

RECEIVED  
JUN 03 2020  
By \_\_\_\_\_  
DUNFORD ENGINEERS OF TEXAS

JUN 03 2020

By \_\_\_\_\_  
RESERVED FOR SIGNATURE OF DEBENTURE

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. THIS PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. FUNNALS, L.L.S. #65

05-13-2020

DATE \_\_\_\_\_

TAX MAP 243, LOT 60  
GRACE PENTACOSTAL CHURCH  
159 ROCHESTER HILL ROAD  
ROCHESTER, NH  
BOOK 1451, PAGE 433

REF. PLAN B

TAX MAP 244, LOT 5-1  
WILSON K. WASSON REV. TRUST  
178 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 3809, PAGE 526

REF. PLAN A

$R = 190.05'$   
 $L = 186.03'$   
 ORD:  $S 60^{\circ}23'05'' W$   
 $178.73'$

TAX MAP 244, LOT 5  
OWNER OF RECORD:  
MORGAN J. & KIMBERLYN M. EDGERLY  
142 TEBBETTS ROAD  
ROCHESTER, N.H. 03867  
BOOK 4613, PAGE 610

SUBDIVISION PLAN  
142 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
ORGAN J. & KIMBER  
EDGERLY

1" = 100' JANUARY 2020

GRAPHIC SCALE

A horizontal graphic scale bar with alternating black and white segments. Above the bar, the distances 100', 0, 50', 100', 200', and 400' are marked. The bar is divided into segments of 50 feet each, with the first 100-foot segment (0 to 100') being checkered.

REVISIONS:  
APRIL 30 2020 - ADDED A LINES APPROX. MINOR TEXT EDITS

SHEET 1 of 2

GENERAL PLAN NOTES:-

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE FIVE NEW LOTS: 5-2; 5-3; 5-4; 5-5; AND 5-6.
2. DIMENSIONAL STANDARDS.  
ZONE (AG) AGRICULTURAL DISTRICT (WITH INDIVIDUAL WATER & SEWER).  
LOT SIZE: 45,000 SF (INDIVIDUAL WATER & SEWER)  
FRONTAGE: 150', R# 20, S# 10, W# 10, R# 20', WETLANDS BUFFER: 50'  
3. NOTES:  
TAX MAP 244, LOT 5:  
EXISTING AREA: 2,882,820 SF / 66.18 ACRES  
REMAINING AREA: 2,590,165 SF / 59.46 ACRES  
TAX MAP 244, LOT 5-2: PROPOSED AREA: 111,532 SF / 2.560 ACRES  
TAX MAP 244, LOT 5-3: PROPOSED AREA: 64,845 SF / 1.488 ACRES  
TAX MAP 244, LOT 5-4: PROPOSED AREA: 66,787 SF / 1.533 ACRES  
TAX MAP 244, LOT 5-5: PROPOSED AREA: 65,018 SF / 1.492 ACRES  
TAX MAP 244, LOT 5-6: PROPOSED AREA: 45,653 SF / 1.048 ACRES  
4. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, CITY OF ROCHESTER GIS, AS TIED TO NEW HAMPSHIRE STATE PLANE (NAD83). ELEVATIONS AND CONTIGUES SHOWN ON THIS PLAN REFER TO NAVD83 (GEOID 12A) BASED ON GPS OBSERVATIONS TAKEN OCTOBER 15, 2019.  
5. THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 17-01-0016-NR NUMBER 83012010 EFFECTIVE ON 05-17-2005.  
6. THE PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.  
7. SOILS PER NRCS.  
8. WETLANDS WERE DELINEATED BY MARC JACOBS, CWS#D90 IN APRIL 2019.  
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, BUILDING 33 WAKEFIELD STREET, ROCHESTER, NH 03857. (603) 335-1338.  
10. ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5.12.  
11. 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TAGS, PER CITY OF ROCHESTER PLANNING DEPARTMENT.  
12. ANY STRUCTURE CONSTRUCTED GREATER THAN 400 SQ. FT. IN SIZE SHALL MEET THE REQUIREMENTS OF NFPA 1 CHAPTER 18 IN REGARDS TO WATER SUPPLY, OR ANY EQUIVALENCY AGREED UPON BETWEEN THE APPLICANT AND THE AUTHORITY HAVING JURISDICTION, PER CITY OF ROCHESTER FIRE DEPARTMENT.  
13. NOTES: SUBDIVISION APPROVAL NO. 5542020041501.

REFERENCE PLANS:

REFERENCE PLANS:

- A. "SUBDIVISION OF LAND, TEBBETTS ROAD, ROCHESTER NH FOR MICHAEL J. JOHN & M. JOSEPH F. JR. #1 65BUE W. KANE"  
DATED MARCH 1999 PREPARED BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED IN SCRD PLAN 55-78.
- B. "SITE PLAN FOR GRACE COMMUNITY CHURCH"  
DATED AUGUST 2002 PREPARED BY NORWAY PLAINS ASSOCIATES, INC.  
JOB NO. 0201ZLSP-1.
- C. "LAND OF CURT B. & JEAN E. WICKSTROM"  
DATED JUNE 8, 1999 PREPARED BY BERRY SURVEYING & ENGINEERING  
RECORDED IN SCRD PLAN 56-1.
- D. "SUBDIVISION PLAT, ROCHESTER, NH PREPARED FOR QUEENIE MAE HIRSCH  
DATED OCTOBER 22, 1987 PREPARED BY DURSINS/SCHOFIELD ASSOCIATES  
RECORDED IN SCRD PLAN 33-141.
- E. "PROPOSED SUBDIVISION IN ROCHESTER, NH FOR PLANNED PROPERTIES IV"  
DATED MARCH 1986, PREPARED BY NORWAY PLAINS ASSOCIATES INC.  
RECORDED IN SCRD PLAN 29-68.
- F. "PLAN OF LAND, ROCHESTER NH MICHAEL JOHN, LES & JOSEPH E. KANE"  
DATED DECEMBER 1986 PREPARED BY DURSINS/SCHOFIELD ASSOCIATES, INC.  
NOT RECORDED

29696  
10/1/01

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 THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY [Signature] / Chief  
NAME POSITION

TAX MAP 244, LOT 4  
JOHN C. & PAULETTE C. BRITTON  
168 LOWELL ST  
ROCHESTER, NH  
BOOK 1580, PAGE 20

TAX MAP 244, LOT 5  
EXISTING AREA: 2,882,820 SQ. FT.  
(66.18 ACRES)  
REMAINING AREA: 2,608,668 SQ. FT.  
(59.89 ACRES)

MIXED HARDWOOD FOREST

TAX MAP 253, LOT 29  
DWIGHT L. HORNE SR.  
DWIGHT L. HORNE JR.  
130 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 4280, PAGE 490

ABBREVIATION LEGEND:  
 IPF - IRON PIPE FOUND  
 IPS - IRON PIPE SET  
 RBF - REBAR FOUND  
 RBS - REBAR SET  
 IRF - IRON ROD FOUND  
 ("21") - DENOTES HEIGHT OF THE MONUMENT  
 SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTION:  
"NPA" - NORWAY PLAINS ASSOCIATES

FILE NO. 102  
PLAN NO. C-1862/S-1  
DWG. NO. 18272

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD. ROCHESTER, NH 603-335-3945

RGD # 121-18

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JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED IN APRIL 2019 BY MARK JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER [REDACTED] ACCORDING TO THE STANDARDS OF THE U.S ARMY CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL, THE STANDARD AND TECHNICAL CRITERIA OF THE CORP'S ENGINEERS' WETLANDS DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGIONS. THE CORP'S ADMINISTRATIVE RULES, IN DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENR INT 10-0-00 AND CHAPTER 4E - §4E.1 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE ANCHOR STATE STATUS OF VEGETATION AS HYDROPHTIC WAS DETERMINED ACCORDING TO THE KEY INDICATOR FOR THE NORTH-CENTRAL AND NORTHEAST 50% REGIONAL WETLAND PLANT LIST. (SEPARATE UPLANDS EXIST WITHIN THE WETLANDS DEPICTED.) COPIES OF SITE PLANS HAVE BEEN PROVIDED BY THE WETLAND SCIENTIST. EACH INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



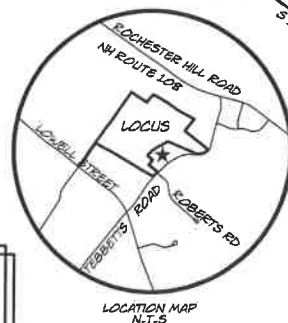
MARC JACOBS  
NY CUSH#20

05/13/2020  
DATE

LEGEND

- MONUMENT  
 □ BOUND  
 ○ NO MONUMENT FOUND OR SET  
 ● UTILITY POLE  
 田 WETLAND  
N 89°56'30" E PROPERTY LINE  
425.61'  
 ○○○○○○○○○ STONEWALL  
 E.P. EDGE OF PAVEMENT  
 = = = = = EDGE OF GRAVEL  
 - - - - - EDGE OF WETLAND  
 \_\_\_\_\_ OHW \_\_\_\_\_ OVERHEAD WIRES  
 \_\_\_\_\_ SETBACK LINE  
 \_\_\_\_\_ EASEMENT  
 \_\_\_\_\_ PROPOSED  
 \_\_\_\_\_ PROPERTY LINE

OPEN FIELD



FILE NO. 102  
PLAN NO. C-1862/S-1  
DWG. NO. 18272

31 MOONEY STREET, ALTON, NH 603-875-3948

**NORWAY PLAINS ASSOCIATES, INC.**

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

**SHEET 2 of 2**

TAX MAP 244, LOT 5  
OWNER OF RECORD:  
MORGAN J. & KIMBERLYN M. EDGERLY  
142 TEBBETTS ROAD  
ROCHESTER, N.H. 03867  
BOOK 4613, PAGE 610

SUBDIVISION PLAN  
142 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: MORGAN J. & KIMBERLYN M.  
EDGERLY

1" = 40' JANUARY 2020

GRAPHIC SCALE

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APRIL 30, 2020 - ADDED NHDES APPROVAL, MINOR TEXT EDITS

05-13-2020

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