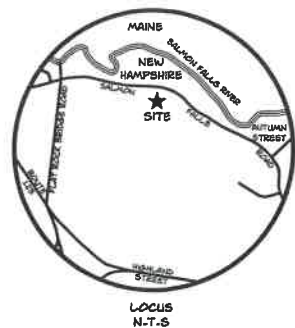


LAND SURVEYORS

CIVIL ENGINEERS



TAX MAP 211  
LOT 22

TAX MAP 211  
LOT 23

TAX MAP 211  
LOT 24

SALMON FALLS ROAD

PROPOSED  
TAX MAP 211  
LOT 7-2  
AREA= 20,157 sf  
0.46 acre

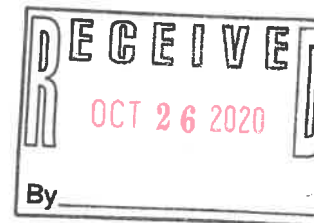
TAX MAP 211  
LOT 7-1  
OLD AREA= 29.5 acres  
NEW AREA= 29.0 acres

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 211, LOT 7-1 AND CREATE ONE NEW LOT 7-2.
2. DIMENSIONAL STANDARDS.  
ZONE (CDD) CONSERVATION OVERLAY DISTRICT.  
ZONE (AG) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER & SEWER).  
LOT SIZE= 20,000 SF; FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
3. LOT AREAS:  
TAX MAP 211, LOT 7-1: OLD AREA= 29.5 +/- acres  
PROPOSED AREA= 29.0 +/- acres  
TAX MAP 211, LOT 7-2: PROPOSED AREA= 20,157 sf / 0.46 acre  
USABLE AREA= 4,710 sf
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
5. LOTS ARE NOT LOCATED WITHIN (LOOYE FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 880170212B EFFECTIVE ON 05-17-2005.
6. THE LOTS ARE SERVICED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS, (Sb) SB SAUGATUCK LOAMY SAND.
8. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
9. IN 2006, MAP 211 LOT 7 WAS SUBDIVIDED INTO MAP 211 LOT 7-1 AND MAP 211 LOT 7-2. IN 2008, THE ZBA GRANTED AN EQUITABLE WAIVER TO ALLOW A STRUCTURE 31.8 FEET FROM THE JURISDICTIONAL WETLAND WHERE 50 FEET IS REQUIRED. A SLAB HAD BEEN POURED AND MANUFACTURED HOMES INSTALLED WITHOUT ANY PERMITS. THE SLAB IS IN THE WETLAND BUFFER. THE EXISTING GARAGE IS ALSO IN THE BUFFER AND WAS THERE PRIOR TO THE SUBDIVISION.
10. THE WETLAND BOUNDS ON LOT 7-1 ARE SHOWN ON REFERENCE PLAN 2.
11. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 33 WAKEFIELD STREET, ROCHESTER, NH 03667. (603) 335-1338.

REFERENCE PLANS:

1. "PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR NOTHERN LAND TRADERS, INC."  
DATED JULY 13, 1992 BY ROBERT G. COLBROTH  
S.C.R.D. PLAN 40-90
2. "SUBDIVISION PLAN, SALMON FALLS ROAD, ROCHESTER, NH FOR JEFFREY M. & NIKKI M. METAYER"  
DATED DECEMBER 2005 BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLAN 85-65



TAX MAP 211, LOT 7-1  
OWNER OF RECORD:  
JEFFREY M. & NIKKI M. METAYER  
812 SALMON FALLS ROAD  
ROCHESTER, NH 03668-5920  
S.C.R.D. BOOK 3666, PAGE 874

SUBDIVISION PLAN  
185 SALMON FALLS ROAD  
ROCHESTER  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
JEFFREY M. & NIKKI M. METAYER

SCALE: 1" = 30' JULY 2020  
GRAPHIC SCALE



REVISIONS:  
10-05-20 REVISED TO DATE

MAP / LOT	OWNER'S NAME	ADDRESS
211 / 7-1	JEFFREY M. & NIKKI M. METAYER	812 SALMON FALLS ROAD, ROCHESTER, NH 03668
MAP / LOT	ADJACENT OWNER'S NAME	ADDRESS
106 / 12	HOMESOWNERS OF KINGSLE DRIVE	KINGSLE DRIVE, ROCHESTER, NH 03667
210 / 134	NATHAN SMITH	141 NORTHEAST POND ROAD, MILTON, NH 03851 SCRD BOOK 3159, PAGE 319
210 / 166	NATHAN SMITH	141 NORTHEAST POND ROAD, MILTON, NH 03851 SCRD BOOK 3159, PAGE 319
211 / 2	PHILIP STOCK	PO BOX 591, ROCHESTER, NH 03666 SCRD BOOK 4225, PAGE 706
211 / 5-2	GUY PAUL BEAUDOIN	221 SALMON FALLS ROAD, ROCHESTER, NH 03668 SCRD BOOK 4651, PAGE 417
211 / 7	MOISES SANCHEZ	197 SALMON FALLS ROAD, ROCHESTER, NH 03668 SCRD BOOK 4652, PAGE 888
211 / 8	JERRY R. JOYCE DESSIERIS	167 SALMON FALLS ROAD, ROCHESTER, NH 03668 SCRD BOOK 2389, PAGE 173
211 / 9	NATHAN SMITH	141 NORTHEAST POND ROAD, MILTON, NH 03851 SCRD BOOK 3159, PAGE 319
211 / 22	HAROLD R. JOSEPH JACOBS	518 PORTLAND STREET, ROCHESTER, NH 03647
211 / 23	ETNA ANN MOURD	181 SALMON FALLS ROAD, ROCHESTER, NH 03668
211 / 24	RICHARD BLOUX	190 SALMON FALLS ROAD, ROCHESTER, NH 03668
211 / 25	ALAN R. JESSICA COUNELL	194 SALMON FALLS ROAD, ROCHESTER, NH 03668

FILE NO. 109  
PLAN NO. C-3071-S  
DWC NO. 16043-LDD/S-1

31 Mooney Street, Alton, N.H. 603-876-3948

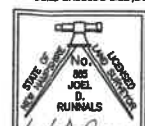
CERTIFICATION NOTE:  
JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST DEPICTED WERE DELINEATED IN MAY 2022 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHWESTERN REGION: THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENR 100-700 AND CHAPTER 42 - 542.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 6, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTERN AND NORTHWESTERN REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, C.W.S. 90

10/08/20

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 110,000.



JOEL D. RINNALS, L.L.S. 865

10-06-20

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER/OWNER 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 VIOLATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE  
ROCHESTER PLANNING BOARD ON 8/3/20

SIGNED BY: [Signature] DATE: 10/08/20  
NAME: [Signature] POSITION: [Signature]

NORWAY PLAINS ASSOCIATES, INC.

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

