

LEGEND

—	PROPERTY LINE
—	DRIVEWAY EASEMENT
—	WATERLINE EASEMENT
- - -	LIMITS OF JURISDICTIONAL WETLANDS
- - -	EDGE OF GRAVEL
=====	STONEWALLS
-----	DRAIN LINE
-----	OVERHEAD WRES
-----	UNDERGROUND ELECTRIC
—W—	WATER LINE
●	UTILITY POLE
●	MONUMENT
■	WETLANDS
○	WELL
○	WATER SHUTOFF

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT SITE FEATURES THAT WERE DEPICTED ON REFERENCE PLAN 1.
2. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE NOT FIELD LOCATED DURING CONSTRUCTION BY NORWAY PLAINS ASSOCIATES. NORWAY PLAINS TAKES NO RESPONSIBILITY FOR ACTUAL LOCATIONS OF UNDERGROUND UTILITIES.
3. THIS PARCEL IS LOCATED IN THE AGRICULTURAL (A) ZONE.
4. TOTAL PARCEL AREA IS: LOT 18: 130,240 SQUARE FEET OR 2.99 ACRES
LOT 18-1: 698,663 SQUARE FEET OR 16.04 ACRES
LOT 18-2: 967,004 SQUARE FEET OR 22.20 ACRES
5. ORIENTATION: HORIZONTAL DATUM IS BASED ON CITY OF ROCHESTER GIS AND VERTICAL DATUM IS NAVD88.
6. JURISDICTIONAL WETLANDS DELINEATED BY MICHAEL MARIANO, CWS 183.
7. NORWAY PLAINS ASSOCIATES, INC. CONFIRMS ACCURACY OF ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE FIELD SURVEY (DECEMBER 2023).
8. THIS AS-BUILT DRAWING SUBSTANTIALLY CONFORMS WITH THE FINAL PLANS APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD AND CERTIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT EXCEPT FOR THE FOLLOWING MODIFICATIONS: DRIP EDGE ALONG ALL BUILDINGS TO REPLACE THE RAIN GARDENS (APPROVED PER TIM GOLDTHWAITE 8/25/23)
9. RECORDED EASEMENTS: POWER LINE EASEMENT - 5108/509, DRIVEWAY EASEMENT 5094/964, WATERLINE EASEMENT 5094/551.
10. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)335-1338

REFERENCE PLAN

- 1) "PROPOSED THREE LOT SUBDIVISION, 18 SAMPSON ROAD, ROCHESTER, NH, PREPARED FOR THE DENNIS AND JANINE ALLFREY FAMILY TRUST" DATED: APRIL 2022; BY NORWAY PLAINS ASSOCIATES, INC.

REVISIONS:

- 1/9/24 - REVISE PER AS-BUILT APPLICATION CHECKLIST
1/19/24 - REVISE PER DPW COMMENTS
1/22/24 - REMOVE 50-FT WETLAND BUFFER, ADD 25-FT BUFFER AND WETLAND PLAQUE LOCATIONS.

**TAX MAP 231
LOT 18-2
AREA:
967,004sf
22.20 acres**

**TAX MAP 231
LOT 18-1
AREA:
698,663 sf
16.04 acres**

**TAX MAP 231
LOT 18
AREA:
130,241 sf
2.99 acres**

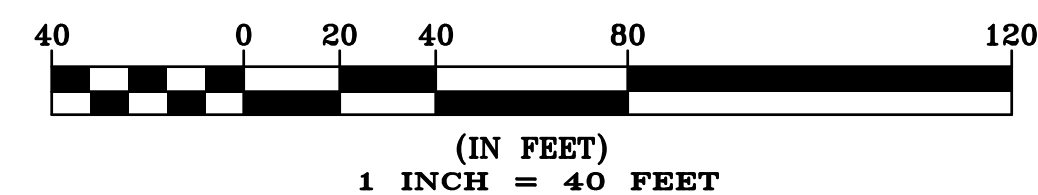
**TAX MAP 231, LOT 18
OWNER OF RECORD:
MICHAEL S. ALLFREY
22 ALLFREY LANE
ROCHESTER, NH 03867
S.C.R.D. BOOK 5139, PAGE 804**

**TAX MAP 231, LOT 18-1 & 18-2
OWNER OF RECORD:
DENNIS G. & JANINE ALLFREY, TRUSTEES
THE DENNIS AND JANINE ALLFREY FAMILY TRUST
PO BOX 1235, ROCHESTER, NH 03866
S.C.R.D. BOOK 4983, PAGE 961**

**WALNUT STREET
(NH ROUTE 202A)**

**METER PIT LOCATION
AS-BUILT PLAN
TAX MAP 231, LOT 18
SAMPSON ROAD
ROCHESTER, NH
PREPARED FOR:
THE DENNIS AND JANINE
ALLFREY FAMILY TRUST
DECEMBER 2023**

GRAPHIC SCALE



FILE NO. 108
PLAN NO. C-3261-AB-1
DWG. NO. 21370