

TAX MAP 230 LOT 8
JAMES & SUZANNE THOMAS
25 BICKFORD ROAD
ROCHESTER, NH 03867-4272
V. 1637 P. 611

BICKFORD ROAD
(DISCONTINUED)

TAX MAP 237 LOT 7
PAUL W. CLEMENT
30 BICKFORD ROAD
ROCHESTER, NH 03867-4288
V. 769 P. 381

TAX MAP 237 LOT 8-1
954,141 S.F.±
21.9041 ACRES ±
NO CHANGE
(PHASE 2 AREA OF
DEVELOPMENT)

TAX MAP 130 LOT 43-1
ROUTE 202 LLC
C/O JEAN KANE
117 BOW STREET
PORTSMOUTH, NH 03801
V. 1815 P. 518

TAX MAP 237 LOT 6-1
WASHINGTON STREET
PROFESSIONAL CENTER
PO BOX 1608
ROCHESTER, NH 03866-1608
V. 3590 P. 799

TAX MAP 130 LOT 42
PUBLIC SERVICE CO OF NH
C/O TAX ACCOUNTING
PO BOX 3430
MANCHESTER, NH 03105-3430

TAX MAP 130 LOT 40
RONALD & PATRICIA LECLAIR
176 WASHINGTON STREET
ROCHESTER, NH 03869-5504
V. 2869 P. 621

TAX MAP 237 LOT 1-1
DONALD N. JR., PAULA,
THOMAS M. & LORIAN
MCCALLION
PO BOX 7143
ROCHESTER, NH 03869-7143
V. 2528 P. 267

LOCUS MAP (NOT TO SCALE)

ROUTE 202 -
WASHINGTON STREET

TAX MAP 237 LOT 5
JOSEPH J. MIGLIORE, III &
ANGELES GETINO DIAZ
183 WASHINGTON STREET
ROCHESTER, NH 03839-5506
V. 3778 P. 388

TAX MAP 237 LOTS 6 & 6-2
STATE OF NEW HAMPSHIRE
DEPARTMENT OF
TRANSPORTATION
PO BOX 483
CONCORD, NH 03301
V. 3822 P. 617

TAX MAP 237 LOT 4
WOODBURY C. ARGEROW, JR.
23 HUSSEY HILL ROAD
ROCHESTER, NH 03867
V. 3815 P. 234

TAX MAP 246 LOT 10
JOHN & VALERIE LEBRUN
17 HUSSEY HILL ROAD
ROCHESTER, NH 03867-4205
V. 1816 P. 622

TAX MAP 246 LOT 11
JONATHAN & HOLLY CLEMENT
15 HUSSEY HILL ROAD
ROCHESTER, NH 03867-4205
V. 1050 P. 730

TAX MAP 246 LOT 8
CHARLES W. HUSSEY
& BETTY BAUN
21 HUSSEY HILL ROAD
ROCHESTER, NH 03867-4205
V. 2398 P. 249

TAX MAP 246 LOT 5
CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867-1917
V. 515 P. 319

TAX MAP 246 LOT 7
BETTY BAUN
10 HUSSEY HILL ROAD
ROCHESTER, NH 03867-4205
V. 987 P. 654

TAX MAP 246 LOT 3
CHESLEY HILL PARTNERS LLC
260 WASHINGTON STREET
ROCHESTER, NH 03839-5426
V. 2404 P. 697

TAX MAP 247 LOT 61
DWIGHT & LOIS MEADER
71 ESTES ROAD
ROCHESTER, NH 03867-4232
V. 984 P. 703

TAX MAP 247 LOT 59
RYAN M. & CRYSTAL TANGUAY
85 ESTES ROAD
ROCHESTER, NH 03867
V. 3402 P. 185

TAX MAP 247 LOT 55
DAVID & JUDITH ROBBINS
111 ESTES ROAD
ROCHESTER, NH 03867-4233
V. 1822 P. 668

TAX MAP 247 LOT 54
DAVID & JUDITH ROBBINS
111 ESTES ROAD
ROCHESTER, NH 03867-4248
V. 1035 P. 687

TAX MAP 236 LOT 20
GERALD & LORI CHASSE
123 ESTES ROAD
ROCHESTER, NH 03867-4233
V. 2464 P. 180

TAX MAP 236 LOT 19
SCOTT & PAULA WENSLEY
125 ESTES ROAD
ROCHESTER, NH 03867-4248
V. 1241 P. 372

TAX MAP 236 LOT 18
ROBERT & ALVA
129 ESTES ROAD
ROCHESTER, NH 03867-4233
V. 1889 P. 603

TAX MAP 237 LOT 8
EXISTING
1,908,944 S.F.±
43.8233 ACRES ±
PROPOSED
1,897,744 S.F.±
43.5662 ACRES ±
(OPEN SPACE)

TAX MAP 237 LOT 3
PROPOSED
735,223 S.F.±
16.7840 ACRES ±
FUTURE SUBDIVISION LOT

REVISED PHASE 1
SUBDIVISION. SEE
SHEETS S2
THROUGH S7 AND
T2 THROUGH T7
FOR DETAILS.

PROPOSED
NEW LOT LINE

SYMBOL LEGEND

— STONE WALL
- - - ABUTTING PROPERTY LINE

GRAPHIC SCALE



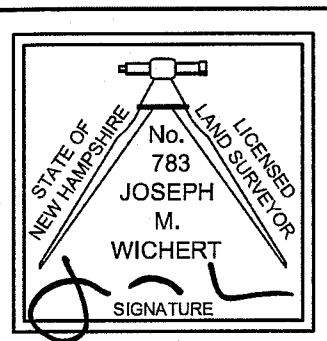
(IN FEET)
1 inch = 200 ft.

APPROVED BY THE ROCHESTER
PLANNING BOARD

SIGNED BY: _____
NAME POSITION
DATE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD
SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE
ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT
PROPERTY IS BETTER THAN 1 IN 10,000.

3 AUG. 2010
DATE



NOTES:

- 1.) SEE SHEETS S2 AND S3 FOR NOTES AND SUBDIVISION DETAILS.
- 2.) THE INTENT OF THIS PLAN IS TO SHOW THE REVISION OF PHASE 1 AS
PREVIOUSLY APPROVED AND THE SUBDIVISION OF EXISTING LOT 3
INTO THE LOT 3 AND LOT 3-170. LOT 3-170 IS INTENDED TO BE THE
FUTURE PHASE 3 OF HIGHFIELD COMMONS.
- 3.) THIS PLAN IS A PART OF AN 13 SHEET PLAN SET ON FILE WITH THE
CITY OF ROCHESTER PLANNING DEPARTMENT. SHEETS S1, S2, S3, S4,
S5, S6 AND S7 ARE TO BE RECORDED IN THE S.C.R.D.

INDEX OF SHEETS:

OVERALL SUBDIVISION PLAN
OVERALL DETAIL SUBDIVISION PLAN/PLAN REF'S & NOTES
OVERALL DETAIL SUBDIVISION PLAN/NOTES CONT'D
OVERALL DETAIL TOPOGRAPHIC PLANS
LOT DETAIL PLANS
TOPOGRAPHIC DETAIL PLANS

SHEET:

S1
S2
S3
T2 & T3
S4 TO S7
T4 TO T7

OVERALL

REVISED SUBDIVISION PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: JUNE 30, 2010

SCALE: 1" = 200'

REVISED SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 13 F.B. 550 P. 53-60
F.B. 552 P. 49-65, 67-98 JOB #2003150

NO.	DATE	DESCRIPTION	BY
2	8/02/10	REVISE INTENT, ADD DETAIL SHEETS	SNK
1	7/18/10	ADD OVERALL PLAN, RENUMBER SHTS	SNK
NO.	DATE	DESCRIPTION	BY

PLAN REFERENCES:

- 1.) "PLAN OF LAND, EDITH H. DUSTIN, ROCHESTER, NH." DATED JUNE 1981. PREPARED BY FREDERICK E. DREW ASSOC.
- 2.) "PROPERTY SURVEY HUSSEY HILL, ROCHESTER, NH." DATED 12/29/86. PREPARED BY KIMBALL CHASE CO., INC. S.C.R.D. DRAWER #30 PLAN #143.
- 3.) "SUBDIVISION OF LAND ON HUSSEY HILL ROAD, ROCHESTER, NH. FOR CHARLES W. HUSSEY & JOAN B. HARP", DATED MAY 1995, PREPARED BY NORWAY PLAIN ASSOCIATES, INC. S.C.R.D. DRAWER #46 PLAN #69.
- 4.) "BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP AND GARY HUSSEY & SHARON HUSSEY OF MAP 237, LOT 3 AND LOT 3-1, DATED MAY 5, 1999, PREPARED BY DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES. S.C.R.D. DRAWER #56 PLAN #30.
- 5.) STATE OF NEW HAMPSHIRE ROUTE 202 REALIGNMENT. F.A.S. PROJECT #269-B(1) SHEETS 8 & 9. DATED 6/15/99.
- 6.) AERIAL TOPOGRAPHY PREPARED BY SANBORN MAPPING.

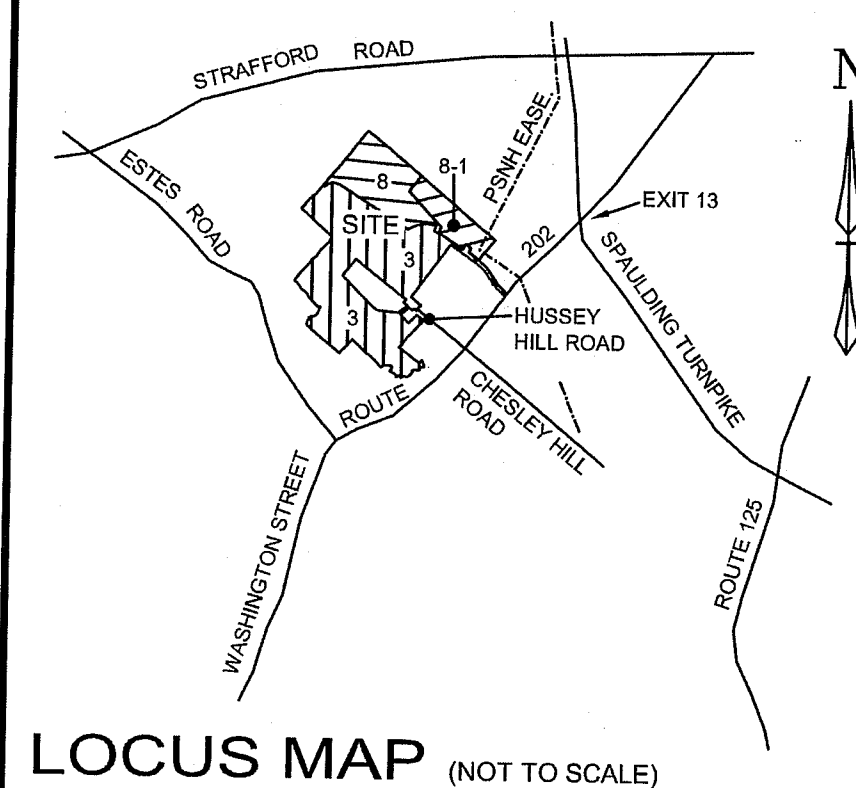
7.) "LOT LINE ADJUSTMENT & SUBDIVISION PLAN FOR HIGHFIELD COMMONS OF ROCHESTER, LLC, JOSEPH J. MIGLIORE & ALICE G. MIGLIORE AND WILLIAM K. & ANNE M. DUSTIN, TAX MAP #237, LOTS #3, 5, 6 & 8, ROCHESTER, NEW HAMPSHIRE", DATED 7 JULY 2003 AND LAST REVISED 7 NOVEMBER 2003. PREPARED BY JOSEPH M. WICHERT, LLS, INC. S.C.R.D. DRAWER #74 PLAN #52.

PLAN REFERENCES CONT'D:

- 8.) "LOT LINE ADJUSTMENT PLAN FOR HIGHFIELD COMMONS OF ROCHESTER, LLC, TAX MAP #237, LOT #8 AND JOSEPH & ALICE MIGLIORE, TAX MAP #237, LOTS #5, ROCHESTER, NEW HAMPSHIRE", DATED 7 JUNE 2005 AND LAST REVISED 24 JANUARY 2006. PREPARED BY JOSEPH M. WICHERT, LLS, INC. S.C.R.D. DRAWER #84 PLAN #24.
- 9.) "SUBDIVISION PLAN FOR HIGHFIELD COMMONS - PHASE I, TAX MAP #237 LOTS #3, #3-1 & #8, WASHINGTON STREET (ROUTE 202), HUSSEY HILL ROAD AND BICKFORD ROAD, ROCHESTER, NEW HAMPSHIRE", LAST REVISED 12/21/2009, PREPARED BY JOSEPH M. WICHERT, LLS, INC. S.C.R.D. DRAWER #98 PLANS # 67 & 38, AND DRAWER #99 PLAN # 53-54.
- 10.) "SUBDIVISION OF LAND, WASHINGTON STREET, STRAFFORD COUNTY, ROCHESTER, NH, FOR JOSEPH AND ALICE MIGLIORE", LAST REVISED 10/15/07, PREPARED BY NORWAY ASSOCIATES, INC. S.C.R.D. DRAWER #92 PLAN 32.

NOTE:

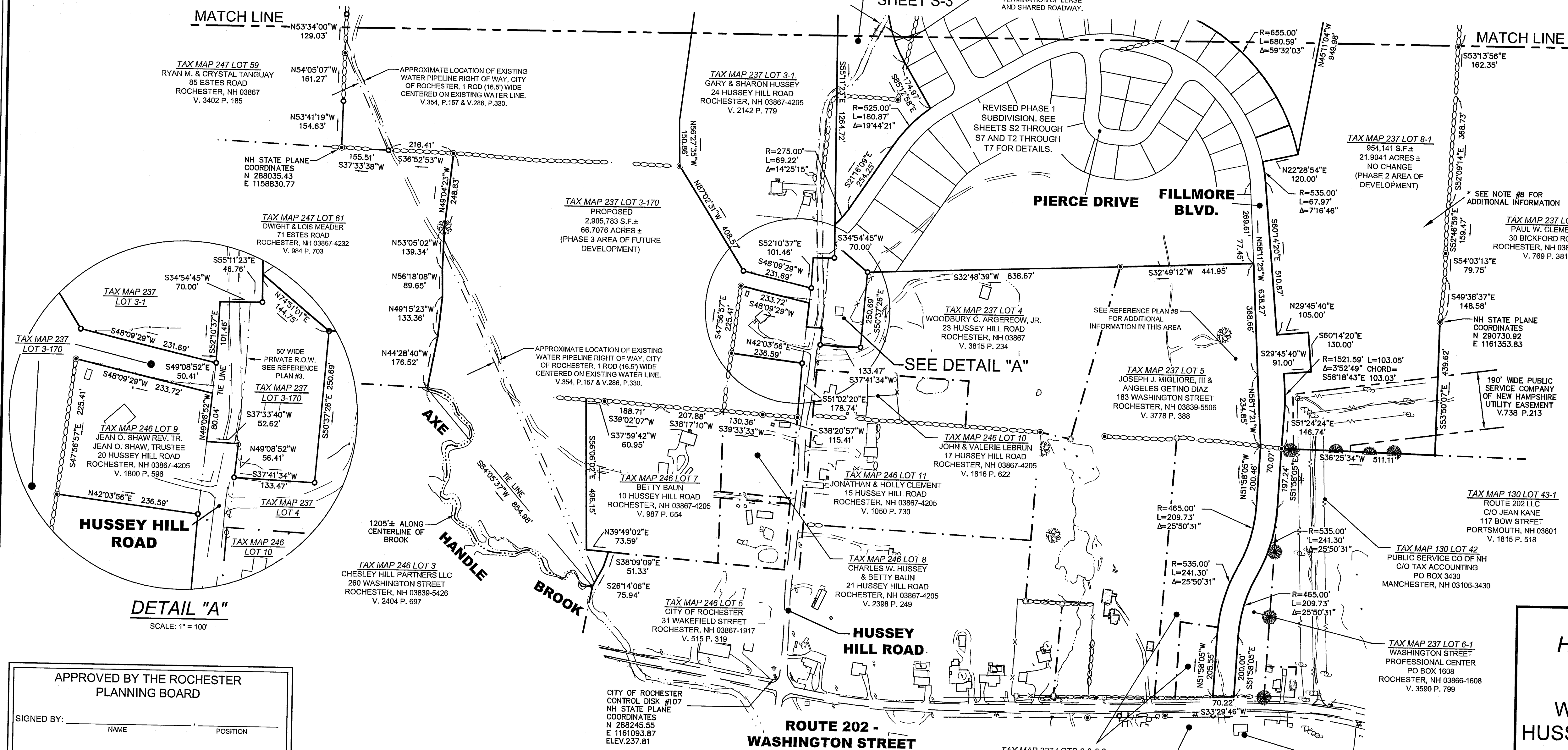
NO LOTS MAY BE CONVEYED UNTIL A DISCHARGE SIGNED BY THE CITY OF ROCHESTER IS RECORDED ATTESTING TO EITHER THE SURETY BEING IN PLACE OR THE INFRASTRUCTURE SERVING THE LOTS IN A PARTICULAR PHASE IS COMPLETED.



NOTES:

- 1.) THE SUBJECT PARCELS ARE: LOTS #3 & #8 ON THE CITY OF ROCHESTER TAX MAP #237 - THE OWNER OF RECORD IS 183 WASHINGTON STREET, LLC, 501 DANIEL WEBSTER HIGHWAY, MERRIMACK, NH 03054. V. 3743 P. 558.
- 2.) THE SUBJECT PARCEL IS ZONED PUD #2 AS APPROVED BY THE ROCHESTER PLANNING BOARD ON JANUARY 7, 2003 AND AS AMENDED. SEE OVERALL PUD NOTICE OF DECISION FOR DETAIL REQUIREMENTS.
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE REVISION OF PHASE 1 AS PREVIOUSLY APPROVED AND THE SUBDIVISION OF EXISTING LOT 3 INTO THE PROPOSED LOT 3 AND LOT 3-170. LOT 3-170 IS INTENDED TO BE THE FUTURE PHASE 3 OF HIGHFIELD COMMONS. THIS PLAN IS INTENDED TO SUPERCEDE THE PREVIOUSLY APPROVED SUBDIVISION PLANS. SEE REFERENCE PLAN #9 FOR RECORDING INFORMATION.
- 4.) THE SUBJECT PARCEL IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON THE CITY OF ROCHESTER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3301050-0010 B. EFFECTIVE DATE SEPT. 16, 1982.
- 5.) THE COORDINATE SYSTEM AND BEARINGS ARE BASED ON A TIE INTO THE CITY OF ROCHESTER GIS SYSTEM, USING GPS OBSERVATIONS.
- 6.) THE WETLANDS WERE DELINEATED IN JUNE, 2002 AND AGAIN IN DECEMBER, 2003 BY MICHAEL SERAIKAS, CWS #9. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE DOCUMENT ENTITLED "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, JANUARY 1987". THE WETLANDS WERE CLASSIFIED IN ACCORDANCE WITH THE DOCUMENT ENTITLED "CLASSIFICATION OF WETLAND AND DEEP WATER HABITATS OF THE UNITED STATES", (COWARDIN, 1979). THE WETLANDS HAVE BEEN VERIFIED BY CINDY BALCIUS, CWS #61, OF STONEY RIDGE ENVIRONMENTAL LLC.
- 7.) TOPOGRAPHY FROM AERIAL SURVEY PREPARED BY SANBORN MAP CO., INC. 36 KARLAN DRIVE, ROCHESTER, NY. DATE OF PHOTOGRAPHY: MAY 5, 2002.
- 8.) LOT #8-1 IS TO BE USED FOR FUTURE RESIDENTIAL DEVELOPMENT NOT TO EXCEED 96 HOUSING UNITS.
- 9.) 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
- 10.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.

SEE SHEET S-3 FOR ADDITIONAL NOTES



DETAIL "A"

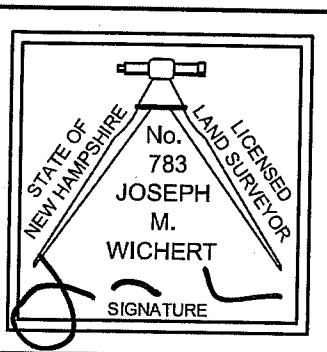
SCALE: 1" = 100'

APPROVED BY THE ROCHESTER PLANNING BOARD

SIGNED BY: _____ POSITION _____
DATE _____

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

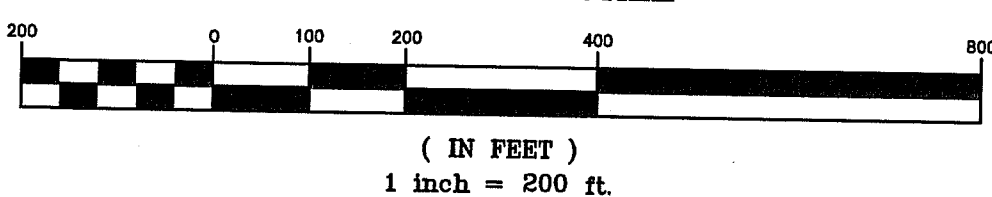
3 AUG. 2010
DATE



SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
- IRON ROD FOUND
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- ABUTTING PROPERTY LINE

GRAPHIC SCALE



REVISED SUBDIVISION PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: JUNE 30, 2010

SCALE: 1" = 200'

REVISED SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

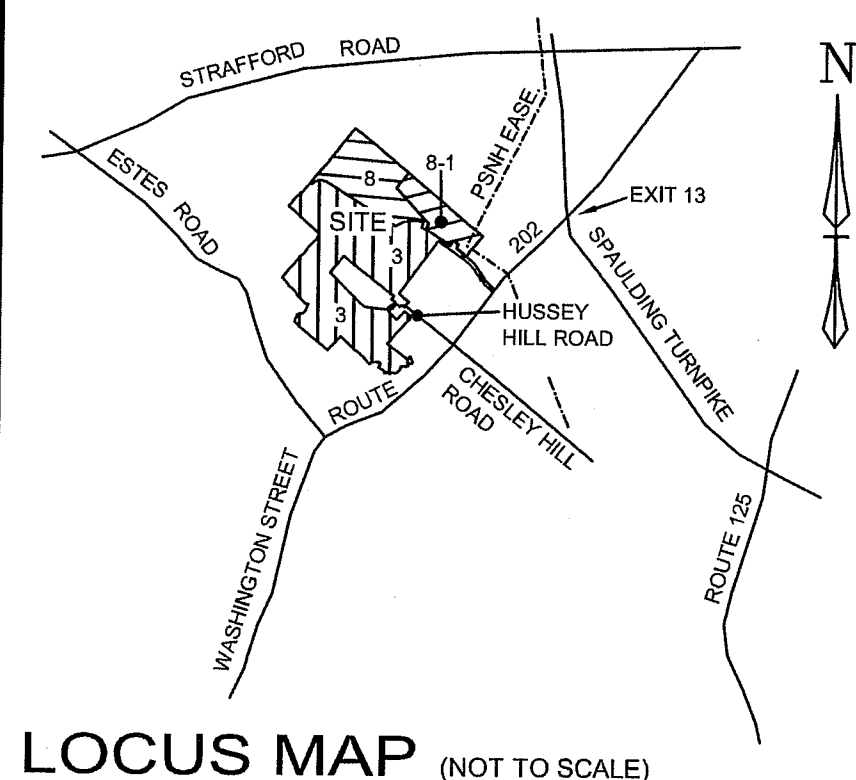
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S2 SHEET 2 OF 13 F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98 JOB #2003150

NO.	DATE	DESCRIPTION	BY
4	8/02/10	REVISE INTENT, ADD DETAIL SHEETS	SNK
3	7/18/10	ADD OVERALL PLAN, RENUMBER SHTS	SNK
2	7/07/10	MISCELLANEOUS EDITS	SNK
1	7/02/10	CORRECT LABELING ERRORS	SNK

NOTE:

NO LOTS MAY BE CONVEYED UNTIL A DISCHARGE SIGNED BY THE CITY OF ROCHESTER IS RECORDED ATTESTING TO EITHER THE SURETY BEING IN PLACE OR THE INFRASTRUCTURE SERVING THE LOTS IN A PARTICULAR PHASE IS COMPLETED.



NOTES:

CONTINUED FROM SHEET S-2

- 11.) ALL LOT CORNERS SHALL BE MARKED WITH CAPPED IRON MARKERS OR OTHER APPROPRIATE MONUMENTATION (INSTALLATION BEST DONE AFTER ROAD CONSTRUCTION).
- 12.) THERE IS TO BE NO FURTHER SUBDIVISION OF ANY OF THE LOTS. LOT LINES MAY BE ADJUSTED BUT NO SUBDIVISION SHALL BE PERMITTED WHICH WOULD YIELD ADDITIONAL BUILDABLE LOTS BEYOND THE NUMBER APPROVED IN THIS PLAT (THIS REQUIREMENT IS MADE PURSUANT TO THE PLANNING BOARD'S REVIEW OF THE PARENT PARCEL AND A DETERMINATION THAT THE NUMBER OF LOTS APPROVED IS THE MAXIMUM APPROPRIATE FOR THE PARCEL SUBDIVIDED).
- 13.) HOMEOWNERS' ASSOCIATION TO BE RESPONSIBLE FOR MAINTAINING STREET TREES AND OTHER LANDSCAPING IMPROVEMENTS IN THE STREET RIGHT OF WAYS.
- 14.) PRIOR TO DEDICATION OF THE STREETS TO THE CITY, TREES SHALL BE INSTALLED PER THIS APPROVAL.
- 15.) THERE MAY BE NO GROUND DISTURBANCE UNTIL THE RESTORATION BOND IS IN PLACE.
- 16.) THE CONSTRUCTION OF PHASE 1 IS SUBJECT TO A PHASING PLAN APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD ON SEPTEMBER 14, 2009. THIS PHASING PLAN IS ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT.
- 17.) THIS PLAN IS A PART OF AN 13 SHEET PLAN SET ON FILE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT. SHEETS S1, S2, S3, S4, S5, S6 AND S7 ARE TO BE RECORDED IN THE S.C.R.D.

TAX MAP 230 LOT 8
JAMES & SUZANNE THOMAS
25 BICKFORD ROAD
ROCHESTER, NH 03867-4272
V. 1637 P. 611

TAX MAP 236 LOT 1
GARY & ROBYNN JEWELL
73 BICKFORD ROAD
ROCHESTER, NH 03867-4272
V. 1990 P. 198

BICKFORD ROAD
(DISCONTINUED)

NH STATE PLANE
COORDINATES
N 292429.66
E 1159071.32

TAX MAP 237 LOT 8
EXISTING
1,908,944 S.F. ±
43.8233 ACRES ±
PROPOSED
1,897,744 S.F. ±
43.5662 ACRES ±
(OPEN SPACE)

ALL AREAS DESIGNATED AS OPEN SPACE MUST REMAIN AS SUCH IN PERPETUITY. THE OPEN SPACE AREA(S) MUST REMAIN AS A SEPARATE, INDEPENDENT LOT(S) AS DEPICTED AND MAY NOT BE COMBINED WITH ANY OTHER LOTS NOR SOLD TO ANY PRIVATE LOT OWNERS. NO DEVELOPMENT NOR SUBDIVISION OF THESE AREAS NOR ESTABLISHMENT OF MORE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. THE PROPERTY OWNER(S) IS STRONGLY ENCOURAGED TO DEVELOP A LAND MANAGEMENT PLAN IN COORDINATION WITH THE CITY.

REVISED PHASE 1 SUBDIVISION. SEE SHEETS S2 THROUGH S7 AND T2 THROUGH T7 FOR DETAILS.

TAX MAP 237 LOT 7
PAUL W. CLEMENT
30 BICKFORD ROAD
ROCHESTER, NH 03867-4288
V. 769 P. 381

TAX MAP 237 LOT 8-1
954,141 S.F. ±
21.9041 ACRES ±
NO CHANGE
(PHASE 2 AREA OF DEVELOPMENT)

MATCH LINE

MATCH LINE

SHEET S-2

FILLMORE BLVD.

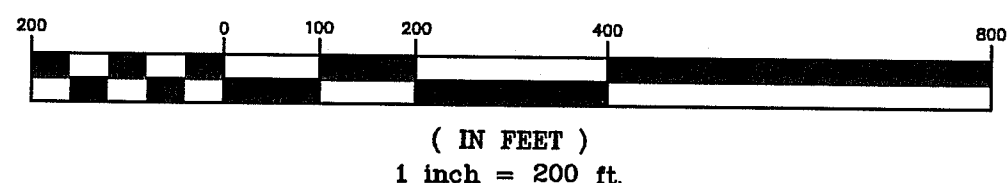
APPROXIMATE LOCATION 175' RADIUS LEASED ANTENNA SITE. SEE S.C.R.D. V.2201 P.659 FOR LEASE RENEWAL. SEE S.C.R.D. V.3474 P.246 FOR NOTICE OF TERMINATION OF LEASE AND SHARED ROADWAY.

APPROXIMATE LOCATION 20' WIDE LEASED, PRIVATE R.O.W. OVER EXISTING GRAVEL ROAD TO ANTENNA SITE. SEE S.C.R.D. V.2201 P.659 FOR LEASE RENEWAL. SEE S.C.R.D. V.3474 P.246 FOR NOTICE OF TERMINATION OF LEASE AND SHARED ROADWAY.

SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
- IRON ROD FOUND
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- ABUTTING PROPERTY LINE

GRAPHIC SCALE



COPYRIGHT 2010 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY
4	8/02/10	REVISE INTENT, ADD DETAIL SHEETS	SNK
3	7/18/10	ADD OVERALL PLAN, RENUMBER SHTS	SNK
2	7/07/10	MISCELLANEOUS EDITS	SNK
1	7/02/10	CORRECT LABELING ERRORS	SNK

**REVISED SUBDIVISION PLAN OF
HIGHFIELD COMMONS - PHASE 1**
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: JUNE 30, 2010

SCALE: 1" = 200'

REVISED SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
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Joseph M. Wichert
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LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

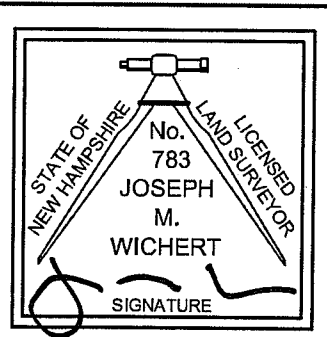
SHEET S3 SHEET 3 OF 13 F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98 JOB #2003150

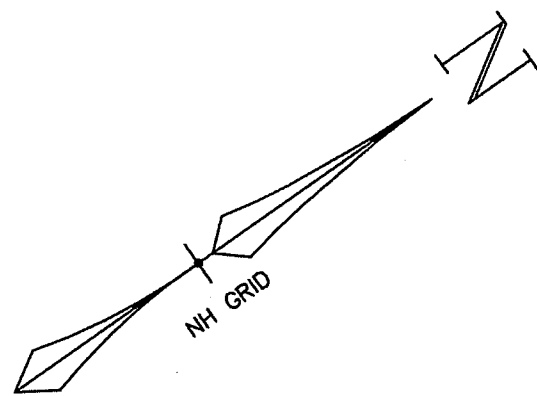
APPROVED BY THE ROCHESTER
PLANNING BOARD

SIGNED BY: _____ POSITION _____
DATE _____

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

3 AUG. 2010
DATE

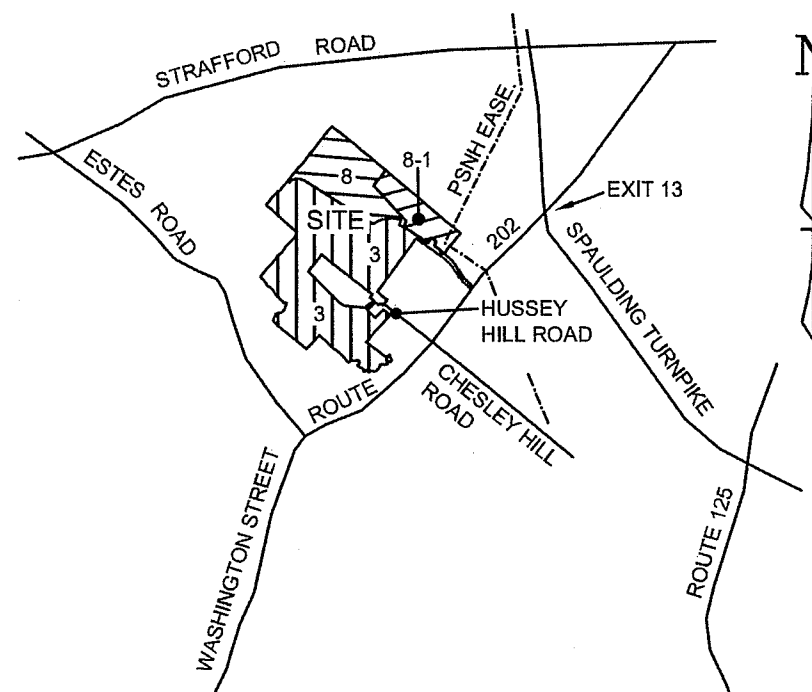




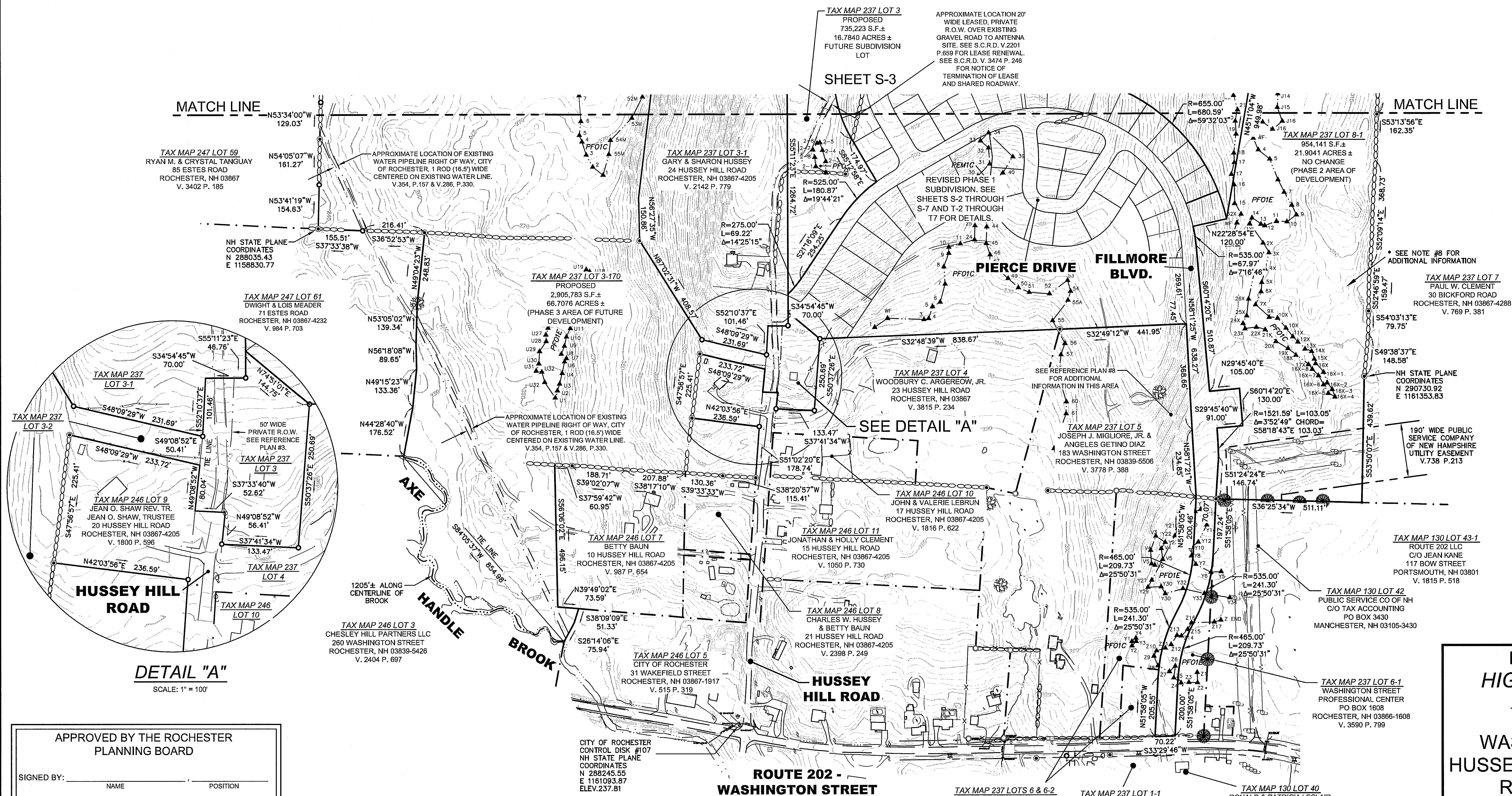
NOTE:
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COWARDIN CLASSIFICATION OF WETLANDS

- PFO1C PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS SEASONALLY FLOODED.
- PFO1E PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS SEASONALLY FLOODED/SATURATED.
- PEM1C PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED.
- PFO4E PALUSTRINE, FORESTED, NEEDLE-LEAVED EVERGREEN, SEASONALLY FLOODED/SATURATED.



LOCUS MAP (NOT TO SCALE)



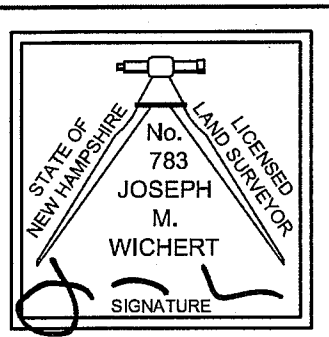
DETAIL "A"
SCALE: 1" = 100'

APPROVED BY THE ROCHESTER PLANNING BOARD

SIGNED BY: _____ NAME _____ POSITION _____
DATE _____

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

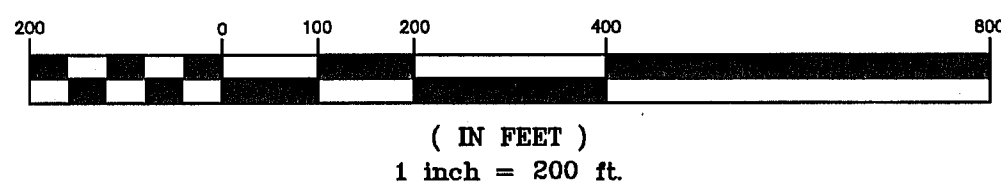
3 AUG. 2010
DATE



SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
- IRON ROD FOUND
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- ABUTTING PROPERTY LINE

GRAPHIC SCALE



TOPOGRAPHIC

REVISED SUBDIVISION PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: JUNE 30, 2010

SCALE: 1" = 200'

REVISED SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

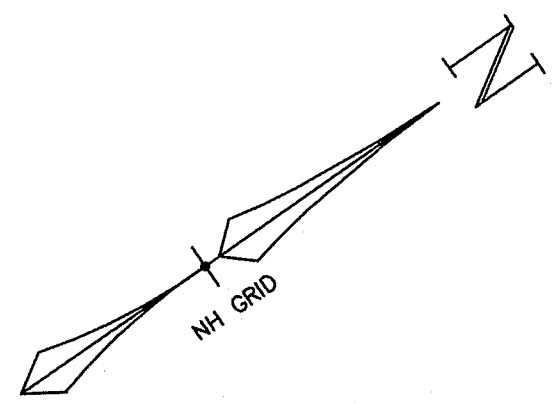
SHEET T2

SHEET 4 OF 13

F.B. 550 P. 53-60
F.B. 552 P. 49-65, 67-98

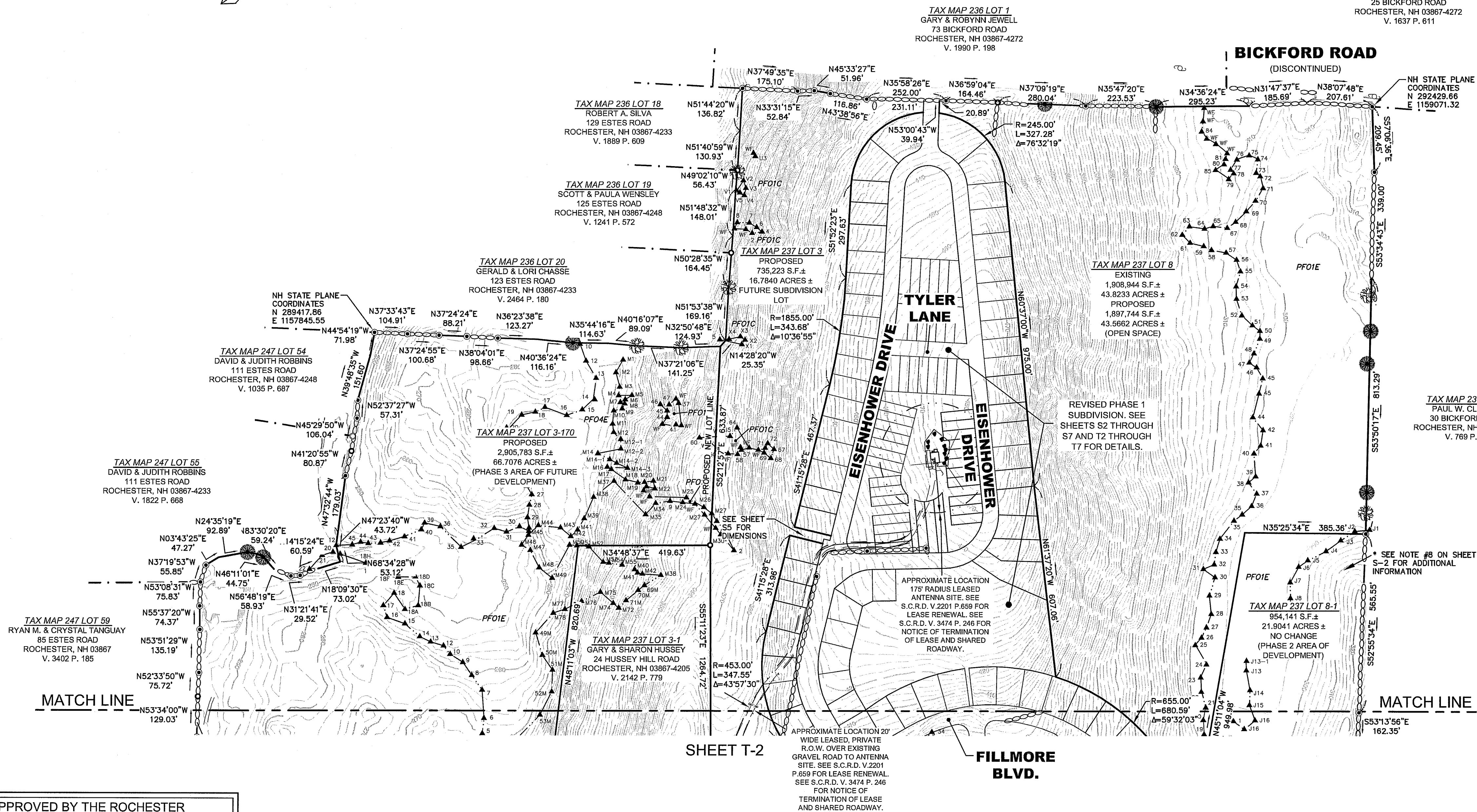
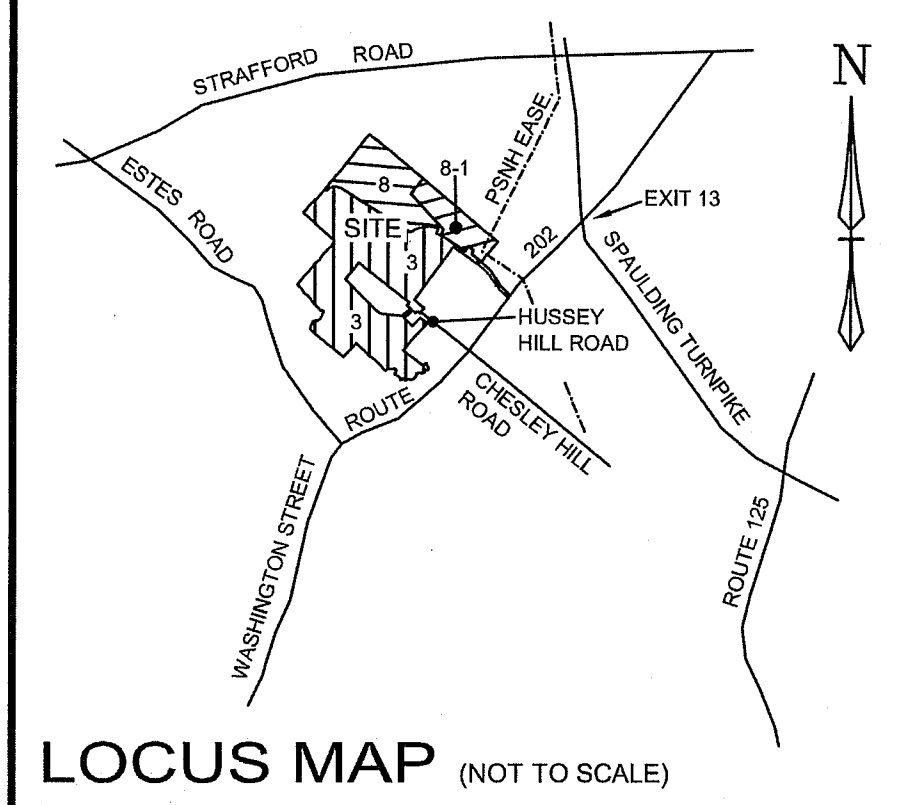
JOB #2003150

NO.	DATE	DESCRIPTION	BY
4	8/02/10	REVISE INTENT, ADD DETAIL SHEETS	SNK
3	7/18/10	ADD OVERALL PLAN, RENUMBER SHTS	SNK
2	7/07/10	MISCELLANEOUS EDITS	SNK
1	7/02/10	CORRECT LABELING ERRORS	SNK



NOTE:
NO LOTS MAY BE CONVEYED UNTIL A DISCHARGE SIGNED BY THE CITY OF ROCHESTER IS RECORDED ATTESTING TO EITHER THE SURETY BEING IN PLACE OR THE INFRASTRUCTURE SERVING THE LOTS IN A PARTICULAR PHASE IS COMPLETED.

- COWARDIN CLASSIFICATION OF WETLANDS
- PFO1C PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS SEASONALLY FLOODED.
 - PFO1E PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS SEASONALLY FLOODED/SATURATED.
 - PEM1C PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED.
 - PFO4E PALUSTRINE, FORESTED, NEEDLE-LEAVED EVERGREEN, SEASONALLY FLOODED/SATURATED.



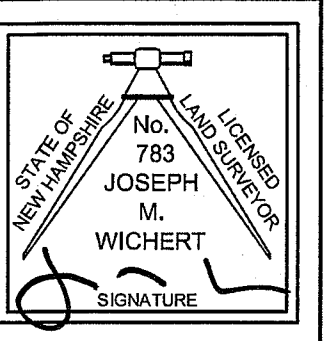
APPROVED BY THE ROCHESTER PLANNING BOARD

SIGNED BY: _____ NAME _____ POSITION _____

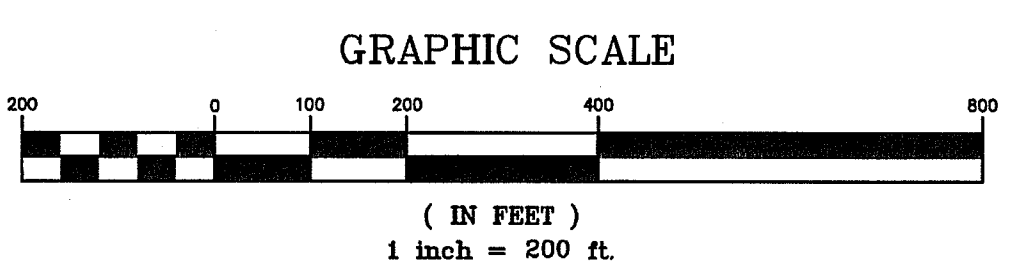
DATE _____

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

3 AUG. 2010
DATE



- SYMBOL LEGEND
- IRON PIPE FOUND
 - BOUND FOUND
 - DRILL HOLE
 - UTILITY POLE
 - IRON ROD FOUND
 - CONIFEROUS TREE W/ WIRE
 - DECIDUOUS TREE W/ WIRE
 - STONE WALL
 - ABUTTING PROPERTY LINE



NO.	DATE	DESCRIPTION	BY
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3	7/18/10	ADD OVERALL PLAN, RENUMBER SHTS	SNK
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TOPOGRAPHIC

REVISED SUBDIVISION PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: JUNE 30, 2010 SCALE: 1" = 200'

REVISED SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET T3 SHEET 5 OF 13 F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98 JOB #2003150

SYMBOL LEGEND

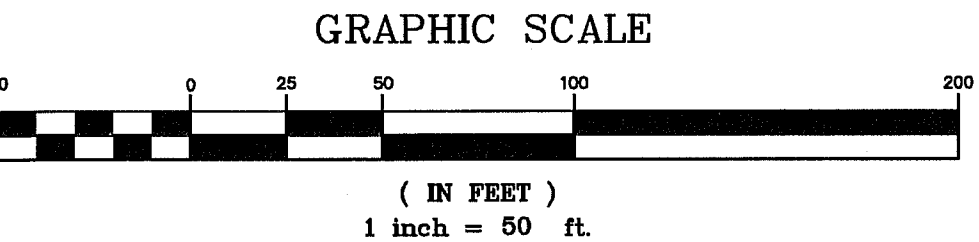
- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
- IRON ROD FOUND
- REBAR W/CAP TO BE SET
- GRANITE BOUND W/DISK TO BE SET
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- ABUTTING PROPERTY LINE

ALL AREAS DESIGNATED AS OPEN SPACE MUST REMAIN AS SUCH IN PERPETUITY. THE OPEN SPACE AREA(S) MUST REMAIN AS A SEPARATE, INDEPENDENT LOT(S) AS DEPICTED AND MAY NOT BE COMBINED WITH ANY OTHER LOTS NOR SOLD TO ANY PRIVATE LOT OWNERS. NO DEVELOPMENT NOR SUBDIVISION OF THESE AREAS NOR ESTABLISHMENT OF MORE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. THE PROPERTY OWNER(S) IS STRONGLY ENCOURAGED TO DEVELOP A LAND MANAGEMENT PLAN IN COORDINATION WITH THE CITY.

NO.	DATE	DESCRIPTION	BY

NOTE:
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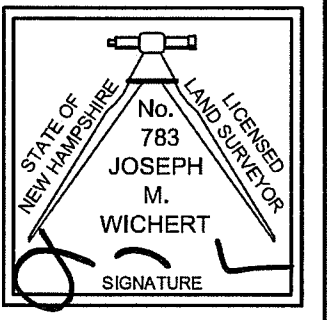


APPROVED BY THE ROCHESTER PLANNING BOARD
SIGNED BY: _____ NAME _____ POSITION _____
DATE _____

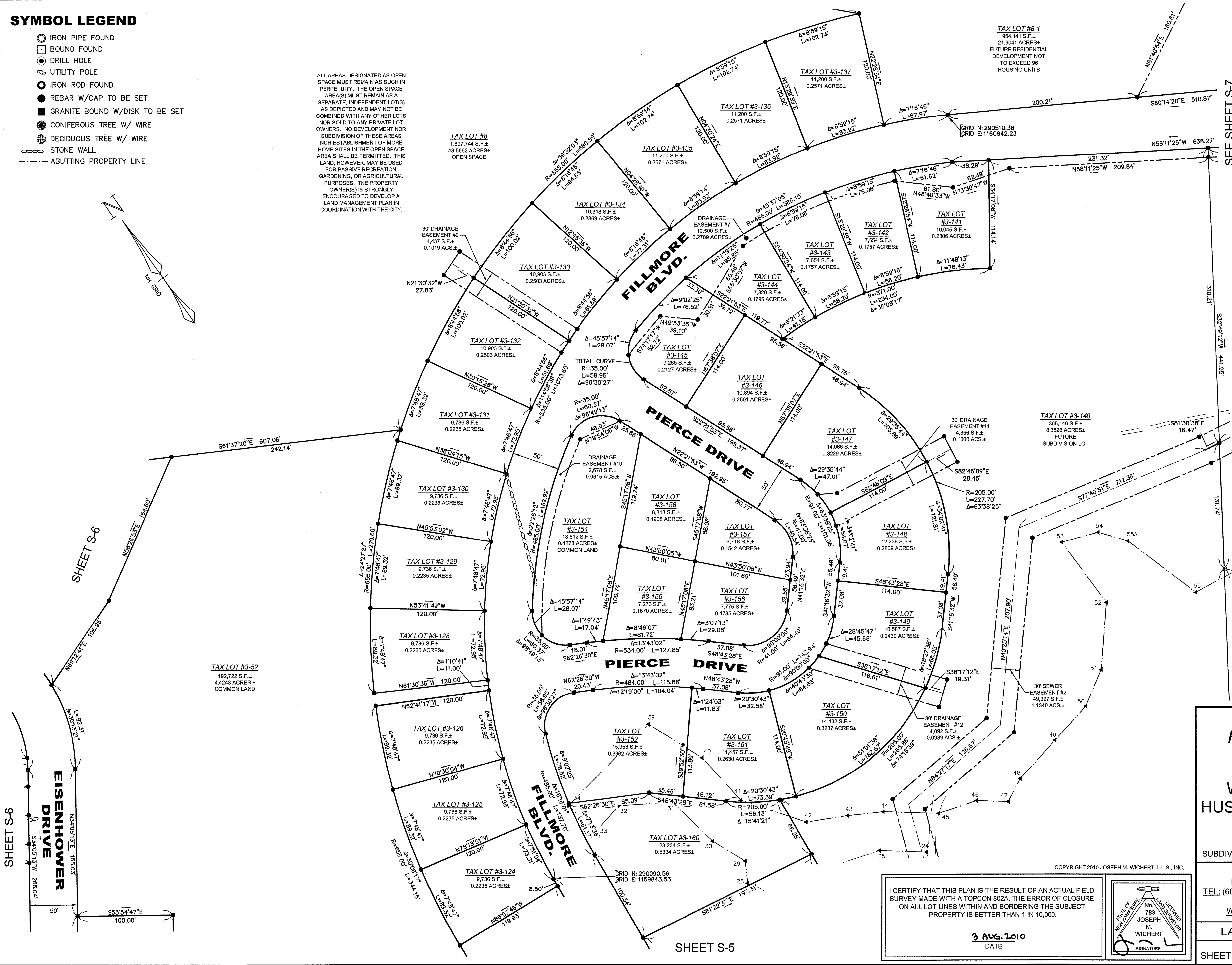
REVISED LOT DETAIL PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

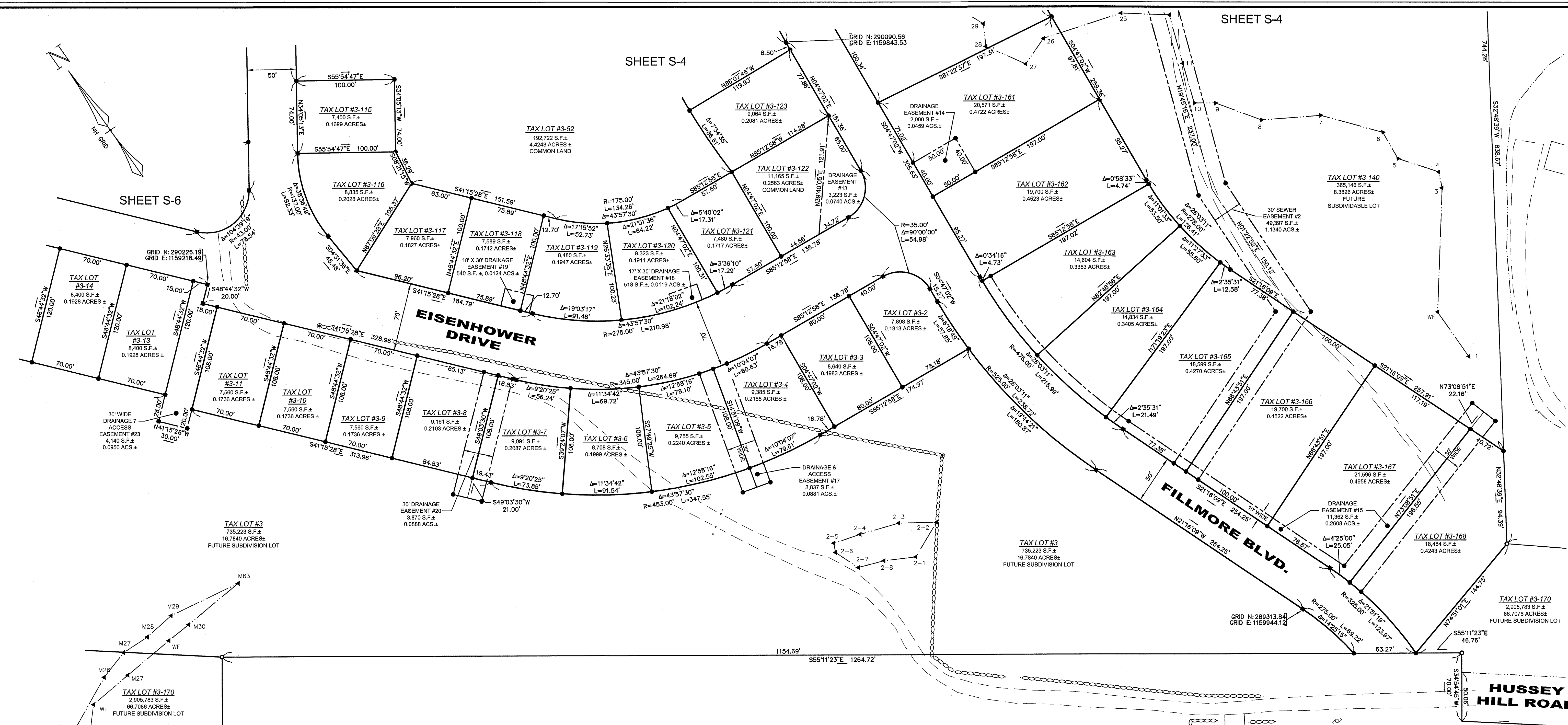
DATE: AUGUST 2, 2010 SCALE: 1" = 50'
SUBDIVISION PLAN BY:
802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM
Joseph M. Wichert
LLS, INC.
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER
SHEET S4 SHEET 6 OF 13 F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98 JOB #2003150

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.



3 AUG. 2010
DATE





APPROVED BY THE ROCHESTER PLANNING BOARD

SIGNED BY: _____ NAME _____ POSITION _____

DATE _____

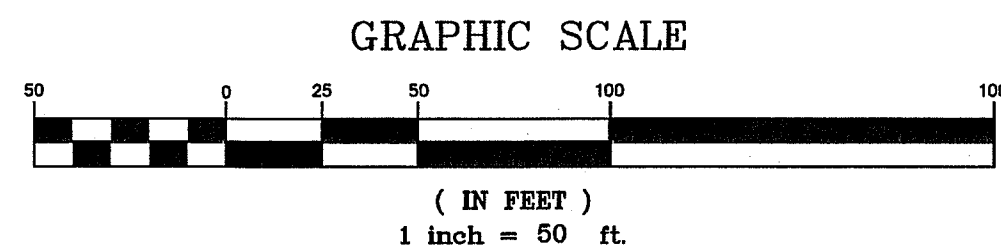
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3 AUG. 2010
DATE

STATE OF NEW HAMPSHIRE
No. 783
JOSEPH M. WICHERT
LAND SURVEYOR
SIGNATURE

SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
- IRON ROD FOUND
- REBAR W/CAP TO BE SET
- GRANITE BOUND W/DISK TO BE SET
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- - - ABUTTING PROPERTY LINE



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COPYRIGHT 2010 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY

REVISED LOT DETAIL PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: AUGUST 2, 2010 SCALE: 1" = 50'

SUBDIVISION PLAN BY:

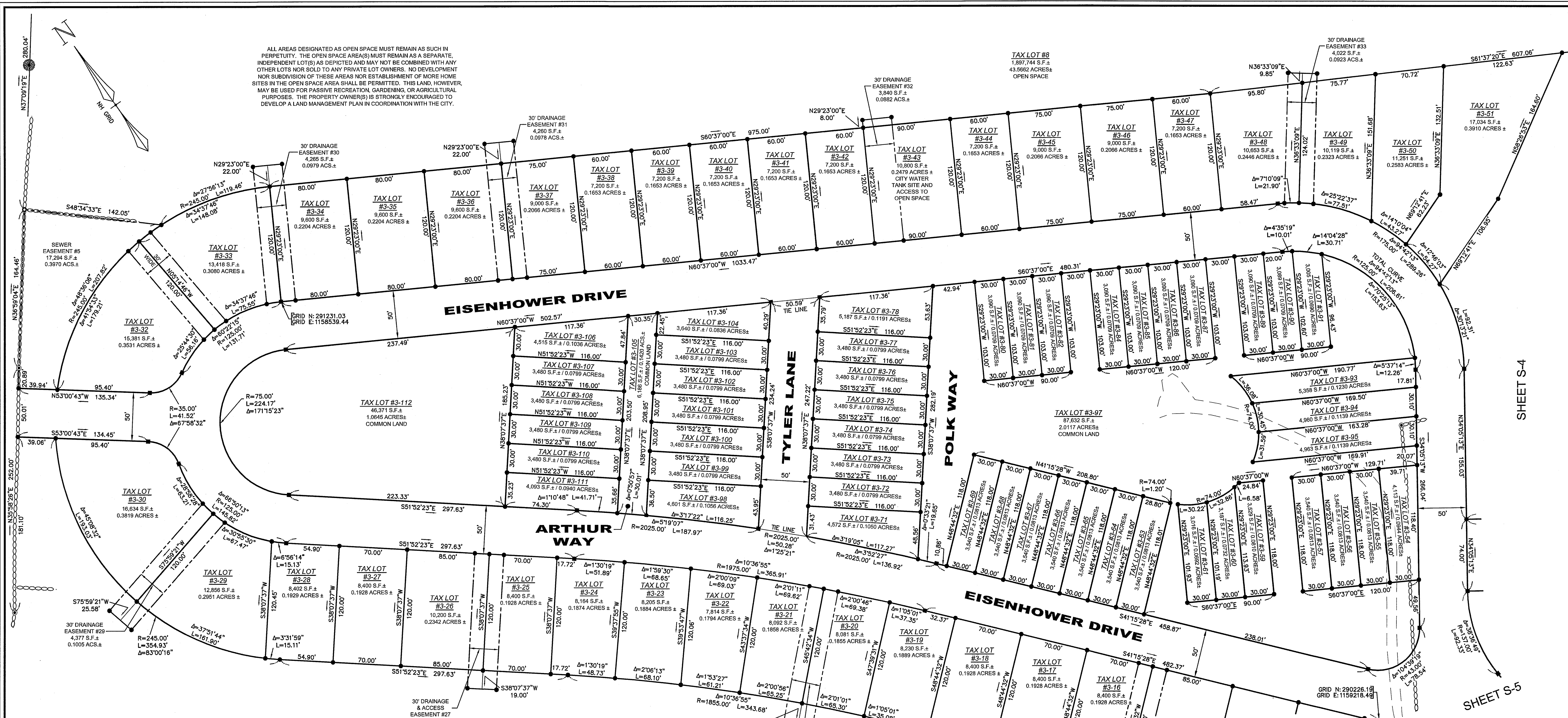
802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S5 SHEET 7 OF 13 F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98 JOB #2003150

ALL AREAS DESIGNATED AS OPEN SPACE MUST REMAIN AS SUCH IN PERPETUITY. THE OPEN SPACE AREA(S) MUST REMAIN AS A SEPARATE, INDEPENDENT LOT(S) AS DEPICTED AND MAY NOT BE COMBINED WITH ANY OTHER LOTS NOR SOLD TO ANY PRIVATE LOT OWNERS. NO DEVELOPMENT NOR SUBDIVISION OF THESE AREAS NOR ESTABLISHMENT OF MORE HOME SITES IN THE OPEN SPACE AREA SHALL BE PERMITTED. THIS LAND, HOWEVER, MAY BE USED FOR PASSIVE RECREATION, GARDENING, OR AGRICULTURAL PURPOSES. THE PROPERTY OWNER(S) IS STRONGLY ENCOURAGED TO DEVELOP A LAND MANAGEMENT PLAN IN COORDINATION WITH THE CITY.



SHEET S-4

SHEET S-5

REVISED LOT DETAIL PLAN OF
HIGHFIELD COMMONS - PHASE 1
OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: AUGUST 2, 2010 SCALE: 1" = 50'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S6 SHEET 8 OF 13 F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98 JOB #2003150

APPROVED BY THE ROCHESTER
PLANNING BOARD

SIGNED BY: _____ NAME _____ POSITION _____
DATE _____

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

3 AUG. 2010
DATE

STATE OF
NEW HAMPSHIRE
No. 783
JOSEPH
M.
WICHERT
LAND SURVEYOR
SIGNATURE

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SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
- IRON ROD FOUND
- REBAR W/CAP TO BE SET
- GRANITE BOUND W/DISK TO BE SET
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- ABUTTING PROPERTY LINE

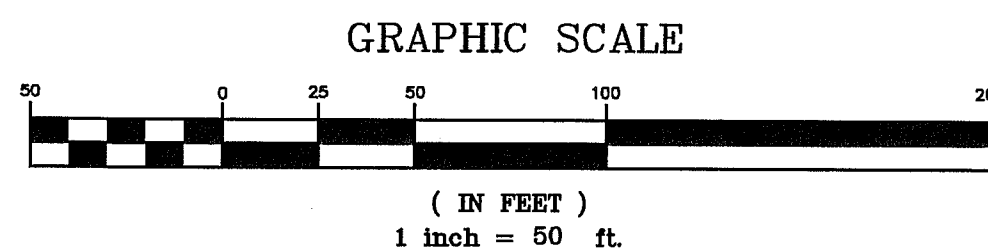
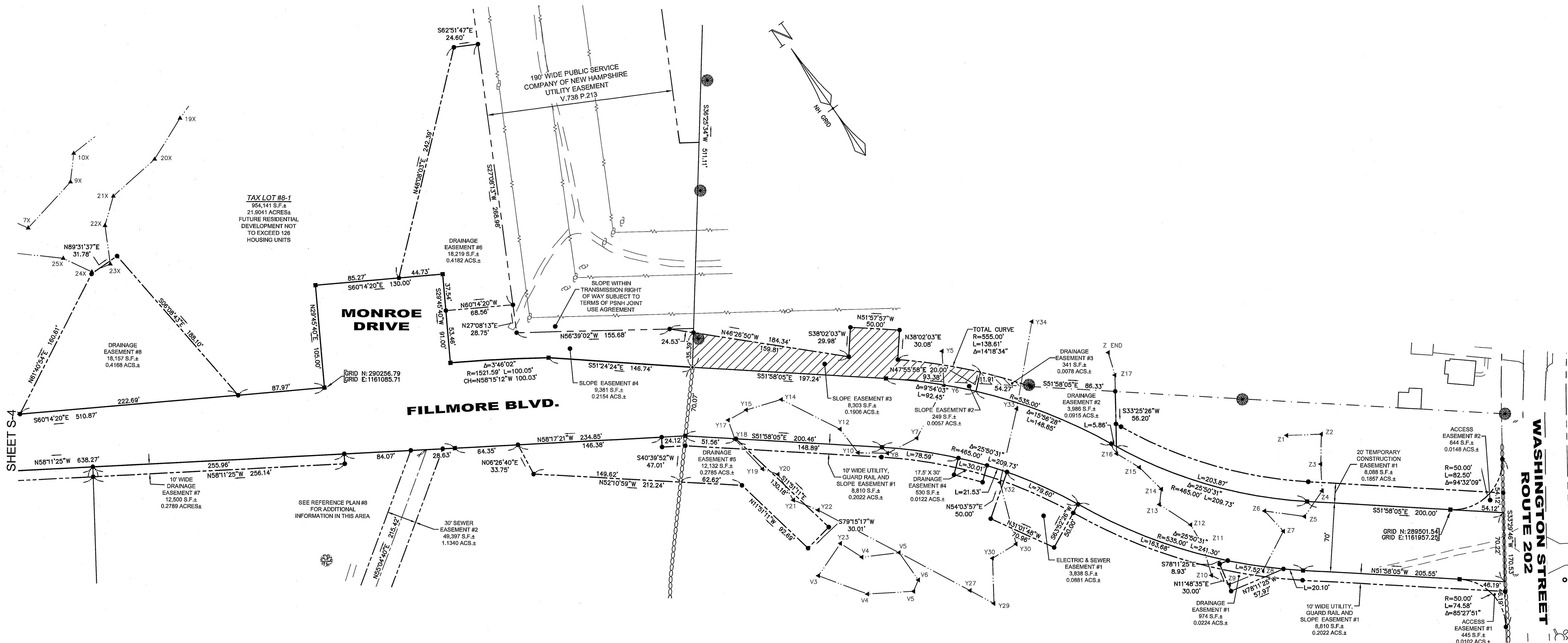
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NO.	DATE	DESCRIPTION	BY

COPYRIGHT 2010 JOSEPH M. WICHERT, L.L.S., INC.

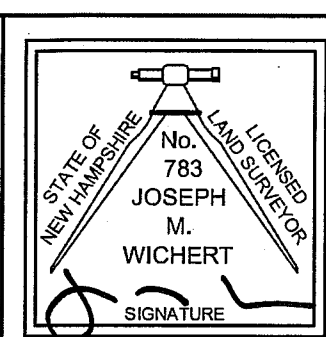


APPROVED BY THE ROCHESTER
PLANNING BOARD

SIGNED BY: _____
NAME POSITION
DATE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD
SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE
ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT
PROPERTY IS BETTER THAN 1 IN 10,000.

3 AUG. 2010
DATE



SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- UTILITY POLE
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- REBAR W/CAP TO BE SET
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S1, S2, S3, S4, S5, S6 AND S7 ARE TO BE RECORDED IN THE
S.C.R.D.

COPYRIGHT 2010 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY

REVISED LOT DETAIL PLAN OF HIGHFIELD COMMONS - PHASE 1

OWNED BY 183 WASHINGTON STREET, LLC
TAX MAP 237 LOTS 8, 8-1 & 3
WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: AUGUST 2, 2010

SCALE: 1" = 50'

SUBDIVISION PLAN BY:

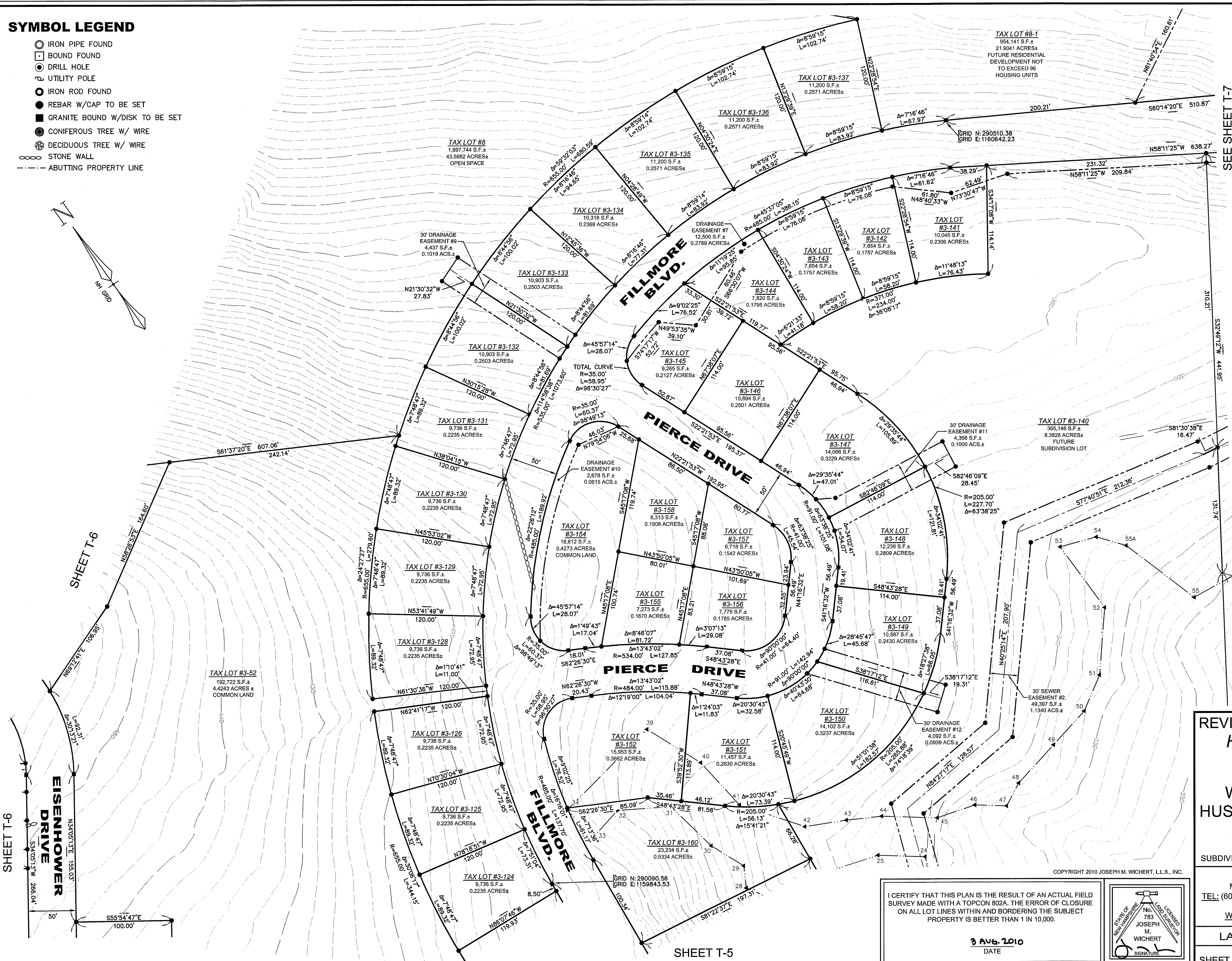
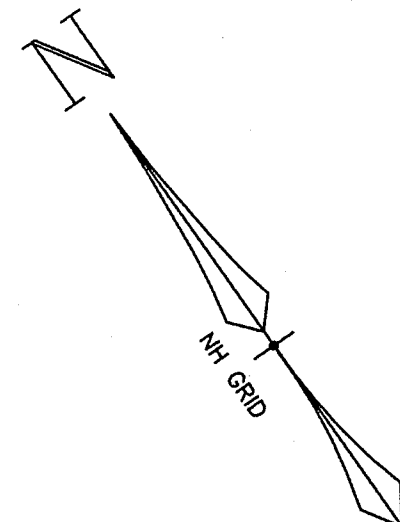
802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
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Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

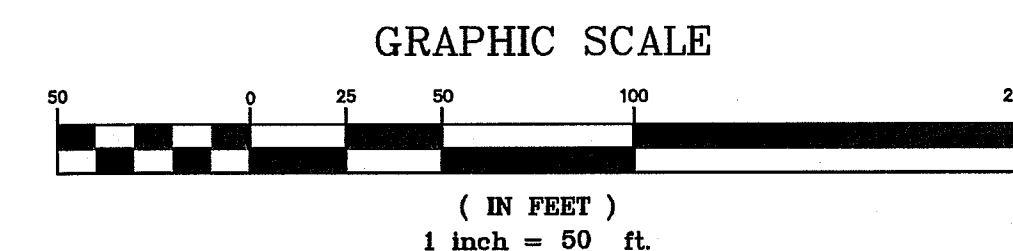
SHEET S7 SHEET 9 OF 13 F.B. 550 P. 53-60
F.B. 552 P. 49-65, 67-98 JOB #2003150

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- ⌋ UTILITY POLE
- IRON ROD FOUND
- REBAR W/CAP TO BE SET
- GRANITE BOUND W/DISK TO BE SET
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- DECIDUOUS TREE W/ WIRE
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[illegible]

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S1, S2, S3, S4, S5, S6 AND S7 ARE TO BE RECORDED IN THE
S.C.R.D.



SIGNED BY: _____, _____
NAME POSITION

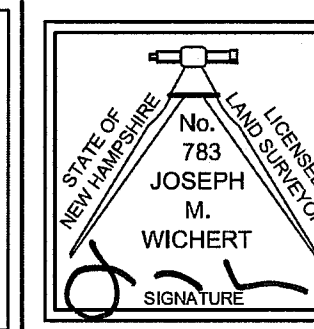
DATE

DATE: AUGUST 2, 2010 SCALE: 1" = 50'

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

SHEET T4	SHEET 10 OF 13	F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98	JOB #2003150
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3 AUG. 2010
DATE





- GRAPHIC SCALE**
-
- (IN FEET)
1 inch = 50 ft.

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NO.	DATE	DESCRIPTION	BY

REVISED TOPOGRAPHIC LOT DETAIL PLAN OF *HIGHFIELD COMMONS - PHASE 1*

OWNED BY 183 WASHINGTON STREET, LLC

TAX MAP 237 LOTS 8, 8-1 & 3

WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: AUGUST 2, 2010

SCALE: 1" = 50'

SUBDIVISION PLAN BY:

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MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
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Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET T5	SHEET 11 OF 13	F.B. 550 P. 53-60 F.B. 552 P. 49-65, 67-98	JOB #2003150
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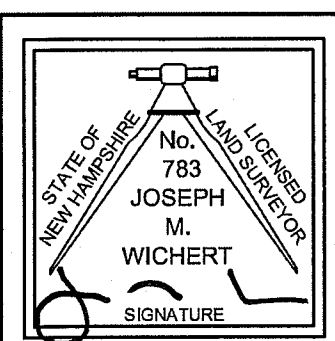
APPROVED BY THE ROCHESTER
PLANNING BOARD

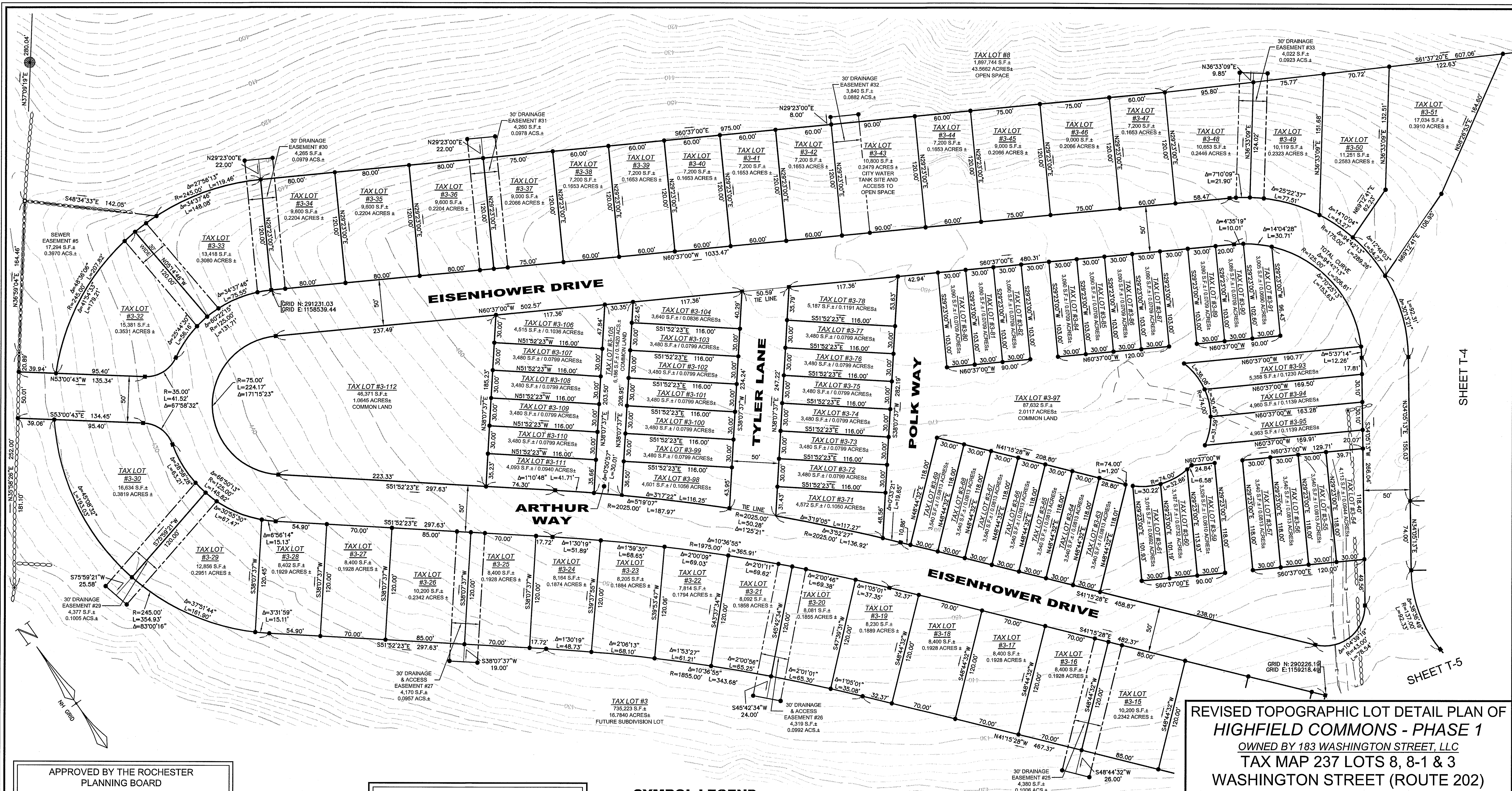
SIGNED BY: _____, _____
NAME POSITION

DATE

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3 AUG. 2010
DATE





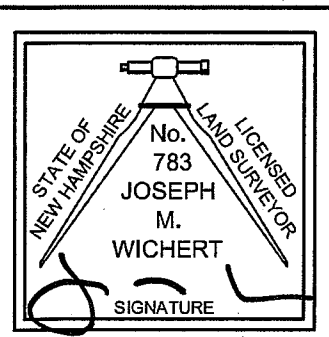
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SIGNED BY: _____, _____
NAME POSITION

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SYMBOL LEGEND

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- BOUND FOUND
- DRILL HOLE
- ⌘ UTILITY POLE
- IRON ROD FOUND
- REBAR W/CAP TO BE SET
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- DECIDUOUS TREE W/ WIRE
- ∞ STONE WALL
- ABUTTING PROPERTY LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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NO.	DATE	DESCRIPTION	BY

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TAX MAP 237 LOTS 8, 8-1 & 3
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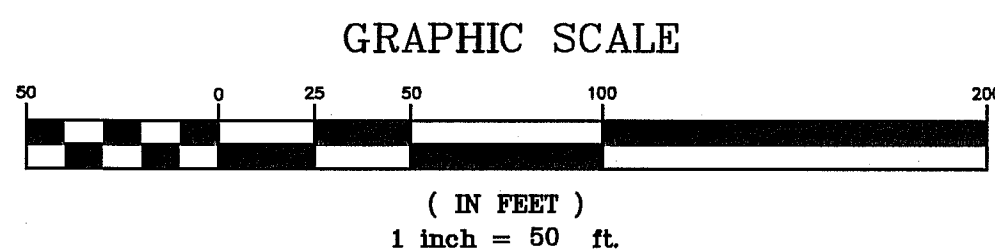
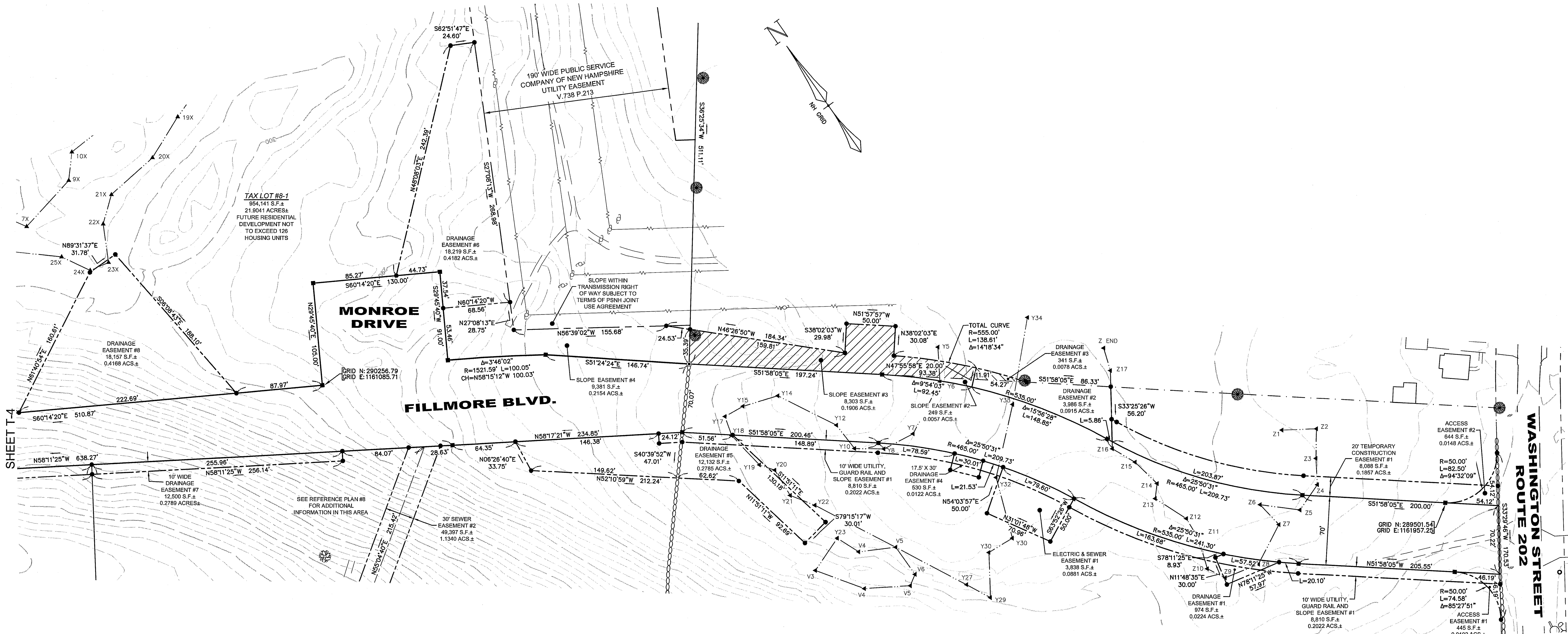
SUBDIVISION PLAN BY:

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TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET T6 SHEET 12 OF 13 F.B. 550 P. 53-60
F.B. 552 P. 49-65, 67-98 JOB #2003150





SYMBOL LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- DRILL HOLE
- ⊕ UTILITY POLE
- IRON ROD FOUND
- REBAR W/CAP TO BE SET
- GRANITE BOUND W/DISK TO BE SET
- CONIFEROUS TREE W/ WIRE
- DECIDUOUS TREE W/ WIRE
- STONE WALL
- - - ABUTTING PROPERTY LINE

NOTE:

NO LOTS MAY BE CONVEYED UNTIL A DISCHARGE SIGNED BY THE CITY OF ROCHESTER IS RECORDED ATTESTING TO EITHER THE SURETY BEING IN PLACE OR THE INFRASTRUCTURE SERVING THE LOTS IN A PARTICULAR PHASE IS COMPLETED.

NOTE:

THIS PLAN IS A PART OF AN 13 SHEET PLAN SET ON FILE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT. SHEETS S1, S2, S3, S4, S5, S6 AND S7 ARE TO BE RECORDED IN THE S.C.R.D.

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NO.	DATE	DESCRIPTION	BY

REVISED TOPOGRAPHIC LOT DETAIL PLAN OF HIGHFIELD COMMONS - PHASE 1

OWNED BY 183 WASHINGTON STREET, LLC

TAX MAP 237 LOTS 8, 8-1 & 3

WASHINGTON STREET (ROUTE 202)
HUSSEY HILL ROAD AND BICKFORD ROAD
ROCHESTER, NEW HAMPSHIRE

DATE: AUGUST 2, 2010

SCALE: 1" = 50'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET T7 SHEET 13 OF 13 F.B. 550 P. 53-60
F.B. 552 P. 49-65, 67-98 JOB #2003150

APPROVED BY THE ROCHESTER
PLANNING BOARD

SIGNED BY: _____
NAME POSITION
DATE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON 802A. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

3 AUG. 2010
DATE

