



LOCUS

16
125

CROSS ROAD
SEWELL ROAD

NOTES:

1. SUBJECT PARCEL: TAX MAP 205 LOT 34
57-59 CROSS ROAD
ROCHESTER, NH
NS PROJECT #850

2. OWNER OF RECORD: DANIEL LAGRANGE
45 POOR FARM ROAD
NOTTINGHAM, NH 03290
S.C.R.D. BOOK 5110, PAGE 828

3. PARCEL AREA: 53,062 S.F. OR 1.22 AC

4. DIMENSIONAL REQUIREMENTS:

	ZONE: AG	PROPOSED MAP 205 LOT 34-1	PROPOSED MAP 205 LOT 34
MIN LOT AREA:	20,000 S.F.	26,191 S.F.	26,872 S.F.
MIN LOT FRONTAGE:	150'	150.01'	119.60'
MIN FRONT SETBACK:	20'	20'	20'
MIN SIDE SETBACK:	10'	10'	10'
MIN REAR SETBACK:	20'	20'	20'
MAX BUILDING HEIGHT:	35'	35'	35'
WETLAND SETBACKS:	50'	50'	50'

*SINGLE FAMILY, CONVENTIONAL SUBDIVISION, MUNICIPAL WATER AND SEWER.
30,000 S.F. REQUIRED FOR SINGLE FAMILY, CONVENTIONAL SUBDIVISION, WITH MUNICIPAL WATER OR SEWER.
45,000 S.F. REQUIRED FOR SINGLE FAMILY, CONVENTIONAL SUBDIVISION.
TWO-FAMILY WITH NEITHER MUNICIPAL WATER NOR SEWER REQUIRES 150% OF SINGLE.

ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF ROCHESTER ZONING ORDINANCE DATED 4-22-14 LAST, REVISED 8-7-14. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.

5. FLOOD HAZARD ZONE: "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP #33017C0201D, DATED 5/17/2005.

6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

7. FIELD SURVEY COMPLETED BY NORTHAM SURVEY, LLC IN SEPTEMBER, 2023 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.

8. HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.

9. THE VERTICAL DATUM IS NAVD83 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.

10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

11. THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

12. THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF THE SUBJECT PARCEL INTO TWO PARCELS.

13. THE NEW PARCEL WILL BE SERVED BY ON-SITE SEPTIC AND MUNICIPAL WATER. THE EXISTING PARCEL IS SERVED BY ON-SITE SEPTIC AND ON-SITE WATER.

14. SOIL INFORMATION IS DEPICTED AS GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES SOIL PER U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE PUBLISHED JANUARY 2009, A SITE SPECIFIC SOIL SURVEY WAS NOT CONDUCTED IN PART OF THIS SURVEY.

15. SUBSURFACE APPROVAL OBTAINED FOR MAP 205 LOT 34 (APPROVAL NUMBER cCA2024022805) AND MAP 205 LOT 34-1 (APPROVAL NUMBER cCA2024022806) AS OF FEBRUARY 28, 2024. AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-MQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

SUBDIVISION APPROVAL:

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 EXPECT 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.

APPROVED VARIANCES AT THE JANUARY 10, 2024 ZONING BOARD HEARING (SEE CASE NUMBER Z-23-61 DANIEL LAGRANGE):

1) ZONING SECTION 275-19.02 AND TABLE 19-A (DIMENSIONAL STANDARDS): MINIMUM LOT FRONTAGE

2) ZONING SECTION 275-19.02 AND TABLE 19-A (DIMENSIONAL STANDARDS): MINIMUM LOT SIZE

SUBDIVISION PLAN
FOR
DANIEL LAGRANGE
OF
TAX MAP 205 LOT 34
57-59 CROSS ROAD
ROCHESTER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

SCALE: 1"=20' (22x34) 1"=40' (11x17)

JOB NO.	850	DATE:	2024-03-05
DRAWN BY:	JIR	DRAWING:	850 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

NORTHAM
SURVEY LLC

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