

**MINOR SUBDIVISION APPLICATION** (involving NO NEW ROADS)  
**City of Rochester, New Hampshire**

Date: 12-04-18 [office use only. fee paid \_\_\_\_\_ amount \$ \_\_\_\_\_ date paid \_\_\_\_\_ ]

**Property information**

Tax map #: 253 ; Lot #'s: 83 ; Zoning district: Agricultural (A)

Property address/location: 41 Tebbetts Road

Name of project (if applicable): Subdivision for Lilac Community LP

Size of site: 5.03 acres; overlay zoning district(s)? \_\_\_\_\_

**Property owner**

Name (including name of individual): Lilac Community Limited Partnership

Mailing address: 40 Lilac Drive, Rochester, NH 03867

Telephone #: 603-994-1411 Email: www.com

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

Name (including name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

**Engineer/designer**

Name (including name of individual): Norway Plains Associates, Inc., Joel D. Runnals, LLS

Mailing address: P.O. Box 249, Rochester, NH 03866-0249

Telephone #: 603-335-3948 Fax#: 603-332-0098

Email address: jrunnals@norwayplains.com Professional license #: NHLLS 865

**Proposed project**

Number of proposed lots: 2 ; Are there any pertinent covenants? NO

City water? yes X no; \_\_\_\_\_ How far is City water from the site? \_\_\_\_\_

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

(continued Minor Subdivision application Tax Map: 253 Lot: 83 )

Wetlands: Is any fill proposed? no ; area to be filled: N/A ; buffer impact? N/A

### Comments

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

See narrative.

### 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:

Rebecca Williams, Power of Attorney

Date: 03-13-19

Signature of applicant/developer:

Rebecca Williams, Power of Attorney

Date: 03-13-19

Signature of agent:

Joel D Runnals

Date: 03-13-19

### 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:

Rebecca Williams, Power of Attorney

Date: 03-13-19



## ABUTTING MOBILE HOMES ON LOT 65

WALTER F. MCCORMICK  
64 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 3388, PAGE 397

JERRY & KATHLEEN KELLEY  
68 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4161-59

ELLEN M. DIFILMA  
70 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 1284, PAGE 334

HELEN M. PUGHAM & JOHN D. WOODS  
74 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 1665, PAGE 659

LAWRENCE & LEANNA TIBBETTS  
78 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4298, PAGE 675

MICHAEL J. & SHONDA J. SYVANSKI  
80 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4394, PAGE 722

SHANNON & VIRGINIA LOURIE  
82 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 3018, PAGE 27

PALLA CULLEN & JOSEPH W. LIBBY  
86 GOOSEBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4117, PAGE 810

## ABUTTING PROPERTIES WEST OF THE SPAULDING TURNPIKE

MAP 257, LOT 10  
THE SOUCY-RUSCO REVOCABLE TRUST  
FRANCES J. SOUCY & CHRISTINE E. RUSCO, TRUSTEES  
29 BLACKWATER ROAD  
ROCHESTER, NH 03867

## PERSONS WITH AN OWNERSHIP STAKE IN MAP 253, LOT 86

MAP 253, LOT 86-5  
THE EDWARD A. DAVIS REVOCABLE TRUST  
EDWARD A. DAVIS, TRUSTEE  
3 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-6  
MARLENE O. & ROBERT C. MAY JR.  
11 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-7  
GEOFFREY A. & JOHANN E. CORSON LYING TRUST  
GEOFFREY A. & JOHANN E. CORSON, TRUSTEES  
17 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-8  
THE DUBOIS FAMILY REVOCABLE TRUST OF 2018  
MICHAEL L. & NANCY A. DUBOIS, TRUSTEES  
25 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-9  
THE PATRICIA MANGANI REVOCABLE TRUST  
DATED JANUARY 18, 2012  
PATRICIA A. MANGANI, TRUSTEE  
29 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-10  
THE TRACEY K. SUMMERS REVOCABLE TRUST OF 2015  
TRACEY K. & JOHN A. SUMMERS, TRUSTEES  
AND  
THE JOHN A. SUMMERS REVOCABLE TRUST OF 2015  
JOHN A. & TRACEY K. SUMMERS, TRUSTEES  
31 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-11  
DENNIS & PATRICIA DUBOIS  
18 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-12  
DA REALTY TRUST  
14 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-13  
THE PATRICK & TRACI O'DONNELL FAMILY REVOCABLE TRUST  
PATRICK J. & TRACI O'DONNELL, TRUSTEES  
42 TEBBETTS ROAD  
ROCHESTER, NH 03867

MAP 253, LOT 86-14  
GREGORY R. MONDOUX & REGINA WENTWORTH  
36 TEBBETTS ROAD  
ROCHESTER, NH

TAX MAP 253, LOT 86  
OPEN SPACE COMMON OWNERSHIP

TAX MAP 253, LOT 86-14  
GREGORY R. MONDOUX &  
REGINA WENTWORTH  
36 TEBBETTS ROAD  
ROCHESTER, NH 03867

TAX MAP 253, LOT 86  
OPEN SPACE COMMON OWNERSHIP

TEBBETTS ROAD

GRAVEL ROAD

NH ROUTE 16 - SPAULDING TURNPIKE

TAX MAP 257, LOT 6  
LILAC COMMUNITY LP  
SCRD BOOK 4088, PAGE 713

TAX MAP 253, LOT 82  
BRUCE E. & LYNN M. LITTLEFIELD  
47 TEBBETTS ROAD  
ROCHESTER, NH 03867  
SCRD BOOK 1131, PAGE 134

REMAINING AREA  
TAX MAP 253, LOT 83

## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 253, LOT 83 AND CREATE TWO NEW LOTS 83-1 AND 83-2.
2. DIMENSIONAL STANDARDS.  
ZONE (A) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER).  
LOT SIZE= 30,000 SF (MUNICIPAL WATER), FRONTAGE= 150', FY= 20', SY= 10', RY= 20',  
WETLANDS BUFFER= 50'
3. LOT AREAS:  
TAX MAP 253, LOT 83: OLD AREA= 219,110 SF / 5.03 ACRES  
PROPOSED AREA= 158,874 SF / 3.65 ACRES  
TAX MAP 253, LOT 83-1: PROPOSED AREA= 30,125 SF / 0.69 ACRE  
TAX MAP 253, LOT 83-2: PROPOSED AREA= 30,125 SF / 0.69 ACRE  
ORIENTATION: HORIZONTAL DATUM - ROCHESTER 615, VERTICAL DATUM - NAD83.
4. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0214D EFFECTIVE ON 05-17-2005.
5. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEMS.
6. SOILS PER NRCS, (WDR) WINDSOR LOAMY SAND 0-3 % SLOPES.
7. WETLANDS WERE DELINEATED BY DAVID J. ALLAIN, CWS 16, ROUND POND SOIL SURVEY.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

## REFERENCE PLAN:

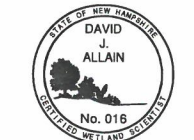
"PLAN OF LAND, OLD DOVER ROAD, TEBBETTS ROAD, ROUTE 16 / SPAULDING TURNPIKE, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE FOR NEXT WAVE HOME ESTATES, LLC" DATED MARCH 2012 BY NORWAY PLAINS ASSOCIATES, INC., S.C.R.D. PLAN 104-82

WETLANDS WERE DETERMINED AND DELINEATED ON DECEMBER 7TH, 2017 BY DAVID J. ALLAIN NHCWS16, USING THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLED "NORTH-CENTRAL AND NORTH EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER 2009". HYDRIC SOILS WERE DETERMINED USING "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. (SEE WQ 1014. DELINEATION OF WETLANDS/HYDRIC SOILS.)

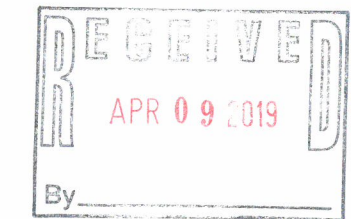
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 140,000.



JOEL D. RUNNALS, L.L.S. 865 DATE



DAVID J. ALLAIN, NHCWS 016 DATE



TAX MAP 253, LOTS 83  
OWNER OF RECORD:  
LILAC COMMUNITY  
LIMITED PARTNERSHIP  
40 LILAC DRIVE  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4088, PAGE 713

SUBDIVISION PLAN  
41 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
LILAC COMMUNITY  
LIMITED PARTNERSHIP

SCALE: 1" = 40' APRIL 2019  
GRAPHIC SCALE

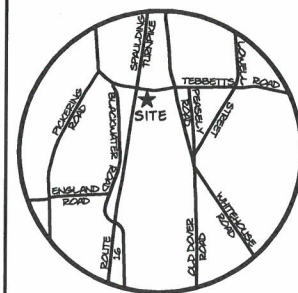


REVISIONS:

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVISION 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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY \_\_\_\_\_ / \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION



LOCUS  
N.T.S

FILE NO. 222  
PLAN NO. C-2952-S1  
DWG NO. 16031-S-1  
F.B. NO. "TJR"

LEGEND  
"TBS"  
"SSP"  
"IPF"

RE-BAR TO BE SET WITH NORWAY PLAINS ID CAP  
STEEL STAKE FOUND  
IRON PIPE FOUND



ABUTTING MOBILE HOMES ON LOT 65

WALTER F. MCCORMICK  
64 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 3088, PAGE 397

JERRY A. KATHLEEN KELLEY  
64 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4461-59

ELLEN M. DEPALMA  
70 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 1234, PAGE 304

HELEN M. PECKHAM & JOHN D. WOODS  
71 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 1565, PAGE 659

LAURENCE & LEANNA TIBBETTS  
76 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4298, PAGE 673

MICHAEL J. & RHONDA J. SYMANSKI  
80 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4574, PAGE 722

SHANNON & VIRGINIA LOURIE  
82 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 3018, PAGE 27

PAULA CULLEN & JOSEPH W. LEBBY  
86 GOODSBERRY CIRCLE  
ROCHESTER, NH 03867  
BOOK 4457, PAGE 810

ABUTTING PROPERTIES WEST OF THE SPAULDING TURNPIKE

MAP 257, LOT 10  
THE SOLICY-BUSO REVOCABLE TRUST  
FRANCES J. SOLICY & CHRISTINE S. BUSO, TRUSTEES  
29 BLACKWATER ROAD  
ROCHESTER, NH 03867

PERSONS WITH AN OWNERSHIP STAKE IN MAP 253, LOT 86

MAP 253, LOT 86-5  
THE EDWARD A. DAVIS REVOCABLE TRUST  
EDWARD A. DAVIS, TRUSTEE  
3 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-6  
MAUREEN O. & ROBERT C. MAY JR.  
11 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-7  
THE GEOFFREY A. & JOHNNIE E. CORSON LIVING TRUST  
GEOFFREY A. & JOHNNIE E. CORSON, TRUSTEES  
17 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-8  
THE DUBOIS FAMILY REVOCABLE TRUST OF 2015  
MICHAEL L. & NANCY A. DUBOIS, TRUSTEES  
25 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-9  
THE PATRICIA MANSONI REVOCABLE TRUST  
DATED JANUARY 18, 2012  
PATRICIA A. MANSONI, TRUSTEE  
29 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-10  
THE TRACEY K. SUMMERS REVOCABLE TRUST OF 2015  
TRACEY K. & JOHN A. SUMMERS, TRUSTEES  
AND  
THE JOHN A. SUMMERS REVOCABLE TRUST OF 2015  
JOHN A. & TRACEY K. SUMMERS, TRUSTEES  
35 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-11  
DENNIS & PATRICIA DUBOIS  
18 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-12  
DA REALTY TRUST  
14 ANGELA LANE  
ROCHESTER, NH 03867

MAP 253, LOT 86-13  
THE PATRICK & TRACI O'DONNELL FAMILY REVOCABLE TRUST  
PATRICK J. & TRACI O'DONNELL, TRUSTEES  
42 TEBBETTS ROAD  
ROCHESTER, NH 03867

MAP 253, LOT 86-14  
GREGORY R. MONDOUX & REGINA WENTWORTH  
36 TEBBETTS ROAD  
ROCHESTER, NH

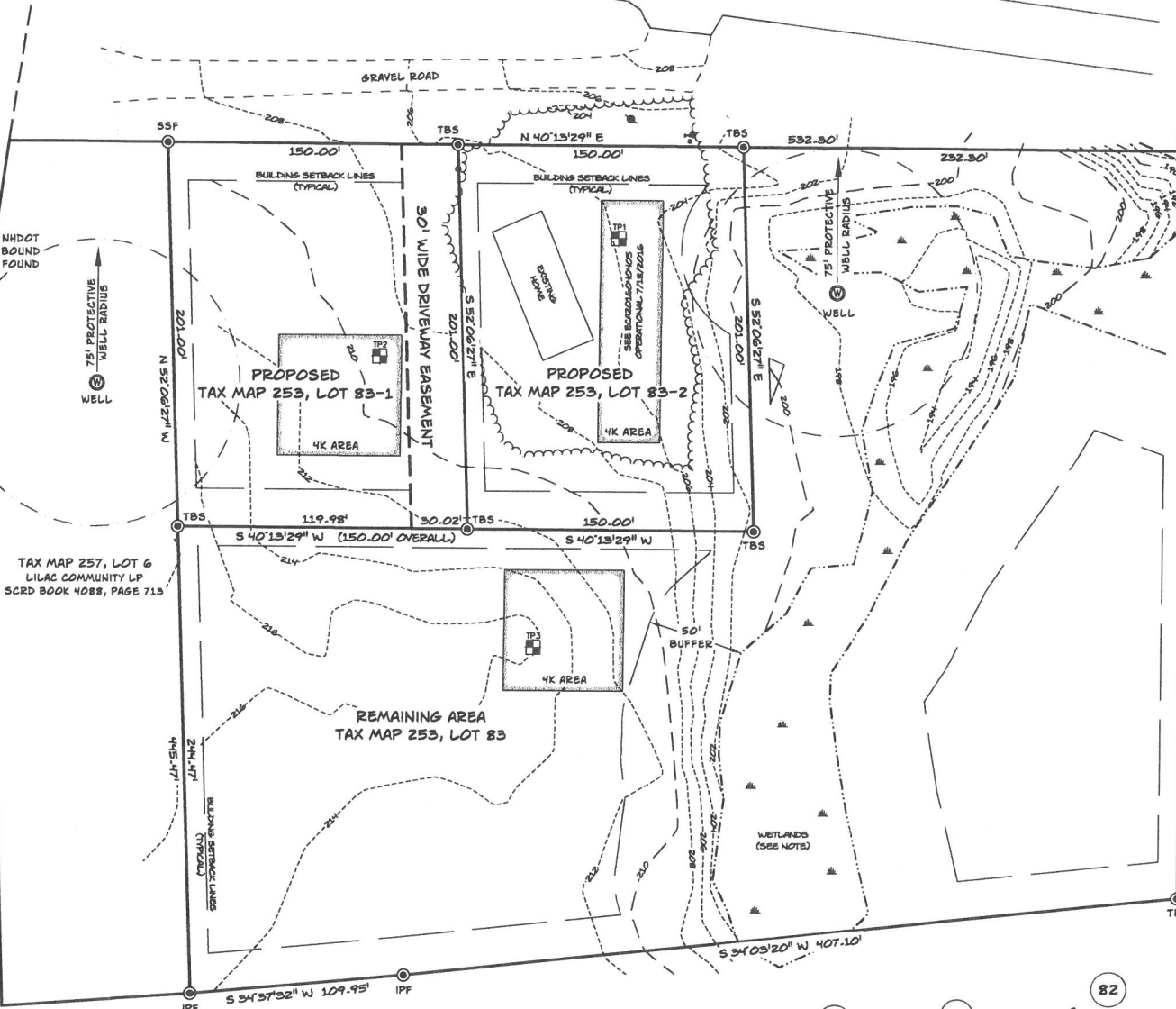
TAX MAP 253, LOT 86  
OPEN SPACE COMMON OWNERSHIP

TAX MAP 253, LOT 86-14  
GREGORY R. MONDOUX &  
REGINA WENTWORTH  
36 TEBBETTS ROAD  
ROCHESTER, NH 03867

TAX MAP 253, LOT 86  
OPEN SPACE COMMON OWNERSHIP

TEBBETTS ROAD

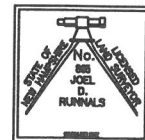
NH ROUTE 16 - SPAULDING TURNPIKE



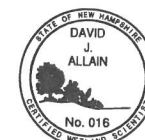
GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 253, LOT 86 AND CREATE TWO NEW LOTS 83-1 AND 83-2.
2. DIMENSIONAL STANDARDS:  
ZONE (A) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER).  
LOT SIZE= 30,000 SF (MUNICIPAL WATER), FRONTAGE= 150', FY= 20', SY= 10', RY= 20',  
WETLANDS BUFFER= 50'
3. LOT AREAS:  
TAX MAP 253, LOT 83:  
OLD AREA= 219,110 SF / 5.03 ACRES  
PROPOSED AREA= 158,874 SF / 3.65 ACRES  
TAX MAP 253, LOT 83-1:  
PROPOSED AREA= 30,125 SF / 0.69 ACRE  
TAX MAP 253, LOT 83-2:  
PROPOSED AREA= 30,125 SF / 0.69 ACRE  
ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS, VERTICAL DATUM - NAD83.  
PARCEL IS NOT LOCATED WITHIN (100YE FLOOD) AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0214D EFFECTIVE ON 05-17-2005.  
THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEMS.  
7. SOILS PER NRCS, (WDA) WINDSOR LOAMY SAND 0-3 % SLOPES.  
8. WETLANDS WERE DELINEATED BY DAVID J. ALLAIN, CWS 16, ROUND POND SOIL SURVEY.  
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING  
DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)  
335-1338.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY  
DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE  
GROUND AS PER REQUIRED DESCRIPTIONS AND IS CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN  
CLOSURE EXCEEDS 110,000.



JOEL D. RINNALS, L.L.S. 865 DATE



DAVID J. ALLAIN, NHWS 016 DATE

REFERENCE PLAN:

"PLAN OF LAND, OLD DOVER ROAD, TEBBETTS ROAD, ROUTE 16 / SPAULDING TURNPIKE, CITY OF  
ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE FOR NEXT WAVE HOME ESTATES,  
LLC" DATED MARCH 2012 BY NORWAY PLAINS ASSOCIATES, INC., S.C.R.D. PLAN 104-82

WETLANDS WERE DETERMINED AND DELINEATED ON DECEMBER 7TH, 2017 BY  
DAVID J. ALLAIN NHWS#16, USING THE CORPS OF ENGINEERS WETLANDS  
DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLED  
"NORTHCENTRAL AND NORTH EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS,  
OCTOBER 2009". HYDRIC SOILS WERE DETERMINED USING "FIELD INDICATORS OF  
HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING HYDRIC SOILS IN  
NEW ENGLAND, VERSION 4. (SEE WQ 1014. DELINEATION OF WETLANDS/HYDRIC  
SOILS.)

TEST PIT DATA:

TEST PITS WERE PERFORMED BY DAVID J. ALLAIN,  
NHCCS#13, NHWS#16, NHSDS#862

TEST PIT #1 - 3/22/2016

THIS TEST PIT WAS UTILIZED FOR ECA+0A2016040405

0" - 4" 10YR3/3 SANDY LOAM, GRANULAR, FRIABLE.  
4" - 58" 10YR5/6 LOAMY SANDS, MASSIVE, FRIABLE.  
58" - 72" 10YR5/2 LOAMY SANDS, MASSIVE, FRIABLE. REDOX FEATURES  
NOTED, LARGE ROUNDED COBBLES PRESENT.  
NOTES: SHWT 52", OBSERVED WATER AT 60". SOIL PROFILE OBSERVED  
FITS WITHIN THE NRCS OSD FOR THE WINDSOR SERIES.  
PERCOLATION RATE: 4 MIN / INCH AT 36"

TEST PIT #2 - 3/16/18

0" - 4" 10YR3/3 SANDY LOAM, GRANULAR, FRIABLE.  
4" - 22" 10YR4/4 LOAMY FINE SAND, MASSIVE, FRIABLE.  
22" - 30" 10YR5/4 LOAMY FINE SAND, MASSIVE, FRIABLE.  
30" - 60" 10YR5/4 FINE SAND, MASSIVE, FRIABLE.  
60" - 72" 10YR5/2 FINE SAND, MASSIVE, FIRM, REDOX FEATURES NOTED.  
NOTES: SHWT 60", NO WATER OBSERVED. SOIL PROFILE OBSERVED  
FITS WITHIN THE NRCS OSD FOR THE WINDSOR SERIES.  
PERCOLATION RATE: 4 MIN / INCH AT 40"

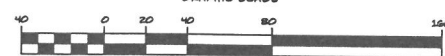
TEST PIT #3 - 4/5/19

0" - 5" 10YR3/3 SANDY LOAM, GRANULAR, FRIABLE.  
5" - 18" 10YR4/4 LOAMY SAND, MASSIVE, FRIABLE.  
18" - 66" 10YR5/4 FINE TO MEDIUM SANDS, LOOSE, SINGLE GRAINED. NO  
REDOX FEATURES NOTED. SHWT 66", NO OBSERVED WATER.  
NOTES: SHWT 66", NO WATER OBSERVED. SOIL PROFILE OBSERVED  
FITS WITHIN THE NRCS OSD FOR THE WINDSOR SERIES.  
PERCOLATION RATE: 4 MIN / INCH AT 36"

TAX MAP 253, LOTS 83  
OWNER OF RECORD:  
LILAC COMMUNITY  
LIMITED PARTNERSHIP  
40 LILAC DRIVE  
ROCHESTER, NH 03867  
S.C.R.D. BOOK 4088, PAGE 713

TOPOGRAPHIC SUBDIVISION PLAN  
41 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
LILAC COMMUNITY  
LIMITED PARTNERSHIP

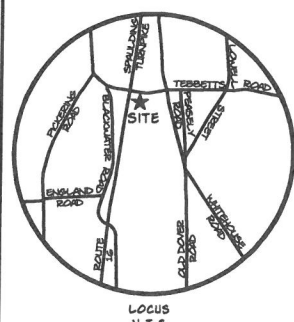
SCALE: 1" = 40' APRIL 2019  
GRAPHIC SCALE



1 INCH = 40 FEET

REVISIONS:

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON  
SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION



FILE NO. 222  
PLAN NO. C-2952-S1  
DWG NO. 16031\S-1  
F.B. NO. "TJR"

LEGEND

RE-BAR TO BE SET WITH NORWAY PLAINS ID CAP  
STEEL STAKE FOUND  
IRON PIPE FOUND

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

NORWAY PLAINS ASSOCIATES, INC.

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