



R00#13054

RESERVED REGISTRY OF DEEDS

TM 102-18  
N/F THE THOMAS D. GOODWIN, SR. REVOCABLE TRUST OF 2007  
THOMAS D. GOODWIN, SR., TRUSTEE  
PO BOX 878  
ROCHESTER, NH 03604-0878  
SCRD BK. 3538, PG. 576

TM 102-20  
N/F BACON FELT REALTY LLC  
361 WALSH AVENUE  
NEW LONDON, NH 03253  
SCRD BK. 4465, PG. 354

## NOTE:

THE OWNER OF LOT 41-1 IS REQUIRED TO SUBMIT A GRADING AND DRAINAGE PLAN TO THE CITY OF ROCHESTER TO ACCOMPANY A BUILDING PERMIT APPLICATION FOR ANY NEW STRUCTURE ON SAID LOT. THIS WILL BE REQUIRED WHETHER OR NOT A DRAINAGE PERMIT IS REQUIRED UNDER CHAPTER 218. THE GRADING AND DRAINAGE PLAN SHALL CONSIDER THE STABLE CONVEYANCE OF EXISTING DRAINAGE ACROSS THE LOT INCLUDING WHAT FLOWS THROUGH THE CULVERT AND DRAINAGE CONDITIONS ALONG FRONT STREET, AS WELL AS INCORPORATION OF LOT DEVELOPMENT DRAINAGE ALL WITHOUT INCREASING FLOWS ON ADJACENT PROPERTIES. THE FINISHED FLOOR ELEVATION FOR ANY PROPOSED BUILDING ON LOT 41-1 SHALL BE DEMONSTRATED ON THE GRADING AND DRAINAGE PLANS TO BE SAFELY ABOVE THE 100 YEAR FLOOD ELEVATION. LOT GRADING SHALL NOT INCREASE FLOOD ELEVATIONS ON ADJACENT LOTS. DUE TO DRAINAGE CONDITIONS AND A RELATIVELY SHALLOW SEASONAL HIGH WATER TABLE PRESENT ON LOT 41-1, THE STRUCTURE PROPOSED SHALL BE BUILT ON AN AT GRADE SLAB, NOT A FULL FOUNDATION. SEE NOTICE OF DECISION IN CASE 102-41-R2-23, DATED OCTOBER 6, 2023 ON FILE AT THE CITY OF ROCHESTER PLANNING DEPARTMENT.

## 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. = 5', 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 SERVED 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 33017C0208D.
8. BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE (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 R. 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 SPROCKERS 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 03607. (603) 335-1338.
14. THE SITE WAS INSPECTED FOR THE PRESENCE OF JURISDICTIONAL WETLANDS BY RANDOLPH R. 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: NORTHEAST AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

## REFERENCE PLANS:

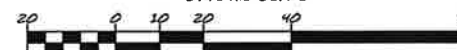
1. "PLAN OF PROPERTY OF COCHECO WOOLLEN MANUFACTURING CO., EAST ROCHESTER NEW HAMPSHIRE" DATED: JULY 1936 BY KENNETH L. JONES, C.E., ROCHESTER, N.H." RECORDED: SCRD POCKET 8, FOLDER 1, PLAN 1
2. "PROPOSED BOUNDARY LINE REVISION - LAND OF BRUCE BELLES & CARLTON & SHIRLEY EMERSON - FRONT & MILL STREETS, EAST ROCHESTER, N.H." DATED: JUNE 5, 1997 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 85-61
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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 V1 RENOVATION 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, LLC  
PO BOX 671  
ROCHESTER, N.H. 03666  
BOOK 4704, PAGE 933

SUBDIVISION PLAN  
42 & 44 FRONT STREET  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
42 FRONT, LLC

1" = 20' NOVEMBER 2022

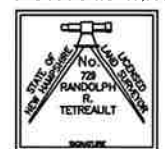
GRAPHIC SCALE



NOV. 2023 - REVISED PER NOTICE OF DECISION DATED 10-6-23

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 RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 13.0/1000.



RANDOLPH R. TETREBAULT, U.S. 729

DATE



FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON

Oct 2, 2023

SIGNED BY: [Signature] / [Signature]  
NAME POSITION

LEGEND	PROPERTY LINE
— N 12°34'56" E 123.45' —	PROPERTY LINE
== == == ==	EDGE OF PAVEMENT
— — — — —	GRAVEL
— — — — —	OVERHEAD WIRES
— — — — —	FENCE
— — — — —	CHAIN LINKED FENCE
— — — — —	WATER LINE
— — — — —	SEWER LINE
— — — — —	GAS LINE
— — — — —	DRAIN PIPE

ABBREVIATION LEGEND:	MONUMENT
IPF - IRON PIPE FOUND	MONUMENT
RBCF - REBAR WITH IDENTIFICATION CAP FOUND	UTILITY POLE
RBCS - REBAR WITH IDENTIFICATION CAP SET	WETLAND
RSS - RAILROAD SPIKE SET	FIREHYDRANT
(+2") - DENOTES HEIGHT OF THE MONUMENT	DRAIN MANHOLE
TM - TAX MAP & LOT NUMBER	SEWER MANHOLE
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS	CATCH BASIN
MONUMENT IDENTIFICATION INSCRIPTIONS:	
"NPA" - NORWAY PLAINS ASSOCIATES	
"BSE" - BERRY SURVEYING & ENGINEERING	
"MSA" - MCNEANEY ASSOCIATES	

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

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

NORWAY PLAINS ASSOCIATES, INC.

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





RESERVED REGISTRY OF DEEDS

TM 102-18  
N/F THE THOMAS D. GOODWIN, SR. REVOCABLE TRUST OF 2007  
THOMAS D. GOODWIN, SR., TRUSTEE  
PO BOX 8786  
ROCHESTER, NH 03866-0876  
SCRD BK. 3518, PG. 576

TM 102-20  
N/F BACON FELT REALTY LLC  
341 WALSH AVENUE  
NEW HAMPSHIRE, NH 03866  
SCRD BK. 4463, PG. 554

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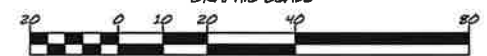
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TAX MAP 102, LOT 41  
OWNER OF RECORD:  
42 FRONT, LLC  
PO BOX 671  
ROCHESTER, N.H. 03866  
BOOK 4704, PAGE 933

TOPOGRAPHIC SUBDIVISION PLAN  
42 & 44 FRONT STREET  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR:  
42 FRONT, LLC

1" = 20' NOVEMBER 2022

GRAPHIC SCALE



REVISIONS:  
NOV. 2023 - REVISED PER NOTICE OF DECISION DATED 10-6-23

SHEET 2 OF 2

## SOILS DATA:

SOILS INFORMATION WAS TAKEN FROM NRCS WEB SOIL SURVEY.

## SOILS TYPE:

THE ENTIRE SUBJECT PARCEL IS COMPRISED OF:  
WDA - 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, U.S. 729

DATE

WHETHER OR NOT OTHERWISE EXPRESSLY RELIED 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 **Oct 2, 2023**

SIGNED BY **[Signature]** / **11-30-23** DATE  
NAME POSITION

## LEGEND

N 12°34'56" E 123.45'	PROPERTY LINE
EP	EDGE OF PAVEMENT
=====	GRAVEL
OHW	OVERHEAD WIRES
==	FENCE
---	CHAIN LINKED FENCE
---	WATER LINE
---	SEWER LINE
---	GAS LINE
---	DRAIN PIPE

●	MONUMENT
●	UTILITY POLE
W	WETLAND
⦿	FIREHYDRANT
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	CATCH BASIN

## ABBREVIATION LEGEND:

IPF - IRON PIPE FOUND  
RBCF - REBAR WITH IDENTIFICATION CAP FOUND  
RBCS - REBAR WITH IDENTIFICATION CAP SET  
RSSS - RAILROAD SPIKE SET  
(+2") - DENOTES HEIGHT OF THE MONUMENT  
TM - TAX MAP & LOT NUMBER  
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS  
MONUMENT IDENTIFICATION INSCRIPTIONS:  
"NPA" - NORWAY PLAINS ASSOCIATES  
"BSE" - BERRY SURVEYING & ENGINEERING  
"MSA" - MCNEANEY ASSOCIATES

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

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

NORWAY PLAINS ASSOCIATES, INC.

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