

LAND SURVEYORS

CIVIL ENGINEERS

- REFERENCE PLANS:
1. "SUBDIVISION OF LAND, BLUE HILLS IN ROCHESTER, NH FOR DAVID D. WALTON & GERALD A. BAILEY" DATED AUGUST 1985 BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 30A-127
 2. "LOT LINE REVISION PLAN, BLUE HILLS DRIVE & GREY LEDGE DRIVE, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR: BRIAN R. & DANE L. BROCHU AND PENELOPE F. & KENNETH B. KIROCHER" DATED JUNE 2015 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 111-78
 3. "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR HELEN A. TOWLE" DATED: DECEMBER 20, 1984 BY JOHN W. DUNGAN ASSOCIATES, INC. S.C.R.D. PLAN 24A-170

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON MARCH 30, 2022. THE PLANS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. USING TERRESTRIAL SURVEY METHODS. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 02, JANUARY 2012). HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2 (2018) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, APRIL 2019). PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, (VERSION 3.3, 2016).

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.



JOSEPH W. NOEL, CSS 086

DATE

RANDOLPH R. TETREAU, LLS 729 DATE

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 EXCEPT 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.

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON 12-5-22

SIGNED BY: [Signature] DATE 4-2-24
NAME POSITION

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 250, LOT 28 INTO FIVE LOTS.
2. DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL, SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 sf, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
LOT COVERAGE= 35% (SINGLE FAMILY) / 40% (TWO FAMILY)
3. LOT AREAS:
TAX MAP 250, LOT 28: EXISTING AREA= 308,944 sf / 7.09 acres
PROPOSED AREA= 67,614 sf / 1.55 acres
TAX MAP 250, LOT 28-1: PROPOSED AREA= 69,129 sf / 1.59 acres
TAX MAP 250, LOT 28-2: PROPOSED AREA= 60,349 sf / 1.39 acres
TAX MAP 250, LOT 28-3: PROPOSED AREA= 58,336 sf / 1.34 acres
TAX MAP 250, LOT 28-4: PROPOSED AREA= 53,516 sf / 1.23 acres
4. ORIENTATION:
HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NAD83)
VERTICAL DATUM - NAVD83
5. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CSS 086 ON MARCH 30, 2022.
6. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27, (NHC) HOLLIS-CHARLTON VERY ROCKY FSL 8-15% SLOPES
7. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017001850, EFFECTIVE DATED ON 05-17-05.
8. THE PARCELS SHALL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
9. DEVELOPMENT ON THE PROPOSED LOTS SHALL 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 SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
10. RESIDENTIAL DWELLINGS SHALL 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.
11. NHDES SUBDIVISION APPROVAL NUMBER: #SA2023050201, DATED 05-02-23.
12. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1238.
13. THE SUBJECT PARCEL IS NOT SUBJECT TO THE "BLUE HILLS" PROTECTIVE COVENANTS RECORDED AT THE S.C.R.D. BOOK 1262, PAGE 289-292. THESE COVENANTS ARE APPLICABLE TO LOTS 1-33 ONLY AS DEPICTED ON PLAN REFERENCE 2. THE SUBJECT PARCEL IS DEPICTED AS LOT 34 ON SAID PLAN.
14. THE SUBJECT PARCEL IS SUBJECT TO RESTRICTIONS AND COVENANTS PLACED ON THE ORIGINAL 73.52 ACRES PARCEL DEPICTED ON PLAN REFERENCE 3. SEE S.C.R.D. BOOK 1174, PAGE 59.

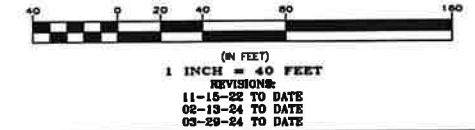


LOCUS N.T.S.

TAX MAP 250, LOT 28
OWNER OF RECORD:
MYHRE FAMILY REVOCABLE TRUST OF 2016
GRANT D. MYHRE AND MIRANDA I. MYHRE, TRUSTEES
1173 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851-4445
S.C.R.D. BOOK 4440, PAGE 544

SUBDIVISION PLAN
BLUE HILLS DRIVE, PIPER LANE
and WASHINGTON STREET
aka NH ROUTE 202
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
MYHRE FAMILY
REVOCABLE TRUST OF 2016

SCALE: 1" = 40' SEPTEMBER 2022
GRAPHIC SCALE



SHEET 1 OF 2

FILE NO. 105
PLAN NO. C-3291-S
DWG NO. 21282 S-1 CARLSON

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

LAND SURVEYORS

CIVIL ENGINEERS

REFERENCE PLANS:

1. SUBDIVISION OF LAND, BLUE HILLS IN ROCHESTER, NH FOR DAVID D. WALTON & GERALD A. BAILEY
DATED AUGUST 1986 BY NORWAY PLAINS SURVEY ASSOCIATES, INC.
S.C.R.D. PLAN 30A-127
2. LOT LINE REVISION PLAN, BLUE HILLS DRIVE & GREY LEDGE DRIVE, ROCHESTER, STRAFFORD COUNTY,
NEW HAMPSHIRE FOR BRIAN R. & DIANE I. BROCHU AND PENELOPE F. & KENNETH B. KIROCHER
DATED JUNE 2015 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 111-78
3. SUBDIVISION OF LAND, ROCHESTER, N.H., FOR HELEN A. TOWLE
DATED: DECEMBER 20, 1984 BY JOHN W. DUNN ASSOCIATES, INC.
S.C.R.D. PLAN 24A-170

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #066, ON MARCH 30, 2022. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. USING TERRESTRIAL SURVEY METHODS. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 02, JANUARY 2012).

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PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, (VERSION 3.3, 2016).

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.



JOSEPH W. NOEL, CSS 086

RANDOLPH R. TETRAULT, LLS 729 DATE

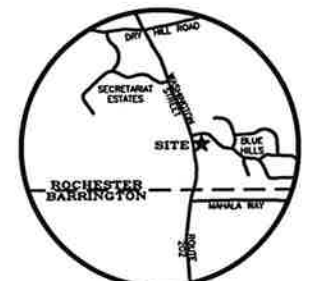
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FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON

SIGNED BY _____ DATE _____
NAME POSITION

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 250, LOT 28 INTO FIVE LOTS.
2. DIMENSIONAL STANDARDS:
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
LOT COVERAGE= 35% (SINGLE FAMILY) / 40% (TWO FAMILY)
3. LOT AREAS:
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4. ORIENTATION:
HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC).
VERTICAL DATUM - NAVD83.
5. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS 86 ON MARCH 30, 2022.
6. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
7. (HUC) HOLDS-CHARLTON VERY ROCKY FSL, 8-15% SLOPES
7. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C01950, EFFECTIVE DATED ON 05-17-05.
8. THE PARCELS SHALL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
9. DEVELOPMENT ON THE PROPOSED LOTS SHALL 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 SHALL FILE A CITY OF ROCHESTER STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT APPLICATION WITH THE ROCHESTER DEPARTMENT OF PUBLIC WORKS.
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LOCUS
N.T.S

TAX MAP 260, LOT 1
MELISSA PRICE
2 STANLEY'S POND DRIVE
ROCHESTER, NH 03639-4954

TAX MAP 250, LOT 28
OWNER OF RECORD:
MYHRE FAMILY REVOCABLE TRUST OF 2016
GRANT D. MYHRE AND MIRANDA L. MYHRE, TRUSTEES
1173 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851-4445
S.C.R.D. BOOK 4440, PAGE 544

TOPOGRAPHIC SUBDIVISION PLAN
BLUE HILLS DRIVE,
WASHINGTON STREET
aka NH ROUTE 202
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
MYHRE FAMILY
REVOCABLE TRUST OF 2016

SCALE: 1" = 40' SEPTEMBER 2022
GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET
REVISIONS:
11-15-22 TO DATE
08-18-24 TO DATE
03-29-24 TO DATE

SHEET 2 OF 2

FILE NO. 105
PLAN NO. C-3291-S
DWG NO. 21282 S-1 CARLSON

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