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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
IOCMA INC.
P.O. BOX 868
CALAIS, MAINE
SCRD 3701-57650' x 30' COMMON
DRIVE EASEMENTREBAR
(FND)

NORWAY PLAINS ROAD

MAP 222
LOT 59-3
20,000 SQ.FT.
0.46 ACRESMAP 222
LOT 59-2
20,000 SQ.FT.
0.46 ACRESMAP 222
LOT 59-1
21,534 SQ.FT.
0.49 ACRESMAP 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 1706-532FINAL APPROVAL BY
ROCHESTER PLANNING BOARDCERTIFIED BY *Ryan O'Connor* Senior Planner *2/23/23*
POSITION DATE
Planning Board Approval: *8/8/22*

1"=30'

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.

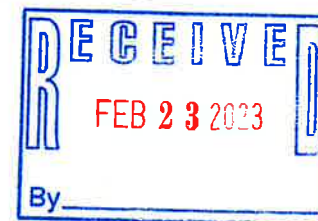
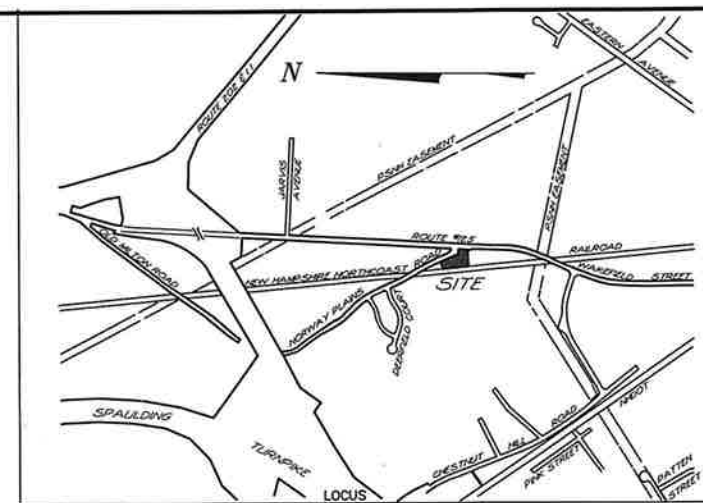
GRANTED WAIVERS: NONE.

LEGEND

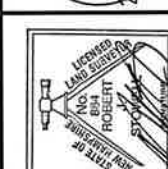
- 5/8" REBAR WITH ID CAP TO BE SET
- UTILITY POLE
- ☆ POLE MOUNTED LIGHT
- ⊙ SEWER MANHOLE
- ⊙ TEST WELL
- ⊙ WATER GATE VALVE
- ⊙ WATER SHUT-OFF
- WETLAND BOUNDARY (SEE NOTE 10)
- SIGN
- RAIL ROAD TRACKS

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 APPLICANT QUANTUM REAL ESTATE GROUP
24 HEMLOCK STREET 755 CENTRAL AVENUE
ROCHESTER, N.H. 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 SCR 34A-68
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 SCR 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 SCR 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 SCR 372 PAGE 371.
- 19.) AT THE BUILDING PERMIT APPLICATION PROCESS, THE APPLICANT SHALL DISCUSS THE POSSIBLE NEED FOR AN ADDITIONAL HYDRANT NEAR THE LOT.
- 20.) PERMANENT WETLAND BUFFER MONUMENTS SHALL BE INSTALLED ALONG THE 25 FOOT WETLAND BUFFER.
- 21.) INVASIVE SPECIES MUST BE PROPERLY REMOVED IF LOCATED WITHIN ANY AREA OF DISTURBANCE.

TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
1	7-18-22	REVISED PER TRG COMMENTS
2	10-24-22	REVISED PER COA

SUBDIVISION PLAN
MAP 222 LOT 59-1

BEAUDOIN FAMILY TRUST

4 NORWAY PLAINS ROAD
ROCHESTER, NEW HAMPSHIRE
STRAFFORD COUNTY

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

SHEET NO.

S-1

766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 748 8907
FAX 603 748 8930

