

**MINOR SUBDIVISION APPLICATION**

(a total of three or fewer lots)

# City of Rochester, New Hampshire

Date: 01-20-24 Is a conditional needed? Yes:        No:        Unclear:         
(If so, we encourage you to submit an application as soon as possible.)

## Property information

Tax map #: 244; Lot #'s: ~~4~~ 5; Zoning district: Agricultural

Property address/location: 142 Tebbetts Road

Name of project (if applicable): Subdivision for Morgan J. & Kimberlyn M. Ederly

Size of site: 58.16 acres; overlay zoning district(s)? Wetland Conservation Overlay

## Property owner

**Name (include name of individual):** Morgan J. and Kimberlyn M. Edgerly

**Mailing address:** 142 Tebbetts Road, Rochester, NH 03867

**Telephone #:** 603-923-3923      **Email:** edgerlymorgan@yahoo.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

**Mailing address:** \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/surveyor**

Name (include name of individual): Joel D. Runnals

**Mailing address:** PO Box 249, Rochester, NH

Telephone #: 603-335-3948 Fax #: \_\_\_\_\_

Email address: jrunnals@norwayplains.com Professional license #: LLS 865

## Proposed project

Number of proposed lots: 3; Are there any pertinent covenants? no

Number of cubic yards of earth being removed from the site? N/A

City water? yes no ☒ ; How far is City water from the site? 2300'+

City sewer? yes      no ☒ ; How far is City sewer from the site? \_\_\_\_\_

Wetlands: Is any fill proposed? no; area to be filled: N/A; buffer impact? N/A.

## Comments

Please feel free to add any comments, additional information, or requests for waivers here:

This will be a "Pork Chop" Subdivision.

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## 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: Kimberly M Edgerly  
Date: 01-21-24

Signature of applicant/developer: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature of agent: Joel A Rummalo  
Date: 01-21-24

## 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: Kimberly M Edgerly  
Date: 01-21-24



**Conditional Use Permit Application**  
**City of Rochester, New Hampshire**

**Date:** 01-20-24

**Property information**

Tax map #: 244; Lot #(s): 5; Zoning district: Agricultural

Property address/location: 142 Tebbetts Road

Name of project (if applicable): Subdivision of Land for Morgan J. & Kimberlyn M. Edgerly

**Property owner**

Name (include name of individual): Morgan J and Kimberlyn M. Edgerly

Mailing address: 142 Tebbetts Road, Rochester, NH 03867

Telephone #: 603-923-3923 Email: edgerlymorgan@yahoo.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Engineer/designer**

Name (include name of individual): Joel D. Runnals

Mailing address: PO Box 249, Rochester, NH 03866

Telephone #: 603-335-394

Email address: jrunnals@norwayplains.com Professional license #: LLS 865

**Proposed Project**

Please describe the proposed project: see narrative

Please describe the existing conditions: see narrative

## 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 Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance 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: Kimberly M. Edgely  
Date: 01-22-24

Signature of applicant/developer: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature of agent: Joel A. Runnals  
Date: 01-21-24

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249

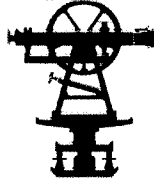
268

Continental Blvd. (03867)

Rochester, NH 03866-0249

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[jrunnals@norwayplains.com](mailto:jrunnals@norwayplains.com)



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31 Mooney St.

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Phone & Fax (603) 875-3948

[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

January 20, 2024

Shanna Saunders, Director  
Department of Planning and Development  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917

## Proposed Three Lot Subdivision

For: Morgan J. and Kimberly M. Edgerly

Tax Map 244, Lot 5

142 Tebbetts Road, Rochester, NH

## 275-21 Conditional Uses

M. Porkchop subdivisions are allowed subject to the following requirements:

(1) Quality of project

*The preservation of the existing fields and Gates Swamp are the main values to this property. There are several options that the owners could have proposed that would have yielded a larger number of additional lots. The owners have always wanted to maintain the fields because of the scenic value it contributes to the community and abutting properties.*

(2) Parcel size. The development parcel shall have a minimum size of six gross acres and minimum frontage of 150 feet on an existing public way.

*Existing parcel area = 58.16 acres; Frontage = 150.04' along Tebbetts Road*

(3) Three lots. There shall be a maximum of three lots created from any one lot.

*The proposal is for a 3-lot subdivision.*

(4) Minimum lot size. The minimum lot size for each new lot shall be 40,000 square feet or the minimum lot size for the district, whichever is greater.

*Lot 5 = 2,533,306 square feet / 58.16 acres*

*Lot 5-7 = 136,844 square feet / 3.14 acres*

*Lot 5-8 = 170,681 square feet / 3.92 acres*

(5) Average lot size. The average lot size for new lots in the porkchop subdivision shall be at least 120,000 square feet or 1.5 times the minimum lot size for the district, whichever is greater.

*All lots exceed the 120,000 square feet requirement*

(6) Frontage. The minimum frontage for each new porkchop lot shall be 50 feet.

*Frontage for Lot 5 = 50' (plus 305.80')*

*Frontage for Lot 5-7 = 50.00'*

*Frontage for Lot 5-8 = 50.04'*

(7) Common access. All lots shall be entered from a common access point.

*All lots will use the proposed common driveway easement area for a single access.*

(8) Separate driveway. Each porkchop subdivision shall have a common driveway independent from any other subdivision.

*The lots have a common driveway only for the three lots involved in this porkchop subdivision.*

(9) No further subdivision. There shall be no further subdivision of any of the porkchop lots other than lot line adjustments.

*The owners are aware of no further subdivision of this land.*

(10) Single-family. The porkchop lots shall be used for single-family use only.

*The lots will be developed for single-family use only.*

(11) Width. The all-season passable width of any shared driveway shall be 20 feet when serving two or more lots.

*The proposed shared driveway shall be 20 feet wide and will be part of the recorded driveway easement.*

(12) Easement width. The width of the common driveway access easement shall be 30 feet. Additional width may be required to accommodate slope and drainage easements.

*The proposed access easement is 96 feet wide.*

(13) Turnaround. An acceptable turnaround for the fire trucks may be required.

*This will be a requirement for fire protection of residential dwellings per the City of Rochester Fire Department.*

(14) Recording. A document satisfactory to the City Attorney shall be recorded establishing the conditions of use of any common driveway, providing for indemnification for the City for emergency services, and including suitable language to ensure that the private way will not become a City road or street.

*A document will be provided to the City Attorney and will be recorded after approval.*

Thank you for your consideration.

Sincerely,

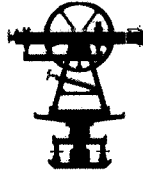
**NORWAY PLAINS ASSOCIATES, INC.**

By: \_\_\_\_\_  
Joel D. Runnals, LLS

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
2 Continental Blvd.  
Rochester, NH 03866-0249  
Phone: 603-335-3948  
[www.norwayplains.com](http://www.norwayplains.com)



P.O. Box 268  
31 Mooney Street  
Alton, NH 03809-0268  
Phone: 603-875-3948

January 20, 2024

Shanna B. Saunders, Director  
Department of Planning and Development  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917

**RE: Subdivision Plan for Morgan J. & Kimberlyn M. Edgerly  
Tax Map 244, Lot 5  
142 Tebbetts Road, Rochester, NH**

Dear Shanna Saunders,

We, **Morgan J. and Kimberlyn M. Edgerly**, hereby authorize Norway Plains Associates, Inc. and its professionals as a decision-making representative and designate them as signatories in the above-referenced application for the Lot Line Revision proceedings.

Sincerely,

Signature: \_\_\_\_\_  
Morgan J. Edgerly

Date: \_\_\_\_\_

Signature: Kimberlyn M. Edgerly  
Kimberlyn M. Edgerly

Date: 01-21-24

# NORWAY PLAINS ASSOCIATES, INC.

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P.O. Box 249

268

Continental Blvd. (0367)

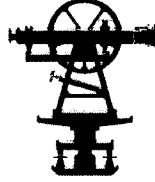
Rochester, NH 03866-0249

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[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

Randolph R. Tetreault, President



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[jrunnals@norwayplains.com](mailto:jrunnals@norwayplains.com)

[www.norwayplains.com](http://www.norwayplains.com)

January 20, 2024

Shanna Saunders, Director  
Department of Planning and Development  
City Hall Annex  
33 Wakefield Street  
Rochester, NH 03867-1917

Re: **Proposed Three Lot Subdivision  
for: Morgan J. and Kimberlyn M. Edgerly  
Tax Map 244, Lot 5  
142 Tebbetts Road, Rochester, NH**

Dear Shanna Saunders,

On behalf of Morgan and Kimberlyn Edgerly, Norway Plains Associates, Inc. is pleased to submit plans for a three lot "Porkchop" Subdivision which is identified as Tax Map 244, Lot 5.

Our proposal is to subdivide Lot 5 into three single family residential house lots under the Rochester Zoning Conditional Use Ordinance for Porkchop Subdivisions.

The parent parcel, Lot 5 is in the Agricultural Zoning District with a total parcel area of 58 acres with 150 feet of frontage on Tebbetts Road. Lot 5 will become 51 acres with 50' of frontage. The Edgerly's currently reside on this parcel at 142 Tebbetts Road. The lot is already developed with the single-family dwelling, septic system, well, and gravel driveway.

Lot 5-7 will contain 136,844 square feet / 3.14 acres with 50.00' of frontage.

Lot 5-8 will contain 170,681 square feet / 3.92 acres with 50.04' of frontage.

All three lots shall use the proposed common driveway easement for a single access point which is located on Lot 5-8 and all will be serviced with individual on-site water and sewer systems.

Lots 5-7 and 5-8 will require NHDES subdivision approval which we will apply for after the planning board grants condition approval of this application. Test pits with potential effluent disposal areas and protective well radii are shown on these lots.

Included with this application is the Condition Use Application for a Porkchop Subdivision.

Should the Board or Planning need additional information or have any questions, please feel free to contact our office. We look forward to discussing this project with staff and the Planning Board.

Thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: Joel D. Runnals  
Joel D. Runnals, LLS



GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE TWO NEW LOTS: 5-7 AND 5-8.
2. DIMENSIONAL STANDARDS:  
ZONE (AO) AGRICULTURAL DISTRICT (WITH INDIVIDUAL WATER & SEWER).  
LOT SIZE: 45,000 SF (INDIVIDUAL WATER & SEWER)  
FRONTAGE: 150', FY: 20', SY: 10', BY: 20', WETLANDS BUFFER: 50'  
REGULATIONS FOR PORTICULP SUBDIVISION:  
MINIMUM LOT SIZE = 40,000 SQ. FT., MINIMUM FRONTAGE = 50'
3. LOT AREAS:  
TAX MAP 244, LOT 5:  
EXISTING AREA: 2,533,306 SF / 58.16 ACRES  
REMAINING AREA: 2,225,781 SF / 51.10 ACRES  
TAX MAP 244, LOT 5-7: PROPOSED AREA: 136,894 SF / 3.14 ACRES  
TAX MAP 244, LOT 5-8: PROPOSED AREA: 170,681 SF / 3.92 ACRES
4. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, CITY OF ROCHESTER GIS, AS TIED TO NEW HAMPSHIRE STATE PLANE (NAD83). ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN REFER TO NAVD83.
5. (GEOD 12A) BASED ON GPS OBSERVATIONS TAKEN OCTOBER 15, 2019.
6. THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON REGIONAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33027C0210 EFFECTIVE ON 05-17-2005.
7. THE PROPOSED LOTS ARE TO BE SERVED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
8. WETLANDS WERE DELINEATED BY MARG JACOBS, CEMDPTD IN NOVEMBER 2023.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WILKIEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.
10. SUBDIVISION REGULATION 5.12, ALL UTILITIES FOR ELECTRICITY, TELEPHONE, AND CABLE TV SERVICE WILL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY.
11. UNLESS SUBDIVISION APPROVAL FOR LOTS 5-7 & 5-8 IS PENDING.
12. DEVELOPMENT ON THE PROPOSED LOTS WILL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218 STORMWATER MANAGEMENT AND EROSION CONTROL, AS PART OF THE BUILDING PERMIT PROCESS, THE LOT OWNER WILL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
13. RESIDENTIAL DWELLINGS WILL 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.
14. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WILKIEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.

REFERENCE PLAN:

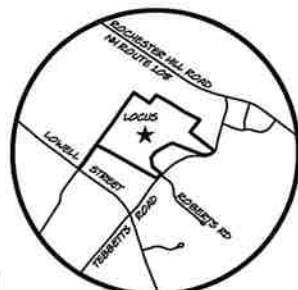
A. "SUBDIVISION PLAN 142 TEBBETTS ROAD, ROCHESTER NEW HAMPSHIRE" PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY, DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 12118.

ABBREVIATION LEGEND:  
RPF - IRON PIPE FOUND  
RBF - REBAR FOUND  
RBS - REBAR SET  
TBS - TO BE SET  
RIF - IRON ROD FOUND  
(+2') - DENOTES HEIGHT OF THE MONUMENT

MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES REBAR WITH CAP SET

LINE	BEARING	DISTANCE
1E	N 45°34'40" E	39.50'
1E	N 45°34'40" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1E	156.47'	50.04'	50.03'	N 44°24'44" E
2E	604.01'	10.50'		



FILE NO. 102  
PLAN NO. C-3504 S-2  
DWG. NO. 18272 S-2

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

PRELIMINARY PRINT FOR SUBMITTAL  
1-22-2024

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVISION 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 EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR. BELOW, NON-REFERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

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

NAME \_\_\_\_\_ POSITION \_\_\_\_\_

RESERVED REGISTRY OF DEEDS

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DISCLOSURES AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE SUCCEEDS 140,000.



JOHN D. BANNAS, L.L.S. REF DATE

TAX MAP 240, LOT 60  
NEW ENGLAND CITY BLESSING CHURCH INC.  
24 DENBY ROAD, SUITE 130  
BURLINGTON, VT  
BOOK 4750, PAGE 433  
REF. PLAN B

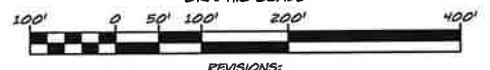
TAX MAP 244, LOT 5-1  
ALISON K. WASSON REV. TRUST  
177 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 3809, PAGE 526  
REF. PLAN A

TAX MAP 244, LOT 5  
OWNER OF RECORD:  
MORGAN J. & KIMBERLYN M. EDGERLY  
142 TEBBETTS ROAD  
ROCHESTER, N.H. 03667  
BOOK 4613, PAGE 610

SUBDIVISION PLAN  
142 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: MORGAN J. & KIMBERLYN M. EDGERLY

1" = 100' JANUARY 2024

GRAPHIC SCALE



REVISIONS:



# LAND SURVEYORS

## GENERAL PLAN NOTES:

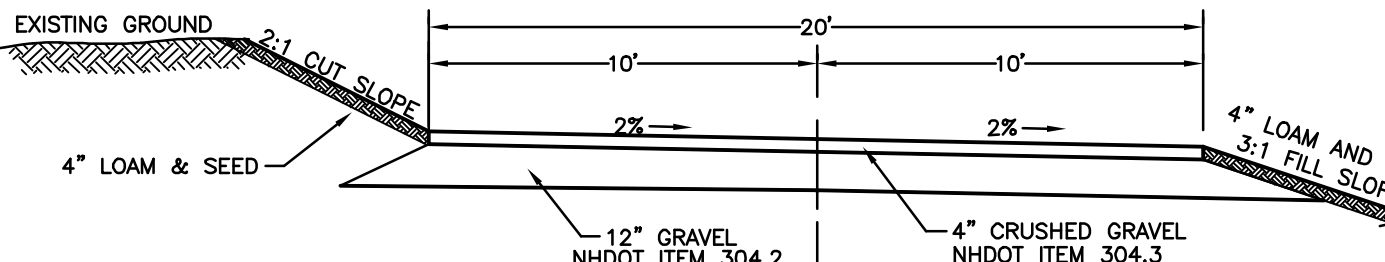
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ZONE (AG) AGRICULTURAL DISTRICT (WITH INDIVIDUAL WATER & SEWER).  
LOT SIZE: 45,000 SQ. FT. (INDIVIDUAL WATER & SEWER).  
FRONTAGE: 150'. FY: 20', 5/8" 10', FY: 20', WETLANDS BUFFER: 50'.  
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6. THE PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
7. WETLANDS WERE DELINEATED BY MARC JACOBS, CHS60P2 (1) IN NOVEMBER 2023.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
9. SUBDIVISION REGULATION 5.12, ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, AND CABLE TV SERVICE WILL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY.
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12. RESIDENTIAL DWELLINGS WILL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SPROCKERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
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## REFERENCE PLAN:

- A. "SUBDIVISION PLAN 142 TEBBETTS ROAD, ROCHESTER NEW HAMPSHIRE" PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY.  
DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 12118.

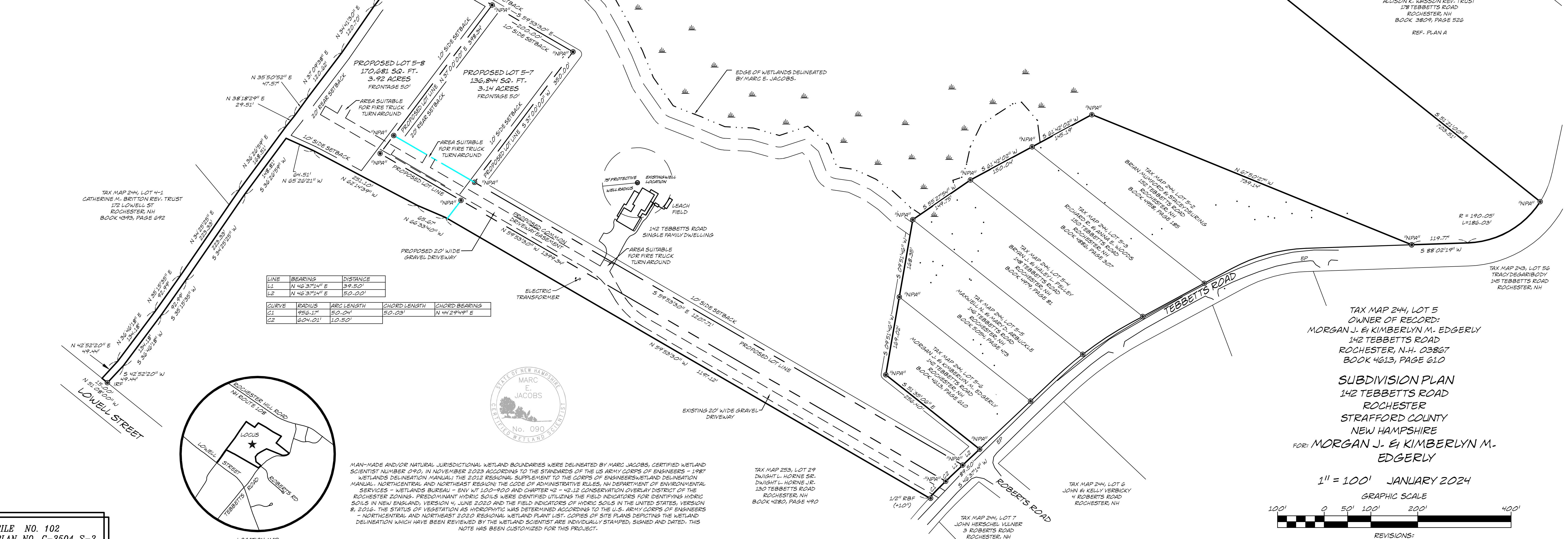
## ABBREVIATION LEGEND:

- IPF - IRON PIPE FOUND  
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IRF - IRON ROD FOUND  
(+2') - DENOTES HEIGHT OF THE MONUMENT
- MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES REBAR WITH CAP SET



## SHARED DRIVEWAY CROSS-SECTION

1 INCH = 5 FEET



MAN-MADE AND/OR NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN NOVEMBER 2023 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL, THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. WT. 100-900 AND CHAPTER 42 - 42.12 CONSERVATION OVERLAY DISTRICT OF THE ROCHESTER ZONING, PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

# CIVIL ENGINEERS

## FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

## RESERVED: REGISTRY OF DEEDS

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.

RANDOLPH R. TETREAULT, L.L.S. 729

DATE

TAX MAP 243, LOT 60  
NEW ENGLAND CITY BLESSING CHURCH INC.  
24 DENBY ROAD, SUITE 130  
ALLSTON, MA  
BOOK 1730, PAGE 433  
REF. PLAN B

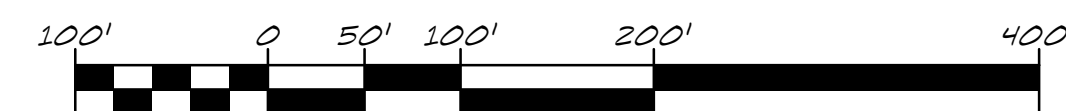
TAX MAP 244, LOT 5-1  
ALISON K. WASSON REV. TRUST  
178 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 3809, PAGE 536  
REF. PLAN A

TAX MAP 244, LOT 5  
OWNER OF RECORD:  
MORGAN J. & KIMBERLYN M. EDGERLY  
142 TEBBETTS ROAD  
ROCHESTER, N.H. 03867  
BOOK 4613, PAGE 610

SUBDIVISION PLAN  
142 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: MORGAN J. & KIMBERLYN M. EDGERLY

1" = 100' JANUARY 2024

GRAPHIC SCALE



REVISIONS:

2/8/24 - ADD PROPOSED DRIVEWAY AND DETAILS

FILE NO. 102  
PLAN NO. C-3504 S-2  
DWG. NO. 18272 S-2

31 MOONEY STREET, ALTON, NH 603-875-3948

# NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

PRELIMINARY PRINT FOR SUBMITTAL  
2-27-2024



## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE TWO NEW LOTS: 5-7, AND 5-8.
2. DIMENSIONAL STANDARDS:  
ZONE (A2) AGRICULTURAL DISTRICT (WITH INDIVIDUAL WATER & SEWER).  
LOT SIZE= 45,000 SF (INDIVIDUAL WATER & SEWER).  
FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLANDS BUFFER= 50'  
REGULATIONS FOR PORCHTOP SUBDIVISION:  
MINIMUM LOT SIZE = 40,000 SQ. FT., MINIMUM FRONTAGE = 50'
3. LOT AREAS:  
TAX MAP 244, LOT 5:  
EXISTING AREA= 2,533,306 SF / 58.16 ACRES  
REMAINING AREA= 2,225,781 SF / 51.10 ACRES  
TAX MAP 244, LOT 5-7: PROPOSED AREA= 136,844 SF / 3.14 ACRES  
TAX MAP 244, LOT 5-8: PROPOSED AREA= 170,681 SF / 3.92 ACRES
4. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, CITY OF ROCHESTER GIS, AS TIED TO NEW HAMPSHIRE STATE PLANE (NAD83). ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN REFER TO NAVD83 (GEOID 12A) BASED ON GPS OBSERVATIONS TAKEN OCTOBER 15, 2019.
5. THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017G0214D EFFECTIVE ON 05-17-2005.
6. THE PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
7. WETLANDS WERE DELINEATED BY MARC JACOBS, CIVIL ENGINEER IN NOVEMBER 2023.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
9. SUBDIVISION REGULATION 5.12, ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, AND CABLE TV SERVICE WILL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY.
10. NHDES SUBDIVISION APPROVAL FOR LOTS 5-7 & 5-8 IS PENDING.
11. DEVELOPMENT ON THE PROPOSED LOTS WILL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218, STORMWATER MANAGEMENT AND EROSION CONTROL. AS PART OF THE BUILDING PERMIT PROCESS, THE LOT OWNER WILL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
12. RESIDENTIAL DWELLINGS WILL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SINKERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

## REFERENCE PLAN:

- A. "SUBDIVISION PLAN 142 TEBBETTS ROAD, ROCHESTER NEW HAMPSHIRE" PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY.  
DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 12118.

## SOILS LEGEND

SUB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
HGB	HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CFB	CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.
CSB	CHARLTON VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.
PBC	PAXTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES.
LEB	LEICESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
MP	MUCK AND PEAT.
LEA	LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES.

LINE	BEARING	DISTANCE
L1	N 46° 57' 14" E	34.50'
L2	N 46° 57' 14" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	956.17'	50.04'	50.03'	N 44° 24' 49" E
C2	604.01'	10.50'		

MAN-MADE AND/OR NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN NOVEMBER 2023 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. INT. 100-900 AND CHAPTER 42 - 42.12 CONSERVATION OVERLAY DISTRICT OF THE ROCHESTER ZONING; PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.

ABBREVIATION LEGEND:  
IPF - IRON PIPE FOUND  
RBF - REBAR FOUND  
RBS - REBAR SET  
TBS - TO BE SET  
IRF - IRON ROD FOUND  
(+2') - DENOTES HEIGHT OF THE MONUMENT  
MONUMENT IDENTIFICATION INSCRIPTIONS:  
'NPA' - NORWAY PLAINS ASSOCIATES REBAR WITH CAP

TAX MAP 244, LOT 4  
DEAN M. & MICHELLE B. SULLIVAN  
128 LOWELL STREET  
ROCHESTER, NH  
BOOK 4494, PAGE 750

TAX MAP 134, LOT 20  
HEARTMEDIA TOWER CO. LLC  
2800 POST OAK BLVD  
SUITE 3700  
HOUSTON, TX 77056-6170  
BOOK 4285, PAGE 931

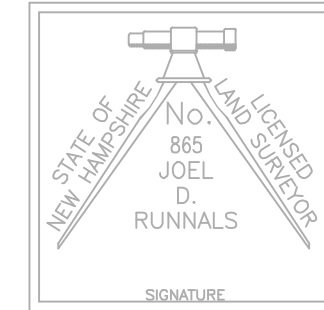
REF. PLAN E

TAX MAP 243, LOT 65  
ROBERT A. & ANGELA J. SEWALL  
147 ROCHESTER HILL ROAD  
ROCHESTER, NH  
BOOK 4431, PAGE 341

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ / \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

## RESERVED: REGISTRY OF DEEDS

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.



JOEL D. RUNNALS, L.L.S. - REG DATE \_\_\_\_\_

TAX MAP 243, LOT 60  
NEW ENGLAND CITY BLESSING CHURCH INC.  
24 DENBY ROAD, SUITE 130  
ALLSTON, MA  
BOOK 4730, PAGE 433  
REF. PLAN B

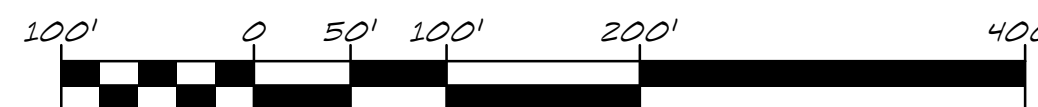
TAX MAP 244, LOT 5-1  
ALLISON K. WASSON REV. TRUST  
178 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 3809, PAGE 526  
REF. PLAN A

TAX MAP 244, LOT 5  
OWNER OF RECORD:  
MORGAN J. & KIMBERLYN M. EDGERLY  
142 TEBBETTS ROAD  
ROCHESTER, N.H. 03867  
BOOK 4613, PAGE 610

TOPOGRAPHIC  
SUBDIVISION PLAN  
142 TEBBETTS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: MORGAN J. & KIMBERLYN M. EDGERLY

1" = 100' JANUARY 2024

GRAPHIC SCALE



REVISIONS:

FILE NO. 102  
PLAN NO. C-3504 S-2  
DWG. NO. 18272

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

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PRELIMINARY PRINT FOR SUBMITTAL  
2-8-2024



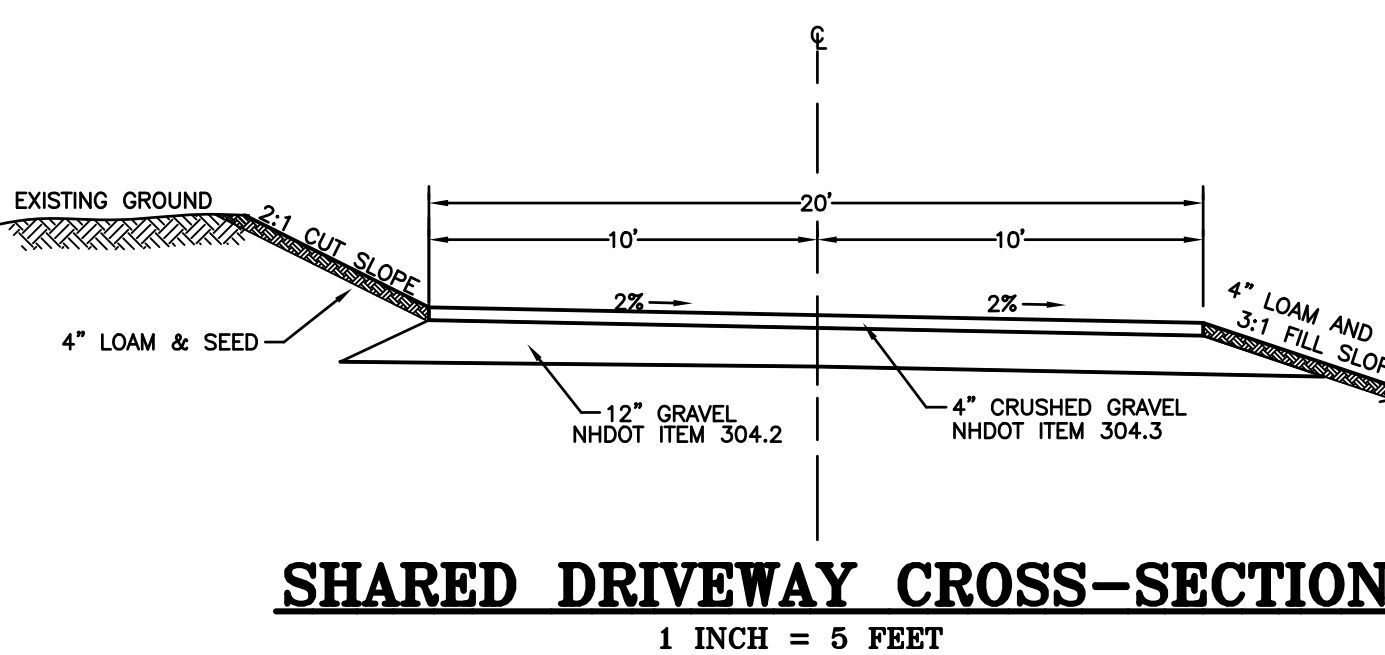
# LAND SURVEYORS

## GENERAL PLAN NOTES:

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2. DIMENSIONAL STANDARDS:  
ZONE (A5) AGRICULTURAL DISTRICT (WITH INDIVIDUAL WATER & SEWER).  
LOT SIZE= 45,000 SF (INDIVIDUAL WATER & SEWER).  
FRONTAGE= 150', FYE 20', SYE 10', RYE 20', WETLANDS BUFFER= 50'  
REGULATIONS FOR PORCH/POD SUBDIVISION:  
MINIMUM LOT SIZE = 40,000 SQ. FT., MINIMUM FRONTAGE = 50'
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TAX MAP 244, LOT 5:  
EXISTING AREA= 2,533,306 SF / 58.16 ACRES  
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13. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

## REFERENCE PLAN:

- A. "SUBDIVISION PLAN 142 TEBBETTS ROAD, ROCHESTER NEW HAMPSHIRE" PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY, DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 12118.



1 INCH = 5 FEET

EXISTING GROUND 21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

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4" LOAM & SEED

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4" LOAM & SEED

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12" GRAVEL NHDOT ITEM 304.2

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12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

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4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

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4" LOAM & SEED

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12" GRAVEL NHDOT ITEM 304.2

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4" CRUSHED GRAVEL NHDOT ITEM 304.3

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12" GRAVEL NHDOT ITEM 304.2

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4" CRUSHED GRAVEL NHDOT ITEM 304.3

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4" LOAM & SEED

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EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

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EXISTING GROUND

21' CUT SLOPE

4" LOAM & SEED

4" CRUSHED GRAVEL NHDOT ITEM 304.3

12" GRAVEL NHDOT ITEM 304.2

EXISTING GROUND

21' CUT SLOPE



# LAND SURVEYORS

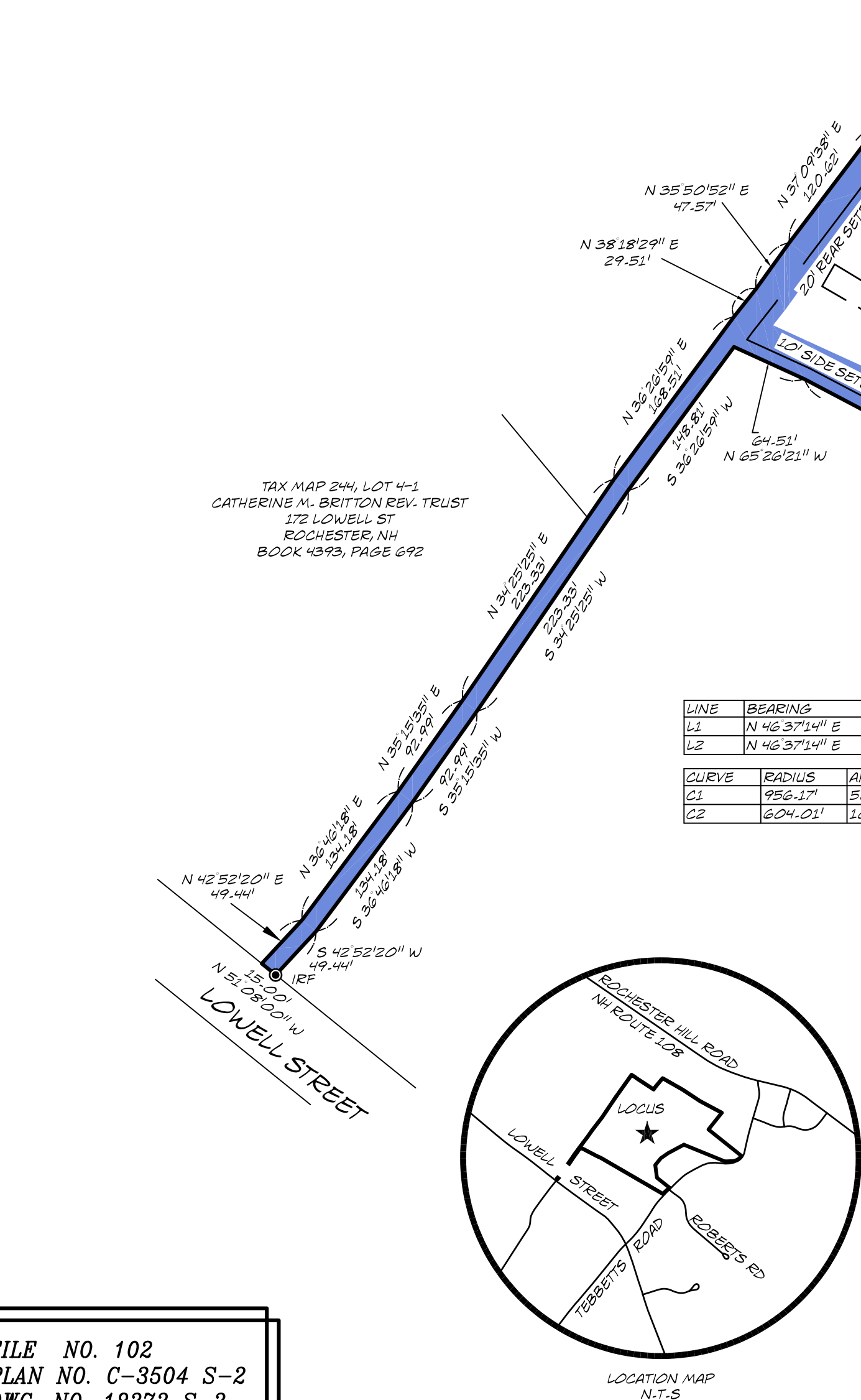
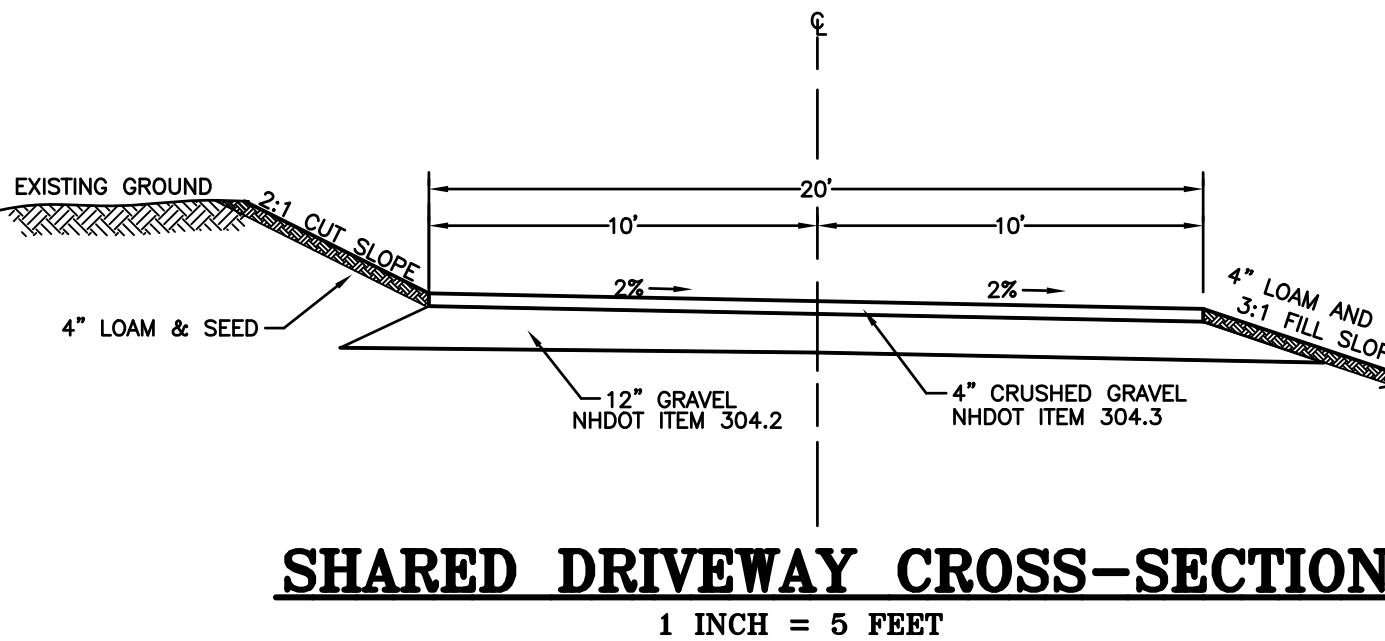
# CIVIL ENGINEERS

## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 244, LOT 5 AND CREATE TWO NEW LOTS: 5-7, AND 5-8.
2. DIMENSIONAL STANDARDS:  
ZONE (A5) AGRICULTURAL DISTRICT (WITH INDIVIDUAL WATER & SEWER).  
LOT SIZE= 45,000 SF (INDIVIDUAL WATER & SEWER).  
FRONTAGE= 150', FYE 20', SYE 10', RYE 20', WETLANDS BUFFER= 50'  
REGULATIONS FOR PORCH/POD SUBDIVISION:  
MINIMUM LOT SIZE = 40,000 SQ. FT., MINIMUM FRONTAGE = 50'
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REMAINING AREA= 2,225,781 SF / 51.10 ACRES  
TAX MAP 244, LOT 5-7: PROPOSED AREA= 136,844 SF / 3.14 ACRES  
TAX MAP 244, LOT 5-8: PROPOSED AREA= 170,681 SF / 3.92 ACRES
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7. WETLANDS WERE DELINEATED BY MARC JACOBS, CIVIL ENGINEER IN NOVEMBER 2023.
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11. DEVELOPMENT ON THE PROPOSED LOTS WILL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 218 STORMWATER MANAGEMENT AND EROSION CONTROL, AS PART OF THE BUILDING PERMIT PROCESS, THE LOT OWNER WILL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
12. RESIDENTIAL DWELLINGS WILL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SPROCKERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

## REFERENCE PLAN:

- A. "SUBDIVISION PLAN 142 TEBBETTS ROAD, ROCHESTER NEW HAMPSHIRE" PREPARED FOR MORGAN J. & KIMBERLYN M. EDGERLY, DATED: JANUARY 2020, AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: STRAFFORD COUNTY REGISTRY OF DEEDS PLAN # 12118.



LINE	BEARING	DISTANCE
L1	N 48°37'14" E	39.50'
L2	N 48°37'14" E	50.00'

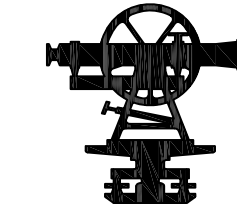
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.17'	50.04'	50.03'	N 44°24'49" E
C2	504.01'	10.50'		

ABBREVIATION LEGEND:  
IPF - IRON PIPE FOUND  
RBS - REBAR FOUND  
RBS - REBAR SET  
TBS - TO BE SET  
IRF - IRON ROD FOUND  
(+2') - DENOTES HEIGHT OF THE MONUMENT  
MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES REBAR WITH CAP SET

MAN-MADE AND/OR NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN NOVEMBER 2023 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. WT. 100-900 AND CHAPTER 42 - 42.12 CONSERVATION OVERLAY DISTRICT OF THE ROCHESTER ZONING, PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2010 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTE WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



TAX MAP 253, LOT 29  
DWAYNE L. HORNE JR.  
130 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 4280, PAGE 490



ROCHESTER GIS  
COORDINATES  
N: 286161.09  
E: 1176413.84

TAX MAP 244, LOT 5  
EXISTING AREA: 2,533,306 SQ. FT.  
58.16 ACRES  
REMAINING AREA: 2,225,781 SQ. FT.  
51.10 ACRES  
EXISTING FRONTAGE:  
150.04'  
PROPOSED FRONTAGE  
50'

TAX MAP 134, LOT 20  
HEARTMEDIA TOWER CO. LLC  
2800 POST OAK BLVD  
SUITE 3700  
HOUSTON, TX 77056-6170  
BOOK 4285, PAGE 931  
REF. PLAN E

TAX MAP 243, LOT 65  
ROBERT A. & ANGELA J. SEWALL  
147 ROCHESTER HILL ROAD  
ROCHESTER, NH  
BOOK 4481, PAGE 341  
REF. PLAN D

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ / \_\_\_\_\_  
NAME POSITION  
DATE DATE

## RESERVED REGISTRY OF DEEDS

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

RANDOLPH E. TETREAULT, L.L.S. 729

DATE

TAX MAP 243, LOT 60  
NEW ENGLAND CITY BLESSING CHURCH INC.  
24 DENBY ROAD, SUITE 130  
ALLSTON, MA  
BOOK 4730, PAGE 433  
REF. PLAN B

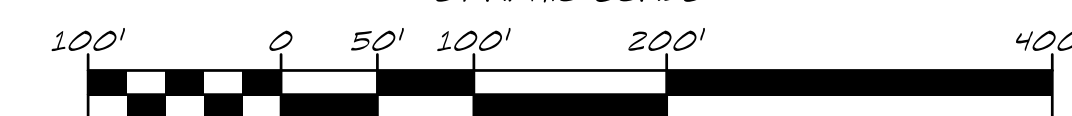
TAX MAP 244, LOT 5-1  
ALLISON K. WASSON REV. TRUST  
178 TEBBETTS ROAD  
ROCHESTER, NH  
BOOK 3809, PAGE 536  
REF. PLAN A

TAX MAP 244, LOT 5  
OWNER OF RECORD:  
MORGAN J. & KIMBERLYN M. EDGERLY  
142 TEBBETTS ROAD  
ROCHESTER, N.H. 03867  
BOOK 4613, PAGE 610

SUBDIVISION PLAN  
142 TEBBETTS ROAD  
ROCHESTER  
STAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: MORGAN J. & KIMBERLYN M. EDGERLY

1" = 100' JANUARY 2024

GRAPHIC SCALE



REVISIONS:

2/8/24 - ADD PROPOSED DRIVEWAY AND DETAILS

FILE NO. 102  
PLAN NO. C-3504 S-2  
DWG. NO. 18272 S-2

31 MOONEY STREET, ALTON, NH 603-875-3948

# NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

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2-8-2024