

MINOR SUBDIVISION AND
BOUNDARY LINE ADJUSTMENT PLANS

CRAMER FAMILY TRUST &
PATRICIA WOODWARD TRUST

156 OLD DOVER ROAD
AND LAURA DRIVE
ROCHESTER, NEW HAMPSHIRE

RECEIVED
OCT 27 2016
Planning Dept.

LIST OF PLANS

- T-1 - TITLE SHEET
- EX-1 - EXISTING CONDITIONS PLAN
- S-1 - MINOR SUBDIVISION AND BOUNDARY
LINE ADJUSTMENT PLAN - 1" = 100'
- S-2 - MINOR SUBDIVISION AND BOUNDARY
LINE ADJUSTMENT PLAN - 1" = 30'
- S-3 - MINOR SUBDIVISION AND BOUNDARY
LINE ADJUSTMENT PLAN - 1" = 30'
- S-4 - TOPOGRAPHIC PLAN - 1" = 30'
- S-5 - TOPOGRAPHIC PLAN - 1" = 30'
- S-6 - 3,000 SQ.FT. USEABLE AREA PLAN
AND SOILS EXHIBIT - 1" = 20'

PREPARED FOR

OWNER

CRAMER FAMILY TRUST &
PATRICIA WOODWARD TRUST

APPLICANT

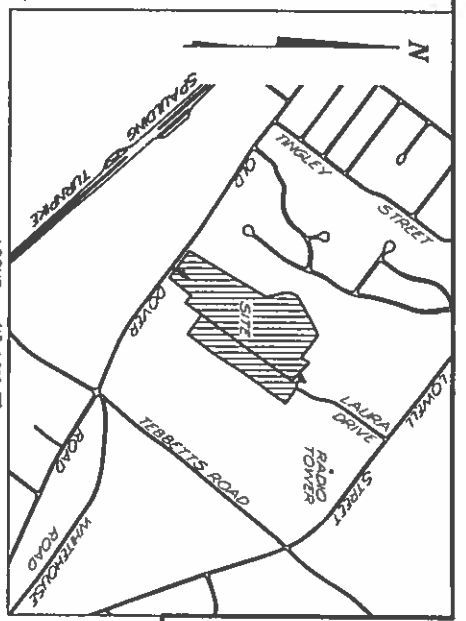
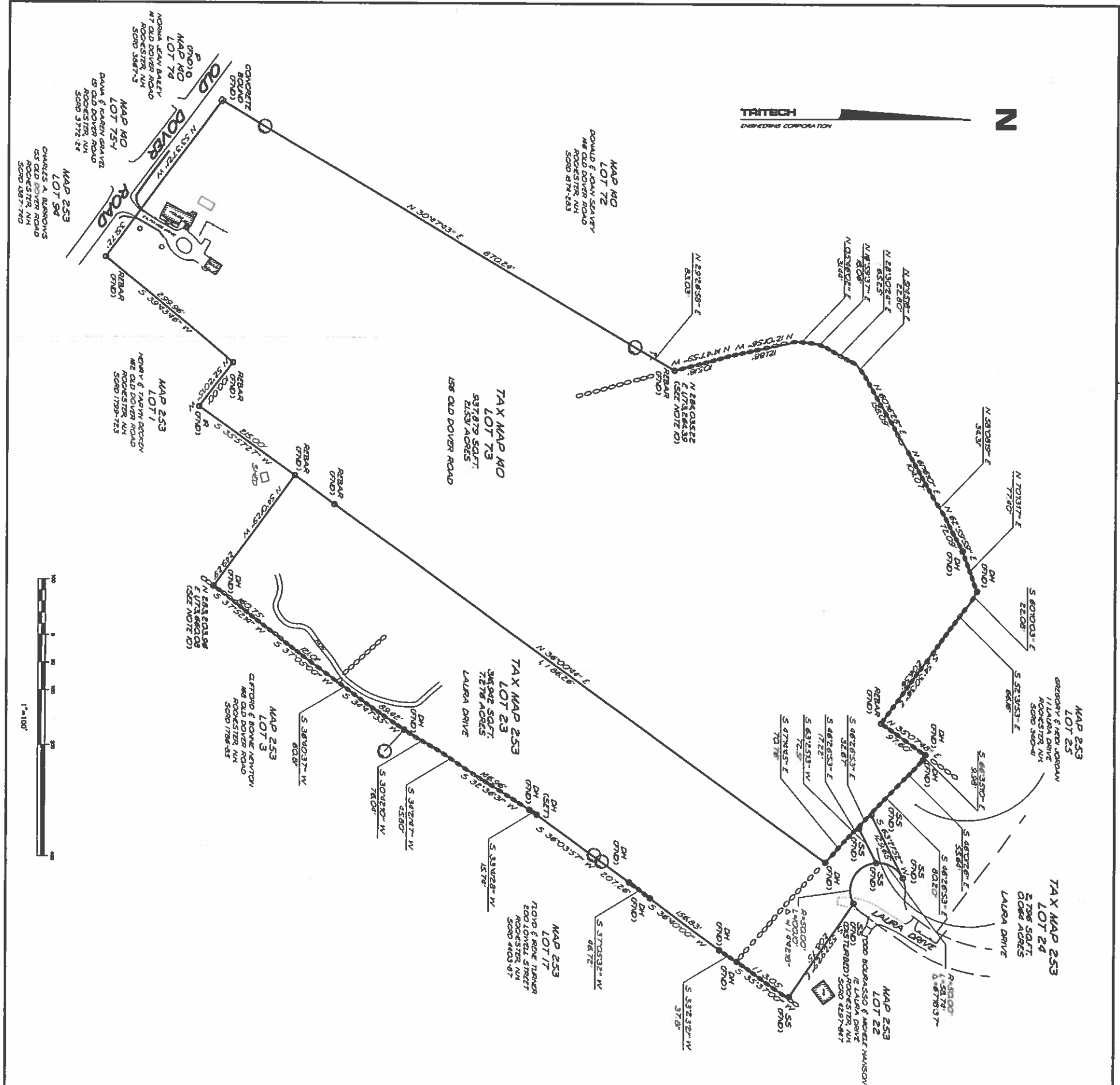
QUANTUM REAL ESTATE GROUP

PREPARED BY

TRITECH
ENGINEERING CORPORATION



SHEET No.		TITLE SHEET		TRITECH	
T-1		CRAMER FAMILY TRUST & PATRICIA WOODWARD TRUST		ENGINEERING CORPORATION	
		156 OLD DOVER ROAD AND LAURA DRIVE ROCHESTER, NEW HAMPSHIRE		766 CENTRAL AVENUE DOVER, NEW HAMPSHIRE 03820	
		OCTOBER 27, 2016		TELEPHONE 603 742 8107	
		JOB NO. 16133		FAX 603 742 3830	
				REVISIONS	
				DATE: DESCRIPTION:	
				11-27-16 REVISED PER TRG COMMENTS	



NOTES

- 1) INTENT: TO SHOW THE EXISTING CONDITIONS FOR ROCHESTER TAX MAP 140 LOT 73 AND MAP 253 LOTS 23 & 24.
- 2) CURRENT OWNER OF RECORD: CRAMER FAMILY TRUST, PATRICIA WOODWARD TRUST, ROCHESTER, N.H. 03867. APPLICANT: QUANTUM REAL ESTATE GROUP, 755 CENTRAL AVENUE, DOVER, N.H. 03820.
- 3) SUBJECT PARCELS ARE LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRATFORD AND THE STATE OF NEW HAMPSHIRE.
- 4) TOTAL LOT AREA: MAP 140 LOT 73 937,879 SQ. FT. - 21.531 ACRES. MAP 253 LOT 23 316,942 SQ. FT. - 7.276 ACRES. MAP 253 LOT 24 2,796 SQ. FT. - 0.064 ACRES.
- 5) TAX MAP 140 LOT 73 AND MAP 253 LOTS 23 & 24.
- 6) PROJECT DEED REFERENCE: BK 2635 PG 410. MAP 140 LOT 73 BR 1601 PG 743. MAP 253 LOT 23 BR 2148 PG 110.
- 7) PROJECT PLAN REFERENCE: PLAN OF SUBDIVISION, BERRY CONST. CO. INC., 350 OLD DOVER ROAD, ROCHESTER, N.H. 03867, DECEMBER 26, 1973. PLAN OF LAND FOR TRUST, BERRY CONST. CO. INC., 350 OLD DOVER ROAD, ROCHESTER, N.H. 03867, DECEMBER 26, 1973. PROPOSED SUBDIVISION, LAND FOR TRUST, BERRY CONST. CO. INC., 350 OLD DOVER ROAD, ROCHESTER, N.H. 03867, DECEMBER 26, 1973. LOT LINE ADJUSTMENT PLAN, PATRICIA S. WOODWARD TRUST, 156 OLD DOVER ROAD, ROCHESTER, N.H. 03867, MARCH 17, 1993.
- 8) ZONING: RESIDENTIAL - R-1 (R-1). MIN. LOT SIZE: 10,000 SQ. FT. MIN. FRONTAGE: 100 FT. MIN. STREET: 10 FT. SIDE: 10 FT. REAR: 20 FT.
- 9) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 44,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF SEPTEMBER, 2016.
- 10) BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM.
- 11) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. MAP No. 33017C0214D, DATE: MAY 17, 2005.

LEGEND

- REBAR WITH ID CAP TO BE SET
- FENCE POST WITH WIRE
- TRICE WITH WIRE
- STONEWALL

SHEET NO.

EX-1

EXISTING CONDITIONS PLAN

CRAMER FAMILY TRUST & PATRICIA WOODWARD TRUST

156 OLD DOVER ROAD AND LAURA DRIVE

ROCHESTER, NEW HAMPSHIRE

OCTOBER 27, 2016

SCALE: 1" = 100'

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

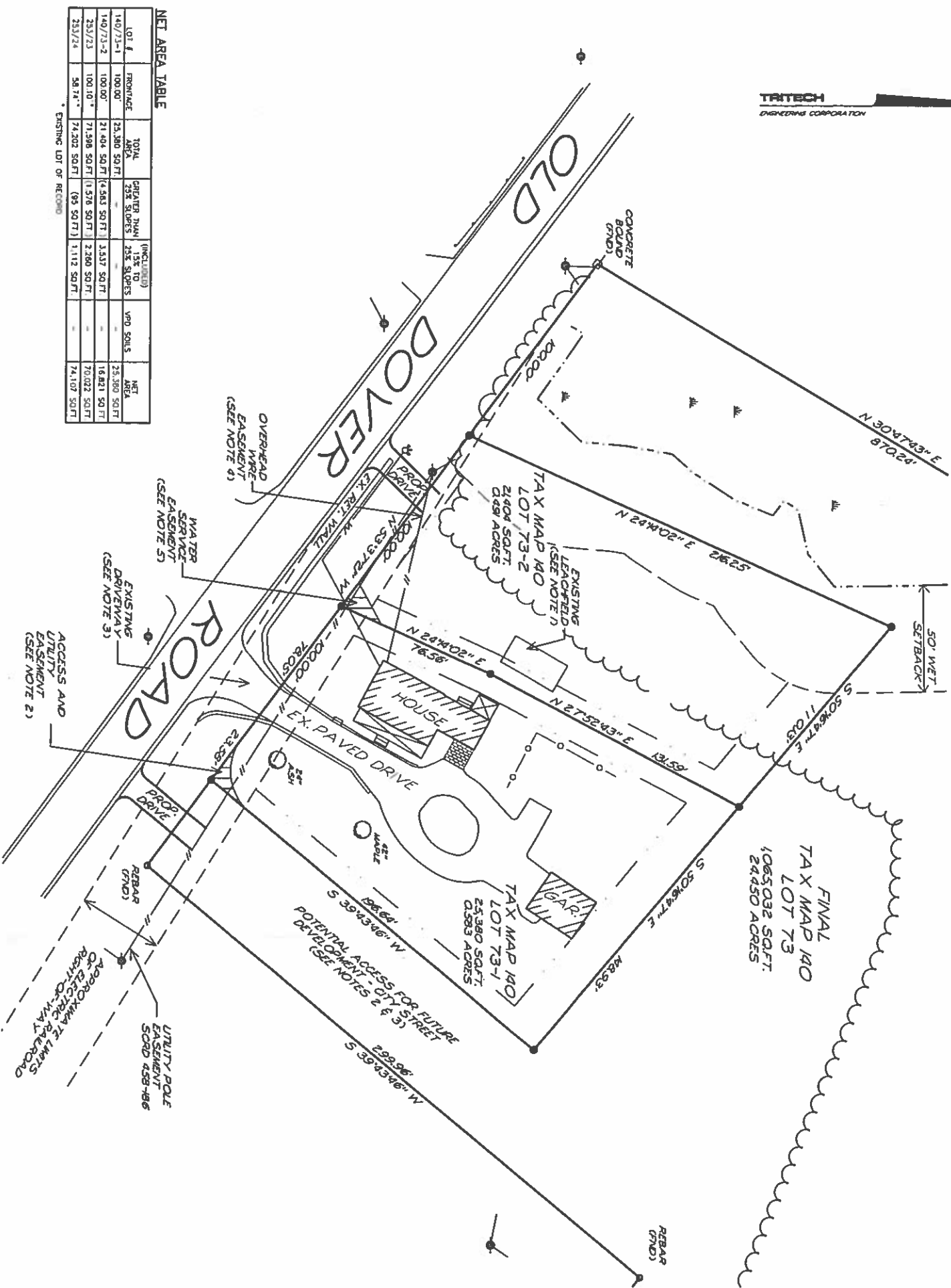
TELEPHONE 603 742 6107
FAX 603 742 3830

REVISIONS

DATE:	DESCRIPTION:
10-27-16	ADDED TO PLAN SET

2

TRITECH
ENGINEERING CORPORATION



LOT #	FRONTAGE	TOTAL AREA	CREATED FROM	INCL. TO	WFO SOLS	NET AREA
140/73-1	100.00'	25,380 SQ. FT.	255 SLOPES	255 SLOPES	25,380 SQ. FT.	25,380 SQ. FT.
140/73-2	100.00'	21,404 SQ. FT.	1,583 SQ. FT.	1,583 SQ. FT.	21,404 SQ. FT.	21,404 SQ. FT.
233/73	100.10'	71,998 SQ. FT.	1,578 SQ. FT.	1,578 SQ. FT.	71,998 SQ. FT.	71,998 SQ. FT.
233/74	36.74'	74,202 SQ. FT.	95 SQ. FT.	95 SQ. FT.	74,202 SQ. FT.	74,202 SQ. FT.

* EXISTING LOT OF RECORD



NOTES

- 1) THE EXISTING HOUSE, LOCATED ON LOT 73-1 IS SERVED BY THE LEACHFIELD LOCATED ON LOT 73-2. THE HOUSE SHALL BE DEMOLISHED AND A NEW SERVICE SYSTEM SHALL BE CONSTRUCTED ON LOT 140/73-1. THE LOT 140/73-1 SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY OF ROCHESTER PLANNING DEPARTMENT.
- 2) IN THE EVENT THAT LOT 73 IS FURTHER DEVELOPED AND A CITY STREET IS DEDICATED TO THE CITY OF ROCHESTER, THE AREA SHALL BE DEDICATED TO THE CITY AS PART OF THAT DEDICATION.
- 3) IN THE EVENT THAT LOT 73 IS FURTHER DEVELOPED AND A CITY STREET IS DEDICATED TO THE CITY OF ROCHESTER THE EXISTING DRIVEWAY SERVING LOT 73-1 SHALL BE ABANDONED AND A NEW DRIVE FROM THIS CITY STREET SHALL BE THE ONLY ACCESS FOR LOT 73-1.
- 4) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT IN FAVOR OF LOT 73-1 TO MAINTAIN EXISTING STRUCTURES.
- 5) WATER LINE EASEMENT IN FAVOR OF LOT 73-1 TO MAINTAIN, REPAIR & REPLACE EXISTING WATER SERVICE.

LEGEND

- REPAIR WITH ID CAP TO BE SET
- FENCE POST WITH WIRE
- TREE WITH WIRE
- STONEWALL
- BARBED WIRE FENCE
- TREE LINE
- WETLAND BOUNDARY (SEE NOTE 1)

SHEET NO.

S-2

MINOR SUBDIVISION AND
BOUNDARY LINE ADJUSTMENT PLAN
**CRAMER FAMILY TRUST &
PATRICIA WOODWARD TRUST**
156 OLD DOVER ROAD
AND LAURA DRIVE
ROCHESTER, NEW HAMPSHIRE
OCTOBER 11, 2016 JOB NO. 16133
SCALE: 1" = 30'

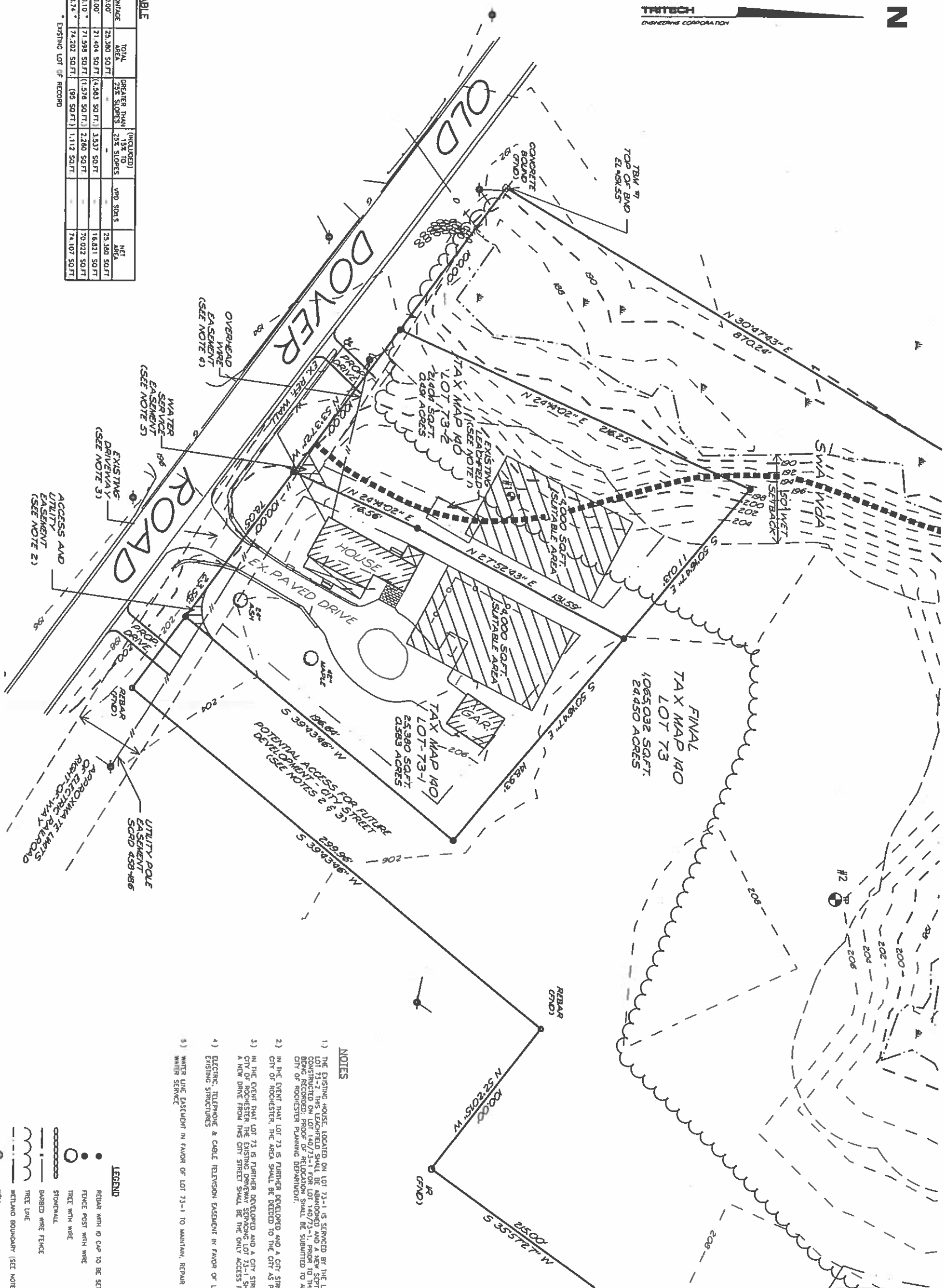
TRITECH
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
11-27-18	REVISED PER TRG COMMENTS	

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 3630



NET AREA TABLE		(INCLUDED)	
LOT #	RESIDUAL AREA	TOTAL GREATER THAN 15% TO 25% SLOPES	NET AREA
140/13-1	23,360 SQ FT	—	23,360 SQ FT
100/00	21,404 SQ FT	—	21,404 SQ FT
140/13-2	17,598 SQ FT	1,537 SQ FT	16,061 SQ FT
235/23	17,598 SQ FT	2,460 SQ FT	15,138 SQ FT
235/24	74,202 SQ FT	1,112 SQ FT	73,090 SQ FT



- 1) THE EXISTING HOUSE, LOCATED ON LOT 73-1 IS SERVED BY THE LEASEHOLD LOCATED ON LOT 73-2. THIS LEASEHOLD SHALL BE ABANDONED AND A NEW STREET SHALL BE CONSTRUCTED ON LOT 140/73-1 FOR LOT 140/73-1. PRIOR TO THIS SUBDIVISION PLAN BEING APPROVED, A SITE RELATIONSHIP SHALL BE SUBMITTED TO THE SUBDIVISION PLAN DIV. OF ROCHESTER PLANNING DEPARTMENT.
- 2) IN THE EVENT THAT LOT 73.1 IS FURTHER DEVELOPED AND A CITY STREET IS OPERATED TO THE CITY OF ROCHESTER, THE ARD. SHALL BE DEDED TO THE CITY AS PART OF THAT DEDICATION.
- 3) IN THE EVENT THAT LOT 73.1 IS FURTHER DEVELOPED AND A CITY STREET IS DEDICATED TO THE CITY OF ROCHESTER THE EXISTING DRAINAGE SERVING LOT 73-1 SHALL BE ABANDONED AND A NEW DRIVE FROM THIS CITY STREET SHALL BE THE ONLY ACCESS FOR LOT 73-1.
- 4) ELECTRIC, TELEPHONE & CABLE TELEVISION DESCEND IN FAVOR OF LOT 73-1 TO MAINTAIN EXISTING STRUCTURES.
- 5) WATER LINE DESCEND IN FAVOR OF LOT 73-1 TO MAINTAIN, REPAIR & REPLACE EXISTING WATER SERVICE.

NOTES

- 1) THE EXISTING HOUSE, LOCATED ON LOT 73-1 IS SERVED BY THE LEACHFIELD LOCATED ON LOT 73-2. THIS LEACHFIELD SHALL BE ABANDONED AND A NEW SEPTIC SYSTEM SHALL BE CONSTRUCTED ON LOT 140/73-1 FOR LOT 140/73-1. PRIOR TO THIS SUBDIVISION PLAN BEING RECORDED, PROOF OF RELATIONSHIP SHALL BE SUBMITTED TO AND ACCEPTED BY THE CITY OF ROCHESTER PLANNING DEPARTMENT.

- 2.) IN THE EVENT THAT LOT 73 IS FURTHER DEVELOPED AND A CITY STREET IS DEDICATED TO THE CITY OF ROCHESTER, THE AREA SHALL BE DEEDED TO THE CITY AS PART OF THAT DEDICATION.
- 3.) IN THE EVENT THAT LOT 73 IS FURTHER DEVELOPED AND A CITY STREET IS DEDICATED TO THE CITY OF ROCHESTER THE EXISTING DRIVEWAY SERVING LOT 73-1 SHALL BE ABANDONED AND A NEW DRIVE FROM THIS CITY STREET SHALL BE THE ONLY ACCESS FOR LOT 73-1.

- 4) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT IN FAVOR OF LOT 73-1 TO MAINTAIN EXISTING STRUCTURES.

- 5) WATER LINE EASEMENT IN FAVOR OF LOT 73-1 TO MAINTAIN, REPAIR & REPLACE EXISTING WATER SERVICE

LEGEND

- | | |
|---|--------------------------------|
| ● | REBAR WITH NO CAP TO BE SET |
| ● | FENCE POST WITH WIRE |
| ○ | TREE WITH WIRE |
| ⊖ | STONEWALL |
| ⊖ | BARRIED WIRE FENCE |
| ⊖ | TREE LINE |
| ⊖ | WETLAND BOUNDARY (SEE NOTE 11) |
| ⊖ | WELL |
| ⊖ | TEST PIT |
| ⊖ | NINCS SOIL TYPE |
| ⊖ | NINCS SOIL BOUNDARY |

SHEET NO.

64

TOPOGRAPHIC PLAN

**CRAMER FAMILY TRUST &
PATRICIA WOODWARD TRUST**

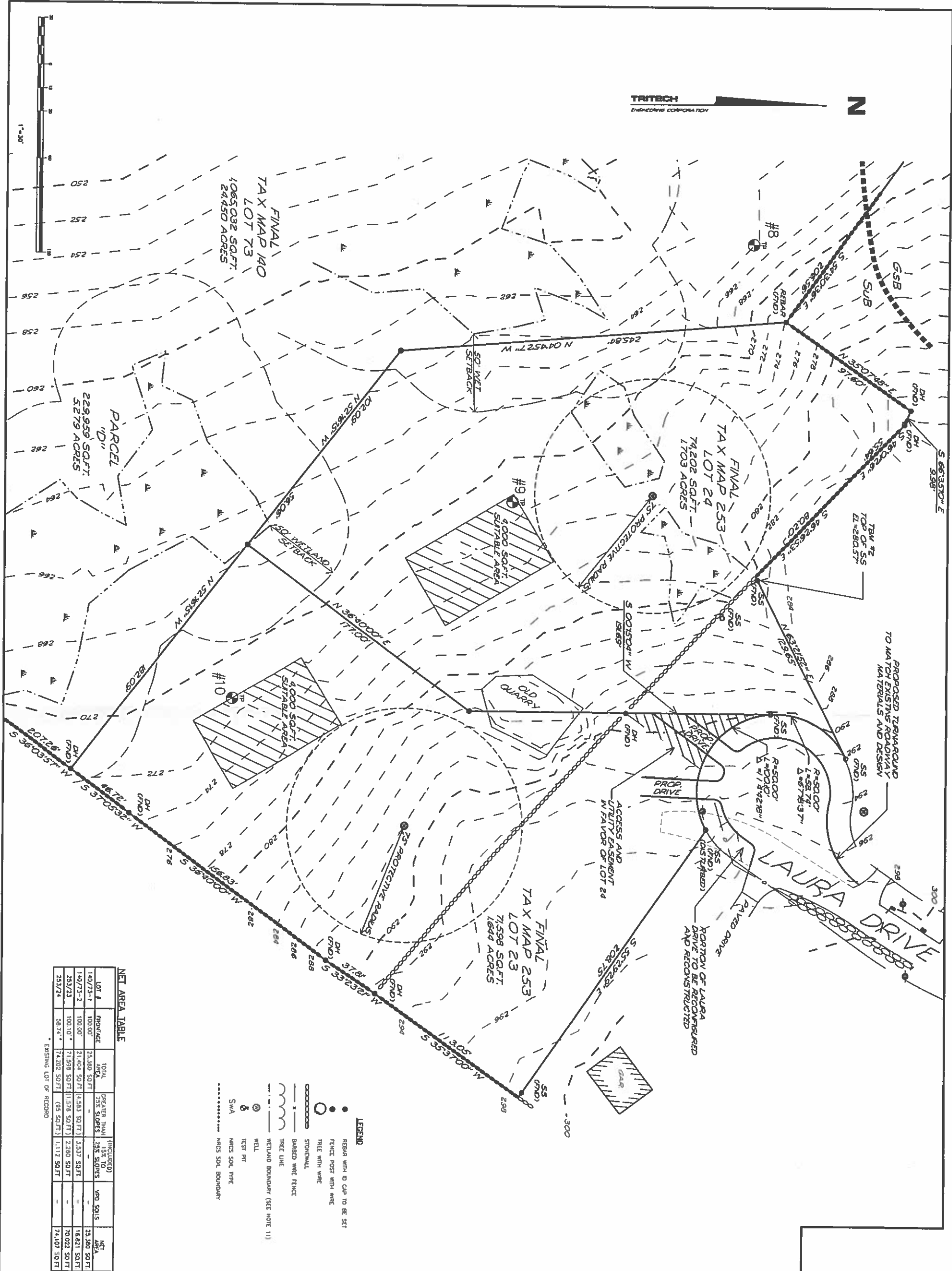
156 OLD DOVER ROAD
AND LAURA DRIVE
ROCHESTER, NEW HAMPSHIRE
OCTOBER 11, 2016 JOB NO. 16133
SCALE: 1" = 30'

TRITECH

ENGINEERING CORPORATION

REVISIONS	
DATE:	DESCRIPTION:
11-27-16	REVISED PER TRG COMMENTS

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



NET AREA TABLE					
LOT #	FRONTAGE	TOTAL AREA	GREATER THAN 15% TO 25% SLOPES	WFO SLOPES	NET AREA
140/73-1	100.00'	25,180 SQ FT	-	-	25,180 SQ FT
140/73-2	100.00'	21,404 SQ FT (4,583 SQ FT)	3,537 SQ FT	-	16,821 SQ FT
253/23	100.10'	71,598 SQ FT (1,378 SQ FT)	2,280 SQ FT	-	70,022 SQ FT
253/24	58.74'	74,202 SQ FT (95 SQ FT)	1,112 SQ FT	-	74,107 SQ FT

* EXISTING LOT OF RECORD

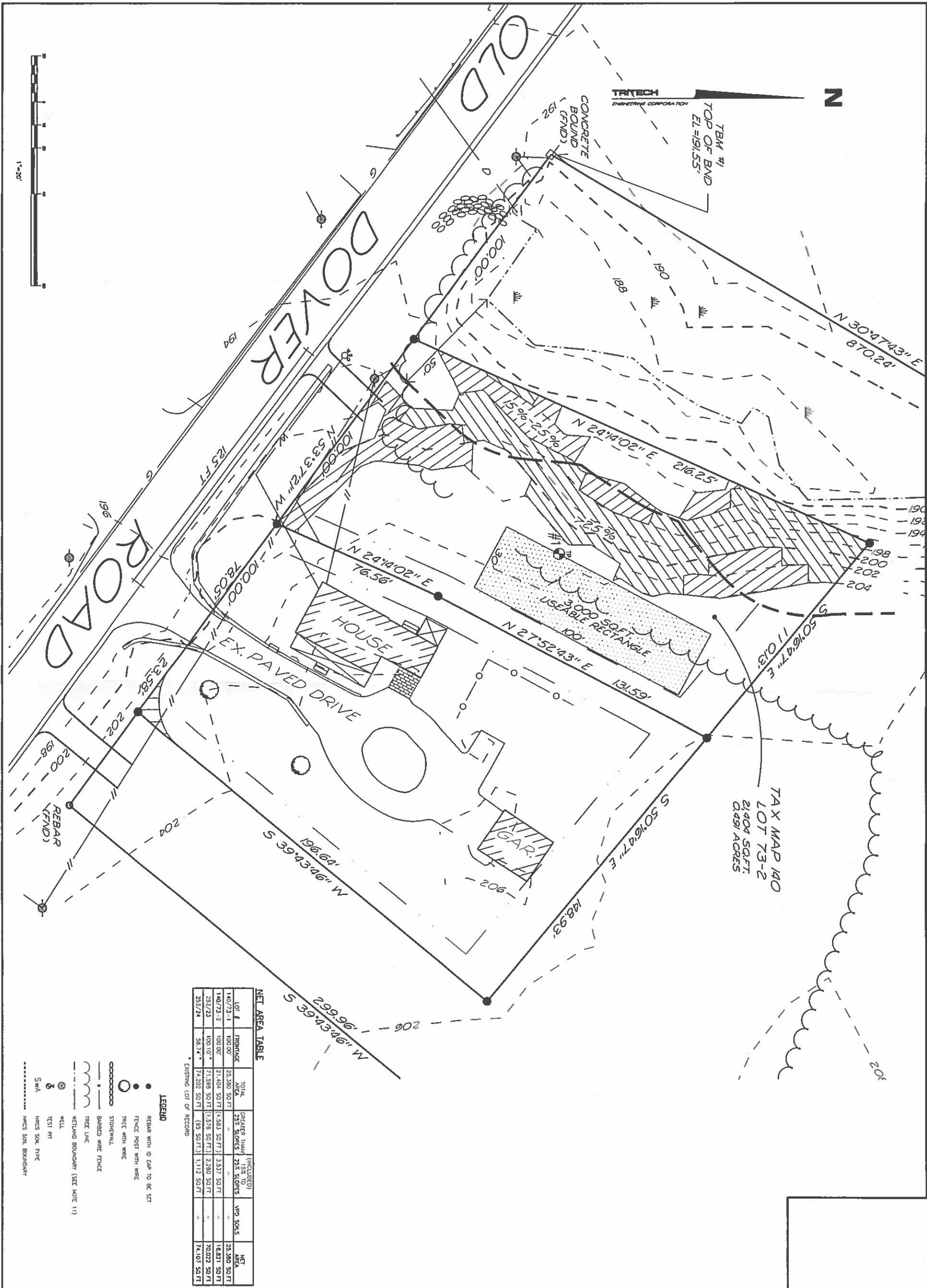
SHEET NO.
S-5

TOPOGRAPHIC PLAN
CRAMER FAMILY TRUST & PATRICIA WOODWARD TRUST
156 OLD DOVER ROAD
AND LAURA DRIVE
ROCHESTER, NEW HAMPSHIRE
OCTOBER 11, 2016
SCALE: 1" = 30'

REVISIONS	
DATE:	DESCRIPTION:
11-27-16	REVISED PER TRC COMMENTS

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 6107
FAX 603 742 3630



SHEET NO.

S-6

3,000 SQ.FT USEABLE AREA
PLAN AND SLOPE EXHIBIT
**CRAMER FAMILY TRUST &
PATRICIA WOODWARD TRUST**
156 OLD DOVER ROAD
AND LAURA DRIVE
ROCHESTER, NEW HAMPSHIRE
OCTOBER 27, 2016 JOB NO. 16133
SCALE: 1" = 20'

REVISIONS	
DATE:	DESCRIPTION:
11-27-16	ADDED TO PLAN SET

TRITECH
ENGINEERING CORPORATION

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