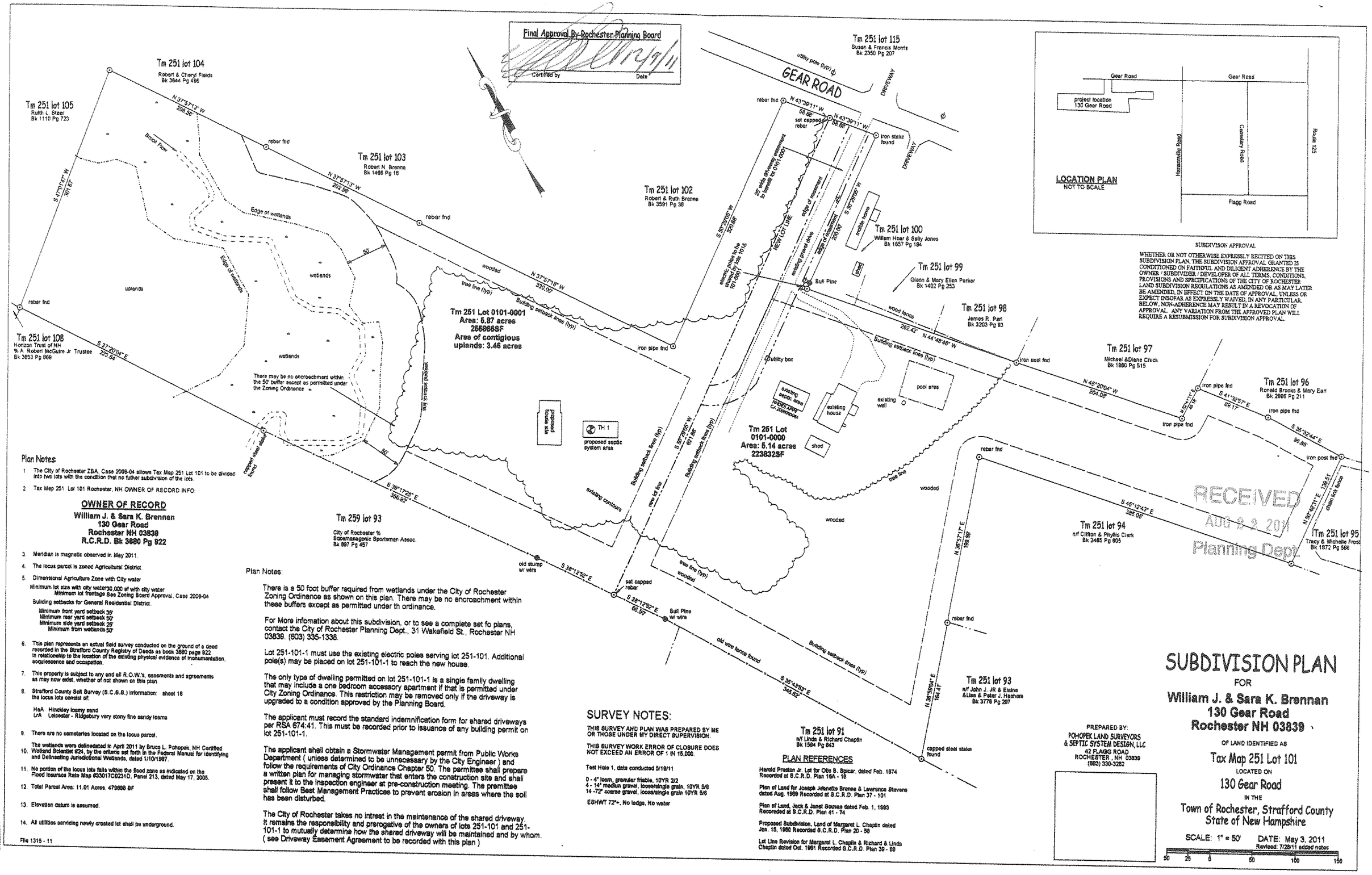
Final Approval By Rochester Planning Board

Certified by Date



SUBDIVISON 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 RESOLUTIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXPECT 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.

Plan Notes:

1. The City of Rochester ZBA, Case 2008-04 allows Tax Map 251 Lot 101 to be divided into two lots with the condition that no futher subdivision of the lots.
2. Tax Map 251 Lot 101 Rochester, NH OWNER OF RECORD INFO:

OWNER OF RECORD
William J. & Sara K. Brennan
130 Gear Road
Rochester NH 03839
R.C.R.D. Bk 3880 Pg 822

3. Meridian is magnetic observed in May 2011.
4. The locus parcel is zoned Agricultural District.
5. Dimensional Agriculture Zone with City water
   Minimum lot size with city water30,000 sf with city water
   Minimum lot frontage See Zoning Board Approval, Case 2008-04
   Buliding setbacks for General Residential District.
   Minimum front yard setback 35'
   Minimum rear yard setback 50'
   Minimum side yard setback 25'
   Minimum from wetlands 50'
6. This plan represents an actual field survey conducted on the ground of a deed recorded in the Strafford County Registry of Deeds as book 3880 page 822 in relationship to the location of the existing physical evidence of monumentation, acquiescence and occupation.
7. This property is subject to any and all R.O.W.'s, easements and agreements as may now exist, whether of not shown on this plan.
8. Strafford County Soil Survey (S.C.S.S.) information: sheet 16 the locus lots consist of:
   HsA Hinckley loamy sand
   LrA Lateslar - Ridgebury very stony fine sandy loams
9. There are no cemeteries located on the locus parcel.
10. The wetlands were delineated in April 2011 by Bruce L. Pohopek, NH Certified Wetland Scientist #24, by the criteria set forth in the Federal Manual for identifying and Delineating Jurisdictional Wetlands, dated 1/10/1987.
11. No portion of the locus lots falls within the flood zone as indicated on the Flood Insurance Rate Map #33017C0231D, Panel 213, dated May 17, 2005.
12. Total Parcel Area: 11.01 Acres, 479986 SF
13. Elevation datum is assumed.
14. All utilities servicing newly created lot shall be underground.

File 1315 - 11

Plan Notes:

There is a 50 foot buffer required from wetlands under the City of Rochester Zoning Ordinance as shown on this plan. There may be no encroachment within these buffers except as permitted under th ordinance.

For More infomation about this subdivision, or to see a complete set fo plans, contact the City of Rochester Planning Dept., 31 Wakefield St., Rochester NH 03839. (603) 335-1338.

Lot 251-101-1 must use the existing electric poles serving lot 251-101. Additional pole(s) may be placed on lot 251-101-1 to reach the new house.

The only type of dwelling permitted on lot 251-101-1 is a single family dwelling that may include a one bedroom accessory apartment if that is permitted under City Zoning Ordinance. This restriction may be removed only if the driveway is upgraded to a condition approved by the Planning Board.

The applicant must record the standard indemnification form for shared driveways per RSA 674:41. This must be recorded prior to issuance of any building permit on lot 251-101-1.

The applicant shall obtain a Stormwater Management permit from Public Works Department (unless determined to be unnecessary by the City Engineer) and follow the requirements of City Ordinance Chapter 50. The permittee shall prepare a written plan for managing stormwater that enters the construction site and shall present it to the inspection engineer at pre-construction meeting. The premittee shall follow Best Management Practices to prevent erosion in areas where the soil has been disturbed.

The City of Rochester takes no intrest in the maintenance of the shared driveway. It remains the responsibility and prerogative of the owners of lots 251-101 and 251-101-1 to mutually determine how the shared driveway will be maintained and by whom. (see Driveway Easement Agreement to be recorded with this plan)

SURVEY NOTES:

THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

THIS SURVEY WORK ERROR OF CLOSURE DOES NOT EXCEED AN ERROR OF 1 IN 15,000.

Test Hole 1, date conducted 5/10/11

0 - 4" loam, granular friable, 10YR 2/2
4 - 14" medium gravel, loose/single grain, 10YR 5/6
14 -72" coarse gravel, loose/single grain 10YR 5/6

EBHWT 72"+, No ledge, No water

PLAN REFERENCES

Harold Preston Jr. Lot for Otis B. Spicer, dated Feb. 1874 Recorded at S.C.R.D. Plan 18A - 18

Plan of Land for Joseph Jefanette Brenna & Lawrance Stevens dated Aug. 1969 Recorded at S.C.R.D. Plan 37 - 101

Plan of Land, Jack & Janet Sousas dated Feb. 1, 1993 Recorded at S.C.R.D. Plan 41 - 74

Proposed Subdivision, Land of Margaret L. Chaplin dated Jan. 15, 1980 Recorded S.C.R.D. Plan 20 - 58

Lot Line Revision for Margaret L. Chaplin & Richard & Linda Chaplin dated Oct. 1981 Recorded S.C.R.D. Plan 39 - 88

RECEIVED
AUG 22 2011
Planning Dept.

PREPARED BY:
POHOPEK LAND SURVEYORS
& SEPTIC SYSTEM DESIGN, LLC
42 FLAGG ROAD
ROCHESTER , NH 03839
(603) 330-3262

SUBDIVISION PLAN

FOR

William J. & Sara K. Brennan
130 Gear Road
Rochester NH 03839

OF LAND IDENTIFIED AS

Tax Map 251 Lot 101

LOCATED ON

130 Gear Road

IN THE

Town of Rochester, Strafford County
State of New Hampshire

SCALE: 1" = 50' DATE: May 3, 2011
Revised: 7/28/11 added notes

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