

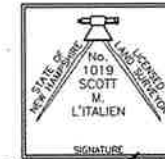
LEGEND

- CCB CAPE COD BERM
- METAL GUARDRAIL
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- SIGN
- CATCH BASIN
- BARB WIRE FENCE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- LIMITED COMMON AREA LINE
- COMMON AREA LINE

CERTIFICATION:

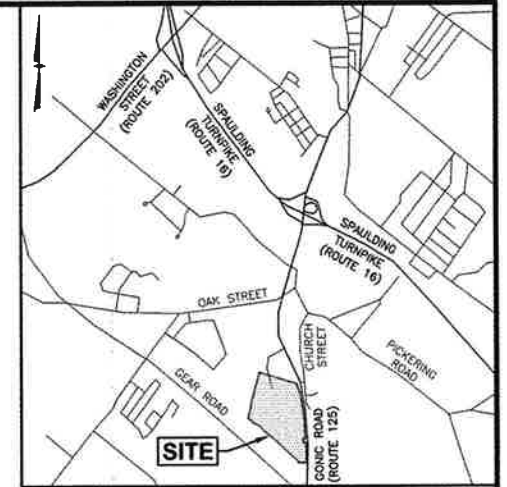
I CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE DIMENSIONS OF THE INDIVIDUAL UNITS AND THAT THE INDIVIDUAL UNITS AS SHOWN ON THIS PLAN ARE SUBSTANTIALLY COMPLETE. THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. 356-B:20.

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND BETWEEN DECEMBER 2022 AND MARCH 2023 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



SCOTT M. L'ITALIEN LLS #1019

3/29/2023
DATE



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) ZONE: RESIDENTIAL-2 DISTRICT
- 2) THE INTENT OF THIS PLAN IS TO ACCOMPANY THE DECLARATION OF CONDOMINIUM OF COUNTRY BROOK APARTMENTS CONDOMINIUM. SEE DECLARATION TO BE RECORDED HEREWITH.
- 3) INFORMATION SHOWN ON MAP 258 LOT 63 IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN DECEMBER 2022 AND MARCH 2023 AND A UAS SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2022. A PORTION OF THE PLANIMETRIC DETAIL AND PERMANENT PHYSICAL FEATURES SHOWN ON THIS PLAN WERE DIGITIZED FROM RECTIFIED ORTHOPHOTOGRAPHY DERIVED FROM AERIAL IMAGERY OBTAINED VIA SAID UAS SURVEY. THE POSITIONAL ACCURACY OF THE DATA MEETS AND EXCEEDS THE REQUIREMENTS AS SET FORTH IN THE FEDERAL GEOGRAPHIC DATA COMMITTEE'S (FGDC) GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY
- 4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON DECEMBER 13, 2022.
- 5) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33017C0213D, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- 6) ALL LIMITED COMMON AREAS SHOWN ON THIS PLAN ARE ASSIGNED TO UNITS 1, 2, 3, & 4.

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD

CERTIFIED BY: *Ryan O'Connor, Senior Planner*
DATE: 4/3/23, Planning Board Approval 2/6/23

CONDOMINIUM SITE PLAN

COUNTRY BROOK APARTMENTS CONDOMINIUM
ASSESSORS MAP 258 LOT 63
68 HEMINGWAY DRIVE
ROCHESTER, NH
OWNED BY:
ELM GROVE COMPANIES
440 HANOVER STREET
MACHESTER, NH 03104
BOOK 4997 PAGE 740

GPI
603.893.0720
GPI.NET.COM

Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=100'	DATE: JANUARY 16, 2023	DRAWING NO. 2200431_SV_CONDO.dwg
DRAWN BY: JMS/DPD	CHECKED BY: SML/DRJ	PROJECT NO. 2200431
		SHEET NO. 1 OF 2

PLAN REFERENCES:

STRAFFORD COUNTY REGISTRY OF DEEDS

- 1) PLAN 27A-35.
- 2) PLAN 30-144.
- 3) PLAN 31A-41.
- 4) PLAN 51-5.
- 5) PLAN 107-47.

0 100 200 300 400
SCALE: 1" = 100'

1	REVISED PER CONDITIONS OF APPROVAL	AKC	3/29/2023
	REVISIONS		

