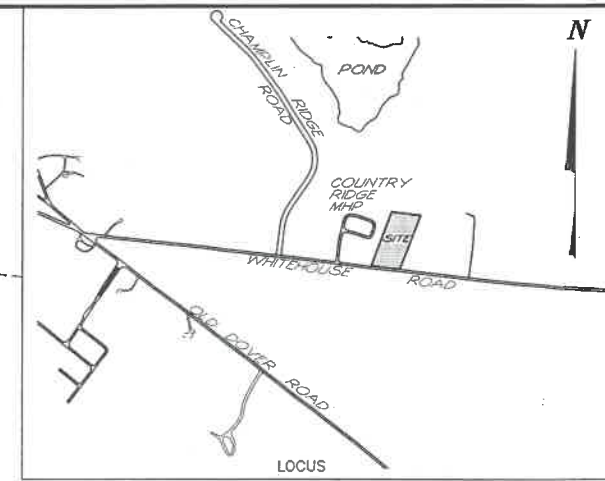


N

TRITECH
ENGINEERING CORPORATION

MAP 256
LOT 17
SCOTT & DONNA MARTIN
74 WHITEHOUSE ROAD
ROCHESTER, N.H.
SCRD 1649-800



RECEIVED
MAR 07 2017
By _____

NOTES

- 1.) INTENT: TO SUBDIVIDE ROCHESTER TAX MAP 256 LOT 10 INTO 2 LOTS.
- 2.) CURRENT OWNER OF RECORD: WCS DEVELOPMENT, LLC.
22 COACH ROAD
STRATHAM, N.H.
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 174,955 SQ.FT. - 4.016 ACRES
- 5.) TAX MAP 256 LOT 10
- 6.) PROJECT DEED REFERENCE: SCR D BOOK 4430 PAGE 1
- 7.) PROJECT PLAN REFERENCE: SURVEY FOR CHESTER W. BRYSON
ROCHESTER, N.H. FORMERLY LOTS OF GAGE
JOHNSON, TWOMBLY
ALSO SHOWS FORMER EDNEY PARCEL, LATER OF HINSHAW
W.L. KIMBALL NOV. 7, 1967
SCR D POCKET 4, FOLDER 4, PLAN 43
- 8.) ZONING: AGRICULTURAL
MIN. LOT SIZE: 45,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 20 FT
- 9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 50,000, AND WAS ACCOMPLISHED USING A LEICA TO 703 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2016.
- 10.) BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM.
- 11.) DURING THE MONTH OF AUGUST, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL - NO WETLANDS WERE IDENTIFIED ON THIS SITE.
- 12.) NO PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - MAP No. 33017C0218E, DATE: 9-30-2015).
- 13.) MAP 256 LOT 10 & LOT 10-1 TO BE SERVICED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
- 14.) 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 THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS 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 CONDITION.
- 15.) WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UN-NECESSARY BY THE CITY ENGINEERS) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR HANDLING STORMWATER THAT ENTERS THE CONSTRUCTION AREA. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 16.) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED STOPPING SIGHT DISTANCE FOR THE POSTED SPEED LIMIT AS STIPULATED BY THE DEPARTMENT OF PUBLIC WORKS.
- 17.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET ROCHESTER, N.H. 03867. (603) 335-1338
- 18.) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: eSA2016120802.
- 19.) ON WEDNESDAY, AUGUST 10, 2016, THE ROCHESTER ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE TO ALLOW THE SUBDIVISION OF AN EXISTING PARCEL INTO TWO (2) ACRE BUILDING LOTS, ONE WITH 150' OF FRONTAGE, AND ONE WITH LESS THAN 150' OF FRONTAGE. THIS IS ACCORDING TO THE CITY'S ZONING ORDINANCE CHAPTER 42, TABLE 19 A -- DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS. LOCATION: 58 WHITEHOUSE ROAD, MAP 0256 LOT 0010, BLOCK 0000, AGRICULTURAL ZONE

LEGEND

- REBAR SET WITH ID CAP (TO BE SET)
- UTILITY POLE
- TEST PIT
- x WIRE FENCE
- CHAIN LINK FENCE
- WELL
- GAS LINE
- OVERHEAD WIRES
- TREELINE

MAP 256
LOT 7
COUNTRY RIDGE CO-OP
16 COUNTRY RIDGE MHP
ROCHESTER, N.H.
SCRD 1335-256

MAP 256
LOT 9
DAVID & KAREN KOENIG
WHITEHOUSE ROAD
ROCHESTER, N.H.
SCRD 4412-765

MAP 256
LOT 31-2
TRAVIS & SHELLEY KING
53 WHITEHOUSE ROAD
ROCHESTER, N.H.
SCRD 3540-928

MAP 256
LOT 31-3
DOUGLASS & SHANNAN THOMAS
165 MICA POINT ROAD
BARRINGTON, N.H.
SCRD 3144-133

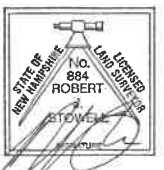
MAP 256
LOT 31-4A
BARBARA A. MESKE
61A WHITEHOUSE ROAD
ROCHESTER, N.H.
SCRD 3296-133

MAP 256
LOT 31-4B
KIRK F. HETHERLY II
61B WHITEHOUSE ROAD
ROCHESTER, N.H.
SCRD 3311-633

TAX MAP 256
LOT 10
87,483 SQ.FT.
2.008 ACRES
56 WHITEHOUSE ROAD

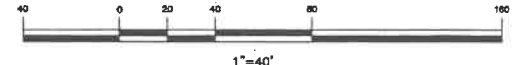
TAX MAP 256
LOT 10-1
87,472 SQ.FT.
2.008 ACRES
58 WHITEHOUSE ROAD

MAP 256
LOT 11
STEPHEN CANTELLI
62 WHITEHOUSE ROAD
ROCHESTER, N.H.
SCRD 4356-589



FINAL APPROVAL
ROCHESTER PLANNING BOARD

CERTIFIED BY: [Signature] DATE: 3/9/17



TRITECH
ENGINEERING CORPORATION

766 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03860
TELEPHONE 603 742 8107
FAX 603 742 9800

REVISIONS	DATE	DESCRIPTION
	12-16-16	REVISED PER CONDITIONS OF APPROVAL (SHEED REMOVED)

SUBDIVISION PLAN
WCS DEVELOPMENT, LLC
TAX MAP 256 LOT 10
56 WHITEHOUSE ROAD
ROCHESTER, NEW HAMPSHIRE

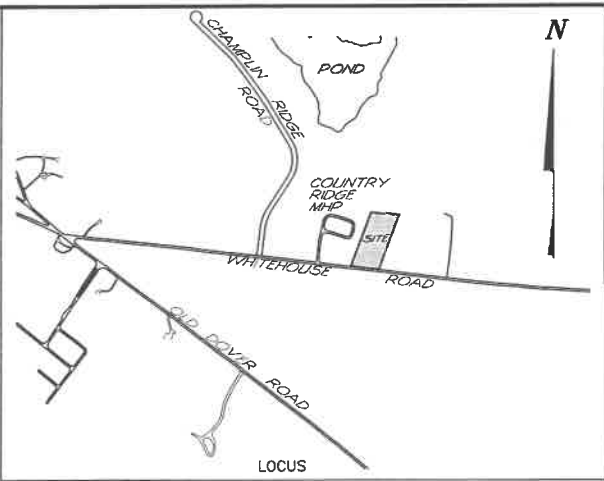
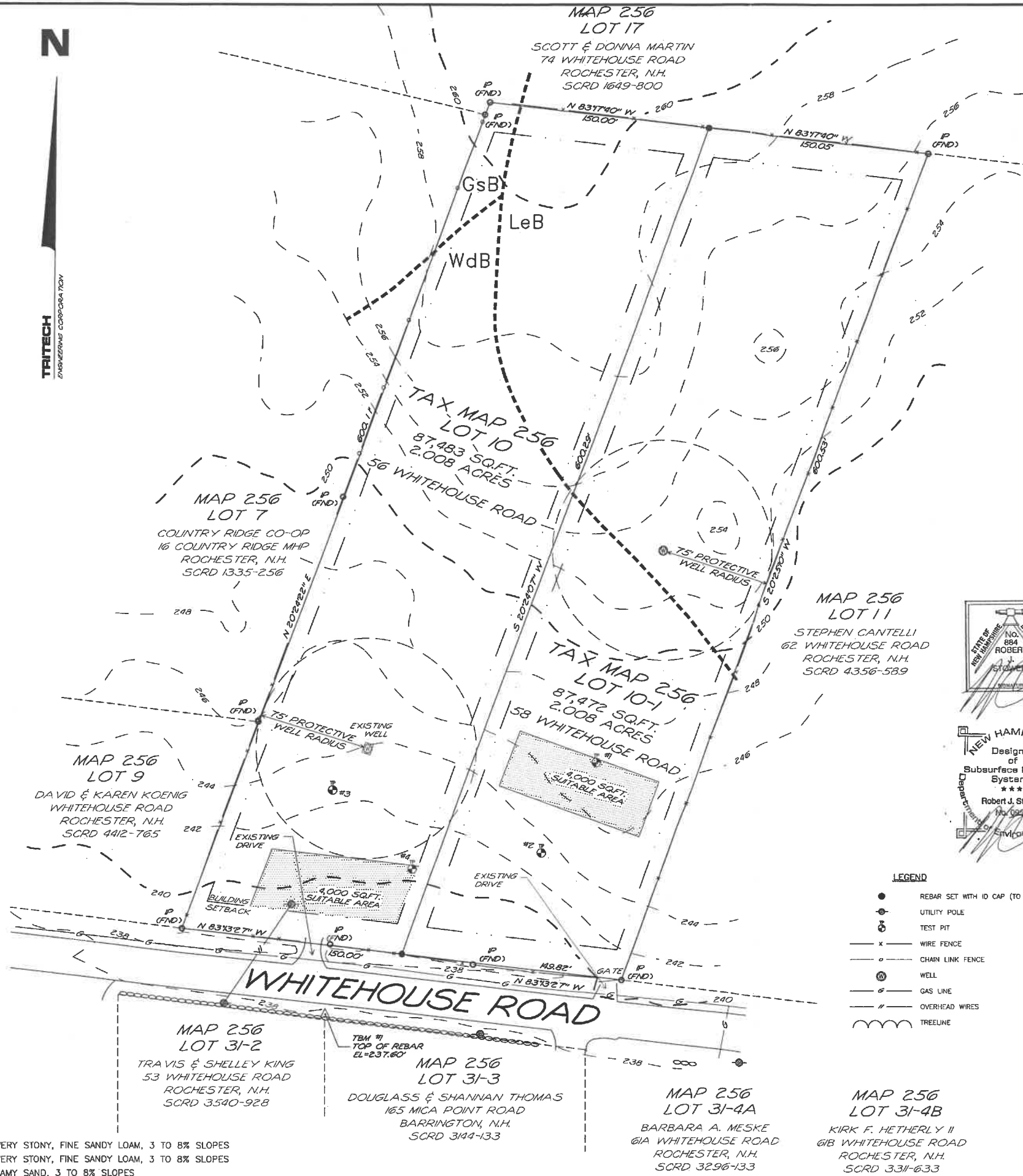
NOVEMBER 8, 2016
JOB No. 16127
SCALE: 1" = 40'

SHEET NO.

5-1

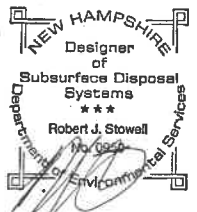
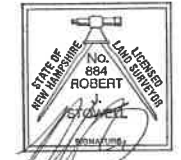
N

TRITECH
ENGINEERING CORPORATION



NOTES

- INTENT: TO SUBDIVIDE ROCHESTER TAX MAP 256 LOT 10 INTO 2 LOTS.
- CURRENT OWNER OF RECORD: WCS DEVELOPMENT, LLC, 22 COACH ROAD, STRATHAM, N.H.
- SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- TOTAL LOT AREA: 174,955 SQ.FT. - 4.016 ACRES
- TAX MAP 256 LOT 10
- PROJECT DEED REFERENCE: SCR D BOOK 4430 PAGE 1
- PROJECT PLAN REFERENCE: SURVEY FOR CHESTER W. BRYSON ROCHESTER, N.H. FORMERLY LOTS OF GADE JOHNSON, TWOMBLY ALSO SHOWS FORMER EDNEY PARCEL, LATER OF HINSHAW W.L. KIMBALL NOV. 7, 1957 SCR D POCKET 4, FOLDER 4, PLAN 43
- ZONING: AGRICULTURAL
MIN. LOT SIZE: 45,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 20 FT
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 50,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF OCTOBER, 2016.
- BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM.
- DURING THE MONTH OF AUGUST, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. NO WETLANDS WERE IDENTIFIED ON THIS SITE.
- NO PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - MAP No. 33017C0218E, DATE: 9-30-2015).
- MAP 256 LOT 10 & LOT 10-1 TO BE SERVICED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
- 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 THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS 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 CONDITION.
- WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED STOPPING SIGHT DISTANCE FOR THE POSTED SPEED LIMIT AS STIPULATED BY THE DEPARTMENT OF PUBLIC WORKS.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET ROCHESTER, N.H. 03867. (603) 335-1338
- STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: eSA2016120602.
- ON WEDNESDAY, AUGUST 10, 2016, THE ROCHESTER ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE TO ALLOW THE SUBDIVISION OF AN EXISTING PARCEL INTO TWO, 2 ACRE BUILDING LOTS, ONE WITH 150' OF FRONTAGE, AND ONE WITH LESS THAN 150' OF FRONTAGE. THIS IS ACCORDING TO THE CITY'S ZONING ORDINANCE CHAPTER 42, TABLE 19 A - DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS. LOCATION: 56 WHITEHOUSE ROAD, MAP 0256 LOT 010, BLOCK 0000, AGRICULTURAL ZONE



LEGEND

- REBAR SET WITH ID CAP (TO BE SET)
- UTILITY POLE
- ⊙ TEST PIT
- x — WIRE FENCE
- o — CHAIN LINK FENCE
- ⊕ WELL
- GAS LINE
- OVERHEAD WIRES
- TREELINE

SOIL LEGEND

SYMBOL	SOIL TYPE
GsB	GLOUSTER, VERY STONY, FINE SANDY LOAM, 3 TO 8% SLOPES
LeB	LEICESTER, VERY STONY, FINE SANDY LOAM, 3 TO 8% SLOPES
WdB	WINDSOR, LOAMY SAND, 3 TO 8% SLOPES



TRITECH
ENGINEERING CORPORATION

766 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 746 8107
FAX 603 746 8650

REVISIONS	DATE	DESCRIPTION
1	11-21-16	REVISED WELL & JK AREA
2	11-21-16	REVISED PER CONDITIONS OF APPROVAL
3	11-21-16	(SHEET REMOVED)

TOPOGRAPHIC PLAN
WCS DEVELOPMENT, LLC
TAX MAP 256 LOT 10
56 WHITEHOUSE ROAD
ROCHESTER, NEW HAMPSHIRE

NOVEMBER 8, 2016 JOB No. 16127
SCALE: 1" = 40'

SHEET NO.

0-2