

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

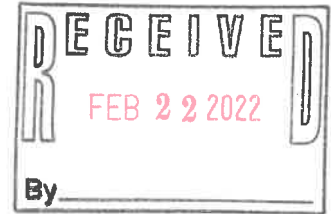
P.O. Box 249
Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
arowe@norwayplains.com



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com
rtetreault@norwayplains.com

January 21, 2022

Shanna B. Saunders, Director
Department of Planning & Development
33 Wakefield Street
Rochester, NH 03867-1917



NARRATIVE:

**Re: Proposed Two Lot Subdivision – Owners: The Soucy-Russo Revocable Trust
Tax Map 257, Lot 10, 30 Blackwater Road, Rochester, NH**

Dear Ms. Saunders:

Frances J. Soucy and Christine E. Russo, Trustees of the Soucy-Russo Revocable Trust, wish to subdivide their property located at 30 Blackwater Road, Tax Map 257, Lot 10 into two lots.

Lot 10 was created as part of a Rochester Planning Board approved 1991 two lot subdivision and recorded at the SCRD, plan 38A-40. It is located in the Agricultural Zone. There are no City water and/or sewer services available in this area. NHDES Subsurface Subdivision Approval will be required for one of the proposed lots.

Currently Lot 10 contains 343,621 +/- square feet / 7.89 +/- acres. The proposed reconfigured Lot 10 will be 298,596 +/- square feet / 6.85 +/- acres and proposed Lot 10-1 will be 45,030 +/- square feet / 1.03 +/- acres. The minimum lot size in the Agricultural Zone, with neither municipal water nor sewer is 45,000 square feet per lot. As part of the NHDES subdivision application and approval a proposed well location and effluent disposal (4,000 square feet) area on Lot 10-1 is required. The subject parcel was evaluated by a Certified Wetland Scientist, and no jurisdictional wetlands were found to be present. A RDPW Driveway Permit shall be required for proposed Lot 10-1, which will be handles during the building process.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

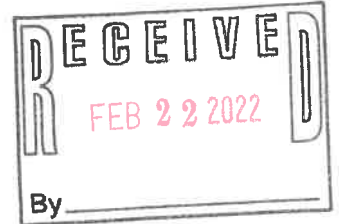
By: _____
Randolph R. Tetreault, NHLLS



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: JANUARY 21, 2022 Is a conditional needed? Yes: No: Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 257 ; **Lot #(s):** 10 ; **Zoning district:** AGRICULTURAL

Property address/location: 30 BLACKWATER ROAD

Name of project (if applicable): SOUCY-RUSSO

Size of site: 7.89 acres; overlay zoning district(s)? N/A

Property owner

Name (include name of individual): THE SOUCY-RUSSO REVOCABLE TRUST (F.J. SOUCY & C.E. RUSSO, TRUSTEES)

Mailing address: 50 BLACKWATER ROAD, Rochester, NH 03867

Telephone #: _____ Email: chrisr8192@metrocast.net

Applicant/developer (if different from property owner)

Name (include name of individual): N/A

Mailing address: N/A

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): RANDOLPH R. TETREAU

Mailing address: PO BOX 249, ROCHESTER, NH 03866

Telephone #: (603)-335-3948 Fax #: N/A

Email address: RTETREULT@NORWAYPLAINS.COM Professional license #: NH LLS 729

Proposed project

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

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? 450± FEET

City sewer? yes no ☒ ; How far is City sewer from the site? 2,100± 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: Christine E Russo

Date: 02/22/2022

Signature of applicant/developer: _____

Date: _____

Signature of agent: Randolph L. Dehauff, SURVEYOR

Date: FEBRUARY 17, 2022

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: Christine E Russo

Date: 02/22/2022

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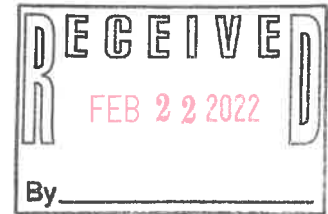
P.O. Box 249
2 Continental Blvd.
Rochester, NH 03866-0249
603-335-3948
www.norwayplains.com



P.O. Box 268
31 Mooney Street
Alton, NH 03809-0268
603-875-3948

February 17, 2022

Shanna B. Saunders
Director of Planning
The City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867



Re: Authorization of Norway Plains Associates, Inc. as Agent for the Applicant

Dear Ms. Saunders:

I, Christine Russo, as a representative of The Soucy-Russo Revocable Trust, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories for The Soucy-Russo Revocable Trust during the course of my subdivision application with The City of Rochester, located at 30 Blackwater Road.

Sincerely,

Christine Russo
The Soucy-Russo Revocable Trust

Signature: Christine E Russo

Date: 02/22/2022

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: SOUCY-RUSSO Map: 257 Lot: 10 Date: JANUARY 21, 2022

Applicant/agent: RANDOLPH R. TETREULT Signature: *Randolph R. Tetreault*

(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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	
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"/>	PROVIDED FOR NEW LOT
Percolation test locations and results	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROVIDED FOR NEW LOT
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	

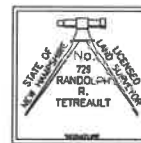
Other Elements

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

Additional Comments:



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.



RESERVED REGISTRY OF DEEDS

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

DATE

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: FY. = 20', SY. = 10', EY. = 20'
6. THE LOTS ARE TO BE SERVED BY ON SITE WELLS AND SEPTIC SYSTEMS.
7. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88
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 - 33017C0214D
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. RESIDENTIAL DWELLINGS SHALL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SPRINKLERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)-335-1338.

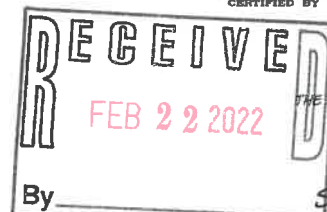
REFERENCE PLANS:

1. "SUBDIVISION OF LAND - ROCHESTER, N.H. - FOR CHRISTINE E. CHEVALIER & FRANCES J. SOUCY" DATED: AUGUST 1990 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 38A-10
2. "SUBDIVISION OF LAND - ROCHESTER, N.H. - FOR CHRISTINE E. CHEVALIER & FRANCES J. SOUCY" DATED: AUGUST 1989 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 37A-E
3. "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 34-11
4. "PLAN OF LAND - JOSEPH N. & ELSIE POMERLEAU TO JOSEPH E. & MARIE POMERLEAU - ROCHESTER, N.H." DATED: MARCH 1977 BY G.L. DAVIS & ASSOCIATES SCRD PLAN 17A-179
5. "SPALDING TURNPIKE" PROJECT NO. LS 1826 (I), SHEET 46 OF 258 SCRD PLAN 49, PACKET 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: 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 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 POSITION DATE



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

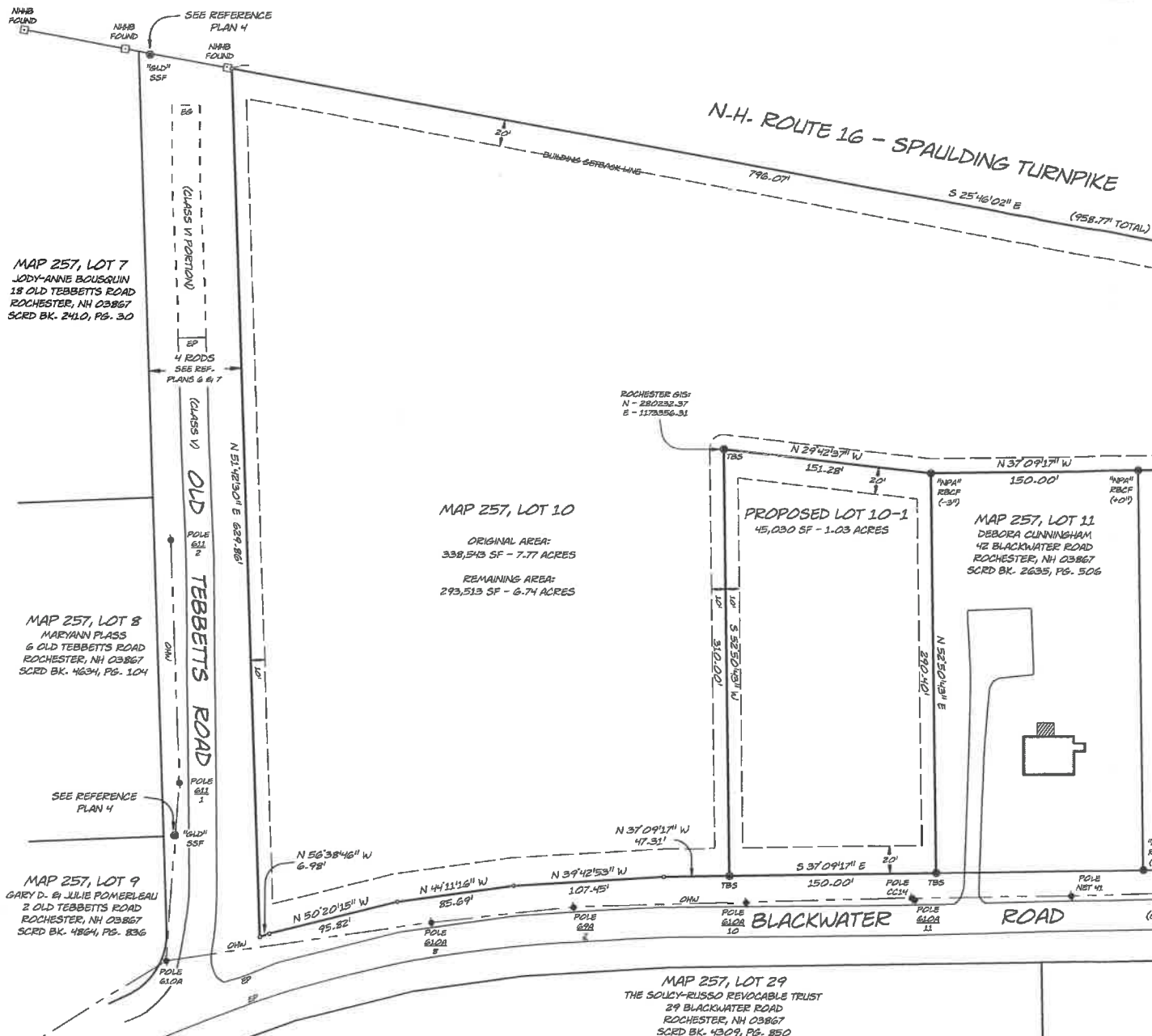
1" = 50' JANUARY 2022

GRAPHIC SCALE



REVISIONS:

SHEET 1 OF 2



ABBREVIATION LEGEND:

ES - EDGE OF GRAVEL
EP - EDGE OF PAVEMENT
TBS - TO BE SET
NMB - N.D. BOUND FOUND
IPF - IRON PIPE FOUND
RBCF - REBAR WITH ID CAP FOUND
SSF - STEEL STAKE FOUND
CMP - CORRODED METAL PIPE
(+2') - DENOTES HEIGHT OF THE MONUMENT
TA - 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
CAR - NILES CONSTRUCTION APPROVAL NUMBER
3K U.A. - 3,000 SF USABLE AREA
1K - 1,000 SF SUITABLE FOR E.D.A. PLACEMENT

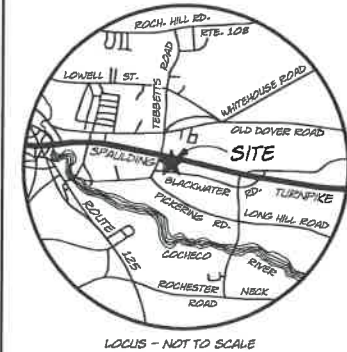
MONUMENT IDENTIFICATION INSCRIPTIONS:
"NPA" - NORWAY PLAINS ASSOCIATES
"NEED" - NH HIGHWAY DEPT.
"GLD" - GRANT L. DAVIS ASSOCIATES

LEGEND

N 12°34'56" E
123.45' PROPERTY LINE
BUILDING SETBACK LINE
SEPTIC SETBACK LINE
EP - EDGE OF PAVEMENT
ES - EDGE OF GRAVEL
OHW - OVERHEAD WIRES

MONUMENT
NO MONUMENT FOUND OR SET
BOUND
UTILITY POLE

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 NORTHEAST REGION, (VERSION 2, JANUARY 2012). NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.



FILE NO. 186
PLAN NO. 1304-22
21302 S-1.DWG
DRAWN BY AFR

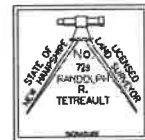
31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

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



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.



RANDOLPH R. TETREAULT, L.L.S. 789 DATE
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

RESERVED REGISTRY OF DEEDS

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 ORIGINAL AREA: 7.89 ACRES - REVISED AREA: 6.74 ACRES
MAP 257, LOT 10-1 PROPOSED AREA: 1.03 ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,000 SF, FRONTAGE = 150'
5. BUILDING SETBACKS: FY = 20', SY = 10', RY = 20'
6. THE LOTS ARE TO BE SERVED BY ON LOT 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 - 33017C0214D
9. BLACKWATER ROAD IS A CLASS IV HIGHWAY (4 RODS) WITH WINTER AND SUMMER MAINTENANCE BY THE CITY OF ROCHESTER. OLD TEBBETTS ROAD IS A CLASS IV 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.
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11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)-335-1338.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND - ROCHESTER, N.H. - FOR CHRISTINE E. CHEVALIER & FRANCES J. SOUCY" DATED: AUGUST 1990 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 384-40
2. "SUBDIVISION OF LAND - ROCHESTER, N.H. - FOR CHRISTINE E. CHEVALIER & FRANCES J. SOUCY" DATED: AUGUST 1989 BY NORWAY PLAINS ASSOCIATES, INC. SCRD PLAN 374-5
3. "PICKERING WOODS - A CLUSTER SUBDIVISION - ROCHESTER, N.H. - FOR THEODORE EATON & PATRICK CUREY" DATED: SEPTEMBER 25, 1987 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. SCRD PLAN 34-41
4. "PLAN OF LAND - JOSEPH N. & ELISE POMERLEAU TO JOSEPH R. & MARIE POMERLEAU - ROCHESTER, N.H." DATED: MARCH 1977 BY G.L. DAVIS & ASSOCIATES SCRD PLAN 174-179
5. "SPAUDLING TURNPIKE" PROJECT NO. LS 1826 (I), SHEET 46 OF 258 SCRD PLAN 45, PACKET 15, FOLDER 3
6. "SPAUDLING TURNPIKE" PROJECT NO. LS 1826 (III), SHEET 11. NOT RECORDED.
7. "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 POSITION DATE

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

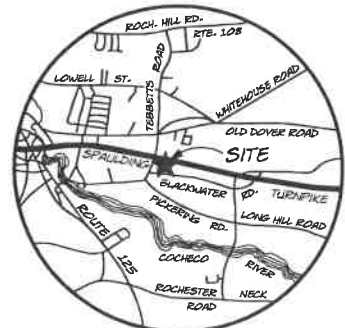
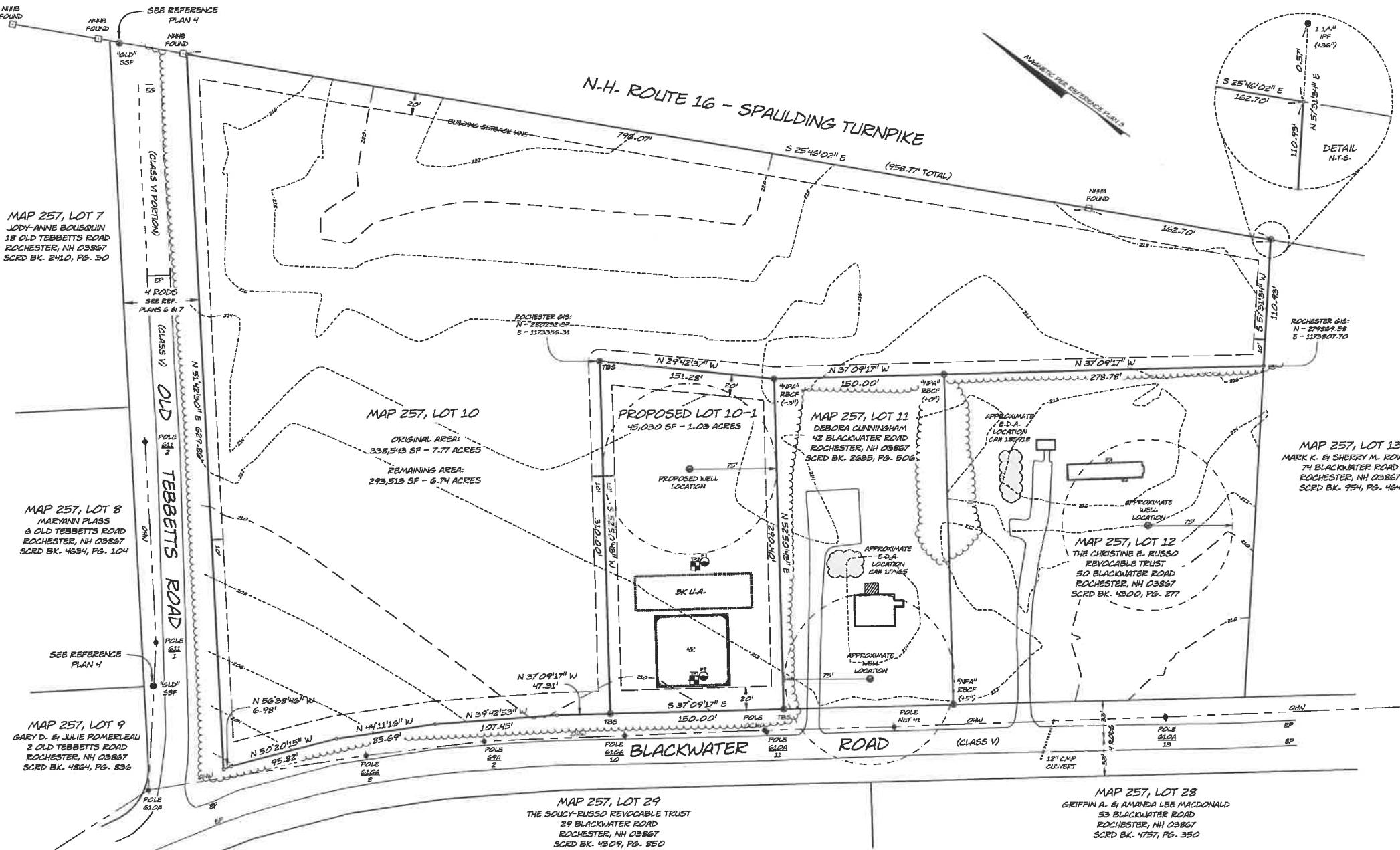
1" = 50' JANUARY 2022

GRAPHIC SCALE



REVISIONS:

SHEET 2 OF 2



FILE NO. 186
PLAN NO. 1304-22
21302 S-1.DWG
DRAWN BY AFR



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

ABBREVIATION LEGEND:

ES - EDGE OF GRAVEL
EP - EDGE OF PAVEMENT
TBS - TO BE SET
NMB - NH DOT BOUND FOUND
IPT - IRON PIPE FOUND
RBCF - REBAR WITH ID CAP FOUND
SSF - STEEL STAKE FOUND
CMP - CORRELATED METAL PIPE
(+/-) - DIMOTES 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 - NHDES 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
"NAD" - NH HIGHWAY DEPT.
"GLD" - GRANT L. DAVIS ASSOCIATES

THE SUBJECT PARCEL WAS EVALUATED FOR WETLANDS BY RANDOLPH R. TETREAULT, NH CERTIFIED WETLAND SCIENTIST #2030, 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 WETLANDS DELINEATION MANUAL: NORTHEAST AND NORTHEAST 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
ES --- EDGE OF GRAVEL
--- 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



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 DIS, NO REFUSAL, NO OBSERVED WATER, NO APPARENT SEASONAL HIGH WATER TABLE. 6 MPI AT 26"

TEST PIT 2:
0' - 8" 10YR3/2 LOAM TOPSOIL, COMMON ROOTS.
8" - 81" 10YR5/3 LOAMY FINE SAND, GRANULAR, LOOSE. END OF DIS, NO REFUSAL, NO OBSERVED WATER, NO APPARENT SEASONAL HIGH WATER TABLE. 6 MPI AT 26"

SOILS DATA:

SOILS INFORMATION WAS TAKEN FROM NRCS WEB SOIL SURVEY.

SOILS TYPE:

THE ENTIRE SUBJECT PARCEL IS COMPRISED OF:
W4A - WINDSOR LOAMY SAND, 0-3% SLOPES (GROUP 1, A SLOPE SOILS)

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