City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

DO NOT WRITE IN THIS SPACE

CASE NO. 2-23-45

DATE FILED 8/16/23

CM

ZONING BOARD CLERK

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Applicant: Real Estate Advisors, Inc

E-mail: rea@cheneyco.com Phone: 6032167721

Applicant Address: 76 Exeter Rd Newmarket NH 03857

Property Owner (if different):

Property Owner Address:

Variance Address: 0 Evelyn Drive Rochester NH 03867

Map Lot and Block No: 21-54

Description of Property: Subdivision

Proposed use or existing use affected: Conservation subdivision uses 8 Buildings per lot

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 33.7

and asks that said terms be waived to permit 4 buildings containing 8 units each on all located on one lot

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: Date: 8/15/23

RECEIVED
AUG 16 2023
By

Overview

Granting this variance would not be contrary to the public interest because the proposed use won't change the existing character of the neighborhood since we are asking for a use that is already existing in the neighborhood. Allowing this use is within the spirit of the ordinance since it will allow the plan to better accomplish many goals of the ordinance by providing "a mix of housing types", while also serving to "minimize sight disturbance, erosion and sedimentation", all by "promoting a compact development patterns". On top of that the project will be for 55 and older residents making it a tax benefit to the town. Approving this variance would help to resolve the property's unnecessary hardship of having to entirely reconstruct and improve the existing intersection between Portland and Franklin which makes this property different from any others. Substantial justice would be accomplished as a result of this improvement since the community will have a safer intersection with an added benefit of likely increasing the values of surrounding properties.

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

The variance is not allowing more units than what is allowed per the plans density. The variance would simply allow the building of residential spaces on two floors, instead of a single floor. Otherwise, the amount of the open space would diminish. Further, the properties subject to the variance are not visible from Portland and Franklin Street, and are instead, at the back of the subdivision, facing the largest portion of open space. Importantly, permitting the use of greater than 4 unit buildings would not alter the essential character of the neighborhood (both Stuart Acres and the surrounding neighborhood), or threaten public health, safety, or, otherwise injure "public rights" since similar housing already exists in the neighborhood, specifically, the Bridle wood Preserve Condominiums (Portland Street) which are configured in multiple, two-story eight unit buildings therefore the character of the conservation subdivision will be unchanged since multifamily buildings (three or more) are already in the area and conservation subdivision regulations already allow for multifamily uses the only difference is there will be 8 units in one building instead of 4.

2) If the variance were granted, the spirit of the ordinance would be observed because:

The spirit of the ordinance is observed because the conservation subdivision allows for multifamily (three or more residential units) therefore 8 units on the same footprint meets the spirit of the ordinance. Also One of the objectives as stated in the town of Rochester's conservation subdivision, is to "provide a mix of housing types". One of our goals in building a multi-generational neighborhood is to provide housing for 55 and over. A two story, building with an elevator would provide more economical housing for 55 and over and often offer security features that can't be as easily found in a single family home.

3) Granting the variance would do substantial justice because:

Granting the variance would do substantial justice since it would allow more diversified housing, including 55 and over housing (over 55) at a more affordable cost to the buyer and all with more open space therefore meeting the needs of the conservation zone and providing a better quality of living for residents. It will also provide more taxable income to the town with less demands of school services.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

Due to the investment developers must make to create a subdivision, the value of the properties surrounding the development increase as a result. In addition, this project improves the condition of the intersection between Franklin St. and Portland St. which benefits the value of surrounding properties by increasing safety for residents who utilize said intersection and the overall appearance of the space.

5.) Unnecessary Hardship: a. Owning to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:

As part of the approval of Stuart Acres, the developer is required to redo the Franklin St. Intersection along with building 1400 feet of new road within the project without any lots fronting thereon, in order to help maintain open space adjacent to the existing neighborhood. To provide needed 55 and over housing to the town, the allowed density must be accomplished. The configuration that would allow for the density of 90 units without altering the existing road plan, is to allow the developer to build four eight-unit vs. 16 four-unit buildings. This allows the project to maintain the same open space as efficiency is gained building on two floors instead of one.

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

There is essentially no impact to the general public given that the entirety of the project is the same number of density (90 units), it's just the configuration that is different in order to maximize the open space and make the project feasible. Further, the properties subject to the variance are not visible from Portland and Franklin Street, and are instead, are at the back of the subdivision, facing the largest portion of open space.

And: ii. The proposed use is a reasonable one because:

- There is no change to the character of the neighborhood, given that similar properties, including single family, multi-family, multi-family apartments and a mobile home park surround the project
- The properties subject to the variance are not visible to the surrounding neighborhood giving it is located on the back of the subdivision, facing the largest portion of open space
- There is no change to density allowed of the project
- The current road design will remain entirely unchanged
- The planned units are an attractive benefit to the town of Rochester and provide diversified housing for the 55 and over

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

DISTURBANCE PER PHASES:

PHASE 1: 61,773 Sq. Ft., 1.42 Ac.

- CONSTRUCTION OF THE WETLAND CROSSING.
- INTERSECTION RE-DESIGN OF PORTLAND AND FRANKLIN STREET.

PHASE 2: 24,450 Sq. Ft., 0.58 Ac.

- WATERLINE AND SEWER EXTENSIONS TO EVELYN DRIVE.
- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 33+25 TO 19+50

PHASE 3: 321,500 Sq. Ft., 7.38 Ac.

- CONSTRUCTION OF EVELYN DRIVE, AND ASSOCIATED UTILITIES & DRAINAGE FACILITIES BETWEEN 19+50-11+00
- CONSTRUCTION OF A HAMMERHEAD BUILT TO THE SATISFACTION OF THE FIRE DEPARTMENT
- CONSTRUCTION OF THE DESIGNED WATER FROM PHASE 3 THROUGH PHASE 4 TO PHASE 1.

PHASE 4: 213,000 Sq. Ft., 4.89 Ac.

- ALL REMAINING INFRASTRUCTURE.

PURSUANT TO THE ALTERATION OF TERRAIN RULES, THE ROAD IS TO BE BUILT AND STABILIZED PRIOR TO THE LOT DEVELOPMENT.

NOTES:

1.) OWNER: REAL ESTATE ADVISORS, INC.
76 EXETER STREET
NEWMARKET, NH 03857

2.) TAX MAP 223, LOT 21

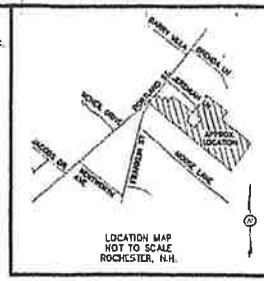
3.) LOT AREA: 1,811,367 Sq. Ft. 41.58 Ac.

4.) S.C.R.D. BOOK 4323, PAGE 128

5.) THE INTENT OF THIS PLAN IS TO SHOW THE FOUR PHASES OF STUART ACRES.

6.) A TEMPORARY HAMMERHEAD WILL BE NEEDED IN THE VICINITY OF LOTS 5, 31 & 45 NO BUILDING PERMITS WILL BE ISSUED UNTIL THE HAMMERHEAD IS REMOVED AND PROPER FRONTAGE IS CREATED.

7.) DURING ANY PHASE, IF MORE THAN 217,800 Sq. Ft. (5 Ac.) IS TO BE DISTURBED, AN ENVIRONMENTAL MONITOR IS REQUIRED. SEE SHEET E-101 FOR THE DEFINITION OF STABLE.



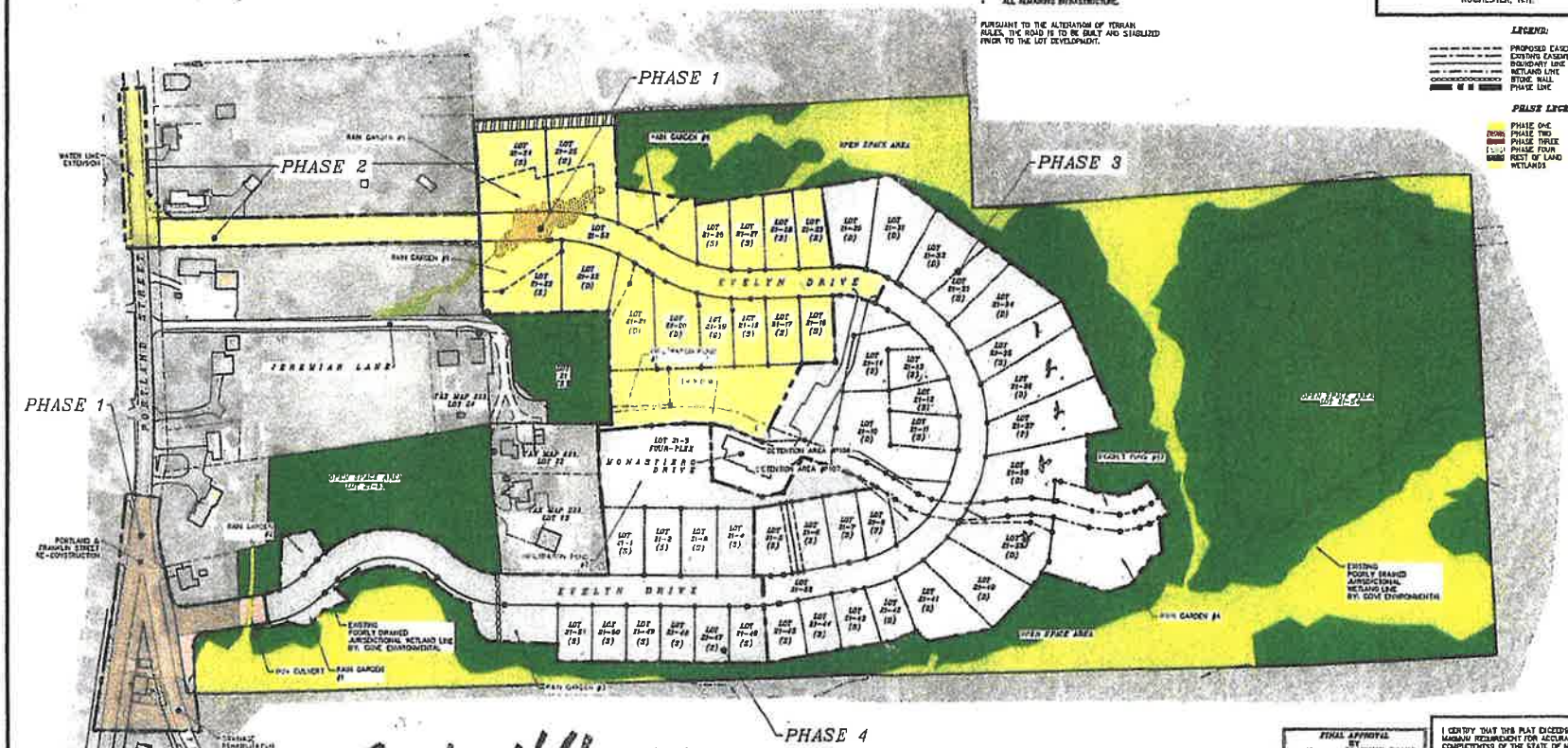
LOCATION MAP
NOT TO SCALE
ROCHESTER, N.H.

LEGEND:

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- WETLAND LINE
- STONE WALL
- PHASE LINE

PHASE LEGEND:

- PHASE ONE
- PHASE TWO
- PHASE THREE
- PHASE FOUR
- REST OF LAND
- WETLANDS



Rock NH. 35 Single 35
14 Duplex 28
2 4 Plex 8
71 units

WALT CHENEY
603 216-7781
NEWMARKET NH

FINAL APPROVAL BY ROCHESTER PLANNING BOARD
CERTIFIED BY: _____
DATE: _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF ROCHESTER – 1:10,000 –
KENNETH A. BERRY LLS 805 DATE

WHETHER OR NOT OTHERWISE EXPRESSLY NOTED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON ENTRY INTO, AND STRICT ADHERENCE BY THE OWNER/SUCCESSOR/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS ADOPTED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS ON EXCEPT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BLOCK NON – ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

REVISION	DATE	DESCRIPTION
#3	11-01-19	REVISED LAYOUT OF SUBDIVISION
#2	07-22-19	REVISED PER NHDES WWED REVIEW
#1	07-3-19	REVISED PEER AOT AMENDMENT APPLICATION

COLOR PHASING PLAN
STUART ACRES
REAL ESTATE ADVISORS INC.
24 JEREMIAH LANE
ROCHESTER, N.H.
TAX MAP 223, LOT 21

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 603-332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : JUNE 11, 2019
FILE NO. : DB 2015 – 114

NO. 805 KENNETH A. BERRY

Article 33 Conservation Subdivision

33.7 Allowed uses.

All uses permitted in the zoning district within which the conservation subdivision is located are permitted in the conservation subdivision under the same terms. Two-family, three-family, and four-family dwellings are permitted in conservation subdivisions provided:

A. At least half of the proposed units are single-family dwellings;

B. A system of street blocks or a modified grid is used;

C. The units are carefully integrated into the development (such as placing the units on larger lots at intersections, fronting on greens, or on alternating or cross streets);

D. The architectural designs provide for a harmonious fit with single-family dwellings.

E. The development standards under Article **5**, Residential Zoning Districts, shall apply;

F. None of these multifamily uses are located within 200 feet of the project boundary; and

G. Each unit shall be considered equivalent to one house lot for density purposes.

Evelyn Drive

City of Rochester, NH

1 inch = 260 Feet

0 260 520 780

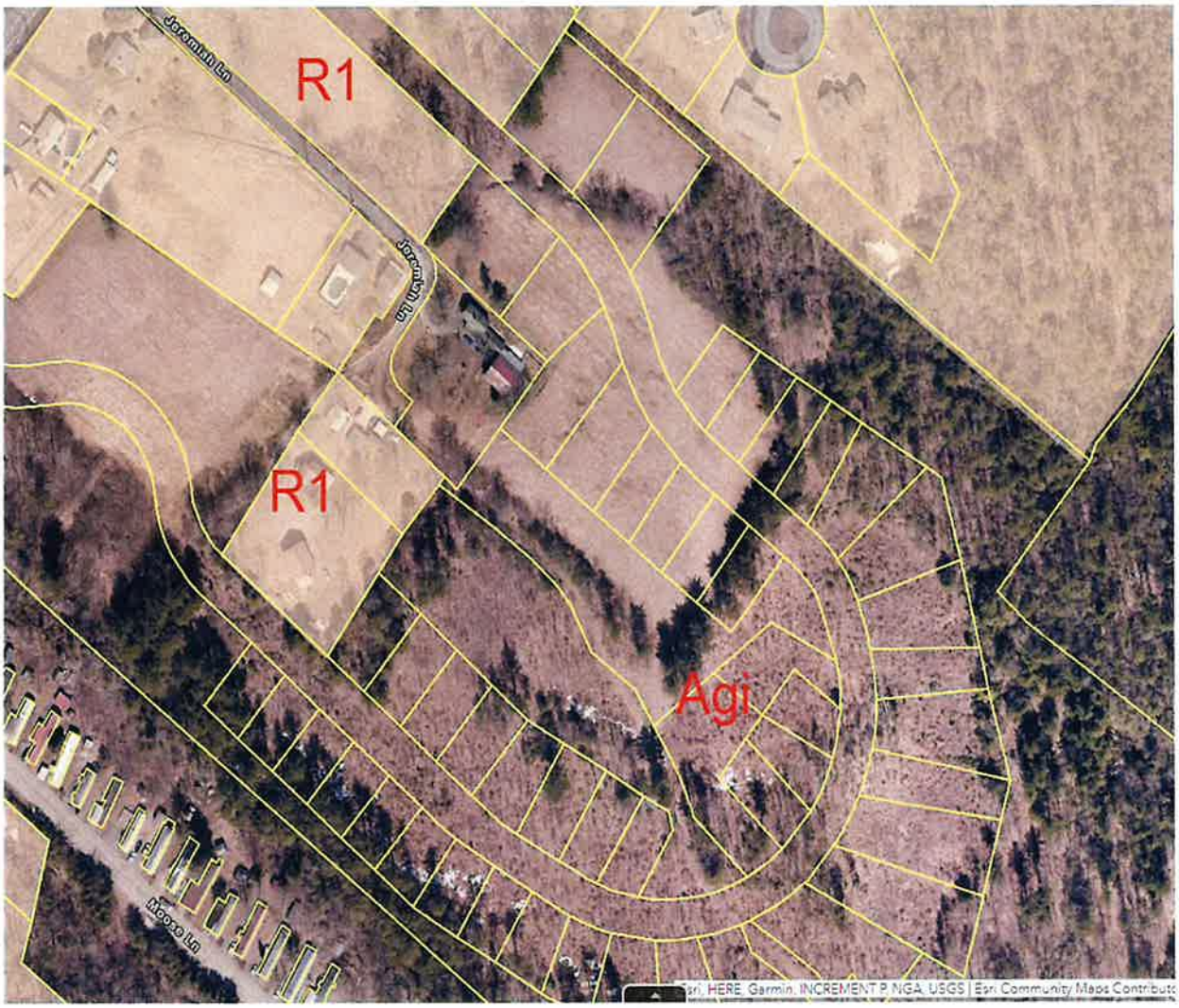
August 18, 2023

CAI Technologies

www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Evelyn Drive – Zoning District Map



Property Location 0 EVELYN DR
Vision ID 14536

Parcel ID 0223/ 0021/ 0053/ /

Card # 1 of 1 Account # 14536 Land Use 1320
Sec # 1 of 1 Bldg # 1 Print Date 6/7/2023 2:38:51 PM

VISION
ROCHESTER, NH

CURRENT OWNER	UTILITIES	TOPO	ZONING
REAL ESTATE ADVISORS INC	0 NONE	0 LEVEL	A AGRICULTURAL
	0 SEPTIC	NEIGHBORHOOD	NHBD NAME
	0 WELL	1010	RURAL NORTH
76 EXETER ST	UTL/ ST / TRAF	EXEMPTIONS	
	0 PAVED	Year / Code / Description	
NEWMARKET NH 03857	0 LIGHT		
	LEGAL DESCRIPTION		

CURRENT ASSESSMENT

Description	LUC Co	Prior Assessed	Current Assesse
LAND	132	47,700	47,700
	Total	47,700	47,700

SALES INFORMATION- GRANTEE

GRANTEE	BOOK	PAGE	SALE DATE	SALE PRICE	SALE CODE
REAL ESTATE ADVISORS INC	4323	128	09-11-2015	275,000	02
STUART JEREMIAH J REV TRUST	0	0	01-01-1900	0	99

PREVIOUS ASSESSMENTS (HISTORY)

Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse
2020	LAND	4,900	2021	LAND	47,700	2022	LAND	47,700
	Total	4,900		Total	47,700		Total	47,700

BUILDING NOTES

OPEN SPACE AREA #2

APPRAISED VALUE SUMMARY

Appraised Building Value (Card)	0
Appraised Extra Feature Value (Bldg)	0
Appraised Outbuilding Value (Bldg)	0
Appraised Land Value (Bldg)	47,700
Total Appraised Parcel Value	47,700
Valuation Method	C
Total Appraised Parcel Value	47,700

BUILDING PERMIT RECORD

Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes

VISIT / CHANGE HISTORY

Date	Id	Purpost/Result	Notes
05-05-2019	JR	MAPPING CHG	PARCEL CREA

LAND LINE VALUATION SECTION

B	LUC	Description	LandU	Land Type	Loc Adj		UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Infl1	Infl1 Adj	Infl2	Infl2 Adj	Infl3	Infl3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1320	UNDEV RES	19.090	EXCESS A	CO	1.000	2,500.0	1.00000	1.00	1010	1.000							2,500	47,700	47,700	

Total Card Land Units 19.09 AC Parcel Total Land Area 19.09 AC Total Land Value 47,700

Property Location 0 EVELYN DR
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Parcel ID 0223/ 0021/ 0053/ /

Card # 1 of 1 Account # 14536 Land Use 1320
Sec # 1 of 1 Bldg # 1 Print Date 6/7/2023 2:38:51 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style		
Grade		
Stories		
Units		
Frame		
Foundation		
Exterior Wall 1		
Roof Structure		
Roof Cover		
View		
Interior Wall 1		
Interior Floor 1		
Basement Flo		
Bsmt Garage		
Finished Bsmt		
FBLA		
Rec Room		
Electric		
Insulation		
Interior/Exterio		
% Heated		
Heat Fuel		
Heat Type		
AC Percent		
Bedrooms		
Full Bath(s)		
3/4 Bath(s)		
Half Bath(s)		
Extra Fixture(s		
Kitchen(s)		
Extra Kitchen(		
Total Rooms		
Fireplace(s)		
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Solar		
Central Vac		
Nbhd Modifier		
MH Make		
MH Serial #		
Color;Mdl #;D		

CONDO DATA

Condo Main		Complex #	
Adjust Type	Code	Building #	
Condo Floor		Section #	
Condo Location		% Owner	

COST / MARKET VALUATION

Building Value New	0
Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
Economic Obsol	
Trend Factor	1.000
Special Adj	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Owner1	Owner2	BillingAddress	City State Zip
ARMSTRONG JAMES T III & ELINOF	L	292 FORESIDE DR	TOPSHAM, ME 04086
BENTON ALFRED & CYNTHIA		585 PORTLAND ST	ROCHESTER, NH 03867-2429
BENTON JAMES A & JANE		579 PORTLAND ST	ROCHESTER, NH 03867-2429
CALER DOROTHY F		151 FRANKLIN ST	ROCHESTER, NH 03867-2417
CATANO LOUIS F & PATRICIA M	REV TRUST % CATANO L F & P M)	37 BRENDA LN	ROCHESTER, NH 03867-2474
CHAMBERLAIN INVEST PROP LLC	% PIERCE	P O BOX 645	IPSWICH, MA 01938-0645
COVIELLO SUSAN &	DONROVICH PHYLLIS	32 JEREMIAH LN	ROCHESTER, NH 03867-2429
CURTIS FAMILY REVOCABLE TRUST	CURTIS M M & K J TRUSTEES	43 STONEWALL DR	ROCHESTER, NH 03868
DEPUE RACHEL & SETH		596 PORTLAND ST	ROCHESTER, NH 03867
ERICKSON LOIS		39 BALDPATE RD	GEORGETOWN, MA 01833-2302
HOUSE RICHARD E & DEBORAH S		578 PORTLAND ST	ROCHESTER, NH 03867-2428
HUPPE LEO & EVELYN		589 PORTLAND ST	ROCHESTER, NH 03867-2429
HUPPE LEO & EVELYN		589 PORTLAND ST	ROCHESTER, NH 03867-2429
JILLSON CARLY	WILBUR BRADFORD	567 PORTLAND ST	ROCHESTER, NH 03867
MABEY MELISSA & CHAD		26 BRENDA LN	ROCHESTER, NH 03867-2474
MAHRA YOUSEF	SULLIVAN LINDSAY	24 JEREMIAH LN	ROCHESTER, NH 03867
MAJOR SEPTEMBER N	MAJOR LOGHAN H	31 BRENDA LN	ROCHESTER, NH 03867
MARTIN CHARLES L & DOROTHEA H		611 PORTLAND ST	ROCHESTER, NH 03867-2437
MARTIN PAUL A REV LIVING TRUS	MARTIN PAUL A TRUSTEE	35 BRENDA LN	ROCHESTER, NH 03867-2474
METAYER FAMILY REVOC TRUST	% METAYER GERARD R & JOYCE N	21 JEREMIAH LN	ROCHESTER, NH 03867-2429
MONTINI CHRISTINA M &	DONLON R TYLER	604 PORTLAND ST	ROCHESTER, NH 03867-2428
REAL ESTATE ADVISORS INC		76 EXETER ST	NEWMARKET, NH 03857
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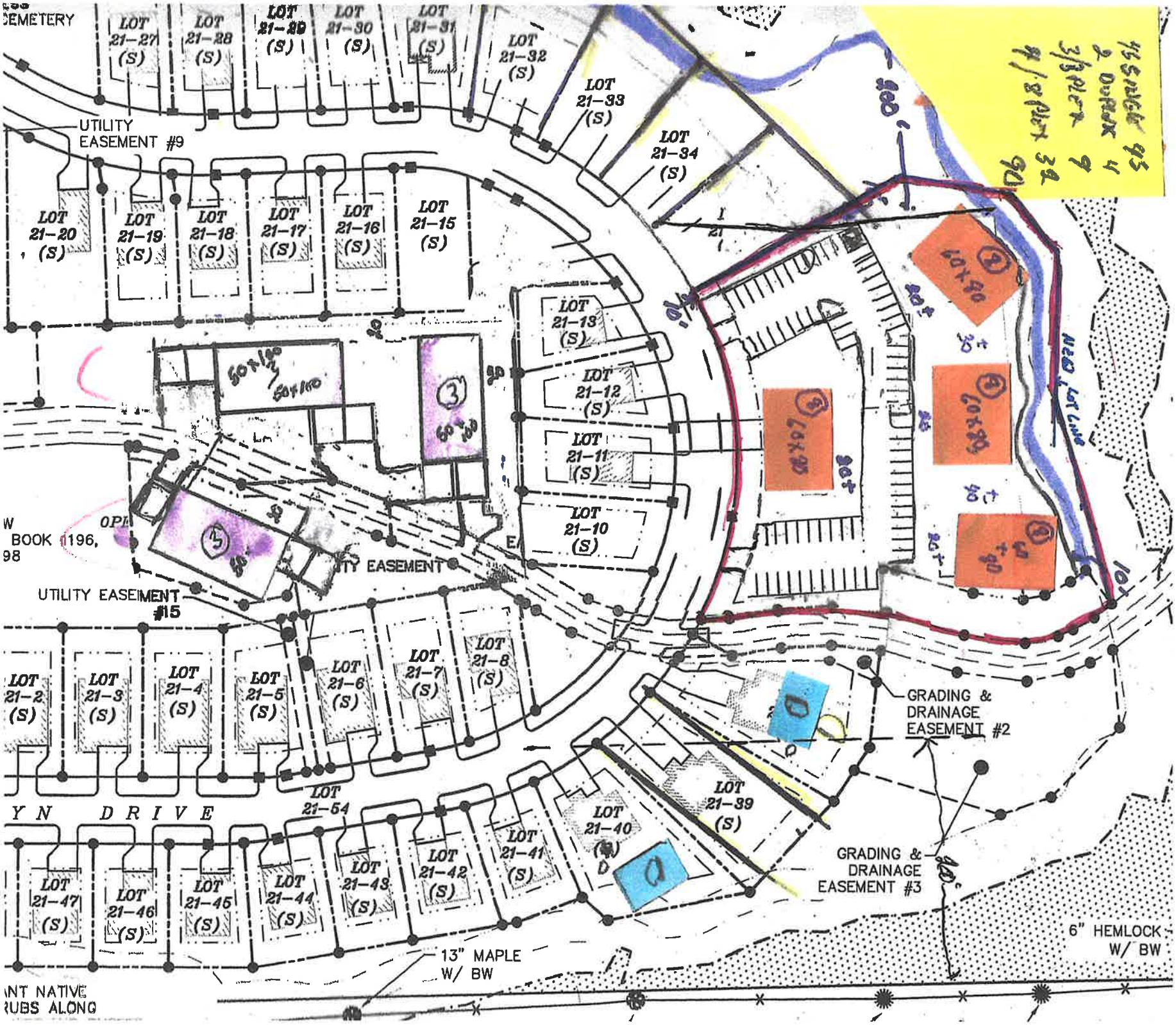
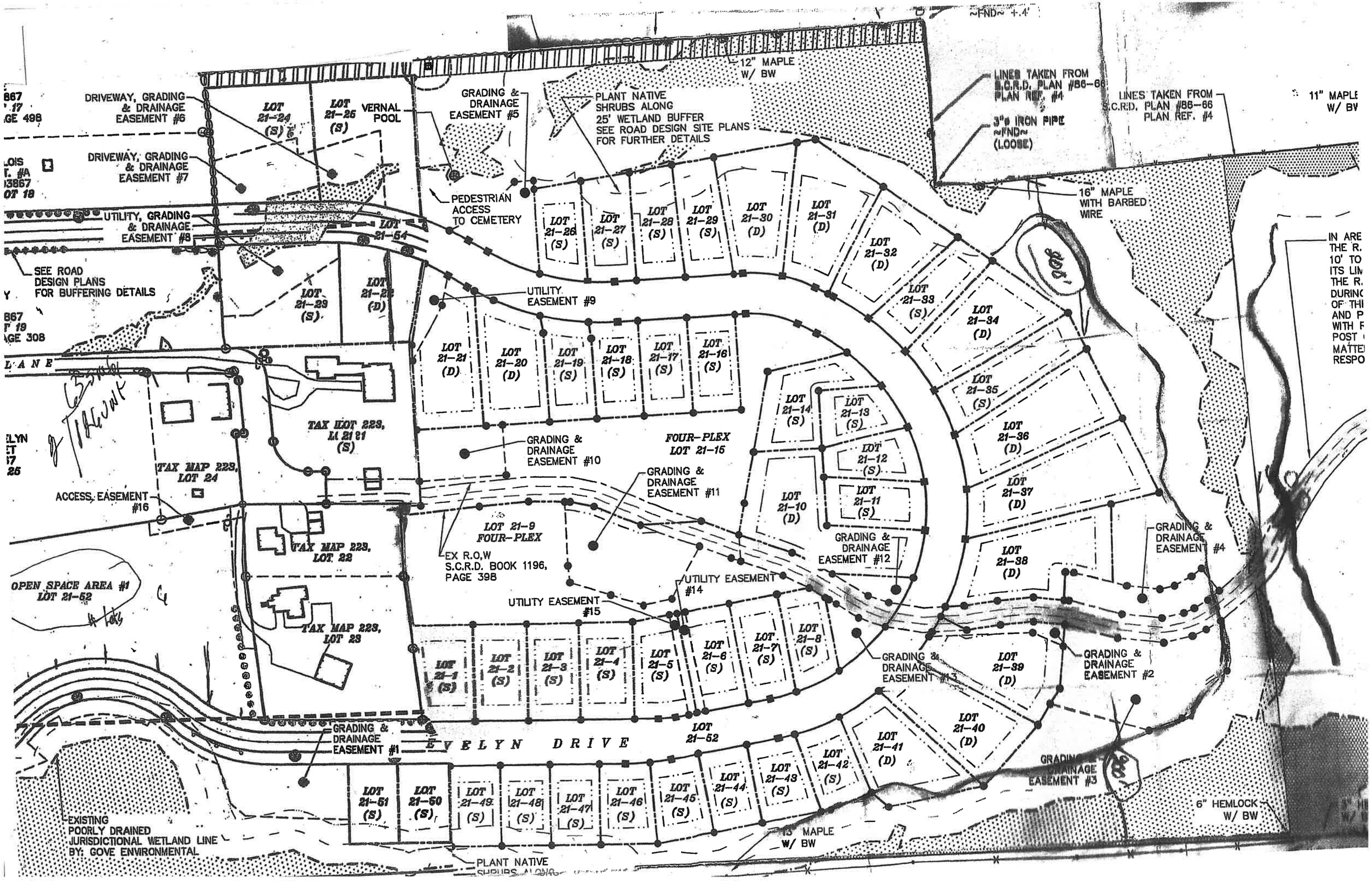
REAL ESTATE ADVISORS INC		76 EXETER ST	NEWMARKET, NH 03857
REAL ESTATE ADVISORS INC		76 EXETER ST	NEWMARKET, NH 03857
REAL ESTATE ADVISORS INC		76 EXETER ST	NEWMARKET, NH 03857
STROGEN ROBERT & SHIELA		27 QUARRY DR	ROCHESTER, NH 03867
STROGEN ROBERT & SHIELA		27 QUARRY DR	ROCHESTER, NH 03867
TROXI PROPERTIES LLC		PO BOX 1464	ROCHESTER, NH 03866
UNGER-MOCHRIE LESLEY F		25 BRENDA LN	ROCHESTER, NH 03867-2474
WEINBERG LINDA &	BURGESS HAROLD C	36 JEREMIAH LN	ROCHESTER, NH 03867
WORCESTER KURTIS L		584 PORTLAND ST	ROCHESTER, NH 03867-2428
YORK SALLY L		600 PORTLAND ST	ROCHESTER, NH 03867-2428


CEMETERY
LOT 21-27 (S)
LOT 21-28 (S)
LOT 21-29 (S)
LOT 21-30 (S)
LOT 21-31 (S)
LOT 21-32 (S)
LOT 21-33 (S)
LOT 21-34 (S)
UTILITY EASEMENT #9
LOT 21-20 (S)
LOT 21-19 (S)
LOT 21-18 (S)
LOT 21-17 (S)
LOT 21-16 (S)
LOT 21-15 (S)
LOT 21-13 (S)
LOT 21-12 (S)
LOT 21-11 (S)
LOT 21-10 (S)
BOOK 1196, 98
UTILITY EASEMENT #15
LOT 21-2 (S)
LOT 21-3 (S)
LOT 21-4 (S)
LOT 21-5 (S)
LOT 21-6 (S)
LOT 21-7 (S)
LOT 21-8 (S)
LOT 21-54
LOT 21-39 (S)
LOT 21-40 (S)
LOT 21-41 (S)
LOT 21-42 (S)
LOT 21-43 (S)
LOT 21-44 (S)
LOT 21-45 (S)
LOT 21-46 (S)
LOT 21-47 (S)
GRADING & DRAINAGE EASEMENT #2
GRADING & DRAINAGE EASEMENT #3
13" MAPLE W/ BW
6" HEMLOCK W/ BW
NEW LOT LINE


DRIVEWAY, GRADING & DRAINAGE EASEMENT #6
DRIVEWAY, GRADING & DRAINAGE EASEMENT #7
UTILITY, GRADING & DRAINAGE EASEMENT #8
SEE ROAD DESIGN PLANS FOR BUFFERING DETAILS
LOT 21-24 (S)
LOT 21-26 (S)
VERNAL POOL
GRADING & DRAINAGE EASEMENT #5
PLANT NATIVE SHRUBS ALONG 25' WETLAND BUFFER SEE ROAD DESIGN SITE PLANS FOR FURTHER DETAILS
12" MAPLE W/ BW
LINES TAKEN FROM S.C.R.D. PLAN #86-66 PLAN REF. #4
3"ø IRON PIPE ~FND~ (LOOSE)
LINES TAKEN FROM S.C.R.D. PLAN #86-66 PLAN REF. #4
11" MAPLE W/ BW
16" MAPLE WITH BARBED WIRE
PEDESTRIAN ACCESS TO CEMETERY
LOT 21-54
LOT 21-29 (S)
LOT 21-26 (S)
LOT 21-27 (S)
LOT 21-28 (S)
LOT 21-29 (S)
LOT 21-30 (D)
LOT 21-31 (D)
LOT 21-32 (D)
LOT 21-33 (S)
LOT 21-34 (D)
LOT 21-35 (S)
LOT 21-36 (D)
LOT 21-37 (D)
LOT 21-38 (D)
LOT 21-39 (D)
LOT 21-40 (D)
LOT 21-41 (D)
LOT 21-42 (S)
LOT 21-43 (S)
LOT 21-44 (S)
LOT 21-45 (S)
LOT 21-46 (S)
LOT 21-47 (S)
LOT 21-48 (S)
LOT 21-49 (S)
LOT 21-50 (S)
LOT 21-51 (S)
LOT 21-52
LOT 21-1 (S)
LOT 21-2 (S)
LOT 21-3 (S)
LOT 21-4 (S)
LOT 21-5 (S)
LOT 21-6 (S)
LOT 21-7 (S)
LOT 21-8 (S)
LOT 21-9 FOUR-PLEX
LOT 21-10 (D)
LOT 21-11 (S)
LOT 21-12 (S)
LOT 21-13 (S)
LOT 21-14 (S)
LOT 21-15 FOUR-PLEX
LOT 21-16 (S)
LOT 21-17 (S)
LOT 21-18 (S)
LOT 21-19 (S)
LOT 21-20 (D)
LOT 21-21 (D)
UTILITY EASEMENT #9
GRADING & DRAINAGE EASEMENT #10
GRADING & DRAINAGE EASEMENT #11
GRADING & DRAINAGE EASEMENT #12
GRADING & DRAINAGE EASEMENT #13
GRADING & DRAINAGE EASEMENT #4
GRADING & DRAINAGE EASEMENT #2
GRADING & DRAINAGE EASEMENT #3
GRADING & DRAINAGE EASEMENT #1
UTILITY EASEMENT #14
UTILITY EASEMENT #15
EX R.O.W S.C.R.D. BOOK 1196, PAGE 398
TAX LOT 223, LOT 21 (S)
TAX MAP 223, LOT 24
TAX MAP 223, LOT 22
TAX MAP 223, LOT 23
ACCESS EASEMENT #16
OPEN SPACE AREA #1 LOT 21-52
EVELYN DRIVE
EXISTING POORLY DRAINED JURISDICTIONAL WETLAND LINE BY: GOVE ENVIRONMENTAL
PLANT NATIVE SHRUBS ALONG
13" MAPLE W/ BW
6" HEMLOCK W/ BW