Doc# 0001771 Feb 15, 2019 1:37 PM
Plan 115-019 1 of 1
Register of Deeds, Strafford County

For Registry of Deeds Purposes

Legend:

OHU	Overhead Utilities
SCRD	Strafford County Registry of Deeds
○	Iron Pipe Found
●	Iron Rod Found
⊠	Steel Stake Found
⊛	Drill Hole Found
⊕	Iron Rod to be Set
□	Granite Bound to be Set
⌀	Utility Pole
———	Building Setback
— — —	Drainage Easement
— — —	Wetland No-Cut Buffer
——D——	Culvert
ooooooo	Stone Wall

References:

1. "Plan of Land Limited Subdivision, Robert E. Metivier, Rochester, NH," dated Feb. 1976, prepared by Frederick E. Drew Assoc., SCRD Plan No.17-33.
2. "Lot Line Revisions for Raymond D. Collins & Jake M. Collins, Rochester, NH," dated May 2006, rev. 11/4/07, prepared by Norway Plains Assoc., Inc., SCRD Plan No. 92-66.
3. "Subdivision of Land Prepared for Steven Miller, Rochester, NH," dated Nov. 2007, prepared by Norway Plains Assoc., Inc., SCRD Plan No. 93-42.
4. "Subdivision of Land for Great Woods Development, LLC, Rochester, NH," dated February 2008, prepared by Norway Plains Assoc., Inc., SCRD Plan No. 96-23.

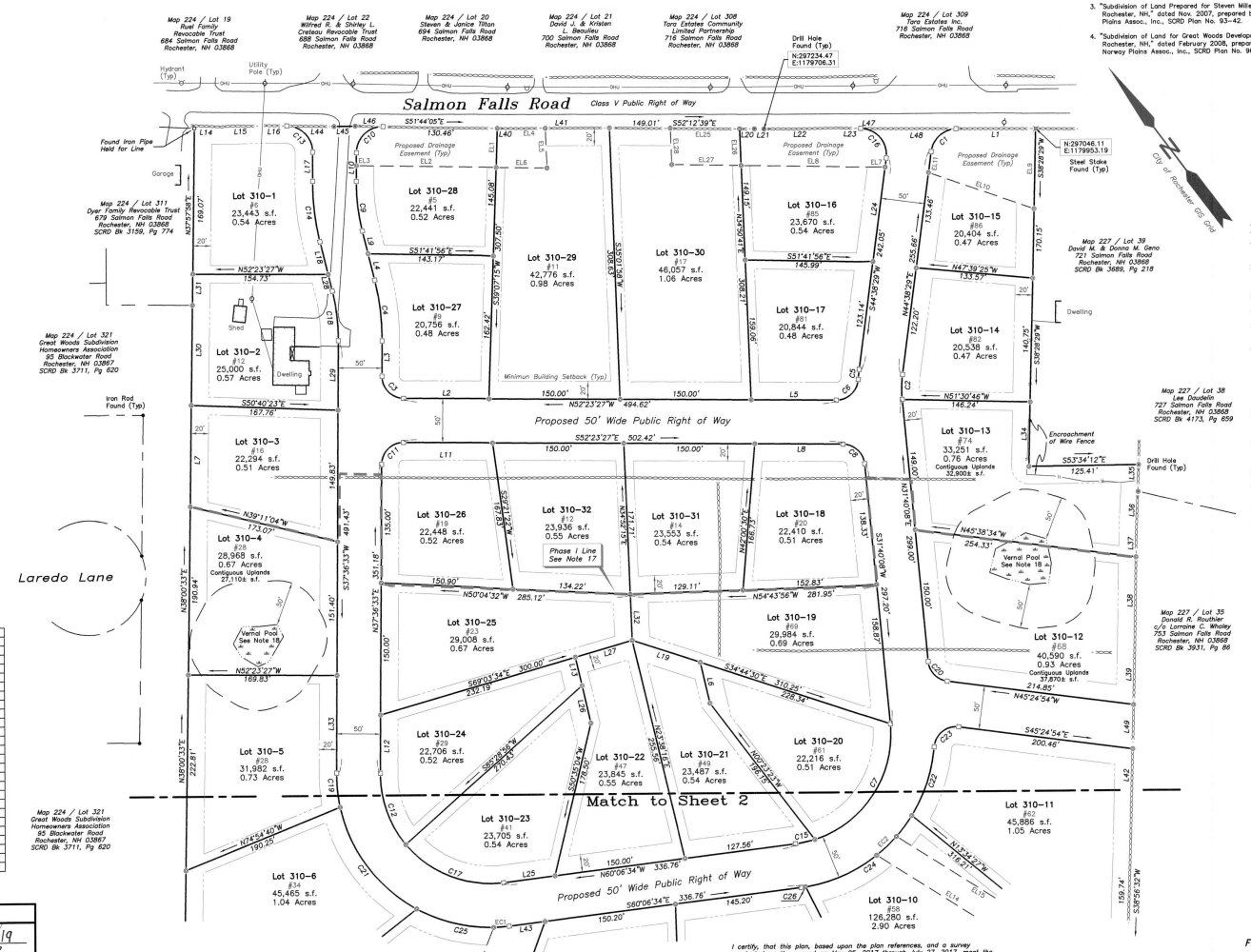
LOCATION PLAN
NOT TO SCALE

Length Table:

LINE	BEARING	DISTANCE
L1	S52°35'41"E	89.68'
L2	N52°23'27"W	97.37'
L3	N37°36'33"E	40.25'
L4	N03°09'26"E	31.12'
L5	N52°23'27"W	97.25'
L6	N23°59'39"E	47.79'
L7	N38°00'33"E	115.33'
L8	S52°23'27"E	100.73'
L9	N23°08'26"E	26.73'
L10	N37°36'33"E	32.70'
L11	S52°23'27"E	101.68'
L12	N37°36'33"E	66.16'
L13	S23°59'39"W	33.17'
L14	S49°50'09"E	29.10'
L15	S54°14'15"E	52.37'
L16	S51°42'57"E	24.25'
L17	S37°36'33"W	33.09'
L18	S23°08'26"W	38.60'
L19	S34°44'30"E	81.91'
L20	S52°12'39"E	16.93'
L21	S51°58'56"E	10.91'
L22	S53°24'29"E	84.53'
L23	S51°27'55"E	26.08'
L24	S44°38'29"W	118.91'
L25	N60°06'34"W	59.20'
L26	S23°59'39"W	43.74'
L27	S69°03'34"E	67.81'
L28	S23°08'26"W	19.25'
L29	S37°36'33"W	79.06'
L30	N38°00'33"E	113.77'
L31	N37°57'58"E	35.12'
L32	S34°52'15"W	52.49'
L33	S37°36'33"W	111.14'
L34	S38°28'29"W	73.10'
L35	S38°26'22"W	30.63'
L36	S39°55'27"W	44.99'
L37	S38°05'02"W	29.75'
L38	S38°05'02"W	99.86'
L39	S38°33'46"W	61.79'
L40	S51°44'05"E	17.02'
L41	S52°58'14"E	111.00'
L42	S38°33'46"W	115.10'
L43	S60°06'34"E	41.36'
L44	S51°42'57"E	53.88'
L45	S53°50'12"E	24.36'
L46	S51°44'05"E	31.77'
L47	S51°27'55"E	17.51'
L48	S52°35'41"E	92.74'
L49	S36°33'46"W	50.28'

Curve Table:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	30.00'	43.33'	82°45'49"
C2	125.00'	28.30'	12°58'21"
C3	25.00'	39.27'	90°00'00"
C4	275.00'	69.44'	14°28'06"
C5	175.00'	11.39'	3°43'51"
C6	25.00'	37.83'	86°41'54"
C7	125.00'	169.92'	77°53'06"
C8	25.00'	36.68'	84°03'36"
C9	225.00'	56.82'	14°28'06"
C10	30.00'	47.47'	90°39'23"
C11	25.00'	39.27'	90°00'00"
C12	125.00'	87.93'	40°18'20"
C13	30.00'	46.77'	89°19'29"
C14	275.00'	69.44'	14°28'06"
C15	125.00'	22.55'	10°20'12"
C16	30.00'	50.32'	96°06'24"
C17	125.00'	125.26'	57°24'46"
C18	225.00'	56.82'	14°28'06"
C19	175.00'	39.12'	12°48'35"
C20	25.00'	33.63'	77°05'01"
C21	175.00'	150.03'	49°07'12"
C22	175.00'	82.67'	27°04'05"
C23	25.00'	40.44'	92°41'09"
C24	175.00'	150.54'	49°17'11"
C25	175.00'	109.31'	35°47'19"
C26	175.00'	5.00'	1°38'12"



Notes:

1.) The purpose of this plan is subdivide Lot 310 into residential lots. Each lot is to be served by municipal sewer and water.

2.) Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed May/July 2017, Least Squares Balance.

3.) Error of Closure Better Than 1:36,000.

4.) Parcel is shown as Lot 310 on Assessor's Map 224.

5.) Parcel is located in the Agricultural (AG) Zoning District and Conservation Overlay District (CO).

6.) Owners of Record:
J & L Terra Holdings Inc.
79 Exeter Road
North Hampton, NH 03862
SCRD Bk 4478, Pg 92

a.) Parcel is subject to an easement to PSNH as described in SCRD Bk 854, Pg 264.

7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C2080 & 33017C216D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

9.) Existing Lot Area: 72.77 Acres

10.) The wetland boundaries shown hereon were field delineated on December 27, 2016, by Brenden Quigley of Gove Environmental Services, of Exeter, NH.

11.) Horizontal Datum Based upon the City of Rochester GPS Control Monuments 218 & 219.

12.) The monuments and pins must be set on the lot prior to Certificate of Occupancy being issued for that lot. All pins and monuments must be set before the road is conveyed to the City of Rochester. A licensed surveyor is to submit a signed, stamped letter stating the pins/monuments were set.

13.) Developers of all new major subdivisions with new roads which are intended to be conveyed to the City of Rochester shall post: a) construction zone signs per the Manual of Uniform Traffic Control Devices Standards; and b) street acceptance signs with the following language at all entry points to the subdivision: "POSTED. This subdivision is under construction. These streets have not yet been accepted by the City of Rochester and are not eligible for City services. Travel at your own risk. (Per order of Planning Board)". The location and design of the signs shall be as stipulated by the Public Works Department, but in no case shall they be less than 2' x 4' and they shall be erected prior to the issuance of any building permits.

14.) See Sheet 2 for Easement Length and Curve Tables.

15.) NHDES Permit: AoT-1512, dated October 24, 2018.

16.) NHDES Sewer Connection Permit: D2018-0702, dated June 27, 2018.

17.) Active and substantial development for this project is defined as, "Construction of the road for phase I and utilities. These improvements must be completed within 24 months of the Planning Board approval date."

18.) The 50' vernal pool buffer to be marked with permanent "no disturbance" placards screwed into trees or attached to permanent posts at an interval of 50–75' separation.

CITY OF ROCHESTER
PLANNING BOARD APPROVAL

Approved by the Rochester Planning Board on 5/7/19 (Date)

Signed by [signature] (Name) Chief Planner (Position)

SUBDIVISION APPROVAL. Whether or not otherwise expressly recited on this subdivision plan, 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.
GRANTED WAIVERS:

ZONING REQUIREMENTS

ZONE	AGRICULTURAL (AG)
LOT AREA MIN.	20,000 SF.
LOT FRONTAGE	150 FT.
FRONT YARD	20 FT.
SIDE YARD	10 FT.
REAR YARD	20 FT.
WETLAND SETBACK	50 FT.
WETLAND NO-CUT BUFFER	25 FT.
MAX. LOT COVERAGE	35%
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING FOOTPRINT	30%

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

BOARD OF NEW HAMPSHIRE BRENDAN QUIGLEY No. 249 LICENSED WETLAND SCIENTIST

I certify, that this plan, based upon the plan references, and a survey conducted on the ground on May 25, 2017 through July 27, 2017, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the City of Rochester.

STATE OF NEW HAMPSHIRE DAVID W. VINCENT No. 821 LAND SURVEYOR

David W. Vincent, LLS No. 821 — Date: 3 Dec 2018

NO.	DATE	DESCRIPTION	BY
4	11/8/18	PB approval review	dmv
3	4/23/18	rev Lots	dmv
2	3/6/18	rev Lots 19 & 33	dmv
1	2/7/18	rev per PB comments	dmv

MAJOR SUBDIVISION PLAN

PREPARED FOR

J & L TERRA HOLDINGS INC.

SHOWN AS

TAX MAP 224 / LOT 310

LOCATED AT

685 SALMON FALLS ROAD
COUNTY OF STRAFFORD
ROCHESTER, NH

FEET 60 0 30 60 120 240
METERS 0 10 20 40 80

SCALE: 1"= 60' DATE: DECEMBER 11, 2017

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

DWG NAME: 011sub1 | FB: 49/40-68

This Sheet to be Recorded
Sheet 1 of 20

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