

**LEGEND:**

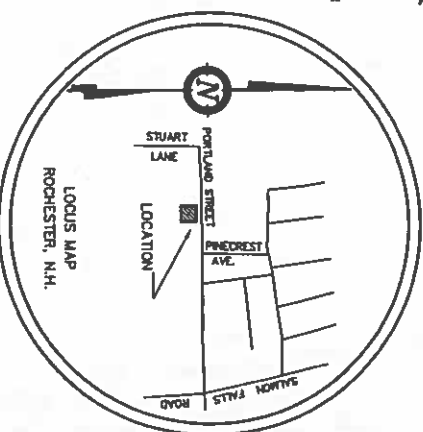
- IRON BOUND (TO BE SET)
- IRON BOUND (FIND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND OR TO BE SET)
- UTILITY POLE
- ▨ PROPOSED BOUNDARY LINES
- ▬ BUILDING SETBACK LINES

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DULGENT ADHERENCE BY THE OWNER/ DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS SET FORTH BY THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR SUPPLEMENTED IN THE FUTURE. ON THE DATE OF APPROVAL AND UPON ANY SUBSEQUENT REVISIONS, THE CITY OF ROCHESTER WILL REQUIRE A REVISION/REVISIONS FOR SITE PLAN APPROVAL.

## GRANTED WAIVERS

#### **PLAN REFERENCES:**

- 1.) SUNDORSON PLAY, STEVEN H. HAMILTON & ROBERT L. BLANDINO, PORTLAND STREET, ROCKESTER, NEW HAMPSHIRE  
R170102, ENCL. 0000  
SCD#1: PLAY 07-32
- 2.) BOUNDARY LINE, REYNOLD LAND OF DONALD R. BAKER, PORTLAND STREET, ROCKESTER, NEW HAMPSHIRE  
R170102, ENCL. 0000  
SCD#1: PLAY 01-31
- 3.) PLAN OF LAND OF HEIRS OF HERBERT WELLES, PORTLAND STREET, ROCKESTER, NEW HAMPSHIRE  
R170102, ENCL. 0000  
DATED: JANUARY 18, 1984  
SCD#1: POCET & FOLDER 1, PLAY 18
- 4.) LOT LINE, REYNOLD AND SUNDORSON OF LAND, PORTLAND STREET, ROCKESTER, NH, FOR REDEVELOPMENT, LLC  
R170102, ENCL. 0000  
SCD#1: PLAY 07-32
- 5.) SUBDIVISION OF LAND, DOTTIE LAM STREET, ROCKESTER, NEW HAMPSHIRE, LLC  
R170102, ENCL. 0000  
DATED: DECEMBER 2004  
SCD#1: PLAY 02-17



RECEIVED  
AUG 27 2014  
Planning Dept.

1.) OWNER: SHARON M. BONNEY  
801 BOOTH AND STREET

- RECEIVED  
AUG 27  
Planning
- 2) TAX MAP 223, LOT 13
- 3) LOT AREA: 43,356 SQ. FT., 1.0 AC.
- 4) S.C.R.D. BOOK 3280, PAGE 77
- 5) ZONING: R1  
TOTAL LOT AREA ~ 10,000 SQFT.  
FRONTAGE ~ 100'  
FRONT YARD ~10'  
SIDE YARD ~ 10'  
REAR YARD ~ 20'
- 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REGULATION 1450 PANEL 10 OF 20 DATED : MAY 17, 2005
- 7) FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAGERFIELD STREET, ROCHESTER, NH 03667, (603) 333-1338.
- 8) VERTICAL DATUM IS BASED ON NAVD 83. HORIZONTAL DATUM IS BASED ON NAD 83, USING TOPCON HYPER S2 SURVEY GRADE GAS.
- 9) THERE ARE NO WETLANDS FOUND ON THIS SITE AS REVIEWED BY DAMON BURF OMS ON JULY 4, 2014
- 10) IT IS BELIEVED THAT SEWER AND WATER SERVICES WERE PROVIDED TO THE PROPOSED LOT DURING THE CONSTRUCTION OF BERENIA LANE. THE RECORDS FOR THIS PROJECT ARE TO BE REVIEWED PRIOR TO THE START OF CONSTRUCTION ON THE NEW LOT TO FIND THESE UTILITIES. LOT 223-15 MUST CONNECT TO THE PUBLIC WATER AND PUBLIC SEWER
- 11) ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND PER SUBDIVISION REGULATION 5.12

#1	8-27-14	REVISED PER NOD
REVISION	DATE	DESCRIPTION

PROPOSED MINOR SUBDIVISION  
LAND OF  
SHARON BONNEY  
TAX MAP #23, LOT 13  
PORTLAND STREET & BRENDA LANE  
ROCHESTER, N.H.

**BERRY & SURVEYING  
& ENGINEERING**

335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 20 FT.

DATE :	JULY 5, 2014
FILE NO. :	DB 214-077

PAGE 1 OF 2

THE WELTUNG DELIBERATION WAS COMPLETED JULY 4, 2014, IN ACCORDANCE WITH THE 1801 CORP OF ENGINEERS WELTUNG DELIBERATION MANUAL. JAPANESE NATIONAL WELTUNGS WERE IDENTIFIED AND DELIBERATED USING THE ROUTINE DELIBERATION METHODS AS OUTLINED IN THE MANUAL. THE DELIBERATION WAS DONE BY:

ROCHESTER PLANNING BOARD  
BY: [Signature]  
CERTIFIED BY: [Signature]  
DATE: 8/28/14

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H. - 1:10,000 -

*David A. Berry* 6/27/14

DAVID A. BERRY LLS 328 DATE

### GRAPHIC SCALE

( IN FEET )

3, 4, 11

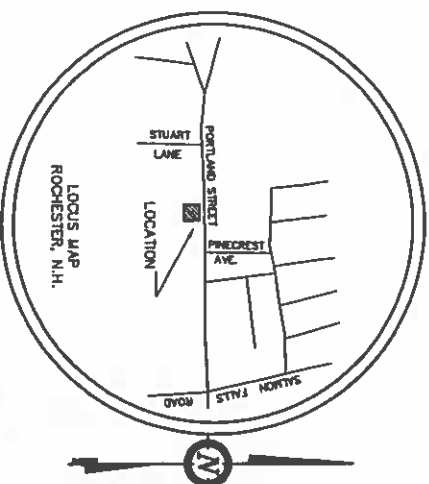
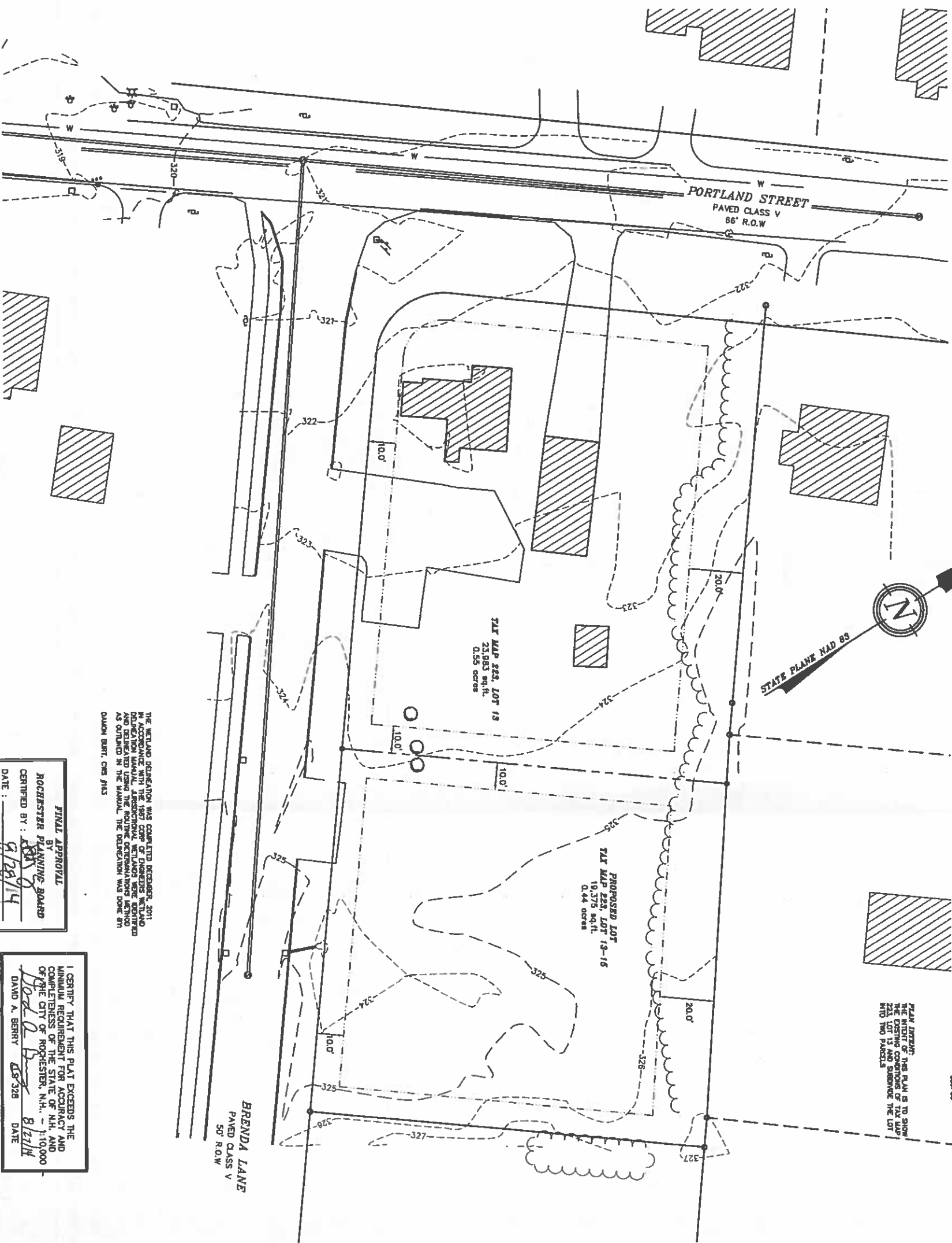
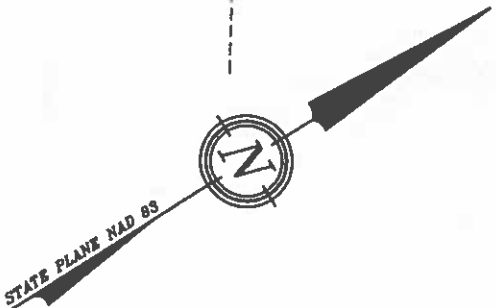
- LEGEND:**
- IRON BOUND (TO BE SET)
  - IRON BOUND (FND)
  - IRON PIPE (FND)
  - CONCRETE BOUND (FND OR TO BE SET)
  - UTILITY POLE
  - PROPOSED BOUNDARY LINES
  - BUILDING SETBACK LINES

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAIRPLAY AND DISCREET CONDUCT BY THE OWNER/DEVELOPER OF ALL TERMS, CONDITIONS, AND SPECIFIC REQUIREMENTS OF THE CITY OF ROCHESTER AND THE STATE OF NEW HAMPSHIRE, 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 SITE PLAN APPROVAL.

GRANTED WAIVERS :

SCALE: 1"=200'±  
SLOPES  
AS SHOWN

PLAN LINES:  
THE INTENT OF THIS PLAN IS TO SHOW  
THE EXISTING CONDITIONS OF TAX MAP  
223, LOT 13 AND SUBDIVIDE THE LOT  
INTO TWO PARCELS.



**NOTES:**  
1.) OWNER: SHARON M. BONEY  
621 PORTLAND STREET  
ROCHESTER, NH 03607

2.) TAX MAP 223, LOT 13

3.) LOT AREA: 43,358 SQ. FT. 1.0 AC.

4.) S.C.R.D. BOOK 3290, PAGE 77

5.) ZONING: R1  
TOTAL LOT AREA ~ 10,000 SQ.FT.  
FRONTAGE ~ 100'  
FRONT YARD ~ 10'  
SIDE YARD ~ 10'  
REAR YARD ~ 20'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA MAP NO. 130150 PANEL 10 OF 20 DATED : MAY 17, 2005

OF ROCHESTER PLANNING DEPARTMENT, 31 WATERFIELD STREET, ROCHESTER, NEW HAMPSHIRE (REBUT THIS SUBDIVISION, CONTACT THE CITY ENGINEER FOR MORE INFORMATION). THIS SUBDIVISION IS BASED ON NAVD 83. HORIZONTAL DATUM IS BASED ON NAD 83, USING TOPCON HYPER S2 SURVEY GRADE GPS.  
8.) THERE ARE NO WETLANDS FOUND ON THIS SITE AS REVIEWED BY DAMON BURR, CWS, FWS.  
10.) IT IS BELIEVED THAT SEWER AND WATER SERVICES WERE PROVIDED TO THIS PROPOSED LOT DURING THE CONSTRUCTION OF BRENDA LANE. THE CONTRACTOR IS TO REVIEW RECORD AS-BUILTS PRIOR TO THE START OF CONSTRUCTION ON THE NEW LOT TO FIND THESE UTILITIES.

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION

PROPOSED MINOR SUBDIVISION  
LAND OF  
SHARON BONEY  
TAX MAP 223, LOT 13  
PORTLAND STREET & BRENDA LANE  
ROCHESTER, N.H.

**BERRY SURVEYING & ENGINEERING**

335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : JULY 5, 2014

FILE NO. : DB 214-077

THE WETLAND DELINEATION WAS COMPLETED DECEMBER, 2011, IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE DETERMINED BY VISUAL INSPECTION AND AERIAL PHOTOGRAPHY. NO WETLANDS WERE IDENTIFIED ON THE MAP. THE DELINEATION WAS DONE BY DAMON BURR, CWS, FWS.

**FINAL APPROVAL**  
ROCHESTER PLANNING BOARD  
CERTIFIED BY : *David A. Berry*  
DATE : 9/28/14

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER, N.H., ~ 1:10,000  
*David A. Berry*  
DAVID A. BERRY 603-328 8774 DATE