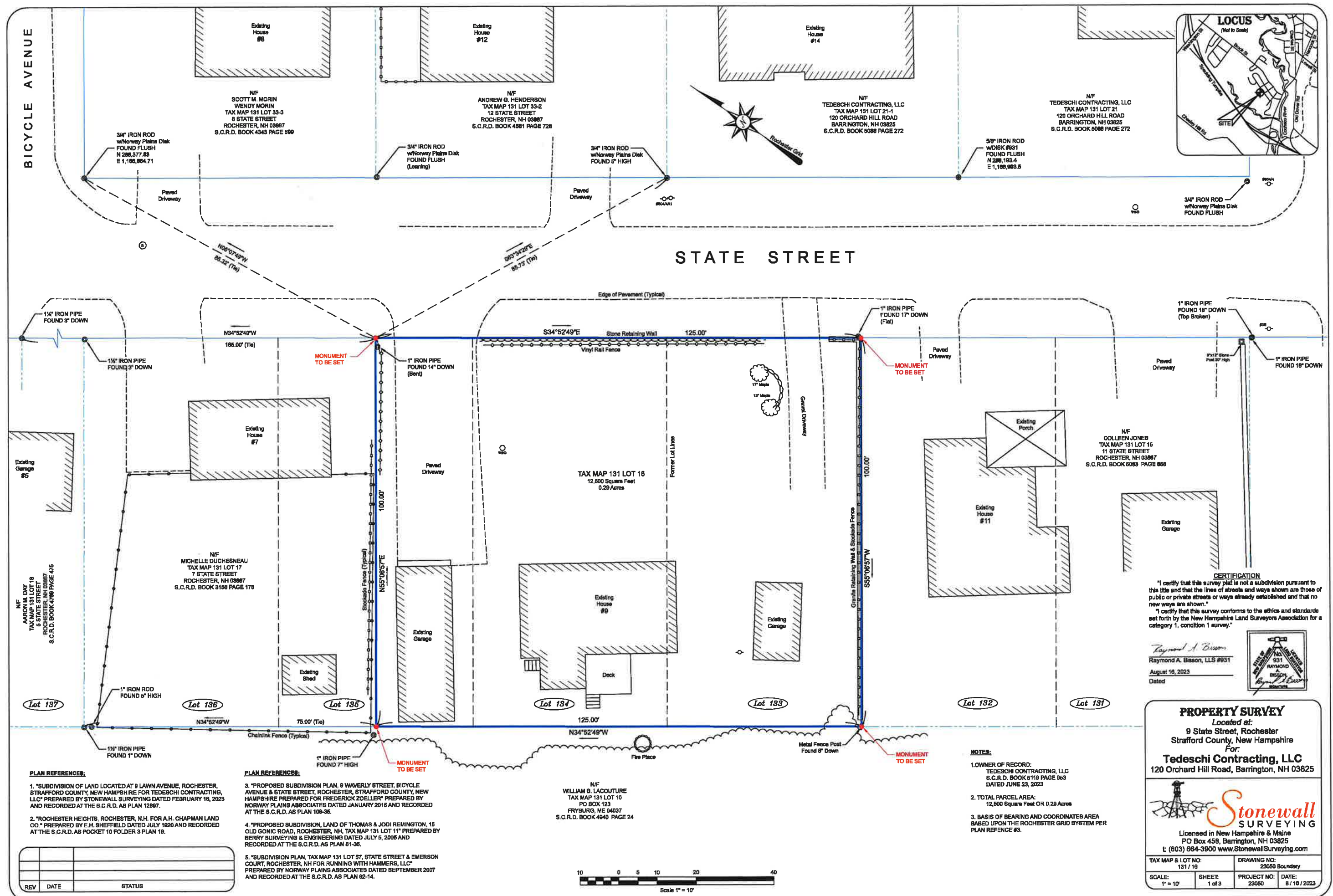
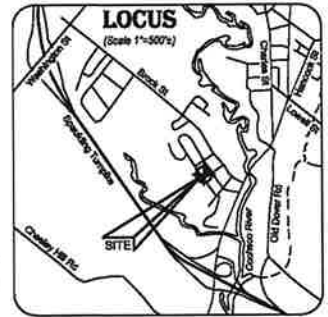
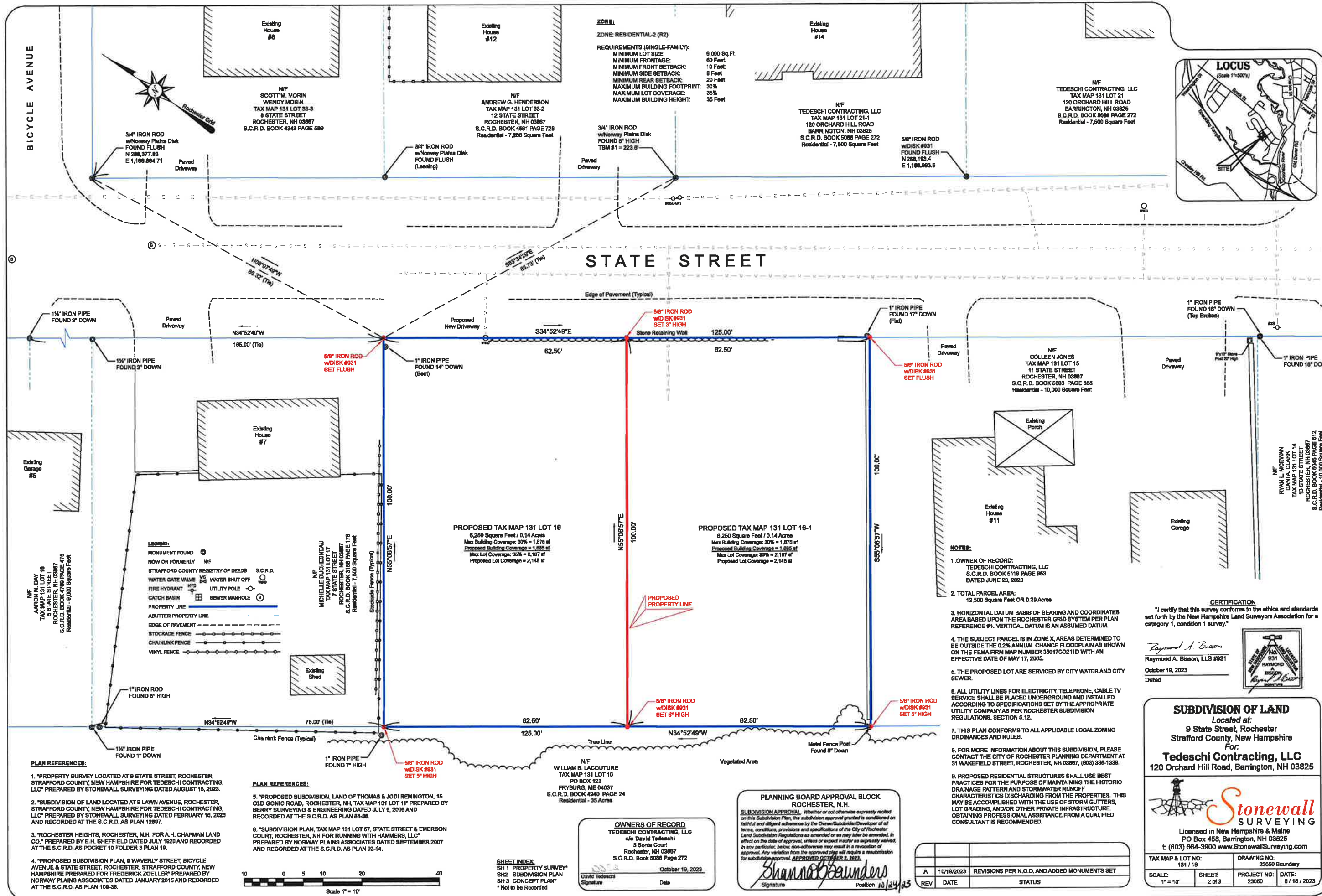






- LEGEND:**
- MONUMENT FOUND
 - NOW OR FORMERLY
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - WATER GATE VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - PROPERTY LINE
 - ADJUTER PROPERTY LINE
 - EDGE OF PAVEMENT
 - STOCKADE FENCE
 - CHAINLINK FENCE
 - VINYL FENCE
 - WATER SHUT OFF
 - UTILITY POLE
 - SEWER MANHOLE

- PLAN REFERENCES:**
- "PROPERTY SURVEY LOCATED AT 9 STATE STREET, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR TEDESCHI CONTRACTING, LLC" PREPARED BY STONEWALL SURVEYING DATED AUGUST 16, 2023.
 - "SUBDIVISION OF LAND LOCATED AT 9 LAWN AVENUE, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE FOR TEDESCHI CONTRACTING, LLC" PREPARED BY STONEWALL SURVEYING DATED FEBRUARY 16, 2023 AND RECORDED AT THE S.C.R.D. AS PLAN 12897.
 - "ROCHESTER HEIGHTS, ROCHESTER, N.H. FOR A.H. CHAPMAN LAND CO." PREPARED BY E.H. SHEFFIELD DATED JULY 1820 AND RECORDED AT THE S.C.R.D. AS POCKET 10 FOLDER 3 PLAN 18.
 - "PROPOSED SUBDIVISION PLAN, 9 WAVERLY STREET, BICYCLE AVENUE & STATE STREET, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR FREDERICK ZOELLER" PREPARED BY NORWAY PLAINS ASSOCIATES DATED JANUARY 2016 AND RECORDED AT THE S.C.R.D. AS PLAN 108-36.

- PLAN REFERENCES:**
- "PROPOSED SUBDIVISION, LAND OF THOMAS & JODI REMINGTON, 15 OLD GONIC ROAD, ROCHESTER, NH, TAX MAP 131 LOT 11" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JULY 5, 2005 AND RECORDED AT THE S.C.R.D. AS PLAN 81-38.
 - "SUBDIVISION PLAN, TAX MAP 131 LOT 57, STATE STREET & EMERSON COURT, ROCHESTER, NH FOR RUNNING WITH HAMMERS, LLC" PREPARED BY NORWAY PLAINS ASSOCIATES DATED SEPTEMBER 2007 AND RECORDED AT THE S.C.R.D. AS PLAN 82-14.

SHEET INDEX:

- SH 1 PROPERTY SURVEY
- SH 2 SUBDIVISION PLAN
- SH 3 CONCEPT PLAN

* Not to be Recorded

OWNERS OF RECORD
TEDESCHI CONTRACTING, LLC
c/o David Tedeschi
5 Soria Court
Rochester, NH 03867
S.C.R.D. Book 5086 Page 272

October 19, 2023

PLANNING BOARD APPROVAL BLOCK
ROCHESTER, N.H.

Shannon Saunders
Signature Position 10/24/23

REV	DATE	REVISIONS PER N.O.D. AND ADDED MONUMENTS SET	STATUS
A	10/18/2023	REVISIONS PER N.O.D. AND ADDED MONUMENTS SET	

- NOTES:**
- OWNER OF RECORD:
TEDESCHI CONTRACTING, LLC
S.C.R.D. BOOK 6119 PAGE 963
DATED JUNE 23, 2023
 - TOTAL PARCEL AREA:
12,500 Square Feet OR 0.29 Acres
 - HORIZONTAL DATUM BASIS OF BEARING AND COORDINATES AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN REFERENCE #1. VERTICAL DATUM IS AN ASSUMED DATUM.
 - THE SUBJECT PARCEL IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FIRM MAP NUMBER 33017C0211D WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 - THE PROPOSED LOT ARE SERVICED BY CITY WATER AND CITY SEWER.
 - ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, CABLE TV SERVICE SHALL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANIES AS PER ROCHESTER SUBDIVISION REGULATIONS, SECTION 5.12.
 - THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
 - FOR MORE INFORMATION ABOUT THIS SUBDIVISION, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 51 WINGFIELD STREET, ROCHESTER, NH 03867, (603) 338-1338.
 - PROPOSED RESIDENTIAL STRUCTURES SHALL USE BEST PRACTICES FOR THE PURPOSE OF MAINTAINING THE HISTORIC DRAINAGE PATTERN AND STORMWATER RUNOFF CHARACTERISTICS DISCHARGING FROM THE PROPERTIES. THIS MAY BE ACCOMPLISHED WITH THE USE OF STORM GUTTERS, LOT GRADING, AND/OR OTHER PRIVATE INFRASTRUCTURE. OBTAINING PROFESSIONAL ASSISTANCE FROM A QUALIFIED CONSULTANT IS RECOMMENDED.

CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bissom
Raymond A. Bissom, LLS #931
October 19, 2023
Dated



SUBDIVISION OF LAND
Located at:
9 State Street, Rochester
Strafford County, New Hampshire
For:
Tedeschi Contracting, LLC
120 Orchard Hill Road, Barrington, NH 03825

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t (603) 864-3900 www.StonewallSurveying.com

TAX MAP & LOT NO:
131 / 18

DRAWING NO:
23050 Boundary

SCALE:
1" = 10'

SHEET:
2 of 3

PROJECT NO:
23050

DATE:
8 / 18 / 2023

BICYCLE AVENUE

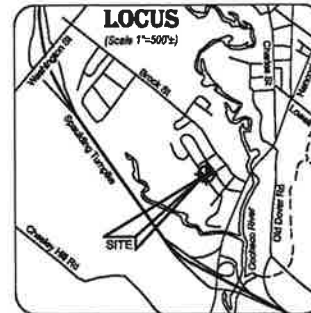


N/F
SCOTT M. MORIN
WENDY MORIN
TAX MAP 131 LOT 33-3
8 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4343 PAGE 569

N/F
ANDREW G. HENDERSON
TAX MAP 131 LOT 33-2
12 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4581 PAGE 728
Residential - 7,286 Square Feet

N/F
TEDESCHI CONTRACTING, LLC
TAX MAP 131 LOT 21-1
120 ORCHARD HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 6088 PAGE 272
Residential - 7,500 Square Feet

N/F
TEDESCHI CONTRACTING, LLC
TAX MAP 131 LOT 21
120 ORCHARD HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 6088 PAGE 272
Residential - 7,500 Square Feet



STATE STREET

- LEGEND:**
- MONUMENT FOUND
 - NOW OR FORMERLY N/F
 - STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
 - WATER GATE VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - PROPERTY LINE
 - SETBACK LINE
 - ABUTTER PROPERTY LINE
 - EDGE OF PAVEMENT
 - STOCKADE FENCE
 - CHAINLINK FENCE
 - VINYL FENCE
 - SEWER LINE
 - WATER LINE
 - ELECTRIC LINE

N/F
MICHELLE DUCHESNEAU
TAX MAP 131 LOT 17
11 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 3158 PAGE 178
Residential - 7,500 Square Feet

N/F
COLLEEN JONES
TAX MAP 131 LOT 15
11 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 5083 PAGE 658
Residential - 10,000 Square Feet

N/F
RYAN L. MCNEWMAN
DANIEL CLARK
TAX MAP 131 LOT 14
13 STATE STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 5083 PAGE 612
Residential - 10,000 Square Feet

NOTES:

- OWNER OF RECORD:
TEDESCHI CONTRACTING, LLC
S.C.R.D. BOOK 5119 PAGE 953
DATED JUNE 23, 2023
- TOTAL PARCEL AREA:
12,500 Square Feet OR 0.28 Acres
- HORIZONTAL DATUM BASIS OF BEARING AND COORDINATES
AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN
REFERENCE #1. VERTICAL DATUM IS AN ASSUMED DATUM.
- PROPOSED STRUCTURES SHOWN ARE APPROXIMATE TO
SHOW PROPOSED USE. EXACT BUILDING FOOTPRINT WILL BE
DETERMINED AT TIME OF CONSTRUCTION.
- THE PROPOSED LOT ARE SERVICED BY CITY WATER AND CITY
SEWER.

NOTES:

- ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, CABLE TV
SERVICE SHALL BE PLACED UNDERGROUND AND INSTALLED
ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE
UTILITY COMPANY AS PER ROCHESTER SUBDIVISION
REGULATIONS, SECTION 6.12.
- PROPOSED RESIDENTIAL STRUCTURES SHALL USE BEST
PRACTICES FOR THE PURPOSE OF MAINTAINING THE HISTORIC
DRAINAGE PATTERN AND STORMWATER RUNOFF
CHARACTERISTICS DISCHARGING FROM THE PROPERTIES. THIS
MAY BE ACCOMPLISHED WITH THE USE OF STORM GUTTERS,
LOT GRADING, AND/OR OTHER PRIVATE INFRASTRUCTURE
OBTAINING PROFESSIONAL ASSISTANCE FROM A QUALIFIED
CONSULTANT IS RECOMMENDED.



REV	DATE	STATUS
B	10/18/2023	REVISIONS PER N.O.D. AND ADDED MONUMENTS SET
A	9/6/2023	REVISIONS PER STAFF REVIEW

ZONE:

ZONE: RESIDENTIAL-2 (R2)

- REQUIREMENTS (SINGLE-FAMILY):**
- MINIMUM LOT SIZE: 6,000 Sq.Ft.
 - MINIMUM FRONTAGE: 60 Feet
 - MINIMUM FRONT SETBACK: 10 Feet
 - MINIMUM SIDE SETBACK: 8 Feet
 - MINIMUM REAR SETBACK: 20 Feet
 - MAXIMUM BUILDING FOOTPRINT: 30%
 - MAXIMUM LOT COVERAGE: 35%
 - MAXIMUM BUILDING HEIGHT: 35 Feet

SOILS (Per Web Soil Survey):

- WdA Windsor Loamy Sand
- HcB Hells-Crafton Fine Sandy Loam
- 3 to 6 percent slopes

OWNERS OF RECORD
TEDESCHI CONTRACTING, LLC
c/o David Tedeschi
6 Santa Court
Rochester, NH 03867
S.C.R.D. Book 6088 Page 272

October 19, 2023

PLANNING BOARD APPROVAL BLOCK
ROCHESTER, N.H.

SUBDIVISION APPROVAL: Whether or not otherwise expressly noted 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 further as expressly waived. In any particular, below, non-adherence may result in a revocation of approval. Any violation from the approved plan will require a re-submission for subdivision approval.

Signature

Position

CONCEPT LAYOUT & SUPPLEMENTAL PLAN

Located at:
8 State Street, Rochester
Strafford County, New Hampshire
For:
Tedeschi Contracting, LLC
120 Orchard Hill Road, Barrington, NH 03825



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TAX MAP & LOT NO:	DRAWING NO:
131 / 18	23050 Boundary
SCALE:	SHEET:
1" = 10'	3 of 3
PROJECT NO:	DATE:
23050	8 / 18 / 2023