



REFERENCE PLANS:

- "SUBDIVISION OF LAND IN FARMINGTON, NH FOR PAULINE SCRUTON" DATED SEPTEMBER 30, 1989 BY GREGORY BUCK, L.L.S. S.C.R.D. PLAN 37A-33
- "SUBDIVISION OF LAND, MEADERBORO ROAD, ROCHESTER, NH FOR MATTHEW G. SCRUTON" DATED NOVEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 73-9

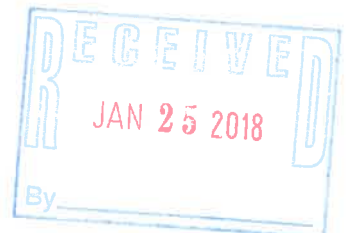
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



RANDOLPH E. TETREAULT, L.L.S. 719 DATE 12-27-17



RANDOLPH E. TETREAULT, C.E.S. 030 DATE 12-27-17



FARMINGTON
TAX MAP 17, LOT 1
OWNER OF RECORD:
JOHN F. & SANDRA G. SCRUTON, TRUSTEES
10 MEADERBORO ROAD
FARMINGTON, NH 03825
S.C.R.D. BOOK 3484, PAGE 345

ROCHESTER
TAX MAP 219, LOT 1
OWNER OF RECORD:
JOHN F. & SANDRA G. SCRUTON, TRUSTEES
10 MEADERBORO ROAD
FARMINGTON, NH 03825
S.C.R.D. BOOK 3484, PAGE 345

SUBDIVISION PLAN
MEADERBORO ROAD
FARMINGTON & ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
THE JOHN F. SCRUTON and
SANDRA G. SCRUTON
REVOCABLE TRUST

SCALE: 1"= 80' OCTOBER 2017
GRAPHIC SCALE



1 INCH= 80 FEET
12-19-17 REVISED TO DATE PER NOD

SHEET 1 OF 2

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 UNLESSOR AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A RESUBMISSION FOR SUBDIVISION APPROVAL. ANY VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON 11/6/17

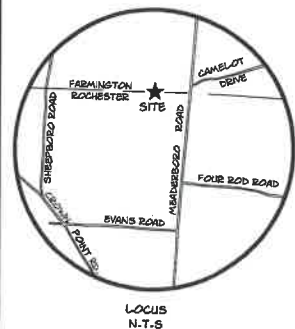
SIGNED BY: [Signature] DATE 1/26/18
POSITION

THE SUBDIVISION REGULATIONS OF THE TOWN OF FARMINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD ATTACHED HERETO.

APPROVED FOR RECORD:

FARMINGTON PLANNING BOARD

LINE	BEARING	DISTANCE
L1	S 51°33'57" E	54.19'
L2	S 32°11'08" W	37.48'
L3	S 38°44'05" W	50.03'
L4	S 38°38'02" W	37.26'
L5	S 36°36'18" W	21.03'
L6	S 38°11'23" W	16.68'
L7	S 35°50'28" W	99.80'
L8	S 38°22'09" W	46.64'
L9	S 50°02'23" E	60.04'
L10	S 43°27'24" E	82.96'
L11	S 43°27'24" E	18.17'



FILE NO. 184
PLAN NO. C-2873-S1
DWG NO. 17152\S-1
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

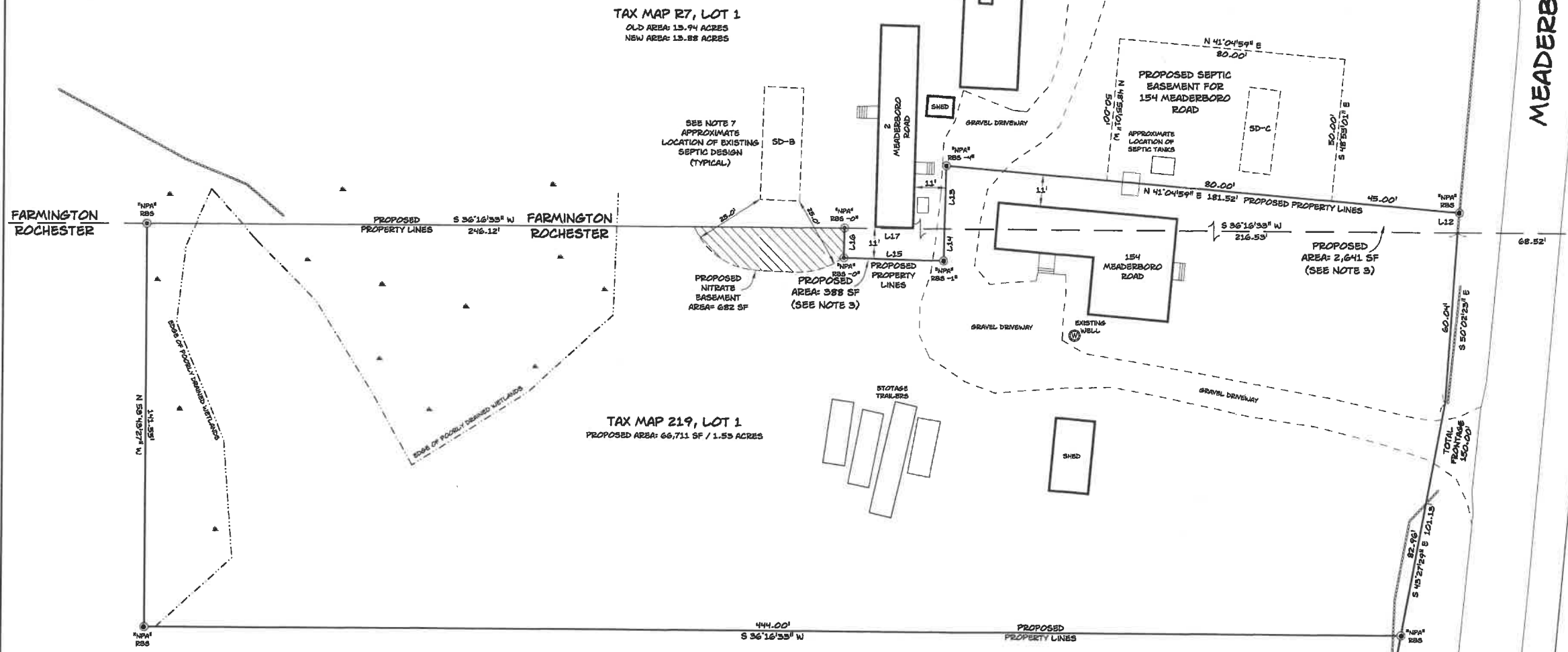
NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

200# 115-44

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE AN APPROVED LOT LOCATED IN BOTH MUNICIPALITIES AROUND THE DWELLING, 154 MEADERBORO ROAD. ALSO TO ESTABLISH THE EXISTING MUNICIPAL LINE AS THE BOUNDARY BETWEEN LAND IN FARMINGTON AND ROCHESTER.
2. DIMENSIONAL STANDARDS.
ROCHESTER AGRICULTURAL DISTRICT.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLANDS= 50'
FARMINGTON AGRICULTURAL RESIDENTIAL DISTRICT.
LOT SIZE= 3 ACRES, FRONTAGE 250', FY= 50', SY= 15', RY= 15'
3. LOT AREAS:
FARMINGTON TAX MAP R7, LOT 1: OLD AREA= 607,346 SF / 13.94 ACRES
NEW AREA= 605,093 SF / 13.89 ACRES (INCLUDES 388 SF IN ROCHESTER)
ROCHESTER TAX MAP 219, LOT 1: OLD AREA= 1,356,231 SF / 31.13 ACRES
NEW AREA= 66,711 SF / 1.53 ACRES (64,070 SF IN ROCHESTER & 2,641 SF IN FARMINGTON) (UPLANDS 57,200 SF)
PROPOSED AREA= 1,291,778 SF / 29.66 ACRES
ROCHESTER TAX MAP 219, LOT 1-1: PROPOSED AREA= 1,291,778 SF / 29.66 ACRES
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS, VERTICAL - NAVD83.
5. PARCEL IS NOT LOCATED WITHIN (LOOYR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0183D EFFECTIVE ON 05-17-2005.
6. THE PARCELS ARE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
7. APPROXIMATE LOCATION OF LEACH FIELDS ARE SHOWN FOR THE NHDES APPROVED SEPTIC DESIGNS (SD); (SD-A) CA1989173566, (SD-B) CA1999021429, (SD-C)
8. SOILS PER NRCS: A-C - ACTON SANDY LOAM 0-8 % SLOPES, L-B - LEICESTER SANDY LOAM 0-8 % SLOPES, P-B - PAXTON SANDY LOAM 0-8 % SLOPES, P-C - PAXTON SANDY LOAM 8-15 % SLOPES.
9. A VARIANCE WAS GRANTED BY THE FARMINGTON ZONING BOARD OF ADJUSTMENT FROM TABLE 2.01 (B) FOR THE MINIMUM SIDE SETBACK FROM 15 FEET TO THE ROCHESTER SIDE SETBACK OF 10 FEET, THIS SIDE SETBACK IS IN ROCHESTER.
10. THE WETLANDS WERE DELINEATED BY RANDOLPH R. TETREAULT, CWS 030 ON OCTOBER 04, 2017.
11. NHDES APPROVAL FOR SUBDIVISION OF LAND FOR TAX MAP 219, LOT 1-1, DATED 12-12-17, NUMBER e5A2017121201.
12. THE RESIDENTIAL LOT SHALL ONLY BE PERMITTED TO HAVE RESIDENTIAL USES UNLESS IT IS CONVERTED TO A COMMERCIAL USE IN THE FUTURE.
13. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338 AND/OR THE TOWN OF FARMINGTON PLANNING DEPARTMENT, 356 MAIN STREET, FARMINGTON, NH 03825. (603) 755-2774.



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

Randolph R. Tetreault 12-27-17
RANDOLPH R. TETREAULT, L.L.S. 729 DATE

Randolph R. Tetreault 12-27-17
RANDOLPH R. TETREAULT, CWS 030 DATE

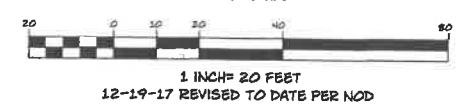
LINE TABLE			
L12	S 48°57'52" E	7.00'	
L13	N 52°26'57" W	22.19'	
L14	N 52°26'57" W	11.27'	
L15	N 37°33'03" E	35.72'	
L16	S 52°26'57" E	10.47'	
L17	N 36°16'33" E	35.73'	

FARMINGTON
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FARMINGTON PLANNING BOARD

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SIGNED BY *[Signature]* POSITION

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