

# LAND SURVEYORS

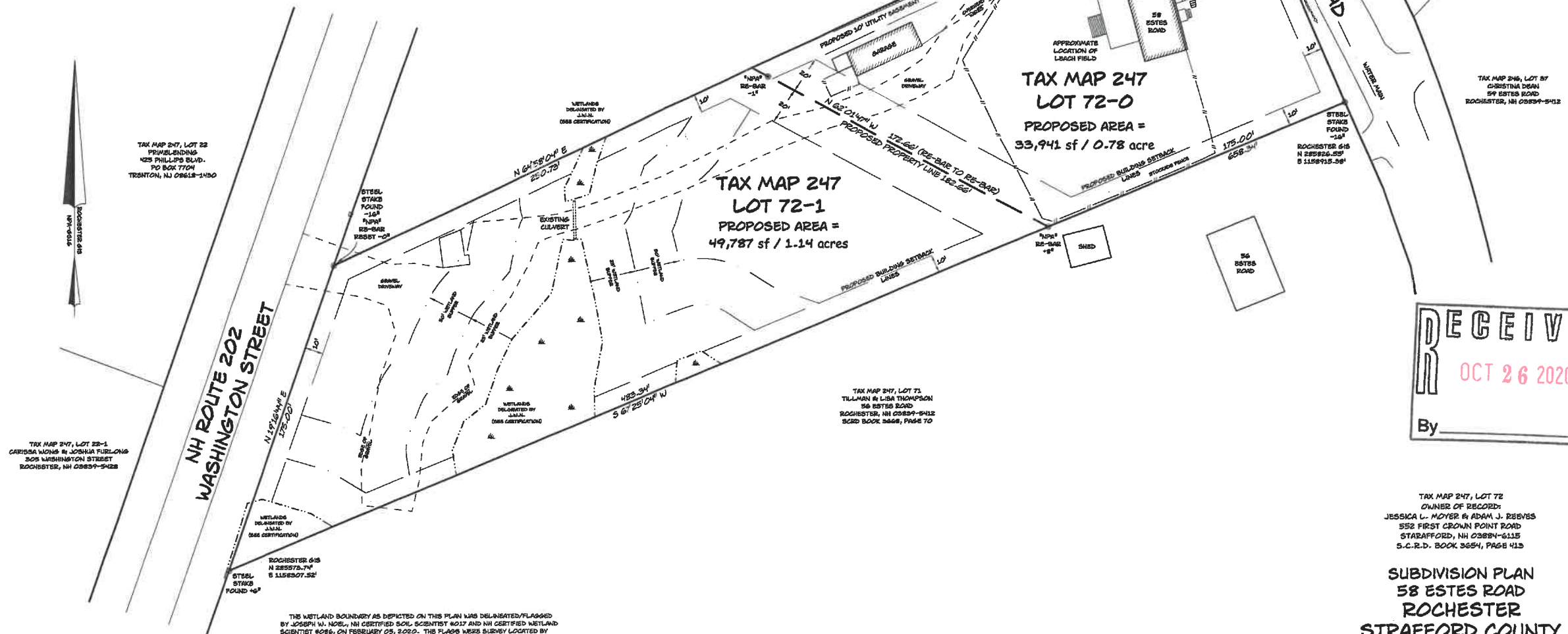
# CIVIL ENGINEERS

## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 247, LOT 72 INTO TWO LOTS: TAX MAP 247, LOTS 72-0 AND 72-1.
2. DIMENSIONAL STANDARDS:  
ZONE (CDD) CONSERVATION OVERLAY DISTRICT.  
ZONE (R1) RESIDENTIAL-1 DISTRICT (WITH MUNICIPAL WATER).  
SINGLE FAMILY: LOT SIZE= 10,000 sf, FRONTAGE= 100', FY= 10', SY= 10', RY= 20'  
MAXIMUM LOT COVERAGE= 35 %
3. LOT AREAS:  
TAX MAP 247, LOT 72-0:  
OLD AREA= 83,728 sf / 1.92 acre  
PROPOSED AREA= 33,941 sf / 0.78 acre  
BUILDABLE AREA= 24,860 sf  
TAX MAP 247, LOT 72-1:  
PROPOSED AREA= 49,787 sf / 1.14 acre  
BUILDABLE AREA (WESTERLY)= 4,150 sf  
BUILDABLE AREA (EASTERLY)= 9,200 sf
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.  
PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY PANEL NUMBER 33017C0195D EFFECTIVE ON 05-17-2005.
5. THE PARCELS ARE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEMS.
6. SOILS PER NRCS, (PDB) PAXTON VERY STONY FINE SANDY LOAM, 0-8 %, and (HUB) HINCKLEY LOAMY SAND, 0-8 % SLOPES.
7. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
8. NHDES SUBDIVISION APPROVAL NUMBER 65A2020100501 DATED OCTOBER 05, 2020.
9. 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 PLAN:

1. LIMITED SUBDIVISION, D. JAMES MCATAVEY, KERRY D. FORBES, DRAPEAU LOTS, ROCHESTER, NH  
DATED JULY 2008 BY G.L. DAVIS & ASSOCIATES  
S.C.E.D. PLAN 24-120



TAX MAP 247, LOT 72  
OWNER OF RECORD:  
JESSICA L. MOYER & ADAM J. REEVES  
552 FIRST CROWN POINT ROAD  
STAFFORD, NH 03884-6115  
S.C.E.D. BOOK 3654, PAGE 413

SUBDIVISION PLAN  
58 ESTES ROAD  
ROCHESTER  
STAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
JESSICA L. MOYER & ADAM J. REEVES

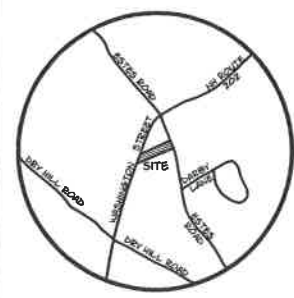
SCALE: 1" = 30'

JULY 2020

GRAPHIC SCALE



REVISIONS:  
10-21-20 REVISE TO DATE



FILE NO. 144  
PLAN NO. C-3072-S  
DWG NO. 20047-LDD\S-1

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



JOSEPH W. NOEL, C.S. 086

10-21-2020



JOEL D. RUNNELS, L.L.S. 865

10-21-2020

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON Aug 3, 2020  
DATE  
SIGNED BY Shannon B. Saunders DATE 10/29/20  
NAME POSITION

NORWAY PLAINS ASSOCIATES, INC.

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