

## LEGEND

- WATER GATE VALVE  
CATCH BASIN  
SEWER MANHOLE  
DRAIN MANHOLE  
UTILITY POLE  
MONUMENT  
TREE
- BEARING  
DISTANCE
- PROPERTY LINE  
SETBACK LINE  
WATER LINE

HIGHLAND ST. - RTE. 202 &amp; 11

103-19

103-20

MAGIC AVENUE

HICKEY

STREET

103-18-1  
9,754 SF.  
0.22 AC.  
7 MAGIC AVENUE

104-42  
TRENT H. ROBINSON  
BK.3512, PG.2

104-43  
WAYNE R., JR. & CRYSTAL M. WIGGIN  
BK.2308, PG.655

103-18  
13,851 SF.  
0.32 AC.

103-17  
ALBERT  
BLAISDELL

103-16  
TAPITHA J. BOYLE  
BK.2552, PG.593

108-53  
RENNELDA TRUST  
BK.3628, PG.756

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT TRACT INTO TWO (2) LOTS.
2. TOTAL PARCEL AREA: MAP 103, LOT 18 .54 ACRES
3. PARCEL IS ZONED RESIDENTIAL-2.
4. MINIMUM LOT REQUIREMENTS:  
LOT SIZE = 6,000 SF.  
FRONTAGE = 60'
5. BUILDING SETBACKS: FY. = 15', SY. = 8', EY. = 25'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY FEMA FOR ROCHESTER.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1336.

## PLANNING BOARD APPROVAL NOTES:

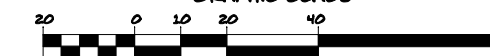
1. THE NEW DRIVEWAY SERVING LOT 103-18-1 MUST BE SITUATED BETWEEN THE EXISTING MAPLE TREES SO THAT NONE OF THE TREES NEED BE REMOVED.
2. THE EXISTING CHAIN LINK FENCE RUNS CONTINUOUSLY ACROSS THE FRONT OF LOTS 103-18 AND 103-18-1. THE CITY OF ROCHESTER TAKES NO INTEREST IN THIS FENCE. SHOULD THE OWNER OF ONE OF THE LOTS WISH TO REMOVE OR RELOCATE ALL OR PORTIONS OF THE FENCE, IT SHALL BE HIS/HER RESPONSIBILITY TO COORDINATE, AS APPROPRIATE, WITH THE OWNER OF THE OTHER LOT.
3. ALL UTILITIES 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. ALL UTILITIES EXTENDING FROM ANY SUCH POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
4. THE SEWER IMPACT CONTRIBUTION MUST BE PAID IN FULL (TO THE CODE ENFORCEMENT OFFICE) FOR THE NEW LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT LOT. THE SEWER IMPACT FEE IS A ONE-TIME PAYMENT FOR EACH HOUSE/BUILDING OF \$2.00/GALLON OF AVERAGE DAILY FLOW, EQUIVALENT TO \$300 PER BEDROOM FOR A HOUSE.

TAX MAP 103, LOT 18  
OWNER OF RECORD:  
PATRICIA T. ROCHELEAU  
141 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867  
BK. 3921, PG. 901

SUBDIVISION PLAN  
11 MAGIC AVENUE  
TAX MAP 103, LOT 18  
STRAFFORD COUNTY  
ROCHESTER, NH  
PREPARED FOR  
PATRICIA T. ROCHELEAU

1" = 20' JUNE 2011

GRAPHIC SCALE

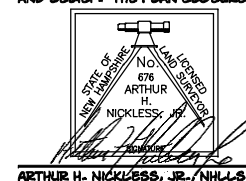


(IN FEET)  
1 INCH = 20 FT.  
REVISION DATE:  
5/7/12: ADD NOTES, MONUMENTS, ETC. PER N.O.D.

LOCUS  
N.T.S

SUBDIVISION APPROVAL  
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 FROM SUB-DIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 110,000.

5/14/2012  
DATEFINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY

DATE

FILE NO. 213  
PLAN NO. C-2622  
DWS. NO. 11052/5K-2  
F.B. NO. #