

LAND SURVEYORS

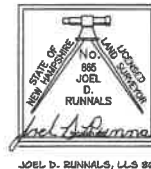
CIVIL ENGINEERS

THIS WETLAND DELINEATION HAS BEEN CONDUCTED ACCORDING TO THE TECHNICAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1." THIS DELINEATION WAS CONDUCTED DURING FEBRUARY 2020.



10-08-20
DATE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURES EXCEEDED 1:10,000.



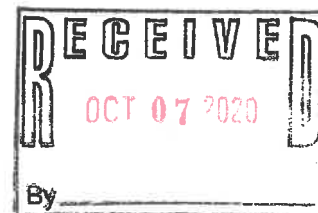
10-08-20
DATE

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 120, LOT 185 AND CREATE ONE NEW LOT 185-1.
2. DIMENSIONAL STANDARDS:
ZONE (Z1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER & SEWER).
LOT SIZE: 10,000 SF; FRONTAGE: 100', FY: 10', SY: 10', EY: 20'
3. LOT AREAS:
TAX MAP 120, LOT 185: OLD AREA: 28,106 sf / 0.645 acre
PROPOSED AREA: 18,068 sf / 0.415 acre
TAX MAP 222, LOT 185-1: PROPOSED AREA: 10,038 sf / 0.230 acre
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
5. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D EFFECTIVE ON 05-17-2005.
6. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS, (WDA) WINDSOR LOAMY SAND 0-3 % SLOPES.
8. WETLANDS WERE DELINEATED BY RANDOLPH R. TETRAULT, CWS 30, ON FEBRUARY 11, 2020.
9. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
10. FUTURE DRIVEWAY FOR LOT 185-1 SHALL BE A MINIMAL OF 100 FEET FROM THE INTERSECTION OF WESTERN AVENUE AND THIRD STREET.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

1. "STUDLEY ACRES, ROCHESTER, N.H." DATED AUGUST 1946 BY P.F. SPENCER, CE S.C.R.D. POCKET 5, FOLDER 5, PLAN 15
2. "MEADOWLAWN, PROPOSED DEVELOPMENT, STUDLEY LUMBER, INC., ROCHESTER, NEW HAMPSHIRE" DATED MARCH 1958 BY GRANT L. DAVIS, S.C.R.D. POCKET 8, FOLDER 1, PLAN 12
3. "PLAN OF SUBDIVISION FOR BLANCHE B. QUINT, SECOND STREET, ROCHESTER, NEW HAMPSHIRE" DATED JULY 1982 BY KENNETH E. MOORE, S.C.R.D. PLAN 23A-100
4. "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR WILBUR BOUDREAU & PHILIP CROSIER" DATED AUGUST 26, 1985 BY JOHN W. DUNN ASSOCIATES, INC., S.C.R.D. PLAN 27A-77



TAX MAP 120, LOT 185
OWNER OF RECORD:
ROBERT L. & DENISE L. HIGGINS
285 WASHINGTON STREET
ROCHESTER, NH 03839-4956
S.C.R.D. BOOK 4726, PAGE 679

SUBDIVISION PLAN
28 WESTERN AVENUE,
SECOND STREET & THIRD STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
ROBERT L. & DENISE L. HIGGINS

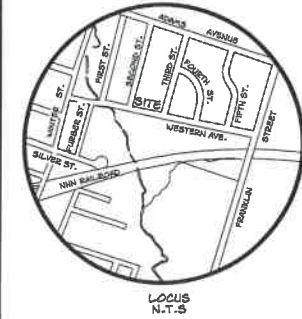
SCALE: 1" = 20' MARCH 2020
GRAPHIC SCALE



REVISIONS:
10-08-20 REVISE TO DATE

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.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON
SIGNED BY: [Signature] DATE: 4/20/20
[Signature] DATE: 10/9/20
POSITION: [Signature]



FILE NO. 198
PLAN NO. C-3051-S
DWC NO. 20006-LDD\S-1