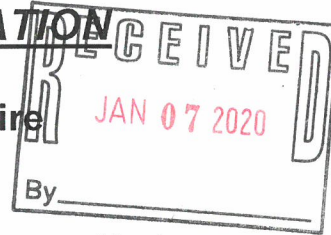




MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire



Date: 1/6/2020 Is a conditional needed? Yes: ☒ No: ☐ Unclear: ☐
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 244; Lot #(s): 5; Zoning district: Agricultural

Property address/location: 142 Tebbetts Road

Name of project (if applicable): 6 Lot Subdivision

Size of site: 66.18 acres; Overlay zoning district(s)? Conservation Overlay District

Property owner

Name (include name of individual): Morgan & Kimberlyn Edgerly

Mailing address: 142 Tebbetts Road, Rochester, NH 03867

Telephone #: 603-923-3923 Email: edgerlymorgan@yahoo.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

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

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-3948 Fax #: _____

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

Proposed project

Number of proposed lots: 4; estimated length of new roads: N/A

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

City water? yes ☐ no ☒; How far is city water from the site? _____

City sewer? yes ☐ no ☒; How far is city sewer from the site? _____

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

Where will stormwater be discharged? Residential lots with no significant stormwater runoff generated

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? Yes


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.

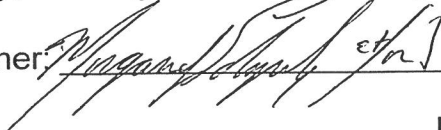
Signature of property owner:  et/ or Kimberly Edgeley
Date: 1-7-2020

Signature of applicant/developer: _____
Date: _____

Signature of agent: 
Date: 01-07-2020

Authorization to enter subject property

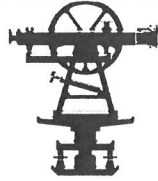
I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections 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:  et/ or Kimberly Edgeley
Date: 1-7-2020

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
jrunnals@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 3809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

September 06, 2020

Seth Creighton, Chief Planner
Department of Planning and Development
Second Floor, City Hall
33 Wakefield Street
Rochester, NH 03867-1917

Re: Proposed Major Subdivision – 142 Tebbetts Road - Tax Map 244, Lot 5

Dear Mr. Creighton,

On behalf of Morgan and Kimberlyn Edgerly, Norway Plains Associates, Inc. is pleased to submit a Major Subdivision Application for them as the owners of this parcel located at 142 Tebbetts Road and identified by the City of Rochester Assessors as Tax Map 244, Lot 5. The total parcel area is 66.18 acres and is located in the Agricultural Zoning District.

The proposed project is to subdivide the existing house lot into 6 single family residential house lots. Lot 5 is developed with a house, garage, leach field and well. The proposed lots will be serviced with individual wells and leach fields. Lot 5 will become 2,608,668 sf / 59.89 acres. Lot 5-2 will be 64,156 sf / 1.473 acres. Lot 5-3 will be 66,832 sf/ 1.534 ac. Lot 5-4 will be 66,789 sf/ 1.533 ac. Lot 5-5 will be 64,843 sf/ 1.488ac. Lot 5-6 will be 111,532 sf/ 2.56 ac. All of the new lots will require NHDES subdivision approval.

The new lots will have a minimum of 150 feet of frontage and access on Tebbetts Road. Lot 5 will continue to use the existing driveway.

Should the Board need additional information or have any questions, please feel free to contact our office. Otherwise we look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals
Joel D. Runnals, LLS

LAND SURVEYORS



CIVIL ENGINEERS

RECEIVED
JAN 07 2020

By _____
RESERVED REGISTRY OF DEEDS

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.

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

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE FIVE NEW PARCELS: 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', FY= 20', SY= 10', RY= 20', WETLANDS BUFFER= 50'
3. LOT AREAS:
TAX MAP 244, LOT 5:
EXISTING AREA= 2,882,820 SF / 66.18 ACRES
REMAINING AREA= 2,608,668 SF / 59.89 ACRES
TAX MAP 244, LOT 5-2: PROPOSED AREA= 64,156 SF / 1.473 ACRES
TAX MAP 244, LOT 5-3: PROPOSED AREA= 66,832 SF / 1.534 ACRES
TAX MAP 244, LOT 5-4: PROPOSED AREA= 66,789 SF / 1.533 ACRES
TAX MAP 244, LOT 5-5: PROPOSED AREA= 64,853 SF / 1.488 ACRES
TAX MAP 244, LOT 5-6: PROPOSED AREA= 111,532 SF / 2.560 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 CONTOURS SHOWN ON THIS PLAN REFER TO NAVD88 (GEOID 12A) BASED ON GPS OBSERVATIONS TAKEN OCTOBER 15, 2019.
5. THE PROPOSED PARCELS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700214D EFFECTIVE ON 05-17-2005.
6. THE PROPOSED PARCELS ARE TO BE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS.
8. WETLANDS WERE DELINEATED BY MARC JACOBS, CWS#090 IN APRIL 2019.
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.

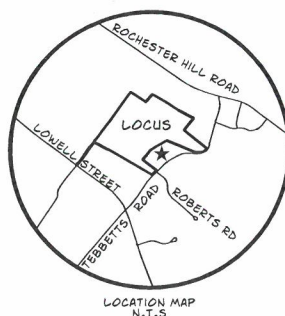
REFERENCE PLANS:

- A. "SUBDIVISION OF LAND, TEBBETTS ROAD, ROCHESTER NH FOR MICHAEL J., JOHN M. JOSEPH F. JR. & LESLIE H. KANE"
DATED MARCH 1999 PREPARED BY NORWAY PLAINS ASSOCIATES, INC.
JOB NO. 99044.
- B. "SITE PLAN FOR GRACE COMMUNITY CHURCH"
DATED AUGUST 2002 PREPARED BY NORWAY PLAINS ASSOCIATES, INC.
JOB NO. 02121/SP-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 27, 1987 PREPARED BY DURGIN/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. PLAN NO. B1007-A.
- F. "PLAN OF LAND, ROCHESTER NH; MICHAEL, JOHN, LESLIE & JOSEPH JR. KANE"
DATED DECEMBER 1986 PREPARED BY DURGIN/SCHOFIELD ASSOCIATES, INC.

TAX MAP 244, LOT 4
JOHN C. & PAULETTE C. BRITTON
168 LOWELL ST
ROCHESTER, NH
BOOK 1582, 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)

LEGEND	EXISTING
●	MONUMENT
□	BOUND
○	NO MONUMENT FOUND OR SET
+	UTILITY POLE
W	WETLAND
N 89°56'30" E 425.61'	PROPERTY LINE
=====	STONEWALL
SP	EDGE OF PAVEMENT
=====	EDGE OF GRAVEL
---	EDGE OF WETLAND
---	OVERHEAD WIRES
---	SETBACK LINE
---	EASEMENT
---	PROPOSED LOT LINE



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

TAX MAP 244, LOT 6
JOHN & KELLY VERBICKY
4 ROBERTS ROAD
ROCHESTER, NH

TAX MAP 243, LOT 58
VIAEUR & DORIS F. BEGIN
141 TEBBETTS ROAD
ROCHESTER, NH

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" = 100' JANUARY 2020

GRAPHIC SCALE



REVISIONS:

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

LAND SURVEYORS



CIVIL ENGINEERS

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE FIVE NEW PARCELS: 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)
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5. SOILS PER NRCS.
6. WETLANDS WERE DELINEATED BY MARC JACOBS, CWS#090 IN APRIL 2019.
7. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

LEGEND

EXISTING

- MONUMENT
- BOUND
- NO MONUMENT FOUND OR SET
- UTILITY POLE
- WETLAND
- PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- OVERHEAD WIRES
- SETBACK LINE
- EASEMENT
- PROPOSED LOT LINE

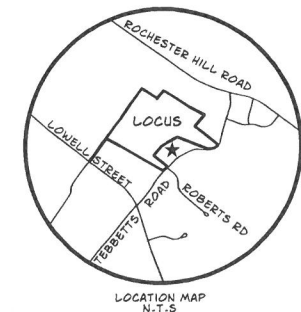
RESERVED REGISTRY OF DEEDS

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.

JOEL D. RUNNALS, L.L.S. #65 DATE

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- F. "PLAN OF LAND, ROCHESTER NH; MICHAEL, JOHN, LESLIE & JOSEPH JR. KANE" DATED DECEMBER 1986 PREPARED BY DURGIN/SCHOFIELD ASSOCIATES, INC.



FILE NO. 102
PLAN NO. C-1862/S-2
DWG. NO. 18272

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

NORWAY PLAINS ASSOCIATES, INC.

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

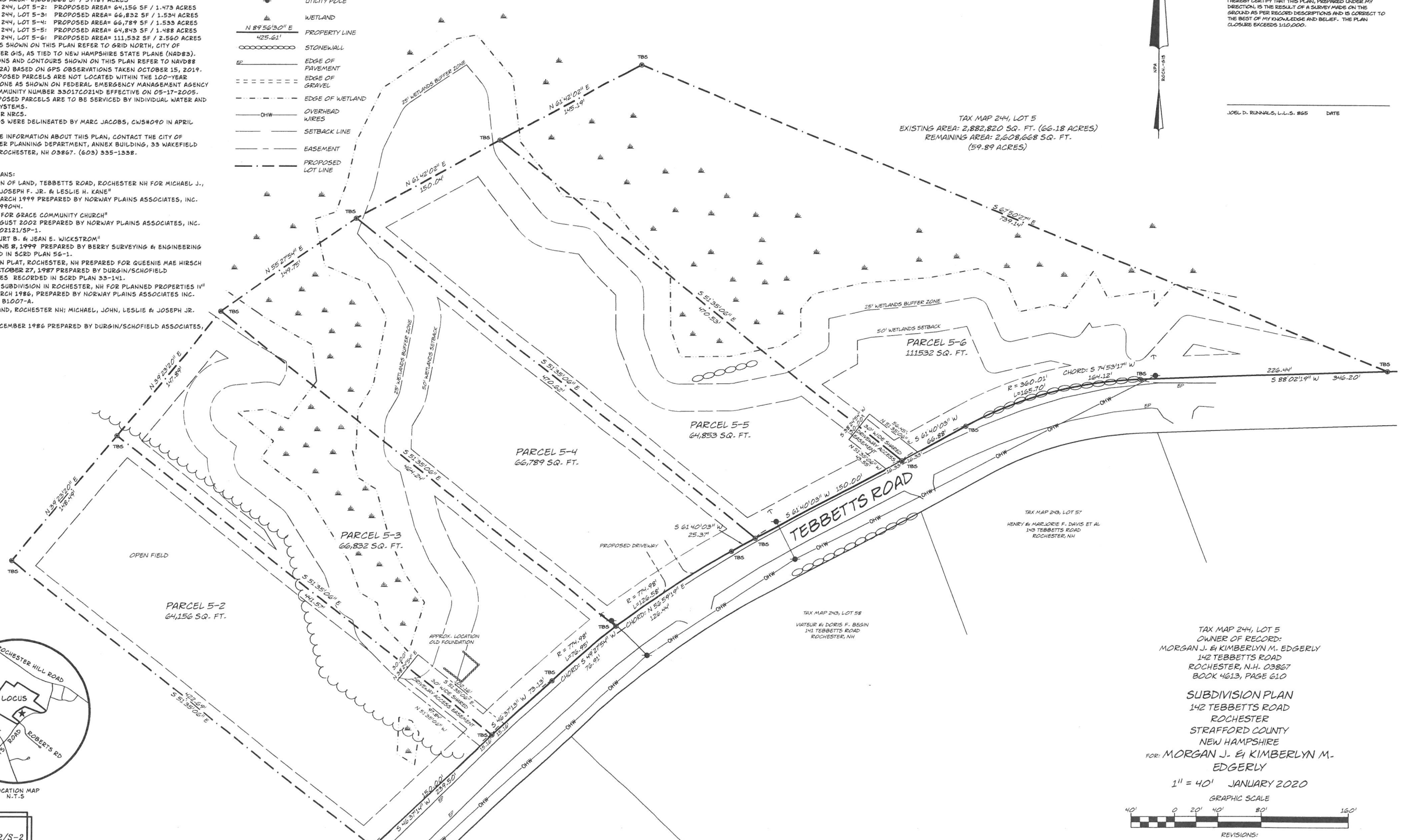
1" = 40' JANUARY 2020
GRAPHIC SCALE
0 20' 40' 80' 160'
REVISIONS:

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

REVISIONS:



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RESERVED REGISTRY OF DEEDS

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE FIVE NEW PARCELS: 5-2; 5-3; 5-4; 5-5; AND 5-6.
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FRONTAGE= 150', RY= 20', SY= 10', RY= 20', WETLANDS BUFFER= 50'
LOT AREAS:
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ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN REFER TO NAVD83 (SEGID 12A) BASED ON GPS OBSERVATIONS TAKEN OCTOBER 15, 2019.
THE PROPOSED PARCELS ARE NOT SEPARATED WITH INDIVIDUAL WATER & SEWER SYSTEMS.
DO NOT CONSIDER AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330107C02148 EFFECTIVE ON 05-17-2005.
THE PROPOSED PARCELS ARE TO BE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS.
8. WETLANDS WERE DELINEATED BY MARC JACOBS, CWS04020 IN APRIL 2019.
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.

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KANE"
DATED DECEMBER 1986 PREPARED BY DURGIN/SCHOFIELD ASSOCIATES,
INC.

●	MONUMENT
□	BOUND
○	NO MONUMENT FOUND OR SET
●	UTILITY POLE
■	WETLAND
N 89°56'30" E 425.61'	PROPERTY LINE
○○○○○○○○○○	STONEWALL
EP _____	EDGE OF PAVEMENT
== - - - - - ==	EDGE OF GRAVEL
- - - - -	EDGE OF WETLAND
_____ OHW _____	OVERHEAD WIRES
_____	SETBACK LINE
_____	EASEMENT
_____	PROPOSED LOT LINE
● ● ● ●	SOIL TYPE

CfB — CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CsB — CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
PbC — PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES

JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED IN APRIL 2019 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV NT 100-900 AND CHAPTER 42 - \$42.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2002. THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES VERSION 4.0, 2002, WERE USED TO DETERMINE THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2012 REGIONAL WETLAND PLANT LIST. (ISOLATED UPLANDS EXIST WITHIN THE WETLANDS DEPICTED.) COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

RESERVED REGISTRY OF DEEDS

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.

MARC JACOBS
NH CWS#90

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)

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

LOCUS

ROCHESTER HILL ROAD

LOWELL STREET


LOCUST STREET

ROBERTS RD

LOCATION MAP
N.T.S

FILE NO. 102
PLAN NO. C-1862/S-3
DWG. NO. 18272

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



NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems

Ashley F. Rowe
No. 1857
Department of Environmental Services

TEST PITS LOGS:
TEST PITS 1-4 CONDUCTED ON NOVEMBER 11, 2019
TEST PIT 5 CONDUCTED ON JANUARY 7, 2019
BY: ASHLEY F. ROWE
NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS #1857

0" - 4" 10YR3/3 LOAM TOPSOIL, COMMON ROOTS.
4" - 19" 5YR4/6 MEDIUM GRAY SAND, GRANULAR, FRIABLE, REDOXIMORPHIC
CONCENTRATIONS COMMON AT 19"
19"-36" 2.5Y4/2 DEPLETED FINE LOAMY SAND, GRANULAR, FRIABLE, FIRM IN PLACE.
36" END OF HOLE, NO REFUSAL, NO OBSERVED WATER, ESTIMATED SEASONAL HIGH
WATER TABLE AT 19"
PERC. 8 MPI AT 14"

0" - 6" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.
6" - 29" 10YR5/6 FINE SANDY LOAM, GRANULAR, FRIABLE, LOOSE.
29" - 47" 2.5Y4/3 FINE SANDY LOAM, GRANULAR, FRIABLE, FIRM IN PLACE, COMMON REDOXIMORPHIC CONCENTRATIONS AT 39"
47" END OF HOLE, NO REFUSAL, NO OBSERVED WATER, ESTIMATED SEASONAL HIGH WATER TABLE AT 39", PERC. 12 MPI AT 30"

0" - 4" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.
4" - 31" 10YR5/6 LOAMY FINE SAND, GRANULAR, FRIBLE, LOOSE.
31" - 48" 2.5Y4/3 FINE SANDY LOAM, GRANULAR, FRIBLE, FIRM IN PLACE. COMMON REDDISHMORPHIC CONCENTRATIONS AT 36"
48" END OF HOLE, NO REFUSAL, NO OBSERVED WATER, ESTIMATED SEASONAL HIGH WATER TABLE AT 39".
PERC. 12 MPI AT 30"

0" - 5" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.
5" -50" 10YR4/3 SANDY LOAM, GRANULAR, FRIABLE, FIRM IN PLACE.
50" END OF HOLE, NO REFUSAL, NO OBSERVED WATER, NO APPARENT SEASONAL HIGH WATER TABLE.
PERC. 10 MPI AT 36"

0" -10" 10YR3/3 LOAM TOPSOIL, COMMON ROOTS.
10"-54" 10YR4/5 SANDY LOAM, GRANULAR, FRIABLE, FIRM IN PLACE.
54" END OF HOLE, NO REFUSAL, NO OBSERVED WATER, NO APPARENT SEASONAL HIGH WATER TABLE.
PERC. @ MPI AT 24"

TAX MAP 244, LOT 5
OWNER OF RECORD:
MORGAN J. & KIMBERLYN M. EDGERLY
142 TEBBETTS ROAD
ROCHESTER, N.H. 03867
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SUBDIVISION PLAN
142 TEBBETTS ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: MORGAN J. & KIMBERLYN M.
EDGERLY

1" = 40' JANUARY 2020

GRAPHIC SCALE

REVISIONS:

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

NORWAY PLAINS ASSOCIATES, INC.