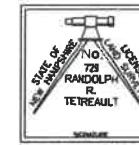


I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



RESERVED REGISTRY OF DEEDS

RANDOLPH E. TETREAULT, L.L.S. 729  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF MAP 257, LOT 10
- TOTAL PARCEL AREA:  
MAP 257, LOT 10  
EXISTING: 338,543 SF / 7.77 ACRES - PROPOSED: 293,513 SF / 6.74 ACRES  
MAP 257, LOT 10-1 PROPOSED AREA: 45,030 SF / 1.03 ACRES
- PARCEL IS ZONED AGRICULTURAL
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
- BUILDING SETBACKS: FY. = 20', SY. = 10', RY. = 20'
- THE LOTS ARE TO BE SERVED BY ON SITE WELLS AND SEPTIC SYSTEMS.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83
- THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005 - 33017C02LND
- BLACKWATER ROAD IS A CLASS V HIGHWAY (4 RODS) WITH WINTER AND SUMMER MAINTENANCE BY THE CITY OF ROCHESTER. OLD TEBBETTS ROAD IS A CLASS V HIGHWAY (4 RODS) WITH WINTER AND SUMMER MAINTENANCE BY THE CITY OF ROCHESTER TO THE END OF THE PAVEMENT, AT WHICH POINT IT IS A CLASS VI HIGHWAY.
- PLEASE WORK WITH THE ROCHESTER FIRE DEPARTMENT TO ENSURE THE REQUIREMENTS OF NFPA 1, CHAPTER 18 (FIRE DEPARTMENT ACCESS AND WATER SUPPLY) ARE SATISFACTORILY MET AHEAD OF ANY BUILDING PERMIT APPLICATION FOR ANY STRUCTURE GREATER THAN 400 SQUARE FEET.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)-335-1335.
- THIS PARCEL IS LOCATED IN THE AVIATION OVERLAY DISTRICT. PLEASE REFER TO SECTION 11 OF THE ZONING ORDINANCE FOR HEIGHT LIMITS AND USE RESTRICTIONS.

REFERENCE PLANS:

- "SUBDIVISION OF LAND - ROCHESTER, N.H. - FOR CHRISTINE E. CHEVALIER & FRANCES J. SOUCY" DATED: AUGUST 1990 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 38A-40
- "SUBDIVISION OF LAND - ROCHESTER, N.H. - FOR CHRISTINE E. CHEVALIER & FRANCES J. SOUCY" DATED: AUGUST 1989 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 37A-5
- "PICKERING WOODS - A CLUSTER SUBDIVISION - ROCHESTER, N.H. - FOR THEODORE EATON & PATRICK CURRY" DATED: SEPTEMBER 25, 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. SCRD PLAN 34-42
- "PLAN OF LAND - JOSEPH N. & ELSIE POMERLEAU TO JOSEPH R. & MARIE POMERLEAU - ROCHESTER, N.H." DATED: MARCH 1977 BY G.L. DAVIS & ASSOCIATES SCRD PLAN 17A-179
- "SPALDING TURNPIKE" PROJECT NO. LS 1826 (I), SHEET 46 OF 258 SCRD PLAN 49, POCKET 15, FOLDER 3.
- "SPALDING TURNPIKE" PROJECT NO. LS 1826 (III), SHEET 11. NOT RECORDED.
- "SUBDIVISION PLAN - BLAINE COURT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR: LILAC COMMUNITY PARTNERSHIP." DATED: APRIL 2019 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 12006

NOTE:  
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.

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY *5/3/22*  
POSITION *Sein Plans*  
DATE *5/3/22*

TAX MAP 257, LOT 10  
OWNER OF RECORD:  
THE SOUCY-RUSSO REVOCABLE TRUST  
29 BLACKWATER ROAD  
ROCHESTER, N.H.  
BOOK 4309, PAGE 850

TOPOGRAPHIC SUBDIVISION PLAN  
30 BLACKWATER ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

FOR:  
THE SOUCY-RUSSO REVOCABLE TRUST

1" = 50' JANUARY 2022



REVISIONS:  
05/2/2022 - REVISED TO SHOW MONUMENTS SET

SHEET 2 OF 2

MAP 257, LOT 7  
JODY-ANNE BOUSQUIN  
18 OLD TEBBETTS ROAD  
ROCHESTER, NH 03867  
SCRD BK. 2410, PG. 30

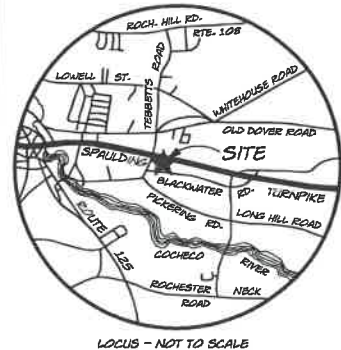
MAP 257, LOT 8  
MARYANN PLASS  
6 OLD TEBBETTS ROAD  
ROCHESTER, NH 03867  
SCRD BK. 4634, PG. 104

MAP 257, LOT 9  
GARY D. & JULIE POMERLEAU  
2 OLD TEBBETTS ROAD  
ROCHESTER, NH 03867  
SCRD BK. 4824, PG. 236

MAP 257, LOT 10  
ORIGINAL AREA:  
338,543 SF - 7.77 ACRES  
REMAINING AREA:  
293,513 SF - 6.74 ACRES

MAP 257, LOT 29  
THE SOUCY-RUSSO REVOCABLE TRUST  
29 BLACKWATER ROAD  
ROCHESTER, NH 03867  
SCRD BK. 4309, PG. 850

MAP 257, LOT 28  
GRIFFIN A. & AMANDA LEE MACDONALD  
53 BLACKWATER ROAD  
ROCHESTER, NH 03867  
SCRD BK. 4757, PG. 350



ABBREVIATION LEGEND:  
EG - EDGE OF GRAVEL  
EP - EDGE OF PAVEMENT  
TBS - TO BE SET  
NAB - NH DOT BOUND FOUND  
IPF - IRON PIPE FOUND  
RBCF - REBAR WITH ID CAP FOUND  
SSP - STEEL STAKE FOUND  
CMP - CORRUGATED METAL PIPE  
(#2) - DENOTES HEIGHT OF THE MONUMENT  
TM - TAX MAP # LOT NUMBER  
N.T.S. - NOT TO SCALE  
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS  
BK. & PG. - BOOK AND PAGE  
E.D.A. - EFFLUENT DISPOSAL AREA  
CAN - INDICES CONSTRUCTION APPROVAL NUMBER  
3K U.A. - 3,000 SF USABLE AREA  
4K - 4,000 SF SUITABLE FOR E.D.A. PLACEMENT

MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES  
"NAB" - NH HIGHWAY DEPT.  
"SLD" - GRANT L. DAVIS ASSOCIATES

THE SUBJECT PARCEL WAS EVALUATED FOR WETLANDS BY RANDOLPH E. TETREAULT, NH CERTIFIED WETLAND SCIENTIST #030, IN OCTOBER, 2021. THE EVALUATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION, (VERSION 2, JANUARY 2012). NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.

## LEGEND

N 12°34'56" E  
123.45' PROPERTY LINE  
--- BUILDING SETBACK LINE  
--- SEPTIC SETBACK LINE  
EP --- EDGE OF PAVEMENT  
EG --- EDGE OF GRAVEL  
--- OVERHEAD WIRES  
--- 2' CONTOUR INTERVAL  
--- 10' CONTOUR INTERVAL  
--- TREELINE

MONUMENT  
NO MONUMENT FOUND OR SET  
BOUND  
UTILITY POLE  
TEST PIT  
PERC TEST  
WELL & 75' PROTECTIVE WELL RADIUS

DESIGNER  
NEW HAMPSHIRE  
Ashley F. Rowe  
No. 1857  
Subsurface Disposal Systems  
Department of Environmental Services

## TEST PIT DATA:

TEST PITS 1 & 2 WERE PERFORMED BY ASHLEY F. ROWE, DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS #1857 ON NOVEMBER 10TH, 2021.

TEST PIT 1:  
0" - 8" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.  
8" - 78" 10YR5/3 LOAMY FINE SAND, GRANULAR, LOOSE. END OF DIG, NO REFUSAL, NO OBSERVED WATER, NO APPARENT SEASONAL HIGH WATER TABLE. 6 MPI AT 36"

TEST PIT 2:  
0" - 8" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.  
8" - 81" 10YR5/3 LOAMY FINE SAND, GRANULAR, LOOSE. END OF DIG, NO REFUSAL, NO OBSERVED WATER, NO APPARENT SEASONAL HIGH WATER TABLE. 6 MPI AT 36"

## SOILS DATA:

SOILS INFORMATION WAS TAKEN FROM NRCS WEB SOIL SURVEY.

## SOILS TYPE:

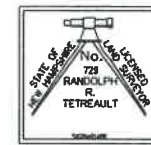
THE ENTIRE SUBJECT PARCEL IS COMPRISED OF:  
W8A - WINDSOR LOAMY SAND, 0-3% SLOPES (GROUP 1, A SLOPE SOILS)

INDICES MINIMUM LOT SIZE FOR GROUP 1, A SLOPE SOILS IS 30,000 SQUARE FEET, 45,030 SQUARE FEET ARE BEING PROVIDED.





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.



RESERVED REGISTRY OF DEEDS

RANDOLPH E. TETRAULT, L.S. 729 DATE  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF MAP 257, LOT 10
2. TOTAL PARCEL AREA:  
MAP 257, LOT 10  
EXISTING: 338,543 SF / 7.77 ACRES - PROPOSED: 293,513 SF / 6.74 ACRES  
MAP 257, LOT 10-1 PROPOSED AREA: 45,030 SF / 1.03 ACRES
3. PARCEL IS ZONED AGRICULTURAL
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
5. BUILDING SETBACKS: P.Y. = 20', S.Y. = 10', R.Y. = 20'
6. THE LOTS ARE TO BE SERVED BY ON SITE WELLS AND SEPTIC SYSTEMS.
7. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83
8. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005 - 330170214D
9. BLACKWATER ROAD IS A CLASS V HIGHWAY (4 RODS) WITH WINTER AND SUMMER MAINTENANCE BY THE CITY OF ROCHESTER. OLD TEBBETTS ROAD IS A CLASS V HIGHWAY (4 RODS) WITH WINTER AND SUMMER MAINTENANCE BY THE CITY OF ROCHESTER TO THE END OF THE PAVEMENT, AT WHICH POINT IT IS A CLASS VI HIGHWAY.
10. PLEASE WORK WITH THE ROCHESTER FIRE DEPARTMENT TO ENSURE THE REQUIREMENTS OF NFPA 1, CHAPTER 18 (FIRE DEPARTMENT) ARE SATISFACTORILY MET AHEAD OF ANY BUILDING PERMIT APPLICATION FOR ANY STRUCTURE GREATER THAN 400 SQUARE FEET.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)-335-1338.
12. THIS PARCEL IS LOCATED IN THE AVIATION OVERLAY DISTRICT. PLEASE REFER TO SECTION 11 OF THE ZONING ORDINANCE FOR HEIGHT LIMITS AND USE RESTRICTIONS.

## REFERENCE PLANS:

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5. "SPALDING TURNPIKE" PROJECT NO. LS 1826 (I), SHEET 46 OF 258 SCRD PLAN 49, POCKET 15, FOLDER 3
6. "SPALDING TURNPIKE" PROJECT NO. LS 1826 (III), SHEET 11, NOT RECORDED.
7. "SUBDIVISION PLAN - BLAINE COURT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR: WILAC COMMUNITY PARTNERSHIP." DATED: APRIL 2019 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 12006

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FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

*Y. O'Connor* Senior Planner 5/3/2022  
CERTIFIED BY POSITION DATE  
*P. O'Connor* Approver 4/4/22

TAX MAP 257, LOT 10  
OWNER OF RECORD:  
THE SOUCY-RUSSO REVOCABLE TRUST  
29 BLACKWATER ROAD  
ROCHESTER, N.H.  
BOOK 4309, PAGE 850

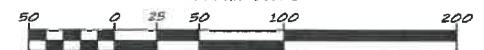
SUBDIVISION PLAN  
30 BLACKWATER ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

FOR:

THE SOUCY-RUSSO REVOCABLE TRUST

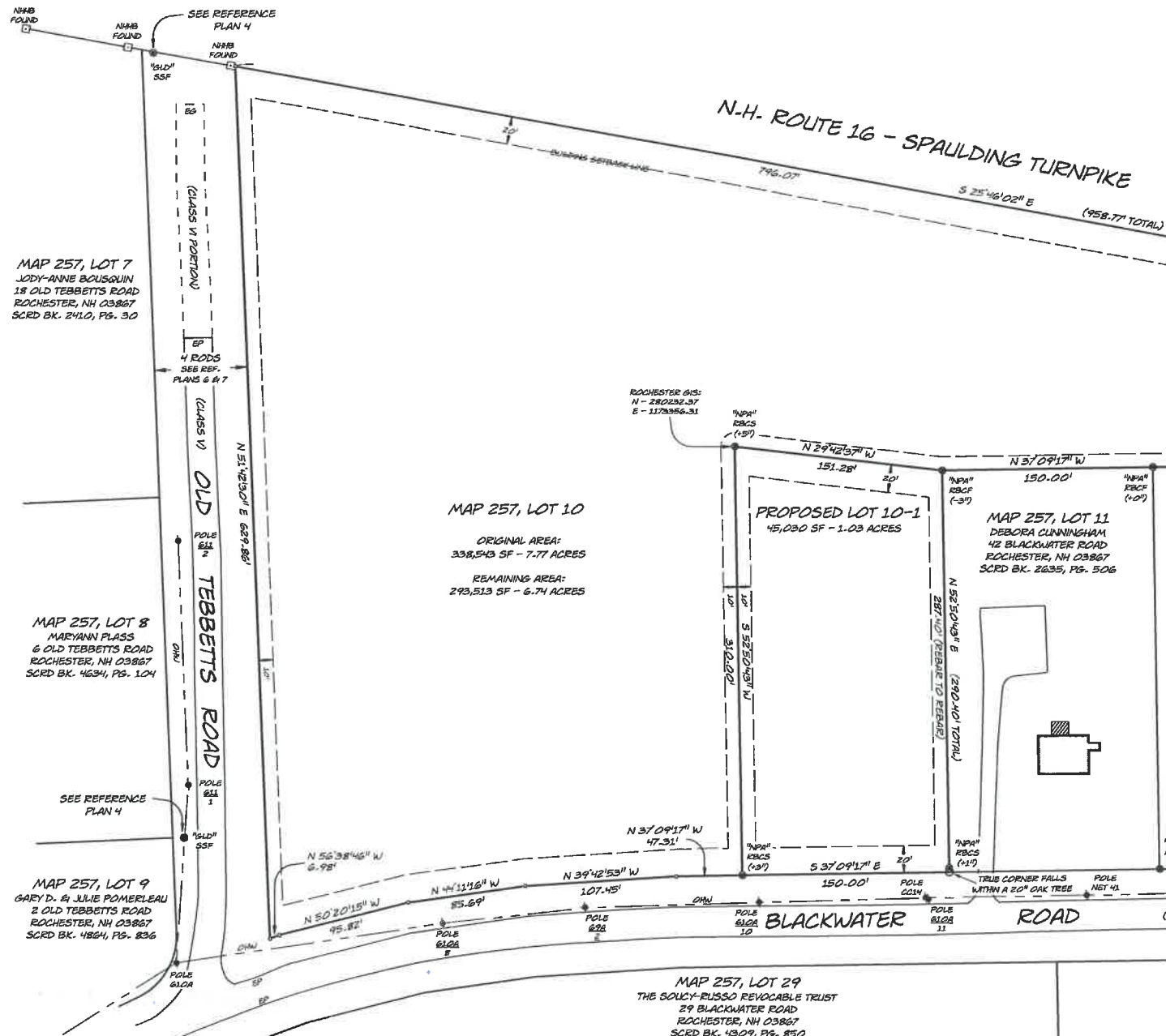
1" = 50' JANUARY 2022

GRAPHIC SCALE



REVISIONS:  
05/2/2022 - REVISED TO SHOW MONUMENTS SET

SHEET 1 OF 2



## ABBREVIATION LEGEND:

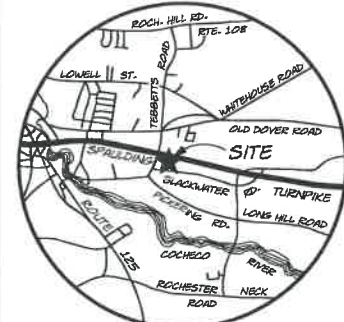
BS - EDGE OF GRAVEL  
EP - EDGE OF PAVEMENT  
TBS - TO BE SET  
NMB - NH DOT BOUND FOUND  
IPF - IRON PIPE FOUND  
RBCF - REBAR WITH ID CAP FOUND  
SSF - STEEL STAKE FOUND  
CMP - CORRUGATED METAL PIPE  
(42") - DENOTES HEIGHT OF THE MONUMENT  
TM - TAX MAP & LOT NUMBER  
SCD - STRAFFORD COUNTY REGISTRY OF DEEDS  
BK. & PG. - BOOK AND PAGE  
B.D.A. - EFFLUENT DISPOSAL AREA  
CHW - HIDES CONSTRUCTION APPROVAL NUMBER  
3K U.A. - 3,000 SF USABLE AREA  
4K - 4,000 SF SUITABLE FOR B.D.A. PLACEMENT

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"NMB" - NH DOT BOUND FOUND  
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## LEGEND

N 12°34'56" E	PROPERTY LINE	●	MONUMENT
123.45'	BUILDING SETBACK LINE	○	NO MONUMENT FOUND OR SET
---	SEPTIC SETBACK LINE	□	BOUND
EP	EDGE OF PAVEMENT	●	UTILITY POLE
BS	EDGE OF GRAVEL		
CHW	OVERHEAD WIRES		



LOCUS - NOT TO SCALE

FILE NO. 186  
PLAN NO. 1304-22  
21302 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