

$$1'' = 500'$$

|                                                                                 |                 |                                                                                               |
|---------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------|
| OWNER/APPLICANT                                                                 | MAP--LOT        | ABUTTER                                                                                       |
| HOMEOWNERS HEALTH SERVICES; 215 ROCHESTER HILL RD.; ROCHESTER, NH 03687         | THOMAS 25-73-24 | THOMAS A. DAVIS & PATRICIA A. DIAMICO; 99 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687             |
| ADULTS                                                                          | 25-73-25        | TAMMY L. & TATE A. ADAMS; 93 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                          |
| FEDERAL DEVELOPMENT AUTHORITY; 55 INTERNATIONAL DRIVE; PORTSMOUTH, NH 03801     | 25-73-26        | ROBERT J. & TAMATHA F. LANG; 87 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                       |
| PEOPLE FOR THE PROTECTION OF NH FORESTS; 54 PORTSMOUTH ST.; CONCORD, NH 03301   | 25-73-27        | MARK P. HANSON & LINDY D. LESPERANCE; 81 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687              |
| PHILIP & MARGARET S. YORGE; 16 CONTINENTAL BLVD. ROCHESTER, NH 03687            | 25-73-28        | WILLIAM D. & DELBERT L. COODILL; 75 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                   |
| FRISBIE FOUNDATION; 11 WHITEHALL ROAD; ROCHESTER, NH 03687                      | 25-73-29        | STEVEN P. CATES; 69 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                                   |
| NASA PARTNERS; P.O. BOX 249; ROCHESTER, NH 03686-0249                           | 25-73-30        | RICHARD & RENEE BOUDREAUX; 63 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                         |
| DFP & TRACY A. CAMIRE; 4 CENTINENTAL BLVD.; ROCHESTER, NH 03687                 | 25-73-31        | DANIEL B. & JERI L. GENKINS; 57 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                       |
| PATRICIA & PATRICK DESMITH; 10 CONTINENTAL BLVD.; ROCHESTER, NH 03687           | 25-73-32        | DANIEL E. BLANCHARD; CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                                  |
| JEFFREY & TRISHA THORPE; 1655 CHAMPLIN RD.; ROCHESTER, NH 03687                 | 25-73-33        | BRUCE F. & PATRICIA A. MCNALLY; 41 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                    |
| TRACY DEGARIOLDI; 145 TEBBETTS RD.; ROCHESTER, NH 03687                         | 25-73-38        | CHRISTOPHER & JENNIFER DAVIS; 42 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                      |
| VIAUOUR & DORIS F. BEGIN; 141 TEBBETTS RD.; ROCHESTER, NH 03687                 | 25-73-39        | JERRY J. & JUDITH A. HARRIS; 52 CHAMPLIN RD.; ROCHESTER, NH 03687                             |
| STURGEON BROTHERS; 159 CHAMPLIN RD.; ROCHESTER, NH 03687                        | 25-73-40        | ERIC REVOCABLE TRUST; ERIC RYAL, TRUSTEE; 58 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687          |
| ALLISON K. WASSON REVOCABLE TRUST; 178 TEBBETTS RD. ROCHESTER, NH 03687         | 25-73-41        | ALEJANDRO S. SARANGALAO & DARWIN SAYSON; 64 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687           |
| TERESA BOVE REVOCABLE TRUST; P.O. BOX 1608; ROCHESTER, NH 03687                 | 25-73-42        | PETER L. & SUSAN M. HARTMAN; 70 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                       |
| JOHN V. & EDNA R. BELLEAU; 6 ROBERTS RD.; ROCHESTER, NH 03687                   | 25-73-43        | SANDY A. TOLAY & MICHAEL E. TAYLOR; 76 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                |
| JOHN V. & GORDA BLONDIAURS; 1555 CHAMPLIN RD.; ROCHESTER, NH 03686-0855         | 25-73-44        | TIMOTHY W. & AMY L. VAN SPLUNDER; 82 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                  |
| LEE V. MACLACHLAN; 18 ROBERTS RD.; ROCHESTER, NH 03687                          | 25-73-45        | ROBERTA LARGE; 88 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                                     |
| SUSAN G. TAYLOR-FOSS; 24 ROBERTS RD.; ROCHESTER, NH 03687                       | 25-73-16        | JAMES F. MCMAHUS JR.; 94 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                              |
| THOMAS C. & ARLENE M. BURKE; 30 ROBERTS RD.; ROCHESTER, NH 03687                | 25-73-17        | BETH L. & RICHARD F. WOLFE; 90 BUCKFORD & NICHOLE WOLFE; 90 CHAMPLIN RD.; ROCHESTER, NH 03687 |
| JOHN W. & LINDA W. ROBERTS RD.; ROCHESTER, NH 03687                             | 25-73-18        | ROBERT G. MURPHY & JUHREKA A. ROSS; 106 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687               |
| SAME AS 243-38                                                                  | 25-73-19        | WALTER G. & LARRAINE M. SHACKFORD; 112 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                |
| WILLIAM V. & KATHLEEN E. HINTON; 458 BOW LAKE RD.; NORTHWOOD, NH 03261          | 25-73-20        | BETH L. & NIKOLAS J. VACEK; 125 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687                       |
| KEITH & ANKORA W. SPECTOR; 111 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687          |                 |                                                                                               |
| ALICE LAUNCHBURY & GLAIRE V. BLOOM; 108 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03687 |                 |                                                                                               |

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 39, MAP 243 INTO TWO (2) LOTS.
2. THIS PARCEL IS LOCATED IN AGRICULTURAL (A) ZONE AND PLANNED UNIT DEVELOPMENT (PUD).
3. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
AGRICULTURAL (A) ZONE:  
MINIMUM LOT SIZE = 20,000 SQUARE FEET (WITH WATER AND SEWER)  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM YARD SETBACK:  
FRONT = 35 FEET  
SIDE = 25 FEET  
REAR = 50 FEET  
MAXIMUM LOT COVERAGE = 30%
4. PARCEL IS NOT LOCATED WITHIN ZONE A (100 YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301750216D.
5. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS – CITY OF ROCHESTER U.S.
6. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICES SOILS SURVEY.  
CB = CHARLTON FINE SANDY LOAM; 3 TO 8% SLOPES  
CSC = CHARLTON VERY STONEY FINE SANDY LOAM; 8 TO 15% SLOPES  
PCB = PAXTON VERY STONEY FINE SANDY LOAM; 3 TO 8% SLOPES  
PDB = PAXTON FINE SANDY LOAM, 0 TO 8% SLOPES
7. FOR MORE INFORMATION ABOUT THIS SUBDIVISION PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NY 03867. (603) 335-1338.
8. REMAINDER PARCEL IS SUBJECT TO A "UTILITY POLE LINE" EASEMENT AS REFERENCED IN SCRD 1508/197.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_

DATE

SIGNED BY \_\_\_\_\_ / \_\_\_\_\_ DATE \_\_\_\_\_

NAME POSITION

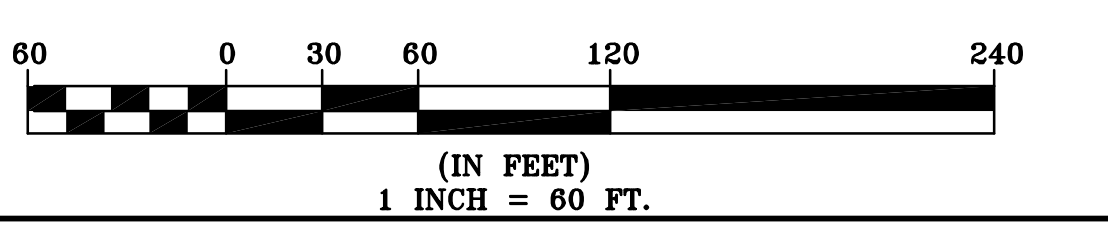
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

ARTHUR H. NICKLESS, JR., NHLLS #676

OWNER OF RECORD:  
HOMEMAKERS HEALTH SERVICES  
215 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867  
SCRD BK 1974, PG 0053

**SUBDIVISION PLAN  
ROCHESTER HILL ROAD -  
N.H. ROUTE 108  
TAX MAP 243, LOT 39  
ROCHESTER, NH  
STAFFORD COUNTY**

PREPARED FOR:  
**HOMEMAKERS  
HEALTH SERVICES**  
SCALE: 1" = 60'      APRIL 2011  
GRAPHIC SCALE



**PROPOSED MAP 243 - LOT 39-3**  
174,401 SQ. FT.  
4.00 AC

**LOCATION MAP**  
NOT TO SCALE

**REFERENCE PLANS:**

- "SUBDIVISION OF LAND, ROCHESTER HILL RD.-RT.108 TEBBETTS RD. & WHITEHOUSE ROAD, ROCHESTER, N.H., FOR VIRGINIA S. CHAMPLIN" DATED: NOV. 1997 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN #51-17,18,19.
- "SUBDIVISION OF LAND - TEBBETTS ROAD & N.H. ROUTE 108, ROCHESTER, N.H. FOR HOMEMAKERS OF STRAFFORD COUNTY" DATED SEPTEMBER 2001 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN 64-78.
- "SUBDIVISION OF LAND - ROCHESTER HILL ROAD & N.H. ROUTE 108, TAX

**FILE NO. 102**  
**PLAN NO. C-**

**LOCATION MAP**  
NOT TO SCALE

|                    |
|--------------------|
| FILE NO. 102       |
| PLAN NO. C-        |
| DWG. NO. 11031\S-1 |
| F.B. NO. "33" 865  |

REFERENCE PLANS:

1. "SUBDIVISION OF LAND, ROCHESTER HILL RD.-RT.108 TEBBETTS RD. & WHITEHOUSE ROAD, ROCHESTER, N.H., FOR VIRGINIA S. CHAMPLIN" DATED: NOV. 1997 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRAR OF DEEDS, PLAN #51-17,18,19.
2. "SUBDIVISION OF LAND - TEBBETTS ROAD & N.H. ROUTE 108, ROCHESTER, N.H. FOR HOMEMAKERS OF STRAFFORD COUNTY" DATED SEPTEMBER 2001 BY NORWAY PLAINS ASSOCIATES, INC. AND RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS, PLAN 64-78.
3. "SUBDIVISION OF LAND - ROCHESTER HILL ROAD & N.H. ROUTE 108, TAX MAP 243, LOT 39 - ROCHESTER, N.H. FOR HOMEMAKERS HEALTH SERVICES" DATED JUNE 2010 BY NORWAY PLAINS ASSOCIATES, INC. AND NOT YET RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

NORWAY PLAINS ASSOCIATES, INC.

