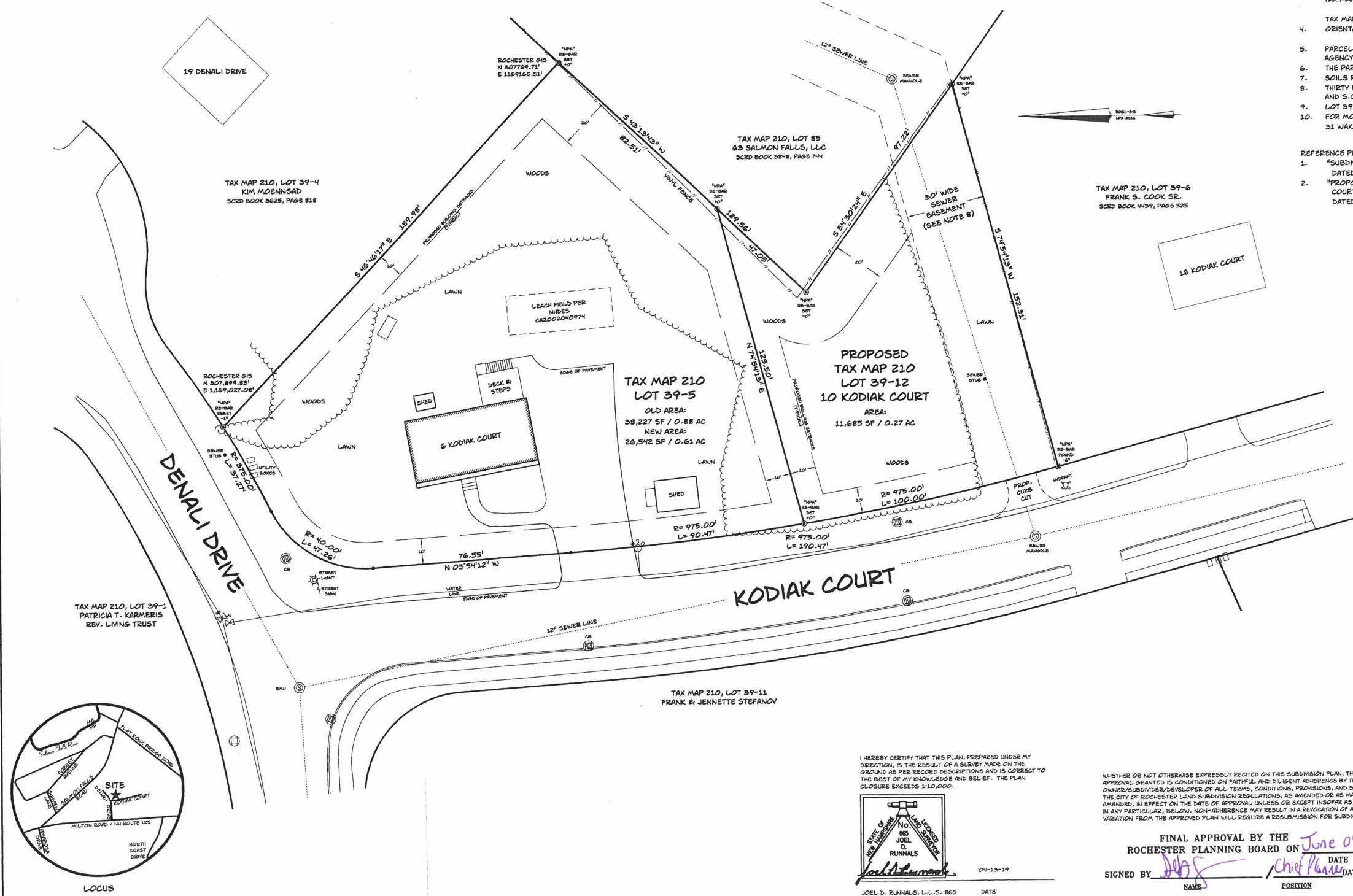


ABUTTERS LIST

MAP/LOT:	APPLICANT:	MAILING ADDRESS:
210-39-5	JOSEPH L. JOHNSON	6 KODIAK COURT, ROCHESTER, NH 03866-1701
ABUTTERS:	NAME	MAILING ADDRESS:
210-39-1	PATRICIA T. KARMERIS REV. TRUST	16 DENALI DRIVE, ROCHESTER, NH 03868-8627
210-39-4	KIM MOENNSAD	19 DENALI COURT, ROCHESTER, NH 03868-8627
210-39-6	FRANK S. COOK SR.	16 KODIAK COURT, ROCHESTER, NH 03868-8626
210-39-11	FRANK & JEANNETTE STEFANOV	107 CURTIS COURT, PEARL CITY, HI 96782-3408

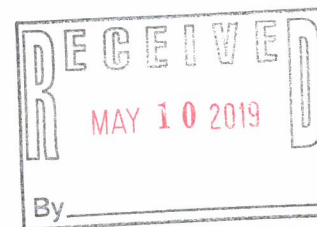


GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 210, LOT 39-5 AND CREATE ONE NEW LOT 39-5-1.
- DIMENSIONAL STANDARDS:  
ZONED RESIDENTIAL-1 (R1) DISTRICT.  
LOT SIZE= 10,000 SF, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'.
- LOT AREAS:  
TAX MAP 210, LOT 39-5: OLD AREA= 38,227 SF / 0.88 acre  
PROPOSED AREA= 26,542 SF / 0.61 acre  
TAX MAP 210, LOT 39-5-1: PROPOSED AREA= 11,685 SF / 0.27 acre
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800 (ROCHESTER GIS).  
VERTICAL DATUM - NGVD88.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170203D EFFECTIVE ON 05-17-2006.
- THE PARCELS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SOILS PER NRCS, (HQA) HINCKLEY LOAMY SAND, 0-3 % SLOPES. NO WETLANDS PER REFERENCE PLAN 1.
- THIRTY FOOT WIDE PERPETUAL RIGHT-OF-WAY AND EASEMENT (SEWER), S.C.R.D. BOOK 4337, PAGE 880 AND S.C.R.D. PLAN 110-29.
- LOT 39-5 NHDES SUBDIVISION APPROVAL NUMBER c5A2019042601.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

- SUBDIVISION PLAN, MILTON RD. - NH ROUTE 125, ROCHESTER, NH LAND OF AURELLE CORMIER\* DATED MARCH 2000, BY NORWAY PLAINS ASSOCIATES, INC., S.C.R.D. PLAN 63-24
- PROPOSED EASEMENT PLAN FOR CITY OF ROCHESTER OVER LANDS OF JOSEPH JOHNSON, 6 KODIAK COURT & 63 SALMON FALLS, LLC, 63 SALMON FALLS ROAD, ROCHESTER, NEW HAMPSHIRE\* DATED SEPTEMBER 16, 2015 BY DOUCET SURVEY, INC., S.C.R.D. PLAN 110-29



TAX MAP 210, LOT 39-5  
OWNER OF RECORD:  
JOSEPH L. JOHNSON  
PO BOX 1701  
ROCHESTER, NH 03866-1701  
S.C.R.D. BOOK 2562, PAGE 428

SUBDIVISION PLAN  
6 KODIAK COURT  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

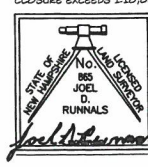
PREPARED FOR:  
JOSEPH L. JOHNSON

SCALE: 1"= 20' MAY 2018  
GRAPHIC SCALE



REVISIONS:  
REVISE TO DATE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD 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

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.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON June 04, 2018  
SIGNED BY [Signature] DATE May 13, 2019  
NAME POSITION

FILE NO. 147  
PLAN NO. C-1969-S/39-5  
DWG NO. 18059/S-1  
F.B. NO. "TJR"

LEGEND  
"NPA" TBS  
000x0"  
NORWAY PLAINS MONUMENT TO BE SET  
EXISTING SPOT ELEVATION

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

NORWAY PLAINS ASSOCIATES, INC.

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