

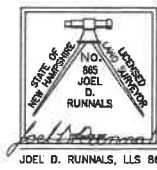
LAND SURVEYORS

CIVIL ENGINEERS

LINE	BEARING	DISTANCE
L1	N 56°36'55" W	61.66'
L2	N 32°03'21" E	18.03'
L3	N 38°41'30" E	153.94'
L4	N 47°09'40" E	45.25'
L5	N 43°54'10" E	71.95'
L6	N 40°02'27" E	153.00'
L7	N 34°51'59" E	68.00'
L8	S 47°09'20" E	43.20'
L9	N 38°18'57" E	28.49'
L10	N 41°48'57" E	48.95'



04-27-21
DATE



04-27-21
DATE

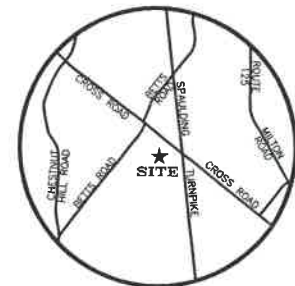
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

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 4/5/21
DATE
SIGNED BY [Signature] DATE 5/03/21
NAME POSITION

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 206, LOT 35 INTO TWO LOTS.
2. DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 sf, FRONTAGE= 150', Fy= 20', Sy= 10', Ry= 20'
3. LOT AREAS:
TAX MAP 206, LOT 35: EXISTING AREA= 1,134,614 sf / 26.047 acres
PROPOSED AREA= 916,611 sf / 21.042 acres
4. TAX MAP 206, LOT 35-2: PROPOSED AREA= 218,003 sf / 5.005 acres
ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC);
VERTICAL DATUM - NAD83.
5. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
(H2S) ACTON VERY STONY FSL 0-8% SLOPES
(G2C) GLOUCESTER VERY STONY FSL 8-15% SLOPES
(H2B) HINCKLEY LS 3-8% SLOPES
(H2C) HOLLIS-GLOUCESTER FSL 8-15% SLOPES
(H2G) HOLLIS-GLOUCESTER VERY ROCKY FSL 8-15% SLOPES
6. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301702021D.
7. THE PARCELS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
8. A WAIVER WAS GRANTED TO LIMIT WETLAND INVESTIGATION/DELINEATION TO AN AREA ON LOT 35-2 BETWEEN CROSS ROAD AND THE NON-JURISDICTIONAL DRAINAGE SWALE TO WHICH NONE WERE FOUND.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.



LOCUS
N.T.S.

TAX MAP 206, LOT 35
OWNER OF RECORD:
THOMAS & PATRICIA NICKERSON
43 BETTS ROAD
ROCHESTER, NH 03867-5140
S.C.R.D. BOOK 3465, PAGE 29

SUBDIVISION PLAN
BETTS ROAD
CROSS ROAD
NH ROUTE 16
SPAULDING TURNPIKE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
MEREDITH A. WALTERS

SCALE: 1" = 100' FEBRUARY 2021

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET

REVISIONS:
04-27-21 Per "Notice of Decision"

- REFERENCE PLANS:
1. "PLAN OF ROCHESTER-MILTON LS-1828(3) - P-2282"
DATED OCTOBER 08, 1981 BY NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
S.C.R.D. PLANS 23K-58, 23K-59 & 23K-60
 2. "DIVISION OF A PORTION OF THE TORR ESTATE IN ROCHESTER, N.H."
DATED JUNE 29, 1988 BY BRUCE L. POHOPEK
S.C.R.D. PLAN 34A-85
 3. "OVERALL PLAN, BALD EAGLE COMPANY, CHESTNUT HILL ROAD, ROCHESTER, N.H."
BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 51-82
 4. "SUBDIVISION OF LAND, BETTS ROAD, ROCHESTER, N.H. FOR LEO & MARGARET LACROIX"
DATED SEPTEMBER 2000 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 61-8
 5. "SUBDIVISION PLAN, BETTS ROAD, ROCHESTER, N.H. FOR GEORGIANNA BERRY"
DATED MAY 2002 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 66-73
 6. "SUBDIVISION PLAN, LAND OF S & S JOINT VENTURES IN REAL ESTATE, LLC, BETTS ROAD & CROSS ROAD, ROCHESTER, N.H."
DATED JUNE 28, 2007 BY BERRY SURVEYING & ENGINEERING
S.C.R.D. PLAN 92-64
 7. "LOT LINE REVISION, LAND OF SNYDER BUILDERS LLC, BETTS ROAD & CROSS ROAD, ROCHESTER, N.H."
DATED APRIL 08, 2008 BY BERRY SURVEYING & ENGINEERING
S.C.R.D. PLAN 94-25

Map-Lot	Owner Name	Owner Mailing Address
203-29-2	Peter & Nancy Ciccolini	110 Lakeshore Drive, Middleton, NH 03867
203-29-3	Brookside Property Service, Inc.	110 Lakeshore Drive, Middleton, NH 03867
205-20	PSNH dba Eversource Energy	PO Box 270, Hartford, CT 06141-0270
205-24	SBS New Hampshire 2020 LLC	4045 Pecos Street, Suite 201, Denver, CO
205-31	John & Florence Moore	52 Cross Road, Rochester, NH 03867-5170
205-32	Deanna Demeritt & John Beotham	54 Cross Road, Rochester, NH 03867-5170
205-33	State of New Hampshire	PO Box 483, Concord, NH
205-34	Blanche h. Trust Polychronis % Arthur	Thomas Properties 10 Durham Road, Dover, NH 03820-4382
206-31	Jason Peverada	80 Cross Road, Rochester, NH 03867-5153
206-34	Richard & Vickie Austin	49 Betts Road, Rochester, NH 03867-5140
206-35-1	Joy & Kathleen Crosby	39 Betts Road, Rochester, NH 03867-5140
206-39	Michael & Karen Torr	21 Betts Road, Rochester, NH 03867
206-40	Torr Family Trust % Ann & Franklin Torr	
208-29	Donald & Lisa Demars	1 Old Littleworth Road, Dover, NH 03820-4311
208-30	Leo & Margaret Rev. Trust	40 Betts Road, Rochester, NH 03867-5139
208-30-1	Robert & Lisa Way	42 Betts Road, Rochester, NH 03867-5139
209-24	Chestnut Hill Road Pond	46 Betts Road, Rochester, NH 03867-5139 PO Box 720, Rochester, NH 03866-0720

FILE NO. 195
PLAN NO. C-3140-S
DWG NO. 20284-LDD\S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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

LAND SURVEYORS

CIVIL ENGINEERS



LINE	BEARING	DISTANCE
L1	N 56°38'59" W	61.66'
L2	N 32°03'21" E	16.03'
L3	N 38°41'30" E	153.94'
L4	N 37°00'40" E	45.25'
L5	N 43°54'10" E	71.95'
L6	N 40°02'27" E	153.00'
L7	N 34°51'59" E	88.00'
L8	S 47°05'20" E	43.20'
L9	N 58°19'57" E	29.49'
L10	N 47°49'57" E	45.93'



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.

04-27-21

2021

RANDOLPH R. TETREAULT, CWS 030 DATE

JOEL D. RUNNALS, LLS 865 DATE

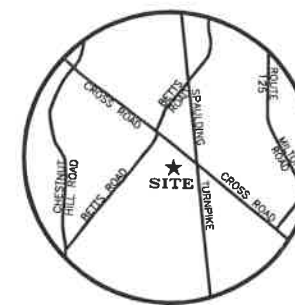
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS 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]* DATE: *4/5/21*
NAME: *Chris Runnals* POSITION: *DATE 5/23/21*

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 206, LOT 35 INTO TWO LOTS.
- DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 sf, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
- LOT AREAS:
TAX MAP 206, LOT 35: EXISTING AREA= 1,134,614 sf / 26.047 acres
PROPOSED AREA= 916,611 sf / 21.042 acres
TAX MAP 206, LOT 35-2: PROPOSED AREA= 218,003 sf / 5.005 acres
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
VERTICAL DATUM - NAD83.
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
(AdB) ACTION VERY STONY FSL 0-8% SLOPES
(GdC) GLOUCESTER VERY STONY FSL 8-15% SLOPES
(HdB) HINCKLEY LS 3-8% SLOPES
(HdC) HOLLIS-GLOUCESTER FSL 8-15% SLOPES
(HdG) HOLLIS-GLOUCESTER VERY ROCKY FSL 8-15% SLOPES
- LOTS ARE NOT LOCATED WITHIN (100'YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301702010.
- THE PARCELS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- A WAIVER WAS GRANTED TO LIMIT WETLAND INVESTIGATION/DELINTEATION TO AN AREA ON LOT 35-2 BETWEEN CROSS ROAD AND THE NON-JURISDICTIONAL DRAINAGE SWALE TO WHICH NONE WERE FOUND.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD SREET, ROCHESTER, NH 03867. (603) 335-1338.



LOCUS
N.T.S

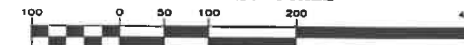
TAX MAP 206, LOT 35
OWNER OF RECORD:
THOMAS & PATRICE NICKERSON
43 BETTS ROAD
ROCHESTER, NH 03867-5140
S.C.R.D. BOOK 3465, PAGE 29

TOPOGRAPHIC
SUBDIVISION PLAN
BETTS ROAD
CROSS ROAD
NH ROUTE 16
SPAULDING TURNPIKE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
MEREDITH A. WALTERS

SCALE: 1" = 100' FEBRUARY 2021

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET

REVISIONS:
04-27-21 Per "Notice of Decision"

- REFERENCE PLANS:
- "PLAN OF ROCHESTER-MILTON LS-1828(3) - P-2282"
DATED OCTOBER 08, 1981 BY NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
S.C.R.D. PLANS 23K-58, 23K-59 & 23K-60
 - "DIVISION OF A PORTION OF THE TORR ESTATE IN ROCHESTER, N.H."
DATED JUNE 29, 1988 BY BRUCE L. POHOPEK
S.C.R.D. PLAN 34A-85
 - "OVERALL PLAN, BALD EAGLE COMPANY, CHESTNUT HILL ROAD, ROCHESTER, N.H."
BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 51-82
 - "SUBDIVISION OF LAND, BETTS ROAD, ROCHESTER, N.H. FOR LEO & MARGARET LACROIX"
DATED SEPTEMBER 2000 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 61-8
 - "SUBDIVISION PLAN, BETTS ROAD, ROCHESTER, N.H. FOR GEORGIANNA BERRY"
DATED MAY 2002 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 66-73
 - "SUBDIVISION PLAN, LAND OF S & S JOINT VENTURES IN REAL ESTATE, LLC, BETTS ROAD & CROSS ROAD, ROCHESTER, N.H."
DATED JUNE 25, 2007 BY BERRY SURVEYING & ENGINEERING
S.C.R.D. PLAN 82-64
 - "LOT LINE REVISION, LAND OF SHYDER BUILDERS LLC, BETTS ROAD & CROSS ROAD, ROCHESTER, N.H."
DATED APRIL 08, 2008 BY BERRY SURVEYING & ENGINEERING
S.C.R.D. PLAN 94-25

Map-Lot	Owner Name	Owner Mailing Address
203-29-2	Peter & Nancy Cicalini	110 Lakeshore Drive, Middleton, NH 03887
203-29-3	Brookshire Property Service, Inc.	110 Lakeshore Drive, Middleton, NH 03887
205-20	PSNH dbo Eversource Energy	PO Box 270, Hartford, CT 06141-0270
205-24	SBS New Hampshire 2020 LLC	4045 Pecos Street, Suite 201, Denver, CO
205-31	John & Florence Moore	52 Cross Road, Rochester, NH 03867-5170
205-32	Deanna Demeritt & John Beatham	54 Cross Road, Rochester, NH 03867-5170
205-33	State of New Hampshire	PO Box 483, Concord, NH
205-34	Blanche h. Trust Polychronis % Arthur Thomas Properties	10 Durham Road, Dover, NH 03820-4382
206-31	Jason Peveroda	80 Cross Road, Rochester, NH 03867-5153
206-34	Richard & Vickie Austin	49 Betts Road, Rochester, NH 03867-5140
206-35-1	Jay & Kathleen Crosby	39 Betts Road, Rochester, NH 03867-5140
206-39	Michael & Karen Torr	21 Betts Road, Rochester, NH 03867
206-40	Torr Family Trust % Ann & Franklin Torr	1 Old Littleworth Road, Dover, NH 03820-4311
206-29	Donald & Lisa Demars	40 Betts Road, Rochester, NH 03867-5139
206-30	Leo & Margaret Rev. Trust	42 Betts Road, Rochester, NH 03867-5139
206-30-1	Robert & Lisa Way	46 Betts Road, Rochester, NH 03867-5139
209-24	Chestnut Hill Road Pond	PO Box 720, Rochester, NH 03866-0720

FILE NO. 195
PLAN NO. C-3140-S
DWG NO. 20284-LDD\S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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