

LAND SURVEYORS

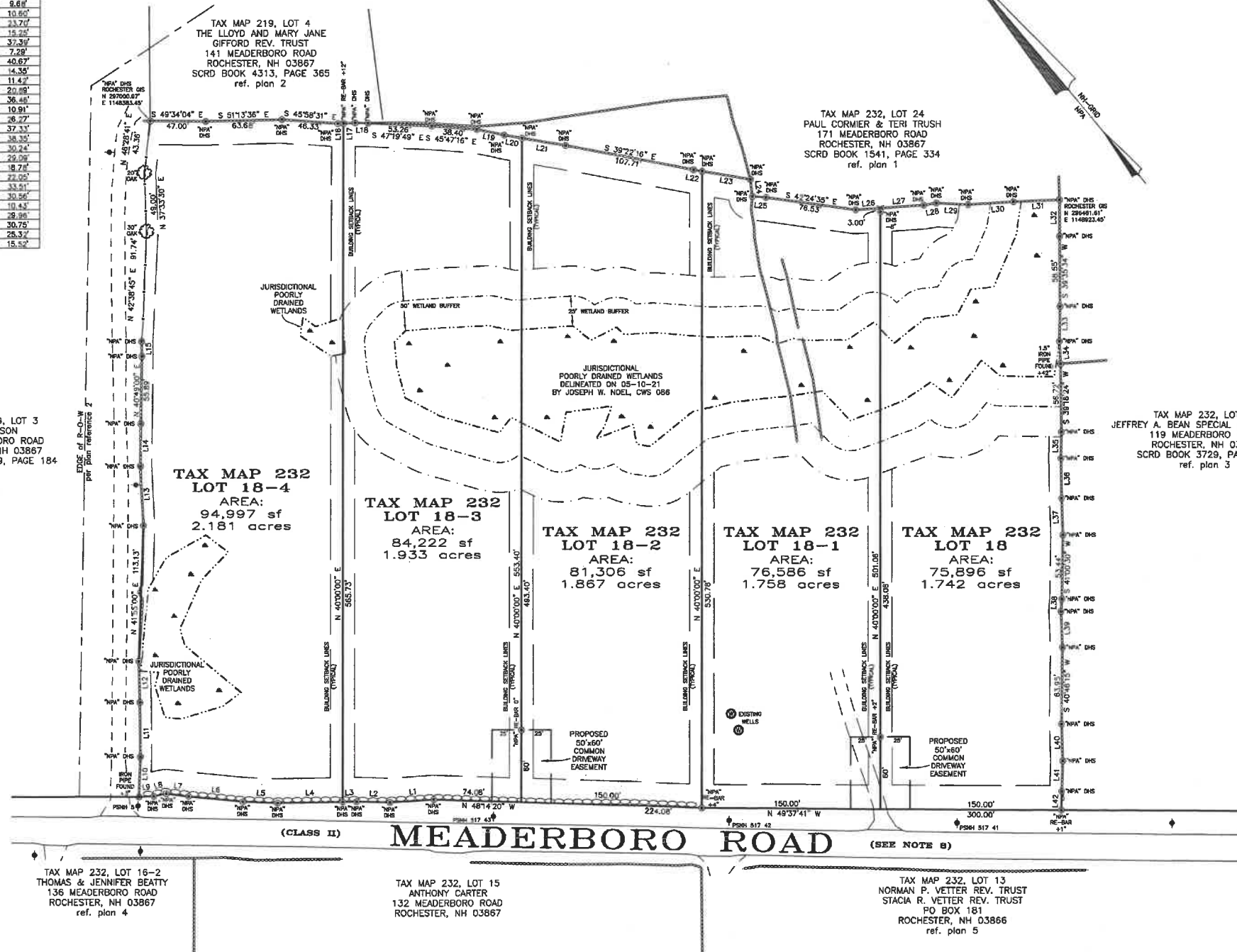


CIVIL ENGINEERS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 53°43'31" W | 36.71' |
| L2 | N 46°37'14" W | 27.97' |
| L3 | N 51°07'01" W | 11.37' |
| L4 | N 51°07'01" W | 53.84' |
| L5 | N 47°42'38" W | 28.77' |
| L6 | N 44°22'53" W | 45.85' |
| L7 | N 43°10'22" W | 19.03' |
| L8 | N 81°56'47" W | 10.85' |
| L9 | N 82°10'31" W | 12.99' |
| L10 | N 42°01'31" E | 33.02' |
| L11 | N 39°24'19" E | 45.75' |
| L12 | N 38°24'21" E | 34.25' |
| L13 | N 36°53'44" E | 49.78' |
| L14 | N 40°40'58" E | 38.49' |
| L15 | N 38°55'52" E | 12.71' |
| L16 | S 51°34'03" E | 4.60' |
| L17 | S 51°34'03" E | 9.68' |
| L18 | S 46°56'44" E | 10.50' |
| L19 | S 17°37'27" E | 33.71' |
| L20 | S 40°28'58" E | 15.25' |
| L21 | S 40°28'58" E | 37.31' |
| L22 | S 40°36'56" E | 7.28' |
| L23 | S 40°36'56" E | 40.67' |
| L24 | S 32°44'36" W | 14.35' |
| L25 | S 44°36'12" E | 11.47' |
| L26 | S 53°43'01" E | 20.89' |
| L27 | S 53°43'01" E | 36.46' |
| L28 | S 39°13'14" E | 10.91' |
| L29 | S 47°04'47" E | 38.27' |
| L30 | S 53°28'23" E | 37.43' |
| L31 | S 52°18'27" E | 38.35' |
| L32 | S 39°56'16" W | 30.24' |
| L33 | S 41°07'11" W | 25.09' |
| L34 | S 37°09'16" W | 18.72' |
| L35 | S 41°18'57" W | 22.02' |
| L36 | S 38°57'04" W | 33.51' |
| L37 | S 38°54'39" W | 30.56' |
| L38 | S 44°22'26" W | 10.43' |
| L39 | S 37°33'45" W | 28.98' |
| L40 | S 38°07'43" W | 30.75' |
| L41 | S 41°49'03" W | 25.37' |
| L42 | S 41°49'03" W | 15.52' |

REFERENCE PLANS:

- PLAN OF SUBDIVISION FOR RICHARD KLEIN, FOUR ROD ROAD, ROCHESTER, NEW HAMPSHIRE DATED OCTOBER 18, 1973 BY LAKES REGION SURVEY SERVICE, INC. S.C.R.D. POCKET 13, FOLDER 3, PLAN 53
- "PARCELS 1 & 2, PROPOSED SUBDIVISION OF RICHARD CASWELL, MEADERBORO ROAD, ROCHESTER, N.H." DATED JUNE 01, 1982 BY BERRY CONST. CO., INC. S.C.R.D. PLAN 22A-164
- PROPOSED SUBDIVISION OF EDWIN & MARY BEAN, FOUR ROD & MEADERBORO ROADS, ROCHESTER, N.H. DATED JUNE 01, 1982 BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN 37A-84
- SUBDIVISION OF LAND, MEADERBORO ROAD, ROCHESTER, NH FOR MATTHEW G. SCRUTON DATED NOVEMBER 2006 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 93-8
- SUBDIVISION PLAN, 114 MEADERBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NH FOR: DANIEL L. SCRUTON DATED JUNE 2016 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 112-16

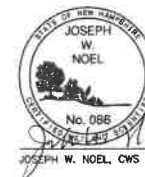


FILE NO. 184
PLAN NO. C-3181-S
DWG NO. 21113-LDD\S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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



JOSEPH W. NOEL, CWS 086 DATE 10/25/2021



JOEL D. RUNNALS, LLS 865 DATE 10-21-2021

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 REGULATION PART 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 September 2021
DATE
SIGNED BY Shannon Boudreau Planning DATE Nov 17, 2021
NAME POSITION

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 232, LOT 18 INTO FIVE 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 COVERAGE= 38% (SINGLE FAMILY) / 40% (TWO FAMILY)
- LOT AREAS:
TAX MAP 232, LOT 18: EXISTING AREA= 413,007 sf / 9.481 acres
TAX MAP 232, LOT 18-1: PROPOSED AREA= 76,586 sf / 1.742 acres
TAX MAP 232, LOT 18-2: PROPOSED AREA= 81,306 sf / 1.867 acres
TAX MAP 232, LOT 18-3: PROPOSED AREA= 84,222 sf / 1.933 acres
TAX MAP 232, LOT 18-4: PROPOSED AREA= 94,997 sf / 2.181 acres
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER DIS (NHSPC).
VERTICAL DATUM - NAVD83.
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
(CWC) CHARLTON VERY STONY FSL 8-15% SLOPES
(Lb) LEICESTER FSL 0-8% SLOPES
(Pb) PAXTON FSL 0-8% SLOPES
(Wb) WOODBRIDGE FSL 0-8% SLOPES
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017001850, EFFECTIVE DATED ON 05-17-05.
- THE PARCELS SHALL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- MEADERBORO ROAD IS A CLASS B HIGHWAY (3 ROADS) WITH SUMMER MAINTENANCE BY THE NHDOT AND WINTER MAINTENANCE BY THE CITY OF ROCHESTER DPW.
- DEVELOPMENT ON THE PROPOSED LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218, STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT PROCESS, THE LOT OWNER SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
- 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.
- WHICH SUBDIVISION APPROVAL NUMBER: 4542021090302.
NHDOT DRIVEWAY PERMIT NUMBER: 08-388-647.
- 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 232, LOT 18
OWNER OF RECORD:
THE NORMAN P. VETTER REVOCABLE TRUST OF 2004
THE STACIA R. VETTER REVOCABLE TRUST OF 2004
PO BOX 181, ROCHESTER, NH 03866-0181
S.C.R.D. BOOK 4267, PAGE 531

APPLICANT / DEVELOPER
BRUCE R. WOTTON
83 EASTERN AVENUE, ROCHESTER, NH 03867-2005

SUBDIVISION PLAN
MEADERBORO ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
BRUCE R. WOTTON

SCALE: 1" = 50' AUGUST 2021

GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FEET

REVISIONS:
10-20-21 PER N.O.D.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 53°43'31" W | 36.71' |
| L2 | N 48°37'13" W | 27.97' |
| L3 | N 51°01'01" W | 11.37' |
| L4 | N 51°01'01" W | 53.84' |
| L5 | N 47°49'33" W | 28.77' |
| L6 | N 44°22'53" W | 45.85' |
| L7 | N 43°10'21" W | 19.03' |
| L8 | N 61°36'42" W | 10.85' |
| L9 | N 52°03'31" W | 12.59' |
| L10 | N 42°01'31" E | 33.02' |
| L11 | N 39°24'19" E | 45.75' |
| L12 | N 38°24'21" E | 34.25' |
| L13 | N 36°53'48" E | 48.78' |
| L14 | N 40°40'58" E | 35.59' |
| L15 | N 38°55'59" E | 12.71' |
| L16 | S 81°34'03" E | 8.80' |
| L17 | S 91°34'03" E | 9.68' |
| L18 | S 48°56'44" E | 10.60' |
| L19 | S 37°57'06" E | 23.70' |
| L20 | S 40°29'58" E | 15.26' |
| L21 | S 40°29'58" E | 37.39' |
| L22 | S 40°38'56" E | 7.29' |
| L23 | S 40°38'56" E | 40.67' |
| L24 | S 32°44'38" W | 14.35' |
| L25 | S 44°36'12" E | 11.42' |
| L26 | S 53°43'01" E | 20.89' |
| L27 | S 53°43'01" E | 36.46' |
| L28 | S 59°31'14" E | 10.91' |
| L29 | S 47°04'49" E | 26.27' |
| L30 | S 53°38'28" E | 37.33' |
| L31 | S 52°13'27" E | 38.35' |
| L32 | S 39°56'18" W | 30.24' |
| L33 | S 41°07'11" W | 29.09' |
| L34 | S 42°02'18" W | 18.78' |
| L35 | S 41°16'57" W | 22.05' |
| L36 | S 38°57'04" W | 33.51' |
| L37 | S 38°04'39" W | 30.56' |
| L38 | S 44°22'26" W | 10.43' |
| L39 | S 37°34'45" W | 29.96' |
| L40 | S 38°07'43" W | 39.75' |
| L41 | S 41°14'03" W | 23.32' |
| L42 | S 41°14'03" W | 15.52' |

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4. "SUBDIVISION OF LAND, MEADERBORO ROAD, ROCHESTER, NH FOR MATTHEW G. SCRUTON" DATED NOVEMBER 2008 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 93-8
5. "SUBDIVISION PLAN, 114 MEADERBORO ROAD, ROCHESTER, STRAFFORD COUNTY, NH FOR: DANIEL L. SCRUTON" DATED JUNE 2016 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 112-16

TAX MAP 219, LOT 3
KURT OLSON
147 MEADERBORO ROAD
ROCHESTER, NH 03867
SCRD BOOK 2099, PAGE 184

TAX MAP 232
LOT 18-4
AREA:
94,997 sf
2.181 acres

TAX MAP 232
LOT 18-3
AREA:
84,222 sf
1.933 acres

TAX MAP 232
LOT 18-2
AREA:
81,306 sf
1.867 acres

TAX MAP 232
LOT 18-1
AREA:
76,586 sf
1.758 acres

TAX MAP 232
LOT 18
AREA:
75,896 sf
1.742 acres

TAX MAP 232, LOT 19
JEFFREY A. BEAN SPECIAL NEEDS TRUST
119 MEADERBORO ROAD
ROCHESTER, NH 03867
SCRD BOOK 3729, PAGE 784
ref. plan 3

TAX MAP 232, LOT 16-2
THOMAS & JENNIFER BEATTY
136 MEADERBORO ROAD
ROCHESTER, NH 03867
ref. plan 4

TAX MAP 232, LOT 15
ANTHONY CARTER
132 MEADERBORO ROAD
ROCHESTER, NH 03867

TAX MAP 232, LOT 13
NORMAN P. VETTER REV. TRUST
STACIA R. VETTER REV. TRUST
PO BOX 181
ROCHESTER, NH 03866
ref. plan 5

FILE NO. 184
PLAN NO. C-3181-S
DWG NO. 21113-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

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 232, LOT 18 INTO FIVE LOTS.
2. DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 sf, FRONTAGE= 150', FV= 20', SY= 10', RY= 20'
LOT COVERAGE= .35% (SINGLE FAMILY) / 40% (TWO FAMILY)
3. LOT AREAS:
TAX MAP 232, LOT 18:
EXISTING AREA= 413,007 sf / 9.481 acres
PROPOSED AREA= 75,896 sf / 1.742 acres
TAX MAP 232, LOT 18-1:
PROPOSED AREA= 76,586 sf / 1.758 acres
TAX MAP 232, LOT 18-2:
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TAX MAP 232, LOT 18-3:
PROPOSED AREA= 84,222 sf / 1.933 acres
TAX MAP 232, LOT 18-4:
PROPOSED AREA= 94,997 sf / 2.181 acres
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NAD83).
VERTICAL DATUM - NAVD83.
5. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
(CSC) CHARLTON VERY STONY FSL B-15% SLOPES
(LcB) LEICESTER FSL 0-8% SLOPES
(PbB) PAXTON FSL 0-8% SLOPES
(WgB) WOODBRIDGE FSL 0-8% SLOPES
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8. MEADERBORO ROAD IS A CLASS II HIGHWAY (3 RDS) WITH SUMMER MAINTENANCE BY THE NHDOT AND WINTER MAINTENANCE BY THE CITY OF ROCHESTER DPW.
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11. 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.
12. NHDES SUBDIVISION APPROVAL NUMBER: 65A2021090302.
NHDOT DRIVEWAY PERMIT NUMBER: 06-389-847.
13. 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 232, LOT 18
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THE NORMAN P. VETTER REVOCABLE TRUST OF 2004
THE STACIA R. VETTER REVOCABLE TRUST OF 2004
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S.C.R.D. BOOK 4267, PAGE 531

APPLICANT / DEVELOPER
BRUCE R. WOTTON
83 EASTERN AVENUE, ROCHESTER, NH 03867-2005

TOPOGRAPHIC SUBDIVISION PLAN
MEADERBORO ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
BRUCE R. WOTTON

SCALE: 1" = 50' AUGUST 2021

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

REVISIONS: