



## **MAJOR SUBDIVISION APPLICATION**

(a total of four or more lots)

### **City of Rochester, New Hampshire**

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

RECEIVED  
JAN 10 REC'D  
2017  
Planning Dept.

Date: 1.10.17 Is a conditional needed? Yes: x No: \_\_\_\_\_ Unclear: \_\_\_\_\_  
(If so, we encourage you to submit an application as soon as possible.)

#### **Property information**

Tax map #: 137; Lot #'s: 9 & 10; Zoning district: Residential -1

Property address/location: Chesley Hill Road & Donald Street

Name of project (if applicable): N/A

Size of site: 67 acres; Overlay zoning district(s)? \_\_\_\_\_

#### **Property owner**

Name (include name of individual): Makris R.E. Development, LLC Alexis Makris

Mailing address: 11 Wentworth Terrace, Dover NH 03820

Telephone #: 603-772-1999 Email: alexmakris@gmail.com

#### **Applicant/developer** (if different from property owner)

Name (include name of individual): Same

Mailing address: Same

Telephone #: Same Email: Same

#### **Engineer/surveyor**

Name (include name of individual): Beals Associates, PLLC. Christian Smith, P.E.

Mailing address: 70 Portsmouth Ave. 3rd Fl. Stratham, NH 03885

Telephone #: 603-583-4860 Fax #: 603-583-4863

Email address: csmith@bealsassociates.com Professional license #: 9900

#### **Proposed project**

Number of proposed lots: 51; estimated length of new roads: 4,200 l.f.

Number of cubic yard of earth being removed from the site? 0

City water? yes x no \_\_\_\_\_; How far is city water from the site? at site frontage on Chesley Hill Rd.

City sewer? yes \_\_\_\_\_ no x; How far is city sewer from the site? 1350 ft from proposed road entrance off Chesley Hill Rd., 550 ft from Donald Street

If city water, what are the est. total gal. per day? 22,950; Are there pertinent covenants? Yes

Where will stormwater be discharged? To NHDOT culverts/swale and city CB (identical to existing)

(Continued Major Subdivision Plan application Tax Map: 137 Lot: 9 & 10 Zone Res -1 )

Wetlands: Is any fill proposed? Yes; area to be filled: 3,420 sf.; buffer impact? 6,367 sf.


### 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.

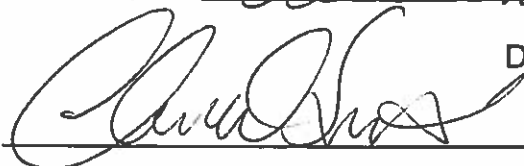
*I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation 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: 1/9/17

Signature of applicant/developer:  1/9/17


Date: \_\_\_\_\_

Signature of agent: 

Date: 1-9-17

### 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: 1/9/17

**Application for Conditional Use**  
**Conditional Uses and Buffer Reductions**  
**Section 42.19 - Conservation Overlay District**  
**City of Rochester, NH**

Date: 1/10/2017

**Property information**

Tax map #: 137; Lot #(s): 9; Zoning district: Residential - 1

Property address/location: Chesley Hill Rd. & Donald St. Rochester, NH

Name of project (if applicable): N/A

**Property owner**

Name (include name of individual): Makris R.E. Development, LLC. Alexis Makris

Mailing address: 11 Wentworth Terrace, Dover, NH 03820

Telephone #: 603-772-1999 Fax

**Applicant/developer** (if different from property owner)

Name (include name of individual): Same

Mailing address: Same

Telephone #: Same Fax #:

**Engineer/designer**

Name (include name of individual): Beals Associates, PLLC. Christian Smith, PE.

Mailing address: 70 Portsmouth Ave. 3rd Fl. Stratham, NH 03885

Telephone #: 603-583-4860 Fax #: 603-583-4863

Email address: csmith@bealsassociates.com Professional license #: 9900

**Proposed Project**

Please describe the proposed project: Proposed 51-lot residential subdivision w/municipal  
water and on-lot septic systems. Approx. 4,200 l.f. of new road with underground utilities.

Please describe the existing conditions: Hay field and paddock area with small stands of  
trees. Site is bisected w/agricultural swales and adjacent natural wetland features.

(continued Conditional Use application Tax Map: 137 Lot: 9 )

*\*Please fill in one of the next two sections – for either Conditional Uses or Buffer Reductions\**

## **Conditional Uses**

For Conditional Uses only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (1) (A)). All four criteria must be satisfied.

(i) The proposed construction is essential to the productive use of land not in the COD.

Road access to provide frontage to the proposed lots would not be possible without crossing  
the agricultural swales.

(ii) Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

All construction will be carried-out in compliance with NHDES AoT and Wetlands Bureau  
Standards. Erosion controls will be installed prior to earth disturbance and all crossings are over  
agricultural swales. (No natural wetland impact proposed.)

(iii) There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.

As can be seen in the design plan set, all crossings are located at the narrowest points possible in the  
agricultural swales. Additionally, it is clear there is no alternative route that would result in reduced  
impact area.

(iv) Economic advantage is not the sole reason for the proposed location of work.

This is not the case, the existing configuration of the swales would have to be crossed to provide  
any public road access to the parcel.

*(Buffer Reductions on next page)*

## Buffer Reductions

For Buffer Reductions only, justify the proposal in terms of each of the criteria below (in accordance with subsection 42.19 (i) (2) (B)). All four criteria must be satisfied.

(i) The structure for which the exception is sought cannot feasibly, after consideration of all reasonable alternatives, be constructed on a portion or portions of the lot, which lie outside the CO district, *or* the application of the CO district eliminates greater than 50% of the buildable area located on the parcel *or* in the judgment of the Planning Board, the proposed site layout would result in a significantly higher quality design.

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(ii) The proposed structure and use must be consistent with the purpose and intent of Section 42.19 and provisions must be made to ensure that drainage from the structure will not adversely impact any wetlands.

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(iii) There shall be no impervious areas for parking within the reduced buffer for which the Conditional Use Approval is sought.

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(iv) The maximum building coverage is limited to 50% of the outer half of the buffer zone, as shown in the diagram below.

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(v) Best management practices must be demonstrated to the satisfaction of the Planning Board.

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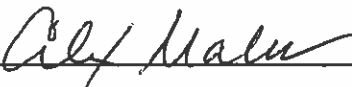
## Submission of application

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 Conditional Use application to the City of Rochester Conservation Commission and Planning Board pursuant to the City of Rochester Zoning Ordinance 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: 1/9/17

Signature of applicant/developer:  1/9/17

Date: \_\_\_\_\_

Signature of agent: 

Date: 1-9-17

## Authorization to enter subject property

I hereby authorize members of the Rochester Conservation Commission and Planning Board, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections. 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. (It is not necessary to sign this provision if a Planning Board application has been submitted.)

Signature of property owner: 

Date: 1-9-17

**Conservation Commission Recommendation:**

Name of project

**Recommendation:**

- Comments/recommended conditions:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

Conservation Commission

**date**

## Planning Department

date

**BEALS · ASSOCIATES** *PLLC*

**Seventy Portsmouth Avenue  
Stratham, New Hampshire  
03885**

**603 – 583 - 4860**

**Fax: 583 - 4863**

January 9, 2017

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

RE: Letter of Explanation - Proposed Subdivision Plan – Chesley Hill Road  
Tax Map#: 137 Lot #: 9

Dear Members of the Board:

Makris R.E. Development, Inc. is proposing to subdivide the parcel depicted on Rochester Tax Map 137, Lot 9 into 51 residential lots served by municipal water service and septic systems. The proposal differs from the previously presented concepts in that Map 139, Lot #10 is not contemplated for any portion of lot development (which allows for the septic system proposal); the limit of the through road is via solely the Donald Street right-of-way (ROW) reducing the overall new road length to approximately 5,000 linear feet, due to lot sizing by soil type, lots range from 0.58 – acre to 2.22-acres in size and there are 51-lots proposed for the entire development where there were 76-lots proposed exclusively on Lot 9 in earlier concepts. In addition definitive phasing lines have been provided that depict clearly what lots are proposed to be developed within each proposed phase. Drainage treatment/mitigation areas are shown & all utilities are to be proposed underground.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

Christian O. Smith, P.E.  
Principal



**70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Suite 2,  
Stratham, N.H. 03885  
603 – 583 - 4860  
Fax: 583 - 4863**

January 9, 2017

Chairman  
City of Rochester Planning Board  
PO Box 550  
Rochester, NH 03237

RE: Waiver request memo – Residential Subdivision – Chesley Hill Road  
Tax Map#: 137 Lot #: 9

Dear Members of the Board:

This is written to formalize a request for waiver with regard to the referenced Subdivision application.

Your petitioner seeks the following relief:

**Section 5.2.5:**

We respectfully request to a waiver to Section 5.2.5 of the Subdivision Regulations which allows the Planning Board, at its reasonable discretion, to prohibit lots with an average depth than three times the average width. We feel the waiver is justified due to the fact that the lots are proposed with septic systems and warrant additional land area for soils loading, all lots that would be larger than 3:1 length to width meet the sizing requirements a the 3:1 depth, and the proposed lots will blend in well with the existing homes in this area.

**Section 5.3.7**

We respectfully request to a waiver to Section 5.3.7 of the Subdivision Regulations which limits cul-de-sac road length to 1,200 feet. We feel the waiver is justified as any proposed dead-end road associated with the project will be temporary (as the build-out will be phased and a through connection to Donald Street is proposed), appropriate emergency vehicle turn-out will be provided for the duration of any dead end, and appropriately spaced fire suppression structures (fire hydrants) will be in-place along all constructed portions of the street(s).

**Section 5.15.1.2**

We respectfully request to a waiver to Section 5.15.1.2 of the Subdivision Regulations which may be applied to the proposed subdivision based on the criteria in Section 5.15.4 and could require sidewalks along Chesley Hill Road to the Route 125 intersection. We feel the request is justified as adding sidewalks on Chesley Hill would be extremely difficult to construct without soil disturbance outside the public right-of-way and there would be excessive conflicts with existing utility poles and other features such as rock outcrop areas, the only school within one mile of the proposed development is teaching grades K-5 & it is highly unlikely parents would allow such young children to walk that distance to school & finally, we have learned from the Superintendents' office, that bus service may be available at the project entrance.

Chapter 50 (Section 50.7 (C) 3.)

We respectfully request to a waiver to Section 50.7 (C) 3. Which requires that the post-development storm water volume is not increase above pre-development for the 10-year, 25-year and 50-year 24 hour storm event. We feel the waiver is justified as the property is largely disturbed/filled from Route 16 construction/stockpiling & the soils are classified as HSG "C" or "D" throughout. The 2-year storm volume is reduced and the drainage design is in compliance with NHDES AoT standards and requirements. Stormwater volumes that flow directly to abutting residential parcels are reduced with minor increases to NHDOT culverts/swale and the City catch Basin #2184 (due to improvements required on Donald Street).

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

Christian O. Smith, PE  
Principal

BIRCHWOOD PONDS  
RESIDENTIAL DEVELOPMENT  
CHESLEY HILL ROAD

RECEIVED  
JAN 10 REC'D  
2017  
Planning Dept.

CIVIL ENGINEERS:

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE. STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863

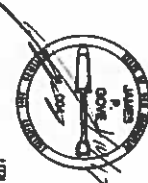


LAND SURVEYORS:

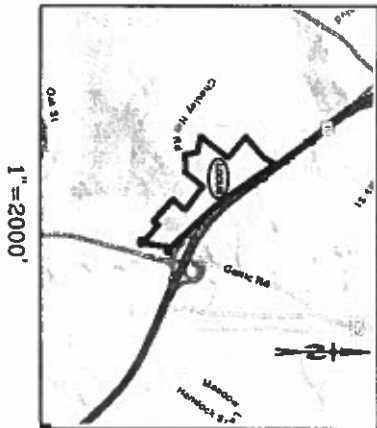
**DOUCET SURVEY**  
Serving Your Professional Surveying & Mapping Needs  
102 West Pike, Portsmouth, NH 03857-0183  
Voice (603) 659-0500, Data (603) 659-0118

WETLAND / SOIL  
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
8 CONTINENTAL DRIVE,  
BLDG 2 UNIT H  
EXETER, NH 03833  
1-603-778-0644



LOCATION MAP



TITLE SHEET	
SUBDIVISION PLANS	1-5
EXISTING CONDITIONS PLAN	7-12
SUBDIVISION SITE PLAN	13-16
ROAD ACCESS PLAN	17
ROADWAY PLAN AND PROFILE	18-24
ROADWAY CROSS SECTIONS	25-32
DRAINAGE POND PLAN	33
CONSTRUCTION DETAIL SHEET	34-35
UTILITY DETAILS SHEET	36
EROSION CONTROL DETAILS	37

OWNER OF RECORD & APPLICANT

MAKRIS R.E. DEVELOPMENT, LLC  
11 WENTWORTH TERRACE  
DOVER, NH 03820  
TM 137, LOTS 09 & 10

UTILITY POLE  
SMALL POST SIGN  
PIKES, ETC.  
MAPLES, ETC.  
EXIST. SPOT GRADE  
PROP. SPOT GRADE  
TEST PIT  
FENCING  
4000 SF SEPTIC  
RESERVE AREA

PLAN SET LEGEND

— 0 —	DRAINAGE LINE
— W —	EX. WATERWAY
— U —	UNDERGROUND ELEC./TELE
— S —	STONE WALL
— T —	TREE LINE
— A —	ADJUT. PROPERTY LINES
— B —	EXIST. PROPERTY LINES
— C —	BUILDING SETBACK LINES
— D —	EXIST. CONTOUR
— E —	PROP. CONTOUR
— F —	SOIL LINES

REQUIRED PERMITS

NH - NPDES APPROVAL NUMBER: NHR...  
NHDES WETLAND PERMIT NUMBER: WPS...  
NHDES SUBDIVISION APPROVAL NUMBER: SA2017...  
NHDES ALTERATION OF TERRAIN APPROVAL NUMBER: AOT...

REVISIONS:	DATE:
1	
2	
3	





LINE TABLE	
LINE BEARING	DISTANCE
L1 144°58'00"E	22.83'
L20 144°04'48"W	70.29'
L11 180°22'15"W	18.87'

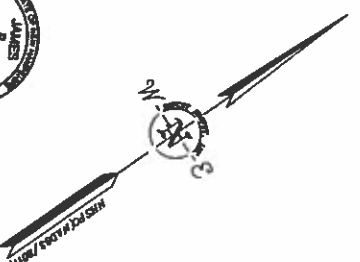
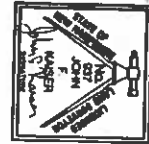
CURVE TABLE				
CURVE	ARC LENGTH	HAULS	DO12 ANGLE	CHORD BEARING
C10	27.75'	175.00'	89°33'17"E	112°39'21"E
C17	25.58'	35.00'	89°39'18"	107°13'35"W
C18	8.80'	175.00'	27°53'32"	58°14'27"E
C19	22.34'	425.00'	30°23'28"	114°51'11"W
C20	54.37'	35.00'	89°00'44"	58°09'25"W
C21	13.46'	175.00'	4°21'28"	54°45'48"W
C22	35.86'	225.00'	18°03'17"	112°39'21"E

APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_

SIGNED BY \_\_\_\_\_ POSITION \_\_\_\_\_

CERTIFY THAT THE SURVEY AND PLAN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK. I CERTIFY THAT THE SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF NEW YORK, AND THAT THE SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF NEW YORK.

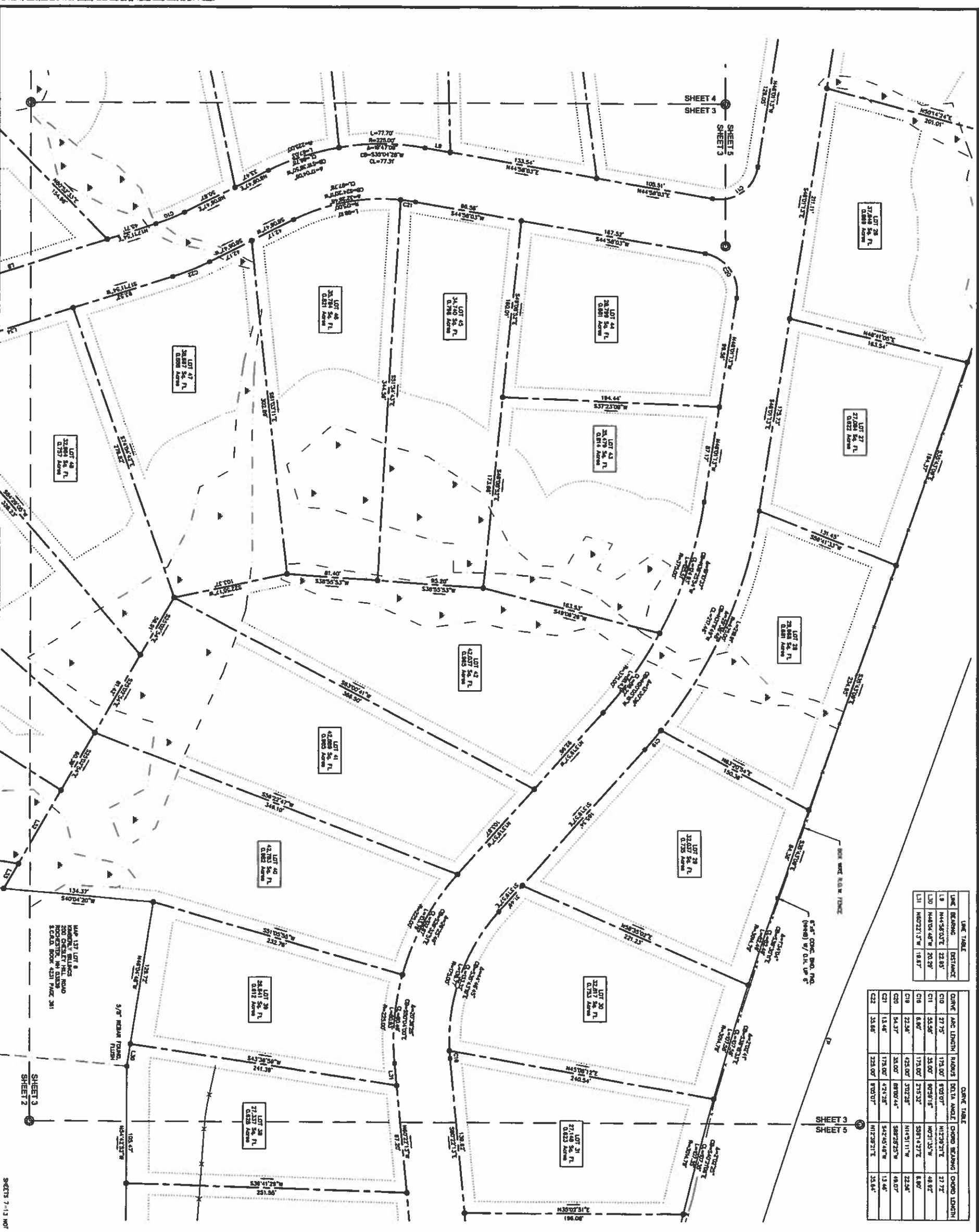
THE CERTIFYING SURVEYOR HAS REVIEWED THE SURVEY AND PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF NEW YORK, AND THAT THE SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF NEW YORK.



**SUBDIVISION PLAN**  
**BIRCHWOOD PONDS**  
**RESIDENTIAL DEVELOPMENT**  
 LAND OF  
**MAKRIS REAL ESTATE**  
**DEVELOPMENT, LLC**  
 TAX MAP 137, LOTS 8, 9-5, 9-4 & 10  
 CHESLEY HILL ROAD & DONALD STREET  
 ROCHESTER, NEW HAMPSHIRE

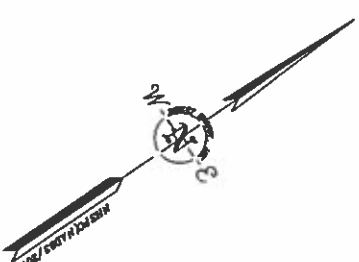
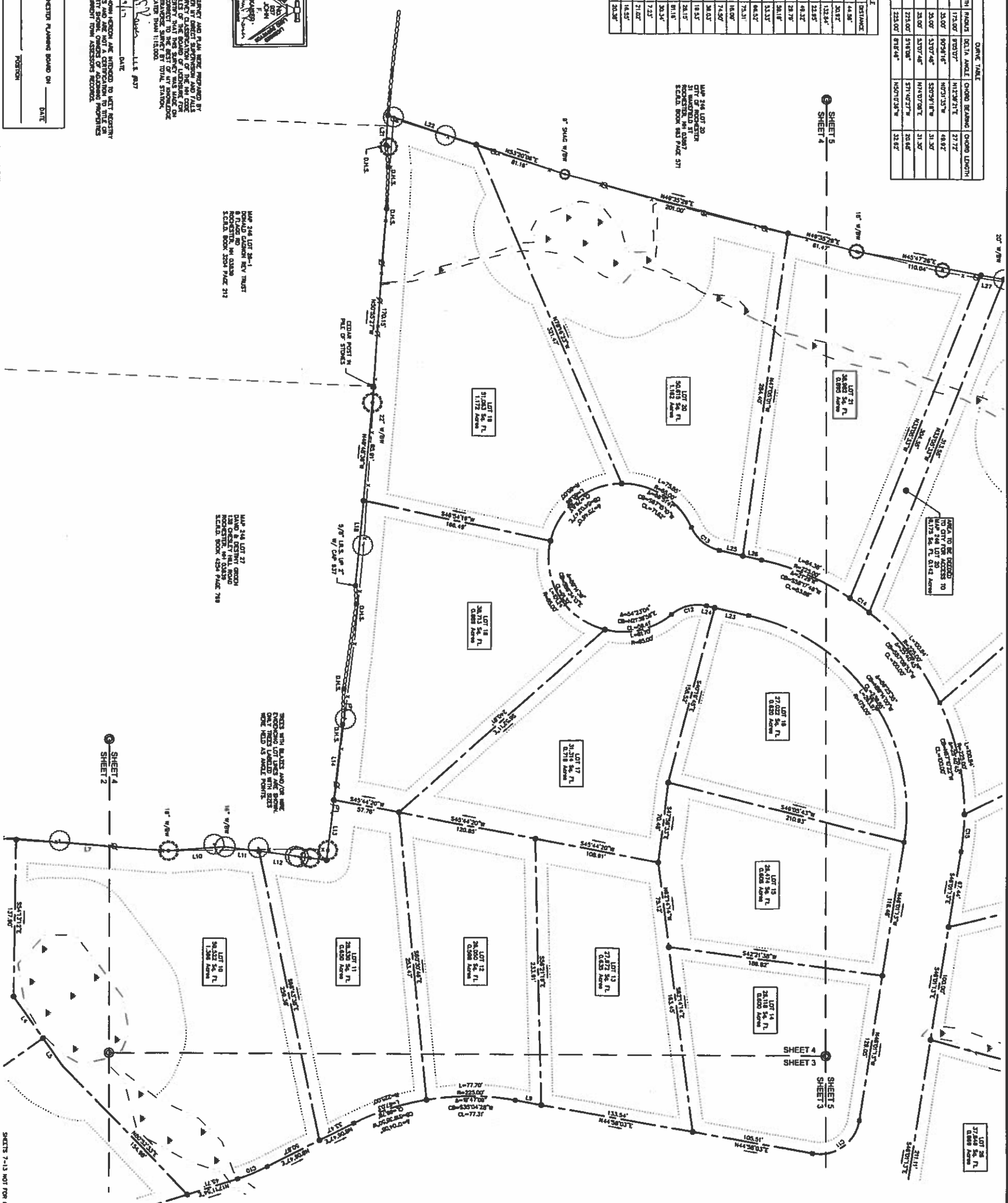
NO.	DATE	DESCRIPTION	BY
1	1/9/17	MAKES	J.P.K.
2	1/9/17	MAKES	J.P.K.
3	1/9/17	MAKES	J.P.K.
4	1/9/17	MAKES	J.P.K.
5	1/9/17	MAKES	J.P.K.
6	1/9/17	MAKES	J.P.K.
7	1/9/17	MAKES	J.P.K.
8	1/9/17	MAKES	J.P.K.
9	1/9/17	MAKES	J.P.K.
10	1/9/17	MAKES	J.P.K.
11	1/9/17	MAKES	J.P.K.
12	1/9/17	MAKES	J.P.K.
13	1/9/17	MAKES	J.P.K.

**DOUCET SURVEYS**  
 Surveying & Mapping  
 102 West Park, Haverhill, MA 01830  
 2 Commerce Drive, Suite 207, Haverhill, MA 01830  
 10 Shaw Street, Haverhill, MA 01830  
 (603) 895-4000  
 (603) 895-4001  
 (603) 895-4002  
 (603) 895-4003  
 (603) 895-4004  
 (603) 895-4005  
 (603) 895-4006  
 (603) 895-4007  
 (603) 895-4008  
 (603) 895-4009  
 (603) 895-4010



DRIVE TABLE			
CAR	ARC LENGTH	DRIVE ANGLE	DRIVE LENGTH
C16	71.75	19.00	70.07
C17	53.48	33.00	60.98
C18	32.46	33.00	33.07
C19	32.46	33.00	33.07
C20	26.88	22.00	31.06
C21	33.44	22.00	31.06

	LINE TABLE		
	LINE NUMBER	EXTENT	
14	4685535.17E	44.86	
15	4685535.17E	20.84	
16	4685535.17E	121.84	
17	4684960.07E	22.85	
18	4683011.47E	49.82	
19	4682729.17E	28.75	
20	4682729.17E	38.16	
21	4682670.37E	13.53	
22	4682670.37E	66.52	
23	4682444.537E	75.31	
24	4682444.537E	16.00	
25	4682444.537E	72.97	
26	4682370.37E	26.03	
27	4682370.37E	18.53	
28	4681650.137E	28.15	
29	4681650.137E	81.16	
30	4681650.137E	11.16	
31	4681353.73E	30.54	
32	4681353.73E	7.25	
33	4681353.73E	71.07	
34	4681253.73E	16.55	
35	4681253.73E	20.97	



**SUBDIVISION PLAN  
BIRCHWOOD PONDS  
RESIDENTIAL DEVELOPMENT**

LAND OF  
MAKRIS REAL ESTATE  
DEVELOPMENT, LLC  
TAX MAP 137, LOTS 8, 9-5, 9-6 & 10  
CHEELEY HILL ROAD & DONALD STREET  
ROCHESTER, NEW HAMPSHIRE

[illegible]

**Serving Your Professional Surveying & Mapping Needs**  
102 Kent Place, Menomont, NJ 02867 (703) 639-8593  
2 Commercial Drive (Suite 202) Basking, NJ 02110 (908) 814-4064  
10 Stoner Street (Riverside Sq.) Kennesaw, ME (207) 542-7000  
<http://www.sandscasurvey.com>

1. CERTIFY THAT THIS SECURITY AND PAM HAVE BEEN PROVIDED BY THE ISSUING AGENCY TO THE REQUESTING AGENCY FOR THE USE OF THE INFORMATION FOR THE PURPOSES OF THE REQUESTING AGENCY'S CLASSIFICATION OF ADMINISTRATIVE FILES OF THE BOARD OF LIEUTENANT GOVERNORS OF THE UNITED STATES OF AMERICA. THE INFORMATION IS NOT TO BE RELEASED TO THE PUBLIC OR TO ANY OTHER AGENCY WITHOUT THE WRITTEN AUTHORIZATION OF THE ISSUING AGENCY. THE INFORMATION IS TO BE KEPT IN A SEPARATE FILE FROM ALL OTHER INFORMATION AND IS TO BE KEPT IN A SEPARATE FILE FROM ALL OTHER INFORMATION.

John J. Smith DATE: 11/17 11/17

11/17

DATE: 11/17

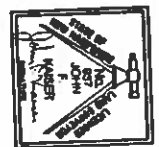
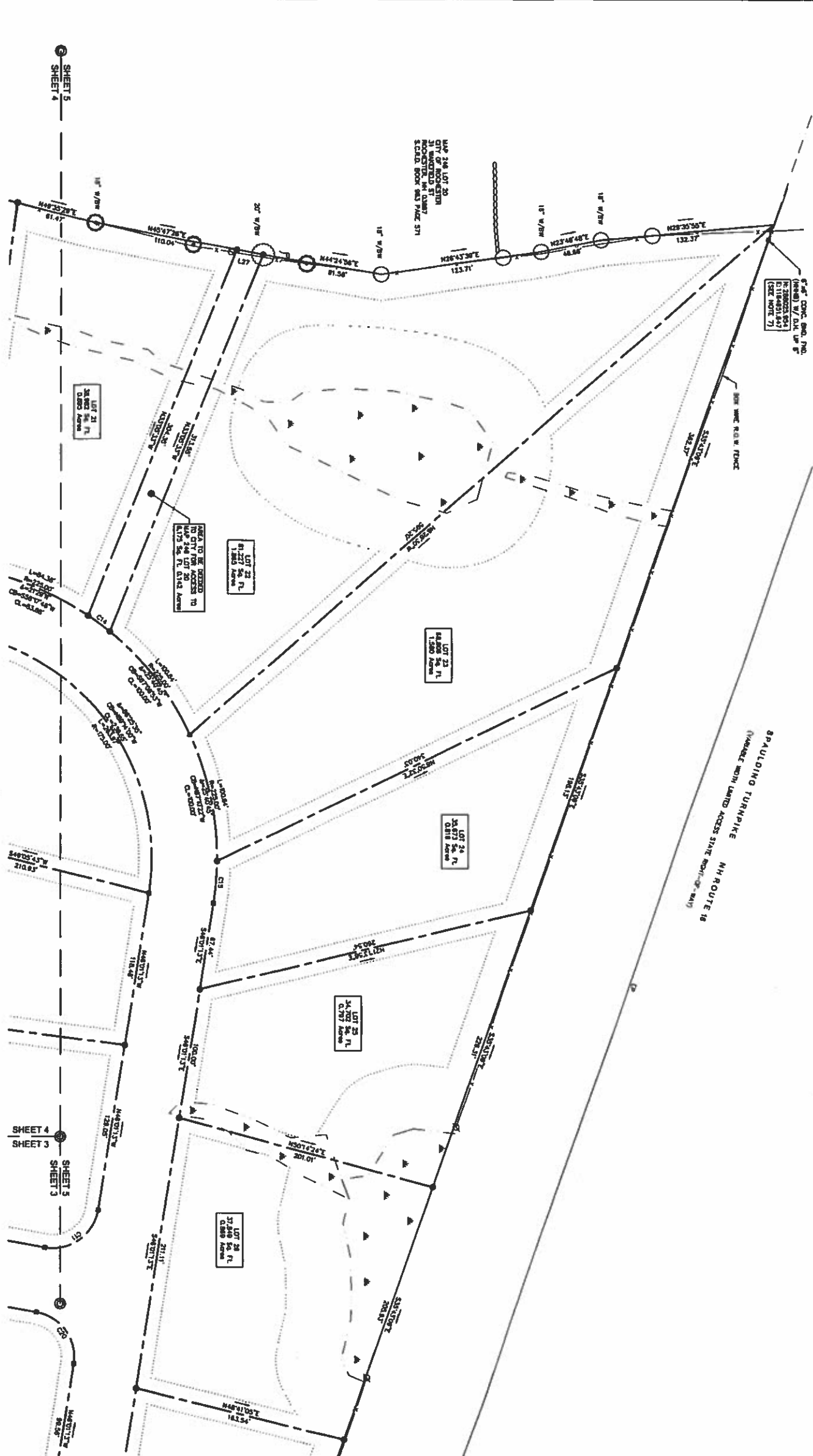
ALL PART  
MAT

APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
DATE

SIGNED BY \_\_\_\_\_  
 NAME \_\_\_\_\_  
 POSITION \_\_\_\_\_

**SHEETS 7-13 NOT FOR RECORDING**

APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ SCALE \_\_\_\_\_ POSITION \_\_\_\_\_



I CERTIFY THAT THE SURVEY AND MAP HERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS WITHIN THE USUAL SURVEY CLASSIFICATION OF THE MA CODE AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE MA CODE AND THAT THE SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW HAMPSHIRE.

*[Signature]* DATE 1/17/17

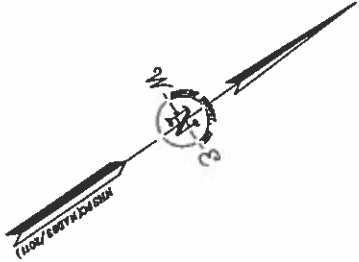


DOUCET SURVEY  
102 Kent Place, Newmarket, NH 03857 (603) 858-4000  
10 Snow Street (Newbury Square), Newmarket, NH (603) 858-7005  
NEW HAMPSHIRE SURVEYORS ASSOCIATION

NO.	DATE	DESCRIPTION	BY
1	1/17/17	MAKRI'S REAL ESTATE DEVELOPMENT, LLC	J.F.K.

MAKRI'S REAL ESTATE DEVELOPMENT, LLC  
TAX MAP 137, LOTS 9, 9-5, 9-6 & 10  
CHESLEY HILL ROAD & DONALD STREET  
ROCHESTER, NEW HAMPSHIRE

SCALE: 1 INCH = 40 FT.





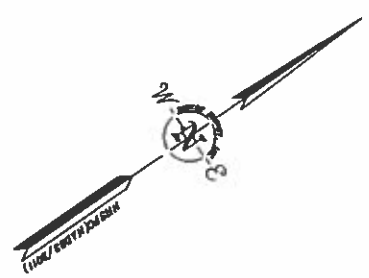
SHEET 3  
SHEET 5

L&C TABLE	
LINE	BEARING
L28	N47°36'47"E
L29	S89°44'57"W
L30	N48°54'48"W

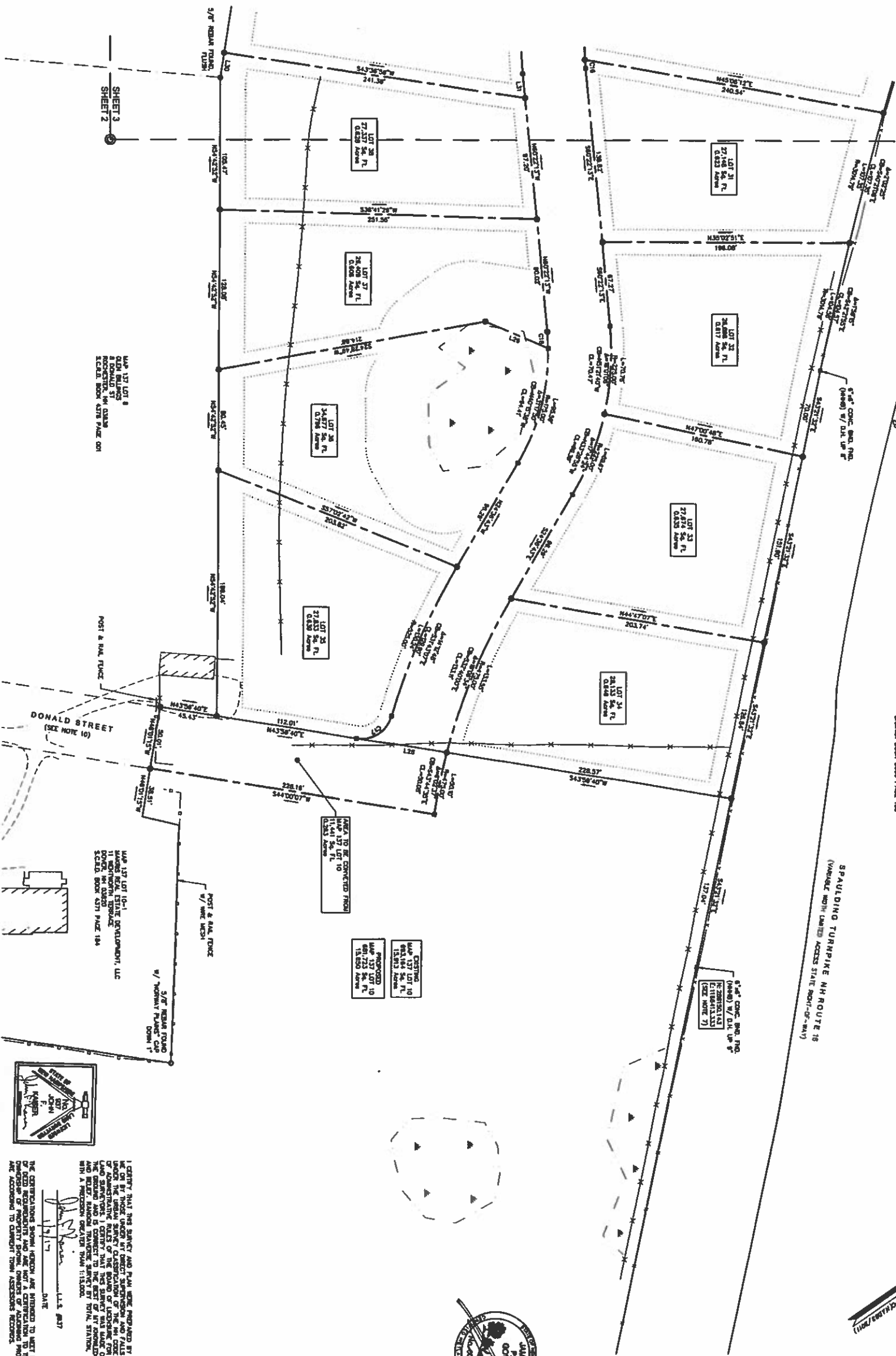
C&M TABLE	
CHORD	ARC LENGTH
C16	6.80'
C17	38.16'
C18	13.83'

MAP 137 LOT 18  
DANIEL HOSPITALITY INC  
13 WARDEN RD  
ROCHESTER, NH 05601  
SCALE: 1"=40' 2008 PAGE 158

SPALDING TURNPIKE NH ROUTE 16  
(VARIABLE WIDTH LIMITED ACCESS STATE RIGHT-OF-WAY)



APPROVED BY THE ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNED BY: JAMES \_\_\_\_\_ FORTINCH \_\_\_\_\_



SCALE: 1 INCH = 40 FT.

SUBDIVISION PLAN  
BIRCHWOOD PONDS  
RESIDENTIAL DEVELOPMENT  
LAND OF  
MAKRIS REAL ESTATE  
DEVELOPMENT, LLC  
TAX MAP 137, LOTS 8, 9, 5, 9-8 & 10  
CHESLEY HILL ROAD & DONALD STREET  
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	1/11/17	PRELIMINARY	J.F.K.
2	1/11/17	FINAL	J.F.K.

DRAWN BY:	M.T.L.	DATE:	JANUARY 8, 2017
CHECKED BY:	J.F.K.	DRAWING NO.:	4300F
DATE:	4/30	SHEET:	5 OF 13



DUCCEL SURVEYS  
22 Commerce Drive (Suite 202) Durham, NH 03824 (603) 854-4000  
10 Beaver Street (Suite 201) Rochester, NH 05601 (603) 582-7025  
www.duccelsurveys.com

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW HAMPSHIRE. I HAVE REVIEWED THE SURVEY AND PLAN AND AM Satisfied THAT THEY ACCURATELY REPRESENT THE FIELD DATA AND CALCULATIONS. I HAVE ALSO REVIEWED THE SURVEY AND PLAN FOR CONFORMANCE WITH THE RULES OF PROFESSIONAL CONDUCT AND THE RULES OF THE BOARD OF LAND AND SURVEYING. I CERTIFY THAT THIS SURVEY WAS MADE FOR THE PURPOSES OF THE SUBDIVISION AND THAT I HAVE NOT AND WILL NOT BE COMPENSATED FOR ANY OTHER PURPOSES. I HAVE ALSO REVIEWED THE SURVEY AND PLAN FOR CONFORMANCE WITH THE RULES OF PROFESSIONAL CONDUCT AND THE RULES OF THE BOARD OF LAND AND SURVEYING. I CERTIFY THAT THIS SURVEY WAS MADE FOR THE PURPOSES OF THE SUBDIVISION AND THAT I HAVE NOT AND WILL NOT BE COMPENSATED FOR ANY OTHER PURPOSES.

THE SUBDIVISION SHOWN HEREON IS INTENDED TO BE USED FOR THE PURPOSES OF THE SUBDIVISION AND THAT I HAVE NOT AND WILL NOT BE COMPENSATED FOR ANY OTHER PURPOSES. I HAVE ALSO REVIEWED THE SURVEY AND PLAN FOR CONFORMANCE WITH THE RULES OF PROFESSIONAL CONDUCT AND THE RULES OF THE BOARD OF LAND AND SURVEYING. I CERTIFY THAT THIS SURVEY WAS MADE FOR THE PURPOSES OF THE SUBDIVISION AND THAT I HAVE NOT AND WILL NOT BE COMPENSATED FOR ANY OTHER PURPOSES.

DATE: 1/11/17