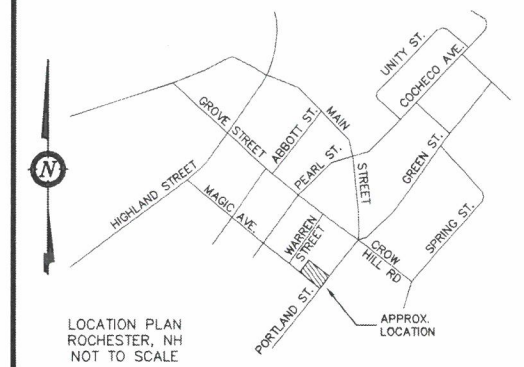


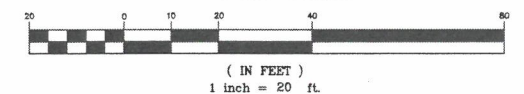
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED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



NOTES:

- 1.) OWNER: M3 DEVELOPMENT, LLC
42 SULLIVAN FARM DRIVE
ROCHESTER, N.H. 03868
- 2.) TAX MAP 103, LOT 42
- 3.) LOT AREA: 18,905 Sq.Ft., 0.43 Ac.
- 4.) S.C.R.D.: BOOK 4587, PAGE 432
- 5.) ZONING: RESIDENTIAL-2 (R2)
FRONTAGE ~ 60.0'
MINIMUM LOT SIZE ~ 6,000
FRONT SETBACK ~ 10.0'
REAR SETBACK ~ 20.0'
SIDE SETBACK ~ 8.0'
MAX. BUILDING FOOTPRINT: 30%
MAX. LOT COVERAGE: 45%
MAX. BUILDING HEIGHT ~ 35.0'
WETLANDS BUFFER ~ 50.0'
- 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# -33017C0204D, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN DECEMBER OF 2018, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARIES OF A 2 LOT SUBDIVISION ON TAX MAP 103, LOT 42.
- 10.) THIS IS A TWO SHEET PLAN SET WITH SHEET ONE BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO WILL BE ON FILE AT THE CITY OF ROCHESTER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 11.) BOTH LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER. THIS IS MANDATORY AND CONNECTIONS WILL BE PERMITTED AND OVERSEEN BY THE DEPARTMENT OF PUBLIC WORKS.
- 12.) NO PART OF THE SUBJECT PROPERTY IS IN CURRENT USE.
- 13.) ALL NEW UTILITIES MUST BE UNDERGROUND.
- 14.) LOT 42-1 WILL HAVE AN ADDRESS OF 42 MAGIC AVENUE.

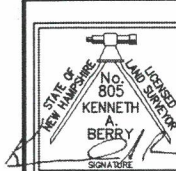
GRAPHIC SCALE



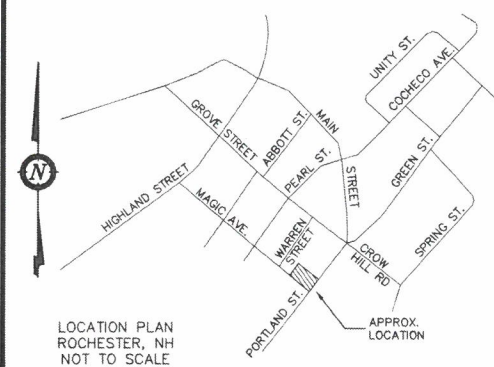
#2	4-30-19	ADD BOUNDS SET
#1	3-18-19	REVISE PER TRG COMMENTS
REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF M3 DEVELOPMENT, LLC 848 PORTLAND STREET ROCHESTER, N.H. TAX MAP 103, LOT 42		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 IN. EQUALS 20 FT. DATE : JANUARY 18, 2019 FILE NO. : DB 2018-153		

FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 4/30/19

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 - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 4-30-19



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.



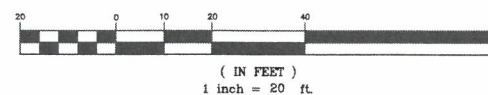
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- 11.) BOTH LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
- 12.) NO PART OF THE SUBJECT PROPERTY IS IN CURRENT USE.
- 13.) THE ENTIRE PARCEL IS W6A (WINDSOR LOAMY SAND) SOIL - SEE WEBSOIL.

LEGEND:

- 3/4" REBAR W/D CAP (SET)
- ANGLE IRON (FND)
- IRON PIPE (FND)
- IRON ROD (FND)
- CATCH BASIN
- DRAIN MANHOLE COVER
- SEWER MANHOLE COVER
- FIRE HYDRANT
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- METAL FENCE
- EXISTING WATER LINE PER CITY RECORDS
- EXISTING GAS LINE PER DIGSAFE MARKINGS
- VGC VERTICAL GRANITE CURB
- FND FOUND
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE



#2	4-30-19	ADD BOUNDS SET
#1	3-18-19	REVISE PER TRG COMMENTS
REVISION	DATE	DESCRIPTION
TOPOGRAPHY PLAN LAND OF M3 DEVELOPMENT, LLC 848 PORTLAND STREET ROCHESTER, N.H. TAX MAP 103, LOT 42		
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SCALE : 1 IN. EQUALS 20 FT.		
DATE : JANUARY 18, 2019		
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FINAL APPROVAL
BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: [Signature]
DATE: 4/30/19