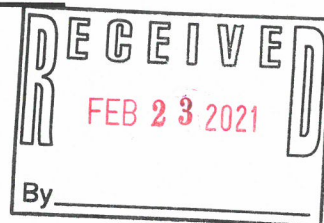


**MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: FEBRUARY 10, 2021 Is a conditional needed? Yes: No: Unclear: x
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 246 ; Lot #(s): 3 ; Zoning district: AGRICULTURAL

Property address/location: 233 WASHINGTON STREET, ROCHESTER NH

Name of project (if applicable): CHESLEY HILL PARTNERS, LLC

Size of site: 10.32 acres; overlay zoning district(s)? NONE

Property owner

Name (include name of individual): CHESLEY HILL PARTNERS, LLC (DONALD GILBERT)

Mailing address: 260 WASHINGTON STREET, ROCHESTER, NH 03839-5426

Telephone #: 603-332-5986 Email:

Applicant/developer (if different from property owner)

Name (include name of individual):

Mailing address:

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): JOEL RUNNALS ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC

Mailing address: P.O. BOX 249, ROCHESTER, NH 03866

Telephone #: (603)-335-3948 Fax #:

Email address: JRUNNALS@NORWAYPLAINS.COM Professional license #: LLS 865

Proposed project

Number of proposed lots: 2 ; Are there any pertinent covenants? N/A

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

City water? yes no ☒ ; How far is City water from the site? 1,300 FEET

City sewer? yes ☐ no ☒ ; How far is City sewer from the site? 2,800 FEET

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:

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: Ronald Gilbert

Date: 2-19-21

Signature of applicant/developer: _____

Date: _____

Signature of agent: Joel D. Rummale

Date: 02-19-21

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.

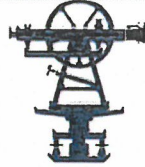
Signature of property owner: Ronald Gilbert

Date: 2-19-21

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
slawler@norwayplains.com



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

February 10, 2021

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

Re: Proposed Minor Subdivision – 233 Washington Street - Tax Map 246, Lot 3

Dear Mr. Creighton,

On behalf of Chesley Hill Partners LLC, Norway Plains Associates, Inc. is pleased to submit a Minor Subdivision Application. Chesley Hill Partners LLC is the owner of the parcel located at 233 Washington Street identified by the City of Rochester assessors as Tax Map 246, Lot 3, with a total area of 10.32 acres. The parcel is located in the Agricultural Zoning District.

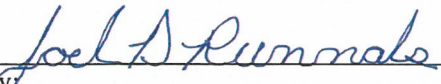
The proposed project is to subdivide the existing residential lot into two single family residential house lots. Each lot, including the existing home currently on the lot, will be serviced by onsite septic systems and wells. All of the proposed lots will be larger than the minimum 45,000 square feet and will have the required 150 feet of frontage. The two proposed lots will have frontage on, and access from, Washington Street.

With their size in excess of five acres, the proposed lots will not require approval from the NHDES Subsurface Bureau for Subdivision, but the newly created lot will eventually need an approved design for an individual subsurface disposal system, as well as a driveway permit from NHDOT. Otherwise, there are no other State permits required.

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, LLS 865

cc: Donald Gilbert

LAND SURVEYORS



CIVIL ENGINEERS



NOTE:
WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.E.S., M.S. OF 300 METRES BLUE HILLS LLC, 240 HORNSTOWN ROAD, FARMINGTON, N.H. (TEL. 603-749-1000), DURING THE MONTH OF DECEMBER, 1999. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL, TITLES "NORTHEASTERN AND NORTH-EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2004".

NOTE:
SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY NOTED 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 EXPECT INSOPAR 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
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE

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. 865
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

RESERVED REGISTRY OF DEEDS

LEGEND

- MONUMENT
- BOUND
- NO MONUMENT FOUND OR SET
- ◆ UTILITY POLE
- WETLAND
- PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
- GRAVEL
- EDGE OF WETLAND
- SETBACK LINE
- EASEMENT

ABBREVIATION LEGEND:
DHF - DRILL HOLE FOUND
DHCF - DRILL HOLE WITH IDENTIFICATION CAP FOUND
FND - FOUND
RBF - REBAR FOUND
ROW - RIGHT OF WAY
SSF - STEEL STAKE FOUND
TAB - IDENTIFICATION DISK FOUND
(+2') - DENOTES HEIGHT OF THE MONUMENT
TM - TAX MAP & LOT NUMBER
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
"NPH" - NORWAY PLAINS ASSOCIATES
"GLD" - GRANT L. DAVIS ASSOCIATES

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF THE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 2155, PAGE 547.
2. TOTAL PARCEL AREA: MAP 246, LOT 3 10.35 ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
5. BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'
6. THE PROPOSED LOTS ARE SERVICED BY ON-SITE WELLS AND SEWERAGE DISPOSAL SYSTEMS.
7. A PORTION OF THESE LOTS ARE IN ZONE "A", HAVING NO BASE FLOOD ELEVATION DETERMINED, PER FEMA / FIRM COMMUNITY PANEL NO. 33017C0195D, EFFECTIVE DATE MAY 17, 2005.
8. SEE CONSTRUCTION APPROVAL NUMBER CA1999014781, ISSUED JANUARY 21, 1999.
9. EXISTING ACCESS ROAD FOR THE PURPOSES OF REACHING PROPOSED WELL LOCATION. SEE NHDES WETLANDS BUREAU FILE NUMBER 2010-00385.
10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03827. (603)-335-1338. TOPOGRAPHIC AND SOILS DATA CAN BE FOUND ON SHEET 2 OF THIS PLAN SET ON FILE AT SAID OFFICE.

REFERENCE PLANS:

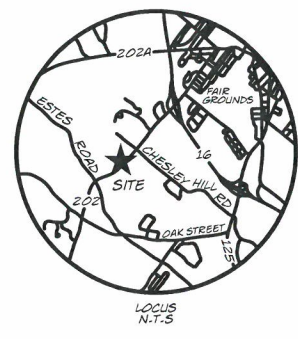
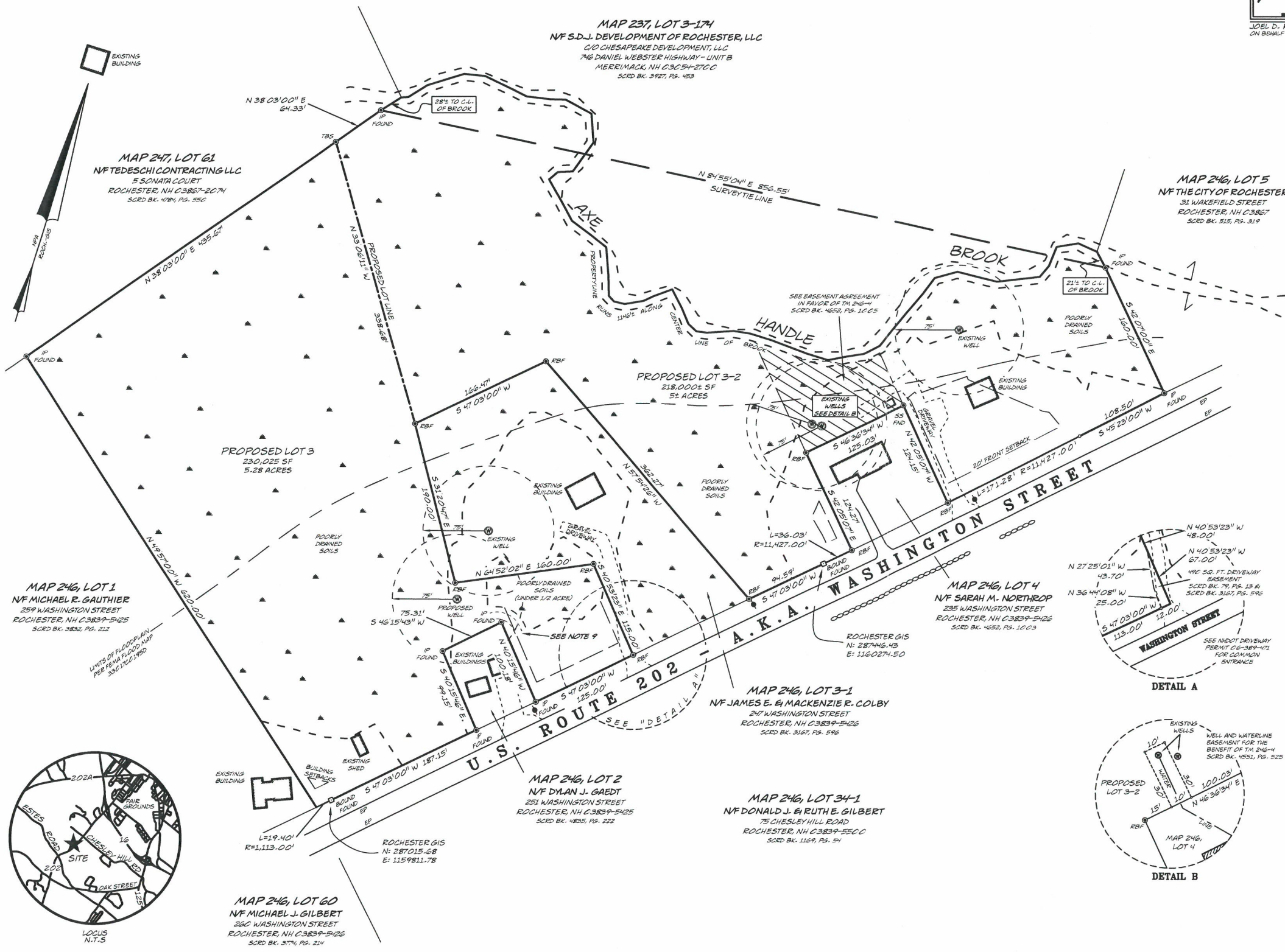
1. "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP." DATED: DECEMBER 29, 1986 BY KIMBALL CHASE COMPANY, INC. RECORDED AT THE S.C.R.D. AS PLAN 30-143
2. "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROCK REVOCABLE TRUST." DATED: OCTOBER 1999 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED AT THE S.C.R.D. AS PLAN 55-11
3. "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC." DATED: JANUARY 15, 2003 BY ORVIS/DREW, LLC. REVISED: MARCH 1, 2005 RECORDED AT THE S.C.R.D. AS PLAN 79-13
4. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #269-B(1) ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH

TAX MAP 246, LOT 3
OWNER OF RECORD:
CHESLEY HILL PARTNERS, LLC
260 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 2155, PAGE 547

SUBDIVISION PLAN
233 WASHINGTON STREET
ROCHESTER
STAFFORD COUNTY
NEW HAMPSHIRE

FOR:
CHESLEY HILL PARTNERS, LLC
SHEET 1 OF 2
1" = 60' FEBRUARY 2021

GRAPHIC SCALE
60 30 0 30 60 120 240
REVISIONS:



FILE NO. 110
PLAN NO. C-3128
DWG. NO. 19256 S-1.DWG
DRAWN BY: AFR

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

NORWAY PLAINS ASSOCIATES, INC.

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

LAND SURVEYORS



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY _____ DATE _____

CIVIL ENGINEERS



SITE SOILS MAP (NOT TO SCALE)

Map Unit Legend

Map Unit Symbol	Map Unit Name
AdB	Active very stony fine sandy loam, 0 to 8 percent slopes
CaC	Chariton fine sandy loam, 8 to 15 percent slopes, very stony
Fa	Fresh water marsh
GIB	Gloucester fine sandy loam, 3 to 8 percent slopes
LfA	Leflore-Ridgely very stony fine sandy loam, 0 to 2 percent slopes
Ma	Made land
Mp	Freedom and Shattuck mucky peats, 0 to 2 percent slopes
Ru	Rumney fine sandy loam
Wa	Whitman very stony fine sandy loam

RESERVED REGISTRY OF DEEDS

LEGEND

●	MONUMENT
□	BOUND
○	NO MONUMENT FOUND OR SET
+	UTILITY POLE
≡≡≡	WETLAND
—	PROPERTY LINE
○—○—○—○	STONEWALL
EP	EDGE OF PAVEMENT
==	GRAVEL
---	EDGE OF WETLAND
---	SETBACK LINE
---	EASEMENT

3K U.A. 3K SQ. FT. USABLE AREA PER ROCHESTER ZONING

TEST PIT

ABBREVIATION LEGEND:
TBS - TO BE SET
FND - FOUND
RBF - REBAR FOUND
ROW - RIGHT OF WAY
SSF - STEEL STRIKE FOUND
LAD - DENOTES HEIGHT OF THE MONUMENT
TM - TAX MAP & LOT NUMBER
SCD - STAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
"NPM" - NORWAY PLAINS ASSOCIATES

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF THE LAND DESCRIBED IN STAFFORD COUNTY REGISTRY OF DEEDS, BOOK 2155, PAGE 547.
2. TOTAL PARCEL AREA: MAP 246, LOT 3 10.32 ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
5. BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'
6. THE PROPOSED LOTS ARE SERVICED BY ON-SITE WELLS AND SEWERAGE DISPOSAL SYSTEMS.
7. A PORTION OF THESE LOTS ARE IN ZONE "A", HAVING NO BASE FLOOD ELEVATION DETERMINED, PER FEMA / FIRM COMMUNITY PANEL NO. 33017C0195D, EFFECTIVE DATE MAY 17, 2005.
8. SEE CONSTRUCTION APPROVAL NUMBER CA1999014781, ISSUED JANUARY 21, 1999.
9. EXISTING ACCESS ROAD FOR THE PURPOSES OF REACHING PROPOSED WELL LOCATION. SEE NHDES WETLANDS BUREAU FILE NUMBER 2010-00385.
10. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338. TOPOGRAPHIC AND SOILS DATA CAN BE FOUND ON SHEET 2 OF THIS PLAN SET ON FILE AT SAID OFFICE.

REFERENCE PLANS:

1. "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP." DATED: DECEMBER 29, 1986 BY KIMBALL CHASE COMPANY, INC. RECORDED AT THE S.C.R.D. AS PLAN 30-143
2. "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROCK REVOCABLE TRUST." DATED: OCTOBER 1998 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED AT THE S.C.R.D. AS PLAN 55-11
3. "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC." DATED: JANUARY 15, 2003 BY ORVIS/DREW, LLC. REVISED: MARCH 1, 2005 RECORDED AT THE S.C.R.D. AS PLAN 79-13
4. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #269-B(1) ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH

TAX MAP 246, LOT 3
OWNER OF RECORD:
CHESLEY HILL PARTNERS, LLC
260 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 2155, PAGE 547

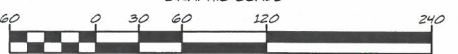
TOPOGRAPHIC SUBDIVISION PLAN
233 WASHINGTON STREET
ROCHESTER
STAFFORD COUNTY
NEW HAMPSHIRE

FOR:
CHESLEY HILL PARTNERS, LLC

SHEET 2 OF 2

1" = 60' FEBRUARY 2021

GRAPHIC SCALE



REVISIONS:



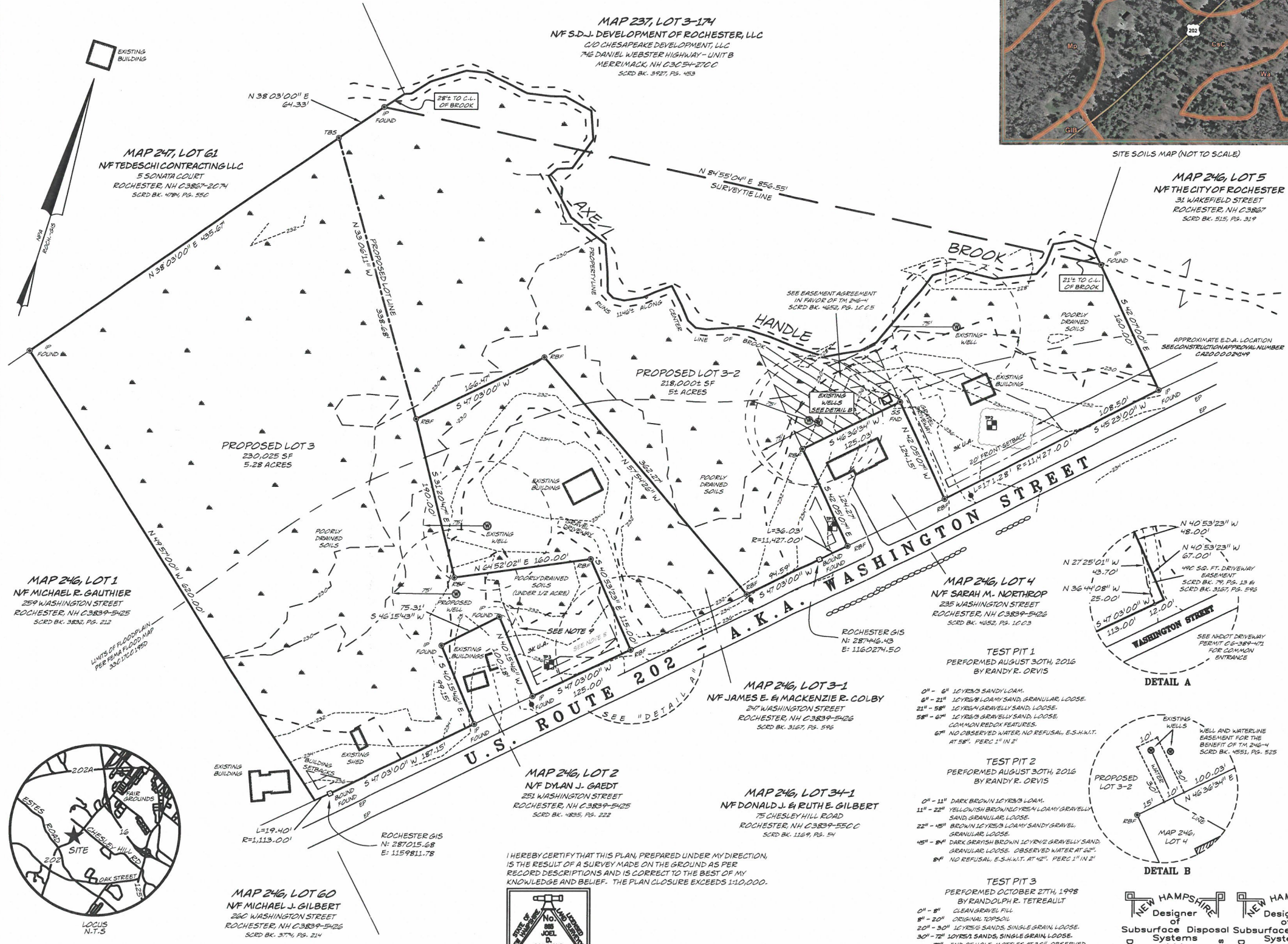
NOTE:
WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.E.S. 1/4 OF 60 METRES BLUE HILLS L.L.C. 240 HORNETOWN ROAD, FARMINGTON, N.H. (TEL. 603-749-4000) DURING THE MONTH OF DECEMBER, 1999. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL, TITLES "NORTH-CENTRAL AND NORTH-EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2004"

NOTE:
SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL 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 EXPECT INSOPAR 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.

MAP 237, LOT 3-174
N/F S.D.J. DEVELOPMENT OF ROCHESTER, LLC
C/O CHESAPEAKE DEVELOPMENT, LLC
746 DANIEL WEBSTER HIGHWAY - UNIT B
MERRIMACK, NH 03053-2700
SCD BK. 3127, PG. 483

MAP 247, LOT 61
N/F TEDESCHI CONTRACTING LLC
5 SONATA COURT
ROCHESTER, NH 03867-2074
SCD BK. 4084, PG. 250

MAP 246, LOT 5
N/F THE CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
SCD BK. 515, PG. 319



MAP 246, LOT 1
N/F MICHAEL R. GAUTHIER
259 WASHINGTON STREET
ROCHESTER, NH 03839-5425
SCD BK. 3893, PG. 212

MAP 246, LOT 4
N/F SARAH M. NORTHROP
235 WASHINGTON STREET
ROCHESTER, NH 03839-5426
SCD BK. 4052, PG. 1003

MAP 246, LOT 3-1
N/F JAMES E. & MACKENZIE R. COLBY
247 WASHINGTON STREET
ROCHESTER, NH 03839-5426
SCD BK. 3167, PG. 596

MAP 246, LOT 2
N/F DYLAN J. GAEDT
231 WASHINGTON STREET
ROCHESTER, NH 03839-5425
SCD BK. 4055, PG. 222

MAP 246, LOT 34-1
N/F DONALD J. & RUTH E. GILBERT
75 CHESLEY HILL ROAD
ROCHESTER, NH 03839-5500
SCD BK. 1169, PG. 54

MAP 246, LOT 60
N/F MICHAEL J. GILBERT
260 WASHINGTON STREET
ROCHESTER, NH 03839-5426
SCD BK. 3774, PG. 214

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. RUNNELS, L.L.S. REG. DATE _____
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

TEST PIT 1
PERFORMED AUGUST 30TH, 2016
BY RANDY R. ORVIS

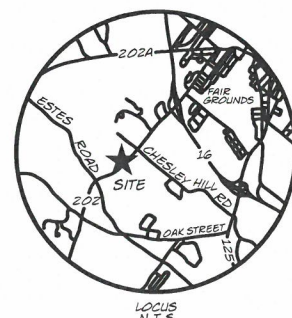
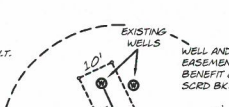
0" - 6" 10YR3S SANDY LOAM.
6" - 21" 10YR3S LOAMY SAND, GRANULAR, LOOSE.
21" - 58" 10YR3S GRAVELLY SAND, LOOSE.
58" - 67" 10YR3S GRAVELLY SAND, LOOSE.
COMMON RED OXIDE FEATURES.
67" NO OBSERVED WATER, NO REFUSAL, E.S.H.N.T. AT 58". PERC 1" IN 2"

TEST PIT 2
PERFORMED AUGUST 30TH, 2016
BY RANDY R. ORVIS

0" - 11" DARK BROWN 10YR3S LOAM.
11" - 22" YELLOWISH BROWN 10YR4S LOAMY GRAVELLY SAND, GRANULAR, LOOSE.
22" - 45" BROWN 10YR3S LOAMY SANDY GRAVEL, GRANULAR, LOOSE.
45" - 84" DARK GRAYISH BROWN 10YR2S GRAVELLY SAND, GRANULAR, LOOSE. OBSERVED WATER AT 62".
84" NO REFUSAL, E.S.H.N.T. AT 42". PERC 1" IN 2"

TEST PIT 3
PERFORMED OCTOBER 27TH, 1998
BY RANDOLPH R. TETREAU

0" - 8" CLEAN GRAVEL FILL
8" - 20" ORIGINAL TOPSOIL
20" - 30" 10YR3S SANDS, SINGLE GRAIN, LOOSE.
30" - 72" 10YR3S SANDS, SINGLE GRAIN, LOOSE.
72" END OF HOLE, MOTTLES AT 30". OBSERVED WATER AT 58". ESHNT AT 30". PERC 1" IN 2"



FILE NO. 110
PLAN NO. C-3128
DWG. NO. 19256 S-1.DWG
DRAWN BY: APR

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

NORWAY PLAINS ASSOCIATES, INC.

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

LAND SURVEYORS



CIVIL ENGINEERS



NOTE: WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.E.S. IN 1994 OF GEOMETRIC BLUE HILLS LLC, 240 HORNSTOWN ROAD, FARMINGTON, N.H. (TEL. 603-749-4000), DURING THE MONTH OF DECEMBER, 1999. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLES "NORTH-CENTRAL AND NORTH-EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2004".

NOTE: SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY NOTED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL 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 EXPECT 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
ROCHESTER PLANNING BOARD

CERTIFIED BY _____ DATE _____

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.S. 865
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

RESERVED REGISTRY OF DEEDS

LEGEND

- MONUMENT
- BOUND
- NO MONUMENT FOUND OR SET
- ◆ UTILITY POLE
- WETLAND
- PROPERTY LINE
- STONEMALL
- EDGE OF PAVEMENT
- GRAVEL
- EDGE OF WETLAND
- SETBACK LINE
- EASEMENT

ABBREVIATION LEGEND:
DHF - DRILL HOLE FOUND
DHCF - DRILL HOLE WITH IDENTIFICATION CAP FOUND
FND - FOUND
RBF - REBAR FOUND
ROW - RIGHT OF WAY
SSF - STEEL STAKE FOUND
TAB - IDENTIFICATION DISK FOUND
(+2') - DENOTES HEIGHT OF THE MONUMENT
TM - TAX MAP & LOT NUMBER
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
"NPH" - NORWAY PLAINS ASSOCIATES
"GLD" - GRANT L. DAVIS ASSOCIATES

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF THE LAND DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK 2155, PAGE 547.
- TOTAL PARCEL AREA: MAP 246, LOT 3 10.32 ACRES
- PARCEL IS ZONED AGRICULTURAL.
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
- BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'
- THE PROPOSED LOTS ARE SERVED BY ON-SITE WELLS AND SEWERAGE DISPOSAL SYSTEMS.
- A PORTION OF THESE LOTS ARE IN ZONE "A", HAVING NO BASE FLOOD ELEVATION DETERMINED, PER FEMA / FIRM COMMUNITY PANEL NO. 33017C0195D, EFFECTIVE DATE MAY 17, 2005.
- SEE CONSTRUCTION APPROVAL NUMBER CA1999014781, ISSUED JANUARY 21, 1999.
- EXISTING ACCESS ROAD FOR THE PURPOSES OF REACHING PROPOSED WELL LOCATION. SEE NHDES WETLANDS BUREAU FILE NUMBER 2010-00385.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03827. (603)-335-1338. TOPOGRAPHIC AND SOILS DATA CAN BE FOUND ON SHEET 2 OF THIS PLAN SET ON FILE AT SAID OFFICE.

REFERENCE PLANS:

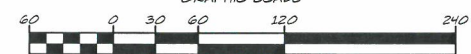
- "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP." DATED: DECEMBER 29, 1986 BY KIMBALL CHASE COMPANY, INC. RECORDED AT THE S.C.R.D. AS PLAN 30-143
- "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROCK REVOCABLE TRUST." DATED: OCTOBER 1998 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED AT THE S.C.R.D. AS PLAN 55-11
- "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC." DATED: JANUARY 15, 2003 BY ORVIS/DREW, LLC. REVISED: MARCH 1, 2005 RECORDED AT THE S.C.R.D. AS PLAN 79-13
- NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #269-BQJ ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH

TAX MAP 246, LOT 3
OWNER OF RECORD:
CHESLEY HILL PARTNERS, LLC
260 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 2155, PAGE 547

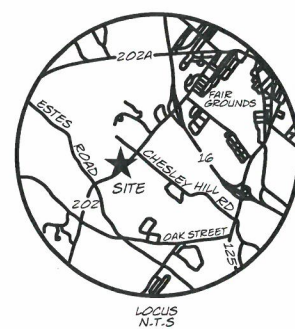
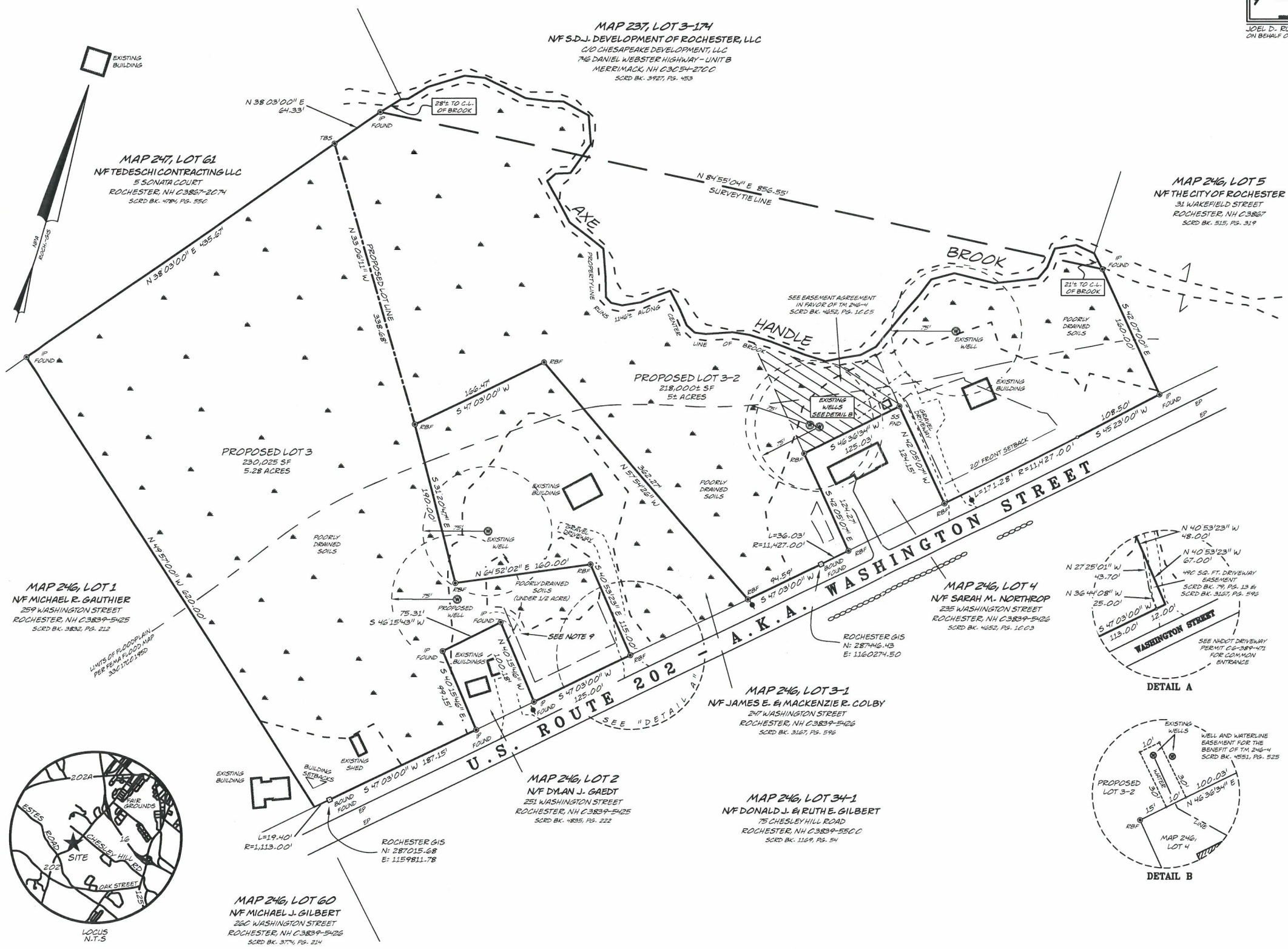
SUBDIVISION PLAN
233 WASHINGTON STREET
ROCHESTER
STAFFORD COUNTY
NEW HAMPSHIRE

FOR:
CHESLEY HILL PARTNERS, LLC
SHEET 1 OF 2
1" = 60' FEBRUARY 2021

GRAPHIC SCALE



REVISIONS:



FILE NO. 110
PLAN NO. C-3128
DWG. NO. 19256 S-1.DWG
DRAWN BY: AFR

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

NORWAY PLAINS ASSOCIATES, INC.

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