

Legend:
 Dashed Lines
 Street Center Line
 Right of Way
 Utility Lines
 Building Footprint
 Easement
 Proposed
 Existing

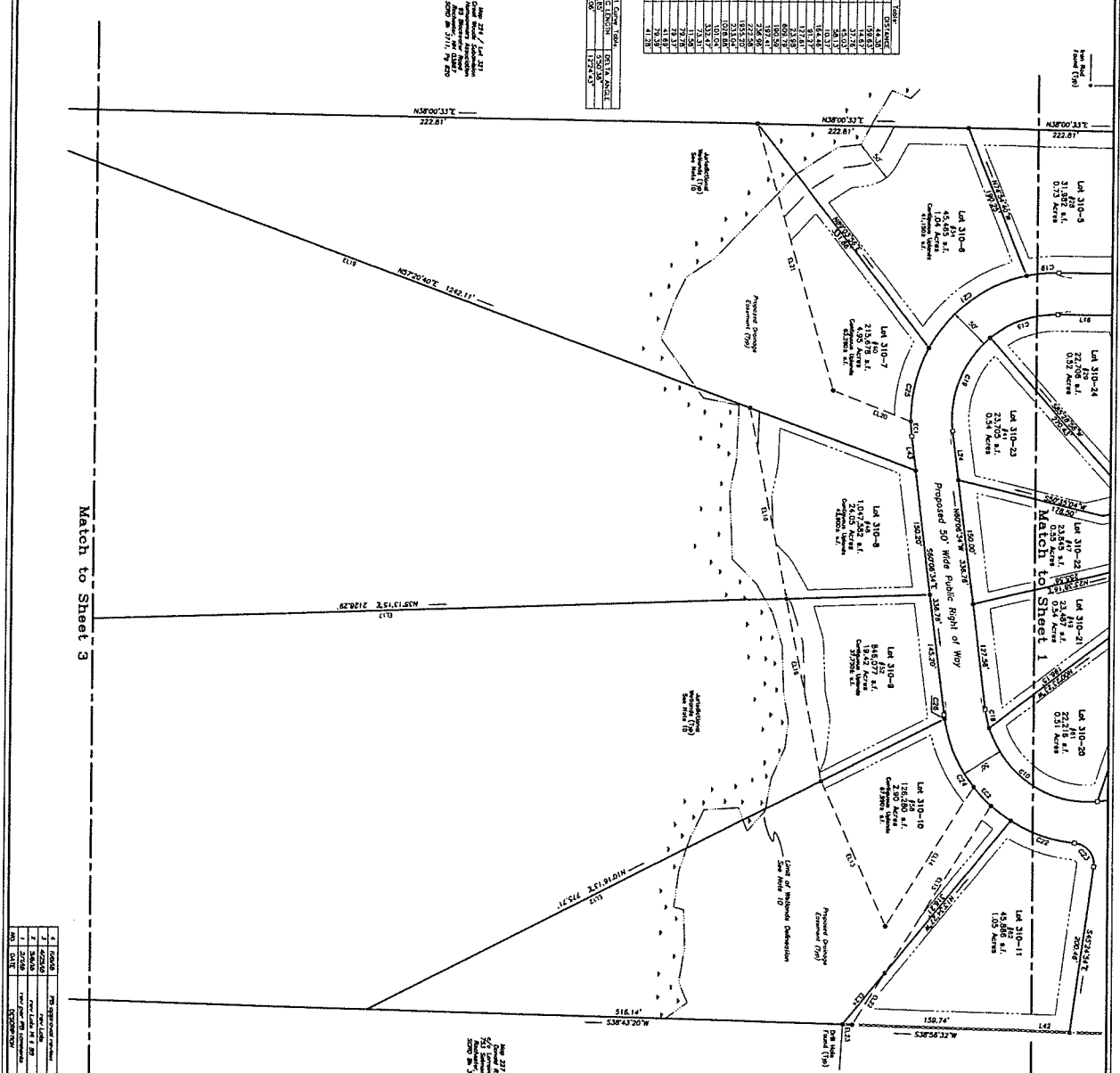
Length Table:

Station	Length (ft)	Length (m)
1+00.00	100.00	30.48
1+10.00	110.00	33.53
1+20.00	120.00	36.58
1+30.00	130.00	39.63
1+40.00	140.00	42.68
1+50.00	150.00	45.73
1+60.00	160.00	48.78
1+70.00	170.00	51.83
1+80.00	180.00	54.88
1+90.00	190.00	57.93
2+00.00	200.00	60.98
2+10.00	210.00	64.03
2+20.00	220.00	67.08
2+30.00	230.00	70.13
2+40.00	240.00	73.18
2+50.00	250.00	76.23
2+60.00	260.00	79.28
2+70.00	270.00	82.33
2+80.00	280.00	85.38
2+90.00	290.00	88.43
3+00.00	300.00	91.48
3+10.00	310.00	94.53
3+20.00	320.00	97.58
3+30.00	330.00	100.63
3+40.00	340.00	103.68
3+50.00	350.00	106.73
3+60.00	360.00	109.78
3+70.00	370.00	112.83
3+80.00	380.00	115.88
3+90.00	390.00	118.93
4+00.00	400.00	121.98
4+10.00	410.00	125.03
4+20.00	420.00	128.08
4+30.00	430.00	131.13
4+40.00	440.00	134.18
4+50.00	450.00	137.23
4+60.00	460.00	140.28
4+70.00	470.00	143.33
4+80.00	480.00	146.38
4+90.00	490.00	149.43
5+00.00	500.00	152.48
5+10.00	510.00	155.53
5+20.00	520.00	158.58
5+30.00	530.00	161.63
5+40.00	540.00	164.68
5+50.00	550.00	167.73
5+60.00	560.00	170.78
5+70.00	570.00	173.83
5+80.00	580.00	176.88
5+90.00	590.00	179.93
6+00.00	600.00	182.98
6+10.00	610.00	186.03
6+20.00	620.00	189.08
6+30.00	630.00	192.13
6+40.00	640.00	195.18
6+50.00	650.00	198.23
6+60.00	660.00	201.28
6+70.00	670.00	204.33
6+80.00	680.00	207.38
6+90.00	690.00	210.43
7+00.00	700.00	213.48
7+10.00	710.00	216.53
7+20.00	720.00	219.58
7+30.00	730.00	222.63
7+40.00	740.00	225.68
7+50.00	750.00	228.73
7+60.00	760.00	231.78
7+70.00	770.00	234.83
7+80.00	780.00	237.88
7+90.00	790.00	240.93
8+00.00	800.00	243.98
8+10.00	810.00	247.03
8+20.00	820.00	250.08
8+30.00	830.00	253.13
8+40.00	840.00	256.18
8+50.00	850.00	259.23
8+60.00	860.00	262.28
8+70.00	870.00	265.33
8+80.00	880.00	268.38
8+90.00	890.00	271.43
9+00.00	900.00	274.48
9+10.00	910.00	277.53
9+20.00	920.00	280.58
9+30.00	930.00	283.63
9+40.00	940.00	286.68
9+50.00	950.00	289.73
9+60.00	960.00	292.78
9+70.00	970.00	295.83
9+80.00	980.00	298.88
9+90.00	990.00	301.93
10+00.00	1000.00	304.98

Curve Table:

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1+00.00	100.00	30.48
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3+00.00	300.00	91.48
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3+60.00	360.00	109.78
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8+90.00	890.00	271.43
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10+00.00	1000.00	304.98

CITY OF ROCHESTER
 PLANNING BOARD APPROVAL
 Approved by the Rochester Planning Board on 5/14/14
 Chief Planner



WETLAND SCIENTIST CERTIFICATION

I, the undersigned, being a duly licensed Wetland Scientist in the State of New Hampshire, do hereby certify that the information provided in this report is true and correct to the best of my knowledge and belief.

David W. Vincent, L.S. No. 821

MAJOR SUBDIVISION PLAN
 PREPARED FOR
J & I TERRA HOLDINGS INC.
 SHOWN AS
TAX MAP 224 / LOT 310
 LOCATED AT
685 SALMON FALLS ROAD
 COUNTY OF STAFFORD
 ROCHESTER, NH

DATE: DECEMBER 11, 2017

DAVID W. VINCENT, L.S.
 LAND SURVEYING SERVICES
 P.O. BOX 1622
 DOVER, NH 03821
 TEL./FAX (603) 684-5786
 WWW.DAVIDVINCENTSURVEYING.COM

SCALE: 1" = 60'

DATE: DECEMBER 11, 2017

This Sheet to be Recorded
 Sheet 2 of 20

17-011

Match to Sheet 2



Doc# 000173 Rev.15 2018.12.19
 Plan: 17-011 1-41
 Region: of Essex Superior County

WETLAND SCIENTIST CERTIFICATION

- 1. I, the undersigned, certify that I am a Wetland Scientist as defined in 26 V.S.A. § 261(2)(c).
- 2. I have conducted a field visit to the project site and have prepared this certification.
- 3. I have conducted a field visit to the project site and have prepared this certification.
- 4. I am not providing this certification for the purpose of obtaining a permit under the Clean Water Act.



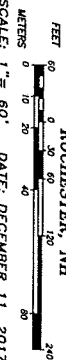
I certify that this plan, including the project description and site location, was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of New Hampshire and the City of Rochester.



David W. Vincent, L.L.S. No. 821
 Date: _____

MAJOR SUBDIVISION PLAN
 PREPARED FOR
J & L TERRA HOLDINGS INC.
 SHOWN AS / LOT 310
TAX MAP 224 / LOT 310
 LOCATED AT
 685 SALMON FALLS ROAD
 COUNTY OF STRAFFORD
 ROCHESTER, NH

DAVID W. VINCENT, L.L.S.
 LAND SURVEYING SERVICES
 P.O. BOX 1022
 DOVER, NH 03821
 TEL/FAX (603) 964-5786
 www.davidwv.com



NO.	DATE	REVISION
1	10/26/18	REVISED PER COMMENTS
2	12/12/18	REVISED PER COMMENTS
3	12/12/18	REVISED PER COMMENTS
4	12/12/18	REVISED PER COMMENTS
5	12/12/18	REVISED PER COMMENTS
6	12/12/18	REVISED PER COMMENTS
7	12/12/18	REVISED PER COMMENTS
8	12/12/18	REVISED PER COMMENTS
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45	12/12/18	REVISED PER COMMENTS
46	12/12/18	REVISED PER COMMENTS
47	12/12/18	REVISED PER COMMENTS
48	12/12/18	REVISED PER COMMENTS
49	12/12/18	REVISED PER COMMENTS
50	12/12/18	REVISED PER COMMENTS

CITY OF ROCHESTER
PLANNING BOARD APPROVAL
 Approved by the Planning Board on 5/7/18
 Signed by [Signature] **Chief Planner**

ZONING REQUIREMENTS

APPROXIMATE DIMENSIONS

LOT AREA MIN 10,000 SQ. FT.
 FRONT YARD SETBACK 20 FT.
 SIDE YARD SETBACK 5 FT.
 REAR YARD SETBACK 20 FT.
 MAXIMUM HEIGHT 35 FT.
 MAXIMUM NUMBER OF UNITS 2
 MAXIMUM FLOOR AREA 10,000 SQ. FT.
 MAXIMUM GROUND COVER 30%
 MAXIMUM SETBACK 20 FT.

Map 224 / Lot 310
 City of Rochester, CO, USA
 Tax Map 224 / Lot 310
 2018

Lot 310-8
 1,047,562 sq. ft.
 4,800 sq. ft. area
 12,000 sq. ft. area

Lot 310-8
 1,047,562 sq. ft.
 4,800 sq. ft. area
 12,000 sq. ft. area

Map 224 / Lot 1
 City of Rochester, CO, USA
 Tax Map 224 / Lot 1
 2018