

# CRAMER FAMILY TRUST

156 OLD DOVER ROAD  
ROCHESTER, NEW HAMPSHIRE

T-1 - TITLE SHEET  
EX-1 - EXISTING CONDITIONS PLAN  
S-1 - MINOR SUBDIVISION PLAN - 1" = 30'  
S-2 - TOPOGRAPHIC PLAN - 1" = 30'

RECEIVED  
APR 18 2017  
By \_\_\_\_\_

**OWNER**  
**CRAMER FAMILY TRUST**

**PREPARED FOR**

**APPLICANT**  
**QUANTUM REAL ESTATE GROUP**

**PREPARED BY**

**TRITECH**  
**ENGINEERING CORPORATION**

Certified 4/5/17 *Stb mg*

20D # 113-51

**TRITECH**  
**ENGINEERING CORPORATION**

7616 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 8107  
FAX 603 742 3830

REVISIONS	
DATE:	DESCRIPTION:
10-27-16	REVISED PER TRG COMMENTS
11-14-16	SEPARATED FROM CASE #140- & 253 - 73, 23 & 24 - R1-16
2-7-17	REVISED LOT CONFIGURATION

TITLE SHEET

**CRAMER FAMILY TRUST**

156 OLD DOVER ROAD  
ROCHESTER, NEW HAMPSHIRE

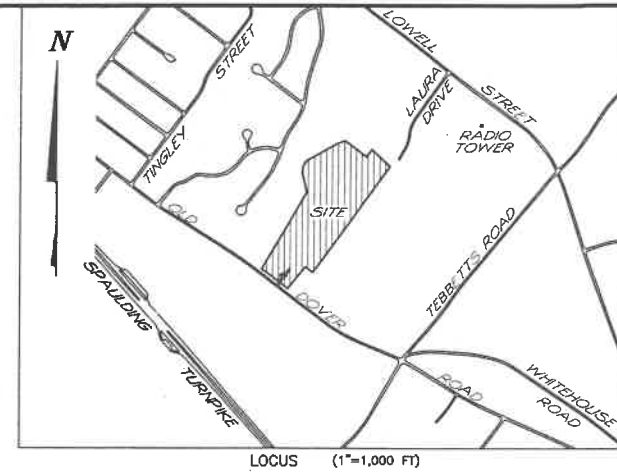
OCTOBER 27, 2016

SHEET No.

# T-1

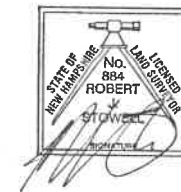
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TRITECH  
ENGINEERING CORPORATION



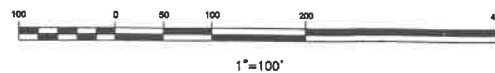
#### NOTES

- 1.) INTENT: TO SHOW THE EXISTING CONDITIONS FOR ROCHESTER TAX MAP 140 LOT 73.
- 2.) CURRENT OWNER OF RECORD: QUANTUM REAL ESTATE GROUP  
755 CENTRAL AVENUE  
DOVER, N.H. 03820
- 3.) SUBJECT PARCELS ARE LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 937,879 SQ.FT. - 21.531 ACRES
- 5.) TAX MAP 140 LOT 73.
- 6.) PROJECT DEED REFERENCE: BK 4445 PG 20
- 7.) PROJECT PLAN REFERENCE: PLAN OF SUBDIVISION  
WILLIS J. MOORE  
LAURA DRIVE  
ROCHESTER, N.H.  
BERRY CONST. CO. INC.  
SCRD PD 11 FO 1 PLAN #44  
DECEMBER 26, 1973  
PROPOSED SUBDIVISION  
LAND OF CARLYLE SEAVEY  
OLD DOVER ROAD - ROUTE 168  
ROCHESTER, N.H.  
BERRY SURVEYING & ENGINEERING  
SCRD 36-122 DEC. 19, 1988  
PLAN OF LAND FOR  
ROBERT & NANCY CRAMER &  
JOSEPH & PATRICIA WOODWARD  
OLD DOVER ROAD  
ROCHESTER, N.H.  
MCNEANEY SURVEY ASSOCIATES  
12-1-88 NOT RECORDED  
LOT LINE ADJUSTMENT PLAN  
PREPARED FOR  
PATRICIA S. WOODWARD TRUST  
OLD DOVER ROAD  
ROCHESTER, NEW HAMPSHIRE  
MCNEANEY SURVEY ASSOCIATES  
SCRD 45-82 MARCH 17, 1995
- 8.) ZONING: RESIDENTIAL -1 (R-1)  
MIN. LOT SIZE: 10,000 SQ.FT.  
MIN. FRONTAGE: 100 FT  
MIN. SETBACKS:  
FRONT: 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. 33017C02140, DATE: MAY 17, 2005.



#### LEGEND

- FENCE POST WITH WIRE
- TREE WITH WIRE
- STONEWALL



TRITECH  
ENGINEERING CORPORATION

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 742 807  
FAX 603 742 3850

REVISIONS	DATE	DESCRIPTION
10-27-16	ADDED TO PLAN SET	
2-7-17	UPDATE OWNER	

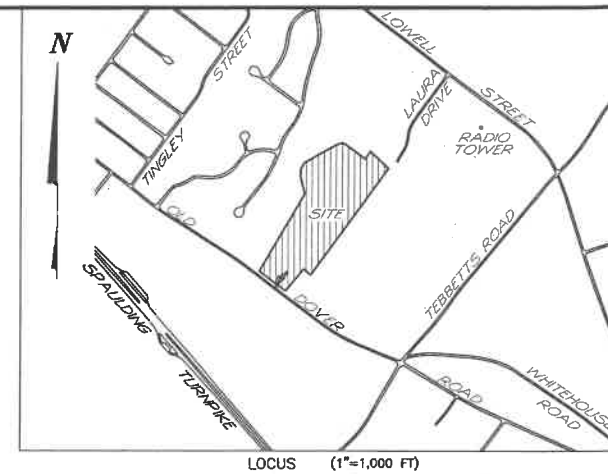
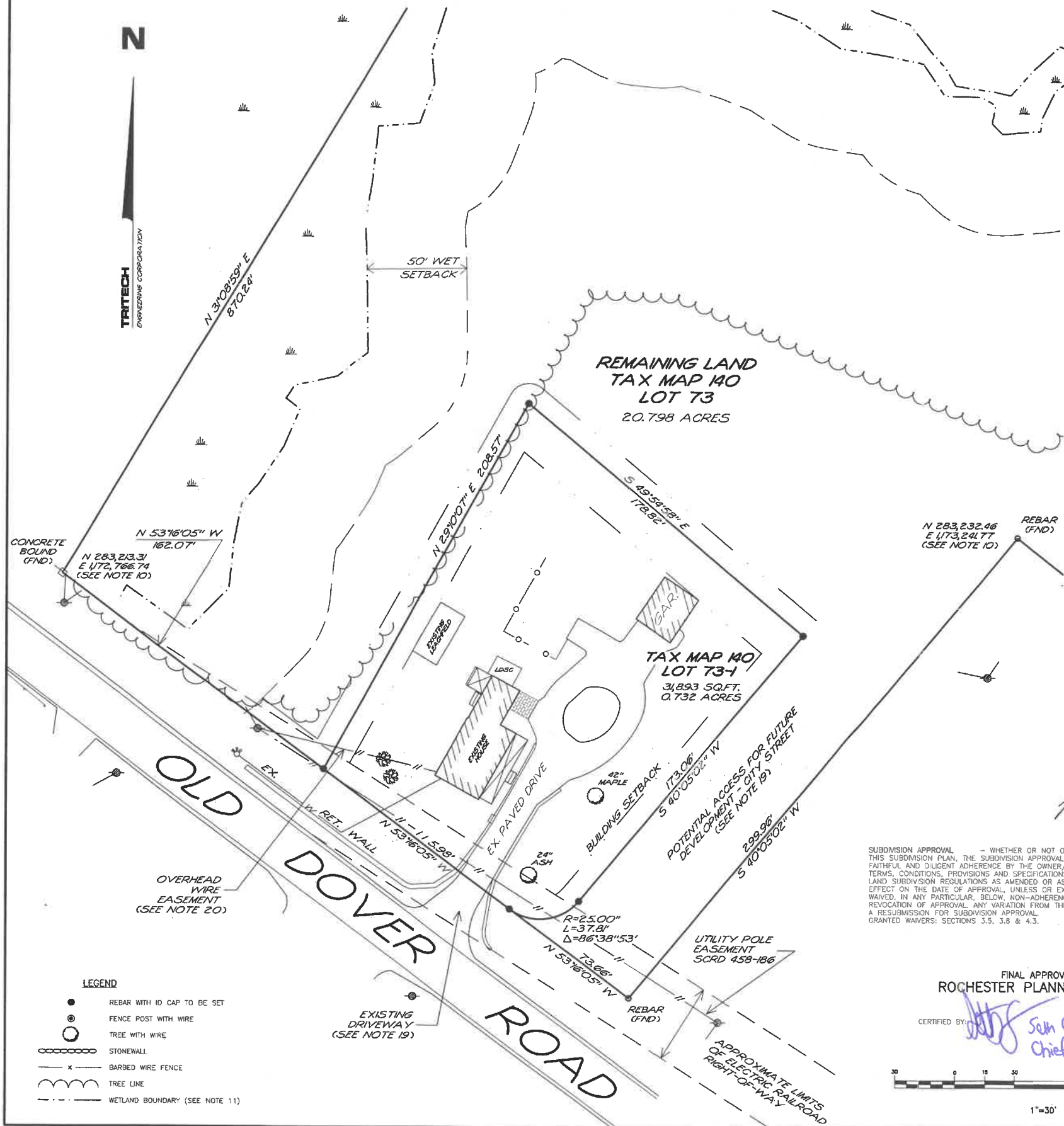
EXISTING CONDITIONS PLAN  
**CRAMER FAMILY TRUST**

156 OLD DOVER ROAD  
AND LAURA DRIVE  
ROCHESTER, NEW HAMPSHIRE

OCTOBER 27, 2016  
JOB NO. 16133  
SCALE: 1" = 100'

SHEET NO.

EX-1



#### GENERAL NOTES

- 1.) INTENT: TO SUBDIVIDE ROCHESTER TAX MAP 140 LOT 73 INTO 2 LOTS.
- 2.) CURRENT OWNER OF RECORD: QUANTUM REAL ESTATE GROUP, LLC.  
755 CENTRAL AVENUE  
DOVER, N.H. 03820
- 3.) SUBJECT PARCEL IS LOCATED IN THE CITY OF ROCHESTER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.
- 4.) TOTAL LOT AREA: 937,879 SQ.FT. = 21.531 ACRES
- 5.) TAX MAP 140 LOT 73
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ROCHESTER, N.H.  
BERRY CONST. CO. INC.  
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BERRY SURVEYING & ENGINEERING  
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MIN. FRONTAGE: 100 FT  
MIN. SETBACKS:  
FRONT: 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.) DURING THE MONTH OF AUGUST, 2016 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #776, NY CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.
- 12.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. MAP No. 33017C02140, DATE: MAY 17, 2005.
- 13.) MAP 140 LOTS 73 & 73-1 ARE TO BE SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTIC SYSTEMS.
- 14.) UTILITIES FOR NEW LOTS MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.
- 15.) WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UN-NECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.
- 16.) WETLANDS HAVE BEEN DELINEATED ON SITE AS DESCRIBED IN NOTE 11. CHAPTER 42.12 CONSERVATION OVERLAY DISTRICT REGULATIONS APPLY.
- 17.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET ROCHESTER, N.H. 03807. (603) 335-1338
- 18.) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: eSA2016121401.
- 19.) 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. THE DRIVEWAY MUST NOT IMPACT THE 42" MAPLE TREE AND 24" ASH TREE (SHOWN ON THE PLANS) UNLESS THE TREE(S) ARE DEEMED TO BE DEAD, DISEASED OR A SAFETY HAZARD.
- 20.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT IN FAVOR OF LOT 73-1 TO MAINTAIN EXISTING STRUCTURES.

**TRITECH**  
ENGINEERING CORPORATION

REVISIONS	DATE	DESCRIPTION
10-27-16	REVISED PER TRG COMMENTS	
11-14-16	SEPARATED FROM CASE #140- & 253 - 73, 23 & 24 - R1-16	
2-7-17	ELIMINATED LOT 73-2 & RECONFIGURED LOT 73-1.	

MINOR SUBDIVISION PLAN

**CRAMER FAMILY TRUST**

156 OLD DOVER ROAD  
ROCHESTER, NEW HAMPSHIRE

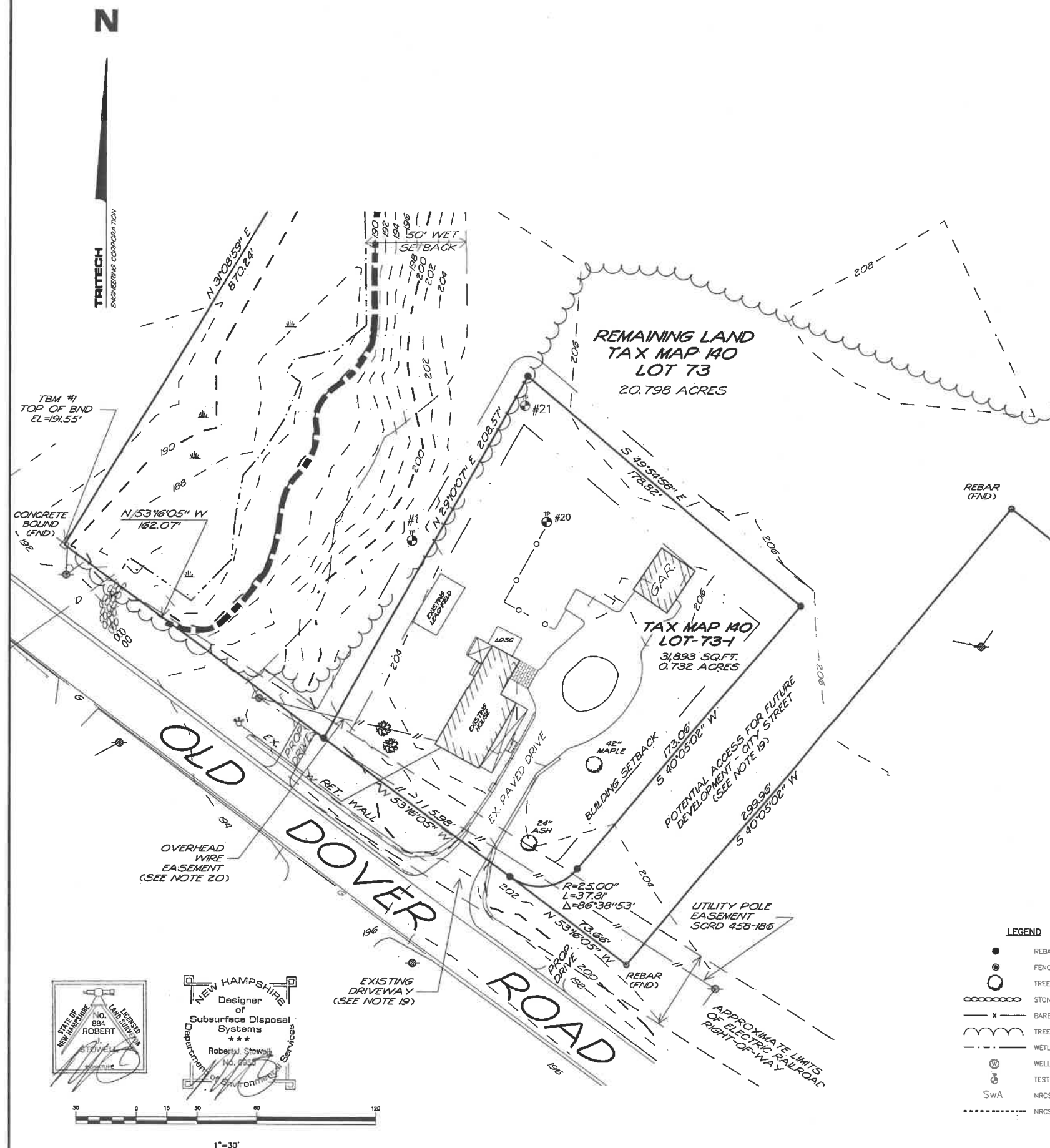
OCTOBER 27, 2016 JOB NO. 161613

SCALE: 1" = 30'

SHEET NO.

**S-1**

755 CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE 03820  
TELEPHONE 603 748 8007  
FAX 603 748 3800



S-2