

TRITECH

ENGINEERING CORPORATION

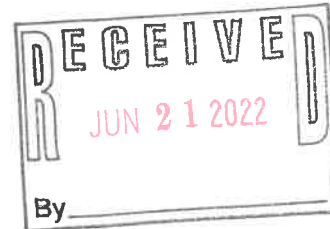
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

June 20, 2022

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

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

Subject: Minor Subdivision Application
Beaudoin Family Trust
Rochester Tax Map 222, Lot 59-1
4 Norway Plains Road
Rochester, New Hampshire
Job No. 22108



Dear Ms. Saunders:

Quantum Real Estate Group (Applicant) on behalf of the Beaudoin Family Trust (Owner) wish to subdivide property located at 4 Norway Plains Road, Tax Map 222, Lot 59-1 into three lots.

The property is located in the Highway Commercial District (HC). Both City water and sewer are available in this area. Currently lot 59-1 contains 61,534 square feet / 1.413 acres. All three of the proposed lots exceed the minimum lot size of 20,000 square feet and minimum frontage of 100 feet.

Enclosed please find the ***Minor Subdivision Application Package*** for the above referenced project, specifically:

- Minor Subdivision Application (4 copies).
- This cover letter / narrative (4 copies).
- Subdivision Plan Set – 11 x 17 (4 copies).
- Subdivision Plan Set – full size (3 copies).
- Minor Subdivision Check List (1 copy).
- Letter of authorization (1 copy).
- Abutters List (1 copy)
- Abutters mailing labels (2 copies).
- Application Fee.

We are hopeful this application is in order and can be heard at the first available planning board meeting. Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.

Robert J. Stowell, P.E., L.L.S.
President

RJS / rms

Enclosures
22108 - PB Submission Ltr.doc



MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire

Date: June 17, 2022 Is a conditional needed? Yes: No: X Unclear:
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 222; Lot #(s): 59-1; Zoning district: Highway Commercial

Property address/location: 4 Norway Plains Road

Name of project (if applicable): _____

Size of site: 1.413 acres; overlay zoning district(s)? Conservation Overlay District

Property owner

Name (include name of individual): Beaudoin Family Trust

Mailing address: 24 Hemlock Street, Rochester, NH 03867

Telephone #: _____ Email: _____

Applicant/developer (if different from property owner)

Name (include name of individual): Quantum Real Estate Group

Mailing address: 755 Central Avenue, Dover, NH 03820

Telephone #: (603)742-8107 Email: RJS@tritecheng.com

Engineer/surveyor

Name (include name of individual): Tritech Engineering Corporation

Mailing address: 755 Central Avenue, Dover, NH 03820

Telephone #: (603)742-8107 Fax #: (603)742-3830

Email address: RJS@tritecheng.com Professional license #: NHLLS #884

Proposed project

Number of proposed lots: 3; 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? At the site

City sewer? yes ☒ no ☐ ; How far is City sewer from the site? At the site

Wetlands: Is any fill proposed? No; area to be filled: _____; buffer impact? No

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:

Raymond A Beaudoin III

dotloop verified
06/17/22 3:36 PM EDT
F1A1-BJ2U-UA9M-RR91

Steven P Beaudoin

dotloop verified
06/17/22 2:08 PM
TID7-SIZQ-CR8C

Signature of applicant/developer:

[Signature]

Date: _____

member

Date: *06/20/2022*

Signature of agent:

[Signature] *President*

Date: *06/20/2022*

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:

Raymond A Beaudoin III

dotloop verified
06/17/22 5:59 PM EDT
EEWO-YUZS-LX2K-GXWZ

Steven P Beaudoin

dotloop verified
06/17/22 7:53 PM EDT
RKWB-Z1-BI-TZP9-ZDRH

Date: _____

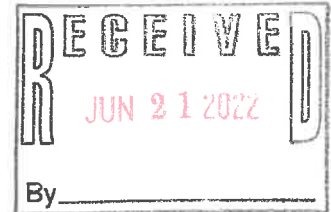
TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

June 17, 2022



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

Subject: Authorization of Trittech Engineering Corporation as Agent for the Applicant

Beaudoin Family Trust

Rochester Tax Map 222, Lot 59-1

4 Norway Plains Road

Rochester, New Hampshire

Job No. 22108

Dear Ms. Saunders;

As a representative of The Beaudoin Family Trust, I hereby authorize Trittech Engineering Corporation and its professionals as a decision-making representatives and designate them as signatories for The Beaudoin Family Trust during the course of my subdivision application with the City of Rochester, located at 4 Norway Plains Road.

Sincerely,

Beaudoin
The Beaudoin Family Trust

Signature:

Raymond R Beaudoin III
dotloop verified
06/17/22 3:36 PM EDT
A5LW-GFOA-UKVP-XO2A

Date: _____

Name:

Steven P Beaudoin
dotloop verified
06/17/22 2:06 PM EDT
W8TK-DJQB-TDOP-S8JS

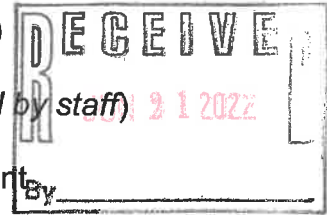
Minor Subdivision Checklist

(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: Beaudoin Family Trust Map: 222 Lot: 59-1 Date: June 8, 2022

Applicant/agent: Robert J. Stowell Signature: _____

(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"/>	

1 Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

N

TRITECH
ENGINEERING CORPORATIONMAP 222
LOT 93
SAMPSON SUPER MARKETS, INC.
P.O. BOX 6500
CARLISLE, PA.
SCRD 1382-268

ROUTE #125

MAP 222
LOT 87
IOOMA INC.
P.O. BOX 868
CALAIS, MAINE
SCRD 3701-576

NORWAY PLAINS ROAD

MAP 222
LOT 59-3
20,000 SQ.FT.
0.459 ACRESMAP 222
LOT 59-2
20,000 SQ.FT.
0.459 ACRESMAP 222
LOT 59-1
21,534 SQ.FT.
0.494 ACRESMAP 222
LOT 59
CRAIG & KANDIS BRUNELLE
6 NORWAY PLAINS ROAD
ROCHESTER, N.H.
SCRD 4924-886MAP 222
LOT 60
N.H. NORTHCOST
P.O. BOX 429
OSSISPEE, N.H.
SCRD 1706-532

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.

GRANTED WAIVERS: NONE.



1"=30'

LEGEND

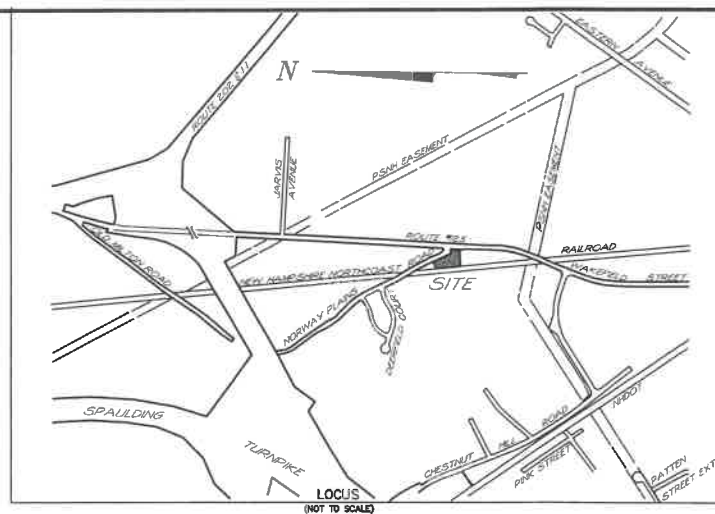
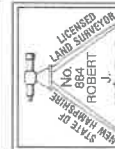
- 5/8" REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- ☆ POLE MOUNTED LIGHT
- ⊙ SEWER MANHOLE
- ⊕ TEST WELL
- ⊗ WATER GATE VALVE
- ⊘ WATER SHUT-OFF
- WETLAND BOUNDARY (SEE NOTE 10)
- ⊥ SIGN
- ⊢ RAIL ROAD TRACKS

GENERAL NOTES

- 1.) INTENT: TO SUBDIVIDE ROCHESTER TAX MAP 222 LOT 59-1 INTO 3 LOTS.
- 2.) CURRENT OWNER OF RECORD: OWNER
BEAUDOIN FAMILY TRUST
24 HEMLOCK STREET
ROCHESTER, N.H.
APPLICANT
QUANTUM REAL ESTATE GROUP
755 CENTRAL AVENUE
DOVER, N.H.
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 61,534 SQ.FT. — 1.413 ACRES
- 5.) TAX MAP 222 LOT 59-1
- 6.) PROJECT DEED REFERENCE: BK 3629 PG 565
- 7.) PROJECT PLAN REFERENCE:
LIMITED SUBDIVISION OF LAND
N.H. RTE 16, ROCHESTER, N.H.
CRAIG & DEBORAH SCHRECK
TERRASCAN, INC.
6/25/88 SCRD 34A-66
SITE PLAN OF
SPEEDEE OIL CHANGE & TUNE UP
AND PORTLAND GLASS
RTE 16, ROCHESTER, N.H.
TERRASCAN, INC.
7/14/88 NOT RECORDED
SUBDIVISION PLAN
LOCATED IN
ROCHESTER, N.H.
PREPARED FOR
OLD MILTON RD., INC.
KIMBALL CHASE
8-17-88 SCRD 37-122
MINOR SUBDIVISION LAND OF
RAYMOND A. BEAUDOIN, JR.
5 NORWAY PLAINS ROAD
ROCHESTER, N.H.
TAX MAP 222 LOT 59
BERRY SURVEYING & ENGINEERING
AUGUST 12, 2004 SCRD 79-72
BOSTON AND MAINE RAILROAD
VALUATION SHEET No. V.4/N.H./15
- 8.) ZONING: HIGHWAY COMMERCIAL DISTRICT (HC)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 25 FT
- 9.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON MAY 20, 2022 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MAY 23, 2022. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
- 10.) DURING THE MONTH OF MAY, 2022 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- 11.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 20,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF MAY, 2022.
- 12.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. MAP No. 33017C0203D, DATE: MAY 17, 2005.
- 13.) LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- 14.) UTILITIES FOR NEW LOTS MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
- 15.) WHEN A BUILDING IS CONSTRUCTED ON A LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 16.) WETLANDS HAVE BEEN DELINEATED ON SITE AS DESCRIBED IN NOTE 11. CHAPTER 42.12 CONSERVATION OVERLAY DISTRICT REGULATIONS APPLY.
- 17.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET ROCHESTER, N.H. 03867. (603) 335-1338
- 18.) SUBJECT PARCEL MAY BE ENCUMBERED BY UTILITY EASEMENT REFERENCED IN SCRD BOOK 372 PAGE 371.

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY _____ POSITION _____ DATE _____

TRITECH
ENGINEERING CORPORATION755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8707
FAX 603 742 9830REVISIONS
DATE: DESCRIPTION:SUBDIVISION PLAN
MAP 222 LOT 59-1
BEAUDOIN FAMILY TRUST
20 NORWAY PLAINS ROAD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY
JUNE 20, 2022
JOB No. 22108
SCALE: 1" = 30'

SHEET NO.

S-1

N

TRITECH
ENGINEERING CORPORATIONMAP 222
LOT 93
SAMPSON SUPER MARKETS, INC.
P.O. BOX 6500
CARLISLE, PA.
SCRD 1382-268

ROUTE #125

MAP 222
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NORWAY PLAINS ROAD

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LOT 59-2
20,000 SQ.FT.
0.459 ACRESMAP 222
LOT 59-3
20,000 SQ.FT.
0.459 ACRESMAP 222
LOT 58
12 MILTON ROAD, LLC
32 PINE STREET
FREEPORT, MAINE
SCRD 3101-714MAP 222
LOT 59CRAIG & KANDIS BRUNELLE
6 NORWAY PLAINS ROAD
ROCHESTER, N.H.
SCRD 4924-886

HOUSE

MAP 222
LOT 60
N.H. NORTHCOAST
P.O. BOX 429
OSSISPEE, N.H.
SCRD 1706-532

NRCS SOIL SURVEY

DeA DEERFIELD LOAMY FINE SAND 0-3% SLOPES
Mp FREETOWN AND SWANSEA MUCKY PEATS 0-2% SLOPES

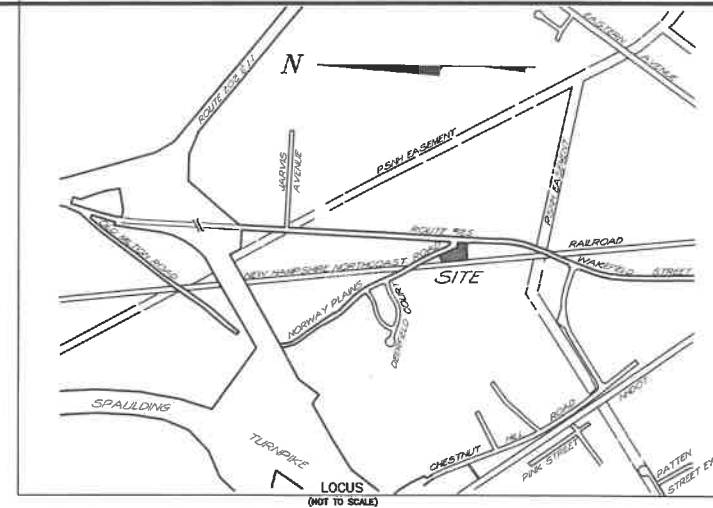
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SUBDIVISION APPROVAL - WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND 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.

GRANTED WAIVERS: NONE.

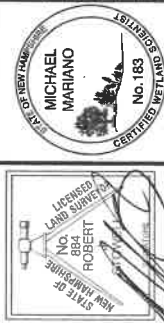
LEGEND

- 5/8" REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- ☆ POLE MOUNTED LIGHT
- ⊙ SEWER MANHOLE
- ⊙ TEST WELL
- ⊙ WATER GATE VALVE
- ⊙ WATER SHUT-OFF
- WETLAND BOUNDARY (SEE NOTE 10)
- SIGN
- RAIL ROAD TRACKS
- EXISTING TREE LINE
- EXISTING 2' CONTOUR
- EXISTING WATER MAIN
- EXISTING 10" SEWER MAIN
- EXISTING GAS MAIN
- PROPOSED WATER SERVICE AND SHUT-OFF
- PROPOSED SEWER SERVICE



GENERAL NOTES

- 1.) INTENT: TO SUBDIVIDE ROCHESTER TAX MAP 222 LOT 59-1 INTO 3 LOTS.
- 2.) CURRENT OWNER OF RECORD: OWNER
BEAUDOIN FAMILY TRUST
24 HEMLOCK STREET
ROCHESTER, N.H.
APPLICANT
QUANTUM REAL ESTATE GROUP
755 CENTRAL AVENUE
DOVER, N.H.
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 61,534 SQ.FT. - 1.413 ACRES
- 5.) TAX MAP 222 LOT 59-1
- 6.) PROJECT DEED REFERENCE: BK 3629 PG 585
- 7.) PROJECT PLAN REFERENCE:
LIMITED SUBDIVISION OF LAND
N.H. RTE 16, ROCHESTER, N.H.
CRAIG & DEBORAH SCHRECK
TERRASCAN, INC.
6/25/88 SCRD 34A-66
SITE PLAN OF
SPEEDEE OIL CHANGE & TUNE UP
AND PORTLAND GLASS
RTE 16, ROCHESTER, N.H.
TERRASCAN, INC.
7/14/88 NOT RECORDED
SUBDIVISION PLAN
LOCATED IN
ROCHESTER, N.H.
PREPARED FOR
OLD MILTON RD., INC.
KIMBALL CHASE
8-17-88 SCRD 37-122
MINOR SUBDIVISION LAND OF
RAYMOND A. BEAUDOIN, JR.
6 NORWAY PLAINS ROAD
ROCHESTER, N.H.
TAX MAP 222 LOT 59
BERRY SURVEYING & ENGINEERING
AUGUST 12, 2004 SCRD 79-72
BOSTON AND MAINE RAILROAD
VALUATION SHEET No. V.4/N.H./15
- 8.) ZONING: HIGHWAY COMMERCIAL DISTRICT (HC)
MIN. LOT SIZE: 20,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 25 FT
- 9.) BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON MAY 20, 2022 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON MAY 23, 2022. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (NAVD 88).
- 10.) DURING THE MONTH OF MAY, 2022 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL WETLANDS WERE IDENTIFIED ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- 11.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 20,000, AND WAS ACCOMPLISHED USING A TOPCON GT 503 TOTAL STATION, DURING THE MONTH OF MAY, 2022.
- 12.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE, MAP No. 33017C02030, DATE: MAY 17, 2005.
- 13.) LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- 14.) UTILITIES FOR NEW LOTS MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
- 15.) WHEN A BUILDING IS CONSTRUCTED ON A LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 16.) WETLANDS HAVE BEEN DELINEATED ON SITE AS DESCRIBED IN NOTE 11. CHAPTER 42.12 CONSERVATION OVERLAY DISTRICT REGULATIONS APPLY.
- 17.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET ROCHESTER, N.H. 03867. (603) 335-1338
- 18.) SUBJECT PARCEL MAY BE ENCUMBERED BY UTILITY EASEMENT REFERENCED IN SCRD BOOK 372 PAGE 371.

TRITECH
ENGINEERING CORPORATIONREVISIONS
DATE: DESCRIPTION:TOPOGRAPHIC PLAN
MAP 222 LOT 59-1

BEAUDOIN FAMILY TRUST

20 NORWAY PLAINS ROAD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

JUNE 20, 2022 JOB No. 22108 SCALE: 1" = 30'

SHEET NO.

5-2

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830