



TAX MAP 128  
LOT 26-2  
KAPHNORHA  
ENTERPRISES

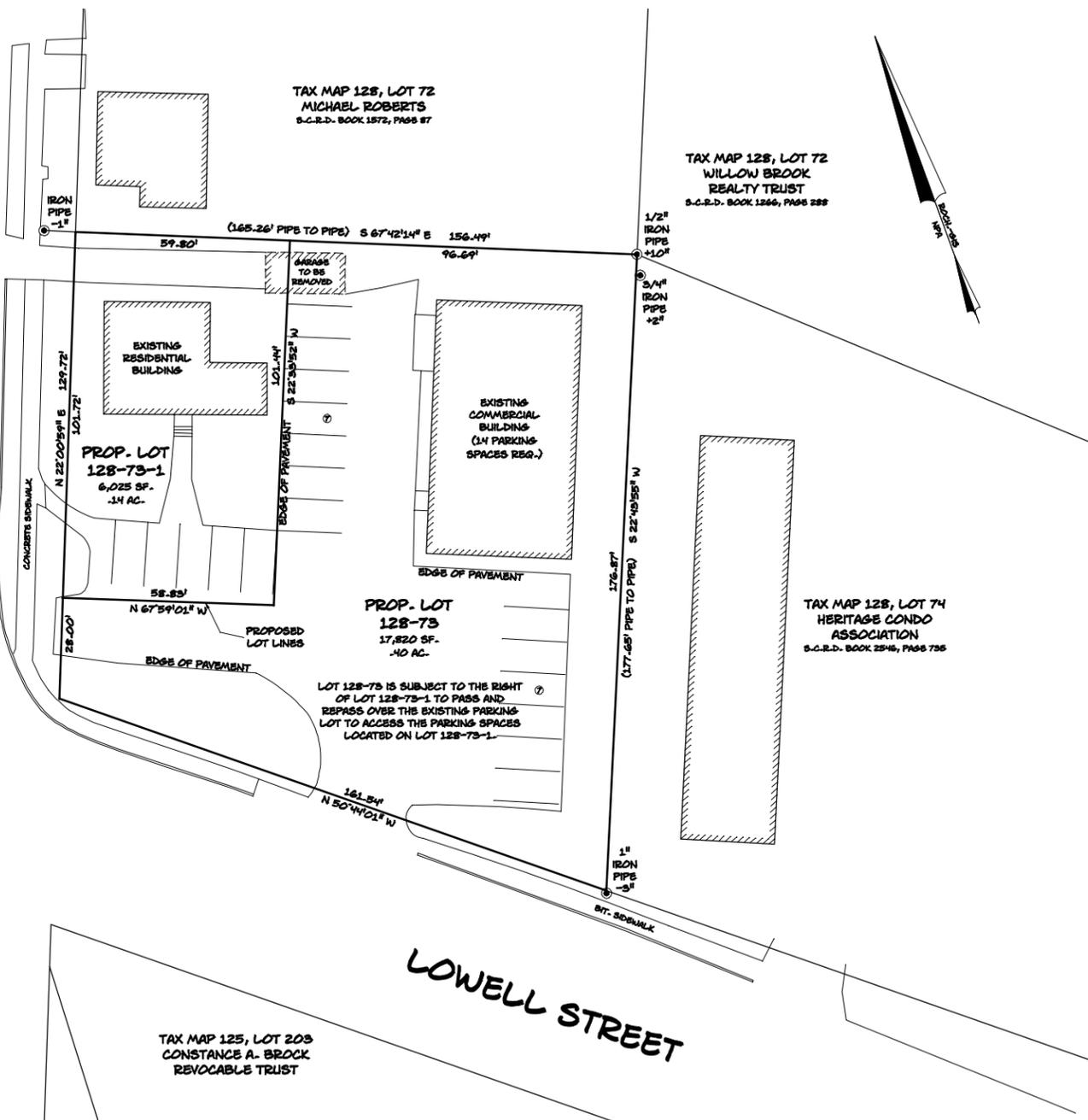
TAX MAP 128, LOT 72  
MICHAEL ROBERTS  
S.C.R.D. BOOK 1572, PAGE 87

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

TAX MAP 125, LOT 152  
CITY OF ROCHESTER

HANCOCK STREET

COLUMBELL AVENUE

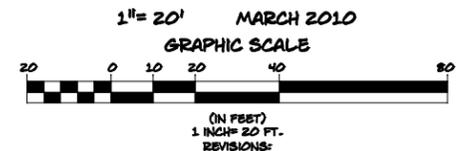


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PARCEL INTO TWO LOTS.
  2. TOTAL PARCEL AREA: TAX MAP 128, LOT 73= 23,845 SF / 0.54 ACRES  
PROPOSED TAX MAP 128, LOT 73-1= 17,820 SF / 0.40 ACRES  
PROPOSED TAX MAP 128, LOT 73-2= 6,025 SF / 0.14 ACRES
  3. PARCEL IS ZONED (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 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) 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: W4A - WINDSOR LOAMY SAND

- REFERENCE PLANS:
1. \*PLAN OF LAND, ALICE M. HEALY EST., ROCHESTER, NH DATED MAY 1983 BY FREDERICK E. DRBW ASSOCIATES RECORDED S.C.R.D. PLAN NO. 22-75

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  
& LOWELL STREET  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
FOR: ROBERT E. CARDORETTE  
REVOCABLE TRUST



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.

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.

ARTHUR H. NICKLESS, JR., NHLLS DATE:

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE

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