



TAX MAP 256
LOT 2
JOSEPH SILVA
260 OLD DOVER ROAD
ROCHESTER, NH 03867

TAX MAP 256, LOT 3
PAULINE L. SOLIERE LIVING TRUST
PO BOX 7027, ROCHESTER, NH 03867

TAX MAP 256, LOT 4
ANNETTE LOUBIER
10 WHITEHOUSE ROAD, ROCHESTER, NH 03867

TAX MAP 256, LOT 73
JOSEPH & SARAH RANDAZZO
14 WHITEHOUSE ROAD, ROCHESTER, NH 03867

TAX MAP 256, LOT 71
STEPHEN & VICTORIA HEAD
259 OLD DOVER ROAD, ROCHESTER, NH 03867

TAX MAP 256, LOT 70
LILAC COMMUNITY LIMITED PARTNERSHIP
40 LILAC DRIVE, ROCHESTER, NH 03867

TAX MAP 256, LOT 71-1
LILAC COMMUNITY LIMITED PARTNERSHIP
40 LILAC DRIVE, ROCHESTER, NH 03867

TAX MAP 256, LOT 69
JOLLY LEANER
285 OLD DOVER ROAD, ROCHESTER, NH 03867

TAX MAP 256, LOT 39
DIANE MOODY
280 OLD DOVER ROAD, ROCHESTER, NH 03867
SCRD BOOK 3012, PAGE 225

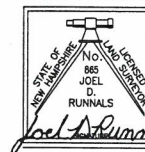
TAX MAP 256, LOT 36
BRIAN & MICHELLE ALONZI
23 WHITEHOUSE ROAD, ROCHESTER, NH 03867
SCRD BOOK 3424, PAGE 989

TAX MAP 256, LOT 37
JEFFERY S. HOLLAND
17 WHITEHOUSE ROAD
ROCHESTER, NH 03867-1515
SCRD BOOK 3782, PAGE 1022

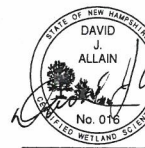
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS 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 10/7/19 DATE
SIGNED BY [Signature] / CHIEF ENGINEER DATE 11/13/19
NAME POSITION

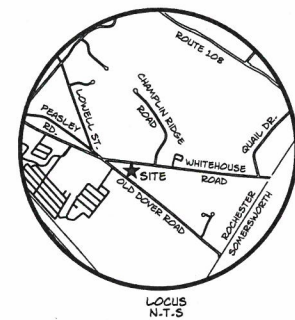
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865 DATE 11-07-19



DAVID J. ALLAIN, CWS 16 DATE 11-07-19

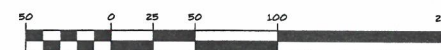


TAX MAP 256, LOT 38
OWNER OF RECORD:
DIANNE M. LIBBY & TIMOTHY R. ZIELFELDER
278 OLD DOVER ROAD
ROCHESTER, NH 03867-1509
S.C.R.D. BOOK 2937, PAGE 804

SUBDIVISION PLAN
278 OLD DOVER ROAD
WHITEHOUSE ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
DIANNE M. LIBBY & TIMOTHY R. ZIELFELDER

SCALE: 1" = 50' SEPTEMBER 2019
GRAPHIC SCALE



REVISIONS:
11-03-19 PER NOD
11-05-19 ADDED LOT 38-2

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 256, LOT 38 AND CREATE ONE NEW LOT 38-1 WHICH WAS APPROVED BY THE PLANNING BOARD ON OCTOBER 07, 2019. PER NOTICE OF DECISION (NOD) DATED OCTOBER 08, 2019 "THE CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS AND THE NH DOT DISTRICT 6 OFFICE WILL WORK WITH THE OWNERS IN DESIGNATING AN EASEMENT AREA ON MAP 256, LOT 38 IN THE VICINITY OF THE OLD DOVER ROAD & WHITEHOUSE ROAD INTERSECTION FOR THE PURPOSE OF RE-ALIGNING WHITEHOUSE ROAD." THE OWNERS HAVE AGREED TO DONATE TAX MAP 256, LOT 38-2 TO THE CITY OF ROCHESTER IN LIEU OF AN EASEMENT. EVENTHOUGH LOT 38-2 WAS NOT PART OF THE APPROVED PLAN THE CITY ATTORNEY HAS AUTHORIZED THAT THIS SUBDIVISION SHALL INCLUDE LOT 38-2 AND WILL NOT NEED ADDITIONAL APPROVAL BY THE PLANNING BOARD. ALSO SEE NOTE 9.
2. DIMENSIONAL STANDARDS.
ZONE AGRICULTURAL DISTRICT.
LOT SIZE WITH EITHER MUNICIPAL WATER OR SEWER= 30,000 SF
LOT SIZE WITH NEITHER MUNICIPAL WATER OR SEWER= 45,000 SF
FRONTAGE= 150', FY= 20', SY= 10', RY= 20', WETLANDS BUFFER= 50'
3. LOT AREAS:
TAX MAP 256, LOT 38: OLD AREA= 264,881 SF / 6.08 ACRES
PROPOSED AREA= 133,498 SF / 3.06 ACRES
TAX MAP 256, LOT 38-1: PROPOSED AREA= 82,444 SF / 1.89 ACRES
TAX MAP 256, LOT 38-2: PROPOSED AREA= 48,939 SF / 1.12 ACRES
4. ORIENTATION: HORIZONTAL DATUM - NAD83, VERTICAL DATUM NAVD83.
5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C021ND EFFECTIVE ON 05-17-2005.
6. LOT 38 IS SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEM.
LOT 38-1 WILL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
7. THE WETLANDS WERE DELINEATED IN 2018 BY DAVID J. ALLAIN, CWS 16.
8. LOTS 38 & 38-1 NHDES SUBDIVISION APPROVAL NUMBER e5A2019103101 DATED 10-31-19.
9. LOT 38-2 IS A NON-BUILDABLE LOT AND ITS PURPOSE IS TO BE USED BY THE CITY OF ROCHESTER FOR FUTURE ROAD/DRAINAGE IMPROVEMENTS.
10. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLAN:

"TWO LOT SUBDIVISION PLAN & LOT LINE ADJUSTMENT, WHITEHOUSE ROAD, ROCHESTER, NH
FOR JAMES M. & NANCY G. ROY & BRIAN L. & MICHELLE M. ALONZI"
DATED APRIL 2006 BY NORWAY PLAINS ASSOCIATES, INC., SCRD PLAN 87-48

FILE NO. 193
PLAN NO. C-3002-S1
DWG NO. 18204-S-1
F.B. NO. "TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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