

# LAND SURVEYORS



# CIVIL ENGINEERS

LEGEND	EXISTING
●	MONUMENT
○	NO MONUMENT FOUND OR SET
+	UTILITY POLE
⌵	FIREHYDRANT
⌵	WATER SHUTOFF
⌵	WATER GATE VALVE
⌵	WETLAND
—OHW—	OVERHEAD WIRES
—F—	FENCE
—S—	SETBACK LINES
—W—	WATER LINE
—EP—	EDGE OF PAVEMENT
==	GRAVEL
---	EDGE OF WETLAND
N 89°56'30" E 425.61'	PROPERTY LINE

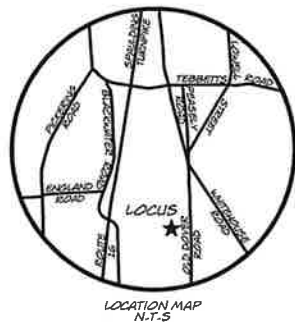
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS 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  
**ROCHESTER PLANNING BOARD**  
 CERTIFIED BY: *[Signature]* POSITION: *Senior Planner* DATE: *7/17/23*  
*Planing Board Approves: 5/1/23*

TAX MAP 256, LOT 68  
 CITY OF ROCHESTER  
 31 WAKEFIELD STREET  
 ROCHESTER, NH 03867  
 BK. 765, PG. 302

ABBREVIATION LEGEND:  
 RPF - IRON PIPE FOUND  
 PHOTOS - PROPOSED MONUMENT TO BE SET  
 RBCS - REBAR WITH D CAP FOUND  
 RBCS - REBAR WITH D CAP SET  
 WBSW - WITH BARRIERS  
 (+2') - DENOTES HEIGHT OF THE MONUMENT  
 SCED - STAFFORD COUNTY REGISTER OF DEEDS  
 MONUMENT IDENTIFICATION INSCRIPTIONS:  
 "NPA" - NORWAY PLAINS ASSOCIATES

TAX MAP 254, LOT 5  
 MICHAEL POLVIN  
 288 BLACKWATER ROAD  
 ROCHESTER NH 03867  
 BK. 1469, PG. 152



FILE NO. 193  
 PLAN NO. C-3350  
 DWG. NO. 23017 S-1

31 MOONEY STREET, ALTON, NH 0303-875-3948

- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC. ON 12/28/22 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 2.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020). ONLY WETLANDS OVER 1/2 ACRE REQUIRE A 50' BUILDING SETBACK.

TAX MAP 256A, LOT 66  
 CBDA DEVELOPMENT LLC  
 1662 ELM STREET  
 MANCHESTER NH 03101  
 BK. 4260, PG. 495

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 R. TETREAULT, U.S. #729

7/10/2023

DATE

## NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF TAX MAP 256 LOT 67. TOTAL PARCEL AREA = 18.75 ACRES.
- THE PARCEL IS ZONED AGRICULTURAL AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 30,000 S.F., FRONTAGE = 150'
- BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20' (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY)
- THE LOTS ARE TO BE SERVICED BY THE MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEM.
- THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/2015 COMMUNITY PANEL 3301702185.
- HORIZONTAL DATUM: NAD83 (N STATE PLANE). VERTICAL DATUM: NAVD83 (GEOID 18).
- OLD DOVER ROAD (FORMER ROUTE 168) WAS LAID OUT AS A 4 ROD (66') RIGHT OF WAY, AND IS A CLASS V HIGHWAY.
- THE SURVEYED PARCELS LIE WITHIN THE AVIATION OVERLAY DISTRICT. NO BUILDINGS OR OTHER OBSTRUCTIONS ARE ALLOWED 1,000 FEET ABOVE GROUND ON THE SURVEYED PARCELS.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5.12.
- 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TASS, PER CITY OF ROCHESTER PLANNING DEPARTMENT.
- TRAVERSE CLOSURE = 1/153,482.
- DEVELOPMENT ON THE PROPOSED LOTS WILL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER CHAPTER 21B, 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.
- 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.
- AS PER SUBDIVISION REGULATIONS 5.13, REASONABLE EFFORTS SHOULD BE MADE TO PRESERVE TREES ALONG THE ROADWAY WITH A DIAMETER OF FIVE (5) INCHES OR GREATER.

## REFERENCE PLANS:

- LOT LINE DIVISION PLAN BETWEEN TAX MAP 256, LOTS 61 & 66 FOR LITTLE QUARRY LLC & COMMONS LLC, OLD DOVER ROAD (ROUTE 168), ROCHESTER, NEW HAMPSHIRE. DATED: JAN. 23, 2005 BY: DOLCET SURVEY INC. RECORDED: SCED PLAN 79-38.
- SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256, LOTS 61 & 66, OLD DOVER ROAD (ROUTE 168), ROCHESTER, NEW HAMPSHIRE. DATED: DEC. 8, 2004 BY: DOLCET SURVEY INC. RECORDED: SCED PLAN 79-38.
- BOUNDARY PLAN OF LAND "OLD ROCHESTER LANDFILL" TAX MAP 256 LOT 68 OLD DOVER ROAD (ROUTE 168), SPRAWL'S TURNPIKE AND OLD BLACKWATER ROAD, ROCHESTER, NH. OWNER OF RECORD: CITY OF ROCHESTER, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. DATED: APRIL 6, 2006 BY: ERIC C. MITCHELL & ASSOC. INC. RECORDED: ON FILE WITH NPA.
- WORKING DRAWINGS, PRELIMINARY SUBDIVISION OF LAND OLD DOVER ROAD, ROCHESTER, STAFFORD COUNTY, NEW HAMPSHIRE FOR KEVIN GRONDI. DATED: JUNE 2013 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: ON FILE WITH NPA PROJECT 1342.
- CONDOMINIUM OVERVIEW PLAN "THE VILLAGE AT CLARK BROOK" TAX MAP 256A LOT 66, 66-10 THRU 66-24 & 66-25 THRU 66-57 PREPARED FOR CBDA DEVELOPMENT, LLC & VILLAGE AT CLARK BROOK, LLC. DATED: DECEMBER 14, 2018 BY: BEDFORD DESIGN CONSULTANTS INC. RECORDED: SCED PLAN # 11792.
- PLAN OF LAND, 347 OLD DOVER ROAD, ROCHESTER, NH PREPARED FOR NEXT WAVE HOME ESTATES LLC. DATED DECEMBER 2022 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCED PLAN 118225.

NHDOT DRIVEWAY/ENTRANCE PERMIT: 02-387-552

TAX MAP 256, LOT 67  
 OWNER OF RECORD:  
 A & L INVESTMENTS, LLP  
 40 WINTER STREET, SUITE 306E  
 ROCHESTER, NH 03867  
 BOOK 5088, PAGE 903

PROPOSED SUBDIVISION PLAN  
 347 OLD DOVER ROAD  
 ROCHESTER  
 STRAFFORD COUNTY  
 NEW HAMPSHIRE  
 FOR:  
 A & L INVESTMENTS, LLP

1" = 60' APRIL 2023

GRAPHIC SCALE



REVISIONS: 4/11/23 - MINOR TEXT CHANGES.  
 7/10/23 - MINOR CHANGES PER NOTICE OF DECISION.

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 0303-335-3948

# LAND SURVEYORS

# CIVIL ENGINEERS

- LEGEND**
- EXISTING
  - MONUMENT
  - NO MONUMENT FOUND OR SET
  - UTILITY POLE
  - TEST PIT
  - FIREHYDRANT
  - WATER SHUTOFF
  - WATER GATE VALVE
  - WETLAND
  - PROPOSED WELL LOCATION

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY POSITION DATE

ABBREVIATION LEGEND:  
PF - IRON PIPE FOUND  
PMTBS - PROPOSED MONUMENT TO BE SET  
RBCF - REBAR WITH ID CAP FOUND  
RBCS - REBAR WITH ID CAP SET  
GBS - GRANITE BOUND WITH ID CAP SET  
WBN - WITH BAREWIRE  
(\*2') - DENOTES HEIGHT OF THE MONUMENT  
SCD - STRAFFORD COUNTY DEPARTMENT OF  
MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES

TAX MAP 256, LOT 68  
CITY OF ROCHESTER  
31 WAKEFIELD STREET  
ROCHESTER, NH 03867  
BK. 765, PG. 302



FILE NO. 193  
PLAN NO. C-3350  
DWG. NO. 23017 S-1

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

NORWAY PLAINS ASSOCIATES, INC.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF TAX MAP 256 LOT 67. TOTAL PARCEL AREA = 18.95 ACRES.
  - THE PARCEL IS ZONED AGRICULTURAL AND IS WITHIN THE AVIATION OVERLAY DISTRICT.
  - MINIMUM LOT REQUIREMENTS: LOT SIZE = 30,000 S.F., FRONTAGE = 150'
  - BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'. MAXIMUM LOT COVERAGE = 35%. (ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
  - THE LOTS ARE TO BE SERVICED BY THE MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEM.
  - THE LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 9/30/2015 COMMUNITY PANEL 33017C0218E.
  - HORIZONTAL DATUM: NAD83 (NH STATE PLANE) VERTICAL DATUM: NAVD83 (GEOID 18).
  - OLD DOVER ROAD (FORMER ROUTE 168) WAS Laid OUT AS A 4' ROAD (66') RIGHT OF WAY, AND IS A CLASS V HIGHWAY.
  - THE SURVEYED PARCELS LIE WITHIN THE AVIATION OVERLAY DISTRICT. NO BUILDINGS OR OTHER OBSTRUCTIONS ARE ALLOWED 1,000 FEET ABOVE GROUND ON THE SURVEYED PARCELS.
  - FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
  - ALL UTILITIES SERVING THE PROPOSED LOTS SHALL BE PLACED UNDERGROUND, PER CITY OF ROCHESTER SUBDIVISION REGULATIONS 5.12.
  - 25' WETLAND BUFFER ZONE SHALL REMAIN IN ITS NATURAL STATE AND BE MARKED EVERY 100 FEET WITH WETLAND CONSERVATION TAGS, PER CITY OF ROCHESTER PLANNING DEPARTMENT.
  - AS PER SUBDIVISION REGULATIONS 5.13, REASONABLE EFFORTS SHOULD BE MADE TO PRESERVE TREES ALONG THE ROADWAY WITH A DIAMETER OF (5) INCHES OR GREATER.

- REFERENCE PLANS:**
- "LOT LINE REVISION PLAN BETWEEN TAX MAP 256, LOTS 61 & 66 FOR LITTLE QUARRY LLC & R. COMANOS LLC, OLD DOVER ROAD (ROUTE 168), ROCHESTER, NEW HAMPSHIRE" DATED: JAN. 23, 2005 BY: DOUCET SURVEY INC. RECORDED: SCD PLAN 79-38.
  - "SUBDIVISION PLAN LITTLE QUARRY AT THE VILLAGE AT CLARK BROOK TAX MAP 256, LOTS 61 & 66, OLD DOVER ROAD (ROUTE 168), ROCHESTER, NEW HAMPSHIRE" DATED: DEC. 8, 2004 BY: DOUCET SURVEY INC. RECORDED: SCD PLAN 84-63.
  - "BOUNDARY PLAN OF LAND 'OLD ROCHESTER LANDFILL' TAX MAP 256 LOT 68 OLD DOVER ROAD (ROUTE 168), SPALDING TURNPIKE AND OLD BLACKWATER ROAD, ROCHESTER, NH, OWNER OF RECORD: CITY OF ROCHESTER, 31 WAKEFIELD STREET, ROCHESTER, NH 03867" DATED: APRIL 6, 2005 BY: ERIC C. MITCHELL & ASSOC., INC. RECORDED: ON FILE WITH NPA.
  - "WORKING DRAWINGS, PRELIMINARY SUBDIVISION OF LAND OLD DOVER ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR KEVIN GRONDA" DATED: JUNE 2013 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: ON FILE WITH NPA PROJECT 1348.
  - "CONDOMINIUM OVERVIEW PLAN 'THE VILLAGE AT CLARK BROOK' TAX MAP 256A LOT 66, 66-1D THRU 66-2N & 66-5N THUR 66-57" PREPARED FOR CBDA DEVELOPMENT, LLC & VILLAGE AT CLARK BROOK LLC DATED: DECEMBER 14, 2018 BY: BEDFORD DESIGN CONSULTANTS INC. RECORDED: SCD PLAN 11772.
  - "PLAN OF LAND, 347 OLD DOVER ROAD, ROCHESTER, NH PREPARED FOR NEXT WAVE HOME ESTATES LLC" DATED: DECEMBER 2022 BY: NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCD PLAN 11825.

NH DOT DRIVEWAY/ENTRANCE PERMIT: 06-389-658

## SOIL LEGEND

CFB-CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.  
HCB-HOLLIS-CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES.  
HDB-HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES.  
HDC-HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES.  
LEA-LEICESTER VERY STONY FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES.  
LEB-LEICESTER VERY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES.  
WDB-WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES.

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. TETREAU, U.S. #729

7/10/2023

TAX MAP 256, LOT 67  
OWNER OF RECORD:  
A & L INVESTMENTS, LLP  
40 WINTER STREET, SUITE 306E  
ROCHESTER, NH 03867  
BOOK 5088, PAGE 903  
**TOPOGRAPHIC SUBDIVISION PLAN**  
347 OLD DOVER ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
A & L INVESTMENTS, LLP  
1" = 60' APRIL 2023



REVISIONS: 4/11/23 - REVISED BUILDABLE AREA LOCATIONS PER TRG COMMENTS.  
4/11/23 - MINOR TEXT CHANGES.  
7/10/23 - MINOR CHANGES PER NOTICE OF DECISION.

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