



Wetlands: Is any fill proposed? NO; area to be filled: NONE; buffer impact? NONE.

## Comments

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

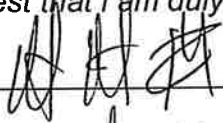
THIS APPLICATION IS PROPOSING THE SUBDIVISION OF MAP 102, LOT 41 INTO TWO LOTS. THE NEWLY CREATED LOT  
WOULD BE DEVELOPED AT A LATER DATE FOR A TWO-FAMILY RESIDENTIAL USE.

## 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:



Date:

1/23/23

Signature of applicant/developer:



Date:

1/23/23

Signature of agent:




Date:

1/23/23

## 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:

 1/23/23

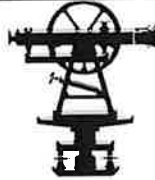
Date:

1/23/23

# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249  
Continental Blvd. (0367)  
Rochester, NH 03866-0249  
Phone: (603) 335-3948 / (800) 479-3948  
Fax: (603) 332-0098  
[arowe@norwayplains.com](mailto:arowe@norwayplains.com)



P. O. Box 268  
31 Mooney Street  
Alton, NH 03809  
Phone & Fax: (603) 875-3948  
[www.norwayplains.com](http://www.norwayplains.com)  
[rtetreault@norwayplains.com](mailto:rtetreault@norwayplains.com)

January 9, 2023

Ryan O'Connor, Senior Planner  
Planning & Development  
The City of Rochester  
31 Wakefield Street  
Rochester, NH 03867

## **NARRATIVE:**

**Re: Proposed Minor Subdivision**

**Owner: 42 Front LLC**  
**Tax Map 102, Lot 41, 42 Front Street, Rochester, NH 03866**

Dear Mr. O'Connor:

Jennifer Hartford of 42 Front LLC is applying for Minor Subdivision Approval for the property located at 42 Front Street in East Rochester.

The parcel located at 42 Front Street, known to the city as Tax Map 102, Lot 41, is currently 0.45 acres in size. The proposed subdivision would reduce the size of lot 41 to 9,005 Square Feet, or 0.21 Acres, and create a new lot here after referred to as Lot 41-1, that is 10,667 Square Feet, or 0.24 Acres. Both lots would meet the frontage and lot size requirements for two family residential in the Residential-2 zone. As both lots are serviced by city water and sewer, no approval would be necessary from NHDES Subsurface systems bureau for the proposed subdivision.

Please do not hesitate to reach out to me if you have any questions regarding this matter,

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

By: \_\_\_\_\_

Ashley F. Rowe, NH Designer of Disposal Systems #1857


## **Minor Subdivision Checklist**

(Minor subdivisions involve a total of 3 lots or fewer)

*\*To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements  
City of Rochester Planning & Development Department

Project Name: 42 FRONT, LLC Map: 102 Lot: 41 Date: JANUARY 9, 2022

Applicant/agent: ASHLEY F. ROWE Signature: 

(Staff review by: \_\_\_\_\_ Date: \_\_\_\_\_)

### **General items**

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

### **Plan Information**

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**General items**

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• approximate square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

**Platting**

Surveyed property lines including:					
• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Existing Topographic Features**

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE ON CITY SEWER AND WATER
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE ON CITY SEWER AND WATER
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE ON SITE
Wetlands (including name of NH certified wetland scientist who delineated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE FOUND ON SITE
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE IS ENTIRELY OPEN
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE ON SITE
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE ON SITE
Trails and footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NONE ON SITE

**Utilities**

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Other Elements**

Prospective access points (may be subject to change)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





TM 102-18  
N/P THE THOMAS D. GOODWIN, SE. REVOCABLE TRUST OF 2007  
THOMAS D. GOODWIN, SE., TRUSTEE  
PO BOX 878  
ROCHESTER, NH 03865-0878  
SCD BK. 3518, PG. 576

TM 102-20  
N/P BACON FELT REALTY LLC  
361 WALSH AVENUE  
NEW LINDSEY, NY 12553  
SCD BK. 4463, PG. 554

RESERVED REGISTRY OF DEEDS

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF TAX MAP 102, LOT 41.
2. TOTAL PARCEL AREA: MAP 102, LOT 41 0.45 ACRES
3. PARCEL IS ZONED RESIDENTIAL - 2
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 6,000 SF (SINGLE FAMILY), 9,000 (TWO FAMILY)  
FRONTAGE = 60' (SINGLE FAMILY), 80' (TWO FAMILY)
5. BUILDING SETBACKS: FY. = 10', SY. = 8', RY. = 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.)
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. A PORTION OF THE PROPOSED LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 05/17/2005 COMMUNITY PANEL 33017C020BD.
8. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANS (NAD83), BASED ON GPS OBSERVATIONS TAKEN IN APRIL & MAY OF 2008. ELEVATIONS AND CONTOURS REFER TO NAVD83, GEOID 18. DISTANCES SHOWN ARE GROUND DISTANCES.
9. THE SITE WAS EVALUATED FOR JURISDICTIONAL WETLANDS BY RANDOLPH E. TETREBAULT, CERTIFIED WETLAND SCIENTIST #30 IN NOVEMBER OF 2022. NONE WERE FOUND.
10. 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.
11. RESIDENTIAL DWELLINGS SHALL MEET THE CITY OF ROCHESTER FIRE DEPARTMENT REQUIREMENTS FOR FIRE PROTECTION, SUCH AS RESIDENTIAL FIRE SPROINGERS AND INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. NHDES SUBDIVISION APPROVAL IS NOT REQUIRED.
13. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
14. THE SITE WAS INSPECTED FOR THE PRESENCE OF JURISDICTIONAL WETLANDS BY RANDOLPH E. TETREBAULT, NH CERTIFIED WETLAND SCIENTIST #30, IN NOVEMBER OF 2022. THERE WERE NO JURISDICTIONAL WETLANDS FOUND. THE INSPECTION 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: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

## REFERENCE PLANS:

1. "PLAN OF PROPERTY OF COCHECO WOOLLEN MANUFACTURING CO., EAST ROCHESTER NEW HAMPSHIRE" DATED: JULY 1936 BY KENNETH L. JONES, C.E., ROCHESTER, N.H.  
RECORDED: SCD PLAN 8, FOLDER 1, PLAN 1
2. "PROPOSED BOUNDARY LINE REVISION - LAND OF BRUCE BELLES & CARLTON & SHIRLEY EMERSON - FRONT & MILL STREETS, EAST ROCHESTER, N.H." DATED: JUNE 5, 1997 BY BERRY SURVEYING & ENGINEERING.  
RECORDED: SCD PLAN 50-20
3. "MINOR SUBDIVISION PLAN PREPARED FOR SELENA S. RANDOLPH - TAX MAP 102, LOT NO. 37 - 12 FRONT STREET - CITY OF ROCHESTER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE" DATED: JANUARY 2006 BY MCNEANEY SURVEY ASSOCIATES, INC.  
RECORDED: SCD PLAN 85-61
4. "LOT LINE REVISION - MILL STREET - ROCHESTER, NH - FOR THOMAS GOODWIN, SE." DATED: NOVEMBER 2009 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCD PLAN 74-49
5. "PLAN OF LAND - MAIN STREET - ROCHESTER - STRAFFORD COUNTY - NEW HAMPSHIRE - FOR: BACON FELT COMPANY, INC." DATED: MAY 2008 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCD PLAN 100-78
6. "PLAN OF LAND - 31 FRONT STREET - STRAFFORD COUNTY - ROCHESTER, N.H. - FOR: BACON FELT COMPANY, INC." DATED: MAY 2008 BY NORWAY PLAINS ASSOCIATES, INC.  
NOT RECORDED. NPA PLAN NUMBER C-2432-20
7. "SUBDIVISION PLAN FOR BACON FELT COMPANY, INC. - FRONT STREET - EAST ROCHESTER, N.H. - TAX MAP 102, LOT 20." DATED: AUGUST 19, 2011 BY BERRY SURVEYING & ENGINEERING.  
RECORDED: SCD PLAN 102-87
8. "CITY OF ROCHESTER, NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS - EAST ROCHESTER (A) REHABILITATION AND TRANSPORTATION IMPROVEMENTS - FRONT STREET STA. 21+00 TO STA. 32+00" DATED: JANUARY 2007 BY WESTON & SAMPSON ENGINEERS, INC. NOT RECORDED

TAX MAP 102, LOT 41  
OWNER OF RECORD:  
42 FRONT STREET, LLC  
PO BOX 671  
ROCHESTER, N.H.  
BOOK 4704, PAGE 933

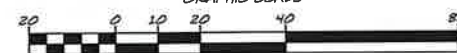
SUBDIVISION PLAN  
42 & 44 FRONT STREET  
ROCHESTER  
STAFFORD COUNTY  
NEW HAMPSHIRE

FOR:

42 FRONT STREET, LLC

1" = 20' NOVEMBER 2022

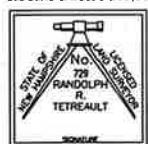
GRAPHIC SCALE



REVISIONS:

SHEET 1 OF 2

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



RANDOLPH E. TETREBAULT, U.S. 729

DATE



RANDOLPH E. TETREBAULT, U.S. 030

DATE

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

DATE

SIGNED BY

NAME

POSITION

FILE NO. 156  
PLAN NO. C-3340  
DWC. NO. 22303 S-1  
DRAWN BY: AFR

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

## LEGEND

N 12°34'56" E 123.45'	PROPERTY LINE
SP	EDGE OF PAVEMENT
==	GRAVEL
— OHW —	OVERHEAD WIRES
— F — F —	FENCE
— W — W —	CHAIN LINKED FENCE
— W — W —	WATER LINE
— S — S —	SEWER LINE
— G — G —	GAS LINE
— D — D —	DRAIN PIPE

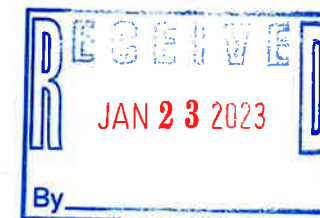
●	MONUMENT
◆	UTILITY POLE
⊕	WETLAND
⊕	FIREHYDRANT
⊕	DRAIN MANHOLE
⊕	SEWER MANHOLE
⊕	CATCH BASIN

## ABBREVIATION LEGEND:

IPF - IRON PIPE FOUND  
RBCF - REBAR WITH IDENTIFICATION CAP FOUND  
TBS - TO BE SET

(+2') - DENOTES HEIGHT OF THE MONUMENT  
TM - TAX MAP & LOT NUMBER  
SCD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES  
"BSE" - BERRY SURVEYING & ENGINEERING  
"MSA" - MCNEANEY ASSOCIATES





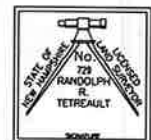
TM 102-18  
N/F THE THOMAS D. GODDWIN, SR. REVOCABLE TRUST OF 2007  
THOMAS D. GODDWIN, SR., TRUSTEE  
PO BOX 878  
ROCHESTER, NH 03866-0878  
SCRD BK. 3518, PG. 576

TM 102-20  
N/F BACON FELT REALTY LLC  
362 WALSH AVENUE  
NEW HAMPSHIRE, NH 03866  
SCRD BK. 4163, PG. 534

**SOILS DATA:**  
SOILS INFORMATION WAS TAKEN FROM NRCS WEB SOIL SURVEY.

**SOILS TYPE:**  
THE ENTIRE SUBJECT PARCEL IS COMPRISED OF:  
WHA - WINDSOR LOAMY SAND; 0-3% SLOPES (GROUP 1, A SLOPE SOILS)

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 E. TETREAULT, LLS 729

DATE

WHETHER OR NOT OTHERWISE EXPRESSLY NOTED 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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION  
APPROVAL.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

SIGNED BY

NAME

DATE

POSITION

FILE NO. 156  
PLAN NO. C-3340  
DWC. NO. 22303 S-1  
DRAWN BY: APR

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

NORWAY PLAINS ASSOCIATES, INC.

TAX MAP 102, LOT 41  
OWNER OF RECORD:  
42 FRONT STREET, LLC  
PO BOX 671  
ROCHESTER, N.H.  
BOOK 4704, PAGE 933  
**TOPOGRAPHIC SUBDIVISION PLAN**  
42 & 44 FRONT STREET  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
42 FRONT STREET, LLC

1" = 20' NOVEMBER 2022

GRAPHIC SCALE



REVISIONS:

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF TAX MAP 102, LOT 41.
2. TOTAL PARCEL AREA: MAP 102, LOT 41 0.45 ACRES
3. PARCEL IS ZONED RESIDENTIAL - 2
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 6,000 SF (SINGLE FAMILY), 9,000 (TWO FAMILY)  
FRONTAGE = 60' (SINGLE FAMILY), 80' (TWO FAMILY)
5. BUILDING SETBACKS: FY. = 10', SY. = 8', EY. = 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.)
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. A PORTION OF THE PROPOSED LOT IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON  
THE FLOOD INSURANCE RATE MAP DATED 05/17/2005 COMMUNITY PANEL 330170208D.
8. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE (NADES), BASED ON GPS  
OBSERVATIONS TAKEN IN APRIL & MAY OF 2008. ELEVATIONS AND CONTOURS REFER TO NAVD83,  
GEOID 18. DISTANCES SHOWN ARE GROUND DISTANCES.
9. THE SITE WAS EVALUATED FOR JURISDICTIONAL WETLANDS BY RANDOLPH E. TETREAULT, CERTIFIED  
WETLAND SCIENTIST #30 IN NOVEMBER OF 2022. NONE WERE FOUND.
10. 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.
11. 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.
12. NADES SUBDIVISION APPROVAL IS NOT REQUIRED.
13. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT,  
33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1335.
14. THE SITE WAS INSPECTED FOR THE PRESENCE OF JURISDICTIONAL WETLANDS BY RANDOLPH E.  
TETREAULT, NH CERTIFIED WETLAND SCIENTIST #030, IN NOVEMBER OF 2022. THERE WERE NO  
JURISDICTIONAL WETLANDS FOUND. THE INSPECTION 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: NORTHEASTERN AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

REFERENCE PLANS:

1. "PLAN OF PROPERTY OF COCHOCO WOOLLEN MANUFACTURING CO., EAST ROCHESTER NEW HAMPSHIRE"  
DATED: JULY 1936 BY KENNETH L. JONES, C.E., ROCHESTER, N.H.  
RECORDED: SCRD POCKET 8, FOLDER 1, PLAN 1
2. "PROPOSED BOUNDARY LINE REVISION - LAND OF BRUCE BELLES & CARLTON & SHIRLEY EMERSON -  
FRONT & MILL STREETS, EAST ROCHESTER, N.H."  
DATED: JUNE 5, 1977 BY BERRY SURVEYING & ENGINEERING.  
RECORDED: SCRD PLAN 50-20
3. "MINOR SUBDIVISION PLAN PREPARED FOR SELENA S. RANDOLPH - TAX MAP 102, LOT NO. 37 - 12  
FRONT STREET - CITY OF ROCHESTER - COUNTY OF STRAFFORD - STATE OF NEW HAMPSHIRE"  
DATED: JANUARY 2006 BY MCNEANEY SURVEY ASSOCIATES, INC.  
RECORDED: SCRD PLAN 35-61
4. "LOT LINE REVISION - MILL STREET - ROCHESTER, NH - FOR THOMAS GODDWIN, SR."  
DATED: NOVEMBER 2003 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCRD PLAN 74-49
5. "PLAN OF LAND - MAIN STREET - ROCHESTER - STRAFFORD COUNTY - NEW HAMPSHIRE - FOR: BACON  
FELT COMPANY, INC."  
DATED: MAY 2008 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCRD PLAN 100-78
6. "PLAN OF LAND - 31 FRONT STREET - STRAFFORD COUNTY - ROCHESTER, N.H. - FOR: BACON FELT  
COMPANY, INC."  
DATED: MAY 2008 BY NORWAY PLAINS ASSOCIATES, INC.  
NOT RECORDED: NPA PLAN NUMBER C-2432-20
7. "SUBDIVISION PLAN FOR BACON FELT COMPANY, INC. - FRONT STREET - EAST ROCHESTER, N.H. - TAX  
MAP 102, LOT 20."  
DATED: AUGUST 19, 2011 BY BERRY SURVEYING & ENGINEERING.  
RECORDED: SCRD PLAN 102-87
8. "CITY OF ROCHESTER, NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS - EAST ROCHESTER 1/1  
REHABILITATION AND TRANSPORTATION IMPROVEMENTS - FRONT STREET STA. 21+00 TO STA.  
32+00"  
DATED: JANUARY 2007 BY WESTON & SAMPSON ENGINEERS, INC. NOT RECORDED