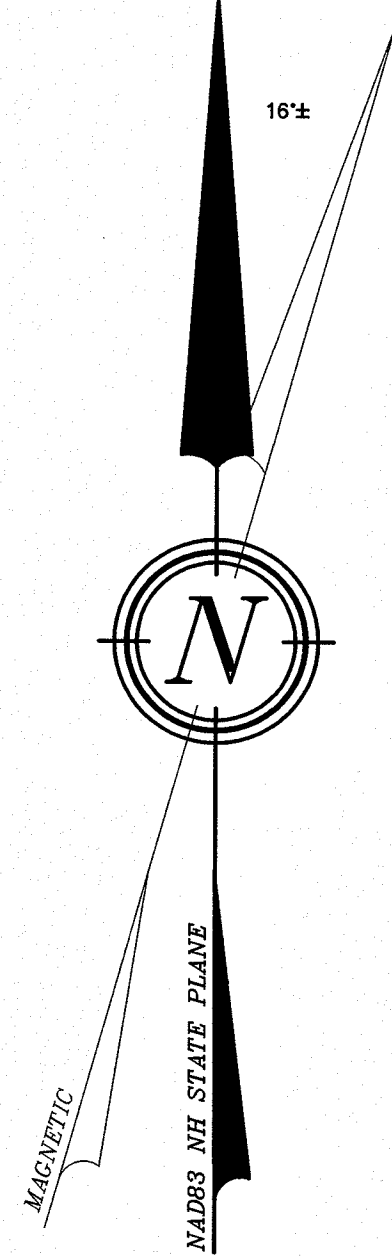


PLAN REFERENCES:

1. "PROPOSED SUBDIVISION LAND OF LEON LAURENDEAU, GREEN STREET, EAST ROCHESTER, N.H." BY: BERRY CONST. CO., INC. DATED: APRIL 8, 1975 S.C.R.D. POCKET #15, FOLDER #1, PLAN #24
2. "PLAN OF PROPERTY OF COCHECO WOOLEN MANUFACTURING CO., EAST ROCHESTER, NEW HAMPSHIRE" BY: KENNETH JONES C.E. DATED: JULY 1956 S.C.R.D. POCKET #8, FOLDER #1, PLAN #1
3. "SUBDIVISION OF LAND, COCHECO AVE & UNITY STREET, TAX MAP 102, LOT 25, ROCHESTER, NH, STRAFFORD COUNTY FOR WAYNE E. STOCKER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2007 S.C.R.D. PLAN # 93-35

FRONTAGE CHART:

LOT #	FRONTAGE
139	75.93'
139-1	96.25'



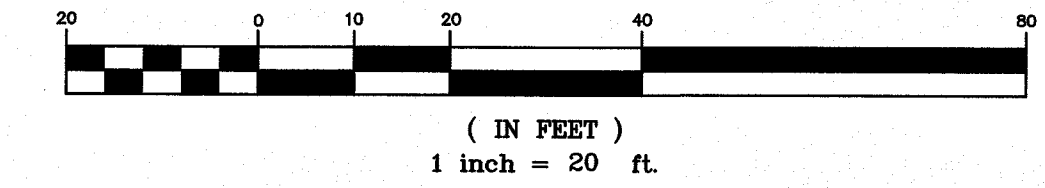
NOTES:

1. OWNER: FRANCIS M. & EVELYN B. O'NEIL 19 COCHECO AVE. ROCHESTER, NH 03868-5818
2. TAX MAP 103, LOT 139
3. LOT AREA: 27,443 Sq. Ft., 0.63 Ac.
4. S.C.R.D. BOOK 972, PAGE 414
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# -33017C0208D, 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 RECEIVERS.
8. FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING JUNE 2016 USING A TOPCON 225 WITH A RANGER DATA COLLECTOR. TRAVERSE WAS ADJUSTED USING COMPASS RULE. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE WITH AN ERROR OF CLOSURE OF 1 PART IN 114,802.
9. BUILDING ADDRESSES ARE PROVIDED AS PART OF THE APPROVED PLAN.
10. THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 139 INTO TWO PARCELS OF LAND.
11. BOTH PARCELS WILL BE SERVICED BY MUNICIPAL SEWER AND WATER. CONNECTION TO MUNICIPAL SEWER AND WATER IS REQUIRED FOR LOT 103-39-1
12. THERE WERE NO OBSERVED CEMETERIES WITHIN THE PARCEL.
13. 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.
14. PROPOSED DRIVEWAY FOR LOT 103-39-1 SHALL BE LINED UP WITH THE DRIVEWAY ACROSS THE STREET AS BEST AS POSSIBLE.

LEGEND:

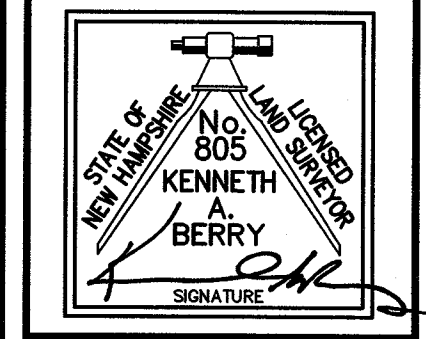
- IRON BOUND (SET FLUSH 7-18-16)
- IRON BOUND (FND)
- IRON PIPE (FND)
- IRON ROD (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- S.C.R.D. TYP. FOUND

GRAPHIC SCALE



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : _____
DATE : _____

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 -
KENNETH A. BERRY LLS 805 DATE 7-25-16



PROPOSED SUBDIVISION PLAN
LAND OF
FRANCIS M. & EVELYN B. O'NEIL
19 COCHECO AVE
ROCHESTER, N.H.
TAX MAP 103, LOT 139

REVISION	DATE	DESCRIPTION
#1	7-25-16	REVISED PER NOD AND BOUNDS SET

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.

PLAN REFERENCES:

- 1.) "PROPOSED SUBDIVISION LAND OF LEON LAURENDEAU, GREEN STREET, EAST ROCHESTER, N.H." BY: BERRY CONST. CO., INC DATED: APRIL 8, 1975 S.C.R.D. POCKET #15, FOLDER #1, PLAN #24
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- 3.) "SUBDIVISION OF LAND, COCHECO AVE & UNITY STREET, TAX MAP 102, LOT 25, ROCHESTER, NH, STRAFFORD COUNTY FOR WAYNE E. STOKER" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: OCTOBER 2007 S.C.R.D.: PLAN # 93-35

FRONTAGE CHART:

LOT #	FRONTAGE
139	75.93'
139-1	96.25'

LEGEND:

- IRON BOUND (SET FLUSH 7-18-16)
- IRON BOUND (FND)
- IRON PIPE (FND)
- IRON ROD (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- GUY WIRE
- DRAIN MAN HOLE COVER & STRUCTURE
- SEWER MAN HOLE COVER & STRUCTURE
- CATCH BASIN COVER & STRUCTURE
- TREES
- HYDRANT
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- GAS LINE
- OVERHEAD UTILITIES
- SEWER LINE
- WATER LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND

NOTES:

- 1.) OWNER: FRANCIS M. & EVELYN B. O'NEIL 19 COCHECO AVE. ROCHESTER, NH 03868-5818
- 2.) TAX MAP 103, LOT 139
- 3.) LOT AREA: 27,443 Sq. Ft., 0.63 Ac.
- 4.) S.C.R.D. BOOK 972, PAGE 414
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- 14.) PROPOSED DRIVEWAY FOR LOT 103-39-1 SHALL BE LINED UP WITH THE DRIVEWAY ACROSS THE STREET AS BEST AS POSSIBLE.

SOIL DATA:

WdA ~ WINDSOR LOAMY SAND, 0 TO 3% SLOPES

SEE WEBSOIL

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD

CERTIFIED BY :
DATE :

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 -
KENNETH A. BERRY LLS 805 DATE 7-25-16

TOPOGRAPHIC SURVEY

PROPOSED SUBDIVISION PLAN
LAND OF
FRANCIS M. & EVELYN B. O'NEIL
19 COCHECO AVE
ROCHESTER, N.H.
TAX MAP 103, LOT 139

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 14, 2016
FILE NO. : DB 2016-036

