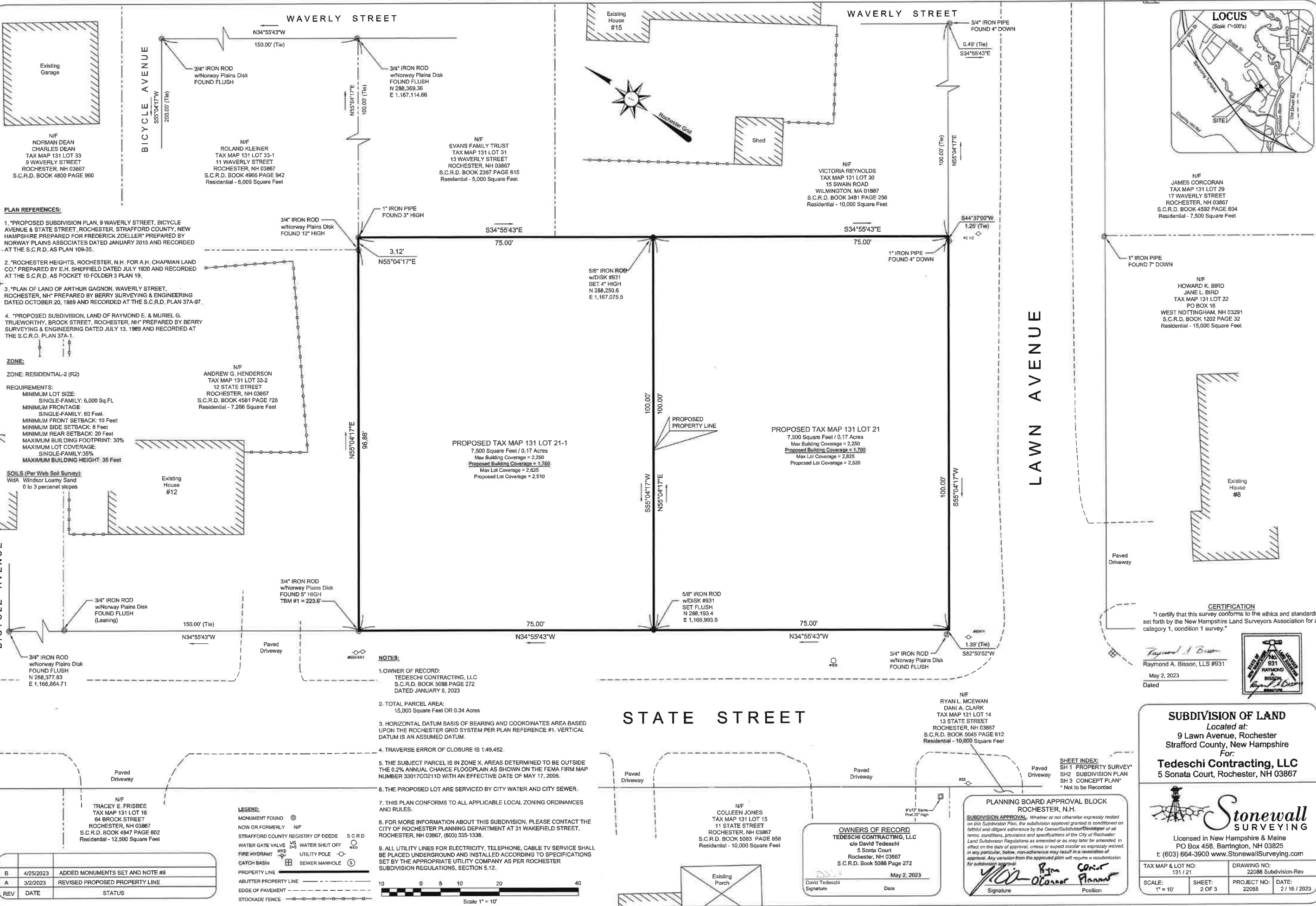




- PLAN REFERENCES:**
1. "PROPOSED SUBDIVISION PLAN, 9 WAVERLY STREET, BICYCLE AVENUE & STATE STREET, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR FREDERICK ZOELLER" PREPARED BY NORWAY PLANS ASSOCIATES DATED JANUARY 2015 AND RECORDED AT THE S.C.R.D. AS PLAN 109-35.
 2. "ROCHESTER HEIGHTS, ROCHESTER, N.H. FOR A.H. CHAPMAN LAND CO." PREPARED BY E.H. SHEFFIELD DATED JULY 1920 AND RECORDED AT THE S.C.R.D. AS POCKET 10 FOLDER 3 PLAN 19.
 3. "PLAN OF LAND OF ARTHUR GAGNON, WAVERLY STREET, ROCHESTER, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED OCTOBER 20, 1989 AND RECORDED AT THE S.C.R.D. PLAN 37A-97.
 4. "PROPOSED SUBDIVISION, LAND OF RAYMOND E. & MURIEL G. TRUEWORTHY, BROOK STREET, ROCHESTER, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JULY 13, 1989 AND RECORDED AT THE S.C.R.D. PLAN 37A-1.

ZONE:
ZONE: RESIDENTIAL-2 (R2)

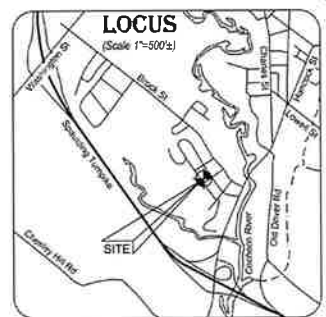
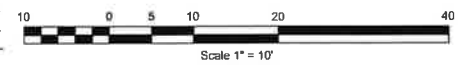
REQUIREMENTS:
MINIMUM LOT SIZE:
SINGLE-FAMILY: 6,000 Sq Ft
MINIMUM FRONTAGE:
SINGLE-FAMILY: 60 Feet
MINIMUM FRONT SETBACK: 10 Feet
MINIMUM SIDE SETBACK: 8 Feet
MINIMUM REAR SETBACK: 20 Feet
MAXIMUM BUILDING FOOTPRINT: 30%
MAXIMUM LOT COVERAGE:
SINGLE-FAMILY: 35%
MAXIMUM BUILDING HEIGHT: 35 Feet

SOILS (Per Web Soil Survey):
Wda Windsor Loamy Sand
0 to 3 percent slopes

- NOTES:**
1. OWNER OF RECORD:
TEDESCHI CONTRACTING, LLC
S.C.R.D. BOOK 5088 PAGE 272
DATED JANUARY 6, 2023
 2. TOTAL PARCEL AREA:
15,000 Square Feet OR 0.34 Acres
 3. HORIZONTAL DATUM BASIS OF BEARING AND COORDINATES AREA BASED UPON THE ROCHESTER GRID SYSTEM PER PLAN REFERENCE #1. VERTICAL DATUM IS AN ASSUMED DATUM.
 4. TRAVERSE ERROR OF CLOSURE IS 1:49,452.
 5. 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 33017C021D WITH AN EFFECTIVE DATE OF MAY 17, 2005.
 6. THE PROPOSED LOT ARE SERVICED BY CITY WATER AND CITY SEWER.
 7. THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
 8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1336.
 9. 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 5.12.

- LEGEND:**
- MONUMENT FOUND
 - NOW OR FORMERLY
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - WATER GATE VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - PROPERTY LINE
 - ABUTTER PROPERTY LINE
 - EDGE OF PAVEMENT
 - STOCKADE FENCE

REV	DATE	STATUS
B	4/25/2023	ADDED MONUMENTS SET AND NOTE #9
A	3/2/2023	REVISED PROPOSED PROPERTY LINE



N/F
JAMES CORCORAN
TAX MAP 131 LOT 29
17 WAVERLY STREET
ROCHESTER, NH 03867
S.C.R.D. BOOK 4592 PAGE 604
Residential - 7,500 Square Feet

N/F
HOWARD K. BIRD
JANE L. BIRD
TAX MAP 131 LOT 22
PO BOX 16
WEST NOTTINGHAM, NH 03291
S.C.R.D. BOOK 1202 PAGE 32
Residential - 15,000 Square Feet

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. Bisson
Raymond A. Bisson, LLS #931
May 2, 2023
Dated



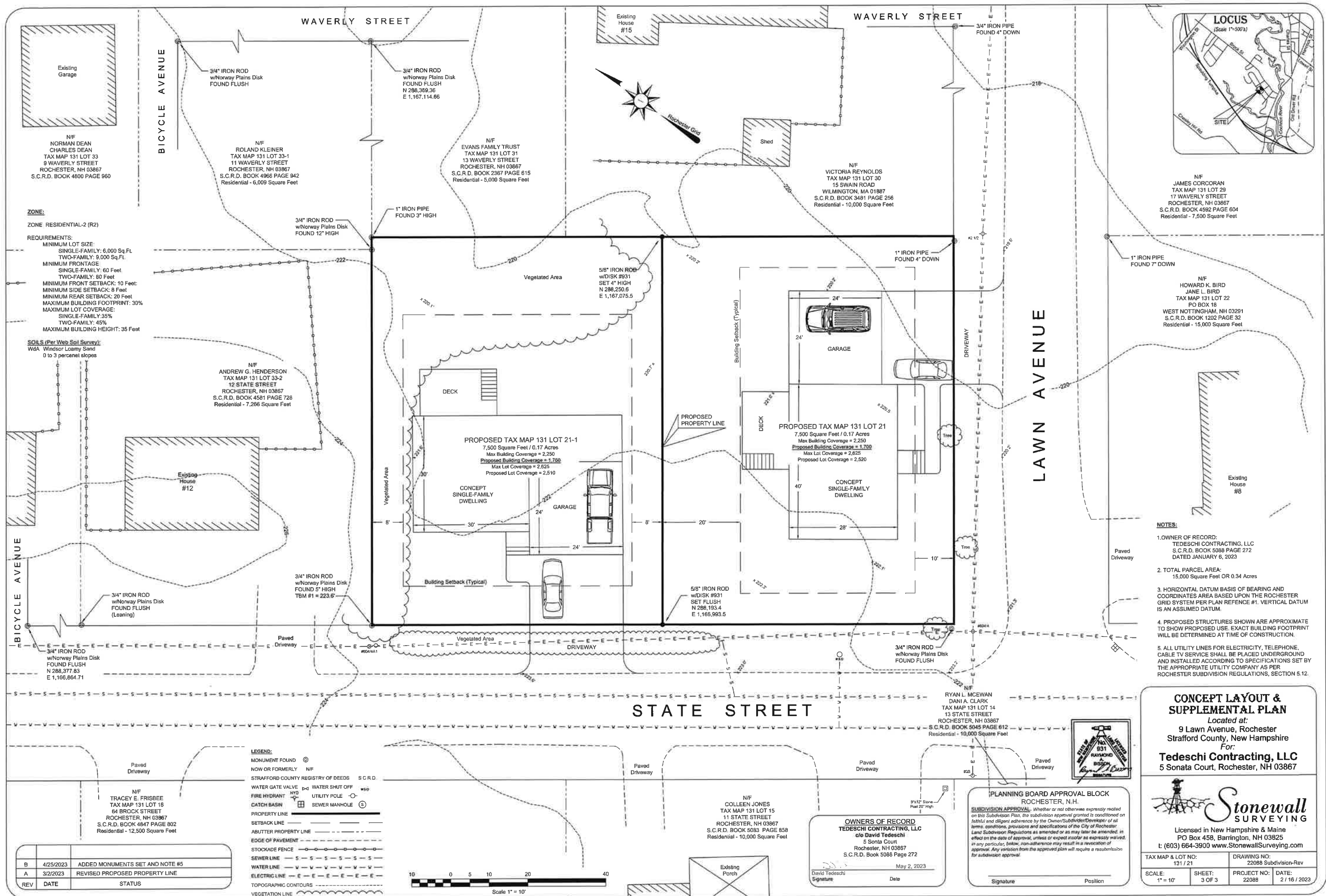
SUBDIVISION OF LAND
Located at:
9 Lawn Avenue, Rochester
Strafford County, New Hampshire
For:
Tedeschi Contracting, LLC
5 Sonata Court, Rochester, NH 03867

Licensed in New Hampshire & Maine PO Box 458, Barrington, NH 03825 t: (603) 664-3900 www.StonewallSurveying.com	
TAX MAP & LOT NO: 131 / 21	DRAWING NO: 22088 Subdivision-Rev
SCALE: 1" = 10'	SHEET: 2 OF 3
PROJECT NO: 22088	DATE: 2 / 16 / 2023

OWNERS OF RECORD
TEDESCHI CONTRACTING, LLC
c/o David Tedeschi
5 Santa Court
Rochester, NH 03867
S.C.R.D. Book 5088 Page 272
May 2, 2023
David Tedeschi
Signature

PLANNING BOARD APPROVAL BLOCK
ROCHESTER, N.H.
SUBDIVISION 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 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.
Signature: *Raymond A. Bisson* Position: Planner

Planning Board Approval: April 3, 2023



9 Lawn Avenue, Rochester
Strafford County, New Hampshire
For:
Tedeschi Contracting, LLC
5 Sonata Court, Rochester, NH 03867



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SURVEYING

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