

SUBDIVISION PLANS FOR CHAMBERLAIN INVESTMENT PROPERTIES, LLC *FRANKLIN STREET / CHAMBERLAIN STREET* COUNTY OF STRAFFORD ROCHESTER, NH

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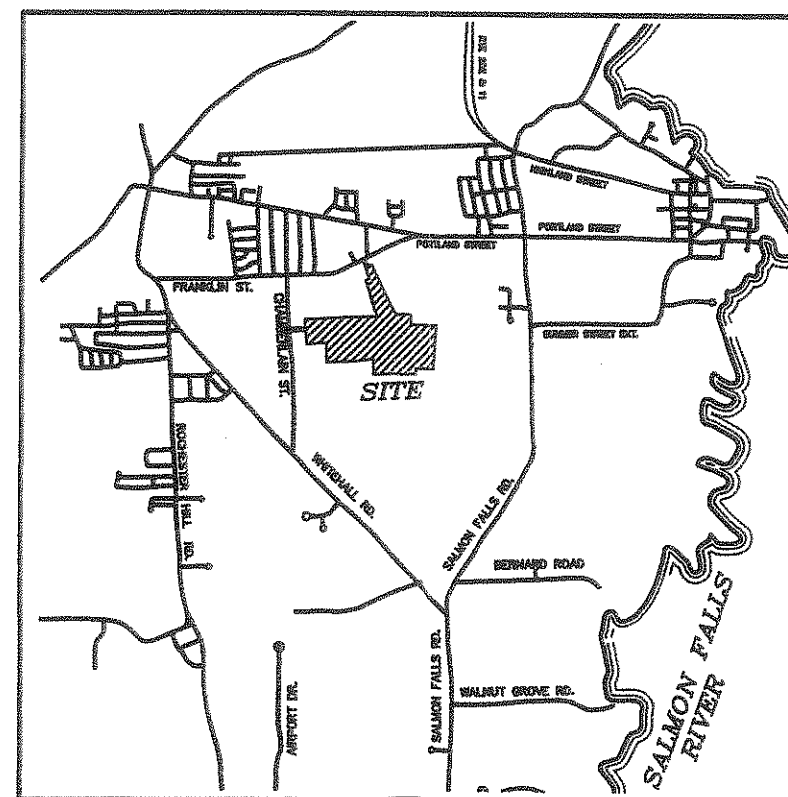
RECEIVED
MAR 10 2006
Planning Dept.

CIVIL ENGINEER/LAND SURVEYOR:

MILLETTE, SPRAGUE & COLWELL, INC.
JOHN HART MANSION, 403 - THE HILL
P.O. BOX 427
PORTSMOUTH, NH 03802-0427

SOIL SCIENTIST

NH SOIL CONSULTANTS, INC.
THE COMMONS AT KENT PLACE
202 KENT PLACE
NEWMARKET, NH 03857
(603) 659-3559



LOCATION PLAN

APPLICANT

CHAMBERLAIN INVESTMENT PROPERTIES, LLC
1 LILAC LANE
DOVER, NH 03820
(603) 743-3131

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cmc 7-13-06

118-51 + 119-100-A-04 ROD 86-92 to 97

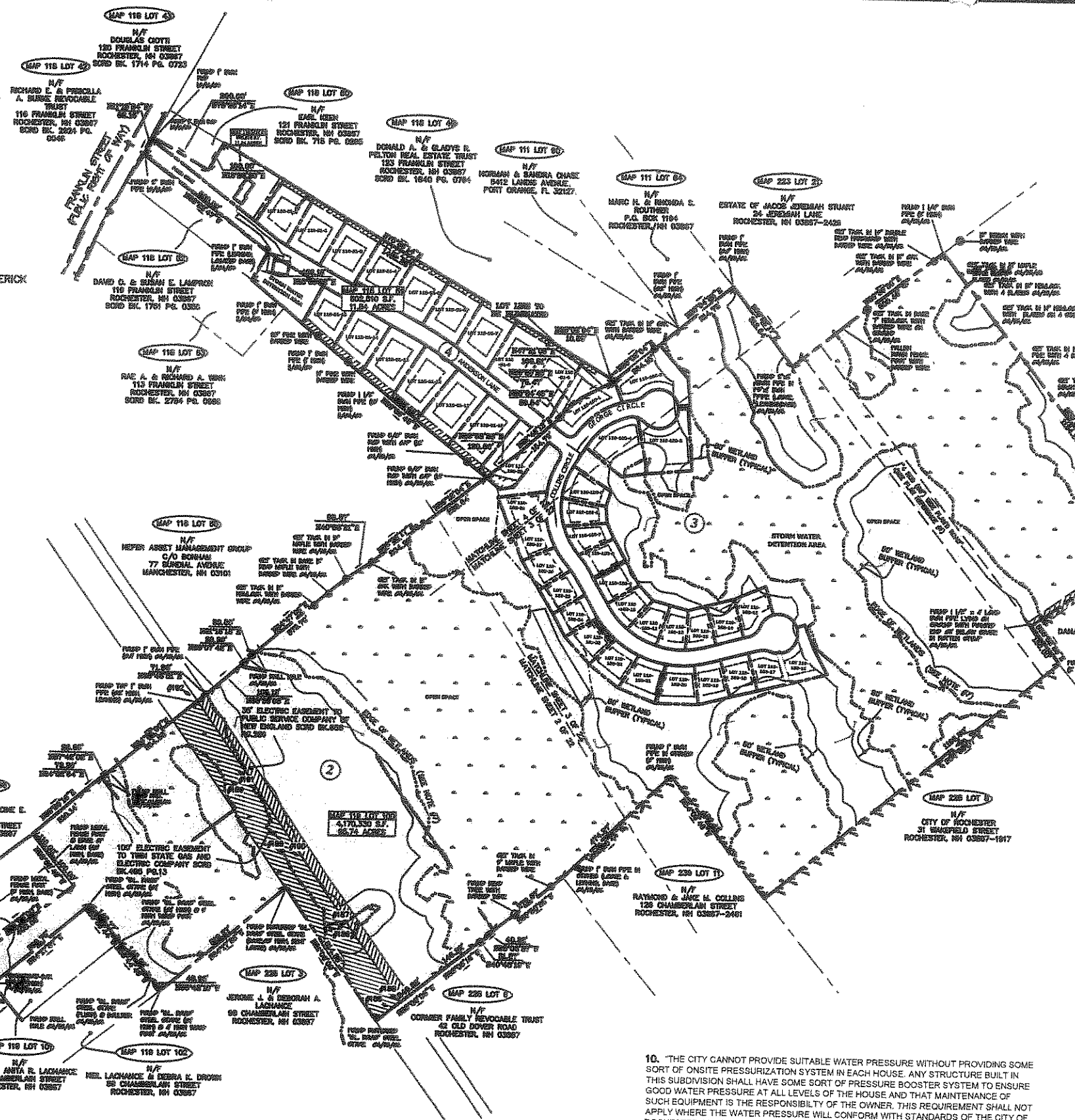
#02042

1. "SITE PLAN ROCHESTER, N.H. FOR MARSHALL G. & PENELOPE D. CARBEE", BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED JULY 28, 1987.
2. "PLAN OF LOTS 1 & 2 FRANKLIN ST. HOWARD E. CHASE ROCHESTER NEW HAMPSHIRE", BY G.L. DAVIS & ASSOCIATES DATED APRIL 1975 SCRD PLAN #17-46.
3. "PLAN OF LIMITED SUBDIVISION OF LAND OF ROCHESTER MULTI-FAMILY HOUSING, ROCHESTER, N.H. OWNER: SWAGO CORP. DEVELOPER: HARBOR DEVELOPMENT CORP. REF. S.C.R.D. 983-740 & 983-181", BY DAVID W. SIDMORE DATED APRIL 1985 WITH REVISION DATED 7/8/85 SCRD PLAN #23-39.
4. "PLAN OF LIMITED SUBDIVISION OF LAND OF FRANKLIN HEIGHTS ROCHESTER, N.H. OWNER: LAND BUY UNLIMITED, INC. REF. S.C.R.D. 983-740 & 983-181", BY DAVID W. SIDMORE DATED SEPT. 1985 WITH REVISION DATED 11/3/86 SCRD PLAN #30-60.
5. "LIMITED SUBDIVISION CONCEPTUAL ENDEAVORS CHAMBERLAIN STREET ROCHESTER, N.H.", BY G.L. DAVIS & ASSOCIATES DATED APRIL 1984 SCRD PLAN #244-47.
6. "CITY OF ROCHESTER, NEW HAMPSHIRE SITE PLAN OF ROCHESTER MULTI-FAMILY HOUSING, OWNER: SWAGO CORP. DEVELOPER : HARBOR DEVELOPMENT CORP", BY COREY AND DONAHUE INC. DATED SEPT. 1985 SCRD PLAN #23-41.
7. "PLAN OF LAND CHARLES P. TIRELLA ROCHESTER, N.H.", BY FREDERICK E. DREW ASSOCIATES DATED DEC. 1984 SCRD PLAN #25-60.
8. "PLAN OF LOTS WINONA M. CHASE TO NORMAND W. & SANDRA CHASE & BERNARD CHASE ROCHESTER, N.H.", BY G.L. DAVIS & ASSOCIATES DATED JUNE 1976 SCRD PLAN #17A-48.
9. "SUBDIVISION OF LAND OF THE ESTATE OF ALBERT J. LACHANCE IN ROCHESTER, N.H.", BY BRUCE L. POHOPEK DATED JULY 1981 SCRD PLAN #23A-16.
10. "BOUNDARY LINE AMENDMENT FOR N. LACHANCE, D. DROWN & L. FAIRBANKS IN ROCHESTER, N.H.", BY BRUCE L. POHOPEK DATED MAY 22, 1986 SCRD PLAN #29A-20.
11. "PLAN OF LIMITED SUBDIVISION OF LAND OF ROCHESTER MULTI-FAMILY HOUSING ROCHESTER, N.H., OWNER SWAGO CORP., DEVELOPER HARBOR DEVELOPMENT CORP.", BY DAVID W. SIDMORE DATED SEPT. 1985 SCRD PLAN #23-40.
12. "CITY OF ROCHESTER, NEW HAMPSHIRE SITE PLAN OF ROCHESTER MULTI-FAMILY HOUSING, OWNER: SWAGO CORP. DEVELOPER : HARBOR DEVELOPMENT CORP", BY COREY AND DONAHUE INC. DATED SEPT. 1985 SCRD PLAN #23-42.
13. "SUBDIVISION OF LAND IN ROCHESTER, N.H. FOR PBAY'S CONSTRUCTION", BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED MARCH 28, 1985 SCRD PLAN #29-42.
14. "SUBDIVISION OF LAND ON SALMON FALLS ROAD ROCHESTER, N.H. FOR DANA S. COPP", BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED OCTOBER 2000 SCRD PLAN #61-42.
15. "SUBDIVISION OF LAND ROCHESTER, N.H. FOR DANA S. & SHIRLEY L. COPP", BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED OCT. 1988 SCRD PLAN #38-63.
16. "LOT LINE REVISION IN ROCHESTER, N.H. FOR RICHARD E. GROVES", BY NORWAY PLAINS SURVEY ASSOCIATES, INC. DATED AUGUST 1986 SCRD PLAN #30-40.
17. "A PLAN OF THE FIRST TWO DIVISION LOTS IN ROCHESTER ON SALMON FALLS ROAD NUMBERED 61 AND 62..." "RUN OUT AND DIVIDED 5TH OF THE FIRST MONTH 1803 FOR JAMES BARKER OF DOVER" BY RICHARD DAME SURVEYOR-SCRD PLAN #23 POCKET #10 FOLDER #4.

[illegible]

CITY OF ROCHESTER PLANNING BOARD

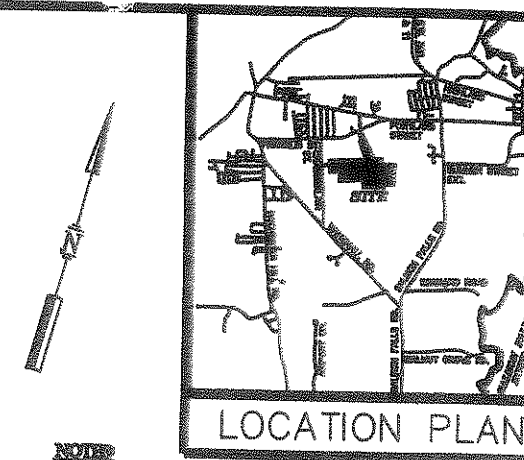
Reate M. Cormier 7.13.06
CHAIRPERSON DATE
Stell Planner



10. "THE CITY CANNOT PROVIDE SUITABLE WATER PRESSURE WITHOUT PROVIDING SOME SORT OF ONSITE PRESSURIZATION SYSTEM IN EACH HOUSE. ANY STRUCTURE BUILT IN THIS SUBDIVISION SHALL HAVE SOME SORT OF PRESSURE BOOSTER SYSTEM TO ENSURE GOOD WATER PRESSURE AT ALL LEVELS OF THE HOUSE AND THAT MAINTENANCE OF SUCH EQUIPMENT IS THE RESPONSIBILITY OF THE OWNER, THIS REQUIREMENT SHALL NOT APPLY WHERE THE WATER PRESSURE WILL CONFORM WITH STANDARDS OF THE CITY OF ROCHESTER AS DETERMINED BY THE CITY ENGINEER."

THE CHAMBERLAIN INVESTMENT PROPERTIES, LLC SITE IS BASED ON NAD 83 (NORTH AMERICAN DATUM) FOR THE REFERENCE OF BEARINGS AND COORDINATES. ELEVATIONS ARE BASED ON NGVD 1928 (NATIONAL GEODETIC VERTICAL DATUM). WE ESTABLISHED THESE BY UTILIZING THE CITY OF ROCHESTER GEODETIC MONUMENTS 53, 54 AND 104 WITH AN ERROR OF CLOSURE OF 1:131,854.

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LOCATION PLAN

1. THE PARCELS ARE LOCATED IN THE AGRICULTURAL ZONE.
2. THE PARCELS ARE AS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 119 AS LOT 100 & MAP 118 LOT 51.
3. THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD: MAP 119 LOT 100 & MAP 118 LOT 51
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
1 LLAC LANE
DOVER, NH 03820
SCRID. BK.2070 PG.653
5. ZONING REQUIREMENTS:
AGRICULTURE ZONE: MAP 118 LOT 51-1 THRU 51-15,
MAP 119 LOT 100-1
CLUSTER DEVELOPMENT: MAP 118 LOTS 2-28
- | | AGRICULTURE
ZONE | CLUSTER
DEV. |
|-------------------------|---------------------|-----------------|
| MINIMUM LOT SIZE (S.F.) | 20,000 | 10,000 |
| MINIMUM FRONTAGE | 125' | 70' |
| MINIMUM SETBACKS: | | |
| FRONT YARD: | 35' | 25' |
| SIDE YARD: | 25' | 10' |
| REAR YARD: | 50' | 25' |
6. MAP 119 LOT 100 PARCEL AREA: 4,170,330 S.F. --85.74 ACRES
MAP 118 LOT 51 PARCEL AREA: 502,510 S.F. --11.54 ACRES
7. WETLAND DELINEATION WAS DONE BY JOHN P. HAYES CWS# 1407
OF NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE
WITH THE 1989 COMBINED FEDERAL MANUAL AND FIELD LOCATED
BY MILLETTE, SPRAGUE & COLWELL, INC.
8. PURCHASERS OF LOTS 1 THROUGH 12 IN THIS SUBDIVISION ARE
HEREBY ADVISED THAT THERE IS AN EXISTING FARM WITH FARM
ANIMALS ON THE IMMEDIATELY ABUTTING LOT (ASSESSORS MAP 118,
LOT 49; 123 FRANKLIN STREET) LOCATED ON THE NORTH
SIDE OF THIS SUBDIVISION."
9. PRIOR TO DEDICATION OF THE STREETS TO THE CITY AT LEAST TWO
STREET TREES (DECIDUOUS SHADE TREES) MUST BE MAINTAINED OR
PLANTED WITHIN 15' OF EACH LOT, OR, WITH THE APPROVAL OF THE
PUBLIC WORKS DEPARTMENT, WITHIN THE RIGHT OF WAY, AT THE
DEVELOPER'S DISCRETION, MORE TREES, AS SHOWN ON THE PLANS,
MAY BE PLANTED, AS A PRECEDENT CONDITION, THE APPLICANT MUST
IDENTIFY/FLAG APPROPRIATE, HEALTHY, INDIVIDUAL TREES ON SITE THAT
MEET THIS OBJECTIVE AND/OR SHOW LOCATIONS OF PROPOSED TREES
ON THE PLAN. IF TREES ARE TO BE PLANTED A 15' EASEMENT MUST BE
SHOWN AT THE FRONT OF THE LOTS, WHICH ALLOWS FOR DEVELOPERS
TO PLANT THOSE TREES (IN THE EVENT THEY ARE TO BE PLANTED AFTER
LOT IS SOLD). NEWLY PLANTED TREES MUST BE SUITABLE TO THE SITE
CONDITIONS AND THE NURSERY STOCK WITH A DIAMETER AT 4' BREAST
HEIGHT OF AT LEAST 2 INCHES, SUGGESTED (NOT REQUIRED) SPECIES
INCLUDE MAPLE, WHITE OAK, SCARLET OAK, LINDEN, THORNLESS
HONEYLOCUST, MARSHALL SEEDLESS ASH, EUROPEAN HORNBEAM,
CALLERY PEAR (NOT BRADFORD), CHINESE ELM, AND JAPANESE
ZELKOVA. WHERE SUITABLE COVERAGE OF EXISTING EVERGREEN
TREES IS PRESENT, THESE MAY SUBSTITUTE FOR DECIDUOUS TREE.

REV. 6	NO REVISIONS THIS SHEET	01/10/05
REV. 5	NO REVISIONS THIS SHEET	11/14/05
REV. 4	REVISION PER FINAL REVIEW	10/11/05
REV. 3	REVISION PER PLANNING BOARD COMMENTS	08/02/05
REV. 2	REVISIONS PER CLD COMMENTS	05/18/05
REV. 1	REVISION PER PLANNING BOARD COMMENTS	03/21/05

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS
LAND SURVEYORS

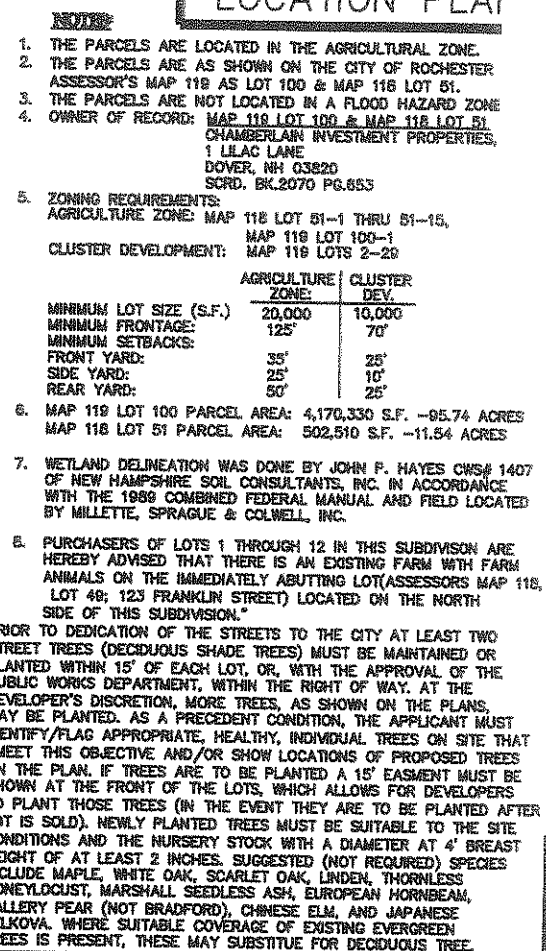
**MILLETTE
SPRAGUE
COLWELL**

OVERALL SUBDIVISION PLAN
FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 88 LOT 80 & MAP 88 LOT 81
FRANKLIN STREET / CHAMBERLAIN STREET
COUNTY OF STRAFFORD
ROCHESTER, NH



SCALE F = 200 (IN FEET) DATE: FEBRUARY 22, 2005
 JERRY HART MARSHEN, 405 - THE HILL, P.O. BOX 42, FORTSMOUTH, NH 03043-0042
<http://www.mscenginc.com>

- 2.17 TALL 4'4" CRANKED
FORWARD TO HIS SHIP AT THE
EDGE OF THE WATERWAY AND
ROARED.



REV. 6	NO REVISIONS THIS SHEET	01/10/06
REV. 5	NO REVISIONS THIS SHEET	11/14/05
REV. 4	REVISION PER FINAL REVIEW	10/10/05
REV. 3	REVISION PER PLUMBING BOARD COMMENTS	08/02/05
REV. 2	REVISIONS PER CLD COMMENTS	05/16/05
REV. 1	REVISION PER PLUMBING BOARD COMMENTS	03/21/05

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

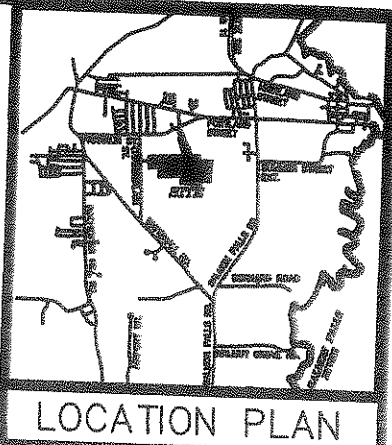
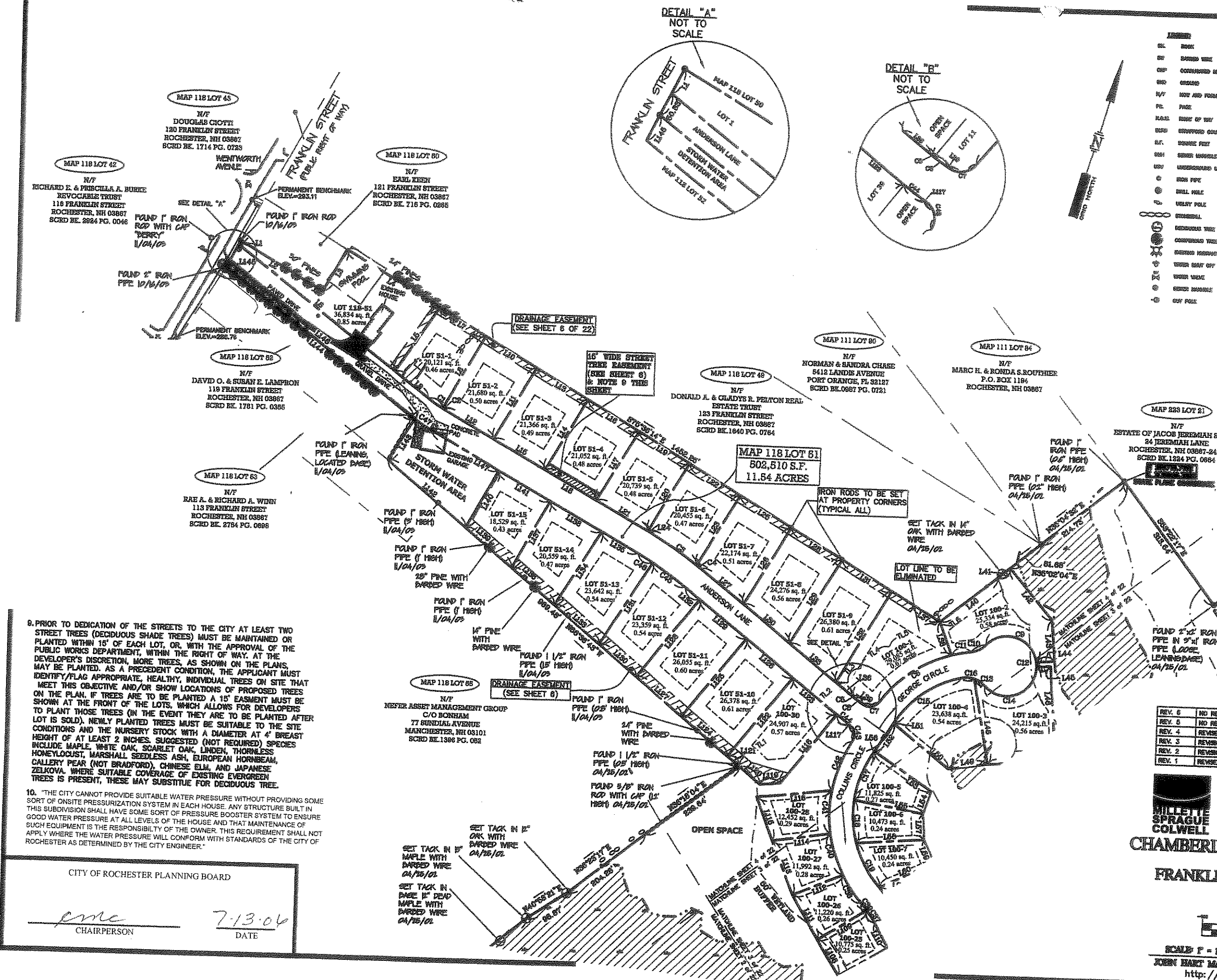
**MILLETTE
SPRAGUE
COLWELL**

**SUBDIVISION PLAN
FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 29 LOT 10 & MAP 12 LOT 2
FRANKLIN STREET / CHAMBERLAIN STREET
COUNTY OF STRAFFORD
ROCHESTER, NH**

SCALE: 1" = 50'
(IN FEET)
DATE: FEBRUARY 22, 2005
JOHN HART MANNING, 405 - THE HILL, P.O. BOX 422, PORTSMOUTH, NH 03804-0222
<http://www.mascenginc.com>

10. "THE CITY CANNOT PROVIDE SUITABLE WATER PRESSURE WITHOUT PROVIDING SOME SORT OF ONSITE PRESSURIZATION SYSTEM IN EACH HOUSE. ANY STRUCTURE BUILT IN THIS SUBDIVISION SHALL HAVE SOME SORT OF PRESSURE BOOSTER SYSTEM TO ENSURE GOOD WATER PRESSURE AT ALL LEVELS OF THE HOUSE AND THAT MAINTENANCE OF SUCH EQUIPMENT IS THE RESPONSIBILITY OF THE OWNER. THIS REQUIREMENT SHALL NOT APPLY WHERE THE WATER PRESSURE WILL CONFORM WITH STANDARDS OF THE CITY OF ROCHESTER AS DETERMINED BY THE CITY ENGINEER."

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- NOTES:**
- THE PARCELS ARE LOCATED IN THE AGRICULTURAL ZONE.
 - THE PARCELS ARE AS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 118 AS LOT 100 & MAP 118 LOT 51.
 - THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
 - OWNER OF RECORD: MAP 118 LOT 100 & MAP 118 LOT 51 CHAMBERLAIN INVESTMENT PROPERTIES, LLC 1 LILAC LANE DOVER, NH 03820 SCRD. BK.2070 PG.653
 - ZONING REQUIREMENTS: AGRICULTURE ZONE: MAP 118 LOT 51-1 THRU 51-15, MAP 118 LOT 100-1 CLUSTER DEVELOPMENT: MAP 118 LOTS 2-20

	AGRICULTURE ZONE:	CLUSTER DEV.
MINIMUM LOT SIZE (S.F.)	20,000	10,000
MINIMUM FRONTAGE:	125'	70'
MINIMUM SETBACKS:		
FRONT YARD:	35'	25'
SIDE YARD:	25'	10'
REAR YARD:	50'	25'

 - MAP 118 LOT 100 PARCEL AREA: 4,170,330 S.F. -85.74 MAP 118 LOT 51 PARCEL AREA: 502,510 S.F. -11.54 A
 - WETLAND DELINEATION WAS DONE BY JOHN P. HAYES CHW 1707 OF NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE WITH THE 1989 COMBINED FEDERAL MANUAL AND FIELD LOCATED BY MILLETTE, SPRAGUE & COLWELL, INC.
 - PURCHASERS OF LOTS 1 THROUGH 12 IN THIS SUBDIVISION ARE HEREBY ADVISED THAT THERE IS AN EXISTING FARM WITH FARM ANIMALS ON THE IMMEDIATELY ADJUTING LOT(ASSESSORS MAP 118, LOT 40; 123 FRANKLIN STREET) LOCATED ON THE NORTH SIDE OF THIS SUBDIVISION.

8. PRIOR TO DEDICATION OF THE STREETS TO THE CITY AT LEAST TWO STREET TREES (DECIDUOUS SHADE TREES) MUST BE MAINTAINED OR PLANTED WITHIN 15' OF EACH LOT, OR, WITH THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT, WITHIN THE RIGHT OF WAY. AT THE DEVELOPER'S DISCRETION, MORE TREES, AS SHOWN ON THE PLANS, MAY BE PLANTED. AS A PRECEDENT CONDITION, THE APPLICANT MUST IDENTIFY/FLAG APPROPRIATE, HEALTHY, INDIVIDUAL TREES ON SITE THAT MEET THIS OBJECTIVE AND/OR SHOW LOCATIONS OF PROPOSED TREES ON THE PLAN. IF TREES ARE TO BE PLANTED A 15' EASEMENT MUST BE SHOWN AT THE FRONT OF THE LOTS, WHICH ALLOWS FOR DEVELOPERS TO PLANT THOSE TREES (IN THE EVENT THEY ARE TO BE PLANTED AFTER LOT IS SOLD). NEWLY PLANTED TREES MUST BE SUITABLE TO THE SITE CONDITIONS AND THE NURSERY STOCK WITH A DIAMETER AT 4" BREAST HEIGHT OF AT LEAST 2 INCHES. SUGGESTED (NOT REQUIRED) SPECIES INCLUDE MAPLE, WHITE OAK, SCARLET OAK, LINDEN, THORNLESS HONEYLOCUST, MARSHALL SEEDLESS ASH, EUROPEAN HORNBEAM, CALLERY PEAR (NOT BRADFORD), CHINESE ELM, AND JAPANESE ZELKOVA. WHERE SUITABLE COVERAGE OF EXISTING EVERGREEN TREES IS PRESENT, THESE MAY SUBSTITUTE FOR DECIDUOUS TREE.

10. "THE CITY CANNOT PROVIDE SUITABLE WATER PRESSURE WITHOUT PROVIDING SOME SORT OF ONSITE PRESSURIZATION SYSTEM IN EACH HOUSE. ANY STRUCTURE BUILT IN THIS SUBDIVISION SHALL HAVE SOME SORT OF PRESSURE BOOSTER SYSTEM TO ENSURE GOOD WATER PRESSURE AT ALL LEVELS OF THE HOUSE AND THAT MAINTENANCE OF SUCH EQUIPMENT IS THE RESPONSIBILITY OF THE OWNER. THIS REQUIREMENT SHALL NOT APPLY WHERE THE WATER PRESSURE WILL CONFORM WITH STANDARDS OF THE CITY OF ROCHESTER AS DETERMINED BY THE CITY ENGINEER."

REV. 6	NO REVISIONS THIS SHEET	01/10/06
REV. 5	NO REVISIONS THIS SHEET	11/14/05
REV. 4	REVISE PER FINAL REVIEW	10/10/05
REV. 3	REVISION PER PLANNING BOARD COMMENTS	08/02/05
REV. 2	REVISIONS PER OLD COMMENTS	05/10/05
REV. 1	REVISE PER PLANNING BOARD COMMENTS	03/21/05

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

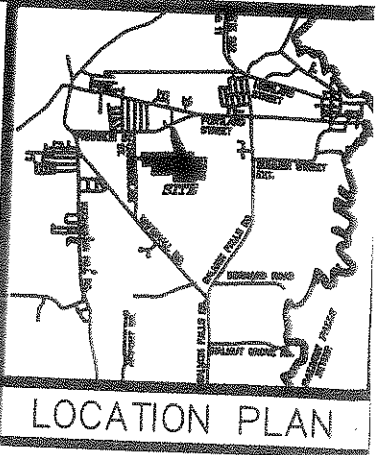
SUBDIVISION PLAN
FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 118 LOT 50 & MAP 118 LOT 51
FRANKLIN STREET / CHAMBERLAIN STREET
COUNTY OF STRAFFORD
ROCHESTER, NH

SCALE: 1" = 10' (IN FEET)
DATE: FEBRUARY 22, 2006
JOHN HART MANNING, 40 - THE HILL, P.O. BOX 421, PORTSMOUTH, NH 03804-0422
http://www.mscenginc.com

CITY OF ROCHESTER PLANNING BOARD

[Signature]
CHAIRPERSON

7-13-06
DATE



- NOTES**
1. THE PARCELS ARE LOCATED IN THE AGRICULTURAL ZONE.
 2. THE PARCELS ARE AS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 119 AS LOT 100 & MAP 118 LOT 51.
 3. THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
 4. OWNER OF RECORD: MAP 118 LOT 100 & MAP 118 LOT 51 CHAMBERLAIN INVESTMENT PROPERTIES, LLC
1 LILAC LANE
DOVER, NH 03820
SCRD. BK.2070 PG.653
 5. ZONING REQUIREMENTS:
AGRICULTURE ZONE: MAP 118 LOT 51-1 THRU 51-15,
MAP 119 LOT 100-1
CLUSTER DEVELOPMENT: MAP 119 LOTS 2-29

	AGRICULTURE ZONE	CLUSTER DEV.
MINIMUM LOT SIZE (S.F.)	20,000	10,000
MINIMUM FRONTAGE	125'	70'
MINIMUM SETBACKS:		
FRONT YARD:	35'	25'
SIDE YARD:	25'	10'
REAR YARD:	50'	25'

 6. MAP 118 LOT 100 PARCEL AREA: 4,170,330 S.F. --85.74 AC
MAP 118 LOT 51 PARCEL AREA: 502,510 S.F. --11.54 ACRE
 7. WETLAND DELINEATION WAS DONE BY JOHN P. HAYES CWS/ OF NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE WITH THE 1989 COMBINED FEDERAL MANUAL AND FIELD LOC BY MILLETTE, SPRAGUE & COLWELL, INC.

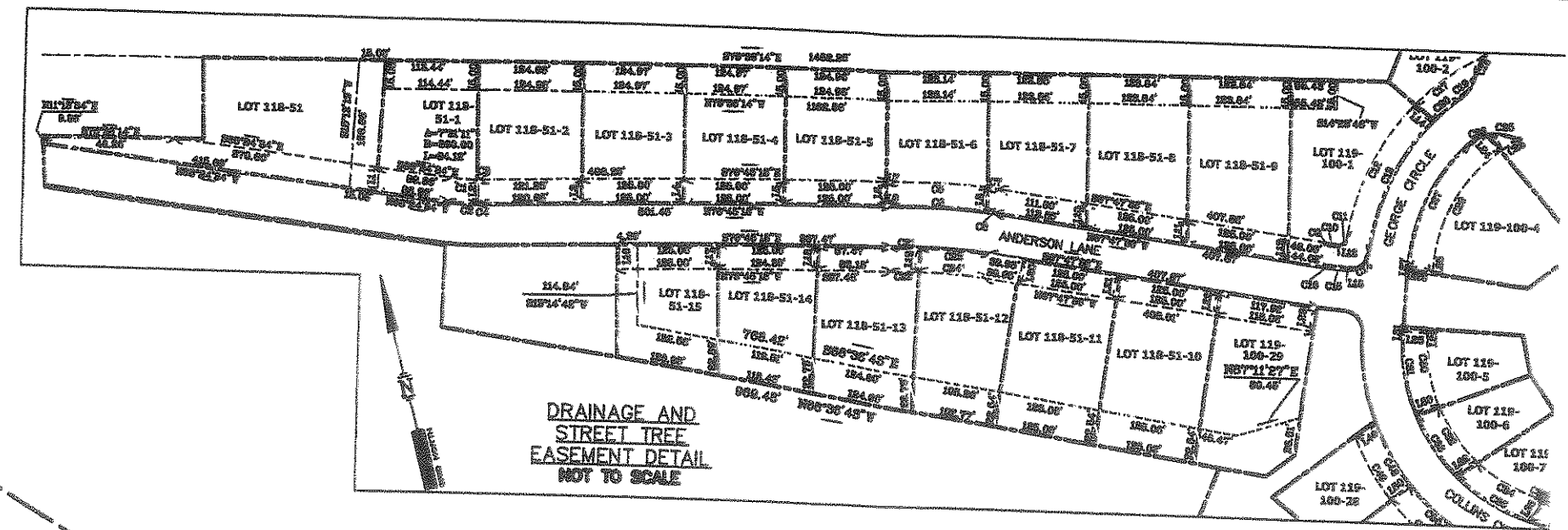
REV. 6	NO REVISIONS THIS SHEET	
REV. 5	CREATE THIS SHEET	01/10/06
REV. 4	N/A	11/14/05
REV. 3	N/A	10/10/05
REV. 2	N/A	08/02/05
REV. 1	N/A	05/18/05
		05/21/05

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS
LAND SURVEYORS

EASEMENT PLAN
FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 118 LOT 100 & MAP 118 LOT 51
FRANKLIN STREET / CHAMBERLAIN STREET
COUNTY OF STRAFFORD
ROCHESTER, NH

SCALE 1" = 100' (IN FEET)
DATE: FEBRUARY 22, 2006
JOHN HART MANNING, 400 - THE HILL, P.O. BOX 427, FORTSMOUTH, NH 03834-0427
http://www.mscenginc.com

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FRANKLIN STREET
PUBLIC RIGHT OF WAY

15' WIDE DRAINAGE
EASEMENT
(SEE DETAIL ABOVE)

15' WIDE LANDSCAPE
EASEMENT
(SEE DETAIL ABOVE)

STORM WATER
DETENTION AREA

VARIABLE WIDTH
DRAINAGE EASEMENT
(SEE DETAIL ABOVE)

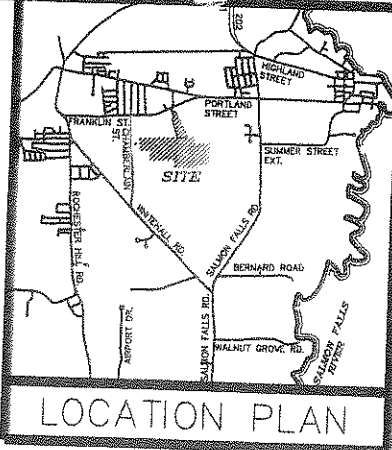
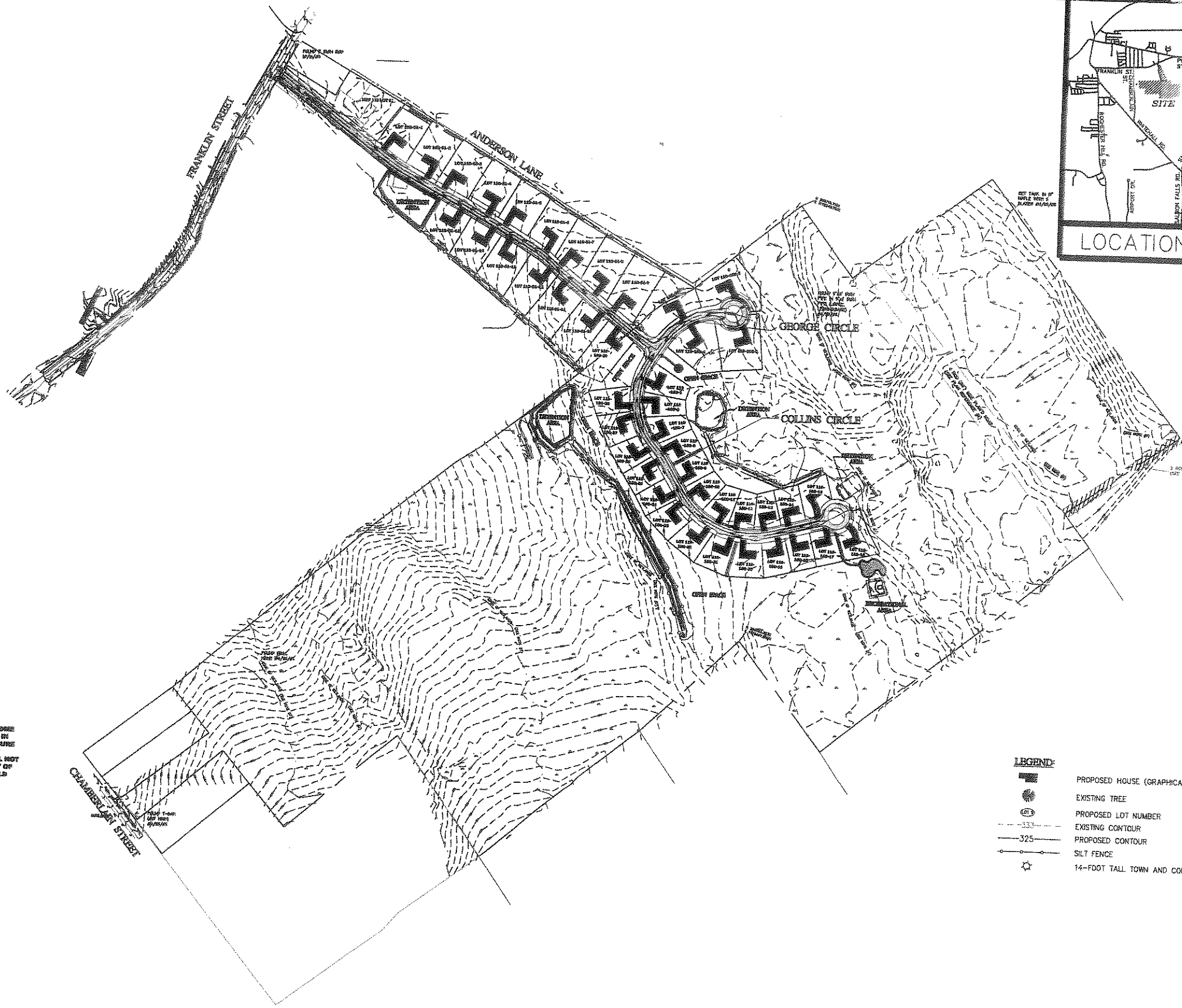
LINE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	CURVE	CENTRAL ANGLE	RADIUS
1	S81°12'18"W	15.00'	C1	73°11'11"	260.00'
2	S15°24'48"W	18.00'	C2	73°01'07"	275.00'
3	S12°21'42"W	18.00'	C3	67°56'28"	300.00'
4	S14°23'48"W	18.00'	C4	67°53'10"	300.00'
5	S14°23'48"W	18.00'	C5	67°53'10"	300.00'
6	S14°23'48"W	18.00'	C6	67°53'10"	300.00'
7	S14°23'48"W	18.00'	C7	67°53'10"	300.00'
8	S14°23'48"W	18.00'	C8	67°53'10"	300.00'
9	S14°23'48"W	18.00'	C9	67°53'10"	300.00'
10	S14°23'48"W	18.00'	C10	67°53'10"	300.00'
11	S14°23'48"W	18.00'	C11	67°53'10"	300.00'
12	S14°23'48"W	18.00'	C12	67°53'10"	300.00'
13	S14°23'48"W	18.00'	C13	67°53'10"	300.00'
14	S14°23'48"W	18.00'	C14	67°53'10"	300.00'
15	S14°23'48"W	18.00'	C15	67°53'10"	300.00'
16	S14°23'48"W	18.00'	C16	67°53'10"	300.00'
17	S14°23'48"W	18.00'	C17	67°53'10"	300.00'
18	S14°23'48"W	18.00'	C18	67°53'10"	300.00'
19	S14°23'48"W	18.00'	C19	67°53'10"	300.00'
20	S14°23'48"W	18.00'	C20	67°53'10"	300.00'
21	S14°23'48"W	18.00'	C21	67°53'10"	300.00'
22	S14°23'48"W	18.00'	C22	67°53'10"	300.00'
23	S14°23'48"W	18.00'	C23	67°53'10"	300.00'
24	S14°23'48"W	18.00'	C24	67°53'10"	300.00'
25	S14°23'48"W	18.00'	C25	67°53'10"	300.00'

CITY OF ROCHESTER PLANNING BOARD

Cme
CHAIRPERSON
7.13.06
DATE

NOTES:

1. "FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03067, (603) 335-1338"
2. "ALL CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY."
3. "ALL LOT CORNERS SHALL BE MARKED WITH CAPPED IRON MARKERS OR OTHER APPROPRIATE MONUMENTATION (INSTALLATION IS BEST AFTER DONE ROAD CONSTRUCTION)."
4. "THERE IS TO BE NO FURTHER SUBDIVISION OF ANY OF THE LOTS. LOT LINES MAY BE MINIMALLY ADJUSTED SUCH THAT THERE WOULD BE NO MATERIAL IMPACT ON THE OPEN SPACE CHARACTER OF THE SUBDIVISION. NO SUBDIVISION SHALL BE PERMITTED WHICH WOULD YIELD ADDITIONAL BUILDABLE LOTS BEYOND THE NUMBER APPROVED IN THIS PLAT (THIS REQUIREMENT IS MADE PURSUANT TO THE PLANNING BOARD'S REVIEW OF THE PARENT PARCEL AND DETERMINATION THAT THE NUMBER OF LOTS APPROVED IS THE MAXIMUM APPROPRIATE FOR THE SUBDIVISION)."
5. "THIS SUBDIVISION IS APPROVED FOR CONVENTIONAL DETACHED SINGLE FAMILY MODULAR HOUSES ONLY. MOBILE HOMES AND DUPLEX HOUSES ARE NOT APPROVED FOR THESE LOTS."
6. "IT IS UNDERSTOOD THAT THE CITY OF ROCHESTER PLOWS SIDEWALKS OUTSIDE OF THE CORE URBAN AREAS AND OUTSIDE OF SCHOOL AREAS ONLY AS TIME AND RESOURCES PERMIT. THEREFORE, THE SIDEWALKS IN THIS SUBDIVISION WILL BE PLOWED BY THE CITY ACCORDINGLY."
7. "PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THIS SUBDIVISION, THE DEVELOPER SHALL POST: A) CONSTRUCTION ZONE SIGNS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS; AND B) STREET ACCEPTANCE SIGN WITH THE FOLLOWING LANGUAGE AT ALL ENTRY POINTS TO THE SUBDIVISION: 'POSTED. THIS SUBDIVISION IS UNDER CONSTRUCTION. THESE STREETS HAVE NOT YET BEEN ACCEPTED BY THE CITY OF ROCHESTER AND ARE NOT ELIGIBLE FOR CITY SERVICES. TRAVEL AT YOUR OWN RISK. (PER ORDER OF THE PLANNING BOARD)'. THE LOCATION AND DESIGN OF THE SIGNS SHALL BE AS STIPULATED BY THE PUBLIC WORKS DEPARTMENT, BUT IN NO CASE SHALL THE BE LESS THAN 2' X 4'. THE SIGNS SHALL BE ERECTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS."
8. "THE CITY CANNOT PROVIDE SUITABLE WATER PRESSURE WITHOUT PROVIDING SOME SORT OF ON-SITE PRESSURIZATION SYSTEM IN EACH HOUSE. ANY STRUCTURE BUILT IN THIS SUBDIVISION SHALL HAVE SOME SORT OF PRESSURE BOOSTER SYSTEM TO ENSURE GOOD WATER PRESSURE AT ALL LEVELS OF THE HOUSE AND THAT NEARBY AREAS OF SUCH EQUIPMENT IS THE RESPONSIBILITY OF THE OWNER. THIS REQUIREMENT SHALL NOT APPLY WHERE THE WATER PRESSURE WILL CONFORM WITH STANDARDS OF THE CITY OF ROCHESTER AS DETERMINED BY THE CITY ENGINEER." (THIS MUST BE STATED IN FIELD TYPE).
9. "PURCHASERS OF LOTS 1 THROUGH 12 IN THIS SUBDIVISION ARE HEREBY ADVISED THAT THERE IS AN EXISTING FARM WITH FARM ANIMALS ON THE IMMEDIATELY ADJUTING LOT (ASSESSORS MAP 118, LOT 49; 123 FRANKLIN STREET) LOCATED ON THE NORTH SIDE OF THIS SUBDIVISION."
10. "ALL AREAS DESIGNATED AS UNDEVELOPED LAND OR OPEN SPACE MUST REMAIN AS SUCH IN PERPETUITY (NOTWITHSTANDING CONDITION 2E). NO DEVELOPMENT, NOR HOME SITES, NOR SUBDIVISION OF THESE AREAS MAY BE PERMITTED."



LEGEND:

- PROPOSED HOUSE (GRAPHICAL)
- EXISTING TREE
- PROPOSED LOT NUMBER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- 14-FOOT TALL TOWN AND COUNTRY STYLE LIGHTS

OVERALL SITE PLAN

FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 19 LOT 10 & MAP 18 LOT 51
FRANKLIN STREET / CHAMBERLAIN STREET

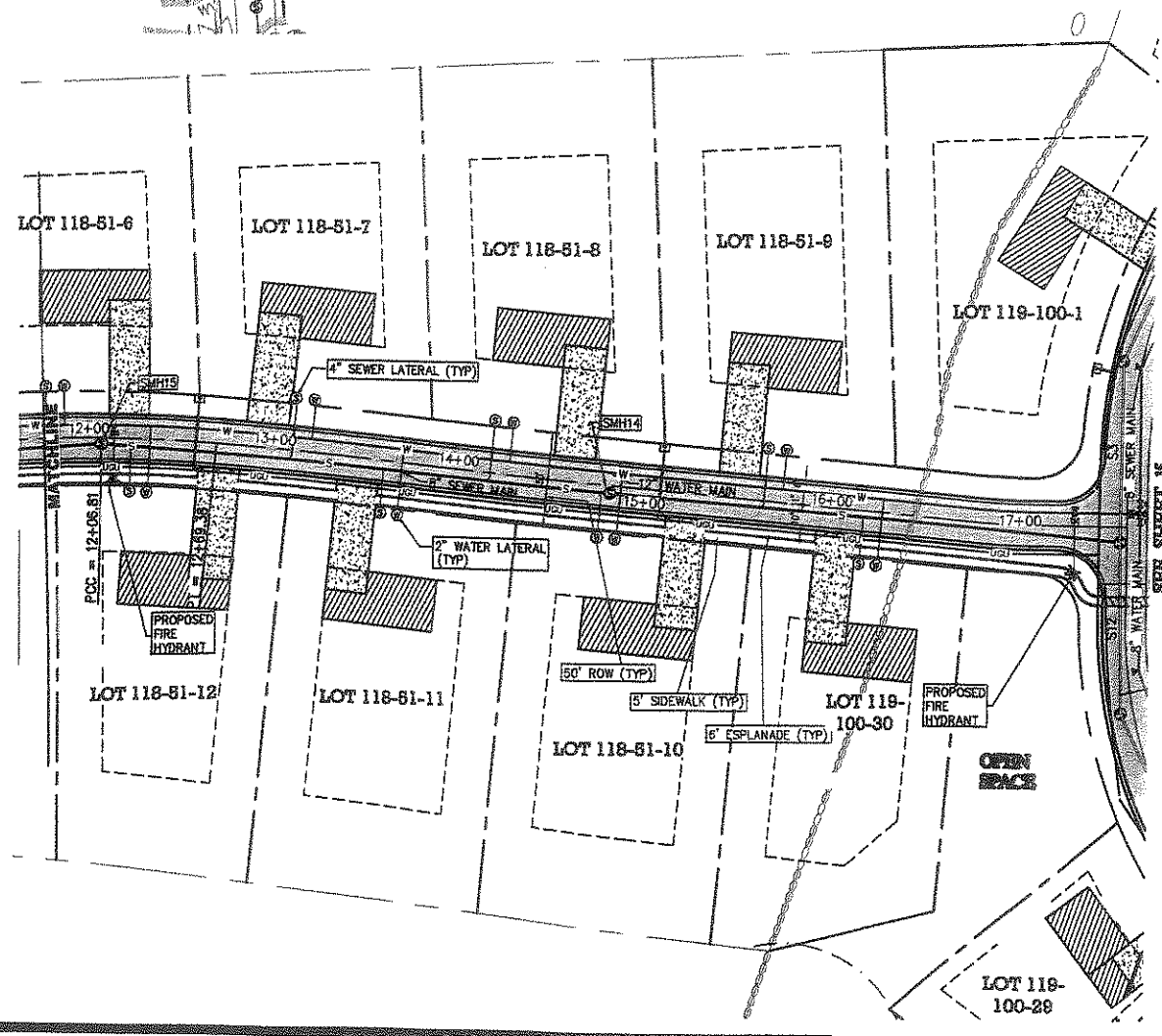
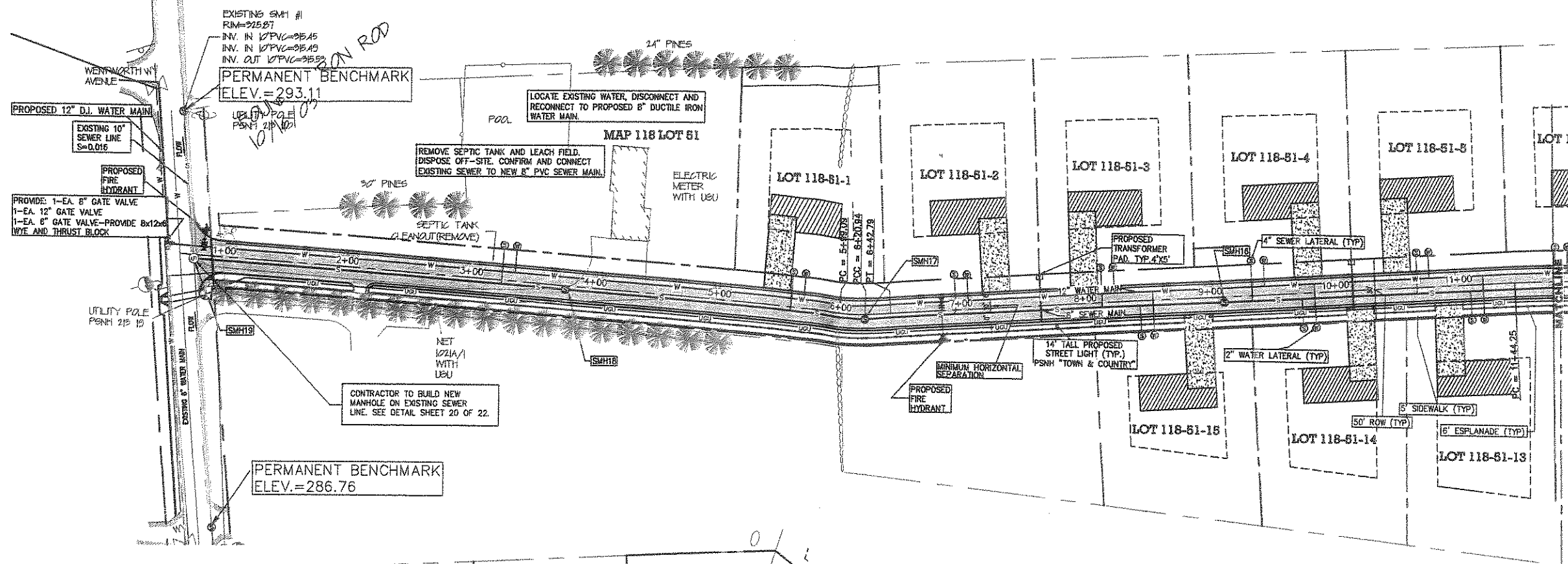
MILLETTE, SPRAGUE & COLWELL, INC.
LAND SURVEYORS

COUNTY OF STRAFFORD
ROCHESTER, NH

REV.	REVISIONS PER NHDES COMMENTS	DATE
REV. 6	NO REVISIONS THIS SHEET	01/10/08
REV. 5	NO REVISIONS THIS SHEET	11/14/05
REV. 4	REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD	10/10/05
REV. 3	REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD	08/02/05
REV. 2	REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD	05/18/05
REV. 1	REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD	03/21/05

MILLETTE, SPRAGUE & COLWELL, INC.
LAND SURVEYORS
JOHN HART MANNING, 403 - THE HILL, P.O. BOX 427, FORTMOUTH, NH 03043-0227

DATE: FEBRUARY 22, 2005



SEWER STRUCTURES:

SMH 19
RIM=290.85
INV. IN=280.90 (S18)

SMH 18
RIM=293.91
INV. IN=284.14 (S17)
INV. OUT=284.04 (S18)

SMH 17
RIM=292.81
INV. IN=286.20 (S16)
INV. OUT=286.10 (S17)

SMH 16
RIM=296.04
INV. IN=288.33 (S15)
INV. OUT=288.23 (S16)

SMH 15
RIM=301.64
INV. IN=293.76 (S14)
INV. OUT=293.66 (S15)

SMH 14
RIM=305.84
INV. IN=296.06 (S13)
INV. OUT=295.96 (S14)

LEGEND:

— USU — PROPOSED UNDERGROUND UTILITIES

— W — EXISTING 6" WATER MAIN

— W — PROPOSED 12" WATER MAIN

— S — PROPOSED 8" SEWER MAIN

— S — PROPOSED 4" SEWER LATERAL

— S — PROPOSED 2" WATER LATERAL

— S — EXISTING 10" SEWER MAIN

— T — PROPOSED TRANSFORMER PAD

NOTE:

1. FIRE HYDRANTS SHALL BE GATED WITH A 5-INCH BOTTOM VALVE AND SHALL HAVE TWO 2.5-INCH HOSE OUTLETS AND ONE 5-INCH PUMP OUTLET WITH GATE VALVES. HYDRANTS SHALL BE SERVICED WITH A 6-INCH LATERAL CONNECTION (TYP.). PER ROCHESTER SUBDIVISION REGULATIONS SECTION 5.5 WATER.
2. ALL SEWER LATERALS TO BE 4" PVC-SDR 35, MINIMUM SLOPE 1/4". ALL WATER LATERALS TO BE 3/4" COPPER WITH SHUT OFF.
3. STREET LIGHTS WILL BE PSNH'S "TOWN AND COUNTRY" MODEL, 14' HIGH, AND WILL BE LOCATED AS SHOWN ON THE PLANS.
4. WATER LATERALS SHALL BE CONSTRUCTED NO LESS THAN 5 1/2' BELOW FINISHED GRADE.
5. CONSTRUCTION SHOULD COMPLY WITH NEW HAMPSHIRE "STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES", SEPTEMBER 1997.

UTILITY PLAN - "ANDERSON LANE"

FOR

CHAMBERLAIN INVESTMENT PROPERTIES, LLC

MAP 19 LOT 100 & MAP 18 LOT 5

FRANKLIN STREET / CHAMBERLAIN STREET

MILLETTE, SPRAGUE & COLWELL, INC.

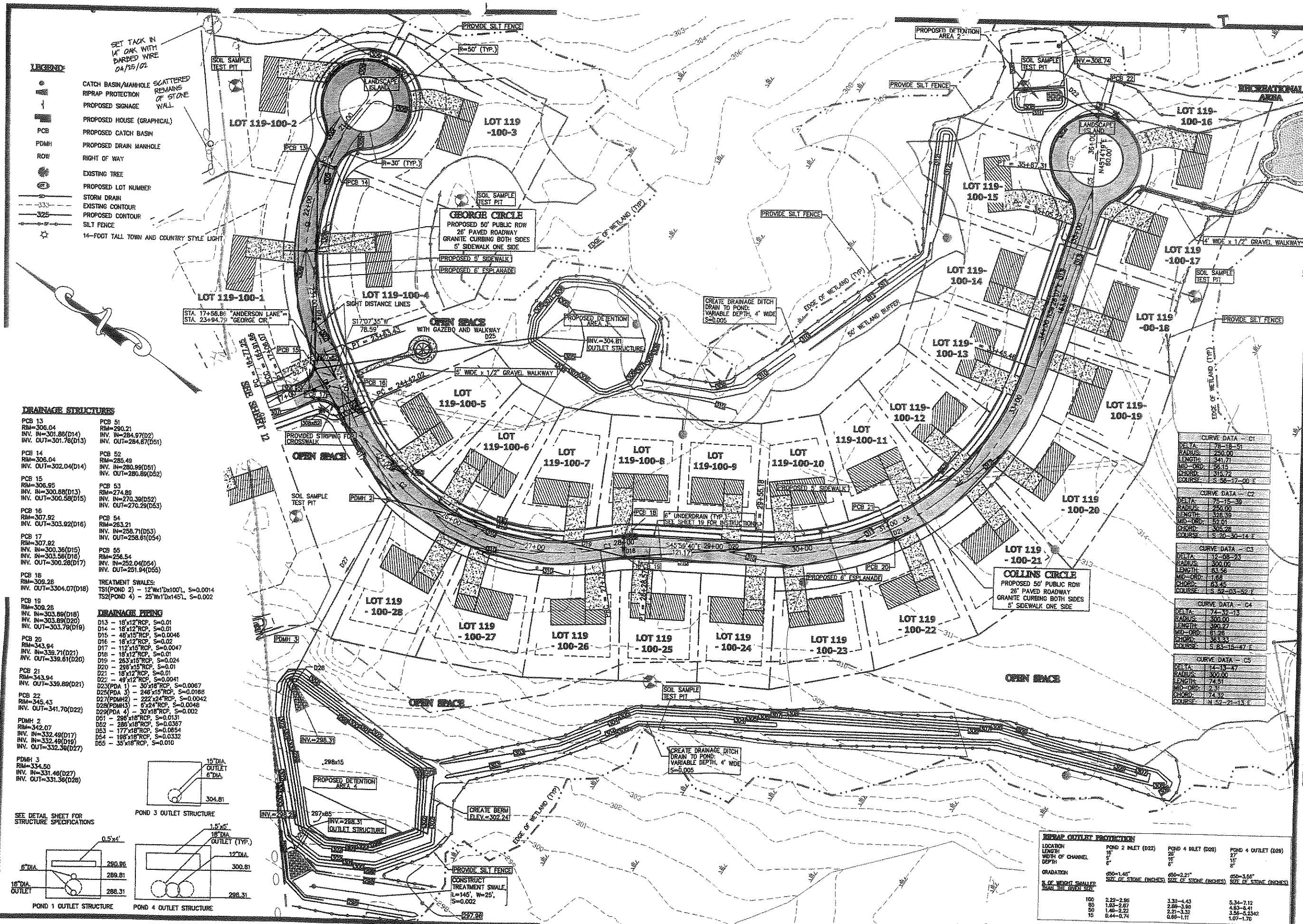
COUNTY OF STRAFFORD

ROCHESTER, NH

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS
JOHN HART MANSON, 408 - THE HILL, P.O. BOX 47, FORTSMOUTH, NH 03834-0047

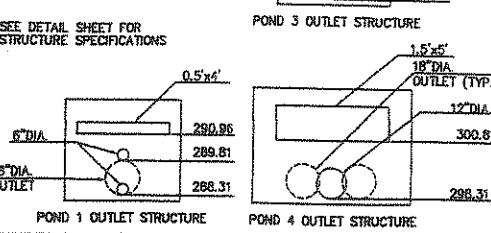
DATE: FEBRUARY 22, 2005

REV. 6	NO REVISIONS THIS SHEET	07/10/05
REV. 5	NO REVISIONS THIS SHEET	11/14/05
REV. 4	NO REVISIONS THIS SHEET	10/10/05
REV. 3	REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD	09/02/05
REV. 2	REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD	09/02/05
REV. 1	REVISE PER PLANNING BOARD COMMENTS	03/21/05



- LEGEND**
- CATCH BASIN/MANHOLE
 - ▨ RIPRAP PROTECTION
 - ▨ PROPOSED SIGNAGE
 - ▨ PROPOSED HOUSE (GRAPHICAL)
 - PCB PROPOSED CATCH BASIN
 - PDMH PROPOSED DRAIN MANHOLE
 - ROW RIGHT OF WAY
 - EXISTING TREE
 - PROPOSED LOT NUMBER
 - STORM DRAIN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SILT FENCE
 - ★ 14-FOOT TALL TOWN AND COUNTRY STYLE LIGHT

- DRAINAGE STRUCTURES**
- PCB 13
RM=306.04
INV. IN=301.88(D14)
INV. OUT=301.76(D13)
- PCB 14
RM=306.04
INV. IN=302.04(D14)
INV. OUT=302.04(D14)
- PCB 15
RM=306.95
INV. IN=300.88(D13)
INV. OUT=300.58(D15)
- PCB 16
RM=307.92
INV. IN=307.92
INV. OUT=303.92(D16)
- PCB 17
RM=307.92
INV. IN=300.35(D15)
INV. IN=303.58(D16)
INV. OUT=300.28(D17)
- PCB 18
RM=309.28
INV. IN=330.47(D18)
- PCB 19
RM=309.28
INV. IN=303.89(D18)
INV. IN=303.89(D20)
INV. OUT=303.79(D19)
- PCB 20
RM=343.94
INV. IN=339.71(D21)
INV. OUT=339.61(D20)
- PCB 21
RM=343.94
INV. OUT=339.88(D21)
- PCB 22
RM=345.43
INV. OUT=341.70(D22)
- PDMH 2
RM=342.07
INV. IN=332.49(D17)
INV. IN=332.49(D19)
INV. OUT=332.36(D27)
- PDMH 3
RM=334.50
INV. IN=331.48(D27)
INV. OUT=331.36(D28)
- DRAINAGE PIPING**
- D13 - 18"x12" RCP, S=0.01
D14 - 18"x12" RCP, S=0.01
D15 - 48"x15" RCP, S=0.0046
D16 - 18"x12" RCP, S=0.02
D17 - 112"x15" RCP, S=0.0047
D18 - 18"x12" RCP, S=0.01
D19 - 283"x15" RCP, S=0.024
D20 - 286"x15" RCP, S=0.01
D21 - 18"x12" RCP, S=0.01
D22 - 48"x12" RCP, S=0.0041
D23(PDA 1) - 30"x18" RCP, S=0.0067
D25(PDA 3) - 246"x15" RCP, S=0.0168
D27(PDMH2) - 222"x24" RCP, S=0.0042
D28(PDMH3) - 6"x24" RCP, S=0.0046
D29(PDA 4) - 30"x18" RCP, S=0.002
D51 - 286"x18" RCP, S=0.0131
D52 - 286"x18" RCP, S=0.0367
D53 - 177"x18" RCP, S=0.0894
D54 - 188"x18" RCP, S=0.0332
D55 - 35"x18" RCP, S=0.010



CURVE DATA - C1

DELTA	78-18-51
RADIUS	250.00
LENGTH	341.71
MB-ORD	36.15
CHORD	312.72
COURSE	S 56-17-00 E

CURVE DATA - C2

DELTA	75-15-39
RADIUS	250.00
LENGTH	328.39
MB-ORD	35.01
CHORD	305.28
COURSE	S 70-30-14 E

CURVE DATA - C3

DELTA	12-08-23
RADIUS	300.00
LENGTH	63.56
MB-ORD	14.8
CHORD	63.45
COURSE	S 82-03-52 E

CURVE DATA - C4

DELTA	74-13-13
RADIUS	300.00
LENGTH	300.27
MB-ORD	14.51
CHORD	281.33
COURSE	N 83-15-47 E

CURVE DATA - C5

DELTA	14-13-47
RADIUS	300.00
LENGTH	74.51
MB-ORD	2.31
CHORD	74.32
COURSE	N 52-21-13 E

REPAIR OUTLET PROTECTION

LOCATION	POND 2 INLET (D22)	POND 4 INLET (D28)	POND 4 OUTLET (D28)
LENGTH	1' 6"	1' 6"	2'
WIDTH OF CHANNEL	2'	2'	2'
DEPTH	1' 6"	1' 6"	2'
GRADATION	650-1.48"	650-2.21"	650-3.55"
% OF WEIGHT SHALLER THAN THE FINEST SIZE	100	100	100
	2.22-2.96	3.32-4.43	5.34-7.12
	1.85-2.67	2.89-3.88	4.83-6.41
	1.48-2.22	2.21-3.32	3.56-5.24
	0.44-0.74	0.68-1.11	1.07-1.75

GRADING AND DRAINAGE PLAN
GEORGE CIR. / COLLINS CIR.

FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 18 LOT 100 & MAP 18 LOT 51
FRANKLIN STREET / CHAMBERLAIN STREET

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS
LAND SURVEYORS
JOHN HART MANSION, 48 - THE HILL, PO BOX 47, TOWNSHIRE, NH 03082-0047

COUNTY OF STRAFFORD
ROCHESTER

DATE: FEBRUARY 22, 2005

REV. 6 REVISE PER NIDES COMMENTS
REV. 5 NO REVISIONS THIS SHEET
REV. 4 REVISE PER FINAL REVIEW
REV. 3 REVISE TO ADDRESS 06/03/05 NOTICE OF DECISION BY PLANNING BOARD
REV. 2 REVISIONS PER OLD COMMENTS
REV. 1 REVISE PER PLANNING BOARD COMMENTS

01/10/05
11/14/05
10/10/05
08/02/05
05/18/05
03/21/05

SEWER STRUCTURES:

SMH 1
RIM=306.45
INV. OUT=298.67 (S1)

SMH 2
RIM=305.43
INV. IN=298.27 (S1)
INV. OUT=298.17 (S2)

SMH 3
RIM=306.61
INV. IN=297.73 (S2)
INV. OUT=297.63 (S3)

SMH 4
RIM=311.66
INV. OUT=305.29 (S4)

SMH 5
RIM=312.43
INV. IN=304.22 (S4)
INV. OUT=304.12 (S5)

SMH 6
RIM=311.64
INV. IN=303.59 (S5)
INV. OUT=303.49 (S6)

SMH 7
RIM=311.08
INV. IN=303.14 (S6)
INV. OUT=303.04 (S7)

SMH 8
RIM=310.33
INV. IN=302.68 (S7)
INV. OUT=302.58 (S8)

SMH 9
RIM=309.58
INV. IN=301.92 (S8)
INV. OUT=301.82 (S9)

SMH 10
RIM=309.84
INV. IN=301.41 (S9)
INV. OUT=301.31 (S10)

SMH 11
RIM=310.11
INV. IN=300.32 (S10)
INV. OUT=300.22 (S11)

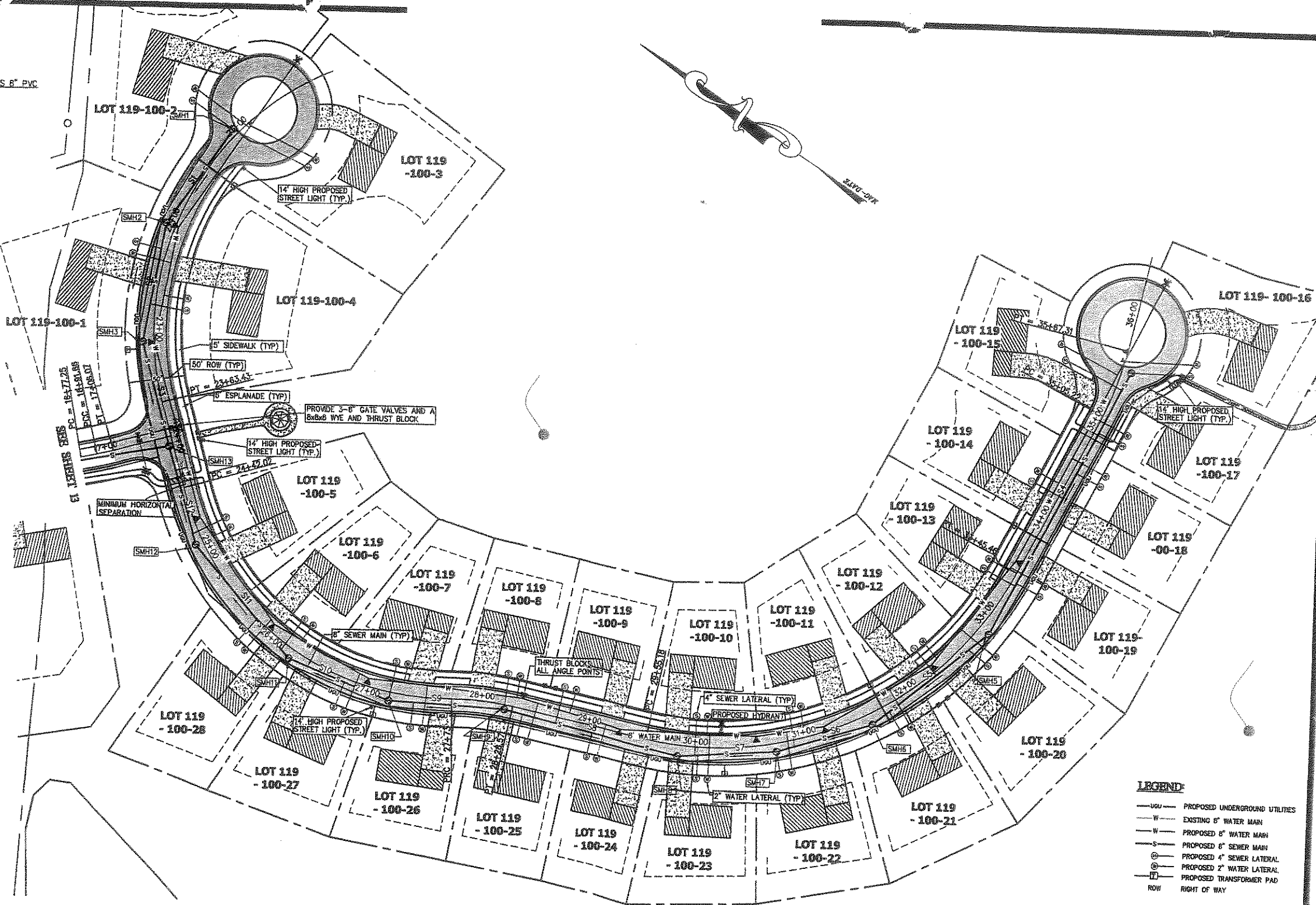
SMH 12
RIM=308.97
INV. IN=297.85 (S11)
INV. OUT=297.75 (S12)

SMH 13
RIM=307.72
INV. IN=297.25 (S12)
INV. OUT=297.15 (PIPE)

SEWER PIPING:

*ALL SEWER PIPE MATERIAL IS 8" PVC

S1 - 102.83'-S=0.004
S2 - 107.87'-S=0.004
S3 - 96.05'-S=0.004
S4 - 266.83'-S=0.004
S5 - 131.29'-S=0.004
S6 - 88.14'-S=0.004
S7 - 90.17'-S=0.004
S8 - 164.30'-S=0.004
S9 - 103.56'-S=0.004
S10 - 98.75'-S=0.01
S11 - 131.94'-S=0.018
S12 - 91.14'-S=0.0047



LEGEND:

- UGU PROPOSED UNDERGROUND UTILITIES
- W EXISTING 8" WATER MAIN
- W PROPOSED 8" WATER MAIN
- S PROPOSED 8" SEWER MAIN
- 4" PROPOSED 4" SEWER LATERAL
- 2" PROPOSED 2" WATER LATERAL
- TRANSFORMER PAD
- ROW RIGHT OF WAY

NOTE:

1. FIRE HYDRANTS SHALL BE GATED WITH A 5-INCH BOTTOM VALVE AND SHALL HAVE TWO 2.5-INCH HOSE OUTLETS AND ONE 5-INCH PUMP OUTLET WITH GATE VALVES. HYDRANTS SHALL BE SERVICED WITH A 6-INCH LATERAL CONNECTION (TYP.), PER ROCHESTER SUBDIVISION REGULATIONS SECTION 5.5 WATER.
2. ALL SEWER LATERALS TO BE 4" PVC-SDR 35, MINIMUM SLOPE 1/4". ALL WATER LATERALS TO BE 3/4" COPPER WITH SHUT OFF.
3. STREET LIGHTS WILL BE PSNH'S "TOWN AND COUNTRY" MODEL, 14" HIGH, AND WILL BE LOCATED AS SHOWN ON THE PLANS.
4. WATER LATERALS SHALL BE CONSTRUCTED NO LESS THAN 5 1/2' BELOW FINISHED GRADE.
5. CONSTRUCTION SHOULD COMPLY WITH NEW HAMPSHIRE "STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES", SEPTEMBER 1987.

UTILITY PLAN - "GEORGE CIR / COLLINS CIR."

FOR

CHAMBERLAIN INVESTMENT PROPERTIES, LLC

MAP 15 LOT 100 & MAP 18 LOT 5

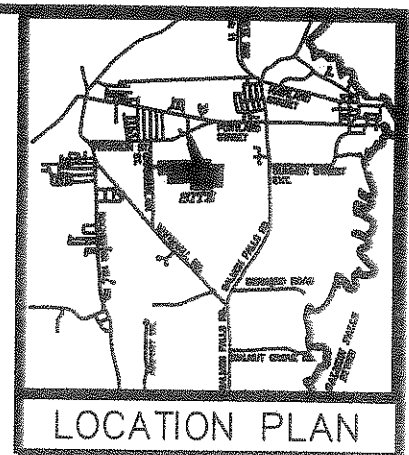
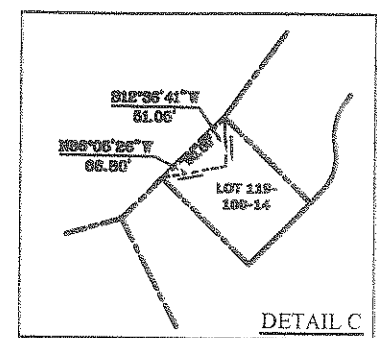
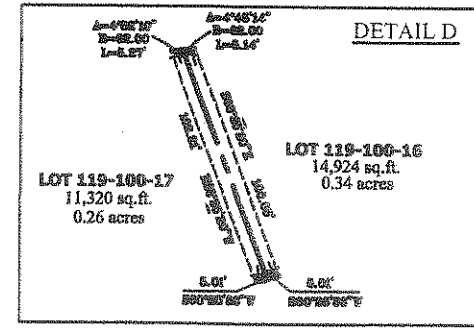
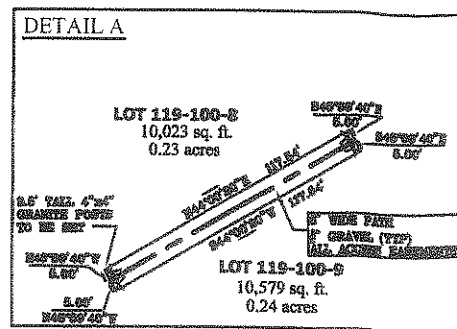
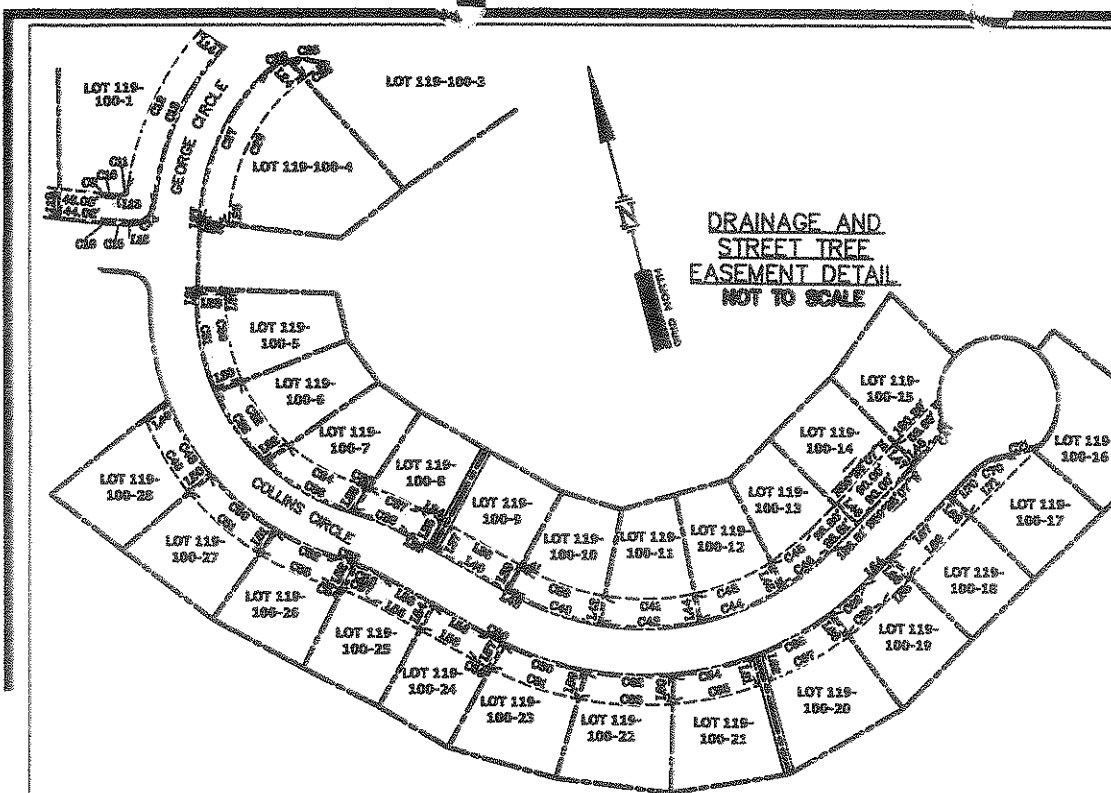
FRANKLIN STREET / CHAMBERLAIN STREET

MILLETTE
SPRAGUE
COLWELL

COUNTY OF STRAFFORD

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS
LAND SURVEYORS
JOHN HART MANNING, JR. - THE HILL, P.O. BOX 421, FORTSMOUTH, NH 03043-7221

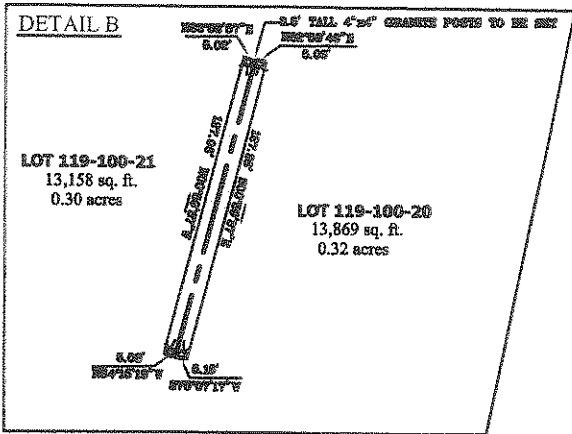
SCALE: 1"=20'
(IN FEET)
DATE: FEBRUARY 22, 2005



- NOTES**
- THE PARCELS ARE LOCATED IN THE AGRICULTURAL ZONE.
 - THE PARCELS ARE AS SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 119 AS LOT 100 & MAP 118 LOT 51.
 - THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
 - OWNER OF RECORD: MAP 119 LOT 100 & MAP 118 LOT 51 CHAMBERLAIN INVESTMENT PROPERTIES, LLC
1 LLAC LAKE
DOVER, NH 03820
SCRD. BK.2070 PG.653
 - ZONING REQUIREMENTS:
AGRICULTURE ZONE: MAP 119 LOT 51-1 THRU 51-15, MAP 119 LOT 100-1
CLUSTER DEVELOPMENT: MAP 119 LOTS 2-29
- | | AGRICULTURE ZONE | CLUSTER DEV. |
|-------------------------|------------------|--------------|
| MINIMUM LOT SIZE (S.F.) | 20,000 | 10,000 |
| MINIMUM FRONTAGE: | 125' | 70' |
| MINIMUM SETBACKS: | | |
| FRONT YARD: | 35' | 25' |
| SIDE YARD: | 25' | 10' |
| REAR YARD: | 50' | 25' |
- MAP 119 LOT 100 PARCEL AREA: 4,170,330 S.F. --85.74 AC
MAP 118 LOT 51 PARCEL AREA: 502,510 S.F. --11.54 ACRES
 - WETLAND DELINEATION WAS DONE BY JOHN P. HAYES CWS# OF NEW HAMPSHIRE SOIL CONSULTANTS, INC. IN ACCORDANCE WITH THE 1988 COMBINED FEDERAL MANUAL AND FIELD LOG BY MILLETTE, SPRAGUE & COLWELL, INC.

LINE	BEARING	LENGTH	CURVE	CENTRAL ANGLE	RADIUS	LENGTH
126	N88°42'27"W	16.02	C26	288°17'	218.68'	14.37
127	N17°07'30"E	1.38	C27	45°32'31"	225.07'	172.32
128	S72°02'35"E	18.07	C28	301°13'35"	80.07'	26.39
129	S17°07'30"E	2.23	C29	80°29'40"	210.07'	186.89
130	S83°30'00"W	18.02	C30	287°17'32"	210.07'	86.84
131	S17°07'30"E	7.55	C31	81°00'00"	225.07'	105.72
132	S83°30'00"W	16.34	C32	282°33'38"	210.07'	86.32
133	S83°30'00"W	16.88	C33	228°08'00"	225.07'	80.07
134	S45°38'40"E	23.87	C34	287°05'27"	210.07'	86.02
135	S45°38'40"E	15.00	C35	0°00'00"	225.07'	86.89
136	S45°38'40"E	23.87	C36	287°05'27"	210.07'	106.12
137	S45°38'40"E	15.00	C37	0°00'00"	225.07'	86.75
138	S45°38'40"E	23.87	C38	287°05'27"	210.07'	81.32
139	S45°38'40"E	15.00	C39	0°00'00"	225.07'	80.38
140	S45°38'40"E	23.87	C40	287°05'27"	210.07'	86.28
141	S45°38'40"E	15.00	C41	0°00'00"	225.07'	80.23
142	S45°38'40"E	23.87	C42	287°05'27"	210.07'	106.02
143	S45°38'40"E	15.00	C43	0°00'00"	225.07'	86.84
144	S45°38'40"E	23.87	C44	287°05'27"	210.07'	86.02
145	S45°38'40"E	15.00	C45	0°00'00"	225.07'	80.23
146	S45°38'40"E	23.87	C46	287°05'27"	210.07'	86.28
147	S45°38'40"E	15.00	C47	0°00'00"	225.07'	80.23
148	S45°38'40"E	23.87	C48	287°05'27"	210.07'	86.28
149	S45°38'40"E	15.00	C49	0°00'00"	225.07'	80.23
150	S45°38'40"E	23.87	C50	287°05'27"	210.07'	86.28

LINE	BEARING	LENGTH	CURVE	CENTRAL ANGLE	RADIUS	LENGTH
151	N80°32'51"E	18.00	C51	182°36'	280.00'	83.77
152	N41°38'17"E	18.00	C52	142°10'31"	275.00'	70.86
153	S40°07'40"E	88.84	C53	238°00'	225.00'	18.80
154	N40°07'18"E	18.00	C54	322°36'	210.00'	18.00
155	S40°07'40"E	88.84	C55	150°31'32"	280.00'	78.80
156	S40°07'40"E	87.77	C56	174°00'	225.00'	31.18
157	N40°07'20"E	18.00	C57	82°12'	210.00'	30.63
158	N40°07'40"E	87.82	C58	248°38'	225.00'	18.82
159	N30°01'36"E	16.07	C59	330°08'	240.00'	18.87
160	N17°07'40"E	18.10	C60	152°20'	225.00'	80.82
161	S40°07'40"E	18.00	C61	184°12'	240.00'	83.43
162	S40°07'40"E	18.00	C62	180°36'	225.00'	80.00
163	S40°07'40"E	18.00	C63	180°36'	240.00'	83.80
164	S40°07'40"E	28.00	C64	140°36'	225.00'	84.80
165	S40°07'40"E	18.00	C65	180°36'	240.00'	89.44
166	S40°07'40"E	38.00	C66	140°36'	225.00'	84.80
167	S40°07'40"E	80.00	C67	180°36'	240.00'	83.80
168	S40°07'40"E	18.00	C68	180°36'	225.00'	48.87
169	S40°07'40"E	80.00	C69	180°36'	240.00'	86.80
170	S40°07'40"E	38.00	C70	180°36'	225.00'	35.30
171	S40°07'40"E	73.80	C71	814°28'	85.00'	6.21



REV. 6	NO REVISIONS THIS SHEET	01/10/05
REV. 5	CREATE THIS SHEET	11/16/05
REV. 4	N/A	10/10/05
REV. 3	N/A	08/02/05
REV. 2	N/A	05/18/05
REV. 1	N/A	05/21/05

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

EASEMENT PLAN
FOR
CHAMBERLAIN INVESTMENT PROPERTIES, LLC
MAP 119 LOT 100 & MAP 118 LOT 51
FRANKLIN STREET / CHAMBERLAIN STREET
COUNTY OF STRAFFORD
ROCHESTER, NH

SCALE: 1" = 50' (IN FEET)
DATE: FEBRUARY 22, 2005
JOHN HART MANOR, 405 - THE HILL, P.O. BOX 421, FORTMERRICK, NH 03042-0422
http://www.mscenginc.com

CITY OF ROCHESTER PLANNING BOARD

CHAIRPERSON
7.13.06
DATE