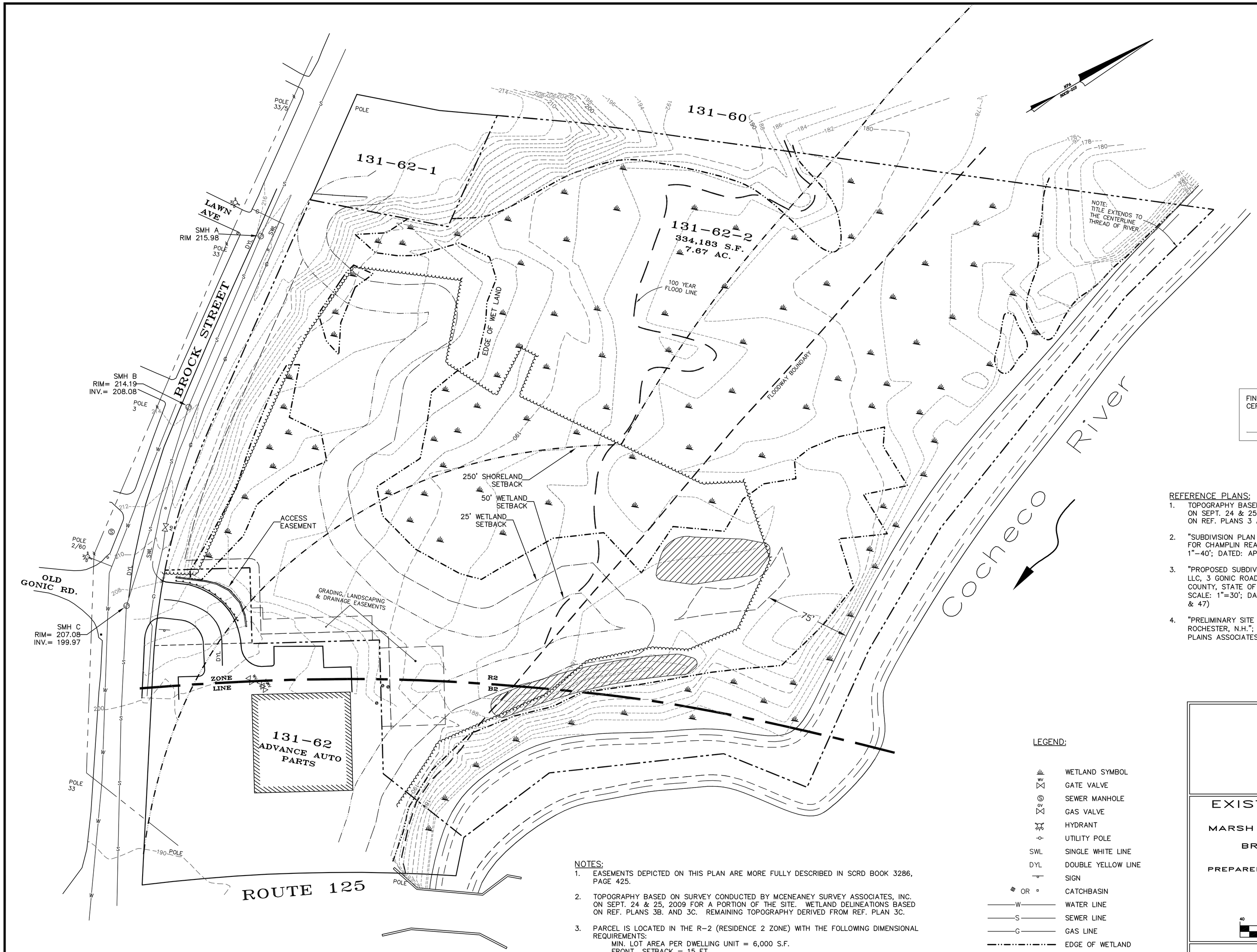

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD; CERTIFIED BY:

_____ DATE _____

REFERENCE PLANS:

1. TOPOGRAPHY BASED ON SURVEY CONDUCTED BY MCENEANEY SURVEY ASSOCIATES, INC. ON SEPT. 24 & 25, 2009 FOR A PORTION OF THE SITE. WETLAND DELINEATIONS BASED ON REF. PLANS 3 AND 4. REMAINING TOPOGRAPHY DERIVED FROM REF. PLAN 3.
2. "SUBDIVISION PLAN OF LAND, ROUTE 125/BROCK STREET, ROCHESTER, N.H."; PREPARED FOR CHAMPLIN REALTY CORP., PREPARED BY NORWAY PLAINS ASSOCIATES, INC.; SCALE: 1"=40'; DATED: APRIL, 1997
3. "PROPOSED SUBDIVISION PLAN, CHAMPLIN REALTY CORPORATION AND PRIMAX PROPERTIES, LLC, 3 GONIC ROAD, LOT 62, ASSESSOR'S MAP 131, CITY OF ROCHESTER, STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE"; PREPARED BY CONTROL POINT ASSOCIATES, INC.; SCALE: 1"=30'; DATED: 3-24-05; REV. 5; SHEETS 1 AND 2 OF 2 (SCRD PLAN #82-46 & 47)
4. "PRELIMINARY SITE PLAN, ROUTE 125 & BROCK ST., TAX MAP 131, LOT 62-2, ROCHESTER, N.H."; PREPARED FOR CHAMPLIN REALTY CORP.; PREPARED BY NORWAY PLAINS ASSOCIATES, INC.; SCALE: 1"=40'; DATED: DEC. 2006

LEGEND:

- WETLAND SYMBOL
- GATE VALVE
- SEWER MANHOLE
- GAS VALVE
- HYDRANT
- UTILITY POLE
- SWL — SINGLE WHITE LINE
- DYL — DOUBLE YELLOW LINE
- SIGN
- OR — CATCHBASIN
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- EDGE OF WETLAND
- 186 — EXISTING CONTOUR

NOTES:

1. EASEMENTS DEPICTED ON THIS PLAN ARE MORE FULLY DESCRIBED IN SCRD BOOK 3286, PAGE 425.
2. TOPOGRAPHY BASED ON SURVEY CONDUCTED BY MCENEANEY SURVEY ASSOCIATES, INC. ON SEPT. 24 & 25, 2009 FOR A PORTION OF THE SITE. WETLAND DELINEATIONS BASED ON REF. PLANS 3B. AND 3C. REMAINING TOPOGRAPHY DERIVED FROM REF. PLAN 3C.
3. PARCEL IS LOCATED IN THE R-2 (RESIDENCE 2 ZONE) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
   MIN. LOT AREA PER DWELLING UNIT = 6,000 S.F.
   FRONT SETBACK = 15 FT.
   SIDE SETBACK = 8 FT.
   REAR SETBACK = 25 FT.
   MIN. FRONTAGE = 60 FT.
4. WETLAND DELINEATION PERFORMED BY NHSC IN 2005.

No.	DATE	BY	REVISION
1	12-9-11	DCL	ADDD SIGNATURE BLOCK

EXISTING CONDITIONS PLAN

MARSH VIEW HOUSING FOR THE ELDERLY
TAX MAP 131, LOT 62-2
BROCK STREET, ROCHESTER, NH

PREPARED FOR:
ROCHESTER HOUSING AUTHORITY
13 WELLSWEEP ACRES
ROCHESTER, NH 03867

GRAPHIC SCALE

40 0 20 40 80 160

civilworks
engineers • surveyors
P.O. Box 1166
Dover, NH 603-749-0443

DESIGN: DCL
SCALE: 1"=40'
DATE: 11-17-10
SHEET: 2 OF 14
PROJECT #09117