

LAND SURVEYORS



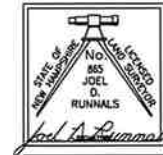
GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE REVISION BETWEEN TAX MAP 240, LOT 65 AND LOT 65-1.
2. LOT AREAS:
TAX MAP 240, LOT 65
OLD AREA = 19,213 sf / 0.44 acres
NEW AREA = 19,213 sf / 0.44 acres
AREA TO BE CONVEYED TO LOT 65-1 = 2,706 sf
AREA TO BE CONVEYED FROM LOT 65-1 = 2,706 sf
TAX MAP 240, LOT 65-1
OLD AREA = 68,085 sf / 1.56 acres
NEW AREA = 68,085 sf / 1.56 acres
AREA TO BE CONVEYED TO LOT 65 = 2,706 sf
AREA TO BE CONVEYED FROM LOT 65 = 2,706 sf
3. THESE LOTS ARE ZONED RESIDENTIAL 1 (R-1).
DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
MINIMUM LOT SIZE = 10,000 SF
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM YARD SETBACKS:
FRONT = 10 FEET
SIDE = 10 FEET
REAR = 20 FEET
4. ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS.
5. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEMS.
6. THE LOTS WERE REVIEWED BY JOSEPH W. NOEL, CWS AND NO WETLANDS WERE IDENTIFIED.
7. PARCELS ARE NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NUMBER 33017C01950 & 33017C02120, EFFECTIVE ON 05-17-2005.
8. ON APRIL 14, 2016, THE ROCHESTER ZBA GRANTED A SPECIAL EXCEPTION FOR 109 WHITEHALL ROAD TO EXTEND THE EXISTING PORCH AND AN EQUITABLE WAIVER TO THE FRONT SETBACK FOR THE CORNER OF THE ADDITION.
9. ON JULY 11, 2023 ROCHESTER CITY COUNCIL MADE A RESOLUTION RECOGNIZING THE INVOLUNTARY MERGER OF 109 WHITEHALL, AND ACKNOWLEDGED THE APPROPRIATENESS OF RESTORATION OF SUCH LOT TO ITS PRE-MERGER CONFIGURATION.
10. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION. ALL FENCES AND SHEDS SHALL BE MOVED OR REMOVED TO MEET CURRENT ZONING SETBACK REGULATIONS.
11. DEVELOPMENT ON THESE LOTS WILL 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.
12. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.

PLAN REFERENCES:

1. "PLAN OF LAND OF JOSEPH DAIGLE, WHITEHALL ROAD, ROCHESTER, N.H.," DATED JUNE 04, 1975 BY BERRY CONST. CO., INC. S.C.R.D. POCKET 9, FOLDER 3, PLAN 56

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND 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.



JOEL D. RUNNALS LLS 865
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

CIVIL ENGINEERS

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 12-11-23
SIGNED BY *[Signature]* / Director DATE 12-15-23
NAME POSITION DATE

