

DATE:

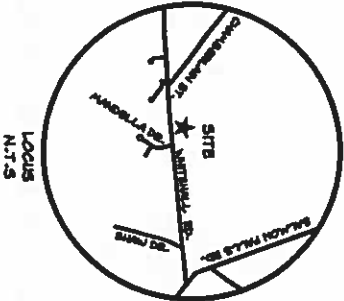


- THE JOINT USE AGREEMENT WILL BE CRAFTED BY PSMI AND MADE AVAILABLE FOR LAND OWNER REVIEW AND EXECUTION AT SUCH TIME AS ALL THE ENFORCEMENTS HAVE BEEN EVALUATED BY PSMI FOR BOTH SAFETY CODE COMPLIANCE AND RIGHT OF WAY ACCESSIBILITY. RECORDING OF THE EXECUTED JUA IS THE LAST STEP IN THE PSMI REVIEW PROCESSES.

1 INCH = 40 FT.  
DIMENSIONS: 1-28-14

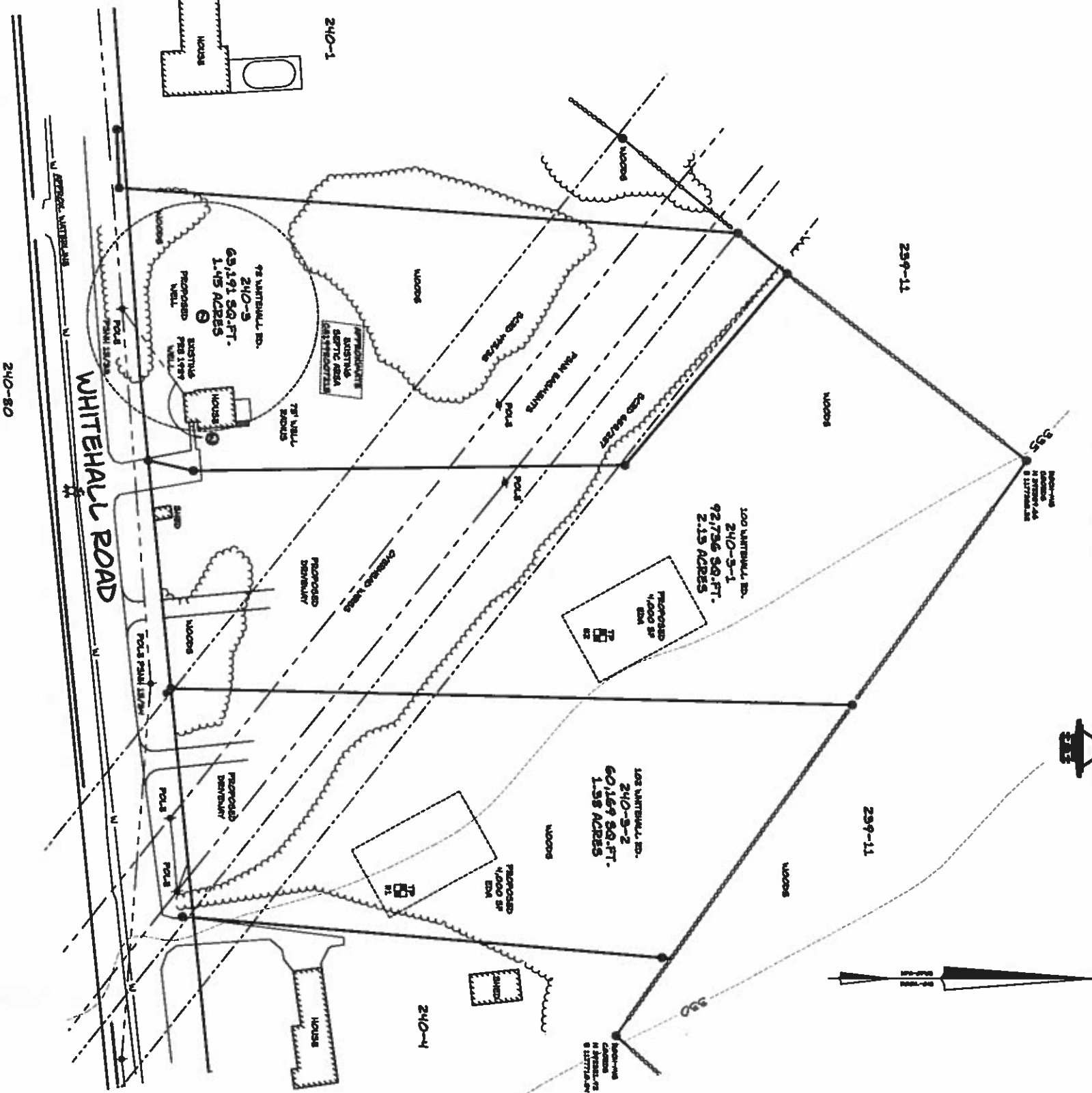
NEITHER OR OTHERWISE EXPRESSLY, RESTRICTED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL, GRANTED IS CONDITIONED ON FAMILIAL AND DULCANT ADHERENCE BY THE OWNER, SUBDIVIDER, DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF BOULDERLAND AND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, AND/ OR EXCEPT INsofar AS EXPRESSLY WANTED IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FROM SUBDIVISION APPROVAL.

ADJUTERS:  
TN 240-1 LOCATION 98 WHITEHALL RD. COULLEN B. & PHILLIPS M. L. LARSEN  
98 WHITEHALL RD. ROCHESTER, NH 03666-5713  
SCD 240-1/25  
TN 240-4 LOCATION 101 WHITEHALL RD. COULLEN B. & PHILLIPS M. L. LARSEN  
101 WHITEHALL RD. ROCHESTER, NH 03666-5713  
SCD 240-2/25  
TN 240-20 LOCATION 98 WHITEHALL RD. COULLEN B. & PHILLIPS M. L. LARSEN  
98 WHITEHALL RD. ROCHESTER, NH 03666-5713  
SCD 240-2/25  
TN 240-20A LOCATION 98 WHITEHALL RD. COULLEN B. & PHILLIPS M. L. LARSEN  
98 WHITEHALL RD. ROCHESTER, NH 03666-5713  
SCD 240-2/25  
TN 240-11 LOCATION CHAMBERLAIN ST. BARNARD COLLINS & COLLINS MARY TRUST  
105 CHAMBERLAIN ST. ROCHESTER, NH 03667-5405  
SCD 240-1/24



LOCUS  
N.T.S.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE BY ME OR BY A LICENSED SURVEYOR AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD  
1/31/14

WARNING OR NOT OTHERWISE EXPRESSLY NOTED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL, GRANTED BY THE CITY OF ROCHESTER, IS CONDITIONED UPON THE SUBDIVISION BEING CONFORMANT WITH THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED. IN EFFECT ON THE DATE OF APPROVAL, UNLESS OTHERWISE EXPRESSLY NOTED IN ANY PARTICULAR, BELOW, NON-CONFORMANCE MAY RESULT IN A REPRODUCTION OF APPROVAL. ANY VIOLATION FROM THIS APPROVED PLAN WILL REQUIRE A RESUBMISSION FROM THE SUBDIVISION APPROVAL.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TN 240-3 INTO A TOTAL OF THREE LOTS.
2. TOTAL PARCEL AREA: TN 240-3 = 217,720 SF OR 5.00 ACRES
3. PARCEL IS ZONED RESIDENTIAL
4. MINIMUM LOT REQUIREMENTS:  
LOT SIZE = 40,000, 30,000 W/ATER OR SEWER  
FRONTAGE = 150'
5. BUILDING SETBACKS: P.V. = 35', S.V. = 25', E.V. = 50'
6. THE LOT IS CURRENTLY SERVED BY ON SITE WELL AND SEPTIC SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005 COMMUNITY PANEL 33017C0312D PANEL 212 OF 405.
8. THIS PARCEL IS SUBJECT TO PSNH BASEMENTS OF RECORDED, SEE SCD 415/25, 658/287 & 1346/870.
9. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1386.
10. NO JURISDICTIONAL WETLANDS FOR ON SITE INVESTIGATION BY DAVID J. ALLAN, (253)245-1111.
11. LOTS 240-3-1 AND 240-3-2 MUST BE SERVED BY CITY WATER.
12. ANY SUBSID DRIVEWAY WILL REQUIRE APPROVAL FROM THE ROCHESTER FIRE DEPT.
13. THAT ALL UTILITIES TO LOTS 240-3-1 AND 240-3-2 MUST BE PLACED UNDERGROUND
14. SOIL TYPE W/3 - WOODBRIDGE, FINE SANDY LOAM, 0-8 % SLOPE
15. W/3 SUBDIVISION APPROVAL NO. 5420140120415

REFERENCE PLANS:

1. "LOT LINE REVISIONS, CHAMBERLAIN ST. & WHITEHALL RD., ROCHESTER, NH FOR BARNARD D. COLLINS & JAMES M. COLLINS"  
DATED MAY 2006 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCD 93-66
2. "LOT LINE REVISION, WHITEHALL ROAD, TAX MAP 240, LOTS 7 & 8, ROCHESTER, NH, STRAFFORD COUNTY PREPARED FOR BREWSTER L. & MARTIN G. MURPHY AND THOMAS L. LACENSKI"  
DATED JULY 2010 BY NORWAY PLAINS ASSOCIATES, INC.  
RECORDED: SCD 100-27

TN 240-3  
OWNERS OF RECORD:  
LOUNES & JOAN C. YACOB  
12 GREENFIELD DR.  
SOMERSWORTH, NH 03878  
SCD 4112/647  
"TOPOGRAPHIC"  
SUBDIVISION OF LAND  
98 WHITEHALL ROAD  
ROCHESTER, NH  
STRAFFORD COUNTY  
FOR LOUNES & JOAN C. YACOB



FILE NO. 104  
PLAN NO. C-2692-7  
DWG. NO. 13057/5-1  
P.B. NO. 64X ~ 819