PLAN REFERENCES:

1.) "SUBDIVISION OF LAND SPRUCE STREET & WINTER STREET, TAX MAP 120, LOT 216, ROCHESTER, N.H. FOR DOUGLAS A. LACHANCE"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: MARCH 2006
S.C.R.D: PLAN # 87-23

2.) "LOT LINE REVISION SPRUCE STREET & WINTER STREET, TAX MAP 210, LOT 216 & MAP 119, LOT 123, ROCHESTER, N.H. FOR NORTHCOAST CORP. & DOUGLAS A. LACHANCE"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: MARCH 2006
S.C.R.D.: PLAN # 85-85

3.) "PLAN OF MARY S. SANBORN ESTATE IN THE SOUTH-EASTERLY PART OF ROCHESTER VILLAGE N.H."
BY: G.W. FERNALD
DATED: NOVEMBER 8, '82
S.C.R.D.: POCKET #10, FOLDER #4, PLAN #1

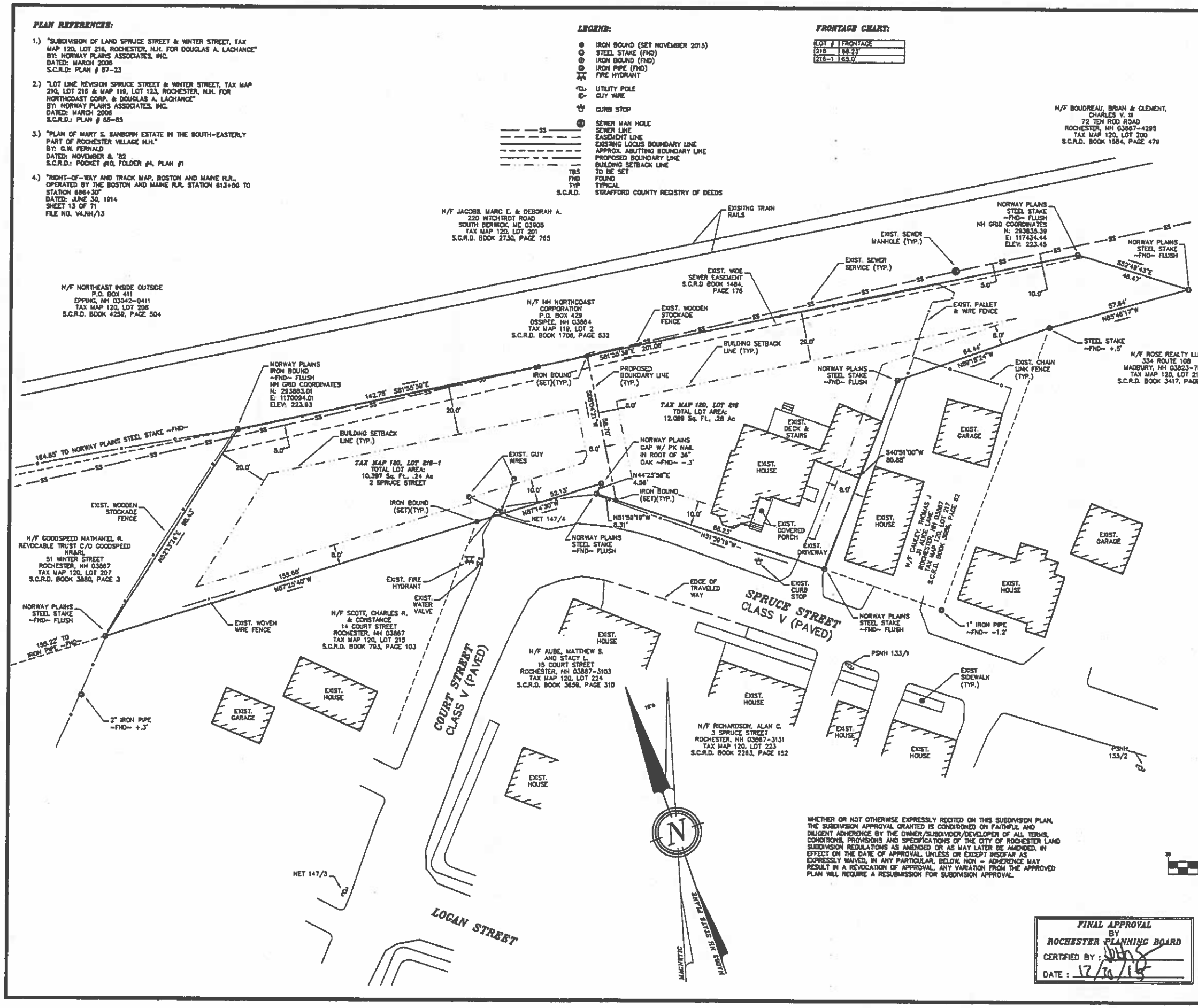
4.) "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R. STATION 813+50 TO STATION 686+30"
DATED: JUNE 30, 1914
SHEET 13 OF 71
FILE NO. V4.NH/13

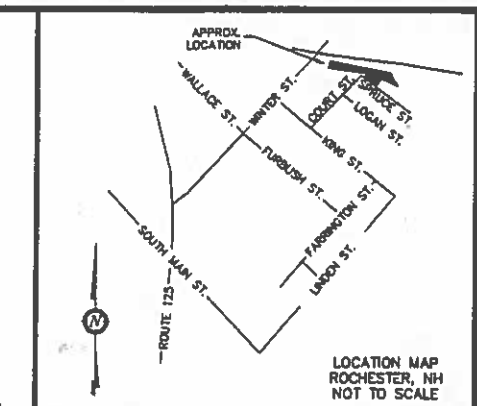
LEGEND:

- IRON BOUND (SET NOVEMBER 2015)
- STEEL STAKE (FND)
- IRON BOUND (FND)
- IRON PIPE (FND)
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- CURB STOP
- SEWER MAN HOLE
- SS — SEWER LINE
- EASEMENT LINE
- EXISTING LOCUS BOUNDARY LINE
- APPROX. ABUTTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- TBS — TO BE SET
- FND — FOUND
- TYP — TYPICAL
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS

FRONTAGE CHART:

LOT #	FRONTAGE
216	66.23'
216-1	65.0'





LOCATION MAP
ROCHESTER, NH
NOT TO SCALE

NOTES:

1.) OWNER: THOMAS S. & CHERYL A. ROWE
178 CHESLEY HILL ROAD
ROCHESTER, NH 03839

2.) TAX MAP 120, LOT 216

3.) LOT AREA: 22,486 Sq. Ft., 0.52 Ac.

4.) S.C.R.D. BOOK 4208, PAGE 228

5.) ZONING: RESIDENTIAL-2 (R2)
SETBACKS:
FRONT - 10.0'
SIDE - 8.0'
REAR - 20.0'
MIN. LOT SIZE
6,000 Sq. Ft.
MIN. LOT FRONTAGE
60'
MAX. BLDG. FOOTPRINT
30%
MAX. BUILDING HEIGHT
35'
MAX. LOT COVERAGE
35%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330150, MAP# - 33017C0212D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83, INFORMATION GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS.

8.) FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING FALL 2015 USING A TOPCON 225 WITH A RANGER DATA COLLECTOR. TRAVERSE WAS ADJUSTED USING COMPASS RULE.

9.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

10.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 216 INTO TWO PARCELS OF LAND.

11.) BOTH PARCELS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.

12.) THERE WERE NO OBSERVED CEMETERIES WITHIN THE PARCEL.

13.) THERE IS AN EXISTING SEWER EASEMENT ON THIS PARCEL, SEE S.C.R.D. BOOK 1484, PAGE 176.

14.) BOTH PARCELS SHALL BE USED FOR SINGLE FAMILY USE.

15.) THIS IS A TWO PAGE PLAN SET WITH PAGE ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. TO SEE TOPOGRAPHIC SHEET OR GET MORE INFORMATION ON THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

RECEIVED
DEC 2 2 2015
Planning Dept.

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.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY :
DATE : 12/22/15

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 -
12-22-15
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
#1	12/22/15	REVISED PER NOD

PROPOSED SUBDIVISION PLAN
LAND OF
THOMAS S. & CHERYL A. ROWE
4 SPRUCE STREET
ROCHESTER, N.H.
TAX MAP 120, LOT 216

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 20 FT.
DATE : OCTOBER 5, 2015
FILE NO. : DB 2015-093

STATE OF NEW HAMPSHIRE — No. 805 — KENNETH A. BERRY — LICENSED LAND SURVEYOR — SIGNATURE

SHEET 1 OF 2