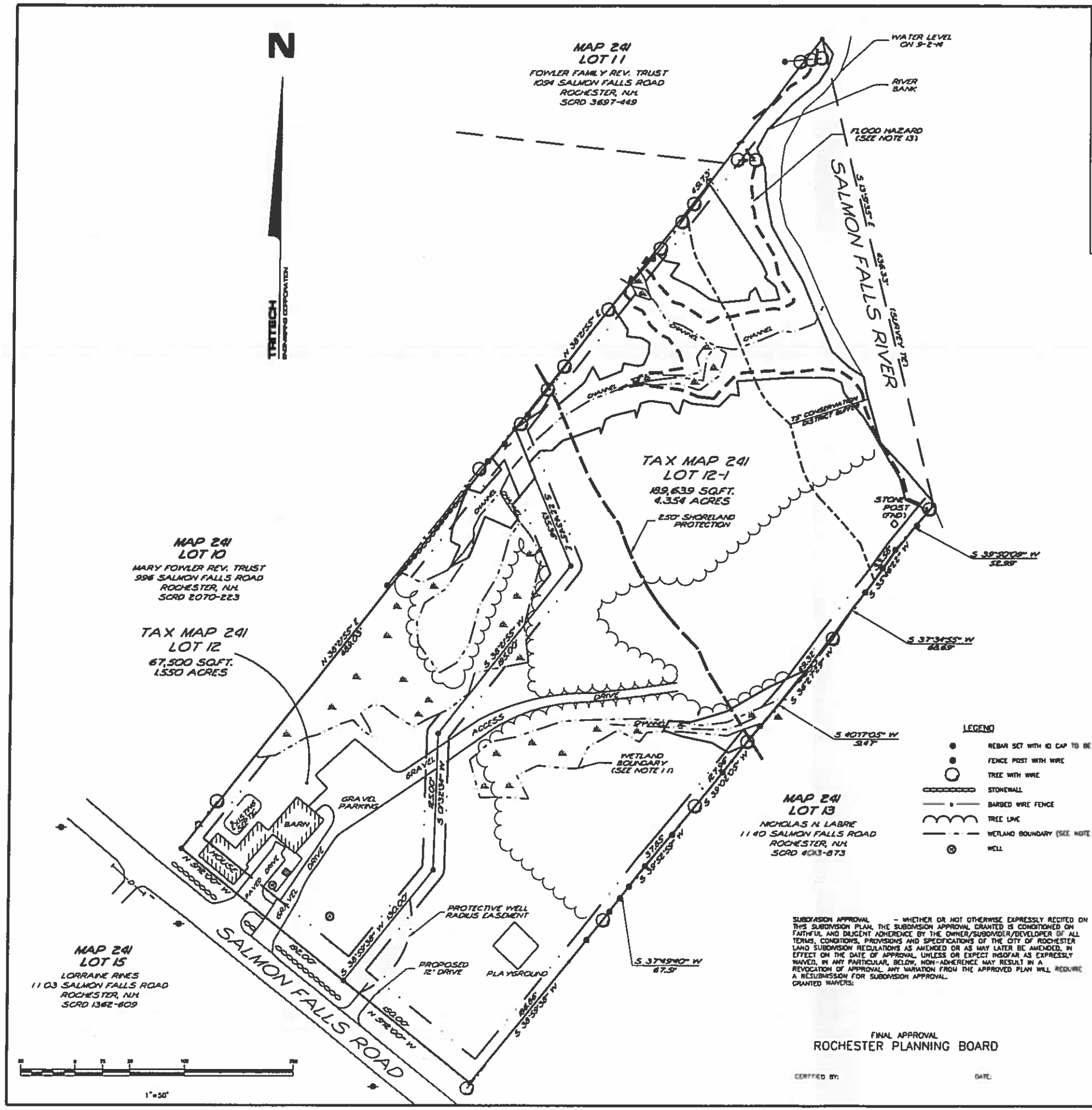
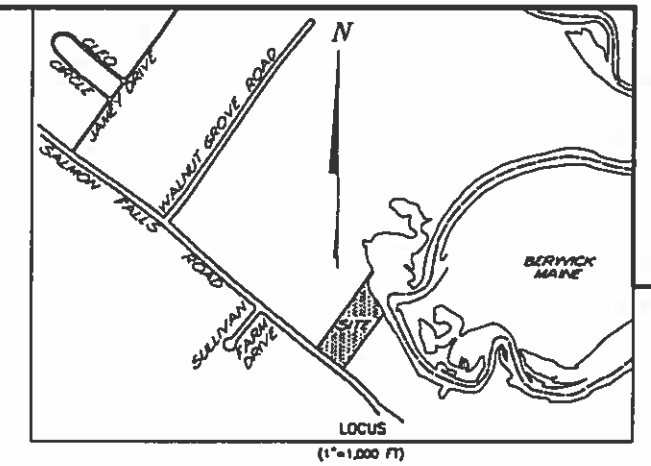




TRITECH
SEP 19 2014
ISSUED

RECEIVED
SEP 19 2014
Planning Dept.

SUBDIVISION APPROVAL — WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE 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 EXPECT 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 APPROVAL.
GRANTED WAIVERS:

FINAL APPROVAL
ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:

NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP 241 LOT 2 INTO 2 LOTS.

2.) CURRENT OWNER OF RECORD: LUKE & MEGAN HYDOCK
1110 SALMON FALLS ROAD
ROCHESTER, N.H. 03820

APPLICANT: WILLIAM C. STOWELL
470 HIGH STREET
SOMERSWORTH, N.H.

3.) SUBJECT PARCEL IS LOCATED IS THE CITY OF DOVER, COUNTY OF STRAFFORD AND THE STATE OF NEW HAMPSHIRE.

4.) TOTAL LOT AREA: 257,139 SQ.FT. – 5.903 ACRES

5.) TAX MAP 241 LOTS 12

6.) PROJECT DEED REFERENCE: SCRD BOOK 3059 PAGE 1020

7.) PROJECT PLAN REFERENCE: SUBDIVISION OF LAND
ROCHESTER, N.H.
for: VERNE A. & MARY V. FOWLER
JOHN W. DURGIN ASSOCIATES
JULY 24, 1985 SCRD 27A-84

MINOR SUBDIVISION OF LAND
ELIZABETH A. ROULEAU
TAX MAP 241 LOT 13
1140 SALMON FALLS ROAD
ROCHESTER, N.H.
PONOPEK LAND SURVEYORS
OCTOBER 26, 2004 SCRD 81-74

SUBDIVISION OF LAND
SALMON FALLS ROAD
TAX MAP 241, LOT 10
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: MARY T. FOWLER
REVOCABLE TRUST
NORWAY PLAINS ASSOCIATES, INC.
NOVEMBER 2010 SCRD 102-15

8.) ZONING: AGRICULTURAL
MIN. LOT SIZE: 45,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 20 FT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF AUGUST, 2014.

10.) BASIS OF BEARING: THE CITY OF ROCHESTER GIS SYSTEM.

11.) DURING THE MONTH OF AUGUST, 2014 MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76, NH CERTIFIED WETLAND SCIENTIST #183, CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987) ON THIS SITE. WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA. NO VERY POORLY DRAINED SOILS WERE FOUND.

13.) A PORTION OF THE SUBJECT PARCEL IS WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A – MAP No. 33017C0216D, DATE: 5-17-2005). ELEVATION 184.00'

14.) SUBJECT PARCEL MAY BE SUBJECT TO FLOWAGE RIGHTS AS DESCRIBED IN SCRD BOOK 171 PAGE 174.

15.) MAP 241 LOT 12 & LOT 12-1 TO BE SERVICED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.

16.) ALL UTILITIES MUST BE UNDERGROUND, INCLUDING UTILITIES EXTENDED ONTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON-NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. UTILITIES EXTENDED FROM ANY SUCH NEW POLE MUST BE UNDERGROUND. THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS CONDITION.

17.) WHEN A HOME IS CONSTRUCTED ON THE LOT, THE OWNER SHALL OBTAIN A STORMWATER MANAGEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UN-NECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 50. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT ENTERS THE CONSTRUCTION SITE. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE THE SOIL HAS BEEN DISTURBED.

18.) AN ORANGE CONSTRUCTION FENCE MUST BE PLACED ALONGSIDE THE WETLAND PRIOR TO THE START OF CONSTRUCTION ON THE NEW LOT. THIS IS NOT REQUIRED IF THE SILT FENCE IS ORANGE

19.) THE PROPOSED DRIVEWAY SHALL BE PLACED IN A LOCATION THAT WILL PROVIDE THE REQUIRED STOPPING SIGHT DISTANCE FOR THE POSTED SPEED LIMIT AS STIPULATED BY THE DEPARTMENT OF PUBLIC WORKS.

20.) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET ROCHESTER, N.H. 03867. (603) 335-1338

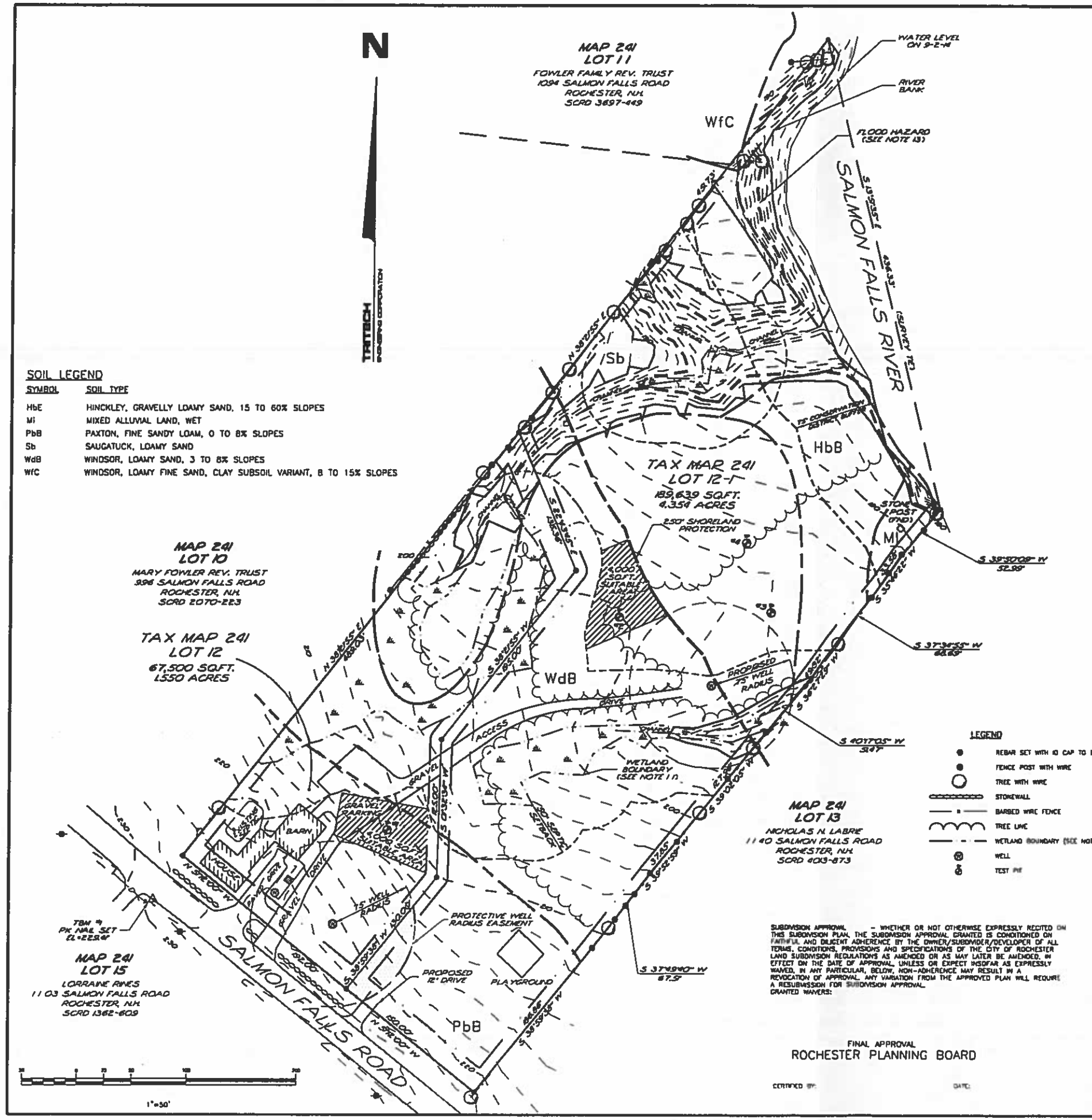
21.) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: PENDING.

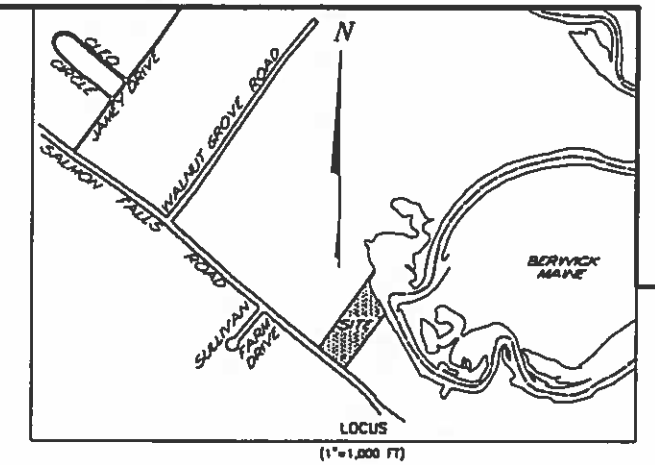
TRITECH
ENGINEERING CORPORATION
795 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 9117
FAX 603 742 9920

REVISIONS
DATE: DESCRIPTION:

SUBDIVISION PLAN
LUKE & MEGAN HYDOCK
TAX MAP 241 LOT 12
1110 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
SEPTEMBER 9, 2014 JOB No. 14114
SCALE: 1" = 50'

SHEET NO. S-1





TRITECH
SEP 19 2014
ISSUED

SOIL LEGEND

SYMBOL	SOIL TYPE
HbE	HINCKLEY, GRAVELLY LOAMY SAND, 15 TO 60% SLOPES
MI	MIXED ALLUVIAL LAND, WET
PbB	PAXTON, FINE SANDY LOAM, 0 TO 8% SLOPES
Sb	SAUGATUCK, LOAMY SAND
WdB	WINDSOR, LOAMY SAND, 3 TO 8% SLOPES
WfC	WINDSOR, LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 8 TO 15% SLOPES

NOTES

1.) INTENT: TO SUBDIVIDE DOVER TAX MAP 241 LOT 2 INTO 2 LOTS.

2.) CURRENT OWNER OF RECORD: LUKE & MEGAN HYDOCK
1110 SALMON FALLS ROAD
ROCHESTER, N.H. 03820

APPLICANT: WILLIAM C. STOWELL
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SOMERSWORTH, N.H.

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JOHN W. DURGIN ASSOCIATES
JULY 24, 1985 SCRD 27A-84

MINOR SUBDIVISION OF LAND
ELIZABETH A. ROULEAU
TAX MAP 241 LOT 13
1140 SALMON FALLS ROAD
ROCHESTER, N.H.
PONDPEK LAND SURVEYORS
OCTOBER 26, 2004 SCRD 81-74

SUBDIVISION OF LAND
SALMON FALLS ROAD
TAX MAP 241, LOT 10
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR: MARY T. FOWLER
REVOCABLE TRUST
NORWAY PLAINS ASSOCIATES, INC.
NOVEMBER 2010 SCRD 102-15

RECEIVED
SEP 19 2014
Planning Dept.

8.) ZONING: AGRICULTURAL
MIN. LOT SIZE: 43,000 SQ.FT.
MIN. FRONTAGE: 150 FT
MIN. SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 20 FT

9.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 37,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF AUGUST, 2014.

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21.) STATE OF NEW HAMPSHIRE STATE SUBDIVISION APPROVAL NUMBER: PENDING.

LEGEND

- REBAR SET WITH ID CAP TO BE SET
- FENCE POST WITH WIRE
- TREE WITH WIRE
- STONEWALL
- BARBED WIRE FENCE
- TREE LINE
- WETLAND BOUNDARY (SEE NOTE 11)
- WELL
- TEST PIT

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GRANTED WAIVERS:

FINAL APPROVAL
ROCHESTER PLANNING BOARD

CERTIFIED BY: DATE:

TRITECH
ENGINEERING CORPORATION
705 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8127
FAX 603 742 5930

REVISIONS
DATE: DESCRIPTION:

TOPOGRAPHIC PLAN
LUKE & MEGAN HYDOCK
TAX MAP 241 LOT 12
1110 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
SEPTEMBER 9, 2014 JOB No. 14114
SCALE: 1" = 50'

SHEET NO. S-2