



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: 4-22-24 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 #: 251; Lot #(s): 89; Zoning district: Ag. w/ water

Property address/location: 30 Hansonville Road

Name of project (if applicable): Proposed Minor Subdivision for Candice K. Harvey

Size of site: 1.7 acres; overlay zoning district(s)?

Property owner

Name (include name of individual): Candice K. Harvey

Mailing address: - 643 Frankline Pierce Highway, Barrington, NH 03825

Telephone #: 603-312-2026 Email: raestes@comcast.net

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: crberry@metrocast.net Professional license #: 805

Proposed project

Driveway
Easement

Number of proposed lots: 2; Are there any pertinent covenants?

Number of cubic yards of earth being removed from the site? N/A

City water? yes x no ; How far is City water from the site?

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

Wetlands: Is any fill proposed? No ; area to be filled: _____; 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:  Agent for the Owner/Applicant
Date: 4-22-24

Signature of applicant/developer: _____

Signature of agent:  Date: _____
Date: 4-22-24

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:  Agent for the Owner/Applicant
Date: 4-22-24

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: Candice K. Harvey Minor Sub. Map: 251 Lot: 89 Date: 4-22-24

Applicant/agent: Berry Surveying & Engineering 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To Be Provided

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Utilities

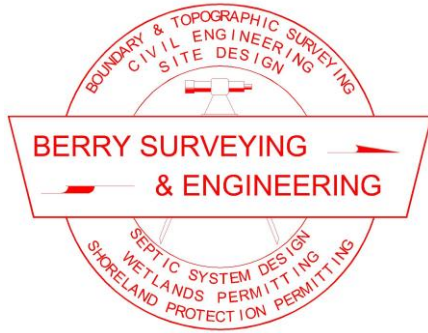
Show existing and proposed for all subject lots and within right of way.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>If yes, Have you read and understand the Road acceptance procedure?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

City of Rochester Planning Department
Attention Ms. Saunders, Director of Planning
33 Wakefield Street
Rochester, NH 03867
Re: Minor Subdivision
Candice K. Harvey
30 Hansonville Road
Rochester N.H.

April 22, 2024

Shanna,

On behalf of Candice K. Harvey, 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 30 Hansonville Road.

Background and General Narrative:

Ms. Harvey owns the parcel known as 30 Hansonville Road. The parcel has been surveyed by Berry Surveying & Engineering in the spring of 2024 and a wetlands analysis was conducted by Deidra Benjamin, CWS under no snow conditions in the fall of 2023. The site formerly contained a single-family home with other small residential outbuildings, however those items have been removed from the parcel with the exception of the existing driveway entrance. The site has frontage on both Gear Road and Hansonville Road and is located in the south east corner of the intersection. The site slopes up away from Gear Road and then back down to be about level of Hansonville Road at the rear of the site. The site contains sandy soils based on the test pitting conducted onsite and the NRCS soils mapping.

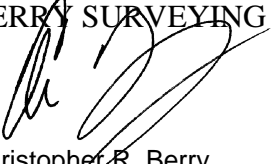
The site is located within the AG Zone with municipal water within Gear Road. There is no municipal sewer in the area of the project. The minimum lot size for a singly-family home is 30,000 SF and requires 150' of frontage.

Proposal:

The applicant is proposing to subdivide the parcel in half. There will be a corner lot proposed and a lot that has only frontage on Gear Road. Water is proposed to service both of the lots off from Gear Road with two proposed taps close to the common boundary line. A single shared proposed driveway is proposed off from Hansonville Road at the existing rear of the site to service both lots. This places the access point on the road with less traffic and places the drive furthest from the intersection and reduces the amount of ground disturbance required to access each of the lots.

The project will require an NHDES Subsurface Permit, local driveway permit and likely a local chapter 218 permit.

BERRY SURVEYING & ENGINEERING

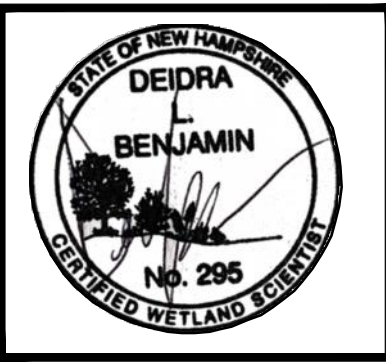


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



DEIDRA BENJAMIN, CWS #295

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN MAY 2023 UTILIZING THE FOLLOWING STANDARDS:
- 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).
 - THERE ARE NO WETLANDS ONSITE.

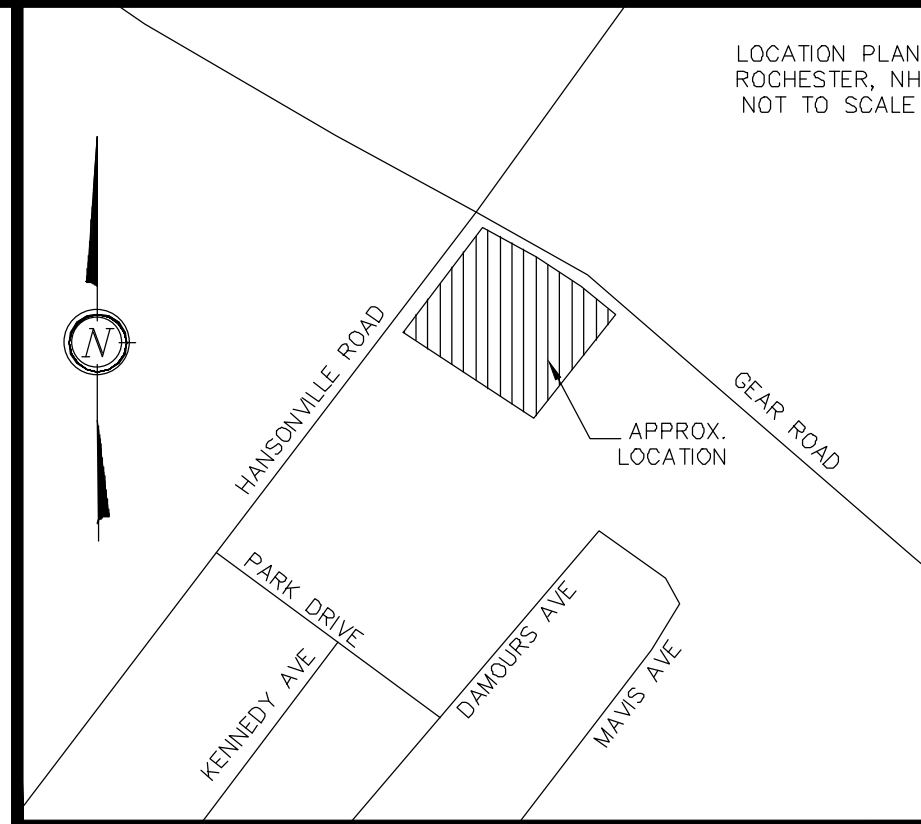
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED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

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ID CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- 6"x6" FENCE POST ~FND~
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- PROPOSED EASEMENT
- SIGN
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- T.B.R. TO BE REMOVED

NOTES: CONTINUED

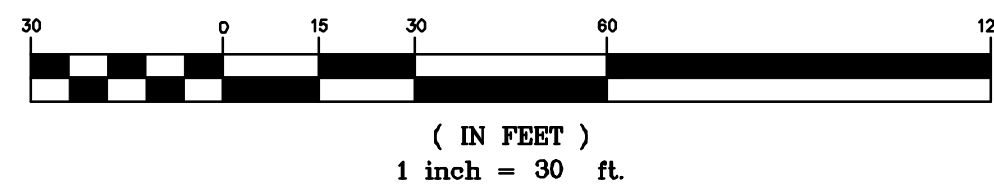
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NHDES SUBDIVISION APPROVAL WAS GRANTED FOR TAX MAP 259, LOT 89 & 89-1 ON --/--/24, ESA-----
- EACH LOT CONTAINS AT LEAST 3,000 Sq. Ft. OF BUILDABLE LAND AREA.



NOTES:

- OWNER: CANDICE K. HARVEY
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
- TAX MAP 251, LOT 89
- S.C.R.D. BOOK 5092, PAGE 407
- LOT AREA: 74,150 Sq.Ft., 1.70 Ac.
- ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER
SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.,
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
- 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# - 33017C0218E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2024, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 251, LOT 89 INTO 2 INDIVIDUAL LOTS, THIS IS A MULTI SHEET PLAN SET. THE ENTIRE PLAN SET 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 03667, (603) 335-1338.
- 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 AR 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, CHAPTER 218.
- THE PROPERTY IS NOT IN CURRENT USE.
- DURING THE SPRING MONTHS OF 2024 A TOPOGRAPHIC SURVEY OF THE PARCEL WAS CONDUCTED BY BS&E UNDER NO SNOW CONDITIONS.
- THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.

GRAPHIC SCALE



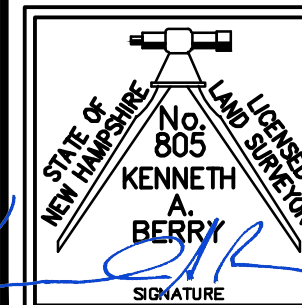
PLAN REFERENCES:

- "SUBDIVISION PLAN AND ADDITION TO MOBILE HOME PARK, ROGER B. DAIGLE, FRANCIS J. GRONDIN, ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER 1981
S.C.R.D. PLAN #23A-8
- "PLAN OF LOT FRANK G. COY, ROCHESTER, NH"
BY: GRANT DAVIS
DATED: JUNE 13, 1978
NOT RECORDED. ON FILE AT THE OFFICE OF BS&E
ON FILE AT THE OFFICE OF T.F. MORAN INC.
- "HAROLD PRESTON JR. LOT FOR OTIS B. SPICER IN GONIC, NH"
BY: D.R. POPPEMA
DATED: SEPTEMBER 1975
S.C.R.D. PLAN #16A-16
- "SUBDIVISION OF LAND FOR MURIEL NEWTON IN ROCHESTER, NH"
BY: BRUCE POHOPEK
DATED: JULY 14, 1980
S.C.R.D. PLAN #20D-66

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____
DATE : _____

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

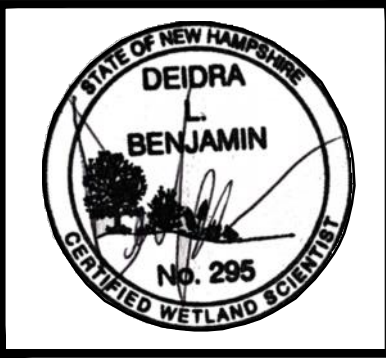


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : APRIL 23, 2024

FILE NO. : DB 2023-002



DEIDRA BENJAMIN, CWS #295

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.

N/F HALF PEAK HOLDINGS, LLC
P.O. BOX 1297
NORTH HAMPTON, NH
03862-1297
TAX MAP 251, LOT 120
S.C.R.D. BOOK 4577, PAGE 133
0.46 AC., RESIDENCE 1 USE

N/F JORDAN, ROBIN
29 HANSONVILLE RD
ROCHESTER, NH 03839-4925
TAX MAP 251, LOT 96
S.C.R.D. BOOK 4751, PAGE 1018
1.30 AC., AGRICULTURAL USE

N/F FROST, MATTHEW
33 HANSONVILLE RD
ROCHESTER, NH 03839
TAX MAP 251, LOT 95
S.C.R.D. BOOK 4923, PAGE 155
0.46 AC., AGRICULTURAL USE

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN MAY 2023 UTILIZING THE FOLLOWING STANDARDS:
- 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).
 - THERE ARE NO WETLANDS ONSITE.

SOILS DATA:

WEBSOIL SURVEY

- Sb ~ SAUGATUCK LOAMY SAND
HgC ~ HOLLIS-GLOUCESTER, VERY ROCKY FINE SANDY LOAMS, 8-15% SLOPES

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/D CAP ~TBS~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- 8"x6" FENCE POST ~FND~
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- NRCS BOUNDARY LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EXISTING DRAIN PIPE
- PROPOSED WATER LINE
- PROPOSED EASEMENT
- GATE VALVE
- FIRE HYDRANT
- CATCH BASIN
- SIGN
- BENCHMARK (TBM)
- TEST PIT
- PROPOSED CURB STOP
- PROPOSED 4,000 Sq.Ft. LEACHING AREA
- FOUND TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- T.B.R. TO BE REMOVED
- FOUND TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- T.B.R. TO BE REMOVED

NOTES: CONTINUED

- 16.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 17.) NHDES SUBDIVISION APPROVAL WAS GRANTED FOR TAX MAP 259, LOT 89 & 89-1 ON ---/---/24, ESA-----
- 18.) EACH LOT CONTAINS AT LEAST 3,000 Sq. Ft. OF BUILDABLE LAND AREA.

TEST PIT DATA:

TEST PITS WERE CONDUCTED BY CHRISTOPHER R. BERRY, DESIGNER 1886 ON APRIL 2, 2024

TEST PIT #1

- 0-6" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
6-25" 10YR 5/6, FINE SAND AND GRAVEL, SINGLE GRAIN, LOOSE
25-55" 2.5Y 6/2, FINE SAND AND GRAVEL, SINGLE GRAIN, LOOSE, CONCENTRATIONS AND DEPLETIONS

E.S.H.W.T. = 25"

NO LEDGE

G.W. @ 25"

ROOTS TO 25"

P = 4 MIN/IN

TEST PIT #2

- 0-12" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
12-29" 10YR 5/6, FINE SANDY LOAM, GRANULAR, FRIABLE
29-75" 2.5Y 6/2, FINE SANDY LOAM, GRANULAR, FRIABLE, CONCENTRATIONS AND DEPLETIONS

E.S.H.W.T. = 29"

NO LEDGE

G.W. @ NONE WITNESSED

ROOTS TO 29"

P = 4 MIN/IN



NOTES:

- OWNER: CANDICE K. HARVEY
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
- TAX MAP 251, LOT 89
- S.C.R.D. BOOK 5092, PAGE 407
- LOT AREA: 74,150 Sq.Ft., 1.70 Ac.
- ZONING: AGRICULTURAL (AG) WITH MUNICIPAL WATER SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 20'
MIN. LOT SIZE: 30,000 Sq.Ft. DUPLEX REQUIRES 45,000 Sq.Ft.
MIN. FRONTAGE: 150'
MAX. LOT COVERAGE: 35%
MAX. BUILDING FOOTPRINT: 30%
- 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# - 33017C0218E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2024, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- THE PROJECT SITE HAS ACCESS TO MUNICIPAL WATER WITH ON SITE SEPTIC.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE ROCHESTER TAX MAP 251, LOT 89 INTO 2 INDIVIDUAL LOTS, THIS IS A MULTI SHEET PLAN SET. THE ENTIRE PLAN SET 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.
- 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, CHAPTER 218.
- THE PROPERTY IS NOT IN CURRENT USE.
- DURING THE SPRING MONTHS OF 2024 A TOPOGRAPHIC SURVEY OF THE PARCEL WAS CONDUCTED BY BS&E UNDER NO SNOW CONDITIONS.
- THE CURRENT USE OF THE PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

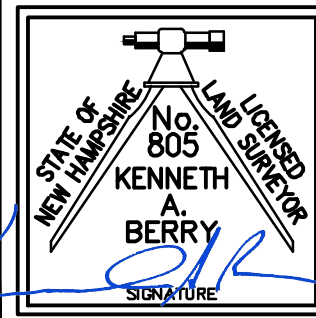
PLAN REFERENCES:

- "SUBDIVISION PLAN AND ADDITION TO MOBILE HOME PARK, ROGER B. DAIGLE, FRANCIS J. GRONDIN, ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: OCTOBER 1981
S.C.R.D. PLAN #23A-8
- "PLAN OF LOT FRANK G. COY, ROCHESTER, NH"
BY: GRANT DAVIS
DATED: JUNE 13, 1978
NOT RECORDED. ON FILE AT THE OFFICE OF BS&E ON FILE AT THE OFFICE OF T.F. MORAN INC.
- "HAROLD PRESTON JR. LOT FOR OTIS B. SPICER IN GONIC, NH"
BY: D.R. POPPEMA
DATED: SEPTEMBER 1975
S.C.R.D. PLAN #16A-16
- "SUBDIVISION OF LAND FOR MURIEL NEWTON IN ROCHESTER, NH"
BY: BRUCE POHOPEK
DATED: JULY 14, 1980
S.C.R.D. PLAN #20D-66

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

CERTIFIED BY : _____
DATE : _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER - 1:10,000 -
4-23-24
KENNETH A. BERRY LLS 805 DATE



BERRY SURVEYING & ENGINEERING

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

SCALE : 1 IN. EQUALS 30 FT.

DATE : APRIL 23, 2024

FILE NO. : DB 2023-002

N/F HALF PEAK HOLDINGS, LLC
P.O. BOX 1297
NORTH HAMPTON, NH
03862-1297
TAX MAP 251, LOT 120
S.C.R.D. BOOK 4577, PAGE 133
0.46 AC., RESIDENCE 1 USE

N/F JORDAN, ROBIN
29 HANSONVILLE RD
ROCHESTER, NH 03839-4925
TAX MAP 251, LOT 96
S.C.R.D. BOOK 4751, PAGE 1018
1.30 AC., AGRICULTURAL USE

N/F FROST, MATTHEW
33 HANSONVILLE RD
ROCHESTER, NH 03839
TAX MAP 251, LOT 95
S.C.R.D. BOOK 4923, PAGE 155
0.46 AC., AGRICULTURAL USE

N/F DUPUIS, ARMAND G & SIMONNE A
REVOCABLE LIVING TRUST
DUPUIS, AG & SA
109 GEAR RD
ROCHESTER, NH 03839-5602
TAX MAP 251, LOT 83
S.C.R.D. BOOK 4426, PAGE 803
2.20 AC., AGRICULTURAL USE

N/F GRENIER, KEVIN AUBREY &
DUNN, MADISON TAYLOR
103 GEAR RD
ROCHESTER, NH 03839-5602
TAX MAP 251, LOT 84
S.C.R.D. BOOK 5176, PAGE 1021
2.40 AC., AGRICULTURAL USE

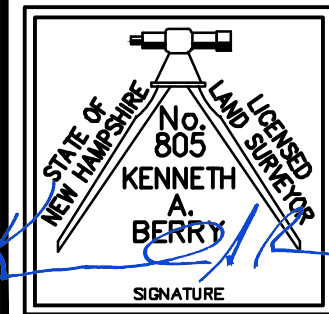
N/F RPE ROCHESTER, LLC
P.O. BOX 823
NEW HAMPTON, NH 03256
TAX MAP 259, LOT 16
S.C.R.D. BOOK 4282, PAGE 337
65.30 AC., AGRICULTURAL USE

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" REBAR W/ID CAP ~TBS~
- WOODEN FENCE POST
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- PERIMETER BOUNDARY LINE
- PROPOSED EASEMENT LINE
- FND
- TYP
- S.C.R.D.
- STRAFFORD COUNTY REGISTRY OF DEEDS

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF ROCHESTER - 1:10,000 -
4-23-24
KENNETH A. BERRY ILS 805 DATE



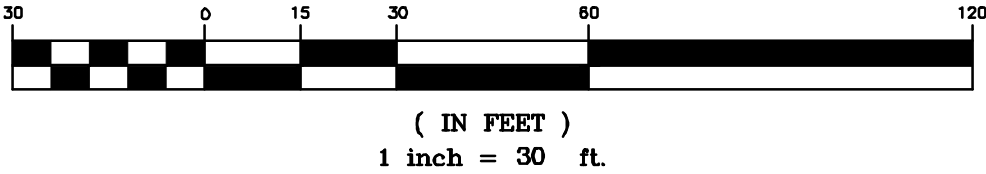
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863
SCALE : 1 IN. EQUALS 30 FT.
DATE : APRIL 23, 2024
FILE NO. : DB 2023-002

- NOTES:
- OWNER: CANDICE K. HARVEY
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
 - TAX MAP 251, LOT 89
 - S.C.R.D. BOOK 5092, PAGE 407
 - LOT AREA: 74,150 Sq.Ft., 1.70 Ac.
 - THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED ACCESS & UTILITY EASEMENT IN FAVOR OF TAX MAP 251, LOT 89-1 AND IS PART OF A MINOR SUBDIVISION.

PLAN REFERENCES:

- "SUBDIVISION PLAN AND ADDITION TO MOBILE HOME PARK, ROGER B. DAIGLE, FRANCIS J. GRONDIN, ROCHESTER, NH" BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER 1981 S.C.R.D. PLAN #23A-8
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- "SUBDIVISION OF LAND FOR MURIEL NEWTON IN ROCHESTER, NH" BY: BRUCE POHOPEK DATED: JULY 14, 1980 S.C.R.D. PLAN #200-66

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION
EASEMENT PLAN LAND OF CANDICE K. HARVEY 30 HANSONVILLE ROAD ROCHESTER, N.H. TAX MAP 251, LOT 89		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 30 FT.		
DATE : APRIL 23, 2024		
FILE NO. : DB 2023-002		