

LEGEND

- WETLAND
 UTILITY POLE
 MONUMENT
 CATCH BASIN
 CATCH BASIN
 APPLE ORCHARD
 PROPERTY LINE
 BUILDING SETBACK LINE
 LIMIT OF JURISDICTIONAL WETLANDS
 50' WETLANDS BUFFER LINE
 TREELINE
 OVERHEAD UTILITY WIRES
 DRAINAGE PIPE

SUBMISSION 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 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 FROM SUBDIVISION APPROVAL.

GRANTED WAIVERS:

ROCHESTER SUBDIVISION REGULATIONS SECTIONS:

5.3.7.- DEAD-END STREETS SHALL NOT BE LONGER THAN 600 FEET, WHEREAS 1,290' FEET IS PROPOSED

5.3.8.- PAVEMENT WIDTH FOR MINOR STREETS, AGRICULTURAL ZONING DISTRICT SHALL BE 26 FEET, MAXIMUM, IN PERCENT, WITHIN 100 FEET OF AN INTERSECTION OF A MINOR STREET SHALL BE 0.5%, WHEREAS 2.0% IS PROPOSED.

PLANNING BOARD APPROVAL NOTES JUNE 7, 2010

1. LOTS 10-1 AND 10-3 MUST BE SERVICED BY UNDERGROUND ELECTRIC FROM POLE 619/4 VIA THE EASEMENT ACROSS LOT 10-2.
2. A NEW POWER POLE MUST BE INSTALLED IN THE NEW RIGHT OF WAY FROM ENGLAND ROAD.
3. LOT 10-16 MUST BE SERVICED BY UNDERGROUND ELECTRIC FROM THIS NEW POLE.
4. THE NEW STREET SIGN FOR PETERSON ROAD MUST BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOT 10-16 SINCE THAT LOT WILL HAVE A PETERSON ROAD ADDRESS.
5. THE DRIVEWAY IN THE FUTURE RIGHT OF WAY MAY BE BUILT OF GRAVEL. IT WILL SERVE ONLY LOT 10-16. THE OWNER OF LOT 10-16 WILL BE EXCLUSIVELY RESPONSIBLE FOR ITS MAINTENANCE AND CONSTRUCTION UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE DEVELOPER.
6. DURING FUTURE CONSTRUCTION OF THE CITY STREET ACCESS MUST BE PROVIDED TO LOT 10-16.
7. THE OWNER OF LOT 10-16 MAY PLACE GARBAGE AT ENGLAND ROAD FOR PICK UP ONLY SUBJECT TO CITY OF ROCHESTER ORDINANCE 19-3, UNLESS DEEMED APPLICABLE.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY BETWEEN LOTS 263-10 AND 263-10-3 & ADD LOTS 10-3 & 10-16 TO THE LOTS THAT CAN BE DEVELOPED PRIOR TO THE PLACEMENT OF SURETY FOR CONSTRUCTION OF THE NEW ROAD.
2. PARCELS ARE ZONED AGRICULTURAL.
3. MINIMUM LOT REQUIREMENTS: LOT SIZE = 40,000 SF. FRONTAGE = 150'.
4. BUILDING SETBACKS: FRONT YARD = 35', SIDE YARD = 25', & REAR YARD = 50'.
5. THE LOTS ARE TO BE SERVICED BY ONSITE WELLS AND SEPTIC SYSTEMS.
6. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
7. WETLANDS WERE DELINEATED BY NHEG, INC. ON OR ABOUT MAY 1, 2007 ON THE BASIS OF HYDROPHILIC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2, JULY 1987. (SEE ENV-WIS 1014-03 DELINEATION OF WETLANDS; HYDRIC SOILS DETERMINATION).
8. ALL WETLANDS LESS THAN ONE-ACRE IN SIZE, EXCEPT VERNAL POOLS ARE EXEMPT FROM THE PROVISIONS OF THE CONSERVATION OVERLAY DISTRICT AND DO NOT HAVE A WETLANDS BUFFER AROUND THEM.
9. ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THIS STREET, ONE ADDITIONAL POLE MAY BE PLACED ON THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRE ACCESS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
10. THIS DEVELOPMENT MUST BE IN COMPLIANCE WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS - UNLESS OTHERWISE WAIVED.
11. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT; 31 WAKEFIELD STREET, ROCHESTER, 03667, (603) 335-1338.
12. LOTS 10-1, 10-2, 10-3 AND 10-16 SHALL BE ENCUMBERED BY A 150' FIELD PRESERVATION EASEMENT A LONGB THE ENGLAND ROAD FRONTAGE. LEACH FIELDS SHALL NOT BE LOCATED WITHIN THIS PRESERVATION EASEMENT.
13. ACCESS TO LOT 10-3 SHALL BE LOCATED ON THE EASTERLY SIDE OF THE LOT. THE ACCESS STRIP. ACCESS TO LOTS 10-1 AND 10-2 SHALL BE LOCATED ON THE WESTERLY SIDE OF THEIR RESPECTIVE LOTS, AS SHOWN. ACCESS TO LOT 10-16 SHALL BE FROM THE NEW ROAD.
14. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR ANY LOTS TAKING ACCESS FROM THE NEW STREET UNTIL THE DRIVEWAY ON LOT 10 IS RELOCATED TO THE NEW STREET AND THE EXISTING DRIVEWAY RECLAIMED.
15. THE DRIVEWAY FOR LOT 10 MUST BE RELOCATED TO THE NEW STREET WHEN THE NEW ROAD IS CONSTRUCTED TO BASE CORNERS. THE RELOCATION AND RECLAMATION OF THE CURRENT DRIVEWAY SHALL BE AT THE DEVELOPER'S EXPENSE.
16. LOT 10 IS SUBJECT TO A CONSTRUCTION EASEMENT TO ALLOW THE DEVELOPER TO RELOCATE THE CURRENT DRIVEWAY FROM ENGLAND ROAD ONTO THE NEW ROAD, ONCE CONSTRUCTED.

REFERENCE PLAN:

*SUBDIVISION OF LAND - ENGLAND ROAD - ROCHESTER, NH -
 STRAFFORD COUNTY FOR MARK PHILLIPS
 DATED: JULY 2007 BY NORWAY PLAINS ASSOCIATES, INC.
 RECORDED S.C.R.D. PLAN NO. 96-98

TAX MAP 263, LOT 10
 OWNER OF RECORD:
 MARK G. PHILLIPS
 35 HODGDON FARM LANE
 NEWINGTON, N.H.
 BOOK 3546 - PAGE 0866

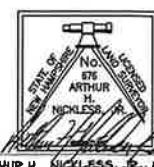
JUN 17 2010
 Planning Dept.

REVISED LOT PLAN
 ENGLAND ROAD
 TAX MAP 263, LOTS 10 & 10-3
 ROCHESTER, NH
 STRAFFORD COUNTY

PREPARED FOR
 MARK PHILLIPS
 1"=50' JUNE 2010

GRAPHIC SCALE
 0 25 50 100 200
 (IN FEET)
 1" = 50 FT.
 REVISION DATE:
 6/16/10: ADD NOTES

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 1:10,000.



ARTHUR H. NICKLESS, JR., L.L.S.

6/16/10

DATE:

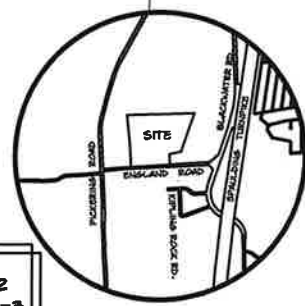
FINAL APPROVAL BY THE
 ROCHESTER PLANNING BOARD

CERTIFIED BY:

6/18/10

DATE:

FILE NO. 186
 PLAN NO. C-2422-2
 DWG. NO. 070995-3
 F.B. NO. #



LOCUS N.T.S.

NO LOTS OTHER THAN LOTS 10, 10-1, 10-2, 10-3
 & 10-16 MAY BE CONVEYED OR BUILT UPON UNTIL
 THE ROAD IS BUILT TO CITY STANDARDS OR
 SURETY, IN AN AMOUNT APPROVED BY THE CITY OF
 ROCHESTER PUBLIC WORKS DEPARTMENT, IS
 PROVIDED AND A RELEASE OF RESTRICTION IS
 SIGNED BY THE CITY OF ROCHESTER PLANNING
 DEPARTMENT AND RECORDED.

NORWAY PLAINS ASSOCIATES, INC.

263-10-A-07

ROD # 99-58