



City of Rochester, New Hampshire

Zoning Board of Adjustment

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, April 10, 2019** in the City Hall Council Chambers concerning the following:

2019-06 One80 Solar, LLC, applicant seeks a *Variance* from table 19-A of the City Zoning Ordinance to permit a subdivision of the parcel that creates two lots in which neither have the minimum 150 ' of frontage required in the Agricultural zoning district.

Location: 68 Flagg Road, Rochester, NH 03867, MLB 0262-0058-0000 in the Agricultural Zone.

If you are planning to attend the meeting and have paperwork, you wish to have reviewed, or if you are not planning to attend the meeting, you may comment by letter, fax or email (julia.libby@rochesternh.net). However, for the Board to consider your comments you MUST submit them NO LATER than 12:00, noon on the Monday before the meeting (April 08, 2019).

The project application is available for review by the public in the Department of Building, Zoning, Licensing Services, or you can view the entire application on the City's website www.rochesternh.net. Click on *Government*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability, requiring special provisions for your participation.

Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.


Julia Libby, Building, Zoning & Licensing Secretary

cc: file



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
33 Wakefield Street * Rochester, NH 03867
(603) 332-3508

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2019-000

DATE FILED 3/20/19

Julia Libby
ZONING BOARD CLERK

Applicant: One80 Solar, LLC c/o Patrick Attwater

E-mail: patrick.attwater@one80solar.com Phone: 210-802-7428

Applicant Address: 1502 S. Flores Street, San Antonio, Texas 78204

Property Owner: David & Nancy Hussey

Property Owner Address: PO Box 1601, Alton, New Hampshire 03809

Variance Address: 68 Flagg Road, Rochester, New Hampshire 03839

Map Lot and Block No: 0262-0058

Description of Property: Vacant 20.55 acre lot with no structures thereon. Served by gravel road. AG District.

Proposed use or existing use affected: Photovoltaic power station for generation and distribution of electricity.

The undersigned hereby requests a variance to the terms of Article 42, Section 19.a(1) and asks that said terms be waived to permit A two lot subdivision of the parcel referenced above in which neither of the
newly created lots will have 150 feet of frontage as required.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed: Patrick Attwater Date: March 20th, 2018

Variance Criteria

- 1) Granting the variance would not be contrary to the public interest because:
See attached.

- 2) If the variance were granted, the spirit of the ordinance would be observed because:
See attached.

- 3) Granting the variance would do substantial justice because:
See attached.

- 4.) If the variance were granted, the values of the surrounding properties would not be diminished because:
See attached.

- 5.) Unnecessary Hardship:

a. Owing to special *conditions of the property that distinguish it from other properties in the area*, denial of the variance would result in an unnecessary hardship because:

- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

See attached.

And:

- ii. The proposed use is a reasonable one because:

See attached.

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

See attached.

ONE80 Solar, LLC
68 Flagg Road (Lot 0262-0058)

Application for Variance

One80 Solar, LLC (“One80” or the “Applicant”), a solar energy company based out of San Antonio, Texas, proposes to develop a photovoltaic power station for the generation and distribution of electricity on land of David and Nancy Hussey located at 68 Flagg Road in Rochester, New Hampshire (identified as Tax Map Lot and Block 0262-0058; the “Property”). The Property is located in the Agricultural (AG) District. According to the Town’s records, the Property has approximately 83 feet of frontage on Flagg Road and approximately 87 feet of frontage on Huckins Lane. The Property is uniquely shaped and is partially bisected by the Isinglass River.

Under the current Public Utilities Commission (PUC) Net Metering Rules, the maximum sized solar array is 1 megawatt (AC) per “premise” to qualify for the program. Since the project is larger than 1 megawatt, it must be split into two premises via a subdivision, one with frontage on Flagg Road for the “North Array”, and one with frontage on Huckins Lane for the “South Array”. A proposed sketch of the proposed subdivision is included with this Application. Access to both arrays will be from Huckins Lane.

Details of the Request

The Applicant requests a variance to Article 42, Section 19.a(1) of the Zoning Ordinance to permit the subdivision of the Property into two lots, neither of which will have 150 feet of frontage as required.¹

Variance Standards

1. *The authorization of a variance will not be contrary to the public interest because:*

It is in the public interest to allow the highest and best use of real estate. Currently the Property is vacant, with no improvements thereon except a gravel road for access. The proposed variance will allow the Property to be developed into a photovoltaic power station, maximizing the Property’s value with no negative impact on any other property. The proposed Variance will also have beneficial effects for the public. The photovoltaic power station will provide a new source of clean energy for the surrounding areas. This will reduce reliance on forms of energy production that produce toxic byproducts and have other negative environmental effects. Additionally, granting this proposed variance request will not be contrary to the public interest because access to the site already exists from Huckins Lane and no additional access is proposed. The existing access will continue to be utilized through construction and maintenance activities. Unlike a site that would support commercial business or residential homes, use of the access road will be infrequent after construction, as photovoltaic panels require little maintenance.

¹ A separate variance application to permit the use of the Property for a photovoltaic power station is submitted concurrently with this Application. All information submitted in connection with the use variance application is incorporated by reference hereto.

2. *The granting of a variance will not be contrary to the spirit and intent of the Ordinance because:*

Granting the proposed variance request would be consistent with the spirit of the ordinance because multiple lots without sufficient frontage is appropriate for a photovoltaic power station since it is unlike any other use, which requires frontage and access. The purpose of frontage requirements are to prevent overcrowding, which is not an issue for a photovoltaic panels on a 20.55 acre parcel. Additionally, the project will be beneficial for the City of Rochester in that it will provide a passive, fiscally responsible and renewable energy source.

3. *Authorization of a variance will result in substantial justice because:*

Granting the proposed variance request will provide substantial justice because it will allow for a beneficial use of the property - generation of electricity using a renewable resource- without creating nuisances such as traffic, noise or emissions. Because of the need for limited access, providing the necessary frontage for each lot is unnecessary.

4. *Authorization of a variance will not diminish the value of surrounding properties because:*

There is no research/evidence indicating that granting a variance for frontage will have negative impact on property values that are located nearby. Granting the proposed variance request will not diminish the value of surrounding properties because there are no residential or commercial uses associated with the proposed subdivision, rather, the photovoltaic panels will be a use that is passive, does not create traffic, does not make any noise or emissions, is contained in a secure site, and will be designed to mitigate any stormwater runoff. No nuisance or unreasonable hazard will result because the site will be restricted by a fence, will be buffered by existing vegetation and the Isinglass River, and will only require maintenance activities two to four times each year.

5. *Denial of the variance would result in unnecessary hardship to the owner:*

- a. *The zoning restriction as applied to the property interferes with the reasonable use of the property because:*

The proposed photovoltaic power station is located on a 20.55 acre piece of land that is sheltered from abutters by the Isinglass River and thick vegetation. Solar farming is a relatively new concept and is not addressed in the Zoning Ordinance. Solar farming does not require significant frontage or access. The frontage requirement interferes with the reasonable use of the property by requiring more frontage than is necessary to carry out this use.

- b. *No fair and substantial relationship exists between the general purpose of the Zoning Ordinance and the specific restrictions on the property because:*

In order to provide an economically viable project, the photovoltaic panels must be sized to generate at least 2 megawatts under the Net Metering Program, which requires two separate "premises" or parcels. In order to subdivide the Property, relief must be granted for the frontage requirement. Denying the frontage relief, would render the solar project infeasible, leaving the site in its current vacant and underperforming state.

The Applicant reserves the right to amend, modify, and/or supplement this Application at or before the hearing thereon.

Variance Application Checklist

- ☒ Completed application form
- ☒ Completed "Criteria for a Variance" sheet, addressing the five items set forth by the New Hampshire Supreme Court governing the granting of Variances.
- ☒ A narrative touching on the five criteria and explaining what you are requesting a variance for.
- ☒ If the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- ☒ A sketch including the following:

- ☐ Measurements of the distances from any existing structure to the lot lines. If the proposed structure is not attached to the building you will need the distance between buildings.
- ☐ Dimensions of the lot. (If the variance is requesting relief from a setback regulation – The Zoning Board of Adjustment requires a certified plot plan of the property, if that is not available, you can ask for a waiver)

N/A - No structures

No setback relief requested

- ☒ Photographs, if you have them.
- ☒ Abutters list. **This information must be obtained from the Zoning Clerk in the Building, Zoning, and Licensing Office. The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list, including applicant.** (See Zoning Clerk for current fee)
- ☒ If there are wetlands on the parcel, refer to the City's Ordinance Chapter 42.12 © for wetland buffers of 50' and 75'.
- N/A ☐ Prior to applying for a variance regarding wetlands, the applicant must receive all necessary State permits.
- ☒ Application fee (\$175.00). Check is made payable to City of Rochester, including abutters' fees.
- ☒ One PDF form of your application packet is due as well as 10 paper copies.

\$40 added to filing fee per Clerk's instruction.

All of the above information must be completed and submitted to the Building, Zoning Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed one postponement of the hearing in their application, and shall notify the Building, Zoning, and Licensing office in writing of their intent to postpone hearing at least two days prior to the meeting at which their application is to be considered. If the applicant requests a second postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing. The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

The applicant or their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please contact the Zoning Clerk, Julia Libby.

Phone: (603)332-3976

E-mail: julia.libby@rochesternh.net



March 20, 2019
File No. 94810.14



Town of Rochester
Zoning Board of Adjustment
Larry Spector, ZBA Chair
31 Wakefield Street
Rochester, NH 03867

Re: Request for Use Variance for Huckins Lane Solar (68 Flagg Road)

Dear Mr. Spector:

On behalf of the Applicant, One80 Solar, we at Nobis Group respectfully request that the Zoning Board of Adjustment consider our application for a Variance to permit the construction of a solar farm at 68 Flagg Road.

The proposed development site is located in the Agricultural (AG) District with portions of the property located in the Floodplain District and the Conservation Overlay District. In Table 18-D "Industrial-Storage-Transport-Utility Uses 8/7/2014" there is a use listed as "Utility – power generation" which is not an allowable use in the Agricultural District. There is no provision for solar farms in particular anywhere within the Ordinance.

The Public Utilities Commission (PUC) has a Net Metering Rule that allows a maximum size of 1 megawatt in the solar array per lot, and because the power generation is greater than 1 megawatt the Applicant must subdivide the lot into two new parcels in order to qualify. There is currently 83' ± of frontage on Flagg Road and 87' ± on Huckins Lane, so the Applicant is requesting a variance for the minimum required frontage of 150' for both properties so the lots will contain 83' ± and 87' ± of frontage, respectively. The attached Preliminary Subdivision Plan, attached herewith, depict the new lot lines for the subdivided parcel.

The proposed construction of a new photovoltaic power station will benefit the town and surrounding properties and will provide a new energy source that is low maintenance and has no noxious emissions during operation. There will not be a significant number of employees



entering the site as they will only be required on-site for maintenance and the site will not be staffed of a constant basis, unlike traditional forms of power generation. After construction there will be minimal impact to local traffic, minimal sound pollution, and no multi-story buildings to impede views for the abutters.

No new disturbance is proposed in the 25' No-Disturb buffer of the proposed wetlands or within the 75' buffer to the Isinglass River. This project does not involve the construction of any new buildings within any portion of the property. No disturbance is proposed within the portion of the site that falls within the Floodplain District either, so the Applicant is not requesting any variances for uses within the Overlay Districts at this time.

The Applicant respectfully requests that the Huckins Lane Solar project is included on the Zoning Board of Adjustment hearing agenda on April 10, 2019. We look forward to presenting the project to the Board. In the meantime, please do not hesitate to call or email for any additional information.

Sincerely,

NOBIS GROUP®

Ting Chang, PE, LEED AP
Senior Project Manager

Map by NH GRANIT



Legend

- Polygons
- State
- County
- City/Town
- NH 2015 1-foot RGB

Map Scale

1: 5,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 2/21/2019



Notes

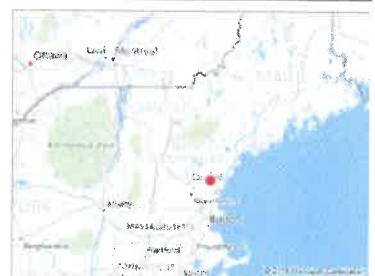


TABLE 19-A DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS 8/7/2014

RESIDENTIAL DISTRICTS													STANDARDS, NOTES, AND REFERENCES		
	LOTS			SETBACKS					OTHER				A " " means there is no dimensional standard for this item.		
	Minimum Lot Area (Square Feet)	Minimum Dwelling Unit (Sq Ft)	Minimum Lot Area (Square Feet)	Minimum Front (Feet)	Maximum Front (Feet)	Minimum Side (Feet)	Minimum Rear (Feet)	Maximum building footprint (%)	Maximum Lot Coverage (%)	Maximum number of stories	Minimum Building Height (Feet)	Maximum Building Height (Feet)			
RESIDENTIAL-1 (R1)															
Single family	10,000	100	-	10		10	20	30	35			35	See Section 42.19 - Dimensional Standards		
All other uses	10,000	100	-	10		10	20	30	35			35			
RESIDENTIAL-2 (R2)															
Single family	6,000	60	-	10		8	20	30	35			35	See Section 42.19 - Dimensional Standards		
Two family	9,000	80	-	10		8	20	30	45			35	See Section 42.19 - Dimensional Standards		
Three & four family	12,000 & 15,000	80	-	15		10	25	30	60			35	See Section 42.19 - Dimensional Standards		
Multifamily	30,000	100	5000 or 7500	15		10	25	30	60			35	See Section 42.19 - Dimensional Standards		
All other uses	9,000	80	-	10		8	20	30	35			35			
NEIGHBORHOOD MIXED USE (NMI)															
All uses	6,000	60	- ²	-	25	5'	20		90	3	20	20	See Section 42.19 - Dimensional Standards		
AGRICULTURAL															
Single Family, Conventional Subdivision, municipal water & sewer	20,000	150	-	20		10	20	30	35			35	See Section 42.19 - Dimensional Standards		
Single Family, Conventional Subdivision, municipal water OR sewer	30,000	150	-	20		10	20	30	35			35	See Section 42.19 - Dimensional Standards		
Single Family, Conventional Subdivision, neither municipal water nor sewer	45,000	150	-	20		10	20	30	35			35	See Section 42.19 - Dimensional Standards		
Two Family	150% of single	150	-	20		10	20	30	40			-	See Section 42.19 - Dimensional Standards		
Single Family Dwelling - Conservation Subdivision	6,000	60	-	20		10	20		35			35	See Section 42.33 - Conservation Subdivisions		
All other uses	45,000	150	5000 or 7500	20		10	20		40			35			

General Ordinances List of Chapters

TABLE 18-D INDUSTRIAL-STORAGE-TRANSPORT-UTILITY USES 8/7/2014

INDUSTRIAL-STORAGE-TRANSPORT-UTILITY-USES	Residential Districts				Commercial Districts				Industrial Districts				Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS			
Airport	-	-	-	E	-	-	-	-	-	-	-	-	P	Section 42.21	
Contractor's Storage Yard	-	-	-	E	-	-	-	E	P	P	-	-	-	Sections 42.20 & 42.22	
Distribution Center	-	-	-	-	-	-	P	C	P	-	-	-	-	Section 42.21	
Emergency Services Facility	-	-	-	-	C	C	-	C	C	-	P	-	-	Section 42.21	
Fuel Storage	-	-	-	-	-	-	P	C	E	-	-	-	-	Section 42.21	
Helipad (accessory use)	-	-	-	E	-	E	P	E	P	P	P	P	P	Section 42.21	
Industry, Heavy	-	-	-	-	-	-	P	E	P	E	-	-	-	Section 42.21	
Industry, Light	-	-	-	-	-	-	P	E	P	E	-	-	-	Section 42.21	
Industry, Recycling	-	-	-	-	-	-	P	P	P	-	-	-	-	Section 42.21	
Junkyard	-	-	-	-	-	-	-	-	-	P	-	-	-	Sections 42.20 & 42.22	
Laundry Establishment - 3	-	-	-	-	-	-	-	E	E	P	-	-	-	Sections 42.20 & 42.22	
Mini-Warehouse	-	-	-	-	-	-	-	P	P	-	-	-	-	Sections 42.20 & 42.21	
Monument Production	-	-	C	-	-	C	-	P	P	P	-	-	-	Section 42.21	
Parking Lot	-	C	C	C	C	C	-	P	C	P	C	P	P	Section 42.21	
Printing Facility	-	-	C	-	-	P	P	P	P	-	-	-	-		
Recycling Facility	-	-	-	-	-	-	-	E	E	P	-	-	-	Sections 42.20 & 42.22	
Research and Development	-	-	-	-	E	P	P	P	P	-	-	-	-	Section 42.21	
Sawmill	-	-	-	-	-	-	-	-	E	-	-	-	-	Section 42.21	
Sawmill, Temporary (accessory use)	-	-	-	P	-	P	-	P	P	P	-	P	P	Section 42.21	
Solid Waste Facility	-	-	-	-	-	-	-	-	-	P	-	-	-	Sections 42.20 & 42.22	
Tank Farm	-	-	-	-	-	-	P	C	P	-	-	-	-		
Trade Shop	-	-	C	-	C	C	P	P	P	P	-	-	-	Section 42.21	
Transportation Service	-	-	C	-	C	-	P	P	C	C	-	-	-	Section 42.21	
Truck Terminal	-	-	-	-	-	-	P	-	C	C	-	-	-	Section 42.21	
Utility - Substation	E	E	E	E	E	C	E	P	P	P	E	E	E	Section 42.21	
Utility - power generation	-	-	-	-	E	-	E	-	E	E	-	-	-	Section 42.21	
Warehouse	-	-	C	-	C	C	P	P	P	C	-	C	C	Sections 42.20, 42.21 & 42.23	
Wireless Communications Facility	-	-	-	E	E	E	P	E	P	P	E	E	E	Sections 42.20 & 42.22	

*LEGEND: P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception



68 Flagg Rd

Rochester, NH

1 inch = 280 Feet



March 25, 2019

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PHOTOGRAPHY DATE: APRIL 28, 1990
COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY
CAI Technologies
111 BALDWIN STREET, SUITE 100
ROCHESTER, NEW HAMPSHIRE 03073
TEL: 603.336.4400 FAX: 603.336.4401
WWW.CAITECH.COM

LEGEND
AREA SERVED: . . .
AREA CALCULATED: . . .
SUBDIVISION LOT NO.: . . .
RIGHT OF WAY: . . .
SCALD DRAINAGE: . . .
MATCH LINE: . . .
WATER: . . .
WETLANDS: . . .

FEET 1" = 200'
0 100 200 300 400 500
0 50 100 150 200
METERS
REVISED TO: APRIL 1, 2018

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
ON
261
262 263 264 265 266 267
MAP NO. **261**

68 Flagg Rd





Abutters List Report

Rochester, NH
March 25, 2019

Subject Property:

Parcel Number: 0262-0058-0000
CAMA Number: 0262-0058-0000
Property Address: 68 FLAGG RD

Mailing Address: HUSSEY DAVID R & NANCY J
P O BOX 1601
ALTON, NH 03809-1601

Abutters:

Parcel Number: 0258-0050-0000
CAMA Number: 0258-0050-0000
Property Address: 67 FLAGG RD

Mailing Address: LARUE JODY R & MCCOSKER-LARUE
KELLEY B
67 FLAGG RD
ROCHESTER, NH 03839

Parcel Number: 0261-0003-0000
CAMA Number: 0261-0003-0000
Property Address: 64 HUCKINS LN

Mailing Address: CUPP JOHN F & LYDIA G M
70 CAHOON WAY
BARRINGTON, NH 03825

Parcel Number: 0261-0003-0001
CAMA Number: 0261-0003-0001
Property Address: 0 MAX WAY

Mailing Address: HUCKINS JOHN D & CHERYL A
70 HUCKINS LN
BARRINGTON, NH 03825

Parcel Number: 0261-0004-0000
CAMA Number: 0261-0004-0000
Property Address: 59 HUCKINS LN

Mailing Address: LACHANCE NORMAND D & SYLVIA M
P O BOX 7112
ROCHESTER, NH 03839-7112

Parcel Number: 0261-0111-0000
CAMA Number: 0261-0111-0000
Property Address: 0 STILLWATER CIR

Mailing Address: CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1916

Parcel Number: 0262-0044-0000
CAMA Number: 0262-0044-0000
Property Address: 67 JONATHAN AVE

Mailing Address: MCCOSKER JOHN F & NOREEN C
67 JONATHAN AVE SUITE A
ROCHESTER, NH 03839

Parcel Number: 0262-0057-0006
CAMA Number: 0262-0057-0006
Property Address: 48 FLAGG RD

Mailing Address: BURKE KARL R
48 FLAGG RD
ROCHESTER, NH 03839-4902

Parcel Number: 0262-0057-0007
CAMA Number: 0262-0057-0007
Property Address: 54 FLAGG RD

Mailing Address: BARRY JONATHAN
54 FLAGG RD
ROCHESTER, NH 03839-4902

Parcel Number: 0262-0057-0008
CAMA Number: 0262-0057-0008
Property Address: 58 FLAGG RD

Mailing Address: DEWORKEN DAVID F & MAUREEN L
58 FLAGG RD
ROCHESTER, NH 03839-4902

Parcel Number: 0262-0057-0009
CAMA Number: 0262-0057-0009
Property Address: 64 FLAGG RD

Mailing Address: GOURQUE PAUL & ANITA
64 FLAGG RD
ROCHESTER, NH 03839-4902



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3/25/2019

Page 1 of 2

NOTES:

1. REFERENCE: TAX MAP 262, LOT 58
2. TOTAL PARCEL AREA: TBD SQ. FT. OR AC.
3. OWNER OF RECORD: DAVID R. & NANCY J. HUSSEY
P.O. BOX 1601
ALTON, NH 03809-1601
S.C.R.D. BOOK 304, PAGE 293
S.C.R.D. BOOK 323E, PAGE 1018
4. FIELD SURVEY PERFORMED BY S.N.F. & L.P.S. DURING JANUARY 2018 & AUGUST 2018 USING A TRIMBLE S8 TOTAL STATION, A TRIMBLE RS SURVEY GRADE GPS UNIT, WITH A TRIMBLE TSC3 DATA COLLECTOR, AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
5. FIELD SURVEY FOR TOPOGRAPHY WAS PERFORMED BY L.P.S. ON DECEMBER 1, 2017 & AUGUST 2018 USING A DJI PHANTOM 4 PRO UAV WITH AN AVERAGE GROUND SAMPLING DISTANCE OF 1.1 CM. DATA WAS PROCESSED USING PIX4D SOFTWARE. UNDER IDEAL CONDITIONS, THE EXPECTED HORIZONTAL ACCURACY IS ~0.1-0.2' AND THE EXPECTED VERTICAL ACCURACY IS ~0.1-0.3'.
6. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2000) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
7. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD12A) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
8. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
9. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION.
10. THE PARCEL IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
 - A) POTENTIALLY SUBJECT TO RIGHT OF PSNH, NO DEED FOUND.
 - B) POTENTIALLY SUBJECT TO RIGHTS OF THE STATE OF NEW HAMPSHIRE (DEPARTMENT OF TRANSPORTATION) IN THE FORMER BAM RAILROAD RIGHT OF WAY.

IN ADDITION, STEWART GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 01158-7766 WITH AN EFFECTIVE DATE OF JANUARY 5, 2016 CONTAINS THE FOLLOWING EXCEPTIONS (INFORMATION IN BRACKETS ADDED BY DOUCET SURVEY, INC.):

- 1-5) (NOT SURVEY RELATED)
- 6) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN PLAN NUMBER 20-102. AFFECTS TRACT 1 [SEE PLAN FOR SPECIFIC INFORMATION]
- 7) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN PLAN NUMBER 37A-99, 100, 101, 102, 103, 104. AFFECTS TRACTS 1 AND 2 [SEE PLAN FOR SPECIFIC INFORMATION]
- 8) RIGHTS AND EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY IN INSTRUMENT DATED MAY 25, 1876 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 384, PAGE 94. [MAY AFFECT THE PREMISES BUT IT UNABLE TO BE PLOTTED]
- 9) RIGHTS AND EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY IN INSTRUMENT DATED FEBRUARY 11, 1883 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 1093, PAGE 758. AFFECTS TRACTS 1 AND 2 [MAY AFFECT THE PREMISES BUT IT UNABLE TO BE PLOTTED]
- 10) (NOT SURVEY RELATED)
- 11) DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 6, 1990 AND RECORDED IN BOOK 1486, PAGE 235 OF THE STRAFFORD COUNTY REGISTRY OF DEEDS AS AMENDED IN BOOK 1552, PAGE 283 DATED APRIL 17, 1990 AND IN BOOK 1552, PAGE 21 DATED APRIL 23, 1991. AFFECTS TRACTS 1 AND 2 [AFFECT THE PREMISES BUT IT UNABLE TO BE PLOTTED]
- 12) TERMS OF A STIPULATION WITH RESPECT TO ATTACHMENT AS SET FORTH IN AN INSTRUMENT RECORDED ON SEPTEMBER 18, 1990 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 1524, PAGE 32. [AFFECT THE PREMISES BUT IT UNABLE TO BE PLOTTED]
- 13) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN PLAN BOOK 77, PAGE 53. AFFECTS ALL TRACTS [SEE PLAN FOR SPECIFIC INFORMATION]
- 14) RIGHTS, RIGHTS OF WAY, RESERVATIONS, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS REFERRED TO OR SET FORTH IN INSTRUMENT DATED NOVEMBER 1, 2004 RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 3093, PAGE 736. [RIGHT TO PASS AND BUFFER AFFECT THE SUBJECT PREMISES AND ARE DEPICTED HEREON]
- 15) RIGHTS AND EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY IN INSTRUMENT DATED NOVEMBER 18, 1986 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 1280, PAGE 782. AFFECTS TRACT 2 [DOES NOT AFFECT THE SUBJECT PREMISES, AS IT IMPACTS LAND ON THE EAST SIDE OF ROUTE 125]
- 16) FIFTY FOOT (50') ACCESS EASEMENT REFERRED TO OR SET FORTH IN INSTRUMENT DATED MARCH 9, 1995 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 1793, PAGE 467. AFFECTS TRACT 2 [THIS RIGHT APPEARS TO BE PART OF THE RIGHT TO PASS NOTED IN EXCEPTION 14 ABOVE]
- 17) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN PLAN BOOK 81-18 AND PLAN BOOK 81-18. AFFECTS ALL TRACTS [SEE PLAN FOR SPECIFIC INFORMATION]
- 18) RIGHTS, RIGHTS OF WAY, RESERVATIONS, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS REFERRED TO OR SET FORTH IN INSTRUMENT DATED MAY 9, 2004 RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 3004, PAGE 293. AFFECTS TRACT 3 [AFFECTS THE SUBJECT PREMISES BUT IS UNABLE TO BE PLOTTED]
- 19) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN PLAN NUMBER 77-76. AFFECTS TRACT 3 [SEE PLAN FOR SPECIFIC INFORMATION]
- 20) RIGHTS AND EASEMENTS GRANTED TO PUBLIC SERVICE OF NEW HAMPSHIRE IN INSTRUMENT DATED MARCH 20, 2006 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 3358, PAGE 717. AFFECTS TRACT 3 [DOES NOT AFFECT THE SUBJECT PREMISES, AS IT IMPACTS LAND ON THE NORTH SIDE OF FLAGG ROAD]
- 21) TERMS AND CONDITIONS OF AN AGREEMENT AS SET FORTH IN AN INSTRUMENT RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 3559, PAGE 607. AFFECTS TRACT 3 [MAY AFFECT THE SUBJECT PREMISES BUT IS UNABLE TO BE PLOTTED]
- 22) SUBJECT TO STATE OF NEW HAMPSHIRE RIGHT OF FIRST REFUSAL AS STATED IN NH REVISED STATUTE ANNOTATED SECTION 228:60-B.1. AFFECTS TRACT 3 [MAY AFFECT THE SUBJECT PREMISES BUT IS UNABLE TO BE PLOTTED]
- 23) NOTES, RIGHTS OF WAY, RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS DEPICTED ON A PLAN RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN PLAN NUMBER 82-11. AFFECTS ALL TRACTS [SEE PLAN FOR SPECIFIC INFORMATION]
- 24) MEMORANDUM OF OPTION AND GROUND LEASE AGREEMENT BY AND BETWEEN DAVID R. HUSSEY AND NANCY J. HUSSEY AND VARSITY WIRELESS INVESTORS, LLC DATED FEBRUARY 15, 2017 AND RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS IN BOOK 4506, PAGE 642 AND ASSIGNED TO VVM TOWERS, LLC IN BOOK 4506, PAGE 693. AFFECTS ALL TRACTS [AFFECTS THE SUBJECT PREMISES BUT IS UNABLE TO BE PLOTTED]

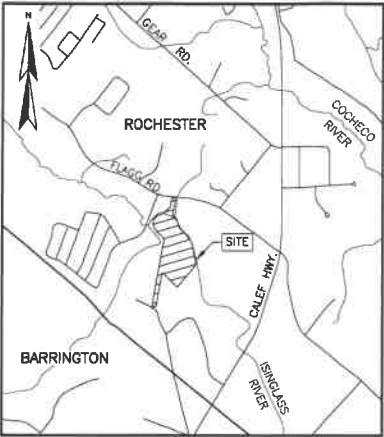
11. REFERENCE PLAN 8 SHOWS THE HATCHED AREA AS PART OF THE CHAPMAN DRIVE/HUCKINS LANE RIGHT OF WAY. NO CONVEYANCE FROM THE OWNER OF TAX MAP 262 LOT 58 TO THE CITY OF ROCHESTER WAS FOUND.
12. HUCKINS LANE WAS CONVEYED IN FEE TO THE CITY OF ROCHESTER. SEE S.C.R.D. BOOK 4448 PAGE 220.
13. THE PARCEL IS LOCATED IN FLOOD ZONE A & X PER FEMA F.I.R.M. PANEL 33017C0213D DATED MAY 17, 2005.
14. AREAS CALCULATED TO APPROXIMATE EDGE OF RIVER.
15. JURISDICTIONAL WETLANDS WERE DELINEATED ON THE SUBJECT PARCEL BY JOHN ST. JOHN, NH CERTIFIED WETLAND SCIENTIST #221, OF NOBIS ENGINEERING, INC. ON JULY 28, 2018.

REFERENCE PLANS:

1. "SUBDIVISION OF LAND ROCHESTER, N.H. FOR PAUL CHAPMAN" DATED NOV. 1988, BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 37A-102-104.
2. "SUBDIVISION OF LAND CALLED ISINGLASS ACRES IN ROCHESTER, N.H." DATED MARCH 1993, BY BRUCE L. POHOPEK. S.C.R.D. PLAN 44-20.
3. "OVERALL CLUSTER SUBDIVISION PLAN ROCHESTER, N.H. FOR PACE STRUCTURES" DATED AUG. 1997, BY NORWAY PLAINS SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 54-62.
4. "LOT LINE REVISION PLAN FLAGG ROAD - JONATHAN AVE. ROCHESTER, NH FOR MAP 262 LOT 58 DAVID & NANCY HUSSEY AND MAP 262 LOT 4 P & A REALTY TRUST" DATED AUGUST 2004, BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 77-76.
5. "LOT LINE REVISION CHAPMAN DRIVE ROCHESTER, NH MAP 262, LOT 58 & MAP 251, LOT 2 FOR DAVID & NANCY HUSSEY AND TIMOTHY J. BURT & ANDREA P. GOLDSTEIN" DATED DECEMBER 2004, BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 81-18.
6. "SUBDIVISION PLAN HUCKINS LANE MAP 262, LOT 58 ROCHESTER, NH FOR DAVID & NANCY HUSSEY" DATED DECEMBER 2004, BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 82-11.
7. "SUBDIVISION PLAN FLAGG ROAD TAX MAP 259, LOT 38 ROCHESTER, NH FOR TRINITY CONSERVATION, LLC" DATED FEB. 2005, BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 82-53.
8. "LINE F-117 LEE-ROCHESTER 115KV LINE MILE 7 & 8" DATED OCT. 1980, BY ENGINEERING DEPARTMENT FOR PUBLIC SERVICE COMPANY OF N.H. NOT RECORDED.
9. "PLAN OF LAND AT ISINGLASS RIVER BRIDGE, ROCHESTER, N.H.; CHAS. H. SEAVEY TO BOSTON & MAINE R.R." DATED APRIL 20, 1886, BY H. BISSELL, CH.F. ENGR. BY F.B. ROWELL, ASST. ENGR. B. & M. R. S.C.R.D. POCKET 10, FOLDER 5, PLAN 12.
10. "SUBDIVISION PLAN PAUL CHAPMAN, ROCHESTER, N.H." DATED MAY 1979, BY FREDERICK E. DREW ASSOCIATES. S.C.R.D. PLAN 20-102.
11. "LAND OF MARGARET M. HUSSEY; SURVEYED FOR ROBERT D. HUSSEY; FLAGG ROAD; ROCHESTER, N.H." DATED JAN. 5, 1986, BY BERRY SURVEYING & ENGINEERING. S.C.R.D. PLAN 27A-83.
12. "SUBDIVISION PLAN FLAGG ROAD - GEAR ROAD; ROCHESTER, NH; MAP 259, LOT 50 & MAP 262, LOT 58 FOR DAVID & NANCY HUSSEY" DATED JUNE 2004, BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 77-76.
13. "SUBDIVISION PLAN TAX MAP 261, LOT 3-1 IN ROCHESTER; TAX MAP 209, LOT 2 IN BARRINGTON; 70 HUCKINS LANE; ROCHESTER & BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE; PREPARED FOR JOHN & CHERYL HUCKINS" DATED MAY 1, 2017, BY GEOMETRES BLUE HILLS, LLC. S.C.R.D. PLAN 114-43.
14. "PLAN OF LAND FOR PATROL SHED 803; ROCHESTER, NH" DATED 8/27/13, BY R. TALON, LLS. IN THE OFFICES OF THE LAND TITLES SECTION OF THE RIGHT-OF-WAY BUREAU OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
15. "LAND OF STATE OF NEW HAMPSHIRE; WEST OF NEW HAMPSHIRE ROUTE N.H. 125; FLAGG ROAD & GEAR ROAD; ROCHESTER, NH" DATED SEPT. 1980, BY THE DEPARTMENT OF PUBLIC WORKS & HIGHWAYS.
16. "RIGHT-OF-WAY AND TRACK MAP; BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R." DATED JUNE 30, 1914, BY THE OFFICE OF VALUATION ENGINEER; BOSTON, MASS. VALUATION #08NH-81&82.
17. "PARCEL DISPOSITION PLAN, HUCKINS LAND, ROCHESTER" DATED AUGUST 2016 BY NORWAY PLAINS ASSOCIATES, INC., NOT RECORDED.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.81'	200.00'	10°15'32"	N58°16'48"W	35.78'

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°24'34"W	14.47'
L2	N63°24'34"W	15.00'
L3	N63°24'34"W	22.08'
L4	S9°57'46"W	32.39'



LOCATION MAP (n.t.s.)

LEGEND

—	PROPERTY LINE
- - -	APPROXIMATE ABUTTERS LOT LINE
- - -	EASEMENT LINE
—○—	WOVEN WIRE FENCE
—○—	OVERHEAD WIRES
—○—	MAJOR CONTOUR LINE
—○—	MINOR CONTOUR LINE
—○—	TREE LINE
—○—	APPROXIMATE EDGE OF WETLAND (TO BE CONFIRMED WHEN CONDITIONS ALLOW)
—○—	FLOOD ZONE LINE
—○—	UTILITY POLE
—○—	UTILITY POLE & GUY WIRE
—○—	GRANITE BOUND FOUND
—○—	IRON PIPE/ROD FOUND
—○—	CONIFEROUS TREE
—○—	BOUND FOUND
—○—	IRON PIPE FOUND
—○—	EDGE OF PAVEMENT
—○—	SPOT GRADE

60 0 60 120
SCALE: 1 INCH = 60 FT.

EXISTING CONDITIONS
FOR
NOBIS ENGINEERING, INC.
OF
TAX MAP 262 LOT 58
FLAGG ROAD & HUCKINS LANE
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	08/15/18	DELINEATED WETLANDS & REVISED TOPO.	M.T.L.

DRAWN BY:	W.D.C.	DATE:	JANUARY 2018
CHECKED BY:	S.V.M.	DRAWING NO.:	5359A
JOB NO.:	5359	SHEET	1 OF 2



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<http://www.doucetsurvey.com>

PURSUANT TO RSA 676:18, II:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000."

L.L.S. #916

DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



SHEET 1
SHEET 2

TAX MAP 261, LOT 3
JOHN F. & LYDIA G. M. CUPP
70 CAHOON WAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 2402, PAGE 742

TAX MAP 261, LOT 4
NORMAND D. &
SYLVIA M. LACHANCE
P.O. BOX 7112
ROCHESTER, NH 03839-7112
S.C.R.D. BOOK 1044, PAGE 477

TAX MAP 262 LOT 58
SOUTH OF RIVER
(SEE NOTE 14)
845,780± Sq. Ft.
19.42± Acres

TAX MAP 262, LOT 44
JOHN F. & NOREEN C. MCCOSKER
67 JONATHAN AVE SUITE A
ROCHESTER, NH 03839
S.C.R.D. BOOK 3124, PAGE 27

TAX MAP 262, LOT 57-6
KARL R. BURKE
48 FLAGG ROAD
ROCHESTER, NH 03839-4902
S.C.R.D. BOOK 2479, PAGE 411

TAX MAP 262, LOT 57-7
JONATHAN BARRY
54 FLAGG ROAD
ROCHESTER, NH 03839-4902
S.C.R.D. BOOK 4256, PAGE 611

TAX MAP 262, LOT 57-8
DAVID F. & MAUREEN L. DEWORKEN
58 FLAGG ROAD
ROCHESTER, NH 03839-4902
S.C.R.D. BOOK 4225, PAGE 85

TAX MAP 262, LOT 57-9
PAUL & ANITA GOURQUE
64 FLAGG ROAD
ROCHESTER, NH 03839-4902
S.C.R.D. BOOK 1934, PAGE 880

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L5	S80°01'58"E	5.00'

60 0 60 120
SCALE: 1 INCH = 60 FT.

EXISTING CONDITIONS
FOR
NOBIS ENGINEERING, INC.
OF
TAX MAP 262 LOT 58
FLAGG ROAD & HUCKINS ROAD
ROCHESTER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	M.T.L. BY
1	08/15/18	DELINEATED WETLANDS & REVISED TOPO.	

DRAWN BY:	W.D.C.	DATE:	JANUARY 2018
CHECKED BY:	S.V.M.	DRAWING NO.:	5359A
JOB NO.:	5359	SHEET	2 OF 2



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PURSUANT TO RSA 676:18, III:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #916

DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

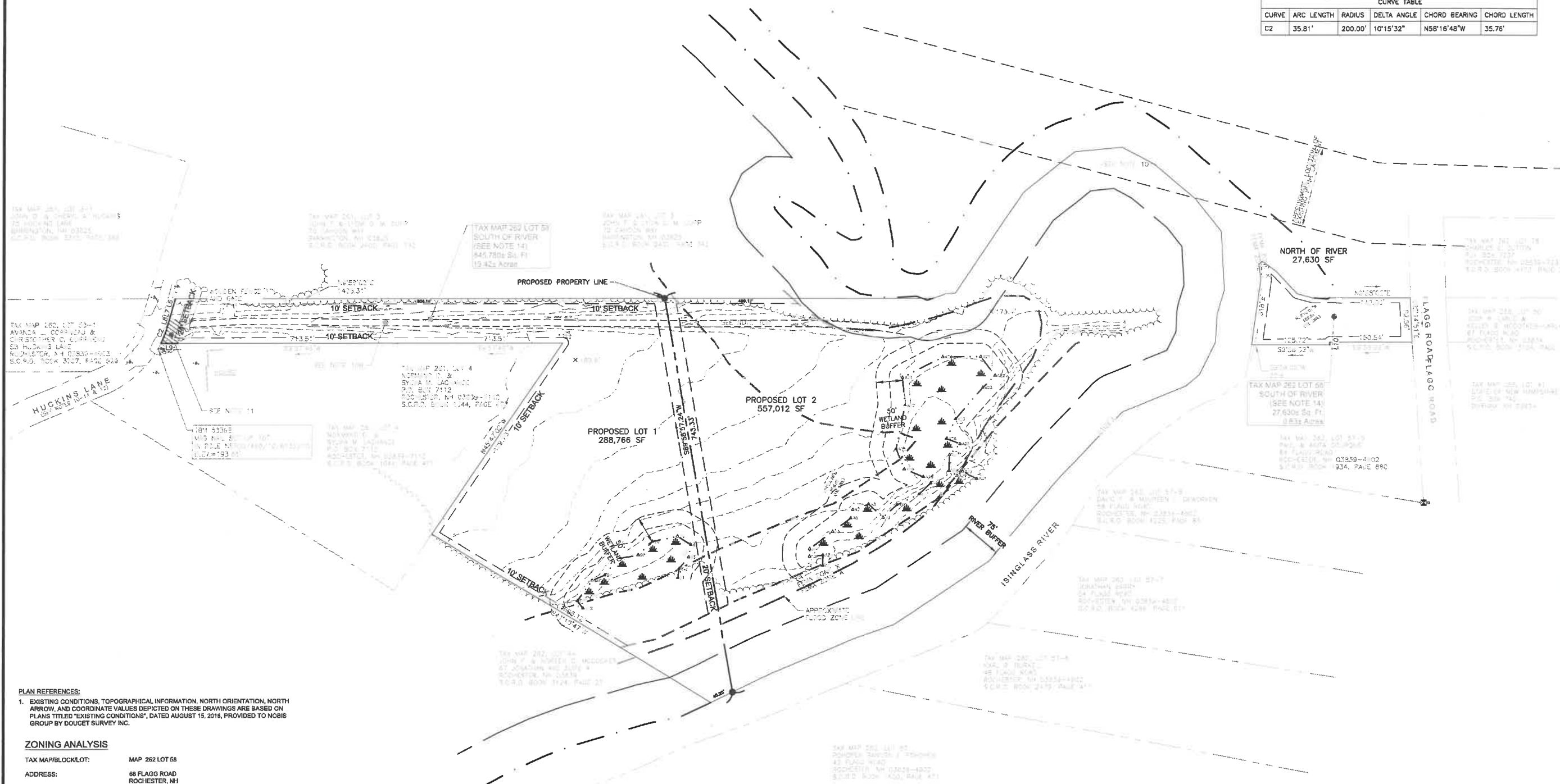


TAX MAP 262, LOT 3
JOHN F. & HELEN C. HUCKINS
70 HUCKINS LANE
ROCHESTER, NH 03801
S.C.R.D. BOOK 2418, PAGE 142

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L6	N63°24'34"W	22.08'
L7	N63°24'34"W	15.00'
L8	N63°24'34"W	14.47'
L9	S9°57'46"W	32.39'

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L10	S80°01'58"E	5.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	35.81'	200.00'	10°15'32"	N58°16'48"W	35.76'



PLAN REFERENCES:			
1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS", DATED AUGUST 15, 2018, PROVIDED TO NOBIS GROUP BY DOUGET SURVEY INC.			
ZONING ANALYSIS			
TAX MAP/BLOCK/LOT:	MAP 262 LOT 58		
ADDRESS:	68 FLAGG ROAD ROCHESTER, NH		
ZONING DISTRICT:	AG DISTRICT		
MINIMUM LOT AREA	EXISTING 18.42± AC. SOUTH OF RIVER 0.63± AC. NORTH OF RIVER TOTAL=20.05± AC.	PROPOSED LOT 1 6.63± AC.	PROPOSED LOT 2 12.78± AC. 0.93± AC. TOTAL = 13.42± AC.
MINIMUM LOT FRONTAGE	EXISTING 87.36' ON HUCKINS LANE 82.58' ON FLAGG ROAD	PROPOSED LOT 1 87.36' ON HUCKINS LANE	PROPOSED LOT 2 82.58' ON FLAGG ROAD
MAXIMUM LOT COVERAGE	PROVIDED N/A		
BUILDING SETBACKS REQUIRED	REQUIRED		
FRONT YARD	20'		
SIDE YARD	10'		
REAR YARD	20'		



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**HUCKINS LANE
SOLAR**

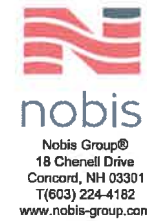
**HUCKINS LANE
ROCHESTER, NEW
HAMPSHIRE**

NO.	DATE	DESCRIPTION
REVISIONS		
<div><div>0</div><div>100'</div><div>200'</div></div> GRAPHIC SCALE		

DATE:	FEBRUARY 2019
NOBIS PROJECT NO.	94810.14
DRAWN BY:	TWH
CHECKED BY:	TC
CAD DRAWING FILE:	94810.14-C-200-SITE.dwg
SHEET TITLE	

**PRELIMINARY
SUBDIVISION
PLAN**

**SHEET
C-2.0**



PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L10	S80°01'58"E	5.00'

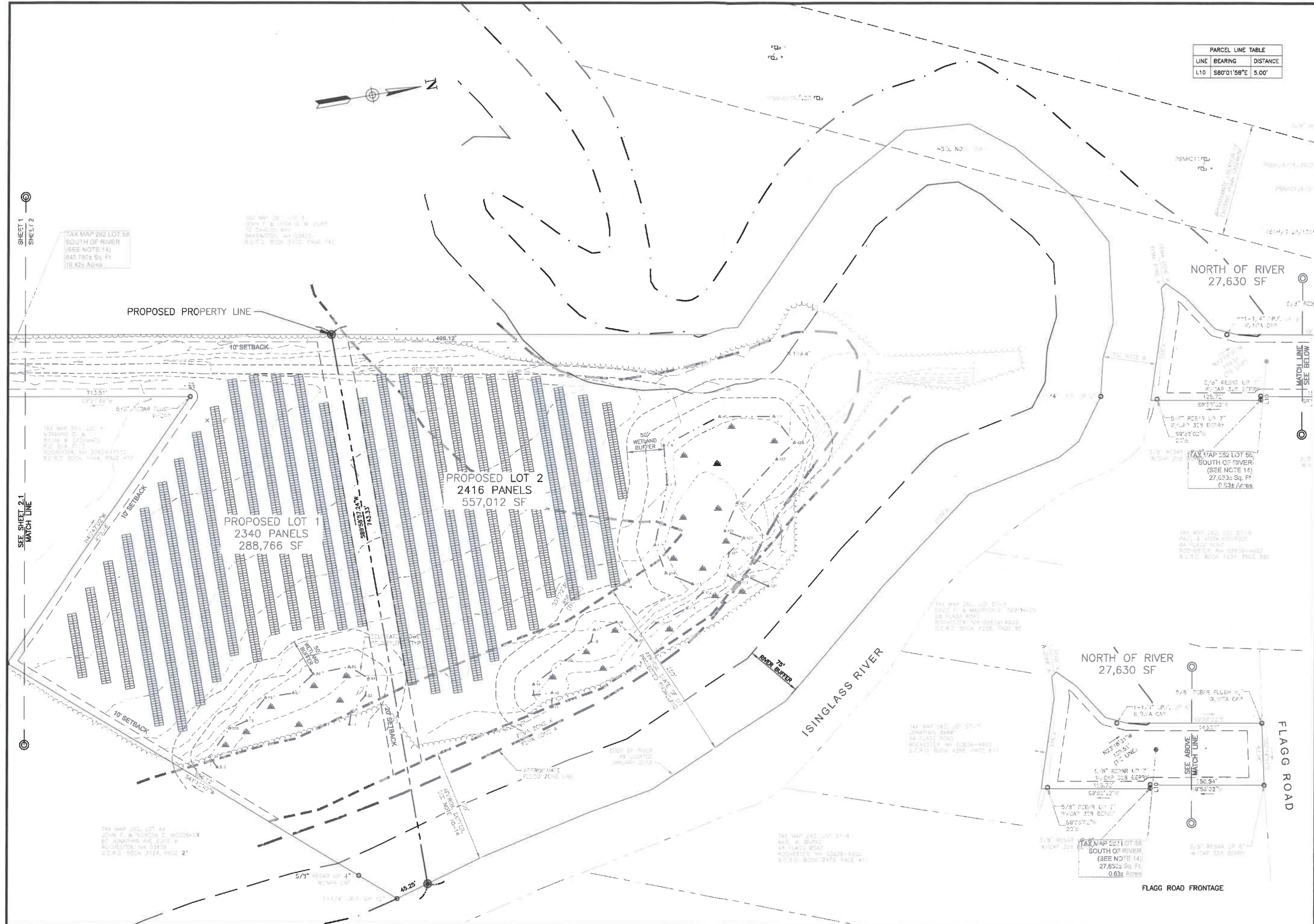
HUCKINS LANE
SOLAR

HUCKINS LANE
ROCHESTER, NEW
HAMPSHIRE

REVISIONS.

SHEET TITLE

SHEET
C-2.1



PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L10	S80°01'58"E	5.00'



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HAMPSHIRE

NO.	DATE	DESCRIPTION

REVISIONS		

DATE: FEBRUARY 2019

NOBIS PROJECT NO. 94810.14

DRAWN BY: TWH

CHECKED BY: TC

CAD DRAWING FILE:
94810.14-C-200-SITE.dwg

SHEET TITLE

**CONCEPTUAL
SITE PLAN**

SHEET
C-2.2