

LAND SURVEYORS

LEGEND
"NPA" RBS
RBF
OHV
RE-BAR SET WITH NORWAY PLAINS ID CAP
RE-BAR FOUND
OVERHEAD WIRES

ABUTTERS LIST

MAP LOT	OWNER'S NAME	ADDRESS
222 63	KENNETH I. & INGRID L. PHOENIX	8 NORWAY PLAINS ROAD, ROCHESTER, NH 03867
MAP LOT	ABUTTER'S NAME	ADDRESS
215 17	EXIMBOR LLC	81 LAKEVIEW DRIVE, NOTTINGHAM, NH 03290
222 59	BEAUDOIN FAMILY TRUST, R & S BEAUDOIN TRUSTEES	26 CONGRESS STREET, ROCHESTER, NH 03867
222 60	NH NORTHCOAST CORP	PO BOX 429, OSSIPEE, NH 03864
222 61	CRAIG N. THERRIEN REV. TRUST	37 COUNTRY CLUB ROAD, COCOA BEACH, FL 32931
222 64	GARY & MARY POULIN	2 DEERFIELD COURT, ROCHESTER, NH 03867
222 65	TODD BLAISDELL	6 DEERFIELD COURT, ROCHESTER, NH 03867
222 66	GARY & MARY POULIN	2 DEERFIELD COURT, ROCHESTER, NH 03867
222 67	DANIEL S. YOUNG	14 DEERFIELD COURT, ROCHESTER, NH 03867
222 83	NH NORTHCOAST CORP	PO BOX 429, OSSIPEE, NH 03864
222 84	NORBERT & TANA THERRIEN, PROPERTIES LTD PART	40 TEMPLE STREET, NASHUA, NH 03060
222 89	BRVIN & KATHLEEN FAZEKAS REV. TRUSTS	141 WAKEFIELD STREET, ROCHESTER, NH 03867
222 90	FAY LITTLEFIELD	110 SHOE STREET, NOTTINGHAM, NH 03290



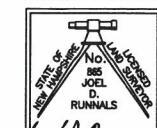
CIVIL ENGINEERS

THIS WETLAND DELINEATION HAS BEEN CONDUCTED ACCORDING TO THE TECHNICAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT V-87-1." THIS DELINEATION WAS CONDUCTED DURING MAY 2019.



Peter Cooperdock 09-05-19
PETER COOPERDOCK, C.E.S., C.W.S. 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.



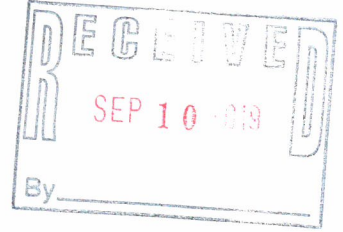
Joel D. Runnals 08-21-19
JOEL D. RUNNALS, L.L.S., R.E.S. DATE

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 222, LOT 63 AND CREATE TWO NEW LOTS 63-1 & 63-2.
- DIMENSIONAL STANDARDS.
ZONE (R2) RESIDENTIAL-2 DISTRICT (WITH MUNICIPAL WATER & SEWER).
(COD) CONSERVATION OVERLAY DISTRICT.
SINGLE FAMILY: LOT SIZE= 6,000 SF, FRONTAGE= 60', FY= 10', SY= 8', RY= 20', WETLANDS BUFFER= 50'
TWO FAMILY: LOT SIZE= 9,000 SF, FRONTAGE= 80', FY= 10', SY= 8', RY= 20'
LOT AREAS:
TAX MAP 222, LOT 63: OLD AREA= 75,134 SF / 1.72 ACRES
PROPOSED AREA= 12,461 SF / 0.29 ACRES
TAX MAP 222, LOT 63-1: PROPOSED AREA= 51,190 SF / 1.18 ACRES
TAX MAP 222, LOT 63-2: PROPOSED AREA= 11,527 SF / 0.26 ACRES
- ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0203D EFFECTIVE ON 05-17-2005.
- THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- SOILS PER NRCS, (D&R) DEERFIELD LOAMY SAND 0-3 % SLOPES.
- WETLANDS WERE DELINEATED BY PETER COOPERDOCK, CWS 44, FERNSTONE ASSOCIATES ON MAY 09, 2019.
- ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
- THE EXISTING USE HAS TWO UNITS (ONE IS AN APARTMENT IN THE GARAGE).
- THE PROPOSED DRIVEWAY EASEMENT SHALL BE SHARED AND MAINTAINED EQUALLY BY BOTH LOTS 63 AND 63-1.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

- "RIGHT-OF-WAY TRACK MAP, BOSTON AND MAINE R.R. VALUATION SECTION V-4.1 NH/15" DATED JUNE 30, 1914 BY THE OFFICE OF VALUATION ENGINEER
- "SUBDIVISION OF LAND, BUCK MEADOW, ROCHESTER, NH PREPARED FOR DONALD F. & SYLVIA J. WHITTUM" DATED JUNE 28, 1988 BY DURGIN / SCHOFIELD ASSOCIATES, S.C.R.D. PLAN 38A-131
- "LOT LINE REVISION, DEERFIELD COURT, TAX MAP 222, LOTS 62 & 67, ROCHESTER, NH, PREPARED FOR DAVID HOWARD" DATED MAY 2011 BY NORWAY PLAINS ASSOCIATES, INC., S.C.R.D. PLAN 103-44

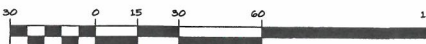


TAX MAP 222, LOT 63
OWNER OF RECORD:
KENNETH I. & INGRID L. PHOENIX
8 NORWAY PLAINS ROAD
ROCHESTER, NH 03866
S.C.R.D. BOOK 2788, PAGE 890

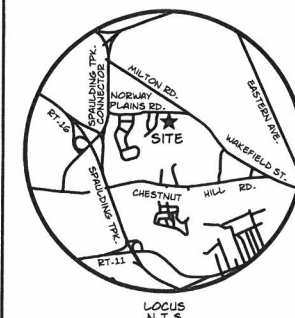
SUBDIVISION PLAN
8 NORWAY PLAINS ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
KENNETH I. & INGRID L. PHOENIX

SCALE: 1" = 30' JULY 2019
GRAPHIC SCALE



REVISIONS:
08-08-19 EDIT FRONTAGE ON LOTS 63 & 63-1



FILE NO. 149
PLAN NO. C-2988-S1
DWG NO. 19050\S-1

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

NORWAY PLAINS ASSOCIATES, INC.

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

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 8/19/19
DATE 9/10/19
SIGNED BY [Signature] POSITION