



COLUMBUS AVENUE

HANCOCK STREET

LOWELL STREET

TAX MAP 128
LOT 26-2
KAPHNORIA
ENTERPRISES

TAX MAP 125, LOT 152
CITY OF ROCHESTER

TAX MAP 128, LOT 72
MICHAEL ROBERTS
S.C.R.D. BOOK 1572, PAGE 87

TAX MAP 128, LOT 72
WILLOW BROOK
REALTY TRUST
S.C.R.D. BOOK 1266, PAGE 288

TAX MAP 128, LOT 74
HERITAGE CONDO
ASSOCIATION
S.C.R.D. BOOK 2545, PAGE 735

TAX MAP 125, LOT 203
CONSTANCE A. BROCK
REVOCABLE TRUST

NOTES:

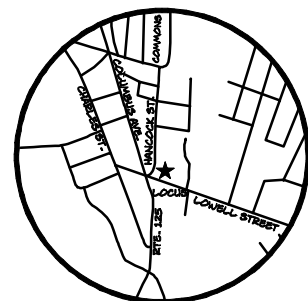
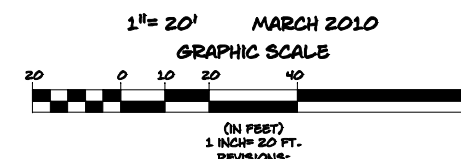
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PARCEL INTO TWO LOTS.
2. TOTAL PARCEL AREA: TAX MAP 128, LOT 73= 23,845 SF / 0.54 ACRES
PROPOSED TAX MAP 128, LOT 73-0= 17,820 SF / 0.40 ACRES
PROPOSED TAX MAP 128, LOT 73-1= 6,025 SF / 0.14 ACRES
3. PARCEL IS ZONED (R2) RESIDENTIAL 2.
4. MINIMUM LOT REQUIREMENTS (WITH BOTH WATER & SEWER):
LOT SIZE = 6,000 SF.
FRONTAGE = 60'
5. BUILDING SETBACKS: FY. = 15', SY. = 8', RY. = 25'
6. THE LOTS ARE SERVED 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) 335-1338.
9. A VARIANCE WAS GRANTED BY THE ZBA ON SEPTEMBER 9, 2009 TO ALLOW THE CREATION OF TWO LOTS WITH LESS THAN THE REQUIRED LAND AREA. THIS VARIANCE WAS REAFFIRMED BY THE ZBA ON NOVEMBER 18, 2009.
10. SOIL TYPE: WDA - WINDSOR LOAMY SAND

REFERENCE PLANS:

1. "PLAN OF LAND, ALICE M. HEALY EST., ROCHESTER, NH" DATED MAY 1983 BY FREDERICK E. DREW ASSOCIATES RECORDED S.C.R.D. PLAN NO. 22-78

TAX MAP 128, LOT 73
OWNER OF RECORD:
ROBERT E. CARDORETTE REVOCABLE TRUST
54 HANCOCK STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3780, PAGE 148

SUBDIVISION OF LAND
54 HANCOCK STREET
E1 LOWELL STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: ROBERT E. CARDORETTE
REVOCABLE TRUST



LOCUS
N.T.S.

FILE NO. 252
PLAN NO. C-2528-S
DWS. NO. 100045-1
F.B. NO. 33 "865"

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 RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

ARTHUR H. NICKLESS, JR., N.H.L.S. DATE:

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE