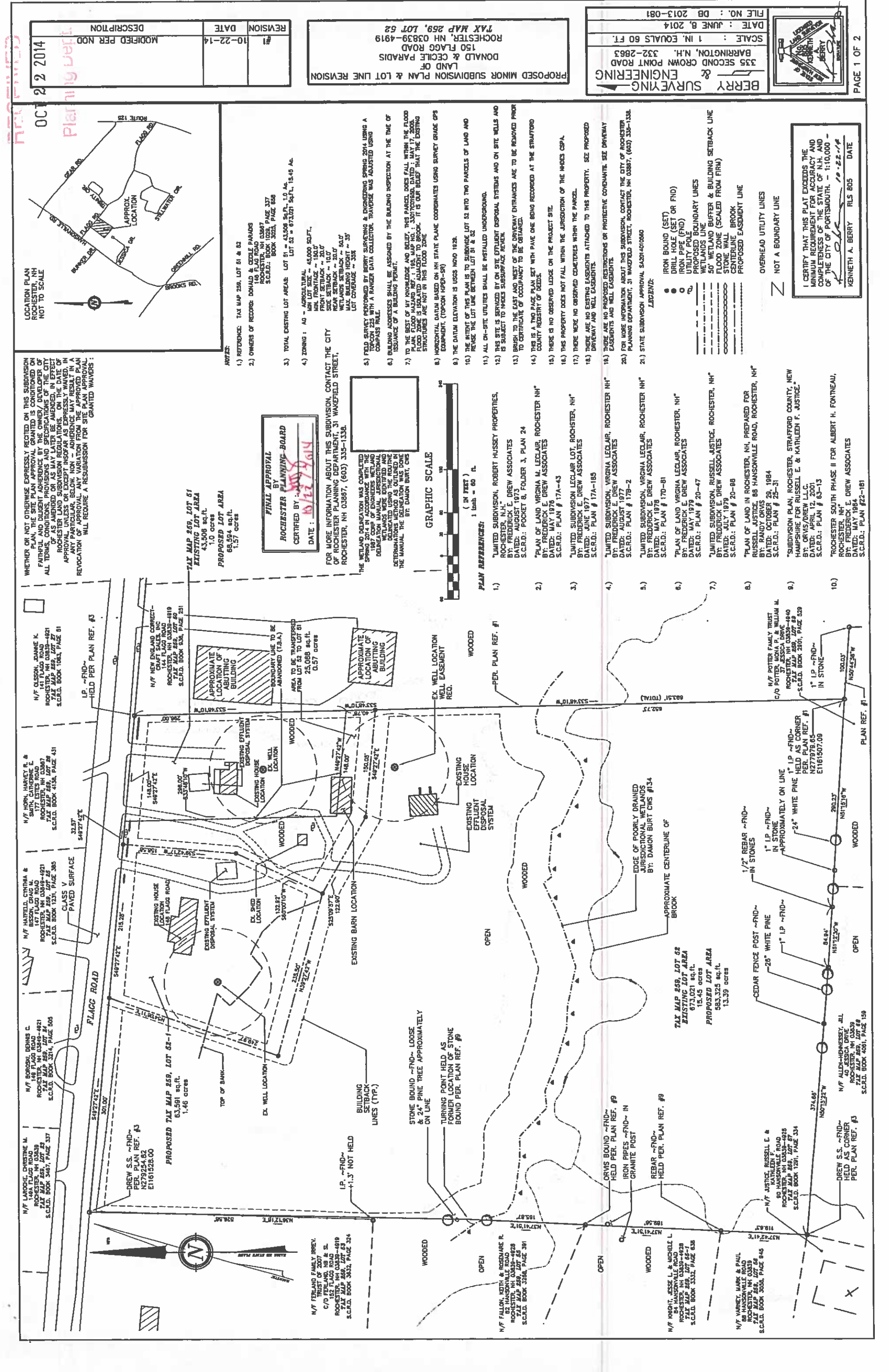




WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SITE PLAN APPROVAL IS CONDITIONED ON THE OWNER'S FAITHFUL AND DILIGENT ADHERENCE TO THE CITY OF ROCHESTER, NH SUBDIVISION REGULATIONS, ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL FROM THE CITY OF ROCHESTER, NH. THE OWNER WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL IF ANY GRANTED WAIVERS:

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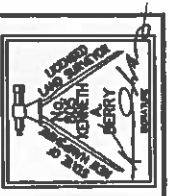
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REVISION	DATE	DESCRIPTION
#1	10-22-14	MODIFIED PER NOD
#2	2 2 2014	

PROPOSED MINOR SUBDIVISION PLAN & LOT LINE REVISION
DONALD & CECILE PARADIS
150 FLAG ROAD
ROCHESTER, NH 03839-4919
TAX MAP 259, LOT 62

BERRY & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 0332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: JUNE 8, 2014
FILE NO.: DB 2013-081



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF PORTSMOUTH. - 1:10,000 -
KENNETH A. BERRY RLS 805 DATE 10-22-14

1. REFERENCES: TAX MAP 259, LOT 61 & 62
2. OWNERS OF RECORD: DONALD & CECILE PARADIS
150 FLAG ROAD
ROCHESTER, NH 03839-4919
S.C.R.D. BOOK 302A, PAGE 337
S.C.R.D. BOOK 302A, PAGE 338
3. TOTAL EXISTING LOT AREA: LOT 61 = 43,508 sq.ft. 1.0 ac.
LOT 62 = 67,325 sq.ft. 1.54 ac.
4. ZONING: A2 - AGRICULTURAL
MIN LOT SIZE = 40,000 sq.ft.
MIN FRONTAGE = 150.0'
MIN SETBACK = 10.0'
SIDE SETBACK = 10.0'
REAR SETBACK = 20.0'
WETLANDS SETBACK = 50.0'
MAX BUILDING HEIGHT = 35'
LOT COVERAGE = 35%
5. FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING SPRING 2014 USING A TOPCON 225 WITH A RANGER DATA COLLECTOR. TRAVERSE WAS ADJUSTED USING COMPASS RULE.
6. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
7. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD ZONE 1, MAP NO. 1, 33070100A, DATED MAY 17, 2003. FLOOD ZONE IS ISOLATED ADJACENT TO BROOK. IT IS OUR BELIEF THAT THE EXISTING STRUCTURES ARE NOT IN THIS FLOOD ZONE.
8. HORIZONTAL DATUM BASED ON N.H. STATE PLANE COORDINATES USING SURVEY GRADE GPS EQUIPMENT. (TOPCON HPG-5R)
9. THE DATUM ELEVATION IS USDS MGS 1928.
10. THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 62 INTO TWO PARCELS OF LAND AND REVERSE THE LOT LINE BETWEEN LOT 61 & 62.
11. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
12. THIS SITE IS SERVED BY ON-SITE EFFLUENT DISPOSAL SYSTEMS AND ON-SITE WELLS AND IS SUBJECT TO WADSWORTH SURFACE REVIEW.
13. BRUSH TO THE EAST AND WEST OF THE DRIVEWAY ENTRANCES ARE TO BE REMOVED PRIOR TO OCCUPANCY TO BE OBTAINED.
14. THIS IS A TWO PAGE PLAN SET WITH PAVE ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTERY OF DEEDS.
15. THERE IS NO OBSERVED LEDGE ON THE PROJECT SITE.
16. THIS PROPERTY DOES NOT FALL WITHIN THE JURISDICTION OF THE NHDES OSPA.
17. THERE WERE NO OBSERVED CEMETERIES WITHIN THE PARCEL.
18. THERE ARE NO EXISTING EASEMENTS ATTACHED TO THIS PROPERTY. SEE PROPOSED DRIVEWAY AND WELL EASEMENTS.
19. THERE ARE NO PROPOSED RESTRICTIONS OR PROTECTIVE COVENANTS. SEE DRIVEWAY EASEMENTS AND WELL EASEMENTS.
20. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 330-1338.
21. STATE SUBDIVISION APPROVAL: 5/29/14/0560
- LEGEND:
- IRON BOUND (SET OR FND)
 - IRON PIPE (FND)
 - UTILITY POLE
 - PROPOSED BOUNDARY LINES
 - WETLANDS LINE
 - 50' WETLAND BUFFER & BUILDING SETBACK LINE
 - FLOOD ZONE (SCALED FROM FIRM)
 - STONE WALL
 - CENTERLINE BROOK
 - PROPOSED EASEMENT LINE
 - OVERHEAD UTILITY LINES
 - NOT A BOUNDARY LINE

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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PLAN REFERENCES:

1. "LIMITED SUBDIVISION, ROBERT HUSSEY PROPERTIES, ROCHESTER, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: AUGUST 1973
S.C.R.D.: POCKET 8, FOLDER 3, PLAN 24
2. "PLAN OF LAND VIRGINIA M. LECLAIR, ROCHESTER NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: MAY 1976
S.C.R.D.: PLAN # 17A-43
3. "LIMITED SUBDIVISION LECLAIR LOT, ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JUNE 1977
S.C.R.D.: PLAN # 17A-185
4. "LIMITED SUBDIVISION, VIRGINIA LECLAIR, ROCHESTER NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: AUGUST 1977
S.C.R.D.: PLAN # 17B-2
5. "LIMITED SUBDIVISION, VIRGINIA LECLAIR, ROCHESTER NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: MAY 1976
S.C.R.D.: PLAN # 17D-81
6. "PLAN OF LAND VIRGINIA LECLAIR, ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: MAY 1979
S.C.R.D.: PLAN # 20-47
7. "LIMITED SUBDIVISION, RUSSELL JUSTICE, ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JULY 1979
S.C.R.D.: PLAN # 20-88
8. "PLAN OF LAND IN ROCHESTER, NH, PREPARED FOR RUSSELL JUSTICE, 88 HANSONVILLE ROAD, ROCHESTER, NH"
BY: RANDY DRIS
DATED: OCTOBER 29, 1984
S.C.R.D.: PLAN # 25-31
9. "SUBDIVISION PLAN, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR RUSSELL E. & KATHLEEN F. JUSTICE."
BY: RANDY DRIS
DATED: MAY 1984
S.C.R.D.: PLAN # 63-13
10. "ROCHESTER SOUTH PHASE II FOR ALBERT H. FONTENAU, ROCHESTER, NH"
BY: FREDERICK E. DREW ASSOCIATES
DATED: MAY 1984
S.C.R.D.: PLAN #22-181

1. N/F OLSON, JOANNE K.
141 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 10A, PAGE 81

2. N/F HORN, HARVEY E.
141 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 43A, PAGE 431

3. N/F HARRFIELD, CYNTHIA &
141 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12A, PAGE 385

4. N/F BOROSHI, DENNIS C.
148 FLAG ROAD
ROCHESTER, NH 03839-4921
TAX MAP 259, LOT 24
S.C.R.D. BOOK 32A, PAGE 306

5. N/F FERRAND FAMILY TRUST
148 FLAG ROAD
ROCHESTER, NH 03839-4921
TAX MAP 259, LOT 24
S.C.R.D. BOOK 33A, PAGE 324

6. N/F FALLON, KATH & ROSEMARY R.
148 FLAG ROAD
ROCHESTER, NH 03839-4921
TAX MAP 259, LOT 24
S.C.R.D. BOOK 33A, PAGE 381

7. N/F MORTON, JESSE L. & MICHELLE L.
148 FLAG ROAD
ROCHESTER, NH 03839-4921
TAX MAP 259, LOT 24
S.C.R.D. BOOK 33A, PAGE 638

8. N/F VARNET, MARK & PAUL
148 FLAG ROAD
ROCHESTER, NH 03839-4921
TAX MAP 259, LOT 24
S.C.R.D. BOOK 30A, PAGE 848

9. N/F JUSTICE, RUSSELL E. &
KATHLEEN F.
80 HANSONVILLE ROAD
ROCHESTER, NH 03839-4925
TAX MAP 259, LOT 24
S.C.R.D. BOOK 12B, PAGE 334

10. N/F ALLEN-HENNESSY, JILL
40 JESSICA DRIVE
ROCHESTER, NH 03839-4925
S.C.R.D. BOOK 40B, PAGE 59

11. N/F POTTER FAMILY TRUST
C/O POTTER, MONA P. & WILLIAM M.
ROCHESTER, NH 03839-4940
TAX MAP 259, LOT 28
S.C.R.D. BOOK 28B, PAGE 539

12. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

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148 FLAG ROAD
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TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

15. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

16. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
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17. N/F DREW, JACOB
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ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

18. N/F DREW, JACOB
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TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

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S.C.R.D. BOOK 12B, PAGE 334

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TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

26. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

27. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

28. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

29. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

30. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

31. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

32. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

33. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

34. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

35. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

36. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

37. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

38. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

39. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

40. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

41. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

42. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

43. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

44. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

45. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

46. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

47. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

48. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

49. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

50. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

51. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

52. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

53. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

54. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

55. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

56. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

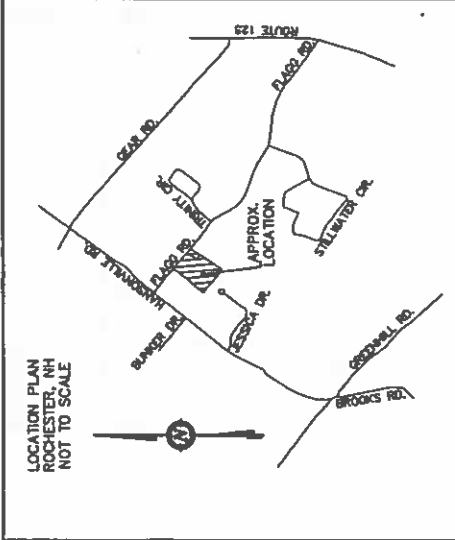
57. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

58. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D. BOOK 12B, PAGE 334

59. N/F DREW, JACOB
148 FLAG ROAD
ROCHESTER, NH 03867
TAX MAP 259, LOT 27
S.C.R.D.



SOILS FROM WEBSOIL:
UPLAND SOILS ~ HcA ~ HINCKLEY FINE SAND
WETLANDS SOILS ~ WcB ~ WINDSOR LOAMY SAND

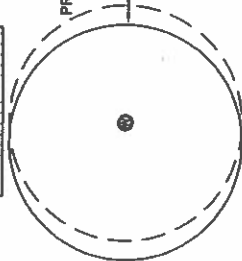


NOTES:

- 1.) REFERENCE: TAX MAP 259, LOT 51 & 52
- 2.) OWNERS OF RECORD: DONALD & CECILE PARADIS
148 FLAGG ROAD
ROCHESTER, NH 03867
S.C.R.D.: BOOK 3223, PAGE 656
- 3.) TOTAL EXISTING LOT AREAS: LOT 51 = 43,508 Sq.Ft., 1.0 Ac.
LOT 52 = 673,001 Sq.Ft., 15.45 Ac.
- 4.) ZONING: AG - AGRICULTURAL
MIN. LOT SIZE = 45,000 SQ.FT.
MIN. FRONTAGE = 150.0'
FRONT SETBACK = 20.0'
SIDE SETBACK = 10.0'
REAR SETBACK = 20.0'
WETLANDS SETBACK = 50.0'
MAX. BUILDING HEIGHT = 35'
LOT COVERAGE = 35%
- 5.) FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING SPRING 2014 USING A TOPCON 223 WITH A RANGER DATA COLLECTOR. TRAVERSE WAS ADJUSTED USING COMPASS RULE.
- 6.) BUILDING ADDRESSSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 7.) TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN ZONE OF PARADISE REEF. THE PARCEL IS NOT ADJACENT TO ANY FLOOD PLAIN ZONE. THE PARCEL IS NOT ADJACENT TO ANY FLOOD PLAIN ZONE. THE PARCEL IS NOT ADJACENT TO ANY FLOOD PLAIN ZONE.
- 8.) HORIZONTAL DATUM BASED ON NH STATE PLANE COORDINATES USING SURVEY GRADE OPS EQUIPMENT. (TOPCON HYPER-90)
- 9.) THE DATUM ELEVATION IS USDS NAD83.
- 10.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 52 INTO TWO PARCELS OF LAND AND REVERSE THE LOT LINE BETWEEN LOT 51 & 52.
- 11.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12.) THIS SITE IS SERVED BY AN SITE EFFLUENT DISPOSAL SYSTEMS AND ON SITE WELLS AND IS SUBJECT TO WELLS SURFACE REVIEW.

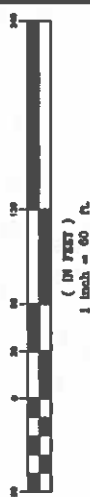
LEGEND:

- IRON BOUND (TO BE SET)
- DRILL HOLE (SET OR FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINES
- WETLANDS LINE
- 100' WETLAND BUFFER & BUILDING SETBACK LINE
- FLOOD ZONE (SCALED FROM FIRM)
- STONE WALL
- CENTERLINE BERRY'S BROOK
- ISOLATED AREA OF LEDGE
- OVERHEAD UTILITY LINES
- EXISTING CONTOUR LINES (MINOR)
- EXISTING CONTOUR LINES (MAJOR)
- PROPOSED INHDES 4,000 Sq.Ft., LEACHING AREA



--- NRCS SOILS LINES & LABELS

GRAPHIC SCALE



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF PORTSMOUTH. - 1:10,000 -
Kenneth A. Berry 10-22-14
KENNETH A. BERRY RLS 805 DATE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, N.H. 332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: JUNE 8, 2014
FILE NO.: DB 2013-081

PROPOSED MINOR SUBDIVISION PLAN & LOT LINE REVISION
LAND OF
DONALD & CECILE PARADIS
150 FLAGG ROAD
ROCHESTER, NH 03859-4919
TAX MAP 259, LOT 51 & 52

REVISION	DATE	DESCRIPTION