

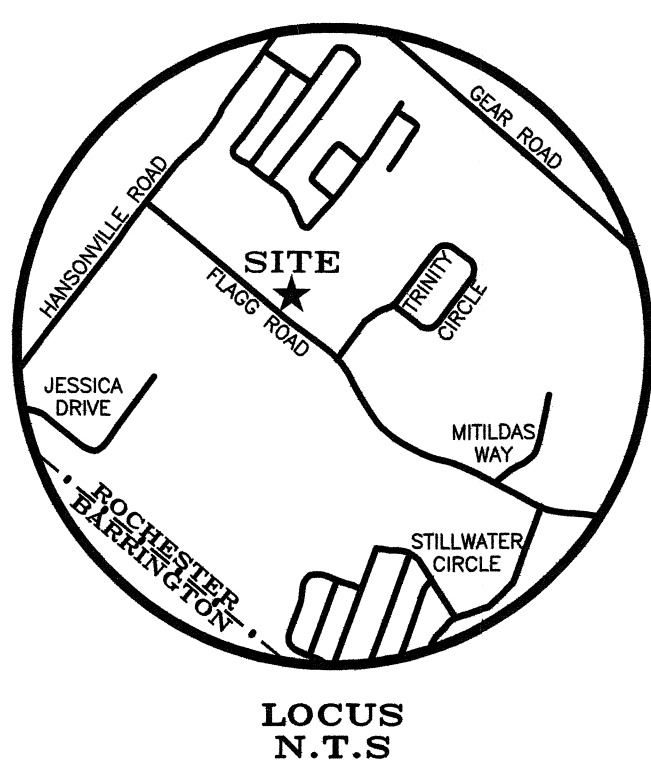
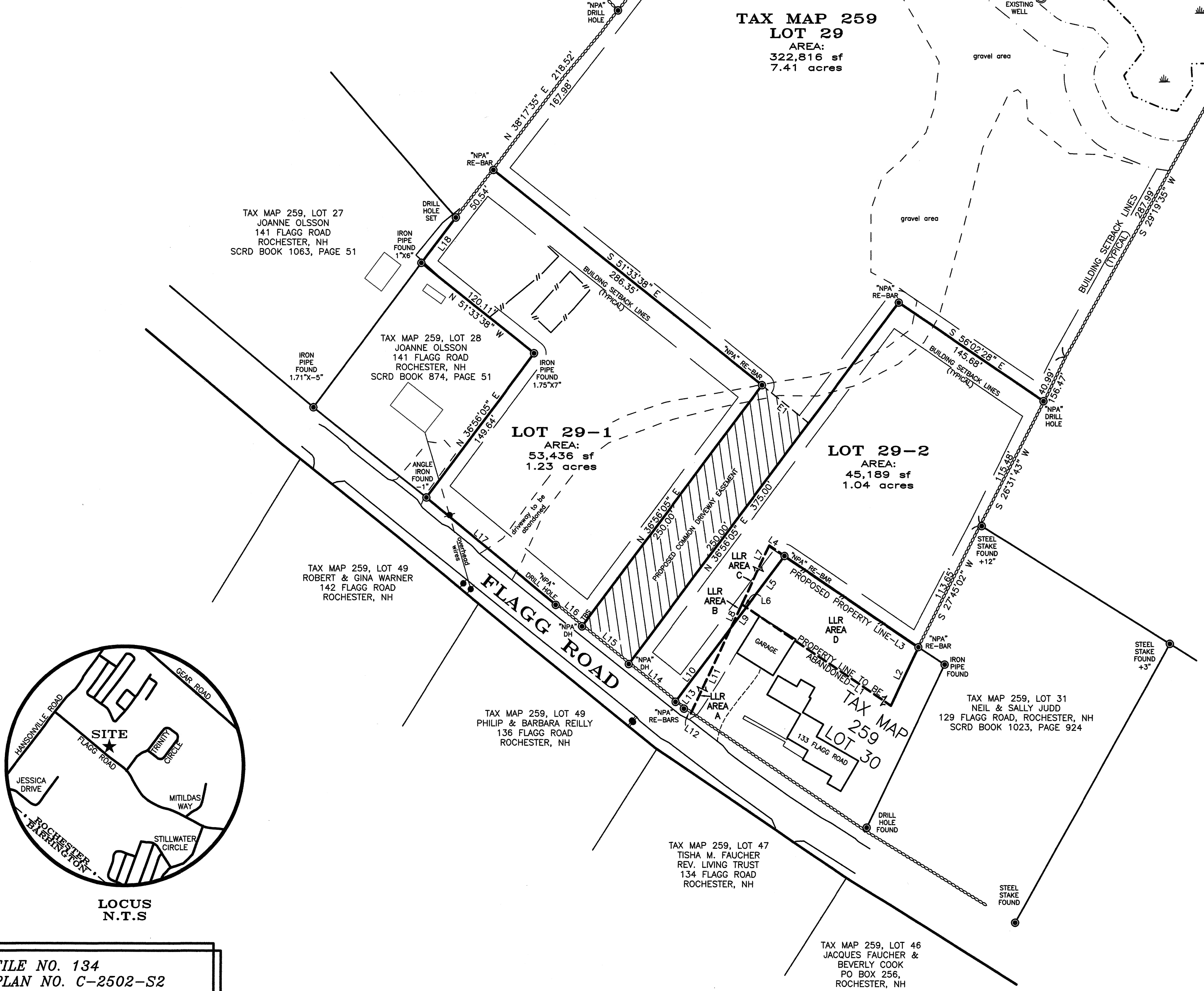
LAND SURVEYORS

CIVIL ENGINEERS

LINE	BEARING	DISTANCE
L1	N 56°02'28" W	145.64'
L2	S 25°10'02" W	53.70'
L3	S 56°02'28" E	134.67'
L4	S 56°02'28" E	15.33'
L5	N 36°56'05" E	53.14'
L6	S 56°02'28" E	4.36'
L7	N 25°10'02" E	53.70'
L8	S 25°10'02" W	21.37'
L9	N 36°56'05" E	21.15'
L10	N 36°56'05" E	77.06'
L11	S 25°10'02" W	78.63'
L12	N 56°02'28" W	7.05'
L13	N 51°16'41" W	9.00'
L14	N 51°16'41" W	50.02'
L15	N 51°16'41" W	50.02'
L16	N 51°16'41" W	28.23'
L17	N 50°35'13" W	139.63'
L18	N 37°20'37" E	47.28'
E1	S 51°16'41" E	50.02'

REFERENCE PLANS:

- "CLUSTER SUBDIVISION PLAN, FLAGG ROAD, ROCHESTER, N.H., FOR TRINITY CONSERVATION, LLC" DATED JANUARY 2006 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLANS 90-82, 90-83 & 90-84
- "SUBDIVISION PLAN and ADDITION TO MOBILE HOME PARK, ROBERT B. DAGLE, FRANCIS J. GRONDI, ROCHESTER, N.H.," DATED OCTOBER 1981 BY FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN 23A-8
- "PROPOSED SUBDIVISION LOTS 5, 6, 7, 8, 9 & 10, LAND OF PARADIS MOBILE HOMES ESTATES INC., CONIC, N.H.," DATED JUNE 01, 1978 BY BERRY CONST. CO., INC. S.C.R.D. PLAN 18A-54
- "PROPOSED LIMITED SUBDIVISION, ROBERT HUSSEY, ROCHESTER, N.H.," DATED MAY, 1974 BY FREDERICK E. DREW ASSOCIATES S.C.R.D. POCKET 9, FOLDER 1, PLAN 16

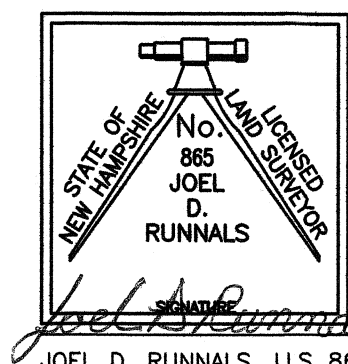


FILE NO. 134
PLAN NO. C-2502-S2
DWG NO. 07193-LDD\S-6

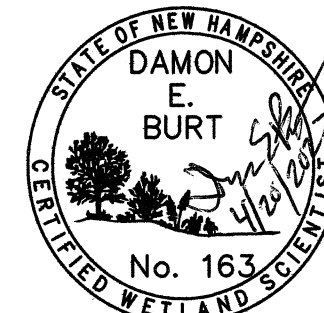
31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

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.



JOEL D. RUNNALS, LLS 865
DATE 04-19-23



DAMON E. BURT, CWS 163

4/20/2023
DATE

GENERAL PLAN NOTES:

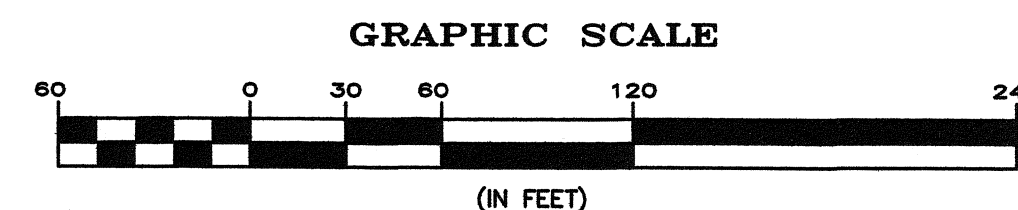
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 259, LOT 29 INTO THREE LOTS AND TO PREFORM A LOT LINE REVISION WITH TAX MAP 259, LOT 30 IN ORDER TO CLARIFY ANY POSSIBLE DISCREPANCIES IN THE EXISTING DEED DESCRIPTIONS.
- DIMENSIONAL STANDARDS.
ZONE (A) AGRICULTURAL DISTRICT.
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.
LOT SIZE = 45,000 sf, FRONTAGE = 150', FY = 20', SY = 10', RY = 20'
REGULATIONS FOR CONDITIONAL USE / PORKCHOP SUBDIVISION.
MINIMUM LOT SIZE = 40,000 sf
MINIMUM FRONTAGE = 50'
- LOT AREAS:
TAX MAP 259, LOT 29: EXISTING AREA = 421,491 sf / 9.68 acres
PROPOSED AREA = 322,816 sf / 7.41 acres
TAX MAP 259, LOT 29-1: PROPOSED AREA = 53,436 sf / 1.23 acres
TAX MAP 259, LOT 29-2: PROPOSED AREA = 45,189 sf / 1.04 acres
AREA A (820 sf), AREA B (46 sf), AREA C (523 sf), and AREA D (7,438 sf)
- ORIENTATION: HORIZONTAL DATUM - CITY OF ROCHESTER GIS (NHSPC),
VERTICAL DATUM - NAVD83.
- SOIL TYPES ARE PER USDA - NRCS.
(C/D) CHARLTON FINE SANDY LOAM 15-25% SLOPES
(Hob) HINCKLEY LOAMY SAND 3-8% SLOPES
(Sb) SAUGATUCK LOAMY SAND
(WdA) WINDSOR LOAMY SAND 0-3% SLOPES
(WbB) WINDSOR LOAMY SAND 3-8% SLOPES
- LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0213D EFFECTIVE DATE ON 05-17-05.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- SUBDIVISION REGULATION 5.12, ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, AND CABLE TV SERVICE WILL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY.
- SITE REVIEW REGULATION SECTION 14.8.2 REQUIRES DRIVEWAY SPACING OF 100 FEET, (CENTERLINE TO CENTERLINE) FROM FLAGG ROAD AND 75 FEET FROM EXISTING DRIVEWAYS.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- DEVELOPMENT ON THE PROPOSED 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 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.
- WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, CWS ON NOVEMBER 10, 2021.
- LOTS 29-1 & 29-2, NHDES SUBDIVISION APPROVAL NUMBER e6a2023041708, DATED 04-17-23.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03607. (603) 335-1338.

TAX MAP 259, LOT 29
OWNER OF RECORD:
GREAT WOODS DEVELOPMENT, LLC
95 BLACKWATER ROAD
ROCHESTER, NH 03667-4600
S.C.R.D. BOOK 5059, PAGE 152

TAX MAP 259, LOT 30
OWNER OF RECORD:
LIONEL R. PARADIS, JR., and KRISTINA L. PARADIS
180 TOLAND ROAD
DOVER, NH 03820
S.C.R.D. BOOK 1814, PAGE 136

**LOT LINE REVISION
SUBDIVISION PLAN
FLAGG ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE**
PREPARED FOR:
GREAT WOODS DEVELOPMENT, LLC

SCALE: 1" = 60' JANUARY 2023



1 INCH = 60 FEET
REVISIONS:
02-13-23 per TEG comments
03-28-23 per NOD
04-19-23 NHDES approval

- Quality of Project.
- Parcel Size. The development parcel shall have a minimum size of 6 gross acres and minimum frontage of 150 feet on an existing public way.
- 3 Lots. There shall be a maximum of 3 lots created from any one lot.
- Minimum Lot Size. The minimum lot size for each new lot shall be 40,000 square feet or the minimum lot size for the district, whichever is greater.
- Average Lot Size. The average lot size for new lots in the porkchop subdivision shall be at least 120,000 square feet or 1.5 times the minimum lot size for the district, whichever is greater.
- Frontage. The minimum frontage for each new porkchop lot shall be 50 feet.
- Common Access. All lots shall be entered from a common access point.
- Separate Driveway. Each porkchop subdivision lot shall have a common driveway independent from any other subdivision.
- No Further Subdivision. There shall be no further subdivision of any of the porkchop lots other than lot line adjustments.
- Single Family. The porkchop lots shall be used for single family use only.
- Width. The all-season passable width of any shored driveway shall be 20 feet when serving 2 or more lots.
- Easement Width. The width of the common driveway access easement shall be 30 feet. Additional width may be required to accommodate slope and drainage easements.
- Turnaround. An acceptable turnaround for the fire trucks may be required.
- Recording. A document satisfactory to the City Attorney shall be recorded establishing the conditions of use of any common driveway, providing for indemnification for the City emergency services; and including suitable language to ensure that the private way will not become a City road or street.

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
SIGNED BY Joanne B. Runnals 8-17-23 DATE
NAME POSITION
Per March 6, 2023 PB Meeting

2 Continental Blvd., Rochester, N.H. 603-335-3948