



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: August 23, 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: 30; Zoning district: R1

Property address/location: 161 Chesley Hill Road, Rochester, NH

Name of project (if applicable): Billings Family Minor Subdivision

Size of site: 4 acres; overlay zoning district(s)? No

Property owner

Name (include name of individual): Billings Family Revocable Trust (Kenneth A. Billings)

Mailing address: 161 Chesley Hill Road, Rochester, NH 03839

Telephone #: 603-332-6573 Email: bonken1@hotmail.com

Applicant/developer (if different from property owner)

Name (include name of individual): Danielle Warren

Mailing address: 161 Chesley Hill Road, Rochester, NH 03839

Telephone #: 603-534-0268 Email: danib0689@hotmail.com

Engineer/surveyor

Name (include name of individual): Northam Survey LLC (Eric Salovitch)

Mailing address: 239 Long Hill Road, Dover, NH 03820

Telephone #: 603-953-3164 Fax #:

Email address: eric@northamsurvey.com Professional license #: 1052

Proposed project

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

Number of cubic yards of earth being removed from the site? 0

City water? yes x no ; How far is City water from the site? 15'

City sewer? yes no x; How far is City sewer from the site?

Wetlands: Is any fill proposed? no; area to be filled: 0; buffer impact? 0

Comments

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

Mr. Billings is looking to subdivide one new lot for his daughter Danielle. We've requested a waiver for showing topographic information on the entire lot


We've produced topographic data showing 2' contours on the existing lot out front and the proposed lot in its entirety. This waiver is in regards to the rear

portion of the property where there is no new development proposed.


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: 
Kenneth A. Billings (Aug 23, 2021 16:30 EDT)

Date: Aug 23, 2021

Signature of applicant/developer: 
Danielle Warren (Aug 23, 2021 16:03 EDT)

Date: Aug 23, 2021

Signature of agent: Eric Salovitch

Date: August 23, 2021

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: 
Kenneth A. Billings (Aug 23, 2021 16:30 EDT)

Date: Aug 23, 2021



Application for Waiver from Regulation

City of Rochester, New Hampshire

Project name Billings Family Minor Subdivision of Land

Case # _____

Subdivision: X Lot line revision: _____ Site Plan: _____ Minor Site Plan: _____

Subdivision Regulations

Section and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

4.3 Topography and Soil Plan - Existing Topography of the subdivision for land

OR - Article, section, and subsection of the Site Plan Regulations from which the waiver is requested (including identifying number, title, and description of provision):

Reason/justification(s) for waiver request _____

We completed the necessary field work to produce 2' contours on the portion of the lot where proposed construction is to take place. We're requesting a waiver for topography on the backside of the lot where no new construction will be taking place.

Name of applicant or agent filling out this form Northam Survey LLC

Applicant? _____ Agent? X Today's date August 16, 2021

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____

Northam Survey, LLC
239 Long Hill Road
Dover, NH 03820
(603) 953-3164
eric@northamsurvey.com



August 23, 2021

Re: Billings Family Minor Subdivision – 161 Chesley Hill Road, Rochester, NH

Project: NS 102

Dear Chairman Sylvain:

Kenneth Billings is seeking approval to subdivide 1 additional lot off his property at 161 Chesley Hill Road, Rochester, NH. This additional lot will be the future home for his daughter and son in law, Matt and Danielle Warren. The proposed lot is just over 1 acre with adequate frontage along Chesley Hill Road. The proposed lot has an existing driveway access point via a woods road with an already installed culvert for roadway drainage.

The lot will be serviced by municipal water by the pressure zone. We've verified this connectivity with Ian Rohrbacher, Chief Operator of the City of Rochester Water System. The lot will have an on-site septic system with test pits shown on the attached Subdivision Plan.

The development of the lot will be consistent with recent development in the neighborhood with minimal impacts to surrounding properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Salovitch', with a stylized flourish at the end.

Eric Salovitch, LLS

President

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, We, **KENNETH A. BILLINGS and BONNIE L. BILLINGS**, married, of 161 Chesley Hill Road, Rochester, Strafford County, State of New Hampshire 03839, as joint tenants with rights of survivorship, for consideration paid, grant to **KENNETH A. BILLINGS and BONNIE L. BILLINGS, TRUSTEES OF THE BILLINGS FAMILY REVOCABLE TRUST dated October 26, 2009**, of 161 Chesley Hill Road, Rochester, Strafford County, New Hampshire 03839, with *warranty covenants*, the following:

Rochester (Gonic), New Hampshire

A certain tract or parcel of land, with the buildings thereon, situate on the Southerly side of Grove Street in Gonic, Rochester, County of Strafford and State of New Hampshire and being shown on a plan entitled "Land of Kenneth & Bonnie Billings, Chesley Hill Road, Rochester, NH" dated September 1, 1993 by Berry Surveying and Engineering, and recorded as Plan 43-6 in the Strafford County Registry of Deeds, more particularly bounded and described as follows:

Beginning at a point on the southerly side of Grove Street which point is the Northeasterly corner of the premises herein described; thence running S 34° 41' 24" E by and along land now or formerly of City of Rochester, for a distance of 148.60 feet to a point; thence running S 32° 05' 42" E still by and along land now or formerly of City of Rochester a distance of 103.00' to a bent iron pipe as shown on said Plan; thence S 36° 58' 33" E by and along land now or formerly of Luke C. & Florence Billings a distance of 212.91 feet to a point at land now or formerly of Mary Witherell; thence turning and running S 44° 08' 59" W by and along land now or formerly of Mary Witherell a distance of 102.84 feet to a point; thence running S 54° 31' 53" W still by and along land now or formerly of Mary Witherell a distance of 140.66 feet to a point; thence running S 43° 34' 58" W still by and along land now or formerly of Mary Witherell a distance of 33.60 feet to a point which point is the center line of the "Abandoned Road" as shown on said Plan; thence turning and running N 40° 34' 19" W by and along the center line of the "Abandoned Road" a distance of 619.52 feet to a pint; thence running N 40° 32' 22" W by and along center line of the "Abandoned Road" a distance of 107.98 feet to a point at the

intersection of Chesley Hill Road and Grove Street; thence turning and running N 89° 04' 55" E by and along said Grove Street a distance of 29.68 feet to a point; thence continuing N 89° 04' 55" E by and along said Grove Street a distance 5.29 feet to a stone wall as shown on said Plan; thence continuing N 89° 04' 55" E by and along said Grove Street a distance of 380.19 feet to the point of beginning.

This is a non-contractual transfer and as such is exempt from the provisions of NH RSA 78-B.

The purpose of this Corrective Warranty Deed is to correct the legal description in Warranty Deed of Kenneth A. Billings and Bonnie L. Billings to Kenneth A. Billings and Bonnie L. Billings, Trustees of the Billings Family Revocable Trust, dated December 15, 2009 and recorded in the Strafford County Registry of Deeds at Book 3801, Page 164.

Dated this 29 day of November, 2012.

Kenneth A. Billings
Kenneth A. Billings

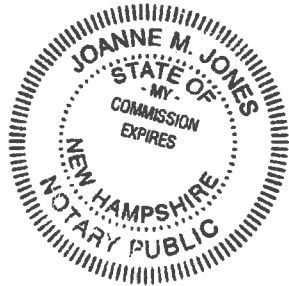
Bonnie L. Billings
Bonnie L. Billings

STATE OF NEW HAMPSHIRE
STRAFFORD, SS.

November 29, 2012

Personally appeared the above named Kenneth A. Billings and Bonnie L. Billings, known to me or satisfactorily proven to be the persons whose names are subscribed herein and who acknowledged that they executed the same as their free act and deed.

Before me,



Joanne M. Jones
Notary Public/Justice of the Peace
Print Name: _____
My Commission Expires: 04/14/15

Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: Billings Family Subdivision Map: 246 Lot: 30 Date: 8-23-2021

Applicant/agent: Danielle Warren Signature: Danielle Warren

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	waiver for contours shown on undeveloped area
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:



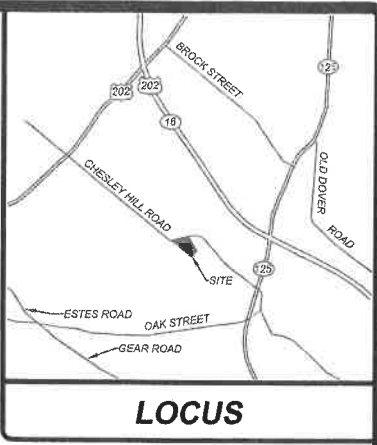
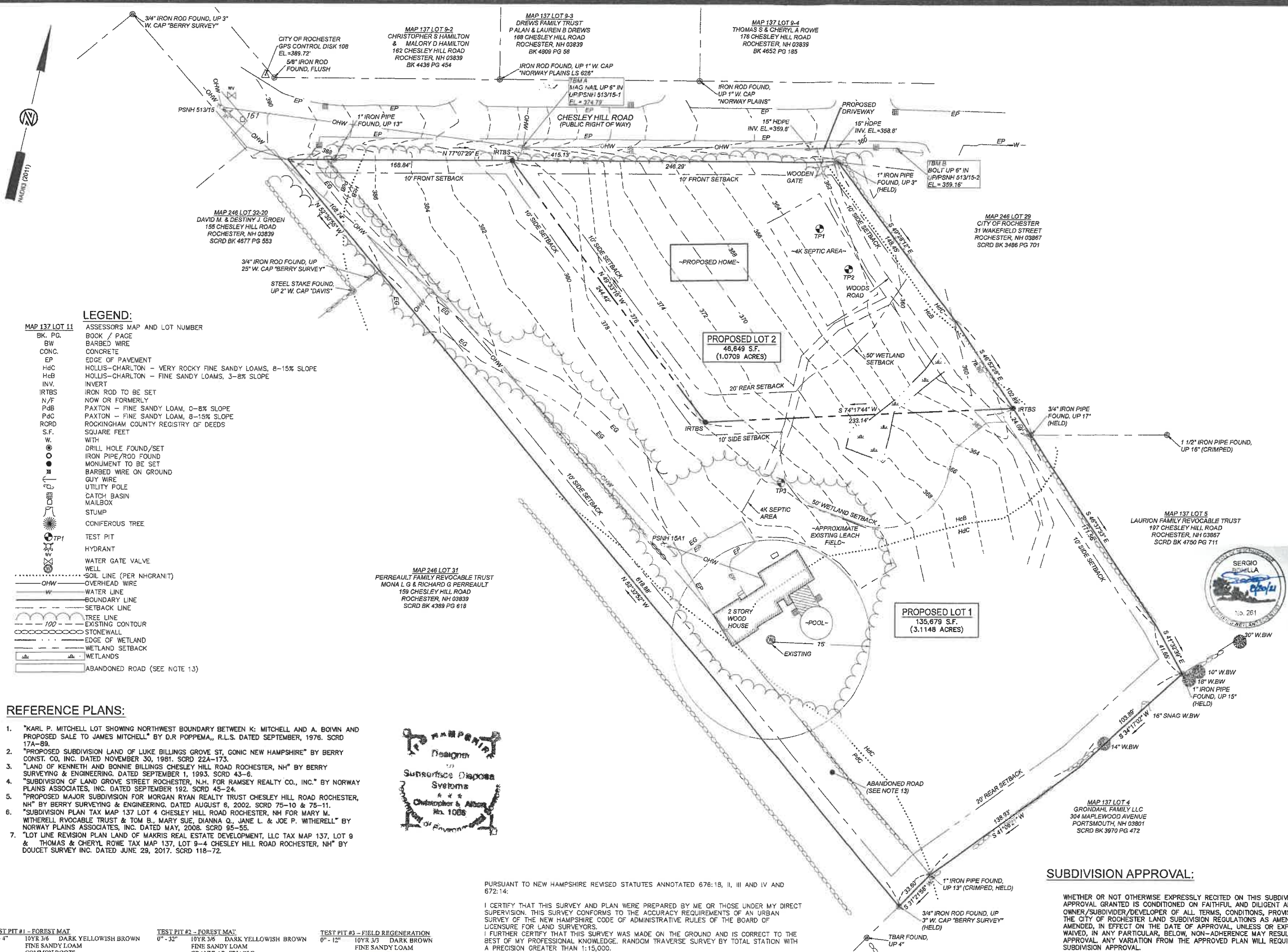
Abutters List

Billings Family Minor Subdivision
161 Chesley Hill Road, Rochester, NH

August 23, 2021

NS #102

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 246	30	BILLINGS FAMILY REVOCABLE TRUST	161 CHESLEY HILL ROAD ROCHESTER, NH 03839
137	5	MARC R LAURION	197 CHELSEY HILL ROAD ROCHESTER, NH 03839
137	4	GRONDAHL FAMILY LLC	304 MAPLEWOOD AVENUE PORTSMOUTH, NH 03801
246	31	MONA L G & RICHARD G PERREAULT	159 CHESLEY HILL ROAD ROCHESTER, NH 03839
246	32-20	DAVID M. & DESTINY J. GROEN	155 CHESLEY HILL ROAD ROCHESTER, NH 03839
137	9-2	MALORY D HAMILTON	162 CHESLEY HILL ROAD ROCHESTER, NH 03839
137	9-3	P ALAN & LAUREN B DREWS	168 CHESLEY HILL ROAD ROCHESTER, NH 03839
137	9-4	THOMAS S & CHERYL A ROWE	176 CHESLEY HILL ROAD ROCHESTER, NH 03839
246	29	CITY OF ROCHESTER	31 WAKEFIELD STREET ROCHESTER, NH 03867
Surveyor		Northam Survey LLC	239 Long Hill Road Dover, NH 03820
Wetlands Scientist		Mission Wetland - Sergio Bonilla	PO Box 4028 Portsmouth, NH 03802
Septic Designer		CSA Environmental Consultants, LLC	36 Stage Road Nottingham, NH 03290



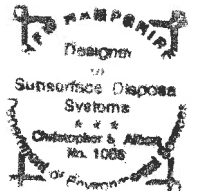
LOCUS

NOTES:

- SUBJECT PARCEL: TAX MAP 246 LOT 30, 161 CHESLEY HILL ROAD, ROCHESTER, NH 03639, NS PROJECT #102
- OWNER OF RECORD: BILLINGS FAMILY REVOCABLE TRUST, KENNETH A. BILLINGS, 161 CHESLEY HILL ROAD, ROCHESTER, NH 03639, S.C.R.D. BOOK 4076, PAGE 873
- PARCEL AREA: 182,328 S.F. OR 4.1857 AC
- DIMENSIONAL REQUIREMENTS: ZONE: R1, PROPOSED LOT 1: 135,679 S.F., PROPOSED LOT 2: 46,649 S.F. MIN LOT AREA: 10,000 S.F. MIN LOT FRONTAGE: 100' MIN FRONT SETBACK: 10' MIN SIDE/REAR SETBACK: 10'/20' MAX BUILDING HEIGHT: 35' WETLAND SETBACKS: 50'
- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF ROCHESTER ZONING ORDINANCE DATED 11/1/2018.
- FLOOD HAZARD ZONE: "X" WITH MINIMAL FLOODING, PER FIRM MAP #33017C0211D, DATED 5/17/2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY E.J.S. & L.M.C. IN JUNE 2021 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- THE WETLAND DELINEATION WAS CONDUCTED BY SERGIO BONILLA, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #261 ON JUNE 4th, 2021, IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: NORTHEAST REGION (JANUARY 2012).
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER CITY OF ROCHESTER GPS CONTROL DISK 108. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE PROPOSED LOT WILL BE SERVICED BY MUNICIPAL WATER ON THE HIGH PRESSURE ZONE.
- TEST PITS PERFORMED BY CSA ENVIRONMENTAL CONSULTANTS, LLC - CHRISTOPHER ALBERT, SSD #1085 ON JULY 28, 2021.
- PORTION OF THE CHESLEY HILL ROAD WAS DISCONTINUED BY VOTE OF THE ROCHESTER CITY COUNCIL ON NOVEMBER 5, 1884, WITHOUT ANY RESERVATIONS FOR A CLASS VI ROAD. DUE TO THE VAGUE LOCATION OF THE STONE WALLS ON THE SIDELINES THERE IS SOME VARIATION BETWEEN THIS PLAN AND PREVIOUS PLANS ON RECORD.

REFERENCE PLANS:

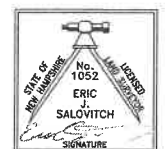
- "KARL P. MITCHELL LOT SHOWING NORTHWEST BOUNDARY BETWEEN K. MITCHELL AND A. BOVIN AND PROPOSED SALE TO JAMES MITCHELL" BY D.R. POPPEMA, R.L.S. DATED SEPTEMBER, 1976. SORD 17A-89.
- "PROPOSED SUBDIVISION LAND OF LUKE BILLINGS GROVE ST, CONIC NEW HAMPSHIRE" BY BERRY CONST. CO. INC. DATED NOVEMBER 30, 1961, SORD 22A-175.
- "LAND OF KENNETH AND BONNIE BILLINGS CHESLEY HILL ROAD ROCHESTER, NH" BY BERRY SURVEYING & ENGINEERING, DATED SEPTEMBER 1, 1993. SORD 43-6.
- "SUBDIVISION OF LAND GROVE STREET ROCHESTER, N.H. FOR RAMSEY REALTY CO., INC." BY NORWAY PLANS ASSOCIATES, INC. DATED SEPTEMBER 192, SORD 45-24.
- "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALTY TRUST CHESLEY HILL ROAD ROCHESTER, NH" BY BERRY SURVEYING & ENGINEERING, DATED AUGUST 6, 2002. SORD 75-10 & 75-11.
- "SUBDIVISION PLAN TAX MAP 137 LOT 4 CHESLEY HILL ROAD ROCHESTER, NH FOR MARY M. WITHERELL REVOCABLE TRUST & TOM B. MARY SUE, DIANNA Q. JANE L. & JOE P. WITHERELL" BY NORWAY PLANS ASSOCIATES, INC. DATED MAY, 2008. SORD 85-55.
- "LOT LINE REVISION PLAN LAND OF MAKIS REAL ESTATE DEVELOPMENT, LLC TAX MAP 137, LOT 9 & THOMAS & CHERYL ROWE TAX MAP 137, LOT 9-4 CHESLEY HILL ROAD ROCHESTER, NH" BY DOUCET SURVEY INC. DATED JUNE 29, 2017. SORD 118-72.



PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 678:18, II, III AND IV AND 672:14.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



LICENSED LAND SURVEYOR

AUGUST 19, 2021

DATE



SUBDIVISION APPROVAL:

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 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.

REQUESTED WAIVERS:

- 4.3 - EXISTING TOPOGRAPHY OF THE SUBDIVISION OF LAND.

TEST PIT #1 - FOREST MAT

0" - 4"	10YR 3/6 DARK YELLOWISH BROWN FINE SANDY LOAM COMMON ROOTS THIN "A" HORIZON
4" - 24"	10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE ROCKS, COMMON ROOTS
24" - 60"	10YR 5/3 YELLOWISH BROWN FINE SANDY LOAM ROCKS

H2O: 59"
SWWT: 24"
ROOTS: 24"
REFUSAL: NONE
PERC RATE = 8 MIN/INCH

TEST PIT #2 - FOREST MAT

0" - 32"	10YR 3/6 DARK YELLOWISH BROWN FINE SANDY LOAM GRANULAR, FRIABLE NO "A" HORIZON
32" - 62"	2.5Y 5/3 LIGHT OLIVE BROWN FINE SANDY LOAM FIRM

H2O: NONE OBSERVED
SWWT: 24"
ROOTS: 24"
REFUSAL: NONE
PERC RATE = 8 MIN/INCH

TEST PIT #3 - FIELD REGENERATION

0" - 12"	10YR 3/3 DARK BROWN FINE SANDY LOAM COMMON ROOTS
12" - 48"	10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM, ROCKS
48" - 62"	10YR 6/8 BROWNISH YELLOW FINE SANDY LOAM ROCKS

NO H2O OBSERVED
SWWT: 48"
ROOTS: 48"
REFUSAL: 62"
PERC RATE = 8 MIN/INCH

SUBDIVISION PLAN
FOR
BILLINGS FAMILY REVOCABLE TRUST
OF
TAX MAP 246 LOT 30
161 CHESLEY HILL ROAD
ROCHESTER, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

SCALE: 1" = 40' (22x34) 1" = 80' (11x17)

JOB NO.	102	DATE:	2021-08-18
DRAWN BY:	IMC	DRAWING:	102 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

NORTHAM
SURVEY LLC
239 Long Hill Road, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com

APPROVED BY THE ROCHESTER PLANNING BOARD ON: _____ DATE _____

SIGNED BY: _____ POSITION: _____

NAME _____ POSITION _____