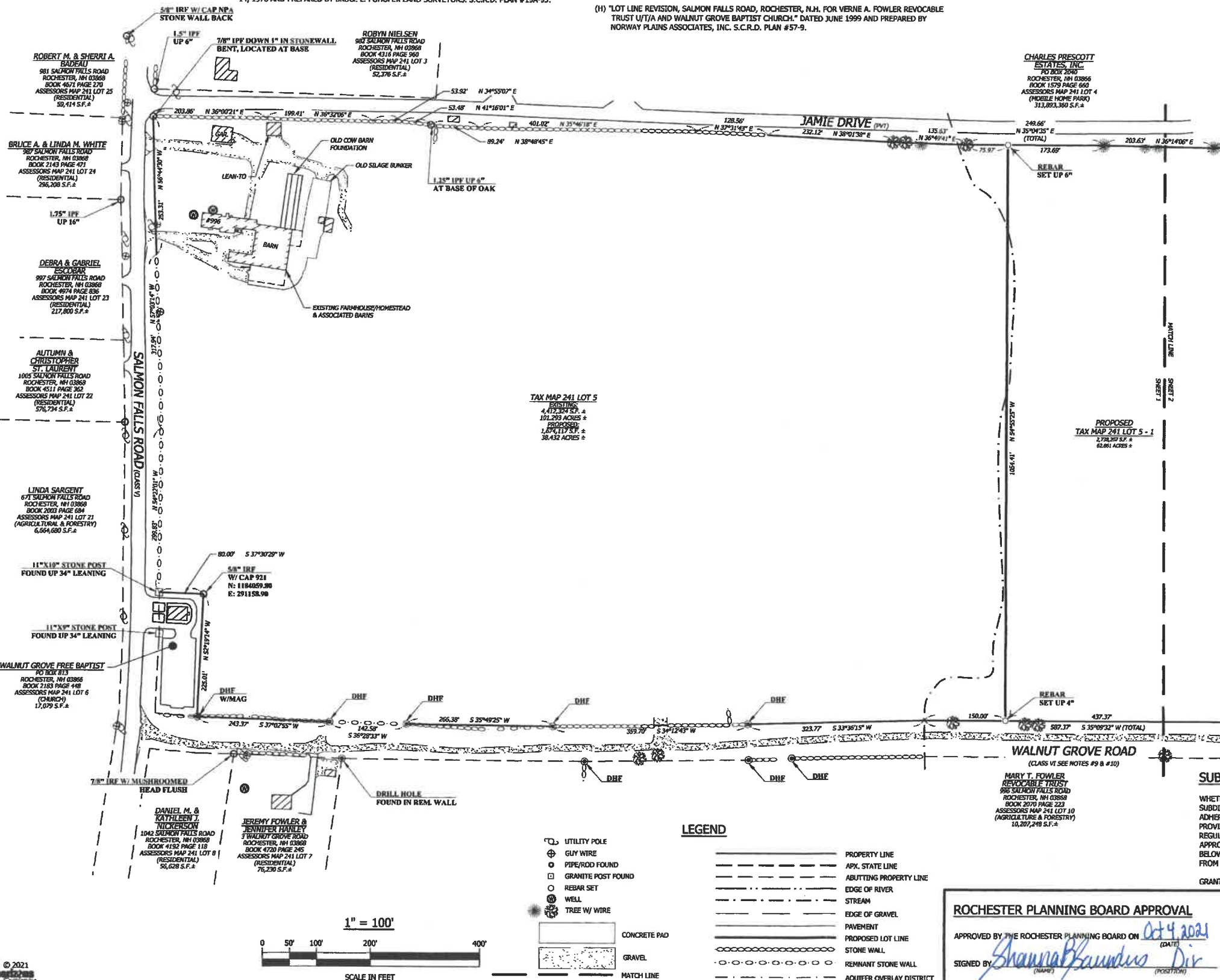


# PLAN REFERENCE

- (A) "TAX MAP 241 LOTS 5 & 10, OVERALL PLAN, PREPARED FOR: EGWANULTI FARMS, LLC. LOCATED AT: 996 SALMON FALLS ROAD, ROCHESTER, NEW HAMPSHIRE." DATED DECEMBER 24, 2019 AND PREPARED BY S&H LAND SERVICES, LLC. S.C.R.D. PLAN #12032 - 12038. ELECTRONIC CAD FILE ON FILE WITH THIS OFFICE.
- (B) "LOTS FOR WILLIAM G. & MONICA AMMAN, ROCHESTER, N.H." DATED JUNE 1975 AND PREPARED BY G.L. DAVIS & ASSOCIATES. S.C.R.D. PLAN #16A-38.
- (C) "COMPASS AND TAPE SURVEY FOR JAKE & THELMA COLLINS IN ROCHESTER, N.H." DATED DECEMBER 14, 1978 AND PREPARED BY BRUCE L. POHOPEK LAND SURVEYORS. S.C.R.D. PLAN #19A-95.

- (D) "PLAN OF LIMITED SUBDIVISION FOR VERNE & MARY FOWLER, WALNUT GROVE ROAD, ROCHESTER, NEW HAMPSHIRE." DATED JUNE 1983 AND PREPARED BY K.E. MOORE, LAND SURVEYOR. S.C.R.D. PLAN #24-87.
- (E) "LIMITED SUBDIVISION, GARY N. ARNOLD, ROCHESTER, N.H." DATED OCTOBER 1984 AND PREPARED BY FREDERICK E. DREW ASSOCIATES. S.C.R.D. PLAN #25-25.
- (F) "PROPOSED MOBILE HOME PARK, SALMON FALLS LANDING, IN ROCHESTER, N.H." LAST REVISED JUNE 1, 1987 AND PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. S.C.R.D. PLAN #31A-22.
- (G) "SUBDIVISION OF LAND, ROCHESTER, N.H. FOR RAY F. & LINDA R. ROY." LAST REVISED NOVEMBER 8, 1990 AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN #38A-38.
- (H) "LOT LINE REVISION, SALMON FALLS ROAD, ROCHESTER, N.H. FOR VERNE A. FOWLER REVOCABLE TRUST U/T/A AND WALNUT GROVE BAPTIST CHURCH." DATED JUNE 1999 AND PREPARED BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN #57-9.



## GENERAL NOTES

- OWNER OF RECORD  
TAX MAP 241 LOT 5  
VERNE A. FOWLER REV. TRUST  
996 SALMON FALLS ROAD  
ROCHESTER, NH 03868  
BOOK 2070 PAGE 218
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO SEPARATE LOTS FOR THE PURPOSE OF WORKING TOWARDS THE SETTLEMENT OF THE ESTATE. THE LOT FRONTING ON SALMON FALLS ROAD IS TO CONTAIN THE HOMESTEAD & FARM BUILDINGS, THE LOT FRONTING ON THE WALNUT GROVE ROAD IS TO BE THE REMAINDER WOOD LOT. THE PURPOSE OF THIS PLAN IS FOR SUBDIVISION ONLY, WETLANDS, LEDGE OUTCROPPINGS, AND PERCOLATION DATA IS NOT INCLUDED ON THIS PLAN SET.
- THE SUBJECT AND ABUTTING PROPERTIES ARE ZONED: AGRICULTURE WITHIN THE AQUIFER & AVIATION OVERLAY DISTRICT. THE MINIMAL DIMENSIONAL REQUIREMENTS AND SETBACKS ARE AS FOLLOWS:  
LOT SIZE: 45,000 S.F. - (3 ACRES ON CLASS VI ROADS)  
FRONTAGE: 150' - (300' ON CLASS VI ROADS)  
FRONT: 20'  
SIDE: 10'  
REAR: 20'
- THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM (NAD83) AND THE VERTICAL DATUM IS NAVD83 TAKEN FROM REFERENCE PLAN 'A'.
- THE PROPERTY BOUNDARY WAS RE-TRACED USING THE DEEDS OF RECORD, REFERENCE PLANS AND EVIDENCE FOUND IN THE FIELD. ABUTTING PROPERTY LINES ARE APPROXIMATE PER THE CITY OF ROCHESTER TAX MAPS.
- PORTIONS OF THE SURVEYED PARCEL IS MAPPED AS LYING WITHIN OF THE FLOOD ZONE PER F.E.M.A. FIRM FOR STRAFFORD COUNTY, MAP NUMBER 33017C0216D DATED MAY 17, 2005. AREAS SHOWN IN THE PLAN VIEW ARE APPROXIMATE LOCATIONS BASED OFF OF THE FIRM.
- THIS IS A 4 PAGE SHEET SET, SHEETS 1 & 2 ARE TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. ALL SHEETS TO BE ON FILE WITH THE CITY OF ROCHESTER.
- THE EXISTING LOT IS SERVICED BY ON-SITE WELL AND SEWAGE DISPOSAL SYSTEMS.
- THE RIGHT-OF-WAY LINES FOR THE WALNUT GROVE ROAD WERE TAKEN FROM REF. PLAN 'A' THE LAYOUT FOR THE WALNUT GROVE ROAD WAS NOT FOUND. THE CITY'S RECORDS INDICATE THE LAYOUT SHOULD BE IN HIGHWAY BOOK 2 & 3 PAGE 157. PAGES 156-159 ARE IN REFERENCE TO ANOTHER ROAD NEAR THE ROCHESTER NECK ROAD.
- THE WALNUT GROVE ROAD WAS DISCONTINUED SUBJECT TO GATES AND BARS (CLASS VI) BY THE CITY'S COUNCIL ON NOVEMBER 4, 1993. SEE COUNCIL BOOK "M" PAGE 382.
- STATE LINE SHOWN IS FOR GRAPHICAL PURPOSES ONLY, THE STATE LINE BETWEEN MAINE AND NEW HAMPSHIRE IS DEFINED BY THE THREAD OF THE SALMON FALLS RIVER, THIS OFFICE DID NOT LOCATED THE THREAD OF THE RIVER. THE LINE SHOWN WAS TAKEN FROM REF. PLAN 'A'.
- SQUARE FOOTAGE SHOWN ON ABUTTING LOTS ARE APPROXIMATE, TAKEN FROM REFERENCE PLANS OR TAX CARD DATA TO FULFILL CHECK LIST ITEMS IN REGARD TO ABUTTING PROPERTIES.

**horizons Engineering**  
NEWPORT VT • SHARON VT • LITTLETON NH • CONWAY NH  
NEW LONDON NH • NEW MARKET NH • SACD ME

SUBDIVISION PLAN PREPARED FOR  
**EGWANULTI FARMS, LLC**  
C/O VIRGINIA FOWLER  
996 SALMON FALLS ROAD  
ROCHESTER, NH 03868  
OF PROPERTY LOCATED AT  
996 SALMON FALLS ROAD  
ROCHESTER, STRAFFORD COUNTY, NH  
LAND OF: VERNE A. FOWLER REV. TRUST  
DEED BOOK 2070, PAGE 218  
TAX MAP 241 LOT 5

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	11/12/21	NOTICE OF DECISION	RMF	
2	12/29/21	SET CORNERS	RMF	
3	3/2/22	FINALIZE PLAN FOR REC.	RMF	

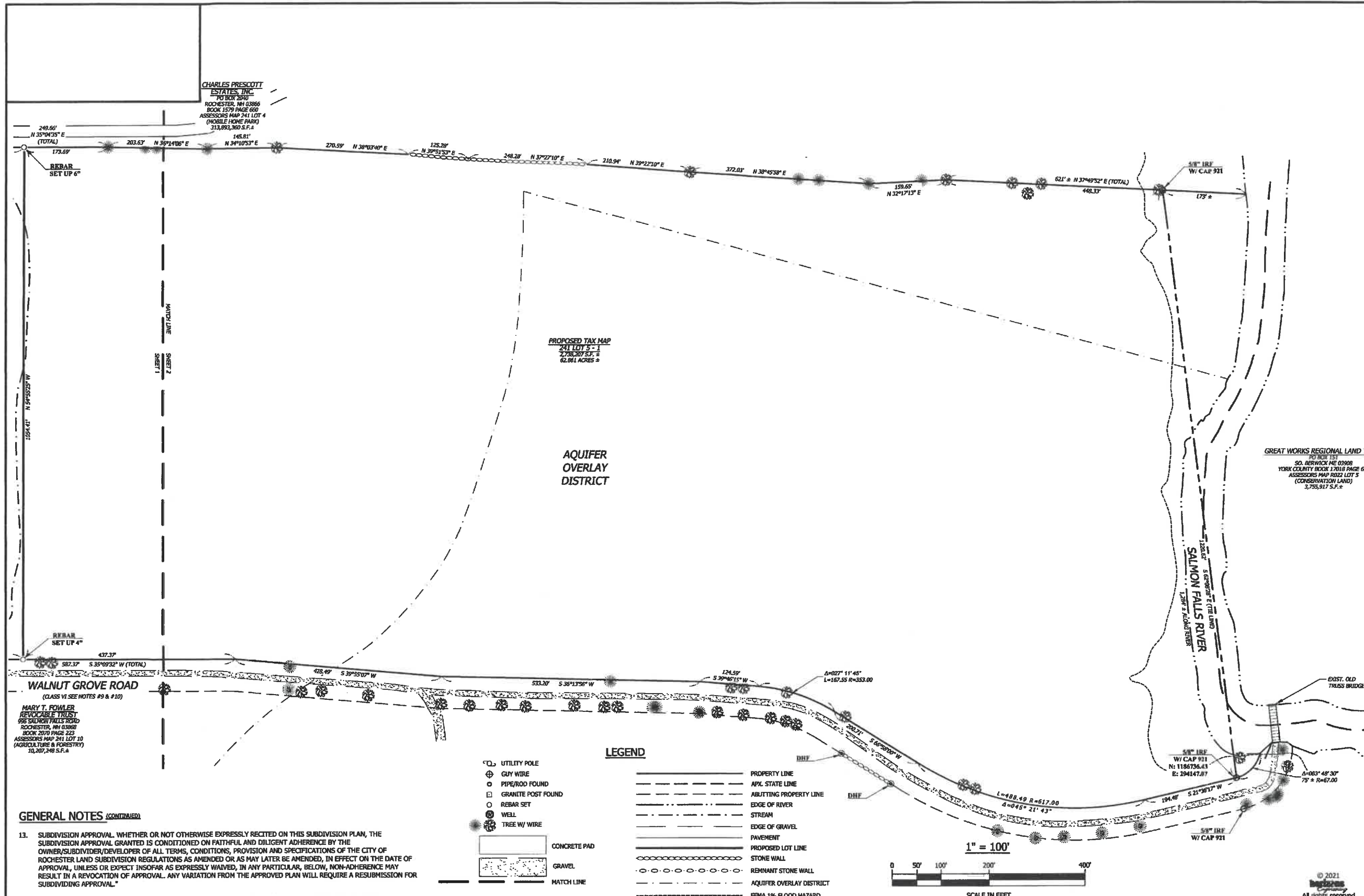
DATE:	8-23-21	PROJECT #:	S-21191
SURVYD BY:	RMF	DRAWN BY:	RMF
CHECKD BY:	RMF	ARCHIVE #:	H--
			SHEET 1 OF 4

## ROCHESTER PLANNING BOARD APPROVAL

APPROVED BY THE ROCHESTER PLANNING BOARD ON Oct 4 2021  
SIGNED BY Shannon Saunders (NAME) Dir (POSITION)

## SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."  
Shawn Jones  
LICENSED LAND SURVEYOR  
DATE 3/2/22



#### GENERAL NOTES (CONTINUED)

- 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, PROVISION 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.
- MORE INFORMATION IN REGARD TO THIS SUBDIVISION PLEASE CONTACT THE CITY OF ROCHESTER'S PLANNING DEPARTMENT.
- BUILDING PERMITS ALONG CLASS VI ROADS (WALNUT GROVE ROAD) NEED APPROVAL OF THE CITY COUNCIL PER RSA 674:41 I (C).
- DEVELOPMENT ON THE SUBDIVIDED LOTS BEYOND 5,000 S.F. WILL REQUIRE A STORMWATER PERMIT FROM THE DPW PER CH 218 STORMWATER MANAGEMENT AND EROSION CONTROL ORDINANCE.
- ANY PROPOSED ACCESS FROM WALNUT GROVE ROAD WILL REQUIRE A CURB-CUT PERMIT FROM DPW.
- ANY FUTURE DEVELOPMENT OF LAND WILL NEED TO MEET THE REQUIREMENTS OF NFPA 1 CHAPTER 18 REGARDING FIRE FLOW REQUIREMENTS.

#### LEGEND

#### 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 APPROVED PLAN WILL REQUIRE A RESUBMISSION FROM SUBDIVISION APPROVAL.

GRANTED WAIVERS: NONE

#### ROCHESTER PLANNING BOARD APPROVAL

APPROVED BY THE ROCHESTER PLANNING BOARD ON Oct 4, 2021  
(DATE)  
SIGNED BY Shannon Saunders Dir  
(NAME) (POSITION)

#### SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

Ryan M. Fowler  
LICENSED LAND SURVEYOR  
DATE 3/2/22

**horizons**  
Engineering  
NEWPORT VT • SHARON VT • LITTLETON NH • CONWAY NH  
NEW LONDON NH • NEWMARKET NH • SACO ME

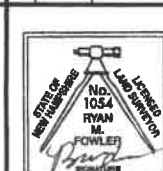
SUBDIVISION PLAN PREPARED FOR  
**EGWANULTI FARMS, LLC**

C/O VIRGINIA FOWLER  
996 SALMON FALLS ROAD  
ROCHESTER, NH 03068

OF PROPERTY LOCATED AT  
996 SALMON FALLS ROAD  
ROCHESTER, STRAFFORD COUNTY, NH  
LAND OF: VERNE A. FOWLER REV. TRUST

DEED BOOK 2070, PAGE 218  
TAX MAP 241 LOT 5

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	11/12/21	NOTICE OF DECISION		RMF
2	12/29/21	SET CORNERS		RMF
3	3/2/22	FINALIZE PLAN FOR REC.		RMF

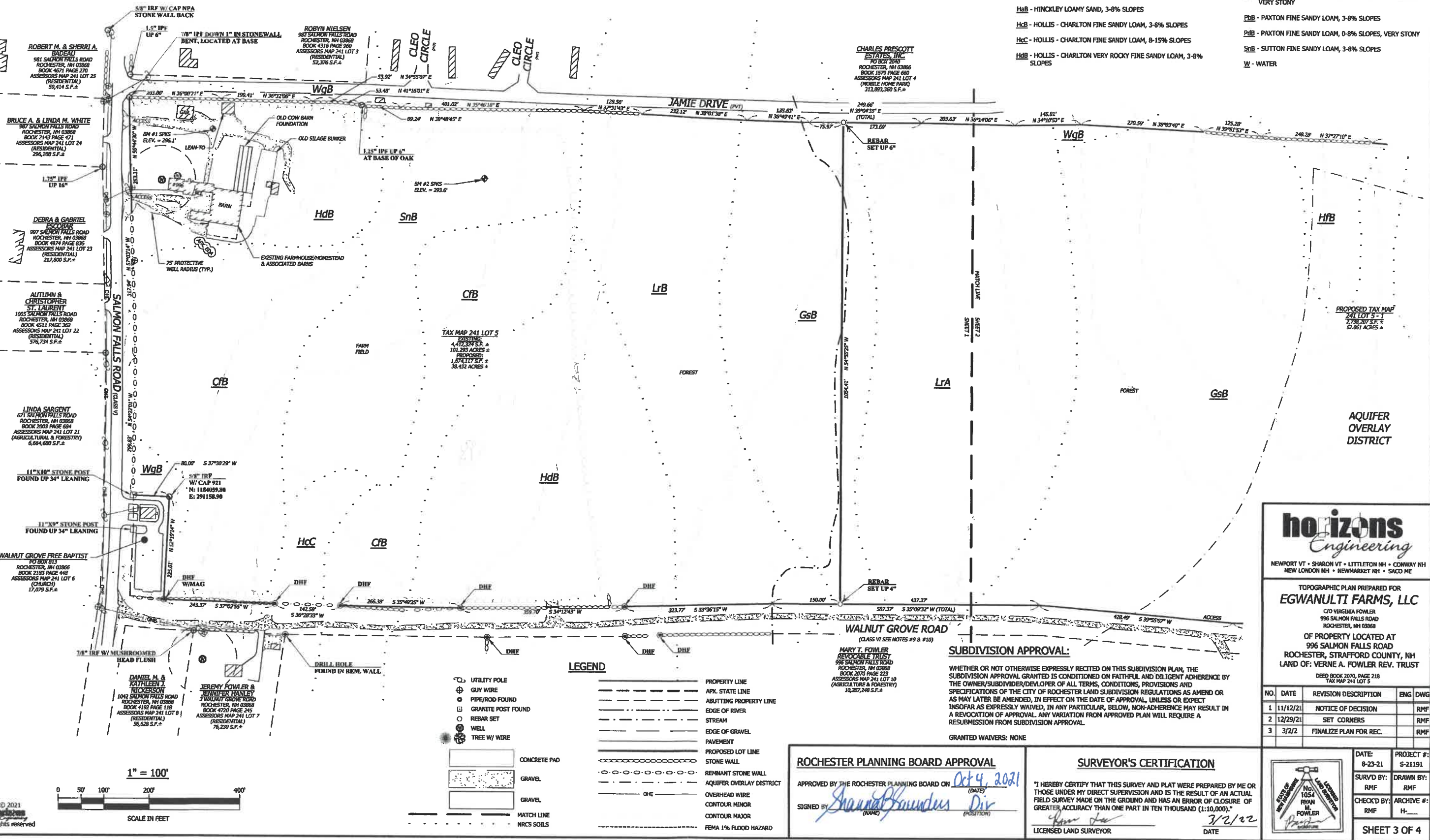


DATE: 8-23-21  
PROJECT #: S-2021  
SURV'D BY: RMF  
DRAWN BY: RMF  
CHECKED BY: RMF  
ARCHIVE #: H-  
SHEET 2 OF 4



GENERAL NOTES (CONTINUED)

19. TOPOGRAPHY SHOWN TAKEN FROM 2011 COASTAL NH LIDAR DATA MADE AVAILABLE FROM THE STATE OF NEW HAMPSHIRE FOUND ON THE GRANIT WEB SITE.



NRCS SOILS

- AdB - ACTON VERY STONEY FINE SANDY LOAM, 0-8% SLOPES
- CB - CHARLTON FINE SANDY LOAM, 3-8% SLOPES
- GsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3-8% SLOPES
- GsC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8-15% SLOPES
- HdB - HINCKLEY LOAMY SAND, 3-8% SLOPES
- HgC - HOLLIS - CHARLTON FINE SANDY LOAM, 3-8% SLOPES
- HgD - HOLLIS - CHARLTON FINE SANDY LOAM, 8-15% SLOPES
- HfB - HOLLIS - CHARLTON VERY ROCKY FINE SANDY LOAM, 3-8% SLOPES
- HfB - HOLLIS GLOUCESTER FINE SANDY LOAM, 3-8% SLOPES
- HgC - HOLLIS - GLOUCESTER VERY ROCKY FINE SANDY LOAM, 0-15% SLOPES
- HgD - HOLLIS GLOUCESTER VERY ROCKY FINE SANDY LOAM, 15-25% SLOPES
- LrA - LEICESTER - RIDGEBURY FINE SANDY LOAM, 0-3% SLOPES, VERY STONY
- LrB - LEICESTER - RIDGEBURY FINE SANDY LOAM, 3-8% SLOPES, VERY STONY
- PdB - PAXTON FINE SANDY LOAM, 3-8% SLOPES
- PdB - PAXTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
- SdB - SUTTON FINE SANDY LOAM, 3-8% SLOPES
- W - WATER

**horizons**  
Engineering  
NEWPORT VT • SHARON VT • LITTLETON NH • CONWAY NH  
NEW LONDON NH • NEWMARKET NH • SACO ME

TOPOGRAPHIC PLAN PREPARED FOR  
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**ROCHESTER PLANNING BOARD APPROVAL**  
APPROVED BY THE ROCHESTER PLANNING BOARD ON Oct 4, 2021 (DATE)  
SIGNED BY Sharon Saunders (NAME) Dir (POSITION)

**SURVEYOR'S CERTIFICATION**  
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."  
DATE 3/2/22  
LICENSED LAND SURVEYOR

DATE: 8-23-21 PROJECT #: S-21191  
SURVED BY: RMF DRAWN BY: RMF  
CHECKED BY: RMF ARCHIVE #: H-  
SHEET 3 OF 4

