

LAND SURVEYORS



CIVIL ENGINEERS



NOTE: WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS, S.W.S., WITH A 60-METER BLUE HILLS L.C. 2ND HORNETOWN ROAD, FARMINGTON, N.H. (TEL. 603-749-0000), DURING THE MONTH OF DECEMBER, 1999. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.

NOTE: THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN (BOLD LINE PORTIONS ONLY) WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON MARCH 24, 2021. THE FLAGS WERE LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION (VERSION 2, JANUARY 2012).

A PARTIAL WETLAND DELINEATION WAS REQUESTED TO UPDATE A PREVIOUS DELINEATION AND LIMITED TO SPECIFIC AREAS. THE UPDATED BOUNDARY IS DESIGNATED WITH A BOLD LINE INSTEAD OF THE DASHED LINE THAT REPRESENTS THE OLDER DELINEATION CONDUCTED BY OTHERS. THE SCOPE OF THE WORK WAS TO FLAG THE JURISDICTIONAL WETLAND BOUNDARY. VERY POORLY DRAINED AND POORLY DRAINED SOIL BOUNDARIES ARE NOT INCLUDED.

NOTE: SUBDIVISION APPROVAL, WHETHER OR NOT OTHERWISE EXPRESSLY REGICED 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 ROCHESTER PLANNING BOARD

Anna B. Saunders Director, Planning 6/24/21
CERTIFIED BY DATE

LEGEND

- MONUMENT
- BOUND
- NO MONUMENT FOUND OR SET
- UTILITY POLE
- WETLAND
- PROPERTY LINE
- STONEWALL
- EDGE OF PAVEMENT
- ===== GRAVEL
- EDGE OF WETLAND (ORVIS DELINEATION)
- EDGE OF WETLAND (NOEL DELINEATION)
- SETBACK LINE
- EASEMENT
- ===== FENCE

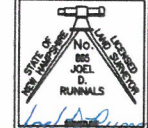
ABBREVIATION LEGEND:
RBCS - REBAR WITH I.D. CAP SET
DHF - DRILL HOLE FOUND
DHF - DRILL HOLE WITH IDENTIFICATION CAP FOUND
RFB - REBAR FOUND
RFB - REBAR FOUND
ROW - RIGHT OF WAY
SSR - STEEL STAKE FOUND
TAB - IDENTIFICATION TAB FOUND
(*) - DENOTES HEIGHT OF THE MONUMENT
TM - TAX MAP #1 LOT NUMBER
RCP - REINFORCED CONCRETE PIPE
CPR - CORRUGATED PLASTIC PIPE
SCRD - STRAFFORD COUNTY RECORD OF DEEDS
LTBA - PROPERTY LINE TO BE ABANDONED

MONUMENT IDENTIFICATION INSCRIPTIONS:
NPA# - NORWAY PLAINS ASSOCIATES
GLO# - GRANT L. DAVIS ASSOCIATES

Plan# 12431 06/24/2021 09:44:43 AM
Page 1 of 1
Register of Deeds, Strafford County
LCHTP STA181326 25.00

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 RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



Noel D. Runnals 06-23-21
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A PROPOSED LOT LINE ADJUSTMENT BETWEEN TAX MAP 246, LOT 3 & TAX MAP 246, LOT 3-1.
 - LOT AREAS:
TAX MAP 246, LOT 3: OLD AREA: 448,044 SF / 10.29 ACRES
NEW AREA: 218,020 SF / 5.01 ACRES
NEW UPLAND AREA: 52,512 SF / 1.21 ACRES
AREA TO BE CONVEYED FROM 246-3 TO 246-3-1: 230,025 SF / 5.28 ACRES
TAX MAP 246, LOT 3-1: OLD AREA: 63,450 SF / 1.46 ACRES
NEW AREA: 293,475 SF / 6.74 ACRES
NEW UPLAND AREA: 59,645 SF / 1.37 ACRES
 - PARTS ARE ZONED AGRICULTURAL.
 - MINIMUM LOT REQUIREMENTS: LOT SIZE = 451,000 SF, FRONTAGE = 150'
 - BUILDING SETBACKS: FRONT YARD = 20', SIDE YARD = 10', REAR YARD = 20'
 - THE PROPOSED LOTS ARE SERVED BY ON-SITE WELLS AND SEWERAGE DISPOSAL SYSTEMS.
 - A PORTION OF THESE LOTS ARE IN ZONE "A", HAVING NO BASE FLOOD ELEVATION DETERMINED, PER FEMA / FIRM COMMUNITY PANEL NO. 33017C0195D, EFFECTIVE DATE MAY 17, 2005.
 - SEE CONSTRUCTION APPROVAL NUMBER CA1999014781, ISSUED JANUARY 21, 1999.
 - EXISTING ACCESS ROAD FOR THE PURPOSES OF REACHING PROPOSED WELL LOCATION: SEE NHDES WETLANDS BUREAU FILE NUMBER 2010-00385.
 - FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)-335-1338.
 - THERE WAS NO EVIDENCE FOUND DURING THE COURSE OF THIS SURVEY THAT THE SEPTIC SYSTEMS OR WELLS ASSOCIATED WITH LOTS 246-2 & 246-4 ENDOACH ONTO THE SUBJECT PARCELS. THERE WILL BE NO ENDOACHMENTS AS A RESULT OF THIS LOT LINE REVISION.

REFERENCE PLANS:

- "PROPERTY SURVEY - HUSSEY HILL ROAD, ROCHESTER, NH - PREPARED FOR CHARLES W. HUSSEY & JOAN B. HARP."
DATED: DECEMBER 29, 1988 BY KIMBALL CHASE COMPANY, INC.
RECORDED AT THE S.C.R.D. AS PLAN 30-143
- "SUBDIVISION OF LAND - WASHINGTON STREET - ROUTE 202, ROCHESTER, NH, FOR ANNE P. BROCK REVOCABLE TRUST."
DATED: OCTOBER 1998 BY NORWAY PLAINS ASSOCIATES, INC.
RECORDED AT THE S.C.R.D. AS PLAN 55-11
- "BOUNDARY LINE ADJUSTMENT - ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR CHESLEY HILL PARTNERS, LLC."
DATED: JANUARY 15, 2003 BY ORVIS, DREW, LLC. REVISED: MARCH 1, 2005
RECORDED AT THE S.C.R.D. AS PLAN 79-13
- NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS - F.A.S. PROJECT #269-B(1) ON FILE AT NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - RIGHT OF WAY DIVISION, CONCORD, NH

TAX MAP 246, LOT 3
OWNER OF RECORD:
CHESLEY HILL PARTNERS, LLC
260 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 2155, PAGE 547

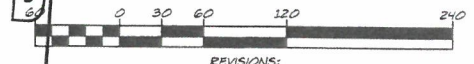
TAX MAP 246, LOT 3-1
OWNER OF RECORD:
JAMES E. & MACKENZIE R. COLBY
247 WASHINGTON STREET
ROCHESTER, N.H. 03839-5426
BOOK 3167, PAGE 596

LOT LINE REVISION PLAN 233 & 247 WASHINGTON STREET ROCHESTER STRAFFORD COUNTY NEW HAMPSHIRE

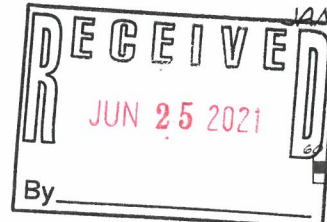
FOR:
CHESLEY HILL PARTNERS, LLC &
JAMES E. & MACKENZIE R. COLBY

1" = 60' APRIL 2021

GRAPHIC SCALE



REVISIONS:



FILE NO. 110
PLAN NO. C-3128
DWG. NO. 19256 S-1.DWG
DRAWN BY: AFR

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

NORWAY PLAINS ASSOCIATES, INC.

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