

PLAN REFERENCES:

- 1.) "SUBDIVISION PLAN TOWN FARM ROAD & WEBSTER LANE, TAX MAP 2, LOT 50, OWNER OF RECORD: ARTHUR & ROBERT DOLLOFF, 127 HALLS VILLAGE ROAD, CHESTER, N.H. 03036" DATED JANUARY 1999 AND LAST REVISED ON 3-24-99 BY CORNERSTONE SURVEY ASSOCIATES, INC. R.C.R.D. PLAN 27067
- 2.) "SUBDIVISION PLAN DOLLOFF FARM, HALLS VILLAGE ROAD, TAX MAP 2, LOT 55, OWNER OF RECORD: ARTHUR & ROBERT DOLLOFF, 127 HALLS VILLAGE ROAD, CHESTER, N.H. 03036" DATED JANUARY 1999 AND LAST REVISED ON 3-25-99 BY CORNERSTONE SURVEY ASSOCIATES, INC. R.C.R.D. PLAN D-27068
- 3.) "SUBDIVISION PLAT MAP 2 LOTS 50-3 & 50-4 FOR ARTHUR DOLLOFF ON TOWN FARM ROAD IN CHESTER, NH" DATED JUNE 28, 2000 AND LAST REVISED ON 10-03-2000 BY PROMISED LAND SURVEY, LLC. R.C.R.D. PLAN D-28403.
- 4.) "CORRECTIVE LOT LINE ADJUSTMENT PLAN FOR CHARLES H. & CAROL A. FREDERICK, TAX MAP 2 LOT 28-12 - 81 TOWN FARM ROAD, THE CHARLES H. FREDERICK REVOCABLE TRUST & THE CAROL A. FREDERICK REVOCABLE TRUST, TAX MAP 2 LOT 28-122 - TOWN FARM ROAD & THE TOWN OF CHESTER TAX MAP 2 LOT 28-1 - POMP ROAD, CHESTER, NEW HAMPSHIRE" DATED 15 OCTOBER 2015 AND LAST REVISED ON 1/5/16 BY THIS OFFICE. R.C.R.D. PLAN D-39273.

TAX MAP 2 LOT 37
ROYCE FAMILY REV. TRUST OF 2007
ROBERT & LINDA ROYCE, TEES
35 TOWN FARM ROAD
CHESTER, NH 03036
V. 4877 P. 2823

TAX MAP 2 LOT 36
ANTONY G. DEPALMA &
SARAH INGRAM
43 TOWN FARM ROAD
CHESTER, NH 03036
V. 5578 P. 686

TAX MAP 2 LOT 28-121
JOHN M. & SHEILA NARDOZZA
61 TOWN FARM ROAD
CHESTER, NH 03036
V. 3278 P. 2318

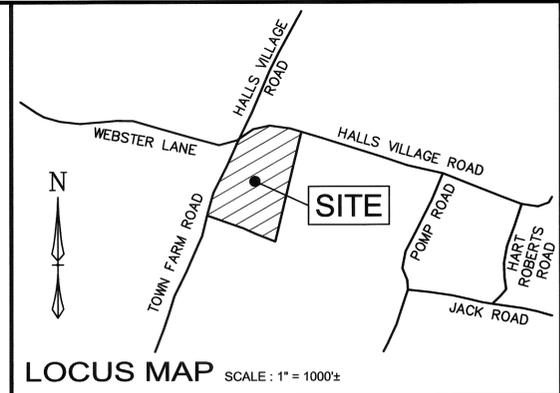
TAX MAP 2 LOT 28-122
THE CHARLES H. FREDERICK
REVOCABLE TRUST AND
THE CAROL A. FREDERICK
REVOCABLE TRUST
81 TOWN FARM ROAD
CHESTER, NH 03036
V. 3092 P. 28

TAX MAP 2 LOT 50-4
DAVID R. & LAURA A. LINCOLN
34 TOWN FARM ROAD
CHESTER, NH 03036
V. 3597 P. 1042

TAX MAP 2 LOT 50-402
ROYAL & SUSAN RICHARDSON REV. TRUST
ROYAL & SUSAN RICHARDSON, TEES
18 TOWN FARM ROAD
CHESTER, NH 03036
V. 5597 P. 417

TAX MAP 2 LOT 50-401
JAMES & MICHELLE NATALI
98 WEBSTER LANE
CHESTER, NH 03036
V. 4829 P. 50

TAX MAP 2 LOT 14
RICHARD S. HAZELTON REV. TRUST & MARION
C. HAZELTON REV. TRUST
RICHARD S. & MARION C. HAZELTON, TEES
1 WEBSTER LANE
CHESTER, NH 03036
V. 5294 P. 549



NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 49 ON THE TOWN OF CHESTER TAX MAP 2. THE OWNER OF RECORD IS DION CONSTRUCTION, LLC OF 127 HORIZON DRIVE, GOFFSTOWN, NEW HAMPSHIRE 03045. SEE RCRD V. 5640 P. 1708.
- 2.) THE SUBJECT PARCEL IS ZONED R-1. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM LOT FRONTAGE = 290'. SETBACKS ARE AS FOLLOWS: FRONT = 40', SIDE = 25' AND REAR = 25'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN AUGUST AND SEPTEMBER OF 2015. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY TO CREATE 2 NEW BUILDING LOTS. THE EXISTING AREA OF LOT 2-49 IS 714,243 S.F. ± OR 16,3968 ACRES.
- 5.) THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD DATA TAKEN FROM THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0335, EFFECTIVE DATE MAY 17, 2005.
- 6.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES ONLY. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 7.) STATUS OF APPROVALS:
NHDES SUBDIVISION APPROVAL: N/A ALL LOTS OVER 5 ACRES
DREDGE & FILL PERMIT APPROVAL: 2016-02344
- 8.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHPSC 1983/2011. THEY WERE ESTABLISHED USING ON SITE STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE.
- 9.) WETLANDS WERE DELINEATED USING STANDARDS AND METHODOLOGY APPROVED BY THE ARMY CORPS OF ENGINEERS AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU. WETLANDS WERE DELINEATED IN JULY OF 2015 BY AARON WECHSLER, CWS OF ASPEN ENVIRONMENTAL CONSULTANTS, LLC. WET FLAGS WERE LOCATED BY THIS OFFICE.
- 10.) ALL PROPOSED DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH ARTICLE 4.12.9 OF THE SUBDIVISION REGULATIONS.
- 11.) THIS IS A FOUR SHEET PLAN SET. SHEET 1 OF 4 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEETS 2 THRU 4 WILL BE KEPT ON FILE AT THE CHESTER PLANNING DEPARTMENT.

TAX MAP 2 LOT 55
MAPLE FOREST FARM, LLC
135 HAVERHILL ROAD
CHESTER, NH 03036
V. 5497 P. 2404

TAX MAP 2 LOT 49
EXISTING
714,243 S.F. ±
16,3968 ACRES ±
PROPOSED
232,642 S.F. ±
5,3407 ACRES ±
(CONTIG. BUILDABLE
3.38 ACS. ±)

TAX MAP 2 LOT 49-1
PROPOSED
258,593 S.F. ±
5,9365 ACRES ±
(CONTIG. BUILDABLE
2.28 ACS. ±)

TAX MAP 2 LOT 49-2
PROPOSED
223,008 S.F. ±
5.1196 ACRES ±
(CONTIG. BUILDABLE
4.46 ACS. ±)

TAX MAP 2 LOT 47
IAN L. & TERRY MONKS
148 HALLS VILLAGE ROAD
CHESTER, NH 03036
V. 2836 P. 687

TAX MAP 2 LOT 48
IAN L. & TERRY MONKS
148 HALLS VILLAGE ROAD
CHESTER, NH 03036
V. 2836 P. 687

SYMBOL LEGEND

- DRILL HOLE
- IRON PIPE FOUND
- IRON ROD OR BAR FOUND
- IRON ROD W/ID CAP SET
- ⊙ WELL
- UTILITY POLE
- ⊙ MAIL BOX
- ▲ WET FLAG
- O/H UTILITY LINE

OWNER:

MAP 2, LOT 49

Daniel Dion

DANIEL DION
DION CONSTRUCTION, LLC
127 HORIZON DRIVE
GOFFSTOWN, N. H. 03045

IN ACCORDANCE WITH THE OCTOBER 25, 2015 DRAINAGE REPORT BY ROKEH CONSULTING, LLC

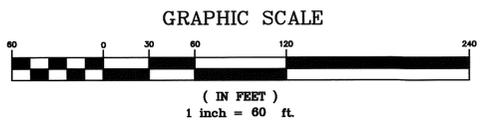
I CERTIFY THAT ANY ADDITIONAL RUNOFF INCIDENT TO DEVELOPMENT ON THIS SITE SHALL HAVE NO ADVERSE EFFECTS ON ANY OPEN OR CLOSED, PUBLIC OR PRIVATE, DOWNSTREAM DRAINAGE FACILITIES

THE DRIVEWAY LOCATIONS SHOWN ON THIS PLAN COMPLY WITH THE TOWN OF CHESTER DRIVEWAY LINE OF SIGHT REQUIREMENTS

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

3 Nov. 2016
DATE

STATE OF NEW HAMPSHIRE
No. 783
JOSEPH M. WICHERT
LICENSED SURVEYOR
SIGNATURE



COPYRIGHT 2016 JOSEPH M. WICHERT, L.L.S., INC.

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------------------|-----|
| 4 | 10/28/16 | ADD CORS SET & REV PER N.O.D. | JMW |
| 3 | 10/25/16 | ADD DETAILS AS SHEET 4 | JMW |
| 2 | 10/04/16 | ADD DRAINAGE PONDS | SNK |
| 1 | 09/07/16 | REV. PER D&K COMMENTS | SNK |

SHEET INDEX:

- S1 - RECORDABLE SUBDIVISION PLAN 1 SHEET 1 OF 4
- S2 - TOPOGRAPHIC SUBDIVISION PLAN 2 SHEET 2 OF 4
- P1 - LINE OF SIGHT PROFILES SHEET 3 OF 4
- D1 - POND DETAIL SHEET SHEET 4 OF 4

APPROVED BY THE CHESTER PLANNING BOARD, AT A MEETING ON _____, 2016
CERTIFIED BY:

CHAIRPERSON
SECRETARY

**SUBDIVISION PLAN FOR
DION CONSTRUCTION, LLC
TAX MAP 2 LOT 49
TOWN FARM & HALLS VILLAGE ROAD
CHESTER, NEW HAMPSHIRE**

DATE: 25 MARCH 2016 SCALE: 1" = 60'

SUBDIVISION PLAN BY:
802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM



LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 4 F.B. 583 P. 10 & 12 JOB #2015144-SUB

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1.) "SUBDIVISION PLAN TOWN FARM ROAD & WEBSTER LANE, TAX MAP 2, LOT 50, OWNER OF RECORD: ARTHUR & ROBERT DOLLOFF, 127 HALLS VILLAGE ROAD, CHESTER, N.H. 03036" DATED JANUARY 1999 AND LAST REVISED ON 3-24-99 BY CORNERSTONE SURVEY ASSOCIATES, INC. R.C.R.D. PLAN 27067

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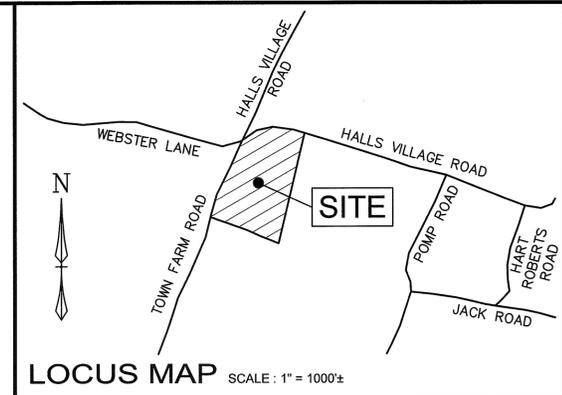
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TAX MAP 2 LOT 50-4
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34 TOWN FARM ROAD
CHESTER, NH 03036
V. 3597 P. 1042

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ROYAL & SUSAN RICHARDSON REV. TRUST
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CHESTER, NH 03036
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TAX MAP 2 LOT 14
RICHARD S. HAZELTON REV. TRUST & MARION C. HAZELTON REV. TRUST
RICHARD S. & MARION C. HAZELTON, TEES
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CHESTER, NH 03036
V. 5294 P. 549

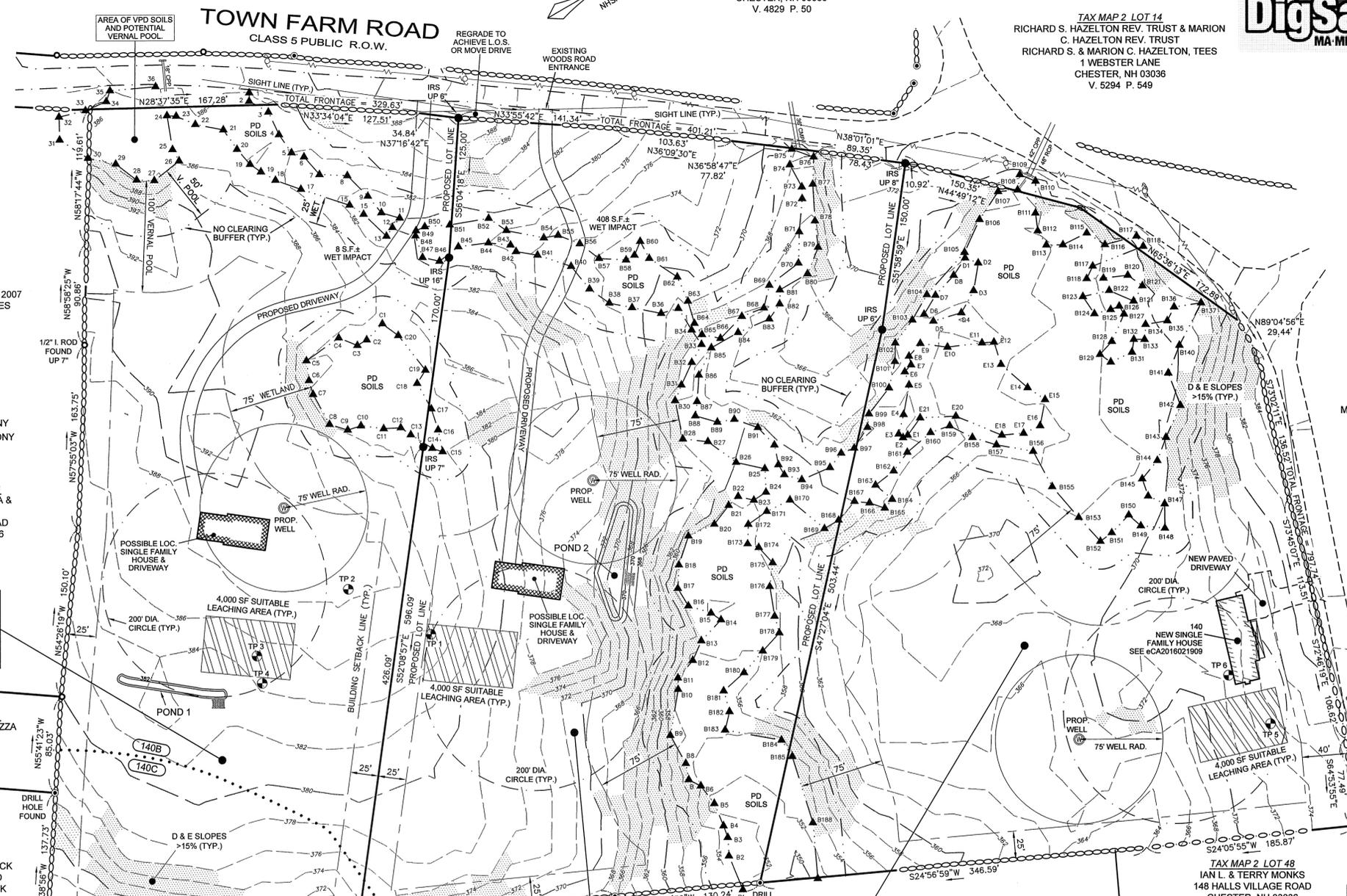


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TAX MAP 2 LOT 55
MAPLE FOREST FARM, LLC
135 HAVERHILL ROAD
CHESTER, NH 03036
V. 5497 P. 2404

HALLS VILLAGE ROAD
CLASS 5 PUBLIC R.O.W.



TAX MAP 2 LOT 37
ROYCE FAMILY REV. TRUST OF 2007
ROBERT & LINDA ROYCE, TEES
35 TOWN FARM ROAD
CHESTER, NH 03036
V. 4877 P. 2823

TAX MAP 2 LOT 36
ANTONY G. DEPALMA & SARAH INGRAM
43 TOWN FARM ROAD
CHESTER, NH 03036
V. 5578 P. 686

TAX MAP 2 LOT 49-2
PROPOSED
223,008 S.F. ±
5.1196 ACRES ±
(CONTIG. BUILDABLE
4.46 ACS. ±)

TAX MAP 2 LOT 28-121
JOHN M. & SHEILA NARDOZZA
61 TOWN FARM ROAD
CHESTER, NH 03036
V. 3278 P. 2318

TAX MAP 2 LOT 28-122
THE CHARLES H. FREDERICK REVOCABLE TRUST AND THE CAROL A. FREDERICK REVOCABLE TRUST
81 TOWN FARM ROAD
CHESTER, NH 03036
V. 3092 P. 28

TAX MAP 2 LOT 47
IAN L. & TERRY MONKS
148 HALLS VILLAGE ROAD
CHESTER, NH 03036
V. 2836 P. 687

TAX MAP 2 LOT 49-1
PROPOSED
258,593 S.F. ±
5.9365 ACRES ±
(CONTIG. BUILDABLE
2.28 ACS. ±)

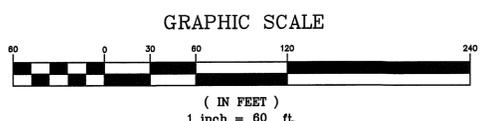
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EXISTING
714,243 S.F. ±
16.3968 ACRES ±
PROPOSED
232,642 S.F. ±
5.3407 ACRES ±
(CONTIG. BUILDABLE
3.38 ACS. ±)

TAX MAP 2 LOT 48
IAN L. & TERRY MONKS
148 HALLS VILLAGE ROAD
CHESTER, NH 03036
V. 2836 P. 687

SOILS DATA:
140B: CHATFIELD-HOLLIS-CANTON COMPLEX, 3 - 8% SLOPES, VERY STONY
140C: CHATFIELD-HOLLIS-CANTON COMPLEX, 8 - 15% SLOPES, VERY STONY
SOILS INTERPOLATED FROM NRCS WEB SOIL SURVEY

- SYMBOL LEGEND**
- DRILL HOLE
 - IRON PIPE FOUND
 - IRON ROD OR BAR FOUND
 - IRON ROD W/D CAP SET
 - ⊕ WELL
 - UTILITY POLE
 - Ⓜ MAIL BOX
 - ▲ WET FLAG
 - O/H UTILITY LINE
 - 140B SOIL TYPE
 - SOIL LINE

OWNER:
MAP 2, LOT 49
Daniel Dion
DANIEL DION
DION CONSTRUCTION, LLC
127 HORIZON DRIVE
GOFFSTOWN, N. H. 03045



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

9 Nov. 2016
DATE

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 783
JOSEPH M. WICHERT
SIGNATURE

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------------------|-----|
| 4 | 10/28/16 | ADD CORS SET & REV PER N.O.D. | JMW |
| 3 | 10/25/16 | ADD DETAILS AS SHEET 4 | JMW |
| 2 | 10/04/16 | ADD DRAINAGE PONDS | SNK |
| 1 | 09/07/16 | REV. PER D&K COMMENTS | SNK |
| | | DESCRIPTION | BY |

APPROVED BY THE CHESTER PLANNING BOARD, AT A MEETING ON _____, 2016
CERTIFIED BY:

CHAIRPERSON _____
SECRETARY _____

**TOPOGRAPHIC SUBDIVISION PLAN FOR
DION CONSTRUCTION, LLC
TAX MAP 2 LOT 49
TOWN FARM & HALLS VILLAGE ROAD
CHESTER, NEW HAMPSHIRE**

DATE: 25 MARCH 2016 SCALE: 1" = 60'

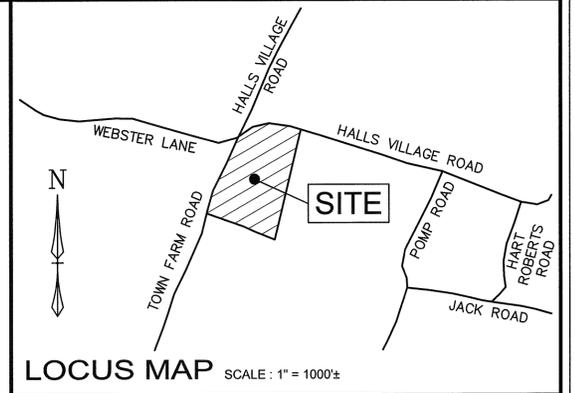
SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
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WEB: WWW.JMWLLS.COM

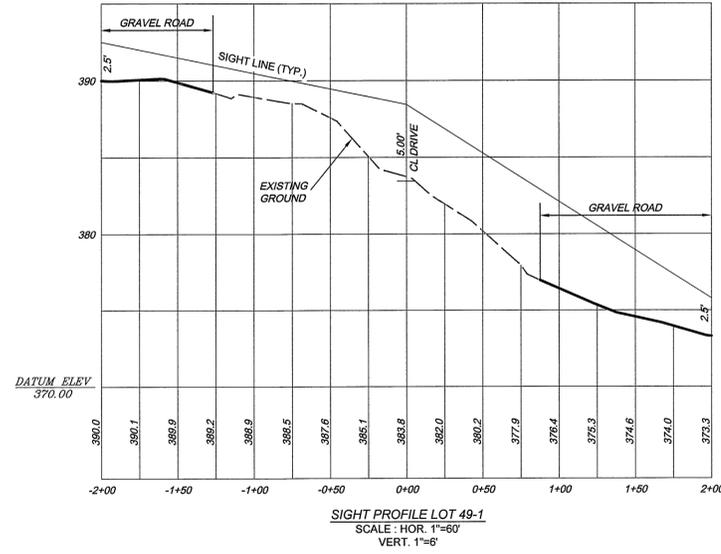
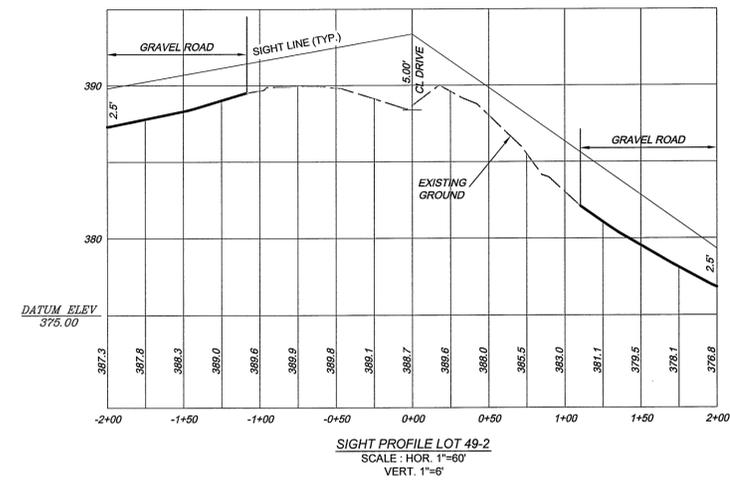
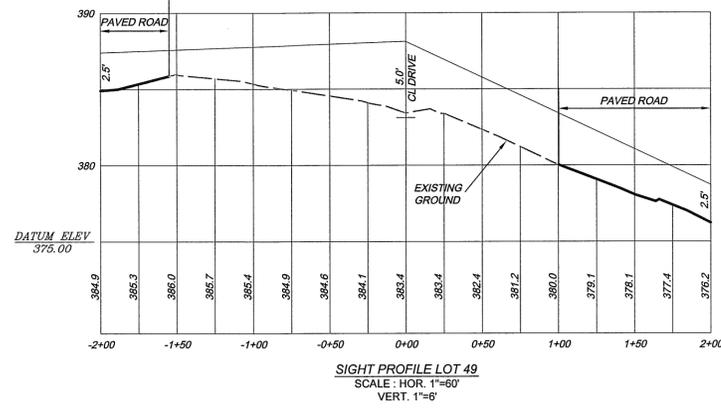
Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

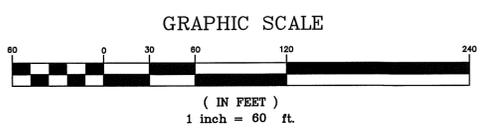
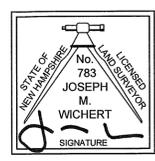
SHEET S2 SHEET 2 OF 4 F.B. 583 P. 10 & 12 JOB #2015144-SUB



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DREDGE & FILL PERMIT APPROVAL: PENDING
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THE DRIVEWAY LOCATIONS SHOWN ON THIS PLAN COMPLY WITH THE TOWN OF CHESTER DRIVEWAY LINE OF SIGHT REQUIREMENTS



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| NO. | DATE | DESCRIPTION | BY |
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| 2 | 10/04/16 | ADD DRAINAGE PONDS | SNK |

APPROVED BY THE CHESTER PLANNING BOARD, AT A MEETING ON _____, 2016
CERTIFIED BY:

CHAIRPERSON _____

SECRETARY _____

**LINE OF SIGHT PROFILES FOR
DION CONSTRUCTION, LLC
TAX MAP 2 LOT 49
TOWN FARM & HALLS VILLAGE ROAD
CHESTER, NEW HAMPSHIRE**

DATE: 6 SEPTEMBER 2016 SCALE: HOR. 1" = 60', VERT. 1"=6'

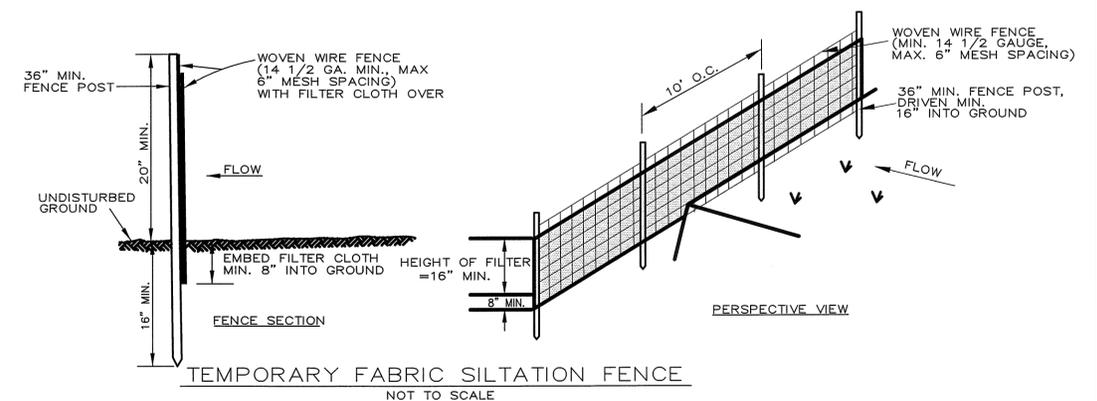
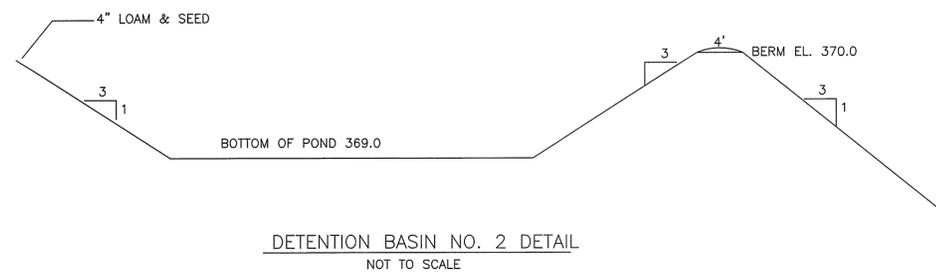
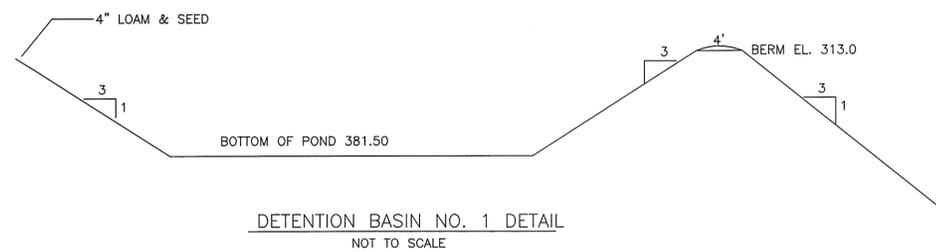
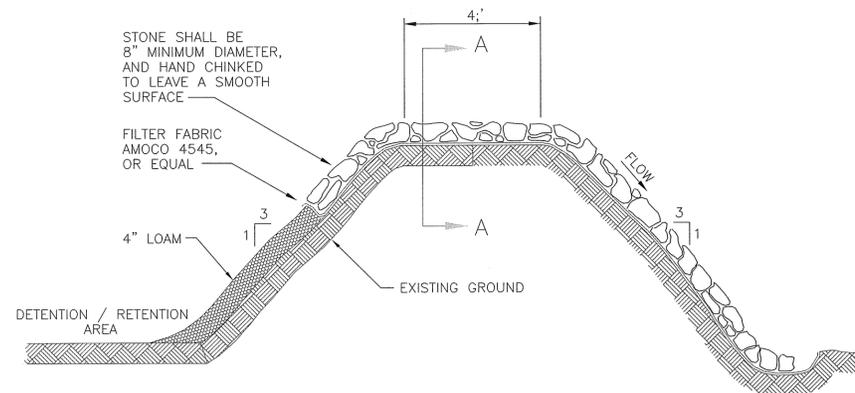
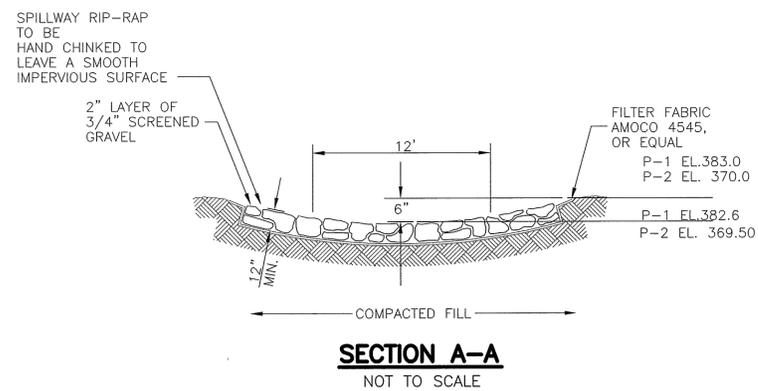
SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET P1 SHEET 3 OF 4 F.B. 583 P. 10 & 12 JOB #2015144-SUB



- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACES EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

Owner:
Dion Construction, LLC
127 Horizon Drive
Goffstown, NH 03045

POND DETAILS
DION CONSTRUCTION, LLC
TAX PARCEL 2 LOT 49
TOWN FARM & HALLS VILLAGE ROAD
CHESTER, NEW HAMPSHIRE

| REVISIONS | | | |
|-----------|----------------------------|--------|-------|
| DATE | DESCRIPTION | DWN BY | CK BY |
| 9-13-16 | EDITS TO PLAN PER COMMENTS | JR | JR |
| | | | |
| | | | |
| | | | |
| | | | |

Rokeh Consulting, LLC
89 KING ROAD, CHICHESTER, NH
PH: 603-387-8688

SCALE: 1" = 60'
DATE: July 26, 2016
DR. BY: JR CK. BY: JR
JOB NO. 2016.037
SHEET NO. 4 OF 4