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TRITECH
ENGINEERING CORPORATION

MAP 241
LOT 11
POWER FAMILY TRUST
1008 SALMON FALLS ROAD
ROCHESTER, NH
SCRD 3697-409

WATER LEVEL
ON 8-2-14

BLANK

POOD HAZARD
(SEE NOTE 6)

SALMON FALLS RIVER
(SURVEY T2)
436.35' ±
S 15° 33' 55" E

TAX MAP 241
LOT 12-1
189,639 SQ. FT.
4.358 ACRES

1114 SALMON FALLS ROAD
EST. SHORELAND
PROTECTION

MAP 241
LOT 10
MARY POWELL REV. TRUST
598 SALMON FALLS ROAD
ROCHESTER, NH
SCRD 2070-223

TAX MAP 241
LOT 12
67,500 SQ. FT.
1.550 ACRES

1110 SALMON FALLS ROAD

MAP 241
LOT 13
ANDREAS N. LEBAR
1140 SALMON FALLS ROAD
ROCHESTER, NH
SCRD 403-873

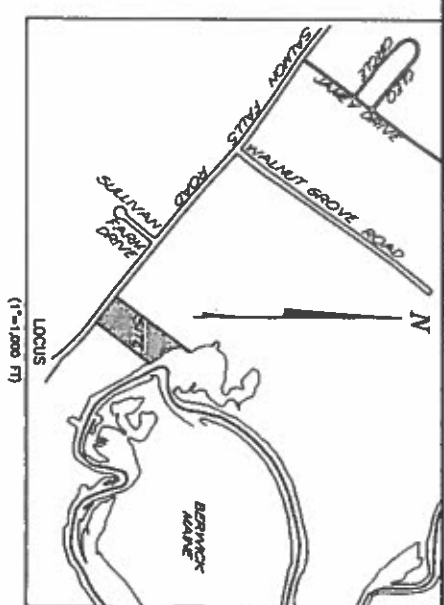
MAP 241
LOT 15
LOREANE RINES
1103 SALMON FALLS ROAD
ROCHESTER, NH
SCRD 1962-409

STANDARD APPROVAL - WHETHER OR NOT OTHERWISE EXPRESSLY NOTED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL IS CONDITIONED ON THE SUBDIVISION PLAN BEING IN ACCORDANCE WITH THE CITY OF ROCHESTER, NEW HAMPSHIRE, ZONING ORDINANCE, CHAPTER 100, AND THE CITY OF ROCHESTER, NEW HAMPSHIRE, SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED. IN THE EVENT OF A CONFLICT BETWEEN THE SUBDIVISION APPROVAL AND THE CITY OF ROCHESTER, NEW HAMPSHIRE, ZONING ORDINANCE, CHAPTER 100, AND THE CITY OF ROCHESTER, NEW HAMPSHIRE, SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, THE CITY OF ROCHESTER, NEW HAMPSHIRE, ZONING ORDINANCE, CHAPTER 100, AND THE CITY OF ROCHESTER, NEW HAMPSHIRE, SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, SHALL PREVAIL. THE SUBDIVISION APPROVAL IS NOT VALID UNTIL THE SUBDIVISION PLAN IS APPROVED BY THE CITY OF ROCHESTER, NEW HAMPSHIRE, PLANNING BOARD.

FINAL APPROVAL
ROCHESTER PLANNING BOARD

CERTIFIED BY:

DATE:



NOTES

- 1) INTENT: TO SUBMIT ROCHESTER TAX MAP 241 LOT 12 AND 2 LOTS.
- 2) CURRENT OWNER OF RECORD: LUKE & MEGAN HYDOCK, 1110 SALMON FALLS ROAD, ROCHESTER, NH, 03602

APPLICANT: WILLIAM C. STOWELL
470 HIGH STREET
SOMERSTOWN, NH.

- 3) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4) TOTAL LOT AREA: 237,138 SQ. FT. = 5.803 ACRES
- 5) TAX MAP 241 LOT 12
- 6) PROJECT DEED REFERENCE: SCRD BOOK 3029 PAGE 1020
- 7) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND, ROCHESTER, N.H., FOR ROBERT A. & MARY V. POWELL, SUBDIVISION OF LAND, ROCHESTER, N.H., JULY 24, 1985, SCRD 273-84
- 8) ZONING: AGRICULTURAL, 45,000 SQ. FT. MIN. FRONTAGE, 150 FT. MIN. SETBACK, 20 FT. MIN. SIDE SETBACK, 20 FT. MIN. REAR SETBACK
- 9) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE TO TOTAL STATION, DURING THE MONTH OF AUGUST, 2014, WAS 1.21 FEET.
- 10) BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM.
- 11) DURING THE MONTH OF AUGUST, 2014, JACQUES LAMARCA, STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, FIELD OFFICE, CONDUCTED A FIELD SURVEY OF THE SUBJECT PARCEL. THE SURVEY WAS CONDUCTED ON STATE & FEDERAL CORNERS, DETERMINED IN THE COURSE OF THE SURVEY, AND THE SURVEY WAS CONDUCTED ON THE BASIS OF THE SURVEY DATA. THE SURVEY DATA WAS USED TO DETERMINE THE CORNERS OF THE SUBJECT PARCEL. THE SURVEY DATA WAS USED TO DETERMINE THE CORNERS OF THE SUBJECT PARCEL. THE SURVEY DATA WAS USED TO DETERMINE THE CORNERS OF THE SUBJECT PARCEL.
- 12) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL DATE: 5-17-2000, ELEVATION 18.100
- 13) SUBJECT PARCEL MAY BE SUBJECT TO FLOODING RISKS AS DESCRIBED IN SCRD BOOK 171 PAGE 174.
- 14) MAP 241 LOT 12 & LOT 12-1 TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.
- 15) ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLLS NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON THE STREET. THE STREET POLE MUST BE UNDERGROUND. THE APPROVED ANY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
- 16) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED PUBLIC WORKS.
- 17) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED PUBLIC WORKS.
- 18) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED PUBLIC WORKS.
- 19) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED PUBLIC WORKS.
- 20) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WADSWORTH STREET ROCHESTER, NH, 03607, (603) 333-1338
- 21) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL, NUMBER: SA 2014010240, dated 8/26/2014

SHEET NO.
S-1

SUBDIVISION PLAN
LUKE & MEGAN HYDOCK
TAX MAP 241 LOT 12
1110 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
SEPTEMBER 9, 2014 JOB No. 14114
SCALE: 1" = 50'

REVISIONS	DATE	DESCRIPTION
10-6-2014		REVISED PER CONDITIONS OF APPROVAL

TRITECH
ENGINEERING CORPORATION

785 CENTRAL AVENUE
DOVER NEW HAMPSHIRE 03820
TELEPHONE 603 742 9107
FAX 603 742 9930

TRITECH
DEC 15 2014
ISSUED

TRITECH
DEC 15 2014
ISSUED

DEC 15 2014

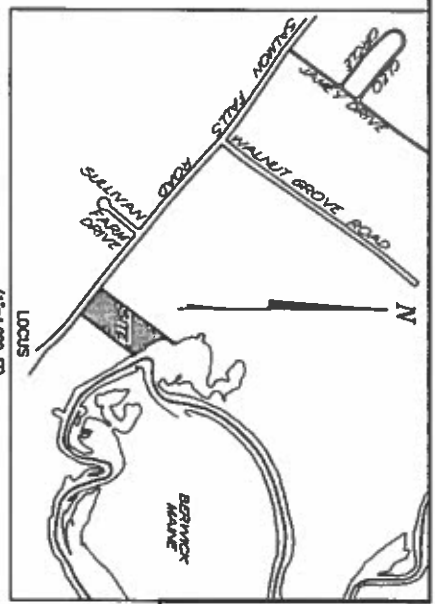
705 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3830

TRITECH
ENGINEERING CORPORATION

REVISIONS	
DATE:	DESCRIPTION:
10-8-2014	REVISED PER CONDITIONS OF APPROVAL

TOPOGRAPHIC PLAN
LUKE & MEGAN HYDOCK
TAX MAP 241 LOT 12
1110 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
SEPTEMBER 9, 2014 JOB No. 14114
SCALE: 1" = 50'

SHEET NO.
51



- ## NOTES

- 1.) WENTON TO SADDON, ROCHESTER TAX MAP 241 LOT 12 INTO 2 LOTS.
- 2.) CURRENT OWNER OF RECORD: LUE & MEGAN HROCK
1000 W. 1ST STREET
ROCHESTER, N.H. 03602
- APPLICANT: WILLIAM C. STONEWELL
470 HIGH STREET
SANDSBOROUGH, N.H.
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

APPLICANT: WILLIAM C. STONER
470 HIGH STREET

- 7) PROJECT PLAN REFERENCE
- | | |
|---|---|
| SUBDIVISION OF LAND
ROCHESTER, N.H. | SUBDIVISION OF LAND
SALMON FALLS ROAD
ROCHESTER, N.H., LOT 10 |
| JOHN W. DIMOND ASSOCIATES
JAN. 24, 1983 SCRD 274-84 | STACHTER
NEW HAMPSHIRE
ROCHESTER, N.H. |
| LEONOR SUBDIVISION OF LAND
ELIZABETH A. ROULEAU
1143 SALMON FALLS ROAD
ROCHESTER, N.H. | REVOCAVE TRUST
NORMAN PLAINS ASSOCIATES, INC.
NOVEMBER 2010 SCRD 102-15 |
| PROPPER LAND SURVEYORS
OCTOBER 28, 2004 SCRD 81-74 | |
- 8) ZONING: AGRICULTURAL
MIN. LOT SIZE: 45,000 SQ. FT.

- [illegible]

