

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865

07-11-23

DRTS

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 128, LOT 88 AND CREATE ONE NEW LOT 88-1.
2. DIMENSIONAL STANDARDS:
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER & SEWER).
LOT SIZE= 10,000 SF; FRONTAGE= 100', FY= 10', SY= 10', RY= 20'
3. LOT AREAS:
TAX MAP 128, LOT 88: OLD AREA= 23,154 sf / 0.53 acre
PROPOSED AREA= 10,246 sf / 0.24 acres (0.235ac)
TAX MAP 128, LOT 88-1: PROPOSED AREA= 12,908 sf / 0.30 acres (0.295ac)
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
5. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0212D EFFECTIVE ON 05-17-2005.
6. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
8. ON FEBRUARY 08, 2023 THE ROCHESTER ZONING BOARD ADJUSTMENT GRANTED A VARIANCE, CASE Z-23-03, TO BETH WIGGINS TO PERMIT THE CREATION OF A NEW LOT WITHOUT THE REQUIRED FRONTAGE.
9. NRCS SOIL TYPE: W DA, WINDSOR LOAMY SAND, 0-3 % SLOPES.
10. A DRIVEWAY PERMIT WILL BE REQUIRED FOR A PROPOSED DRIVEWAY ON LOT 88-1 PRIOR TO BUILDING PERMIT ISSUANCE. DRIVEWAY LOCATION WILL BE AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

1. "PLAN OF BRACKDALL, ETC."
RECORDED AT S.C.R.D. AUGUST 02, 1946
S.C.R.D. POCKET 1, FOLDER 10, PLAN 31
2. "REVISED PLAN OF BRACKDALLS DEVELOPMENT, ROCHESTER, N.H."
DATED MARCH 10, 1946; REVISED DECEMBER 22, 1946, BY F.E. SPEAKER, C.E.
S.C.R.D. POCKET 5, FOLDER 5, PLAN 23
3. "LAND ON WARDING & COLEMAN STS., ROCHESTER, N.H."
DATED SEPTEMBER 04, 1962 BY BERRY CONST. CO., INC.
FILE NO. TAB 1762-21
4. "PROPOSED SUBDIVISION, LAND OF ALVIN J. KENDALL, COLEMAN STREET, ROCHESTER, N.H."
DATED SEPTEMBER 04, 1962 BY BERRY CONST. CO., INC.
S.C.R.D. PLAN 176-87

TAX MAP 128, LOT 88
OWNER OF RECORD:
BETH A. WIGGINS
6 COLEMAN STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4726, PAGE 679

SUBDIVISION PLAN
COLEMAN STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
BETH A. WIGGINS

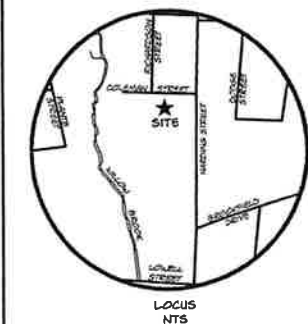
SCALE: 1" = 20' MAY 2023
GRAPHIC SCALE



REVISIONS:
06-21-23 REVISED TO DATE

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 AS OTHERWISE EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON 7-10-23
DATE
SIGNED BY: [Signature] / Director DATE 7-10-23
NAME POSITION



FILE NO. 242
PLAN NO. C-3394-S
DWC NO. 22118-LDD\S-1



I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN CLOSURE EXCEEDS 1/10,000.



07-11-23

JOEL D. BINALLS, L.L.S. 665

DATE

RICHARDSON STREET

TAX MAP 128, LOT 94
KIMBERLY MORRISSEY
64 RICHARDSON STREET
ROCHESTER, NH

TAX MAP 128, LOT 120
CHRISTINE WACHS-BURT
70 RICHARDSON STREET
ROCHESTER, NH

TAX MAP 128, LOT 121
JAMES & VIRGINIA WREKS
45 HARDING STREET
ROCHESTER, NH

COLEMAN STREET

HARDING STREET

TAX MAP 128, LOT 90
CARRIE GALLUP
14 COLEMAN STREET
ROCHESTER, NH
BOOK 4092, PAGE 205

TAX MAP 128
LOT 88-1
PROPOSED
AREA:
12,908 sf
0.30 acres

TAX MAP 128
LOT 88
PROPOSED
AREA:
10,246 sf
0.24 acres

TAX MAP 128, LOT 87
THE JAMES ANITA CASSIDY
REV. TRUST OF 1997
45 HARDING STREET
ROCHESTER, NH
BOOK 4154, PAGE 20

TAX MAP 128, LOT 86
RONALD & DONNA LUTHER
47 HARDING STREET
ROCHESTER, NH
BOOK 1843, PAGE 238

LOCUS
NTS

FILE NO. 242
PLAN NO. C-3394-S
DWG NO. 22118-LDD\S-1

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

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 128, LOT 88 AND CREATE ONE NEW LOT 88-1.
2. DIMENSIONAL STANDARDS:
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER & SEWER).
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9. NRCS SOIL TYPE: W3A, WINDSOR LOAMY SAND, 0-3% SLOPES.
10. A DRIVEWAY PERMIT WILL BE REQUIRED FOR A PROPOSED DRIVEWAY ON LOT 88-1 PRIOR TO BUILDING PERMIT ISSUANCE. DRIVEWAY LOCATION WILL BE AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 395-1338.

REFERENCE PLANS:

1. "PLAN OF BROOKDALE, ETC."
RECORDED AT S.C.R.D. AUGUST 02, 1946
S.C.R.D. POCKET 1, FOLDER 10, PLAN 31
2. "REVISED PLAN OF BROOKDALE DEVELOPMENT, ROCHESTER, N.H."
DATED MARCH 10, 1948, REVISED DECEMBER 22, 1948, BY F.E. SPENCER, C.E.
S.C.R.D. POCKET 5, FOLDER 5, PLAN 25
3. "LAND ON HARDING & COLEMAN STS., ROCHESTER, N.H."
DATED SEPTEMBER 04, 1962 BY BERRY CONST. CO., INC.
FILE NO. DAB 1962-23
4. "PROPOSED SUBDIVISION, LAND OF ALVIN J. KENDALL, COLEMAN STREET, ROCHESTER, N.H."
DATED SEPTEMBER 04, 1962 BY BERRY CONST. CO., INC.
S.C.R.D. PLAN 17A-07

TAX MAP 128, LOT 88
OWNER OF RECORD:
BETH A. WIGGINS
6 COLEMAN STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4726, PAGE 679

TOPOGRAPHIC
SUBDIVISION PLAN
COLEMAN STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
BETH A. WIGGINS

SCALE: 1" = 20' MAY 2023
GRAPHIC SCALE

REVISIONS:
06-21-23 REVISED TO DATE

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FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON 7-10-23

SIGNED BY [Signature] DATE 7-10-23
NAME POSITION

NORWAY PLAINS ASSOCIATES, INC.

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