



TAX MAP 126, LOT 45
ARNOLD & JENNIFER BENNETT

TAX MAP 126, LOT 46
ROBERT & AMY GARLAND

SUNSET DRIVE

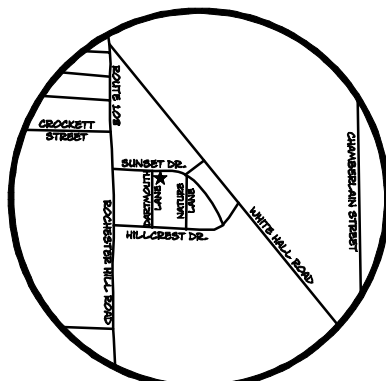
DARTMOUTH LANE

TAX MAP 127, LOT 10
JANE COOPER FALL
REVOCABLE TRUST

TAX MAP 127, LOT 9
ARNOLD & JENNIFER BENNETT

TAX MAP 126, LOT 43
MICHAEL & DARLENE DUCLOS
SCRD BOOK 3253, PAGE 774

TAX MAP 126, LOT 41
LAHUE ASSOCIATES LLC
SCRD BOOK 3722, PAGE 122



LOCUS
N.T.S.

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 1/10,000.

ARTHUR H. NICKLESS, JR., NHLS DATE:

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE

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.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PARCEL INTO TWO LOTS.
2. TOTAL PARCEL AREA: TAX MAP 126, LOT 42= 23,845 SF / 0.72 ACRES
PROPOSED TAX MAP 126, LOT 42-0= 17,434 SF / 0.40 ACRES
PROPOSED TAX MAP 126, LOT 42-1= 13,848 SF / 0.32 ACRES
3. PARCEL IS ZONED (R1) RESIDENTIAL 1.
4. MINIMUM LOT REQUIREMENTS (WITH BOTH WATER & SEWER):
LOT SIZE = 10,000 SF.
FRONTAGE = 100'
5. BUILDING SETBACKS: FY= 25', SY= 10', RY= 25'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCHESTER.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 395-1338.

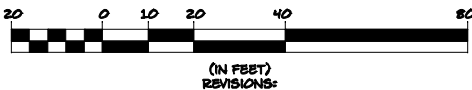
REFERENCE PLANS:

1. "SHEET B, GENERAL MAP, LAND DEVELOPMENT PROJECT, ROCHESTER, NH, COOPER & HALL, ATTYS. ROCHESTER, NH" DATED OCTOBER 23, 1939 BY H.M. BRYANT, ENG'G. S.C.R.D. POCKET 5, FOLDER 5, PLAN 12

TAX MAP 128, LOT 73
OWNER OF RECORD:
AUDREY J. DEMICHELE LIVING TRUST
PO BOX 453
GREENLAND, NH 03840
S.C.R.D. BOOK 3372, PAGE 559

SUBDIVISION OF LAND
DARTMOUTH LANE &
SUNSET DRIVE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: AUDREY J. DEMICHELE
LIVING TRUST

1"= 20' AUGUST 2010
GRAPHIC SCALE



(IN FEET)
REVISIONS:

FILE NO. 104
PLAN NO. C-2546-S
DWG. NO. 10101/S-1
F.B. NO. 33 "CEK"