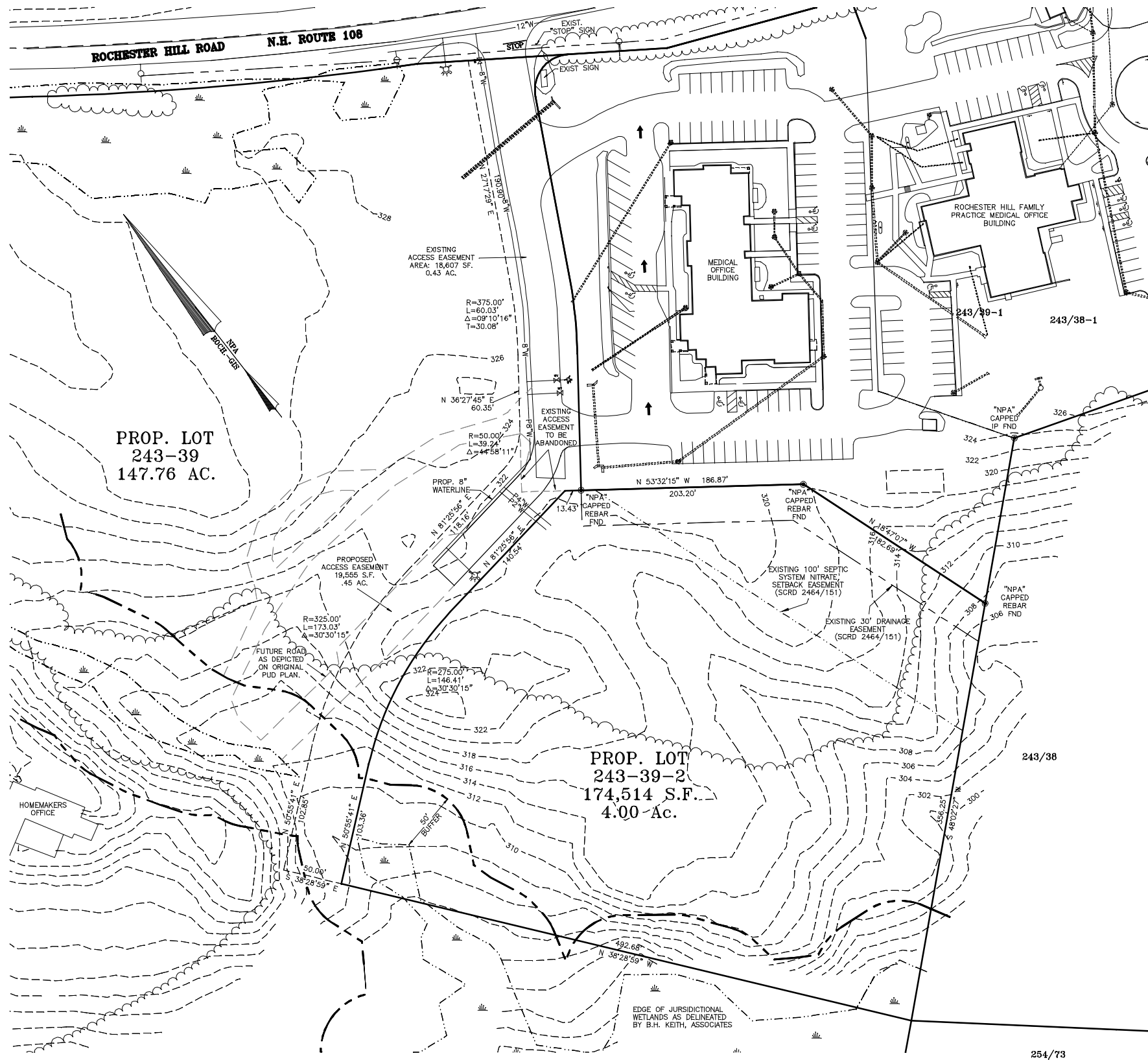




FILE NO. 102
PLAN NO. PRELIM
DWG. NO. 10053/SK-1
F.B. NO. "33" 865

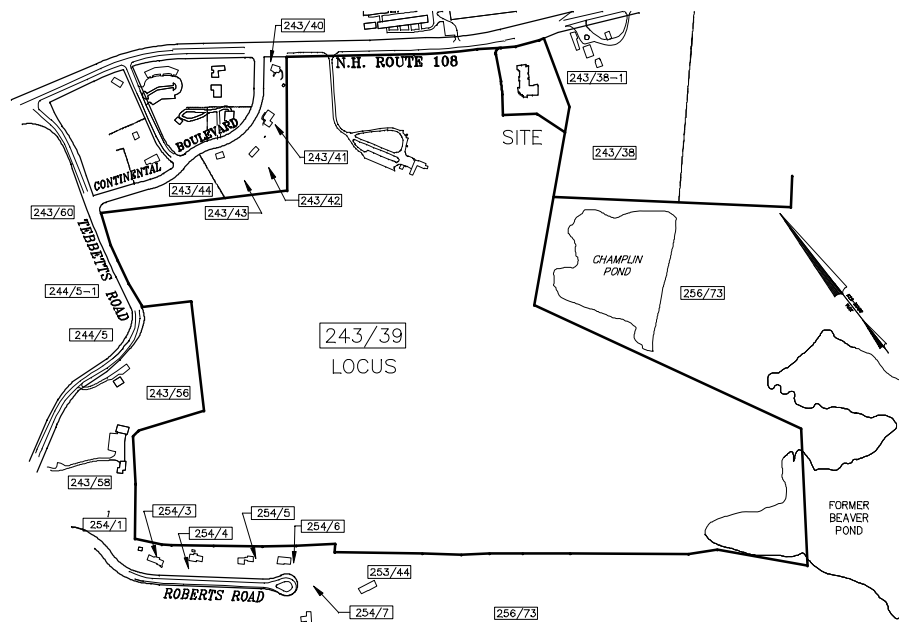
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED 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 FOR SUBDIVISION APPROVAL.

FINAL APPROVAL:
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

REFERENCE PLAN:

1. "SUBDIVISION OF LAND, ROCHESTER HILL RD.-RT.108, TEBBETTS RD. & WHITEHOUSE ROAD, ROCHESTER, N.H., FOR VIRGINIA S. CHAMPLIN"
DATED: NOV. 1997 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD PLAN #51-17,18,19
2. "SUBDIVISION OF LAND, TEBBETTS ROAD & N.H. ROUTE 108, ROCHESTER, NH FOR HOMEMAKERS OF STRAFFORD COUNTY"
DATED: SEPT. 2001 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED: SCRD PLAN #64-78



ABUTTERS VICINITY SKETCH

1" = 500'

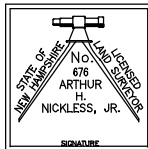
MAP-LOT	OWNER/APPLICANT
243-39	HOMEMAKERS HEALTH SERVICES; 215 ROCHESTER HILL RD.; ROCHESTER, NH 03867
243-38	PEASE DEVELOPMENT AUTHORITY; 55 INTERNATIONAL DRIVE; PORTSMOUTH, NH 03801
243-37	SOCIETY FOR THE PROTECTION OF NH FORESTS; 54 PORTSMOUTH ST.; CONCORD, NH 03301
243-44	PHILIP & MARGARET S. YORGEY; 16 CONTINENTAL BLVD. ROCHESTER, NH 03867
243-39-1	FRISBIE FOUNDATION; 11 WHITEHALL ROAD; ROCHESTER, NH 03867
243-40	NPSA PARTNERS; P.O. BOX 249; ROCHESTER, NH 03866-0249
243-41	DAVID R. & TRACEY A. CAMIRE; 4 CONTINENTAL BLVD.; ROCHESTER, NH 03867
243-42	GARY R. & PATRICE DESMITH; 10 CONTINENTAL BLVD.; ROCHESTER, NH 03867
243-43	JEFFREY P. & TRISHA L.M. THORPE; 12 CONTINENTAL BLVD.; ROCHESTER, NH 03867
243-56	TRACY DECARBODY; 145 TEBBETTS RD.; ROCHESTER, NH 03867
243-58	VATEUR & DORIS F. BEGIN; 141 TEBBETTS RD.; ROCHESTER, NH 03867
243-60	GRACE PENTACOSTAL CHURCH; 159 ROCHESTER HILL RD.; ROCHESTER, NH 03867
244-5-1	ALLISON K. WASSON REVOCABLE TRUST; 178 TEBBETTS RD.; ROCHESTER, NH 03867
253-44	THERESA BOIRE REVOCABLE TRUST; P.O. BOX 1608; ROCHESTER, NH 03867
254-1	JOHN V. & EDNA R. BELLEAU; 6 ROBERTS RD.; ROCHESTER, NH 03867
254-3	NICHOLAS C. & GEORGIA BLOUGOURAS; P.O. BOX 855; ROCHESTER, NH 03866-0855
254-4	LEE V. MACLAHLAN; 18 ROBERTS RD.; ROCHESTER, NH 03867
254-5	SUSAN G. TAYLOR-FOSS; 24 ROBERTS RD.; ROCHESTER, NH 03867
254-6	THOMAS C. & ARLENE M. BURKE; 30 ROBERTS RD.; ROCHESTER, NH 03867
254-7	JAMES A. NILAND; 17 ROBERTS RD.; ROCHESTER, NH 03867
254-38	SAME AS 243-38
256-73	NEALE ANTHONY HUBBARD; 119 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-21	LAWRENCE S. & ANDREA W. SPECTOR; 111 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-22	KEITH J. LAUNCHBURY & CLAIRE V. BLOOM; 105 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-23	

256-73-24 THOMAS A. DAVIS & PATRICIA A. DIAMICO; 99 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-25 TAMMY L. & TATE A. ADAMS; 93 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-26 ROBERT J. & TAMATHA F. LANG; 87 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-27 MARK P. HANSON & LINDY D. LESPERANCE; 81 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-28 WENDY Y. & DELBERT L. COGILL; 75 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-29 STEVEN P. GATES; 69 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-30 RICHARD & RENEE BOUDREAU; 63 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-31 DARRYL B. & JERI L. GENKINGER; 57 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-32 DANIEL MERKLEY; 51 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-33 BRUCE F. & PATRICIA A. MCNALLY; 41 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-34 CHRISTOPHER & JENNIFER DIAS; 42 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-35 JAMES J. & KERRY L. REYNOLDS; 32 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-36 EBB REVOCABLE TRUST; ERIC ROYAL, TRUSTEE; 88 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-37 ALEJANDROS SARANGLAO & DARWIN SAYSON; 64 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-38 PETER L. & SUSAN M. HARTMAN; 70 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-39 SARAH A. TOLAN & MICHAEL E. TAYLOR; 76 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-40 TIMOTHY W. & AMY L. VAN SPLUNDER; 82 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-41 ROBERTA LARGE; 88 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-42 JAMES F. & SHARON MCMAHUS; 94 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-43 BENJAMIN BLOKFORD & NICHOLE WOLTERS; 100 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-44 ROBERT G. MURPHY & JUHREE A. ROSS; 106 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-45 WALTER G. & LARRAINE M. SHACKFORD; 112 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867
256-73-46 BETH L. & NIKOLAS J. VACEK; 125 CHAMPLIN RIDGE RD.; ROCHESTER, NH 03867

GENERAL NOTES

1. THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE/PUD.
2. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE
AGRICULTURAL ZONE
MINIMUM LOT SIZE (W/2 MUN. UTILS.) = 20,000 SF
MINIMUM LOT FRONTAGE (W/2 MUN. UTILS.) = 125 FEET
MINIMUM YARD SETBACK:
FRONT = 35 FEET
SIDE = 25 FEET
REAR = 50 FEET
MAXIMUM COVERAGE = 30 PERCENT
3. PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #30150 PANEL #0020B.
4. ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - CITY OF ROCHESTER GIS.
5. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
6. REMAINDER PARCEL IS SUBJECT TO A "UTILITY POLE USE" EASEMENT AS REFERENCED IN SCRD 1508/197.
7. NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION APPROVED AN ADDITIONAL CURB CUT IN LETTERS DATED OCTOBER 2, 2001 AND FEBRUARY 7, 2002. ON FILE AT THE ROCHESTER PLANNING DEPARTMENT.

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.



ARTHUR H. NICKLESS, JR., NHLS #676

OWNER OF RECORD
HOMEMAKERS HEALTH SERVICES
215 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
BOOK 1974, PAGE 0053

TOPOGRAPHIC
SUBDIVISION PLAN
N.H. ROUTE 108
ROCHESTER HILL ROAD
TAX MAP 243, LOT 39
ROCHESTER, N.H.

PREPARED FOR THE

HOMEMAKERS
HEALTH SERVICES

SCALE: 1"=50' JUNE 2010

GRAPHIC SCALE

