

- NOTES:**
- SUBJECT PARCEL:** TAX MAP 246 LOT 30
161 CHESLEY HILL ROAD
ROCHESTER, NH 03839
NS PROJECT #102
 - OWNER OF RECORD:** BILLINGS FAMILY REVOCABLE TRUST
KENNETH A. BILLINGS
161 CHESLEY HILL ROAD
ROCHESTER, NH 03839
S.C.R.D. BOOK 4078, PAGE 873
 - PARCEL AREA:** 182,328 S.F. OR 4.1857 AC
 - DIMENSIONAL REQUIREMENTS:**

	ZONE: R1	PROPOSED LOT 1	PROPOSED LOT 2
MIN LOT AREA:	10,000 S.F.	135,679 S.F.	46,846 S.F.
MIN LOT FRONTAGE:	100'	168.84'	246.23'
MIN FRONT SETBACK:	10'	10'	10'
MIN SIDE/REAR SETBACK:	10/20'	10/20'	10/20'
MAX BUILDING HEIGHT:	35'	35'	35'
WETLAND SETBACKS:	50'	50'	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 #33017C02110, DATED 5/17/2008.
 - 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 SONOMA B31 AUTO LEVEL.**
 - THE WETLAND DELINEATION WAS CONDUCTED BY SERGIO BONILLA, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST (2021) 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 STATIO 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 #1086 ON JULY 28, 2021.**
 - PORTION OF THE CHESLEY HILL ROAD WAS DISCONTINUED BY VOTE OF THE ROCHESTER CITY COUNCIL ON NOVEMBER 5, 1894, 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.**

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

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

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, 1876. SORD 17A-86.
- "PROPOSED SUBDIVISION LAND OF LUKE BILLINGS GROVE ST. GOING NEW HAMPSHIRE" BY BERRY CONST. CO. INC. DATED NOVEMBER 30, 1901. SORD 22A-173.
- "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 48-24.
- "PROPOSED MAJOR SUBDIVISION FOR MORGAN RYAN REALTY TRUST CHESLEY HILL ROAD ROCHESTER, NH" BY BERRY SURVEYING & ENGINEERING. DATED AUGUST 6, 2002. SORD 76-10 & 76-11.
- "SUBDIVISION PLAN TAX MAP 137 LOT 4 CHESLEY HILL ROAD ROCHESTER, NH FOR MARY M. WITHERELL, REVOCABLE TRUST & TOM B. MARY SUE, DIANNA G., JANE L. & JOE P. WITHERELL" BY NORWAY PLANS ASSOCIATES, INC. DATED MAY, 2008. SORD 85-58.
- "LOT LINE REVISION PLAN LAND OF MARKS 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 28, 2017. SORD 118-72.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, 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 LICENSES 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

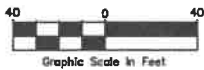
OCTOBER 26, 2021
DATE

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.

APPROVED WAIVERS:

- 4.3 - EXISTING TOPOGRAPHY OF THE SUBDIVISION OF LAND.



APPROVED BY THE ROCHESTER PLANNING BOARD ON Oct 4, 2021 DATE

SIGNED BY Shayna B. Sunderson POSITION: Pl. Dir

NORTHAM
SURVEY LLC
239 Long Hill Road, Dover, NH 03820 | (603) 953-3184 | www.northamsurvey.com