



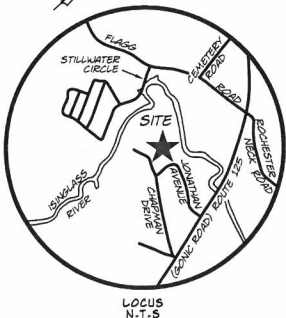
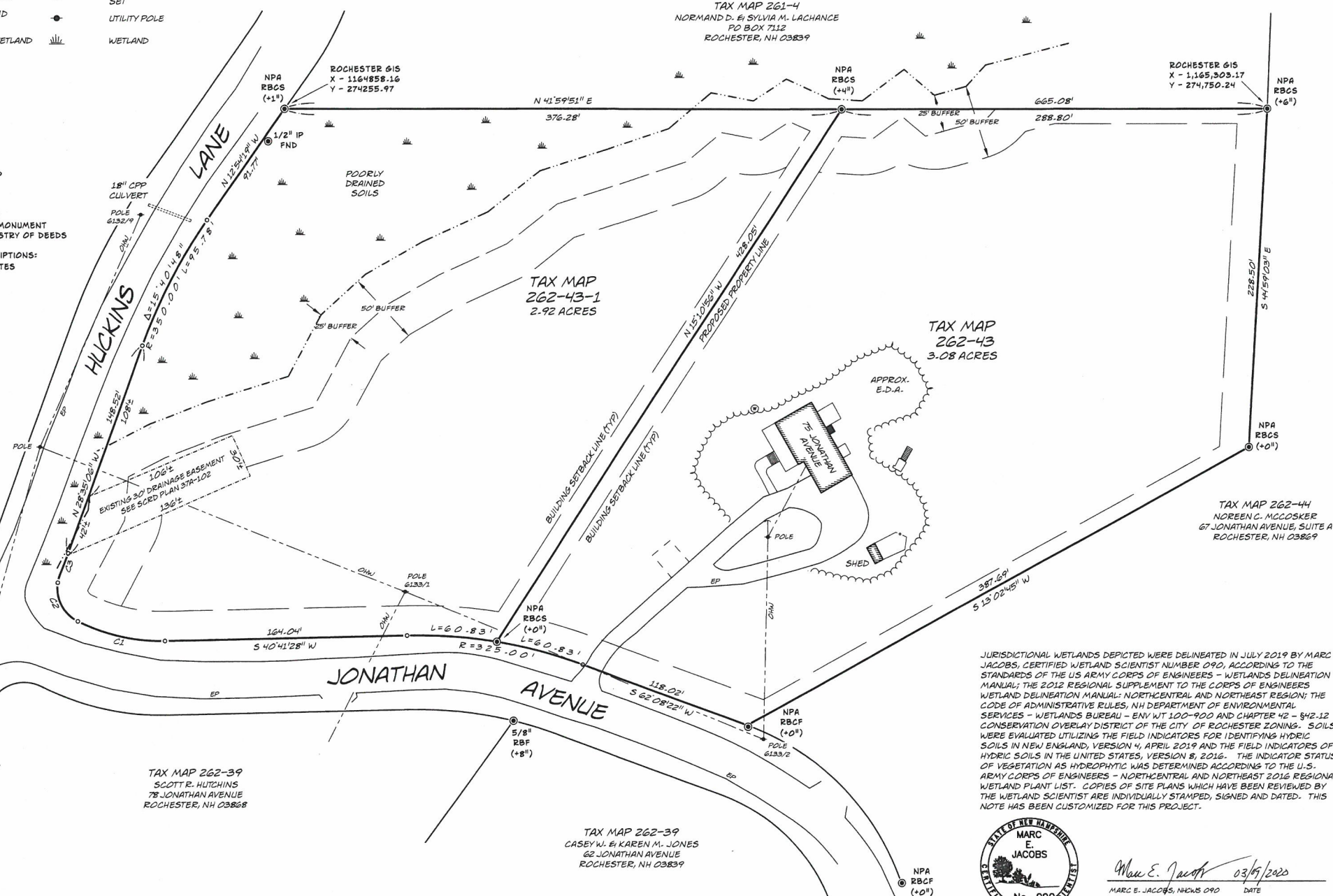
LEGEND

- N 89°56'19.0" E
425.61' PROPERTY LINE
- SETBACK LINE
- 25' WETLAND BUFFER
- EDGE OF WETLAND
- OVERHEAD WIRES
- SOIL TYPE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- MONUMENT
- NO MONUMENT FOUND OR SET
- UTILITY POLE
- WETLAND

ABBREVIATION LEGEND:
RBF - REBAR FOUND
RBCF - REBAR WITH ID CAP FOUND
RBS - REBAR SET
RBCS - REBAR WITH ID CAP SET
TBS - MONUMENT TO BE SET
CPP - CORRUGATED PLASTIC PIPE
(+2") - DENOTES HEIGHT OF THE MONUMENT
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
"NPA" - NORWAY PLAINS ASSOCIATES

TAX MAP 261-2
CHRISTINE GRANT &
MARK MARTELOT
80 CHAPMAN DRIVE
ROCHESTER, NH 03839



FILE NO. 194
PLAN NO. C-3021-S
DWG. NO. 19039 5-1

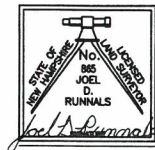
31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

200 #120-71

RESERVED REGISTRY OF DEEDS

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



03-09-2020
DATE

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED SUBDIVISION OF TAX MAP 262-43, INTO TWO LOTS, 43-0 & 43-1.
- TOTAL PARCEL AREA: MAP 262, LOT 43:
ORIGINAL AREA: 261,284 SF, 6.00 ACRES
PROPOSED AREA: 134,235 SF, 3.08 ACRES
BUILDABLE AREA: 103,112 SF, 2.37 ACRES
NHDES MINIMUM LOT SIZE FOR GROUP IV, C SLOPE SOILS: 48,000 SF
MAP 262, LOT 43-1:
PROPOSED AREA: 127,049 SF, 2.92 ACRES
BUILDABLE AREA: 50,567 SF, 1.16 ACRES
NHDES MINIMUM LOT SIZE FOR GROUP IV, C SLOPE SOILS: 48,000 SF
- PARCEL IS ZONED (A) - AGRICULTURAL
- MINIMUM LOT REQUIREMENTS: LOT SIZE = 45,00 SF, FRONTAGE = 150'
- BUILDING SETBACKS: FY. = 20', SY. = 10', RY. = 20'
- THE LOTS ARE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
- THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/2005.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.
- PROTECTED AREA WETLAND BUFFER SIGNS MUST BE POSTED EVERY 100' ALONG THE 25' WETLAND BUFFERS.
- THE BEARINGS SHOWN ON THIS PLAN REFER TO GRID NORTH, NH STATE PLANE, (NAD83). ELEVATIONS AND CONTOURS SHOWN REFER TO NAVD83 (GEOID 12A). BOTH BASED ON A RTK GPS OBSERVATION TAKEN WITH A LEICA GS-16 ON 7-26-19. DISTANCE SHOWN ARE GROUND DISTANCES.
- ANY SEPTIC TANK OR LEACH FIELD TO BE PLACED ON THE PROPOSED LOT 262-43-1 CAN NOT BE LOCATED WITHIN THE EXISTING DRAINAGE EASEMENT AREA PER SECTION 5.7-3 OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS.
- PER SECTION 5.12 OF THE CITY OF ROCHESTER SUBDIVISION REGULATIONS, ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THESE LOTS (262-43 & 262-43-1) WERE ORIGINALLY LOT 11 ON THE 1988 SUBDIVISION PLAN (REFERENCE PLAN #1) AND ARE SUBJECT TO THE PROTECTIVE COVENANTS RECORDED AT SCRD BK 1496, PG 0235, AND THUS, CANNOT BE FURTHER SUBDIVIDED.
- NHDES SUBDIVISION APPROVAL NUMBER ES420202020604

REFERENCE PLANS:

- "SUBDIVISION OF LAND, ROCHESTER, N.H., FOR PAUL CHAPMAN" DATED: NOVEMBER 1988 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED: SCRD 37A-102

JURISDICTIONAL WETLANDS DEPICTED WERE DELINEATED IN JULY 2019 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. WT. 100-900 AND CHAPTER 42 - §42.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



Marc E. Jacobs 03/09/2020
DATE

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON 01/06/20
SIGNED BY [Signature] DATE 03/09/20
NAME POSITION

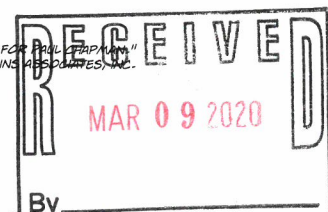
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS 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.

CURVE	ARC LENGTH	RADIUS
C1	60.94'	125.00'
C2	37.03'	25.00'
C3	15.37'	425.00'



2/26/2020 - REVISED TO SHOW MONUMENTS SET & STATE SUBDIVISION APPROVAL

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



TAX MAP 262-43
OWNER OF RECORD:
SUSAN D. DELISLE
75 JONATHAN AVENUE
ROCHESTER, N.H.
BOOK 2198, PAGE 188

SUBDIVISION OF LAND
75 JONATHAN AVENUE
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

FOR:
SUSAN D. DELISLE
11" = 40' DECEMBER 2019