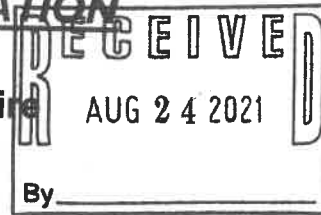




MINOR SUBDIVISION APPLICATION

(a total of three or fewer lots)

City of Rochester, New Hampshire



Date: AUGUST 2, 2021 Is a conditional needed? Yes: No: Unclear: x
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 241; Lot #'s: 5; Zoning district: AGRICULTURE
Property address/location: 996 SALMON FALLS ROAD, ROCHESTER, NH
Name of project (if applicable): EGWANULTI FARMS SUBDIVISION
Size of site: 101.293 acres; overlay zoning district(s)? AQUIFER PROTECTION

Property owner

Name (include name of individual): VERNE A. FOWLER REVOCABLE TRUST C/O VIRGINIA RUTLEDGE ALK/A FOWLER
Mailing address: 996 SALMON FALLS ROAD, ROCHESTER NH
Telephone #: 603-767-1390 Email: GINSOX51@GMAIL.COM

Applicant/developer (if different from property owner)

Name (include name of individual): EGWANULTI FARMS, LLC
Mailing address: 996 SALMON FALLS ROAD, ROCHESTER, NH
Telephone #: 603-767-1390 Email: GINSOX51@GMAIL.COM

Engineer/surveyor

Name (include name of individual): RYAN M. FOWLER, LLS - HORIZONS ENGINEERING
Mailing address: 5 RAILROAD STREET, NEWMARKET, NH 03857
Telephone #: 603-686-6589 Fax #:
Email address: RFOWLER@HORIZONSENGINEERING.COM Professional license #: 1054

Proposed project

Number of proposed lots: 2; Are there any pertinent covenants? NO
Number of cubic yards of earth being removed from the site? N/A
City water? yes no x; How far is City water from the site? 6,600 FT +/-
City sewer? yes no x; How far is City sewer from the site? 1,300 FT +/- (TRAILER PARK RD CONNECTION)

Wetlands: Is any fill proposed? N/A; area to be filled: _____; buffer impact? _____

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

DUE TO NO CONSTRUCTION PROPOSED & THE PROPOSED EXCESSIVE LOT SIZE WE ARE REQUESTING TO WAIVE WETLAND DELINATION, LOCATION

OF LEDGE OUTCROPS, TEST PITS & PERCOLATION TESTS AS WELL AS 6.1.1- MONUMENTAION. WE WOULD LIKE TO ONLY SET THE PROPOSED LOT CORNERS

WITH REBAR & NOT ALL ANGLE POINTS ALONG THE RIGHT OF WAY TO LESSEN THE POTENTIAL DAMAGE TO FORESTY AND AGRICULTURE EQUIPMENT.

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: UB Foltz

Date: 8/23/21

Signature of applicant/developer: UB Foltz

Date: 8/23/21

Signature of agent: Ryan J...

Date: 8/23/21

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: UB Foltz

Date: 8/23/21

EGWANULTI FARMS SUBDIVISION – PROJECT NARRATIVE

TAX MAP 241 LOT 5
996 SALMON FALLS ROAD, ROCHESTER, NH 03868

The purpose of this project is to subdivide off the existing farmhouse/ homestead property for the sole purpose of one of the heirs of the Verne A Fowler Revocable Trust to be able to purchase the said homestead from the trust to serve as their primary residence and maintain the current agricultural use of the said property. We are proposing to subdivide off a 38.432 Acres ± parcel to serve this purpose. The intent is for the remaining parcel to maintain ownership with the trust at this current time.

Minor Subdivision Checklist

(Minor subdivisions involve a total of 3 lots or fewer)

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

City of Rochester Planning & Development Department

Project Name: EGWANULTI FARMS SUBDIVISION Map: 241 Lot: 5 Date: AUGUST 23, 2021

Applicant/agent: RYAN FOWLER Signature: *Ryan Fowler*

(Staff review by: _____ Date: 8/23/21)

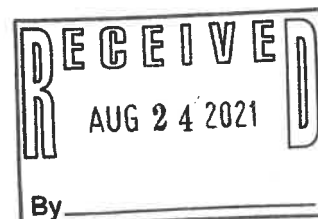
General items

	Yes	No	N/A	Waiver Requested	Comments
<u>4</u> sets completed applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total application fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>4</u> copies of narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>2</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Plan Information

Basic information including:

• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Vicinity sketch - not less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



General items

	Yes	No	N/A	Waiver Requested	Comments
City tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision approval statement (per regulations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notation on plans: "For more information about this subdivision contact..."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate square footage of lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• approximate building footprints	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Platting

Surveyed property lines including:

• existing and proposed bearings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• existing and proposed distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• monuments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	REQUEST WAIVER 6.1.1 ALL R.O.W. CORNERS
• benchmarks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Error of closure statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil types and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DUE TO LOT SIZE AND NO DEVELOPMENT
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DUE TO LOT SIZE AND NO DEVELOPMENT
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands (including name of NH certified wetland scientist who delineated)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DUE TO LOT SIZE AND NO DEVELOPMENT
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DUE TO LOT SIZE AND NO DEVELOPMENT
Trails and footpaths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way.

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other Elements

Prospective access points (may be subject to change)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drainage plan - structures, details, and analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Earth being removed from site(in cubic yards)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Erosion and sedimentation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed covenants, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Road Acceptance Policy and Procedure: Is there a public road proposed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If yes, Have you read and understand the Road acceptance procedure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments:

WE ARE REQUESTING THE FOLLOWING WAIVERS DUE TO LOT SIZE, AND NO FUTURE DEVELOPMENT AT THIS TIME OF THE PROPOSED LOT.

WAIVERS REQUESTED: WETLAND/DELINATION, LEDGE OUTCROPS, TEST PITS, PERCULATION TESTS, 6.1.1 - MONUMENTS (WE WOULD LIKE TO ONLY

MONUMENT THE PROPOSED LOT CORNERS, EXISTING MAJOR CORNERS ARE ALREADY MONUMENTED, DUE TO POSSIBLE HARM TO FORESTRY

AND AGRICULTURAL MACHINERY.

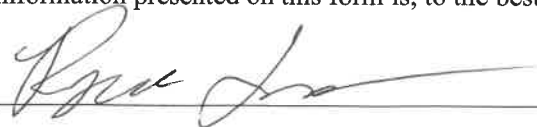
ABUTTER'S LIST

<u>PROPERTY OWNER:</u> MAP 241/LOT 5 VERNE A. FOWLER REV. TRUST C/O VIRGINIA RUTLEDGE, TTEE 996 SALMON FALLS ROAD ROCHESTER, NH 03868	<u>AGENT/SURVEYOR:</u> RYAN FOWLER, LLS HORIZONS ENGINEERING, INC. 5 RAILROAD STREET NEWMARKET, NH 03857
<u>ABUTTER:</u> MAP 241/LOT 5 MARY T. FOWLER REV. TRUST C/O VIRGINIA RUTLEDGE, TTEE 996 SALMON FALLS ROAD ROCHESTER, NH 03868	<u>ABUTTER:</u> MAP 241/LOT 3 ROBYN NIELSEN 982 SALMON FALLS ROAD ROCHESTER, NH 03868-5705
<u>ABUTTER:</u> MAP 241/LOT 6 WALNUT GROVE FREE BAPTIST SOCIETY PO BOX 813 ROCHESTER, NH 03866-0813	<u>ABUTTER:</u> MAP 241/LOT 7 JEREMEY FOWLER & JENIFER HANLEY 3 WALNUT GROVE ROAD ROCHESTER, NH 03868-5813
<u>ABUTTER:</u> MAP 241/LOT 8 KATHLEEN & DANIEL NICKERSON 1042 SALMON FALLS ROAD ROCHESTER, NH 03868-5707	<u>ABUTTER:</u> MAP 241/LOT 21 LINDA SARGENT 671 SALMON FALLS ROAD ROCHESTER, NH 03868
<u>ABUTTER:</u> MAP 241/LOT 22 AUTUMN & CHRISTOPHER ST. LAURENT 1005 SALMON FALLS ROAD ROCHESTER, NH 03868-5706	<u>ABUTTER:</u> MAP 241/LOT 23 SARAH AND TYLER PAYNE 997 SALMON FALLS ROAD ROCHESTER, NH 03868-5706
<u>ABUTTER:</u> MAP 241/LOT 24 BRUCE & LINDA WHITE 987 SALMON FALLS ROAD ROCHESTER, NH 03868	<u>ABUTTER:</u> MAP 241/LOT 25 ROBERT & SHERRI BADEAU 981 SALMON FALLS ROAD ROCHESTER, NH 03868-5706
<u>ABUTTER:</u> MAP 241/LOT 4 CHARLES PRESCOTT ESTATE C/O LILAC CITY PROPERTY MANGAMENT PO BOX 2040 ROCHESTER, NH 03866-2040	<u>ABUTTER:</u> MAP R022/LOT 5 (BERWICK ME) GREAT WORKS LAND TRUST PO BOX 151 BERWICK, ME 03908

Date of preparation: August 23, 2021

I hereby certify that all information presented on this form is, to the best of my knowledge, correct.

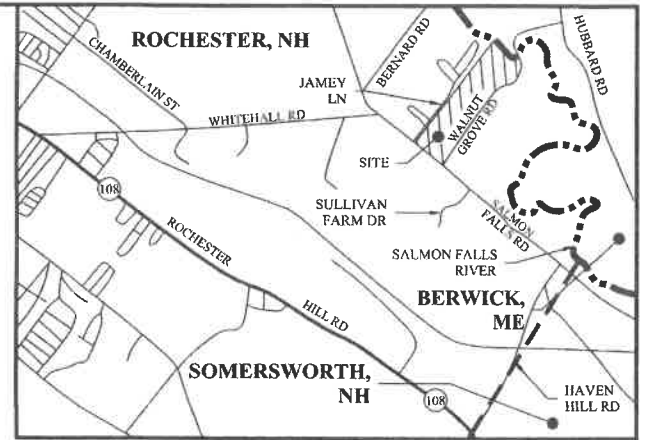
Signature of preparer: _____



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, NH." 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-36.
- (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 2 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 SUBJECT AND ABUTTING PROPERTIES ARE ZONED: AGRICULTURE WITH A AQUIFER 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 RETRACED 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 IV) BY THE CITY'S COUNCIL ON NOVEMBER 4, 1953. 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 • NEWMARKET NH • SACO ME

SUBDIVISION PLAN PREPARED FOR
EGWANULTI FARMS, LLC

C/O VIRGINIA RUTLEDGE
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

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DATE OF PRINT

AUGUST 23 2021

HORIZONS ENGINEERING

ROCHESTER PLANNING BOARD APPROVAL

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ (DATE)

SIGNED BY _____ (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)."

8/23/21
LICENSED LAND SURVEYOR

DATE

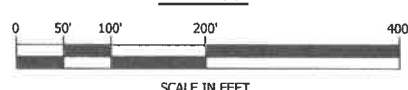


DATE: 8-23-21
PROJECT #: S-21191
SURV'D BY: RMF
DRAWN BY: RMF
CHECK'D BY: RMF
ARCHIVE #: H-
SHEET 1 OF 4

LEGEND

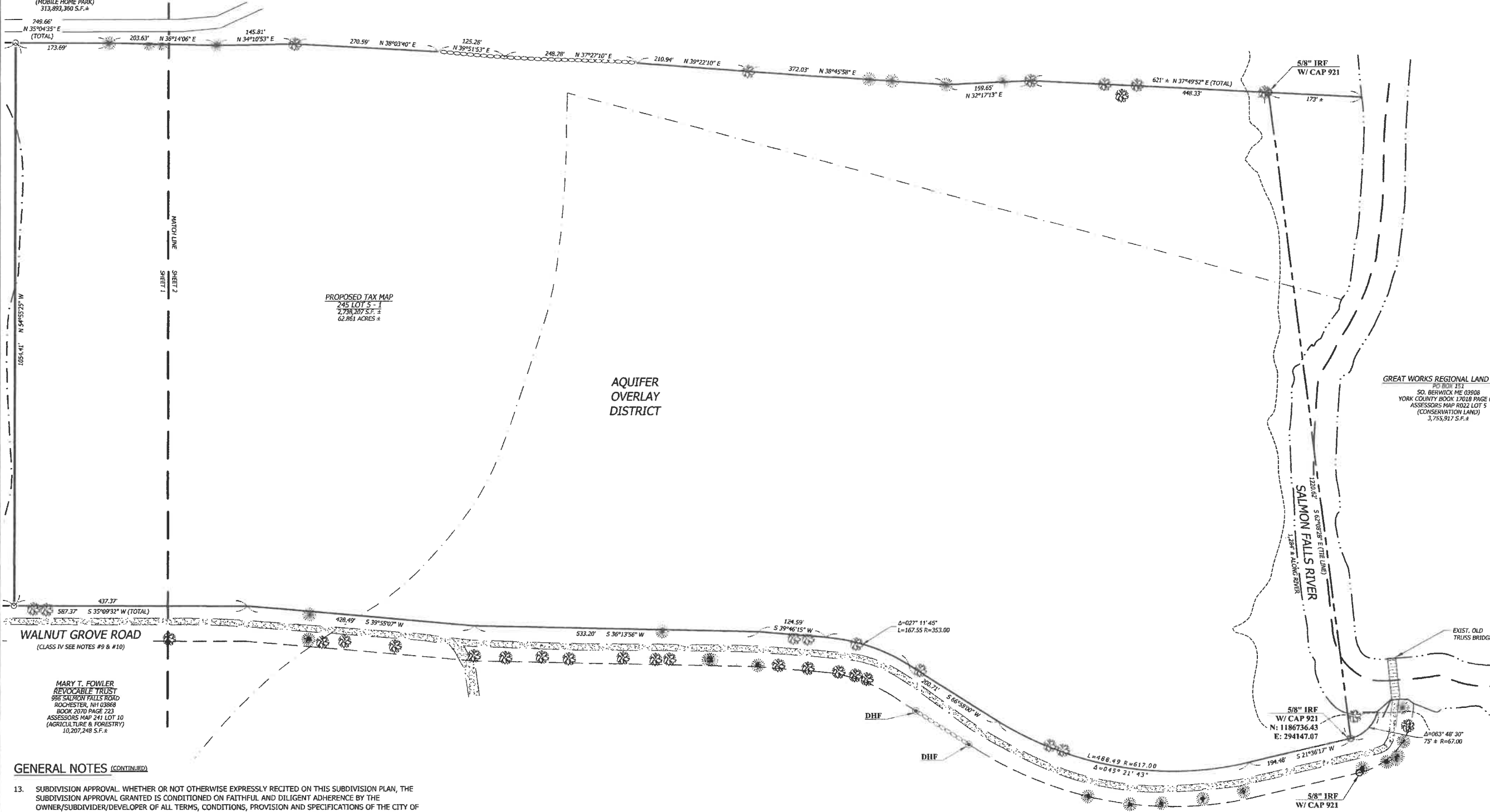
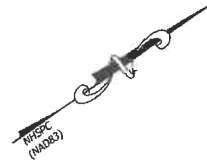
- UTILITY POLE
- GUY WIRE
- PIPE/ROD FOUND
- GRANITE POST FOUND
- REBAR TO BE SET/CALCULATED CORNER
- WELL
- TREE W/ WIRE
- CONCRETE PAD
- GRAVEL
- MATCH LINE
- PROPERTY LINE
- APX. STATE LINE
- ABUTTING PROPERTY LINE
- EDGE OF RIVER
- STREAM
- EDGE OF GRAVEL
- PAVEMENT
- PROPOSED LOT LINE
- STONE WALL
- REMNANT STONE WALL
- AQUIFER OVERLAY DISTRICT
- FEMA 1% FLOOD HAZARD

1" = 100'



SCALE IN FEET

CHARLES PRESCOTT
ESTATES, INC.
PO BOX 2040
ROCHESTER, NH 03866
BOOK 1570 PAGE 660
ASSESSORS MAP 241 LOT 4
(MOBILE HOME PARK)
313,893,360 S.F. ±



PROPOSED TAX MAP
245 LOT 5 - 1
2,738,207 S.F. ±
62.861 ACRES ±

AQUIFER
OVERLAY
DISTRICT

GREAT WORKS REGIONAL LAND TRUST
PO BOX 1131
SO. BERWICK ME 03908
YORK COUNTY BOOK 17018 PAGE 615
ASSESSORS MAP R022 LOT 5
(CONSERVATION LAND)
3,753,917 S.F. ±

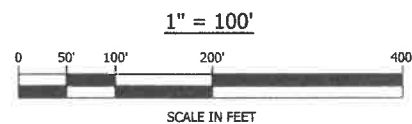
WALNUT GROVE ROAD
(CLASS IV SEE NOTES #9 & #10)

MARY T. FOWLER
REVOCABLE TRUST
996 SALMON FALLS ROAD
ROCHESTER, NH 03868
BOOK 2070 PAGE 223
ASSESSORS MAP 241 LOT 10
(AGRICULTURE & FORESTRY)
10,207,248 S.F. ±

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, 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 SUBDIVIDING APPROVAL.
- THE FOLLOWING WAIVERS ARE REQUESTED DUE TO LOT SIZE AND THE LACK OF PROPOSED DEVELOPMENT:
 - WETLAND DELINEATION
 - SOIL TEST PITS
 - PERCOLATION TESTS
 - LOCATION OF ROCK OUTCROPPINGS
- FOR MORE INFORMATION IN REGARD TO THIS SUBDIVISION PLEASE CONTACT THE CITY OF ROCHESTER'S PLANNING DEPARTMENT.

LEGEND	
	UTILITY POLE
	GUY WIRE
	PIPE/ROD FOUND
	GRANITE POST FOUND
	REBAR TO BE SET/CALCULATED CORNER
	WELL
	TREE W/ WIRE
	CONCRETE PAD
	GRAVEL
	MATCH LINE
	PROPERTY LINE
	APX. STATE LINE
	ABUTTING PROPERTY LINE
	EDGE OF RIVER
	STREAM
	EDGE OF GRAVEL
	PAVEMENT
	PROPOSED LOT LINE
	STONE WALL
	REMNANT STONE WALL
	AQUIFER OVERLAY DISTRICT
	FEMA 1% FLOOD HAZARD



ROCHESTER PLANNING BOARD APPROVAL

APPROVED BY THE ROCHESTER PLANNING BOARD ON _____ (DATE)
SIGNED BY _____ (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)."
8/23/21
DATE
LICENSED LAND SURVEYOR

horizons
Engineering

NEWPORT VT • SHARON VT • LITTLETON NH • CONWAY NH
NEW LONDON NH • NEW MARKET NH • SACO ME

SUBDIVISION PLAN PREPARED FOR
EGWANULTI FARMS, LLC

C/O VIRGINIA RUTLEDGE
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

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

GENERAL NOTES (CONTINUED)

16. 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
 CFB - 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
 HCB - HOLLIS - CHARLTON FINE SANDY LOAM, 3-8% SLOPES
 HCC - HOLLIS - CHARLTON FINE SANDY LOAM, 8-15% SLOPES
 HDB - 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, 8-15% 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
 PbB - PAXTON FINE SANDY LOAM, 3-8% SLOPES
 PdB - PAXTON FINE SANDY LOAM, 0-8% SLOPES, VERY STONY
 SnB - SUTTON FINE SANDY LOAM, 3-8% SLOPES
 W - WATER

