

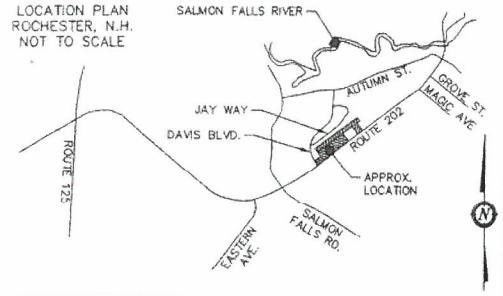
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED 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.

LEGEND:

- 3/4" REBAR W/ ID CAP (SET)
- COTTON GIN SPIKE (SET)
- IRON PIPE (FND)
- STEEL STAKE (FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE (TBA)
- APPROX. ABUTTING BOUNDARY LINE
- ZONE DESIGNATION
- TO BE SET
- TO BE ABANDONED
- FOUND
- TYPICAL
- S.C.R.D.
- NWP

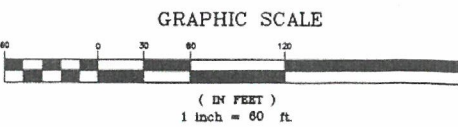
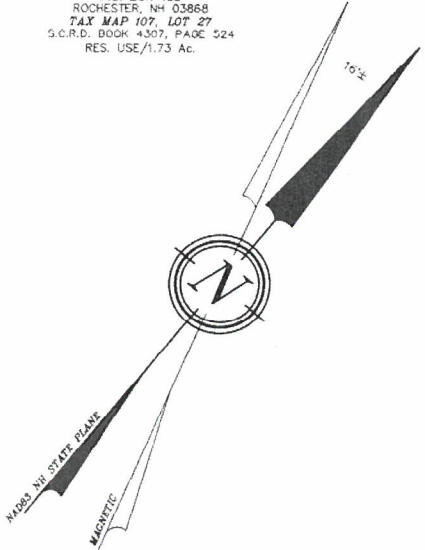
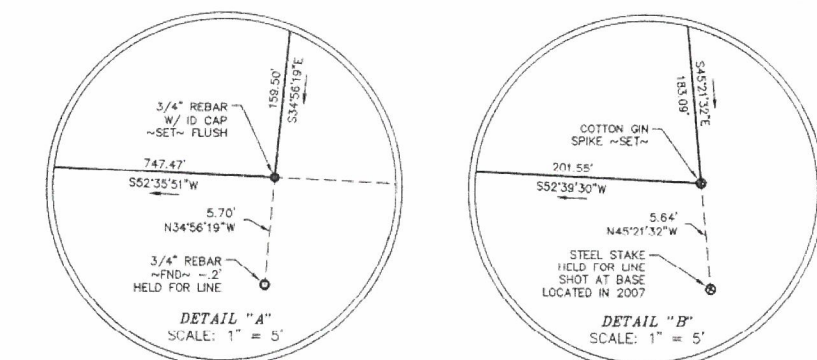
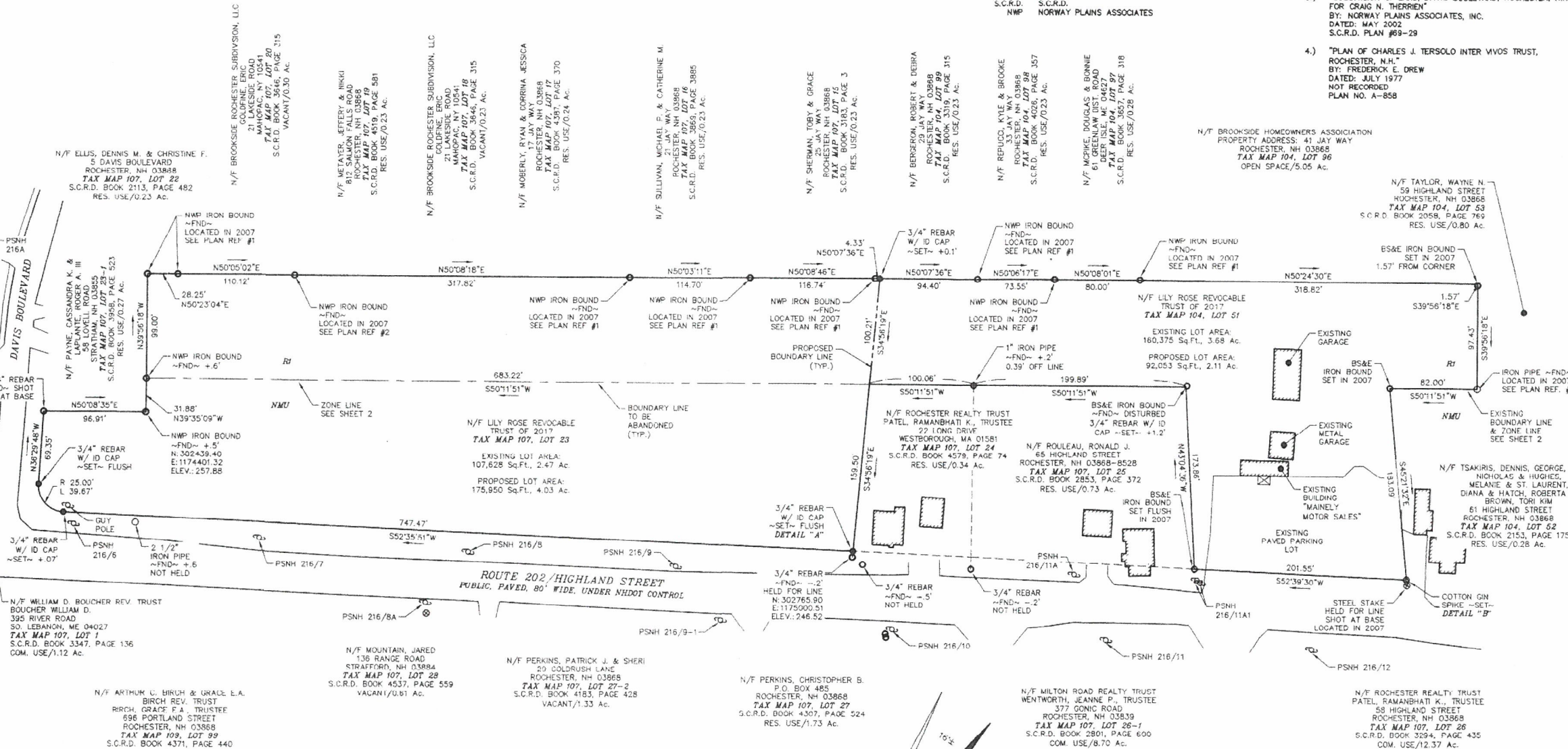
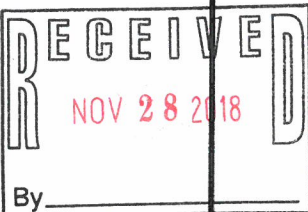
PLAN REFERENCES:

- "BOUNDARY PLAN LAND OF CARMEN CARBONE, HIGHLAND STREET, EAST ROCHESTER, N.H., TAX MAP 104, LOT 51" BY: BERRY SURVEYING & ENGINEERING DATED: MAY 23, 2007 NOT RECORDED FILE NO. DB 2007-003
- "SUBDIVISION OF LAND ROCHESTER, N.H. FOR BROOKLINE REALTY, INC." BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. (NWP) DATED: FEBRUARY 1988 S.C.R.D. PLAN #37-147, 148, & 150
- "SUBDIVISION OF LAND, DAVIS BOULEVARD, ROCHESTER, N.H. FOR CRAIG N. THERIEN" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: MAY 2002 NOT RECORDED PLAN NO. A-858
- "PLAN OF CHARLES J. TERSOLO INTER VIVOS TRUST, ROCHESTER, N.H." BY: FREDERICK E. DREW DATED: JULY 1977 NOT RECORDED PLAN NO. A-858



NOTES:

- OWNER: LILY ROSE REVOCABLE TRUST OF 2017 CARMEN CARBONE JR., TRUSTEE P.O. BOX 370 LEBANON, ME 04027-0370
- TAX MAP 104, LOT 51
- EXISTING LOT AREA: 160,375 Sq.Ft., 3.68 Ac. PROPOSED LOT AREA: 92,053 Sq.Ft., 2.11 Ac.
- S.C.R.D. BOOK 4481, PAGE 899
- OWNER: LILY ROSE REVOCABLE TRUST OF 2017 CARMEN CARBONE JR., TRUSTEE P.O. BOX 370 LEBANON, ME 04027-0370
- TAX MAP 107, LOT 23
- EXISTING LOT AREA: 107,628 Sq.Ft., 2.47 Ac. PROPOSED LOT AREA: 175,950 Sq.Ft., 4.03 Ac.
- S.C.R.D. BOOK 4499, PAGE 823
- ZONING: NEIGHBORHOOD MIXED USE (NWM) SETBACKS: FRONT: N/A MAX FRONT: 25' REAR: 20' SIDE: 5' SEE NOTE 4 WETLANDS: 50' MAX. LOT COVERAGE: 90% MIN. BUILDING HEIGHT: 20' MIN. LOT AREA: 6,000 Sq. Ft. MIN. FRONTAGE: 60'
- ZONING: RESIDENTIAL 1 (R1) SETBACKS: FRONT: 10' REAR: 20' SIDE: 10' WETLANDS: 50' MAX. LOT COVERAGE: 35% MAX. BUILDING HEIGHT: 35' MIN. LOT AREA: 10,000 Sq. Ft. MIN. FRONTAGE: 100'
- FOR LOTS THAT ADJOIN A RESIDENTIAL DISTRICT, THE SIDE SETBACK ON THE SIDE ADJOINING THE RESIDENTIAL DISTRICT SHALL BE THE LARGER OF THE REQUIRED SIDE SETBACK IN THE SUBJECT COMMERCIAL ZONE OR THE ADJOINING RESIDENTIAL ZONE.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330150, MAP 33017C02040, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED IN 2015, WITH AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000.
- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE REVISION BETWEEN TAX MAP 104, LOT 51 & TAX MAP 107, LOT 23.
- THIS IS A TWO SHEET PLAN SET. SHEET ONE WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03667, (603) 335-1338.



FINAL APPROVAL BY ROCHESTER PLANNING BOARD CERTIFIED BY: [Signature] DATE: 12/3/18

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 11-20-18

REVISION	DATE	DESCRIPTION
#1	10-2-18	REVISIONS PER N.O.D., ADD BOUNDS SET

LOT LINE REVISION FOR LILY ROSE REVOCABLE TRUST OF 2017 ROUTE 202/HIGHLAND STREET ROCHESTER, N.H. TAX MAP 104, LOT 51 & TAX MAP 107, LOT 23

BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863

SCALE: 1 IN. EQUALS 60 FT. DATE: AUGUST 14, 2018 FILE NO.: DB 2018-119

SOIL DATA:
Sb ~ SAUGATUCK LOAMY SAND
DeA ~ DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
SEE WEBSOIL

PROPOSED BOUNDARY LINE
BOUNDARY LINE (TBA)
APPROX. ABUTTING BOUNDARY LINE
WETLAND LINE
50' WETLAND SETBACK
ZONE LINE
WATER LINE
OVERHEAD UTILITIES
NRCS SOIL LINE
ZONE DESIGNATION
TO BE SET
TO BE ABANDONED
FOUND
TYP
TYPICAL
S.C.R.D.
NORWAY PLAINS ASSOCIATES

- 1.) "BOUNDARY PLAN LAND OF CARMEN CARBONE, HIGHLAND STREET, EAST ROCHESTER, N.H., TAX MAP 104, LOT 51"
BY: BERRY SURVEYING & ENGINEERING
DATED: MAY 23, 2007
NOT RECORDED
FILE NO. DB 2007-003
- 2.) "SUBDIVISION OF LAND ROCHESTER, N.H. FOR BROOKLINE REALTY, INC."
BY: NORWAY PLAINS SURVEY ASSOCIATES, INC. (NWP)
DATED: FEBRUARY 1988
S.C.R.D. PLAN #37-147, 148, & 150
- 3.) "SUBDIVISION OF LAND, DAMS BOULEVARD, ROCHESTER, N.H. FOR CRAIG H. THERREN"
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: MAY 2002
S.C.R.D. PLAN #69-29
- 4.) "PLAN OF CHARLES J. TERSOLO INTER VIVOS TRUST, ROCHESTER, N.H."
BY: FREDERICK E. DREW
DATED: JULY 1977
NOT RECORDED
PLAN NO. A-858

LOCATION PLAN
ROCHESTER, N.H.
NOT TO SCALE

SALMON FALLS RIVER

JAY WAY

DAVIS BLVD.

EASTERN AVE.

AUTUMN ST.

GROVE ST.

ROUTE 202

APPROX. LOCATION

N

1.) OWNER: LILY ROSE REVOCABLE TRUST OF 2017
CARMEN CARBONE JR., TRUSTEE
P.O. BOX 370
LEBANON, ME 04027-0370

a.) TAX MAP 104, LOT 51

b.) EXISTING LOT AREA: 160,375 Sq.Ft., 3.68 Ac.
PROPOSED LOT AREA: 92,053 Sq.Ft., 2.11 Ac.

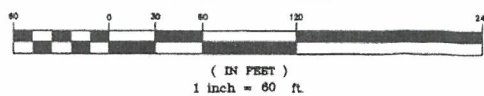
c.) S.C.R.D. BOOK 4481, PAGE 699

2.) OWNER: LILY ROSE REVOCABLE TRUST OF 2017
CARMEN CARBONE JR., TRUSTEE
P.O. BOX 370
LEBANON, ME 04027-0370

- a.) TAX MAP 107, LOT 23
- b.) EXISTING LOT AREA: 107,628 Sq.Ft., 2.47 Ac.
PROPOSED LOT AREA: 175,950 Sq.Ft., 4.03 Ac.
- c.) S.C.R.D. BOOK 4490, PAGE 823
- 3.) ZONING: NEIGHBORHOOD MIXED USE (NMU)
SETBACKS:
FRONT: N/A
MAX. FRONT: 25'
REAR: 20'
SIDE: 5', SEE NOTE 4
WETLANDS: 50'
MAX. LOT COVERAGE: 90%
MIN. BUILDING HEIGHT: 20'
MIN. LOT AREA: 6,000 Sq. Ft.
MIN. FRONTAGE: 60'
- ZONING: RESIDENTIAL 1 (R1)
SETBACKS:
FRONT: 10'
REAR: 20'
SIDE: 10'
WETLANDS: 50'
MAX. LOT COVERAGE: 35%
MAX. BUILDING HEIGHT: 35'
MIN. LOT AREA: 10,000 Sq. Ft.
MIN. FRONTAGE: 100'
- 4.) FOR LOTS THAT ADJOIN A RESIDENTIAL DISTRICT, THE SIDE SETBACK ON THE SIDE ADJOINING THE RESIDENTIAL DISTRICT SHALL BE THE LARGER OF THE REQUIRED SIDE SETBACK IN THE SUBJECT COMMERCIAL ZONE OR THE ADJOINING RESIDENTIAL ZONE.
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- [1] FIELD INDICATORS FOR HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- [2] FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWIPCC WETLANDS WORKGROUP. WILMINGTON, MA 01897.
- [3] NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS. 2012. VERSION 2.1.0. DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- [4] STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHAVER, R.W., M. BURNETT, AND M.C. MEYER. AND WEN. KIRCHNER. 2014. NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-411-1-62.
- [5] CORPS OF ENGINEERS. 1987. WETLAND DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- [6] REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION. JANUARY 2012. VERSION 2.0. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL-TR-12-1.
- [7] CLASSIFICATION OF WETLANDS AND DEEPEATER HABITATS OF THE UNITED STATES. 1969. 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAKE. U.S. DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY : *[Signature]*
DATE : *[Signature]* 12/3/18

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
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