

GENERAL SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PARCEL OUT OF TAX MAP 208, LOT 1.
2. THE PARCELS ARE IN THE GRANITE RIDGE ZONE AND THE WETLANDS BUFFER OVERLAY DISTRICT.
3. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
GRANITE RIDGE DEVELOPMENT ZONE (GRD):
MINIMUM LOT SIZE (WITH WATER)= NO REGULATIONS
MINIMUM LOT FRONTAGE= 50'
MINIMUM YARD SETBACK:
FRONT= NONE
SIDE= NONE
REAR= NONE
4. TAX MAP 208, LOT 1
OLD AREA= 80 ACRES
REMAINING AREA= .75 ACRES
TAX MAP 242, LOT 1-2
PROPOSED AREA= 5.44 ACRES
5. ORIENTATION: HORIZONTAL - CITY OF ROCHESTER GIS.
6. MAY 03, 1932 FOUR ROD ROAD WAS DISCONTINUED AS AN OPEN HIGHWAY AND MADE SUBJECT TO GATE AND BARS PER ROCHESTER CITY COUNCIL BOOK J, PAGE 136.
7. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301750195D.
8. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

1. "PLAN OF LOTS, OLIVE P. TUFTS, ROCHESTER, NEW HAMPSHIRE"
DATED MARCH 1956 BY G.L. DAVIS & ASSOCIATES
S.C.R.D. BOOK 513, PAGE 170
2. "ROUTE 11, ROCHESTER, PROJECT F022-1(1)"
SHEET 23 OF 156
DATED 1957 BY N.H.D.O.T.
ON FILE WITH N.H.D.O.T. HAZEN DRIVE, CONCORD, NH
3. "LAND OF ADAMIAN CONSTRUCTION & DEVELOPMENT CORP., ROUTE 11 -
FARMINGTON ROAD, ROCHESTER, NH"
DATED MARCH 03, 1988 BY BERRY SURVEYING & ENGINEERING
4. "SUBDIVISION PLAN - LOT LAYOUT ON ROUTE 11, ROCHESTER, NEW HAMPSHIRE
FOR INFINITY ROCHESTER PROPERTIES LIMITED PARTNERSHIP"
DATED AUGUST 25, 1994 BY OWEN HASKELL, INC
S.C.R.D. PLAN 45-50

TAX MAP 208, LOT 1
OWNER OF RECORD:
ADAMIAN CONSTRUCTION AND DEVELOPMENT
CORPORATION
29 MILL STREET
ARLINGTON, MA 02476-4733
BOOK 1361, PAGE 185

**PROPOSED SUBDIVISION PLAN
FOUR ROD ROAD
FARMINGTON ROAD
NH ROUTE 11
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE**

PREPARED FOR:
**ADAMIAN CONSTRUCTION AND
DEVELOPMENT CORPORATION**

SCALE: 1"= 50' APRIL 2012

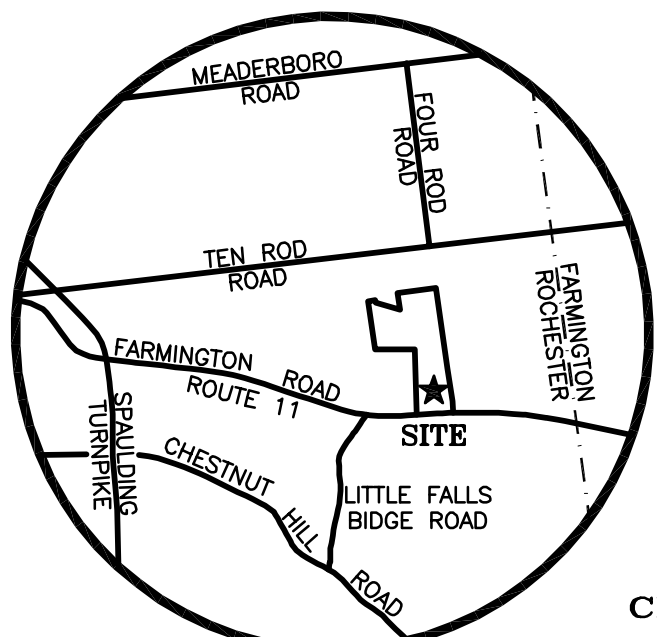
GRAPHIC SCALE



(IN FEET)
1 INCH= 50 FT.

TAX MAP/LGT	ABUTTER NAME	ADDRESS
208/1	ADAMIAN CONSTRUCTION & DEVELOPMENT	29 MILL STREET, ARLINGTON, MA 02476-4733
208/1-1	INFINITY ROCHESTER PROPERTY	1330 BOYLSTON ST., SUITE 21, CHESTNUT HILL, MA 02467
208/2	JEAN M. KANE 2009 REV. TRUST	117 BOW STREET, PORTSMOUTH, NH 03801
208/4	JOHN DAVID & CAROLYN MEADER	148 FARMINGTON ROAD, ROCHESTER, NH 03867
208/15	CITY OF ROCHESTER	31 WAKEFIELD STREET, ROCHESTER, NH 03867
208/16	ROBERT ROWE, SR.	127 FARMINGTON ROAD, ROCHESTER, NH 03867
208/19-2	JMB AUTOMOTIVE GROUP, LLC	67 MALLARD DRIVE, ALTON, NH 03809
216/11	STRATHAM INDUSTRIAL PROPERTIES, INC.	PO BOX 284, STRATHAM, NH 03885
217/48	JAMES LAVERDIERE, SR.	195 TEN ROD ROAD, ROCHESTER, NH 03867
217/51	AARON THIBAUDEAU JANA GAGNON	155 TEN ROD ROAD, ROCHESTER, NH 03867
217/51-1	MICHAEL & GWEN MORRISON	159 TEN ROD ROAD, ROCHESTER, NH 03867
217/54	JOHN BALLENTINE	PO BOX 130, ROCHESTER, NH 03866
217/55	DANIEL & RUTH CARON	135 TEN ROD ROAD, ROCHESTER, NH 03867

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.



LOCUS MAP
nts

FILE NO. 116
PLAN NO. C-2617-S
DWG NO. 11161\S-1
F.B. NO. SDR-33

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 APPROVAL PLAN WILL REQUIRE A RESUBMISSION FROM SUBDIVISION APPROVAL.

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948