

# LAND SURVEYORS



# CIVIL ENGINEERS

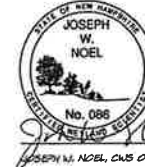
## GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO REVISE THE BOUNDARY LINES BETWEEN TAX MAP 235, LOT 44 AND LOT 45. BOTH LOTS WILL EXCHANGE THE EXACT SAME AMOUNT OF AREA.
- DIMENSIONAL STANDARDS:  
ZONE (A) AGRICULTURAL DISTRICT.  
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, NEITHER MUNICIPAL WATER NOR SEWER.  
LOT SIZE= 45,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'  
SINGLE FAMILY, CONVENTIONAL SUBDIVISION, MUNICIPAL WATER, INDIVIDUAL SEWER.  
LOT SIZE= 30,000 SF, FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
- LOT AREAS:  
TAX MAP 235, LOT 44: OLD AREA= 45,769 sf / 1.05 acres  
NEW AREA= 45,769 sf / 1.05 acres  
TAX MAP 235, LOT 45: OLD AREA= 49,672 sf / 1.14 acre  
NEW AREA= 49,672 sf / 1.14 acre
- ORIENTATION: HORIZONTAL DATUM - NAD83 / CITY OF ROCHESTER GIS.  
VERTICAL DATUM - NAVD83.
- PARCEL IS NOT LOCATED WITHIN (100YD FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700175D EFFECTIVE ON 05-17-2005.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CHS ON 04-25-22 & 12-08-22.
- WETLAND BUFFER PLACARDS WERE SET ALONG THE 25' BUFFER.  
A CONDITIONAL USE PERMIT IS REQUIRED FOR ANY DISTURBANCE WITHIN THE 50' WETLAND BUFFER.
- LOT 44 WILL BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEWER SYSTEM.
- LOT 45 IS SERVICED BY INDIVIDUAL WATER AND SEWER SYSTEMS.
- NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
- TAX MAP 235, LOT 44 WAS ISSUED A NHDOT DRIVEWAY PERMIT NUMBER 06-389-657 ON 08-15-22.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

LINE	BEARING	DISTANCE
L1	N 85°42'05" E	25.00'
L2	S 09°49'34" W	102.44'
L3	N 04°17'55" W	99.35'
L4	S 85°42'05" E	25.00'
L5	N 09°49'34" E	102.44'
L6	S 04°17'55" E	99.35'

## REFERENCE PLAN:

\*PLAN OF LAND, CROWN POINT ROAD, STRAFFORD ROAD, NH  
ROUTE 202A, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE\*  
DATED MARCH 2022 BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLAN 12622

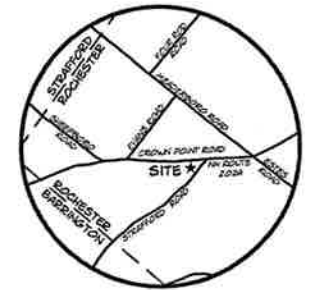
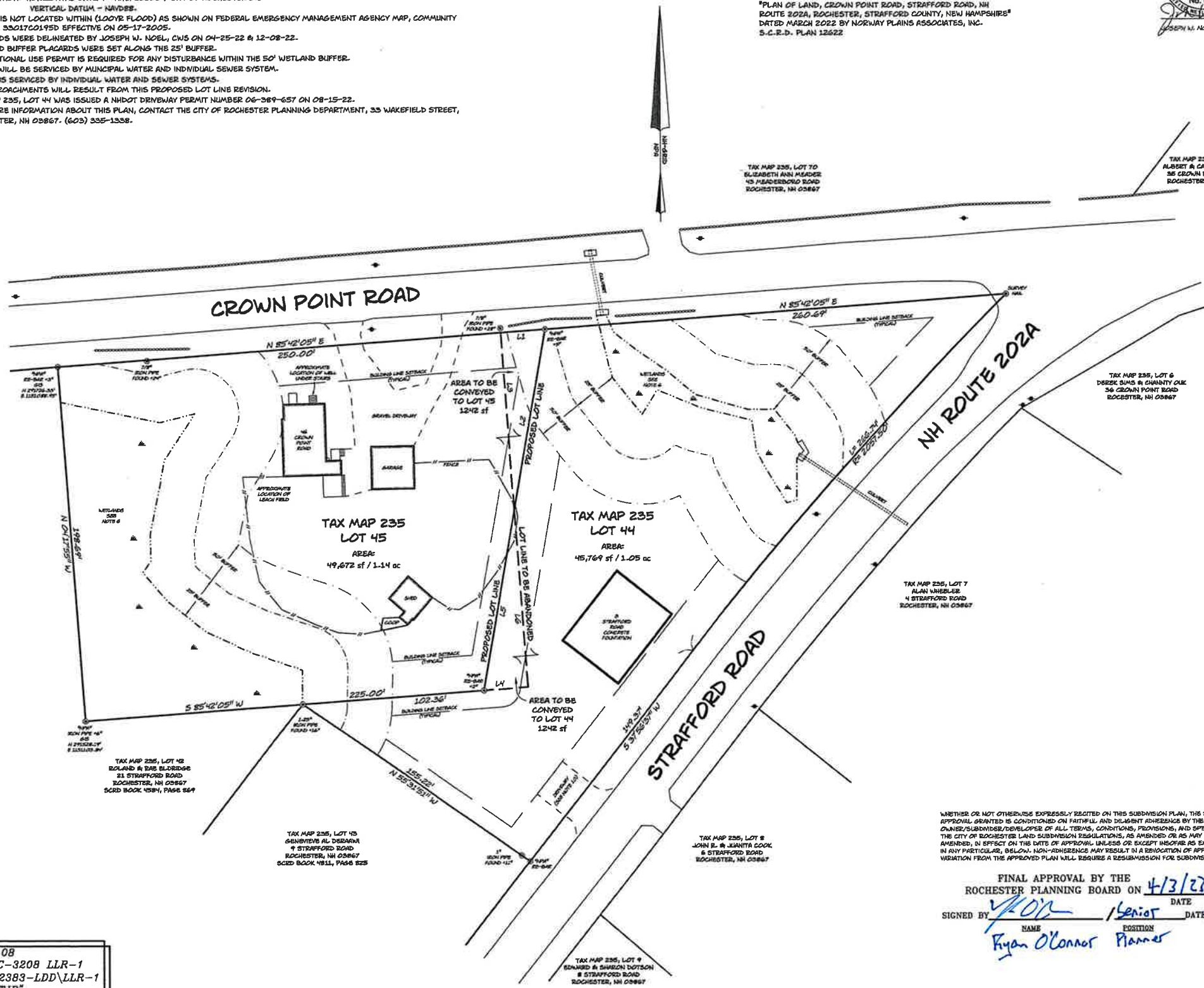


JOSEPH W. NOEL, CHS 086 DATE 4/11/23

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, L.L.S. DATE 04-21-23  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.



LOCUS  
N.T.S

TAX MAP 235, LOT 44  
OWNERS OF RECORD:  
TIMOTHY E. and DEBORAH CONGRAM  
PO BOX 1560  
ROCHESTER, NH 03866  
S.C.R.D. BOOK 5060, PAGE 723

TAX MAP 235, LOT 45  
OWNERS OF RECORD:  
FREDERICK S. LESLIE  
46 CROWN POINT ROAD, ROCHESTER, NH 03867  
S.C.R.D. BOOK 3436, PAGE 360

LOT LINE REVISION  
46 CROWN POINT ROAD  
3 STRAFFORD ROAD  
NH ROUTE 202A  
ROCHESTER  
STAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
TIMOTHY E. & DEBORAH CONGRAM  
and FREDERICK S. LESLIE

SCALE: 1" = 30' FEBRUARY 2023  
GRAPHIC SCALE



1 INCH = 30 FEET

REVISED:  
03-13-23 ADD MONUMENTS  
04-19-23 PER NOD

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT OBSERVANCE 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 REOCCUPATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON 4/13/23  
DATE  
SIGNED BY: Ryan O'Connor, Planner  
DATE: 5/3/23

FILE NO. 108  
PLAN NO. C-3208 LLR-1  
DWG NO. 22383-LDD/LLR-1  
F.B. NO. "TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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

# LAND SURVEYORS



# CIVIL ENGINEERS

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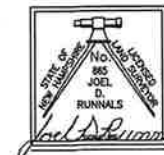
## REFERENCE PLAN:

"PLAN OF LAND, CROWN POINT ROAD, STRAFFORD ROAD, NH ROUTE 202A, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE" DATED MARCH 2022 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 12622

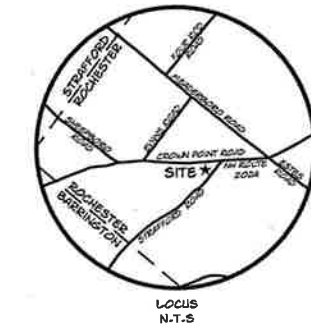
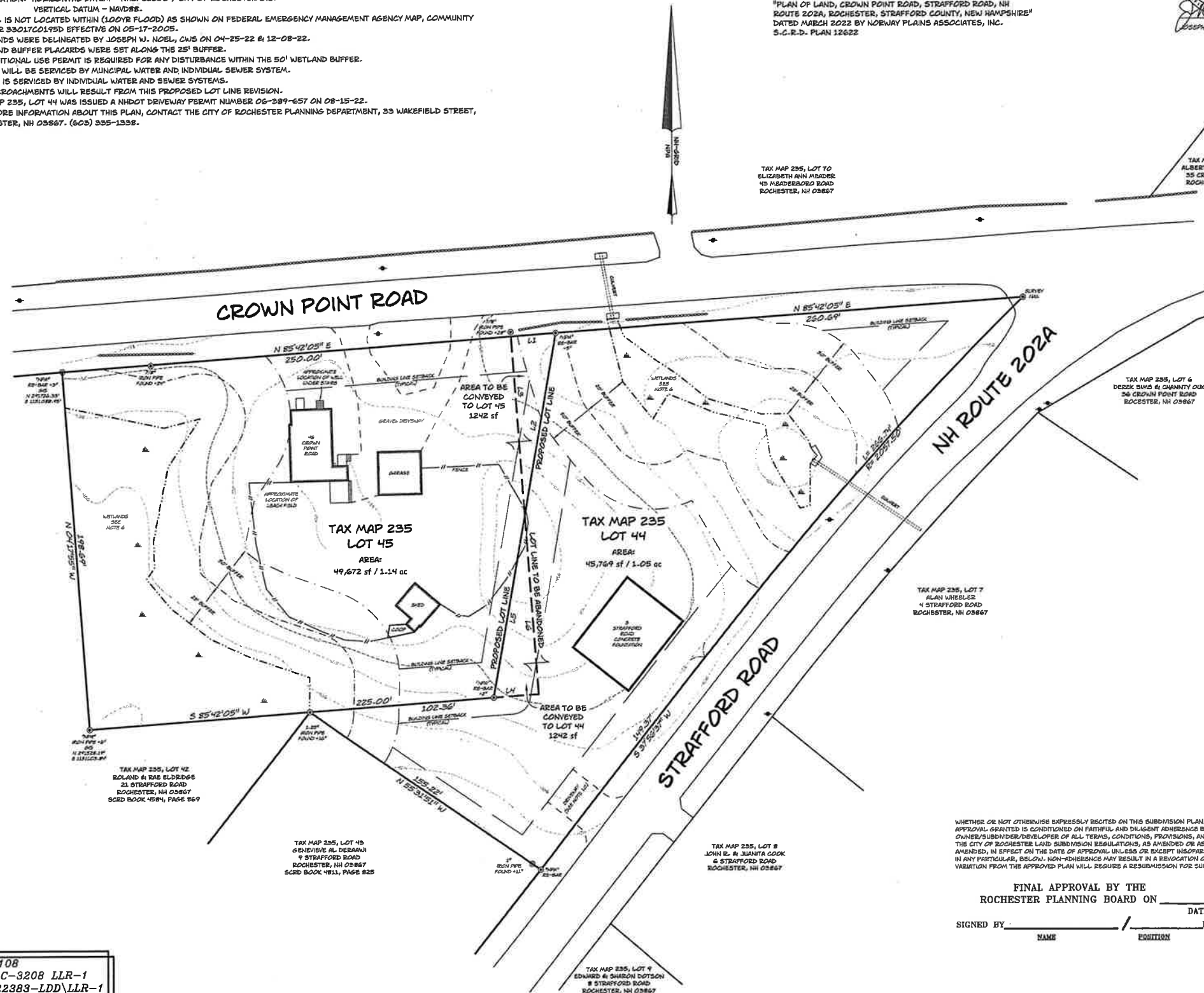
THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086. ON 04-25-22 & 12-08-22. THE PLANS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: NORTHEAST AND NORTHWEST REGION, (VERSION 2, JANUARY 2012).



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.



JOEL D. RUNNALS, L.L.S. DATE 04-21-23  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.



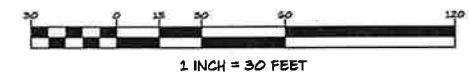
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TOPOGRAPHIC  
LOT LINE REVISION  
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SIGNED BY: \_\_\_\_\_ / \_\_\_\_\_ DATE \_\_\_\_\_  
NAME POSITION

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