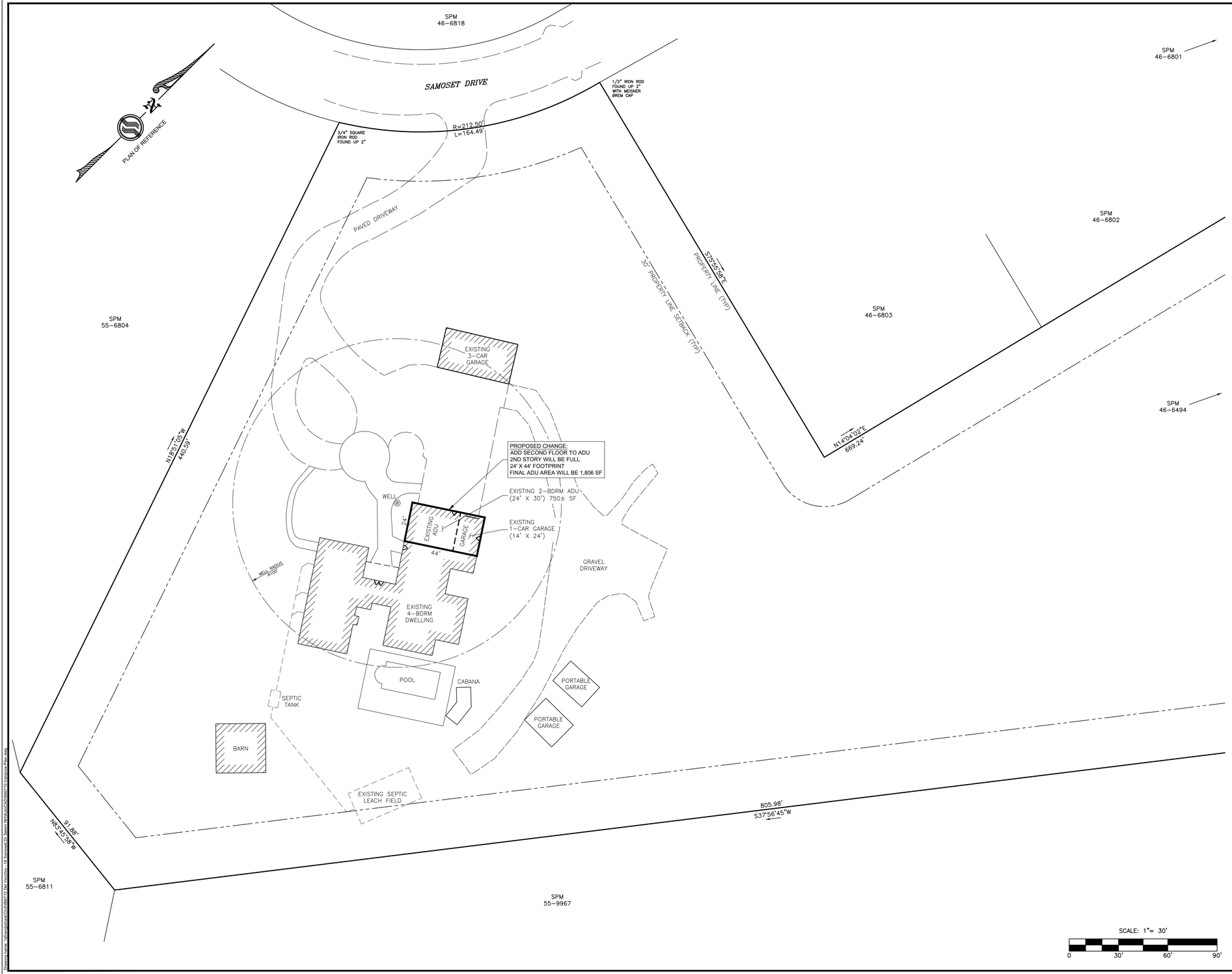

LOCATION PLAN

PLAN OF REFERENCE

1. "EXISTING CONDITIONS PLAN, MAP 55 LOT 6762", PREPARED FOR: RUBY HOLDINGS, LLC. PREPARED BY: THE DUBAY GROUP, INC., DATED: MAY 17, 2016 AND LAST REVISED: MAY 19, 2016.
2. "PROPOSED SEPTIC DESIGN PLAN", PREPARED FOR JOHN DELVECCHIO, PREPARED BY MEISNER BREM CORPORATION. DATED NOVEMBER 22, 2017 AND LAST REVISED NOVEMBER 29, 2017. SEE NHDES APPROVAL ECA2017120127
3. "FOUNDATION AS-BUILT", PREPARED FOR JOHN J & DEANA DELVECCHIO, PREPARED BY SFC ENGINEERING PARTNERSHIP, INC. DATED NOVEMBER 22, 2023.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED MODIFICATION TO THE EXISTING ADU ON SALEM PROPERTY MAP 55 LOT 6762 CONSISTING OF 8.397 Ac.±

2. THE OWNER OF RECORD: JOHN J & DEANA DEL VECCHIO
DEED REFERENCE BOOK 5861 PAGE 2019, ROCKINGHAM COUNTY REGISTRY OF DEEDS

3. ZONING DISTRICT: RURAL (RU) DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	87,120 SF WITH SEWER	365,781± SF
MINIMUM FRONTAGE	125'	164.49'
FRONT SETBACK	30'	225' (FROM ADU)
SIDE SETBACK	30'	141' (FROM ADU)
REAR SETBACK	30'	174' (FROM ADU)

4. THIS PLAN WAS PREPARED FROM THE PLANS OF REFERENCE AND AERIAL IMAGERY. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY SFC.

5. ALL UNDERGROUND UTILITIES, IF SHOWN, ARE APPROXIMATE. CONTRACTOR TO CONTACT DIGSAFE 72 HOURS PRIOR TO CONSTRUCTION.

6. A PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR SALEM NH, MAP NUMBER 33015C0561E DATED MAY 17, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN IS LIMITED TO ZONE A ALONG HITTYTITY BROOK. NO WORK IS PROPOSED IN THE FLOODPLAIN.

7. THE PROPERTY IS SERVED BY ONSITE WATER.

8. THE PROPERTY IS SERVED BY ONSITE SEPTIC HAVING NHDES OPERATIONAL APPROVAL ECA2017120127 DATED JANUARY 17, 2018 FOR 975 GPD (5-BEDROOMS).

9. THIS PROJECT PROPOSED ADDITIONAL LIVING SPACE FOR THE EXISTING ADU. NO ADDITIONAL BEDROOMS ARE PROPOSED.

No.	Revision	Date
Designed by: TAA	Drawn by: RCC	Checked by: DMF

Plot Plan for Variance Request

Del Vecchio Residence
18 Samoset Drive
Salem, NH

Assessors Map 55 Lot 6762

Windham, New Hampshire
Portland, Maine

SFC ENGINEERING

(603) 647-8700
www.sfceng.com

Sheet 1 of 1 | Scale: 1" = 30' | Date: 11/24/2025

STATE OF NEW HAMPSHIRE
DANIEL M. FLORES
No. 15761
LICENSED
PROFESSIONAL ENGINEER

Prepared for:

John J & Deana DelVecchio
18 Samoset Drive
Salem, NH 03079

Zoning Classification: Rural

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Drawing: 666710 Variance Plan
Layout: Plan

Drawing name: W:\Projects\666710 Del Vecchio, 18 Samoset Dr Salem NH\Acad\666710 Variance Plan.dwg