRIVE
ROCHESTER, NH 03607-4590
TAX MAP 135, LOT 11
S.C.R.D. BOOK 1716, PAGE 615
5.00 AC., RESIDENTIAL USE

N/F KIMBERLY A. PLANTE LIVING
REVOCABLE TRUST OF 2002
PLANTE, KIMBERLY, TRUSTEE
6 QUARRY DRIVE
ROCHESTER, NH 03607-4590
TAX MAP 135, LOT 6
S.C.R.D. BOOK 2544, PAGE 379
5.82 AC., RESIDENTIAL USE

N/F PAIGE, DARIN & CASAVANT, PAUL
214 HIGH STREET
SOMERSWORTH, NH 03878
TAX MAP 244, LOT 2-1
S.C.R.D. BOOK 4858, PAGE 128
9.83 AC., AGRICULTURAL USE/VACANT

N/F MACISAAC, KAREN CORMIER
P.O. BOX 488
ROCHESTER, NH 03666-0488
TAX MAP 244, LOT 3
S.C.R.D. BOOK 3807, PAGE 259
3.00 AC., RESIDENTIAL USE

N/F GRENIER, MARTIN & KELLY
183 LOWELL STREET
ROCHESTER, NH 03607-4575
TAX MAP 244, LOT 19
S.C.R.D. BOOK 3403, PAGE 927
1.95 AC., VACANT LAND

N/F NEW STYLE HOMES, INC.
22 MILTON ROAD
ROCHESTER, NH 03608-8805
TAX MAP 140, LOT 78-9
S.C.R.D. BOOK 4654, PAGE 42
7.49 AC., VACANT LAND

N/F KLEVITCH, ALEXANDRE
11 LAURA DRIVE
ROCHESTER, NH 03607
TAX MAP 255, LOT 85
S.C.R.D. BOOK 4466, PAGE 154
1.07 AC., RESIDENTIAL USE

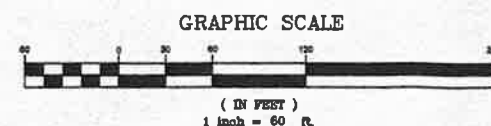
N/F RICKER, OWEN MATTHEW &
ESPINOZA, ANDREA M.
7 LAURA DRIVE
ROCHESTER, NH 03607-4522
TAX MAP 255, LOT 86
S.C.R.D. BOOK 5113, PAGE 438
1.09 AC., RESIDENTIAL USE

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

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

I CERTIFY THAT THIS PLAN EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER, N.H. - 1:10,000-
Kenneth A. Berry 11-6-23
KENNETH A. BERRY L.L.S. 805 DATE

- 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
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 - 25' WETLAND BUFFER
 - 50' WETLAND SETBACK
 - MATCH LINE
 - STONE WALL
 - STONE WALL REMAINS
 - FOUND
 - TYP
 - S.C.R.D.
 - STRAFFORD COUNTY REGISTRY OF DEEDS



#1	11/3/23	ADD NHDES SUBDIVISION APPROVAL
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:

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JOHN P. HAYES CWS #18

NOTES:

- OWNER: CEM 3 HOLDINGS II LLC
6439 WARENE AVE
LOS ANGELES, CA 90088-2823
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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 # - 3301700214D, DATED: MAY 17, 2005.

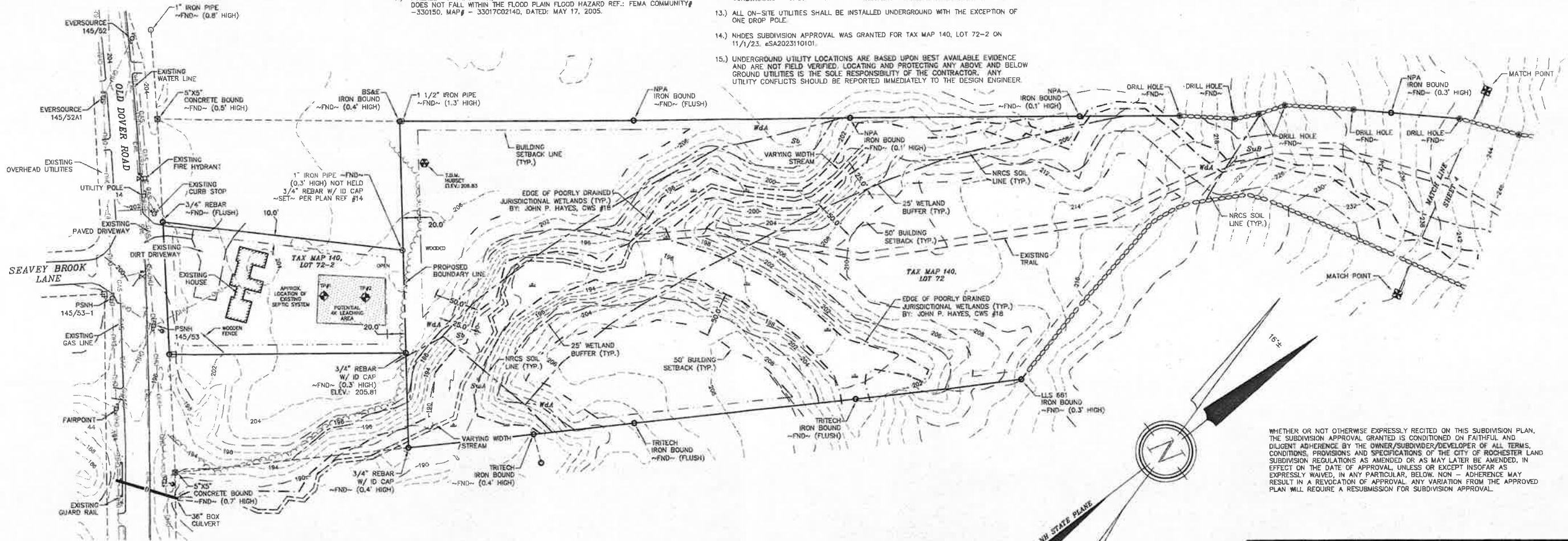
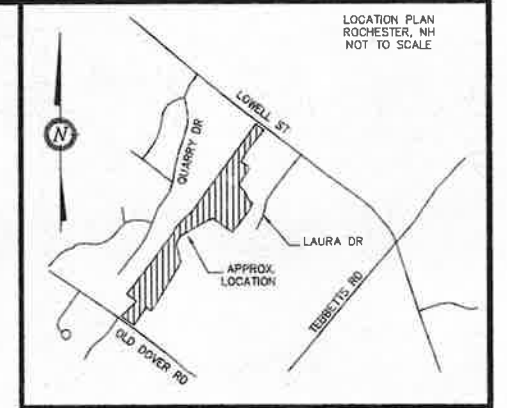
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- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- NHDES SUBDIVISION APPROVAL WAS GRANTED FOR TAX MAP 140, LOT 72-2 ON 11/1/23. eSA2023110101.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.

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
Gsb ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
H/B ~ HOLLS-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
1.5-2.6' 10YR 6/6, FINE SAND, SINGLE GRAIN, LOOSE
2.6-5.0' 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 @ 5.0'
ROOTS TO 1.6'
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 1.6'
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-B% SLOPE = 34,054 Sq. Ft. = 0.7818 Ac.
GROUP 2 SOIL 25-35% SLOPE = 833 Sq. Ft. = 0.0191 Ac.

Q = (0.7818 Ac. X 2000 GPD/Ac.)/1.3 FACTOR = 1202 GPD
Q = (0.0191 Ac. X 2000 GPD/Ac.)/1.69 FACTOR = 22 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

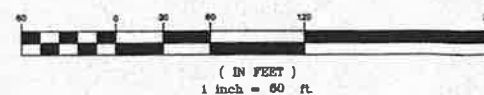
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- POORLY DRAINED WETLAND LINE
- 25' WETLAND BUFFER
- 50' WETLAND SETBACK
- MATCH LINE
- STONE WALL REMAINS
- NRCS SOIL LINE & LABEL
- OVERHEAD UTILITIES
- WATER LINE
- GAS LINE
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD 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
#1	11/3/23	ADD NHDES SUBDIVISION APPROVAL
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		

WETLAND NOTES:

1. WETLANDS WERE DELINEATED BY JOHN P. HAYES, MAY 2022
2. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
3. 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).
4. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



JOHN P. HAYES CWS #18

NOTES:

- 1.) OWNER: CEM 3 HOLDINGS II LLC, 6439 IVARENE AVE, LOS ANGELES, CA 90068-2823
- 2.) TAX MAP 140, LOT 72
- 3.) LOT AREA: 770,596 Sq. Ft., 17.69 Ac.
- 4.) S.C.R.D. BOOK 5020, PAGE 602
- 5.) ZONING: RESIDENTIAL - I
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.
- 6.) 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# - 33017002140, DATED: MAY 17, 2005.

NOTES:

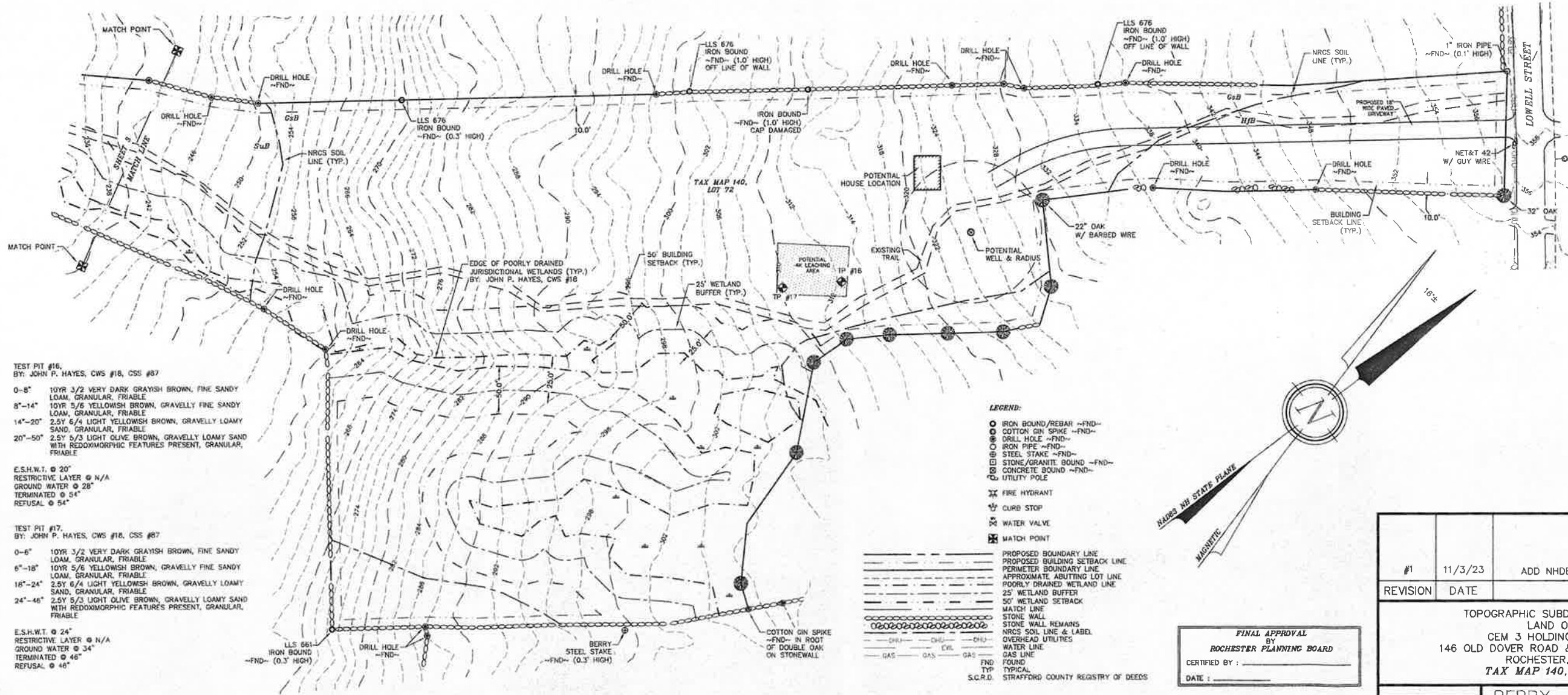
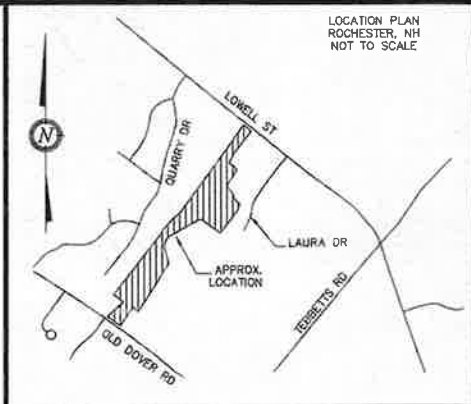
- 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 140, LOT 72 INTO 2 INDIVIDUAL LOTS. THIS IS A 6 SHEET PLAN SET. SHEET 1 & 2 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.
- 9.) THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.
- 10.) 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.
- 11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE 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.
- 12.) EACH INDIVIDUAL LOT WILL HAVE APPROPRIATE EROSION CONTROL DURING CONSTRUCTION PURSUANT TO CITY OF ROCHESTER STORMWATER REGULATIONS.
- 13.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF ONE DROP POLE.
- 14.) NHDES SUBDIVISION APPROVAL WAS GRANTED FOR TAX MAP 140, LOT 72-2 ON 11/1/23. eSA2023110101.

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
GsB ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
HfB ~ HOLLIS-GLOUCESTER FINE SANDY LOAMS, 8 TO 15% SLOPES
SEE NRCS/WEBSOIL

NOTES:

- 15.) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.



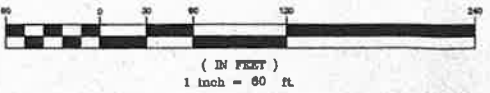
TEST PIT #16.
BY: JOHN P. HAYES, CWS #18, CSS #87
0-8" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
8"-14" 10YR 5/6 YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
14"-20" 2.5Y 6/4 LIGHT YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
20"-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
E.S.H.W.T. @ 20"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ 28"
TERMINATED @ 54"
REFUSAL @ 54"

TEST PIT #17.
BY: JOHN P. HAYES, CWS #18, CSS #87
0-6" 10YR 3/2 VERY DARK GRAYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6"-18" 10YR 5/6 YELLOWISH BROWN, GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
18"-24" 2.5Y 6/4 LIGHT YELLOWISH BROWN, GRAVELLY LOAMY SAND, GRANULAR, FRIABLE
24"-46" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY LOAMY SAND WITH REDOXIMORPHIC FEATURES PRESENT, GRANULAR, FRIABLE
E.S.H.W.T. @ 24"
RESTRICTIVE LAYER @ N/A
GROUND WATER @ 34"
TERMINATED @ 46"
REFUSAL @ 46"

- LEGEND:
- IRON BOUND/REBAR ~FND~
 - COTTON ON 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
 - PROPOSED BUILDING SETBACK LINE
 - PERMETER BOUNDARY LINE
 - APPROXIMATE ABUTTING LOT LINE
 - POORLY DRAINED WETLAND LINE
 - 25' WETLAND BUFFER
 - 50' WETLAND SETBACK
 - WETLAND SETBACK
 - STONE WALL
 - STONE WALL REMAINS
 - NRCS SOIL LINE & LABEL
 - OVERHEAD UTILITIES
 - WATER LINE
 - GAS LINE
 - FOUND
 - TYP
 - S.C.R.D.
 - STRAFFORD COUNTY REGISTRY OF DEEDS

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

GRAPHIC SCALE



WHETHER OR NOT OTHERWISE EXPRESSLY NOTED 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.

#1	11/3/23	ADD NHDES 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: 770,996 Sq. Ft., 17.89 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 MHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

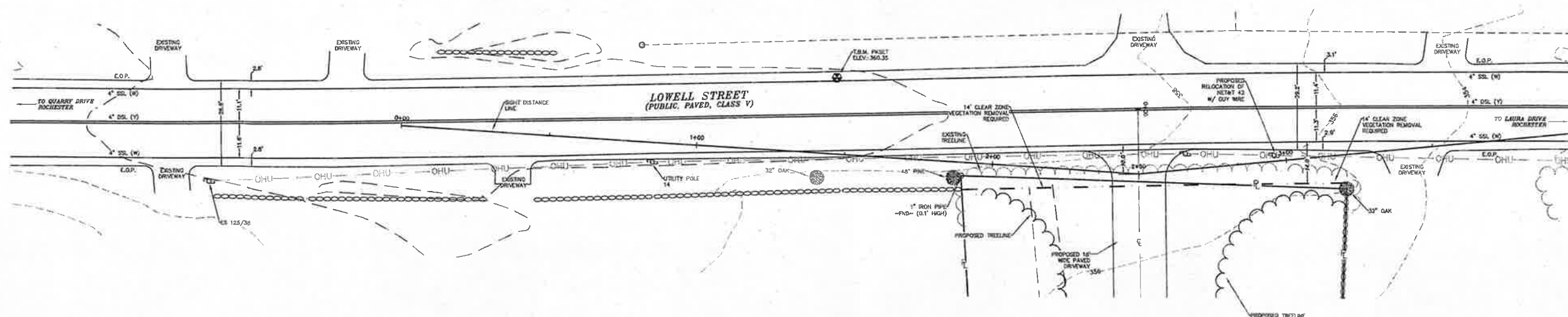
NOTES CONT.:

- 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 ADDRESS 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 "800-SAFE" 1-888-888-8888 (S44-7233) 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
--- TYP.
--- FND
--- R.O.W.
--- E.O.P.
--- S.G.C.
--- SSL (W/Y)
--- DSL (Y)
- PERIMETER BOUNDARY LINE
APPROXIMATE ABUTTING LOT LINE
STONE WALL
CLEAR ZONE LINE
OVERHEAD UTILITIES
STRAFFORD COUNTY REGISTRY OF DEEDS
TYP.
FND
R.O.W.
E.O.P.
S.G.C.
SSL (W/Y)
DSL (Y)

GRAPHIC SCALE



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

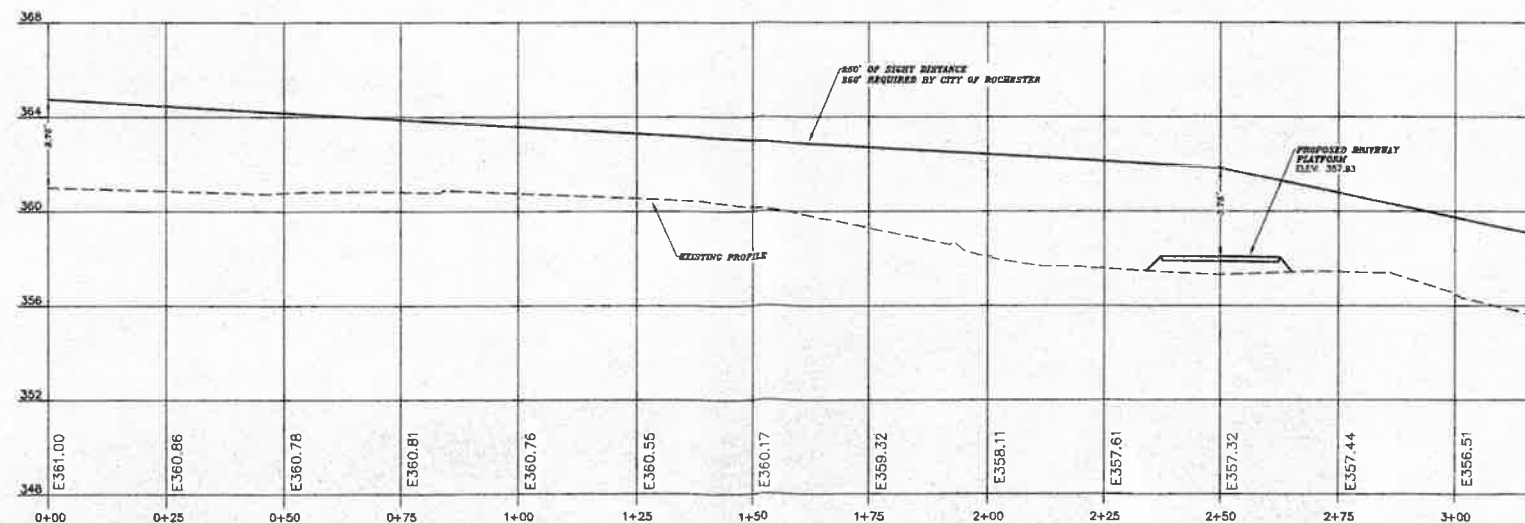
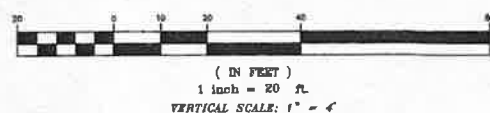
ADT : 820

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



HWY-1

REVISION	DATE	DESCRIPTION
#1	11/3/23	ADD NHDES SUBDIVISION APPROVAL

SIGHT DISTANCE PLAN EASTBOUND
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 ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE : AS SHOWN
DATE : AUGUST 16, 2023
FILE NO. : DB 2022 - 038



NOTES:

1.) OWNER: CEM 3 HOLDINGS II LLC
8439 IVARINE AVE
LOS ANGELES, CA 90048-2823

APPLICANT: CEM 3 HOLDINGS II LLC
8439 IVARINE AVE
LOS ANGELES, CA 90048-2823

2.) TAX MAP 140, LOT 72

3.) S.C.R.D. BOOK 5020, PAGE 802

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 RIGHT 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 HNDOT 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 SEEDS. 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.

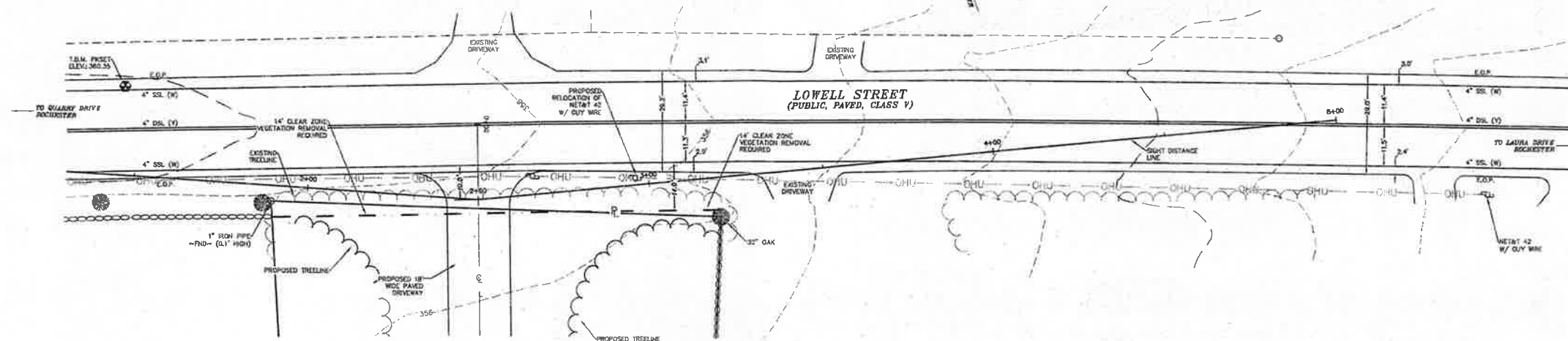
15.) THE SPEED LIMIT ON LOWELL STREET IS POSTED AT 30 MPH.

GRAPHIC SCALE



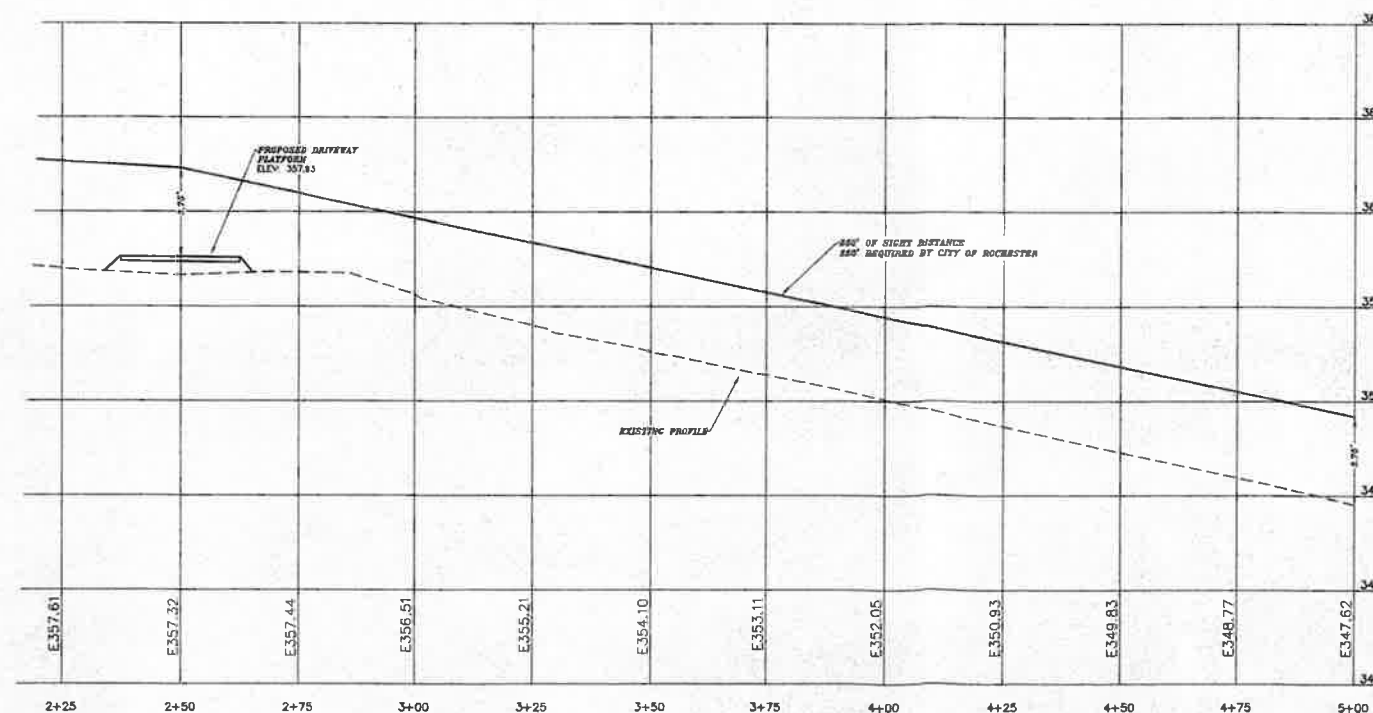
LEGEND:

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



PLAN VIEW LOWELL STREET 2+50 TO 5+00

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

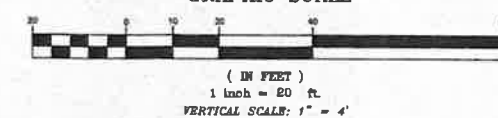
ADT : 820

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



HWY-2

REVISION	DATE	DESCRIPTION
#1	11/3/23	ADD NHDES SUBDIVISION APPROVAL

SIGHT DISTANCE PLAN WESTBOUND 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 ROAD BARRINGTON, NH 03825 (603)332-2863 SCALE : AS SHOWN DATE : AUGUST 16, 2023 FILE NO. : DB 2022 - 038
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SHEET 6 OF 6