



MAJOR SUBDIVISION APPLICATION

(a total of four or more lots)

City of Rochester, New Hampshire

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

Property information

Tax map #: 242; Lot #(s): 9-2; Zoning district: A - AGRICULTURAL

Property address/location: HAVEN HILL ROAD

Name of project (if applicable): HAVEN HILL ROAD SUBDIVISION

Size of site: 19.48 acres; Overlay zoning district(s)? NO

Property owner

Name (include name of individual): HAVEN HILL ROAD, LLC - KEVIN MCENEANEY, MEMBER

Mailing address: 24 CHESTNUT STREET DOVER, NH 03820

Telephone #: 603-742-0911 Email: kevin@surveynh.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Engineer/surveyor

Name (include name of individual): MCENEANEY SURVEY ASSOCIATES - KEVIN MCENEANEY, LLS

Mailing address: 24 CHESTNUT STREET DOVER, NH 03820

Telephone #: 603-742-0911 Fax #: N/A

Email address: kevin@surveynh.com Professional license #: NH LLS 661

Proposed project

Number of proposed lots: 5; estimated length of new roads: N/A

Number of cubic yard of earth being removed from the site? N/A

City water? yes _____ no x; How far is city water from the site? _____

City sewer? yes _____ no x; How far is city sewer from the site? _____

If city water, what are the est. total gal. per day? N/A; Are there pertinent covenants? N/A

Where will stormwater be discharged? N/A

Wetlands: Is any fill proposed? NO; area to be filled: N/A; buffer impact? N/A

Comments

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

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:

Kenneth Kelly - MEMBER

Date: 4/8/22

Signature of applicant/developer:

Kenneth Kelly - MEMBER

Date: 4/8/22

Signature of agent:

[Signature]

Date: 4/8/22

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:

Kenneth Kelly - MEMBER

Date: 4/8/22

PROJECT NARRATIVE

for

HAVEN HILL ROAD, LLC

SUBDIVISION OF LAND

Haven Hill Road – Rochester, NH

Tax Map 242, Lot 9-2

APRIL 2022

The project parcel is shown on Tax Map 242 as Lot 9-2, located within the Agricultural Zone, consists of 19.48 acres, and is currently undeveloped. The applicant is proposing a subdivision creating five frontage lots of various sizes, between 2+ acres and 6+ acres.

Two lots will have their own driveway access, and while all lots will meet frontage requirements, three lots will be accessed by a shared driveway, by granting appropriate easements to each of the lots, in order to avoid impacting any wetlands or wetland buffers (protected natural areas).

The proposed lots will be served by private wells and individual septic designs.

MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND

P.O. Box 681- Dover, NH 03820
603-742-0911

TEST PIT LOG

Prepared for:

HAVEN HILL ROAD, LLC
SUBDIVISION APPLICATION
TAX MAP 242, LOT 9-2; HAVEN HILL ROAD
ROCHESTER, NEW HAMPSHIRE
January 20, 2022

Prepared by: Kenneth J. Faucher, Designer No. 851

Test Pit #1 ESHWT @ 48"
00-15" Dark Brown (10YR 3/3) Fine Sandy Loam, Granular, Friable
15-48" Yellowish brown (10YR 4/8) Fine Sandy Loam, Blocky, Friable
48-72"+ Brown (10YR 5/3) Sandy Loam, Blocky, Friable, Redox

No Refusal No Observed Water
Perc. Rate = 8 minutes / inch @ 30"

Test Pit #2 ESHWT @ 14"
00-14" Dark Brown (10YR 3/3) Fine Sandy Loam, Granular, Friable
14-50"+ Dark yellowish brown (10YR 4/6) Sand, Single grain, Loose, Redox

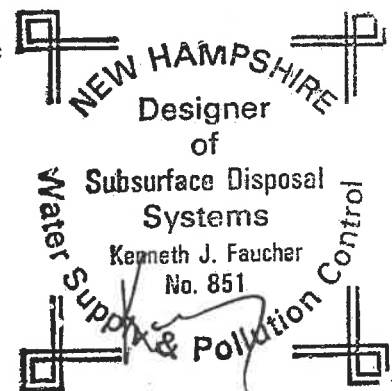
No Refusal Observed Water @ 40"

Test Pit #3 ESHWT @ 30"
00-06" Very Dark Brown (10YR 2/2) Fine Sandy Loam, Granular, Friable
06-30" Dark Yellowish Brown (10YR 4/4) Loamy Sand, Granular, Friable
30-60"+ Yellowish Brown (10YR 5/8) Gravelly Sand, Single Grain, Loose, Redox

No Refusal No Observed Water
Perc. Rate = 4 minutes / inch @ 20"

Test Pit #4 ESHWT @ 28"
00-08" Dark Brown (10YR 3/3) Fine Sandy Loam, Granular, Friable
08-36" Dark Yellowish brown (10YR 4/6) Loamy Sand, Blocky, Friable

Refusal @ 36" No Observed Water
Perc. Rate = 4 minutes / inch @ 20"



Test Pit #5 ESHWT @ 28"
00-08" Dark Brown (10YR 3/3) Fine Sandy Loam, Granular, Friable
08-36" Dark Yellowish brown (10YR 4/6) Loamy Sand, Blocky, Friable

Refusal @ 36" No Observed Water
Perc. Rate = 4 minutes / inch @ 20"

Test Pit #6 ESHWT @ 42"
00-08" Dark Brown (10YR 3/3) Fine Sandy Loam, Granular, Friable
08-42" Yellowish Brown (10YR 5/6) Gravelly Sand, Single Grain, Loose
42-60"+ Brown (10YR 4/6) Loamy Fine Sand, Blocky, Friable, redox

No Refusal No Observed Water
Perc. Rate = <2 minutes / inch @ 30"

Test Pit #7 ESHWT @ 36"
00-14" Very Dark Brown (10YR 2/2) Fine Sandy Loam, Granular, Friable
14-36" Yellowish Brown (10YR 5/6) Loamy Sand, Blocky, Friable
36-66"+ Strong Brown (10YR 5/8) Sand, Single Grain, Loose, Redox

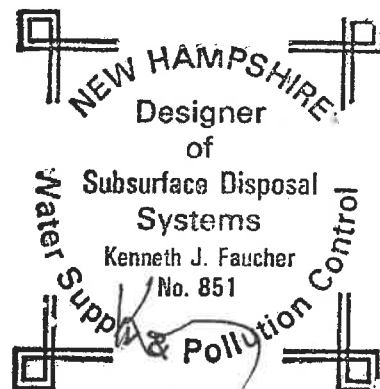
No Refusal No Observed Water
Perc. Rate = 4 minutes / inch @ 20"

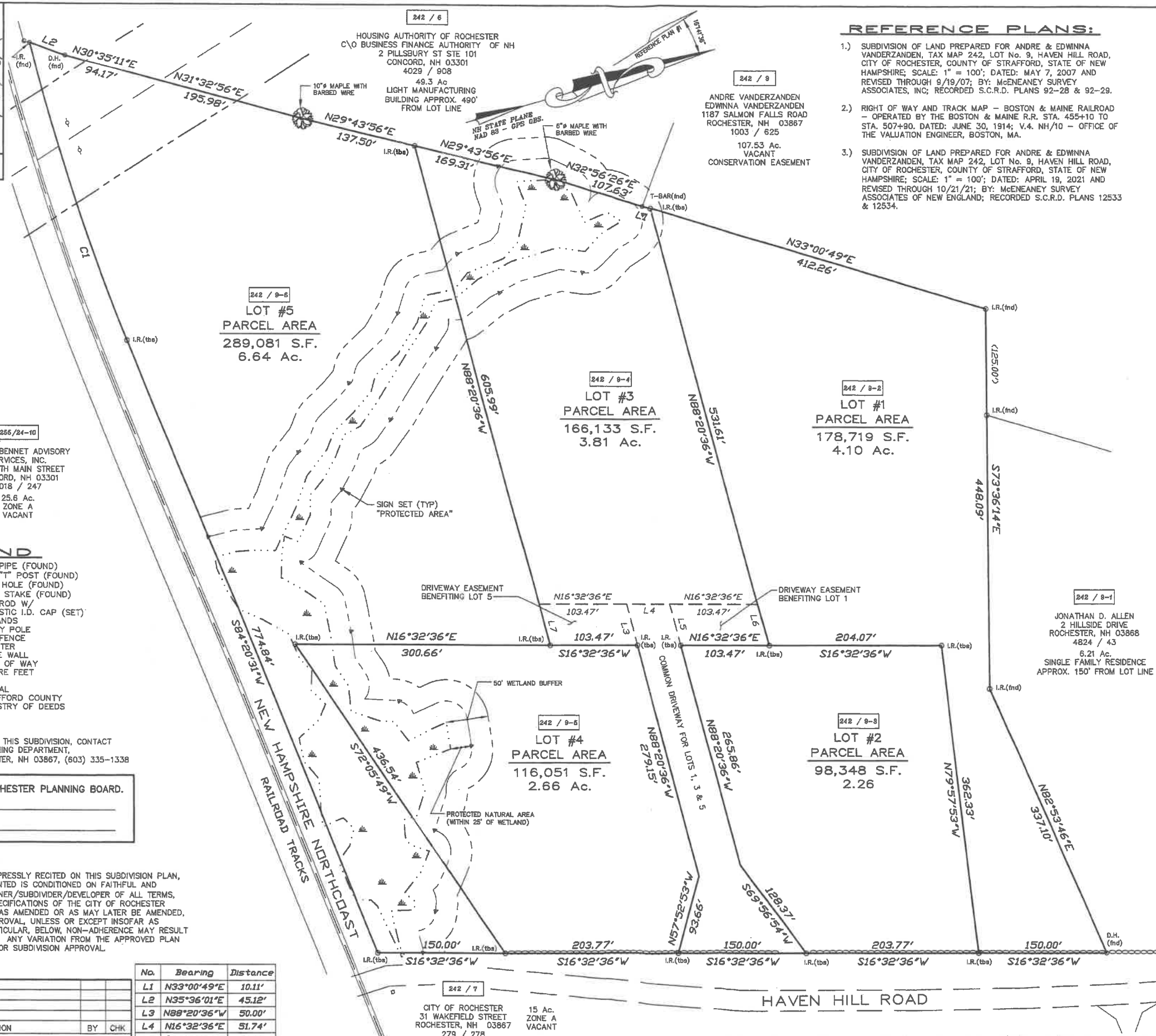
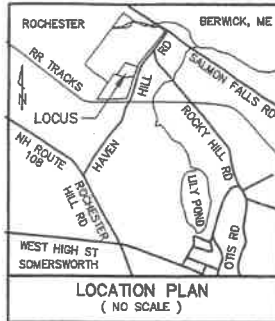
Test Pit #8 ESHWT @ 36"
00-12" Very Dark Brown (10YR 2/2) Fine Sandy Loam, Granular, Friable
12-26" Yellowish Brown (10YR 5/6) Loamy Sand, Blocky, Friable
26-44" Yellowish Brown (10YR 5/8) Sand, Single Grain, Loose
44-60"+ Brownish Yellow (10YR 6/6) Fine Sand, Single Grain, Loose

No Refusal No Observed Water
Perc. Rate = 4 minutes / inch @ 20"

Test Pit #9 ESHWT @ 30"
00-15" Very Dark Brown (10YR 2/2) Fine Sandy Loam, Granular, Friable
15-30" Yellowish Brown (10YR 5/8) Loamy Sand, Blocky, Friable
30-66"+ Brownish Yellow (10YR 6/6) Gravelly Sand, Single Grain, Loose, Redox

No Refusal No Observed Water
Perc. Rate = 4 minutes / inch @ 20"





REFERENCE PLANS:

- SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 7, 2007 AND REVISED THROUGH 9/19/07; BY: McENEANEY SURVEY ASSOCIATES, INC.; RECORDED S.C.R.D. PLANS 92-28 & 92-29.
- RIGHT OF WAY AND TRACK MAP - BOSTON & MAINE RAILROAD - OPERATED BY THE BOSTON & MAINE R.R. STA. 455+10 TO STA. 507+90. DATED: JUNE 30, 1914; V.4. NH/10 - OFFICE OF THE VALUATION ENGINEER, BOSTON, MA.
- SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 19, 2021 AND REVISED THROUGH 10/21/21; BY: McENEANEY SURVEY ASSOCIATES OF NEW ENGLAND; RECORDED S.C.R.D. PLANS 12533 & 12534.

NOTES:

- OWNERS OF RECORD:
HAVEN HILL ROAD, LLC
24 CHESTNUT STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4494, PAGE 602
- 242 / 9-2 - DENOTES TAX MAP AND LOT NUMBER.
- TOTAL PARCEL AREA = 848,331 S.F. / 19.48 Ac.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL IN TO FIVE (5) LOTS AS SHOWN. ALL LOTS WILL HAVE FRONTAGE ON HAVEN HILL ROAD AND BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- BUILDING ZONE: A - AGRICULTURAL (WITH NO PUBLIC FACILITIES)
DIMENSIONAL REGULATIONS:
MINIMUM LOT AREA = 45,000 S.F.
MINIMUM FRONTAGE = 150 FEET
MINIMUM YARD REQUIREMENTS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 20 FEET
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330150, PANELS 0217, SUFFIX D, MAP NUMBER 33017C0217D; REFER TO PANELS 0216, 0218 & 0219, SUFFIX D, MAP NUMBERS 33017C0216D, 33017C0218D & 33017C0219D, EFFECTIVE DATE MAY 17, 2005.
- DEVELOPMENT SHALL PRESERVE ANY STONEWALLS TO THE MAXIMUM EXTENT PRACTICABLE.
- THERE IS A 50 FOOT BUFFER, AND A 25 FOOT NATURAL AREA, REQUIREMENT FROM WETLANDS UNDER THE CITY OF ROCHESTER ZONING ORDINANCE. THERE MAY BE NO ENCROACHMENT WITHIN THESE BUFFERS EXCEPT AS PERMITTED UNDER THE ORDINANCE.
- WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES, ON JANUARY 14, 2021 ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

LEGEND

- I.P.(fnd) - IRON PIPE (FOUND)
- T-BAR (fnd) - IRON "T" POST (FOUND)
- D.H.(fnd) - DRILL HOLE (FOUND)
- S.S.(fnd) - STEEL STAKE (FOUND)
- I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
- WETLANDS
- UTILITY POLE
- WIRE FENCE
- DIAMETER
- STONE WALL
- R.O.W. - RIGHT OF WAY
- S.F. - SQUARE FEET
- Ac. - ACRE
- TYP - TYPICAL
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.

CERTIFIED BY _____

DATE _____

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 EXCEPT 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: NONE.

No.	Bearing	Distance
L1	N33°00'49"E	10.11'
L2	N35°36'01"E	45.12'
L3	N88°20'36"W	50.00'
L4	N16°32'36"E	51.74'
L5	S88°20'36"E	50.00'
L6	S88°20'36"E	50.00'
L7	N88°20'36"W	50.00'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	7°25'41"	2831.93'	367.14'	366.89'	S88°03'21"W

No.	DATE	DESCRIPTION	BY	CHK
21-1101		SUBDIVISION	21-1101.RW5	
PROJECT NO		TYPE	FIELDBOOK & PAGES	

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	7°25'41"	2831.93'	367.14'	366.89'	S88°03'21"W

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

SUBDIVISION OF LAND
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

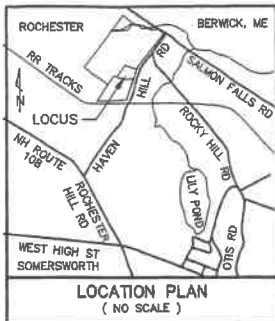
DRAWN BY: KJF
SCALE: 1" = 60'

FILE: MSA\1101\DWG\21-1101
DATE: APRIL 1, 2022

McEaney
Survey
Associates
of NEW ENGLAND

P.O. Box 661 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



255/24-10
ABBOTT BENNETT ADVISORY
SERVICES, INC.
41 SOUTH MAIN STREET
CONCORD, NH 03301
5018 / 247
25.6 Ac.
ZONE A
VACANT

- LEGEND**
- I.P.(fnd) - IRON PIPE (FOUND)
 - T-BAR (fnd) - IRON "T" POST (FOUND)
 - D.H.(fnd) - DRILL HOLE (FOUND)
 - S.S.(fnd) - STEEL STAKE (FOUND)
 - I.R.(set) - IRON ROD W/ PLASTIC I.D. CAP (SET)
 - WETLANDS
 - UTILITY POLE
 - WIRE FENCE
 - DIAMETER
 - STONE WALL
 - R.O.W. - RIGHT OF WAY
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - TYP. - TYPICAL
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - CONTOUR LINE
 - 4,000 S.F. AREA FOR SEPTIC
 - TEST PIT #1 - TEST PIT LOCATION AND NUMBER

FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT
THE CITY OF ROCHESTER PLANNING DEPARTMENT,
31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338

FINAL APPROVAL BY ROCHESTER PLANNING BOARD.
CERTIFIED BY _____
DATE _____

SUBDIVISION APPROVAL
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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,
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IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN
WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

GRANTED WAIVERS: NONE.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-1101	SUBDIVISION	21-1101.RW5		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

No.	Bearing	Distance
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242 / 8
HOUSING AUTHORITY OF ROCHESTER
C/O BUSINESS FINANCE AUTHORITY OF NH
2 PILLSBURY ST STE 101
CONCORD, NH 03301
4029 / 908
109.3 Ac.
LIGHT MANUFACTURING
BUILDING APPROX. 490'
FROM LOT LINE

242 / 9
ANDRE VANDERZANDEN
EDWINNA VANDERZANDEN
1187 SALMON FALLS ROAD
ROCHESTER, NH 03867
1003 / 625
107.53 Ac.
VACANT
CONSERVATION EASEMENT

- REFERENCE PLANS:**
- 1.) SUBDIVISION OF LAND PREPARED FOR ANDRE & EDWINNA VANDERZANDEN, TAX MAP 242, LOT No. 9, HAVEN HILL ROAD, CITY OF ROCHESTER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: MAY 7, 2007 AND REVISED THROUGH 9/19/07; BY: McENEANEY SURVEY ASSOCIATES, INC; RECORDED S.C.R.D. PLANS 92-28 & 92-29.
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NOTES:

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HAVEN HILL ROAD, LLC
24 CHESTNUT STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4494, PAGE 602
- 2.) 242 / 8-2 DENOTES TAX MAP AND LOT NUMBER.
- 3.) TOTAL PARCEL AREA = 848,331 S.F. / 19.48 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL IN TO FIVE (5) LOTS AS SHOWN. ALL LOTS WILL HAVE FRONTAGE ON HAVEN HILL ROAD AND BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
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- 10.) THE SOILS ON THE PROPERTY ARE:
DeB - DEERFIELD LOAMY FINE SAND, 3-8% SLOPES;
GsB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3-8% SLOPES;
HaC - HINCKLEY LOAMY SAND, 8-15% SLOPES;
HgC - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAM, 8-15% SLOPES;
WdA - WINDSOR LOAMY SAND, 0-3% SLOPES.

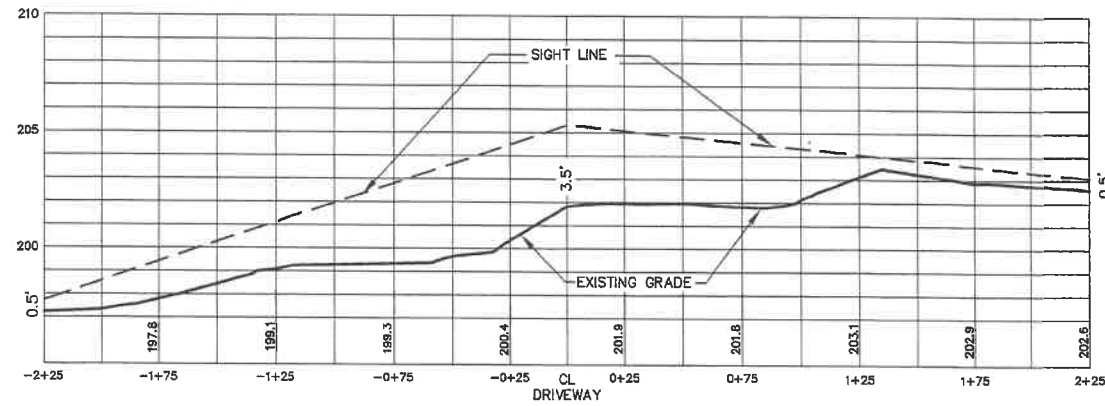
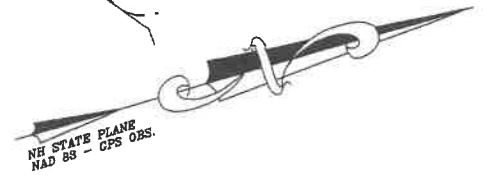
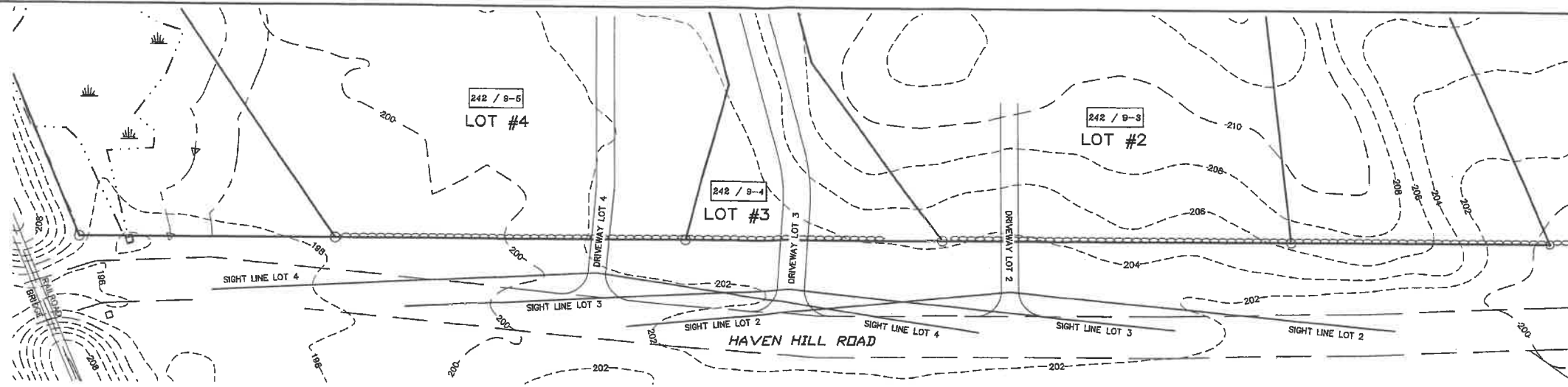
242 / 8-1
JONATHAN D. ALLEN
2 HILLSIDE DRIVE
ROCHESTER, NH 03868
4824 / 43
6.21 Ac.
SINGLE FAMILY RESIDENCE
APPROX. 150' FROM LOT LINE

TOPOGRAPHIC PLAN
SUBDIVISION OF LAND
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY OF ROCHESTER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

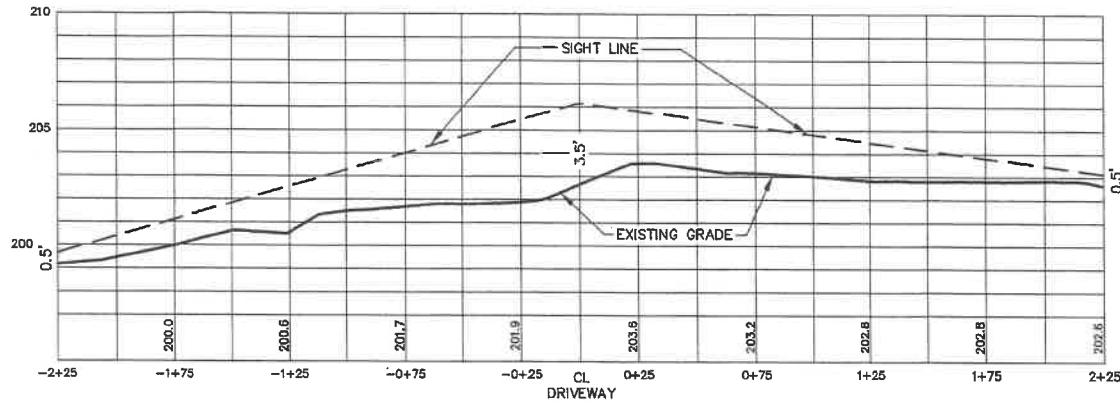
DRAWN BY: KJP
SCALE: 1" = 60'
FILE: MSA\1101\DWG\21-1101
DATE: APRIL 1, 2022

McNeaney Survey Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

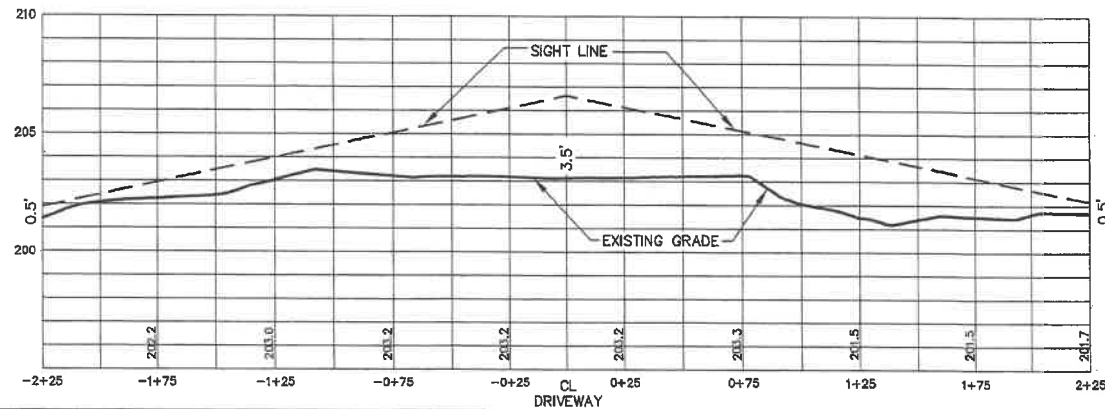
3/3/2022 16:11:39 File: \\noserver\misa\Projects\1010\Drawings\21-1101\drw\dwg3.dwg Layout: 22x34



PROPOSED DRIVE LOT 4
SIGHT PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'



PROPOSED DRIVE LOT 3
SIGHT PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'



PROPOSED DRIVE LOT 2
SIGHT PROFILE
SCALE: H - 1" = 40'
V - 1" = 4'

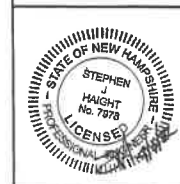
NOTES:

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HAVEN HILL ROAD, LLC
24 CHESTNUT STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4494, PAGE 602
- 242 / 8-2 - DENOTES TAX MAP AND PARCEL NUMBER.
- PLAN INTENT: TO SHOW PLAN AND SIGHT DISTANCE PROFILE FOR FOR THREE PROPOSED DRIVEWAYS AS PART OF A SUBDIVISION APPLICATION.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED APRIL 2021.
- TOPOGRAPHY DEPICTED IS BASED ON U.S.G.S. NAVD88 BASED ON GPS OBSERVATION DATED APRIL 2021, AND LIDAR. CONTOUR INTERVAL IS TWO FEET.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-1101		DRIVEWAY		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

DRIVEWAY PLAN & PROFILE
PREPARED FOR
HAVEN HILL ROAD, LLC
TAX MAP 242, LOT No. 9-2
HAVEN HILL ROAD
CITY of ROCHESTER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJF FILE: MSA\1101\0\1101 DRIVEWAYS
SCALE: 1" = 40' DATE: APRIL 1, 2022



McGneaney
Survey
Associates
of NEW ENGLAND
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