

EXISTING	LEGEND	PROPOSED
	ZONING BOUNDARY	
	PROPERTY LINE	
	STONEWALL	
	IRON PIN	
	DRILL HOLE	
	BOUND	
	TEST PIT	
	PERC TEST	
	TREE	
	TREE LINE	
	EDGE OF WETLAND	
	WETLAND SYMBOL	
	EDGE OF PAVEMENT	
	VERTICAL GRANITE CURB	
	SLOPED GRANITE CURB	
	BITUMINOUS CURB	
	TRAFFIC FLOW ARROW	
	SIGN	
	CHAIN LINK FENCE	
	WOODEN STOCKADE FENCE	
	GUARDRAIL	
	LIGHT POLE	
	BUILDING LIGHT	
	UTILITY POLE	
	GUY WIRE	
	GUY POLE	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	OVERHEAD UTILITIES	
	UNDERGROUD UTILITIES	
	GAS GATE	
	GAS LINE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER LINE	
	CATCH BASIN	
	STORM DRAIN MANHOLE	
	FLARED END SECTION	
	RIPRAP APRON	
	STORM DRAIN LINE	
	SEWER MANHOLE	
	SEWER LINE	
	2 FOOT CONTOUR	
	10 FOOT CONTOUR	
	SPOT GRADE	
	SILT FENCE	
	STONE CHECK DAM	
	DETAIL IDENTIFICATION KEY	

THIS IS A STANDARD LEGEND THAT INCLUDES INFORMATION REQUIRED FOR MOST CONSTRUCTION PROJECTS AND CERTAIN SYMBOLS MAY NOT BE USED WITHIN THIS PLAN SET. PLEASE ALSO NOTE THAT THE ABOVE LEGEND MAY OR MAY NOT BE A COMPLETE CATALOG OF ALL THE SYMBOLS USED IN THIS PLAN SET.

THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), NEEDS TO COMPLY WITH THE EPA NPDES CONSTRUCTION GENERAL PERMIT (CGP) FOR CONSTRUCTION ACTIVITIES GREATER THAN ONE ACRE. AS PART OF THE CGP, A NOTICE OF INTENT (NOI) WILL NEED TO BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION.

THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPPS) FOR THE IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. ALL INSPECTION REPORTS TO BE SUBMITTED TO TOWN OF AUBURN WITHIN 3 DAYS.

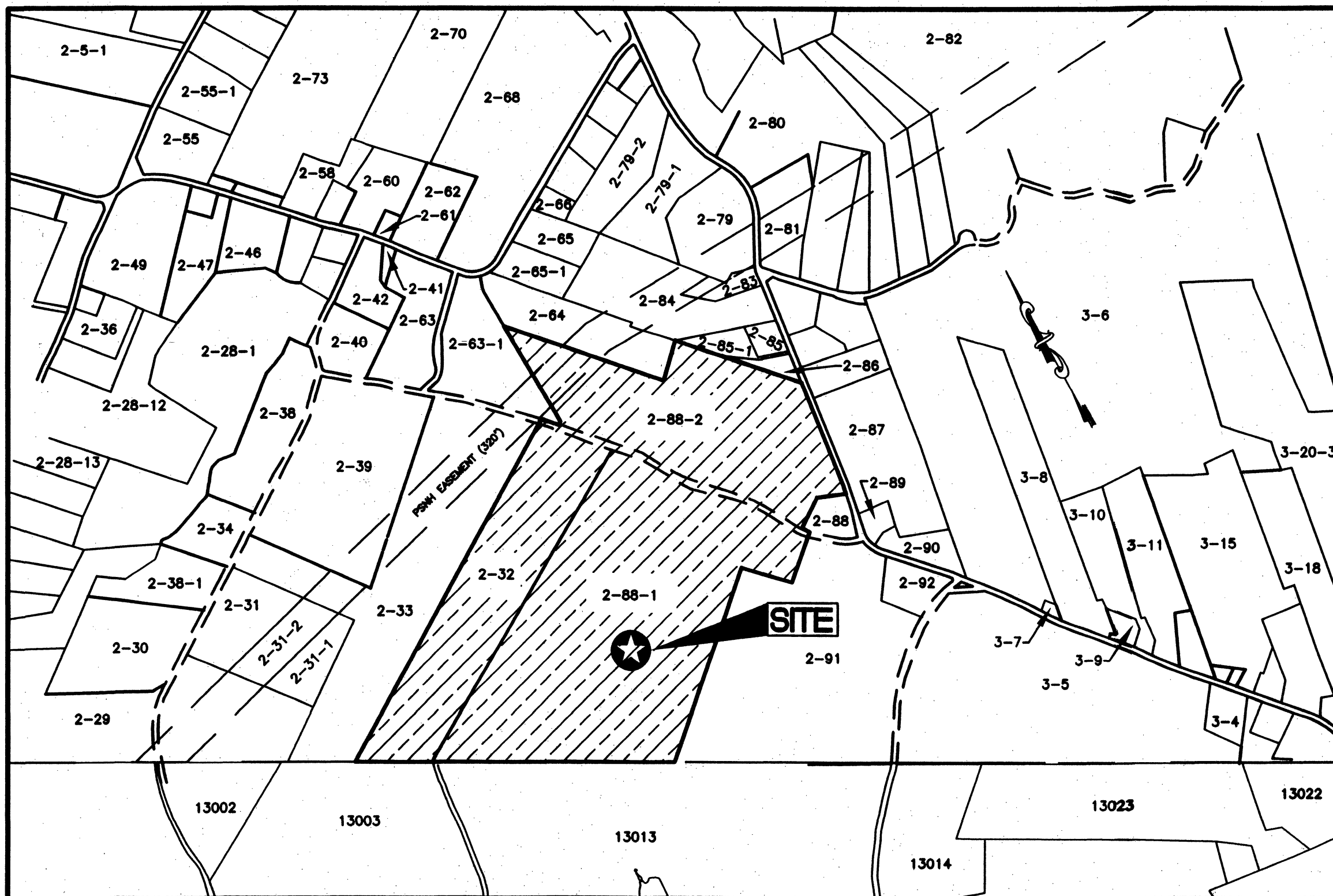
SUBDIVISION PLANS

JENKINS FARM

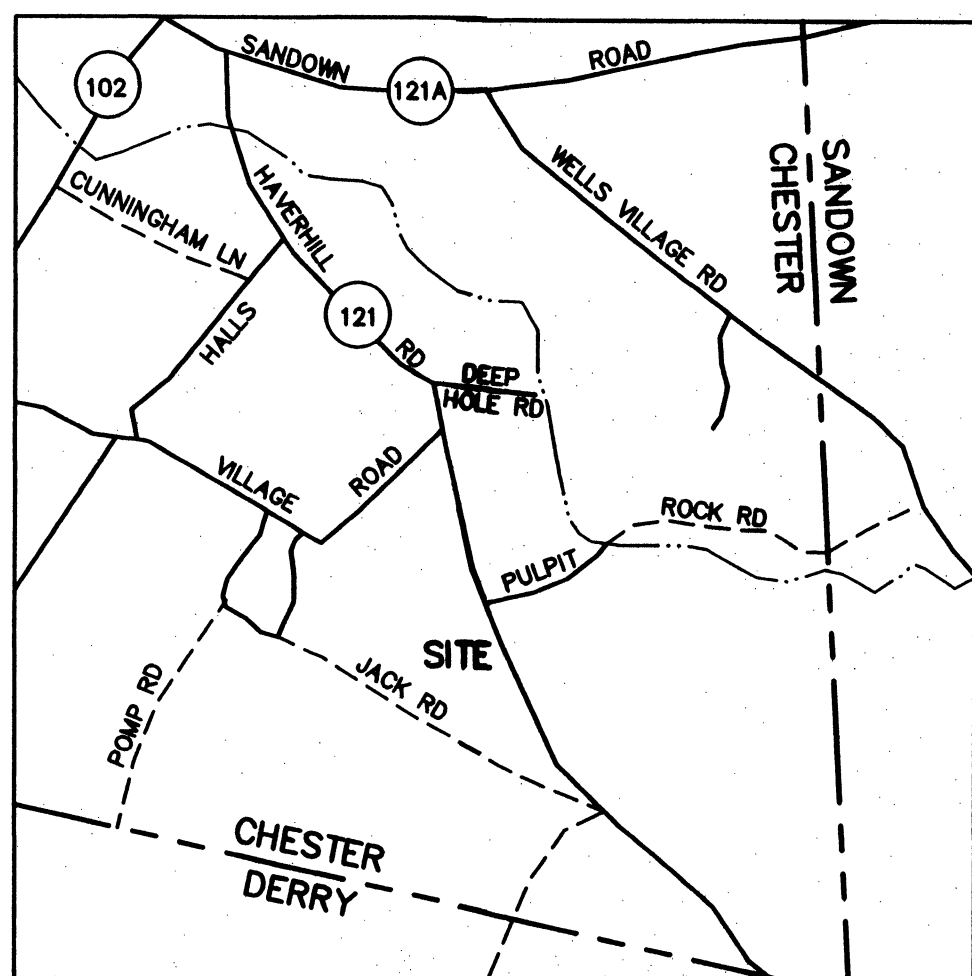
HAVERHILL ROAD (NH ROUTE 121)

CHESTER, NEW HAMPSHIRE

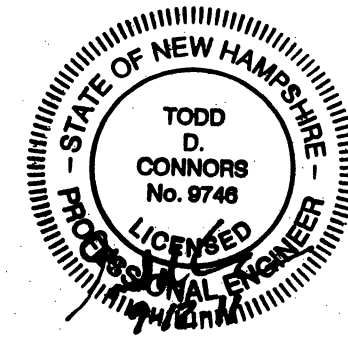
PREPARED FOR
STERLING HOMES, LLC



TAX MAP LOCUS PLAN SCALE: 1" = 1000'



TAX MAP LOCUS PLAN SCALE: 1" = 2500'



LAND OWNERS OF RECORD

Kenneth W. Yameen 9-12-11
WKET NOMINEE REALTY TRUST
YAMEEN ET AL TRUSTEES DATE

APPROVED BY THE TOWN OF CHESTER PLANNING BOARD ON:

CERTIFIED BY: _____ DATE _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

NOTE: THE COVER SHEET, S1 AND S7 - S15 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE CHESTER PLANNING BOARD. THE COMPLETE PLAN SET WHICH CONSTITUTES THE APPLICATION APPROVED BY THE CHESTER PLANNING BOARD SHALL BE ON FILE AT CHESTER TOWN HALL.

ABUTTERS

MAP 2 LOT 33
TIMOTHY W. JACKSON
38 HARTS ROBERT RD
CHESTER, NH 03036

MAP 2 LOT 85-1
WENDY E. SANDERSON
BRUCE J. SANDERSON
446 HAVERHILL RD
CHESTER, NH 03036

MAP 2 LOT 89
CHRISTOPHER B. HARPER
VALERIE L. HARPER
515 HAVERHILL RD
CHESTER, NH 03036

DEVELOPER:
STERLING HOMES
981 SECOND STREET
MANCHESTER, NH 03052

MAP 2 LOT 63-1
TIMOTHY W. JACKSON
38 HARTS ROBERT RD
CHESTER, NH 03036

MAP 2 LOT 86
PAULA J. BRANDER TRUST
ROMAN A. BRANDER TRUST
452 HAVERHILL RD
CHESTER, NH 03036

MAP 2 LOT 91
PATRICK CONNELLY
DANIELA CONNELLY
522 HAVERHILL RD
CHESTER, NH 03036

ENGINEER:
LONG BEACH DEVELOPMENT
ASSOCIATES, LLC
TODD CONNORS, P.E.
P.O. BOX 74
DERRY, NH 03038

MAP 2 LOT 84
WALTER W. EMERY
258 HALLS VILLAGE RD
CHESTER, NH 03036

MAP 2 LOT 87-1
HERBERT PHILLIPS TRUSTEE
25 KENOZA DR
HAVERHILL, MA 01830

MAP 13 LOT 003 & 013
EDWIN C. SIMONSEN TRUSTEE
81 DAMRON RD
DERRY, NH 03038

SURVEYOR:
PROMISED LAND SURVEY
TIMOTHY A. PELOQUIN, LLS
25 NASHUA ROAD
LONDONDERRY, NH 03053

MAP 2 LOT 84
VALERIE HINKLEY
424 HAVERHILL RD
CHESTER, NH 03036

MAP 2 LOT 88
ROBERT GEORGE SWANSON
504 HAVERHILL RD
CHESTER, NH 03036

MAP 2 LOTS 32, 87, 88-1,
AND 88-2 (OWNER)
WKET NOMINEE REALTY TRUST
YAMEEN ET AL TRUSTEES
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BK. 2400 PG. 2678

WETLAND SCIENTIST:
SCHAUER ENVIRONMENTAL
CONSULTANTS, LLC
138 CROSSING BROOK ROAD
LOUDON, NH 03307

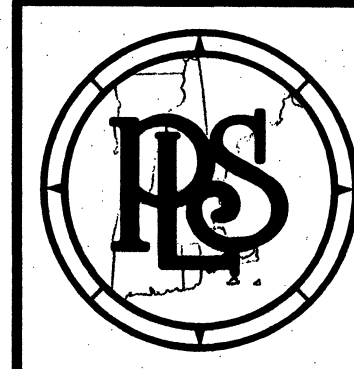
REQUIRED PERMITS AND APPROVALS

PERMIT #	DATE APPROVED	EXPIRATION DATE
CHESTER SUBDIVISION	07-13-2011	-
NHDES SUBDIVISION	SA2011009673	07-20-2011
NHDES ALTERATION OF TERRAIN	AOT-0284	07-06-2011
NHDES WETLANDS DREDGE AND FILL	2005-01976	07-11-2011
NHDOT CURB CUT	085-07-01	07-22-2011

WAIVERS GRANTED BY CHESTER PLANNING BOARD ON APRIL 6, 2011:

4.5.2.17.M.2 - MAXIMUM ROAD LENGTH
4.5.2.17.M.3 - CUL-DE-SAC GEOMETRY
4.11.9 - FIRE CISTERN MATERIAL

DATE	CONSTRUCTION PLANS
09-01-11	REVISD LAST REVISED DATES
07-22-11	REVISD LAST REVISED DATES
07-06-11	REVISD TOWN ENGINEER REVIEW
06-30-11	REVISD PER NHDES REVIEW
06-16-11	REVISD PER ENGINEERING REVIEW
05-11-11	REVISD DRAINAGE DESIGN
03-25-11	REVISD PER ENGINEERING REVIEW
03-02-11	REVISD PER ENGINEERING REVIEW



Promised Land Survey, LLC

25 Nashua Road, Suite B1
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Wetlands • Planning • Permitting • Layout

SHEET #	SHEET NAME	LAST REVISED
--	COVER SHEET	SEPTEMBER 1, 2011
S1	OVERVIEW AND INDEX PLAN	SEPTEMBER 1, 2011
S2-S6	TOPOGRAPHY PLANS	SEPTEMBER 1, 2011
S7-S11	SUBDIVISION PLANS	SEPTEMBER 1, 2011
S12-S15	EASEMENT PLANS	SEPTEMBER 1, 2011
C1	TRACT RESOURCE MAP	SEPTEMBER 1, 2011
C2	DEVELOPMENT CONCEPT MAP	SEPTEMBER 1, 2011
C2A-C2D	DEVELOPMENT PLANS	SEPTEMBER 1, 2011
C3	SOILS MAP	SEPTEMBER 1, 2011
C4	PHASING PLAN	SEPTEMBER 1, 2011
C5	ROADWAY PLAN & PROFILE (JENKINS FARM ROAD STA. 0+00 TO 11+50)	SEPTEMBER 1, 2011
C6	ROADWAY PLAN & PROFILE (JENKINS FARM ROAD STA. 11+50 TO 23+00)	SEPTEMBER 1, 2011
C7	ROADWAY PLAN & PROFILE (JENKINS FARM ROAD STA. 23+00 TO 34+50)	SEPTEMBER 1, 2011
C8	ROADWAY PLAN & PROFILE (JENKINS FARM ROAD STA. 34+50 TO 44+50)	SEPTEMBER 1, 2011
C9	ROADWAY PLAN & PROFILE (JENKINS FARM ROAD STA. 44+50 TO END)	SEPTEMBER 1, 2011
C10-C11	TREATMENT PRACTICES PLANS	SEPTEMBER 1, 2011
C12-C13	SIGHT DISTANCE PROFILES	SEPTEMBER 1, 2011
X1	ROADWAY CROSS SECTIONS (JENKINS FARM ROAD STA. 0+50 TO 8+00)	SEPTEMBER 1, 2011
X2	ROADWAY CROSS SECTIONS (JENKINS FARM ROAD STA. 8+50 TO 15+50)	SEPTEMBER 1, 2011
X3	ROADWAY CROSS SECTIONS (JENKINS FARM ROAD STA. 16+00 TO 25+00)	SEPTEMBER 1, 2011
X4	ROADWAY CROSS SECTIONS (JENKINS FARM ROAD STA. 25+50 TO 34+00)	SEPTEMBER 1, 2011
X5	ROADWAY CROSS SECTIONS (JENKINS FARM ROAD STA. 34+50 TO 44+00)	SEPTEMBER 1, 2011
X6	ROADWAY CROSS SECTIONS (JENKINS FARM ROAD STA. 44+50 TO 51+50)	SEPTEMBER 1, 2011
L1-L3	LANDSCAPE PLANS	APRIL 18, 2011
D1	STANDARD DETAILS PLAN	SEPTEMBER 1, 2011
D2	CISTERN CONSTRUCTION DETAILS	SEPTEMBER 1, 2011

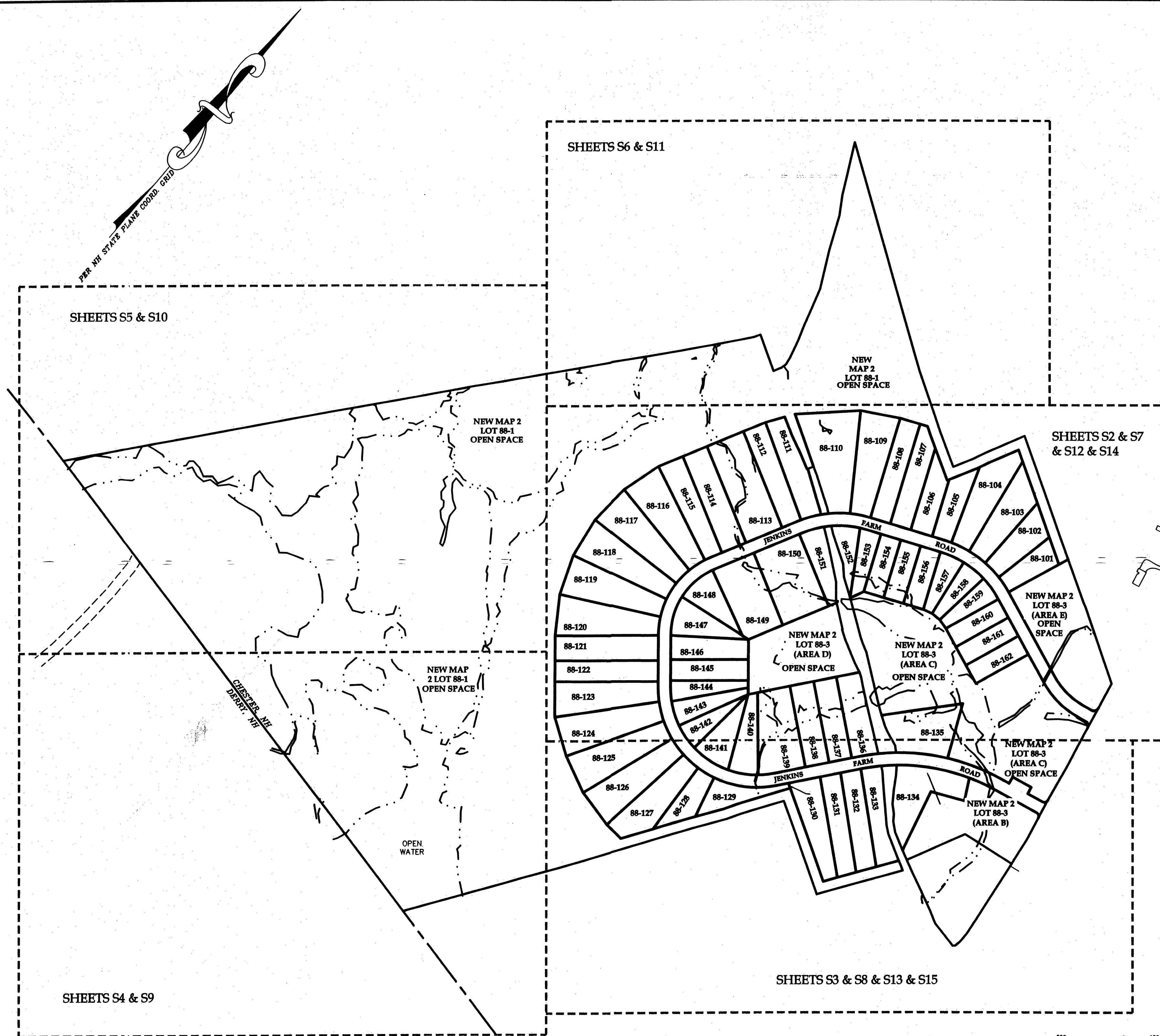
LAND OWNER OF RECORD:
WKET NOMINEE REALTY TRUST
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BOOK 3400 / PAGE 2678

long beach
development associates, llc
P.O. BOX 74, Derry, NH 03038
ph: (603) 296-0861 - fax: (603) 296-0671
Civil Engineering - Land Development

PREPARED FOR:
STERLING HOMES, LLC
981 SECOND STREET
MANCHESTER, NEW HAMPSHIRE 03102

MAP 2 LOTS 32, 88-1 & 88-2
COVER SHEET
JENKINS FARM
HAVERHILL ROAD (NH ROUTE 121)
CHESTER, NEW HAMPSHIRE

SHEET # --- SCALE: AS SHOWN DATE: DECEMBER 6, 2010 JOB #: 10-002



LOT AREA TABLE

PUBLIC OPEN SPACE:
MAP 2 LOT 88-1 AREA = 5,208,208 S.F.± OR 119.56 AC.±
NEW MAP 2 LOT 88-1 TO BE DEDICATED TO THE TOWN OF CHESTER AS OPEN SPACE

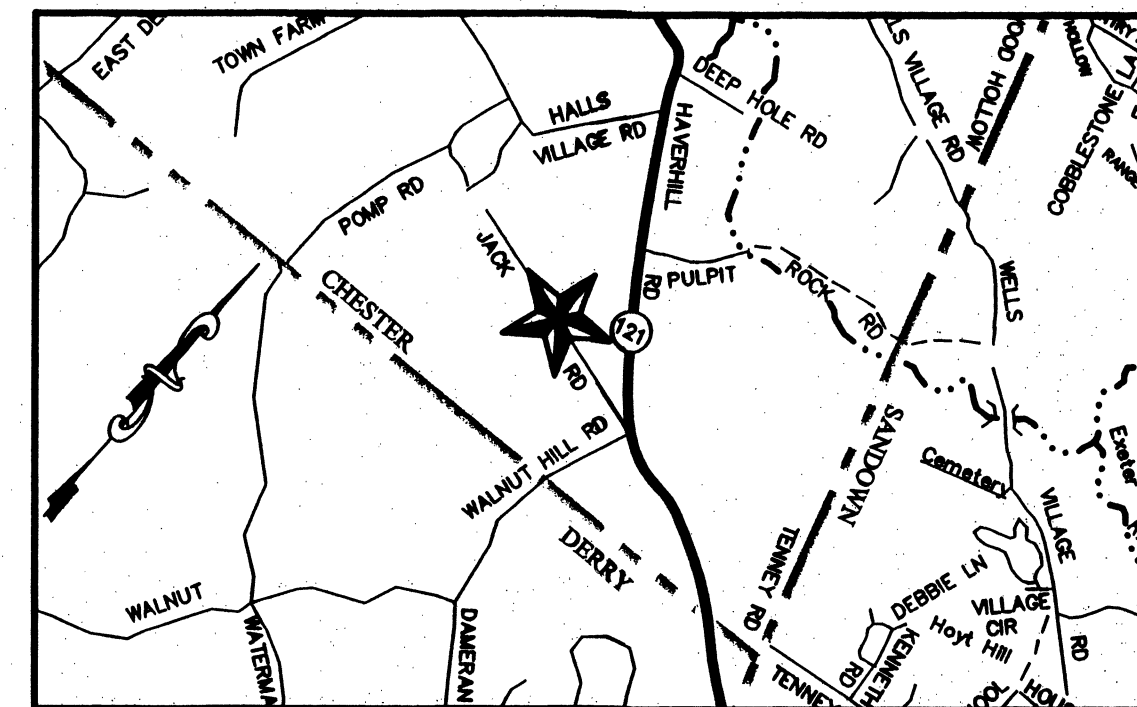
PRIVATE OPEN SPACE:
MAP 2 LOT 88-3 (AREA B) = 146,512 S.F.± OR 3.36 AC.±
MAP 2 LOT 88-3 (AREA C) = 497,564 S.F.± OR 11.42 AC.±
MAP 2 LOT 88-3 (AREA D) = 147,442 S.F.± OR 3.38 AC.±
MAP 2 LOT 88-3 (AREA E) = 178,400 S.F.± OR 4.10 AC.±
TOTAL PRIVATE OPEN SPACE = 969,918 S.F.± OR 22.27 AC.±

NEW MAP 2 LOT 88-3 TO BE DEDICATED TO THE HOMBOWNERS ASSOCIATION AS OPEN SPACE

MAP 2 LOT 88-101 AREA = 32,270 S.F.± OR 0.74 AC.±
MAP 2 LOT 88-102 AREA = 43,524 S.F.± OR 0.999 AC.±
MAP 2 LOT 88-103 AREA = 59,018 S.F.± OR 1.35 AC.±
MAP 2 LOT 88-104 AREA = 65,834 S.F.± OR 1.51 AC.±
MAP 2 LOT 88-105 AREA = 36,131 S.F.± OR 0.83 AC.±
MAP 2 LOT 88-106 AREA = 36,534 S.F.± OR 0.84 AC.±
MAP 2 LOT 88-107 AREA = 48,698 S.F.± OR 1.12 AC.±
MAP 2 LOT 88-108 AREA = 50,000 S.F.± OR 1.15 AC.±
MAP 2 LOT 88-109 AREA = 73,426 S.F.± OR 1.69 AC.±
MAP 2 LOT 88-110 AREA = 102,205 S.F.± OR 2.35 AC.±
MAP 2 LOT 88-111 AREA = 52,531 S.F.± OR 1.21 AC.±
MAP 2 LOT 88-112 AREA = 53,443 S.F.± OR 1.23 AC.±
MAP 2 LOT 88-113 AREA = 94,673 S.F.± OR 2.17 AC.±
MAP 2 LOT 88-114 AREA = 62,827 S.F.± OR 1.44 AC.±
MAP 2 LOT 88-115 AREA = 54,308 S.F.± OR 1.25 AC.±
MAP 2 LOT 88-116 AREA = 71,819 S.F.± OR 1.65 AC.±
MAP 2 LOT 88-117 AREA = 71,560 S.F.± OR 1.64 AC.±
MAP 2 LOT 88-118 AREA = 71,560 S.F.± OR 1.64 AC.±
MAP 2 LOT 88-119 AREA = 71,560 S.F.± OR 1.64 AC.±
MAP 2 LOT 88-120 AREA = 71,560 S.F.± OR 1.64 AC.±
MAP 2 LOT 88-121 AREA = 69,484 S.F.± OR 1.60 AC.±
MAP 2 LOT 88-122 AREA = 50,000 S.F.± OR 1.15 AC.±
MAP 2 LOT 88-123 AREA = 88,457 S.F.± OR 2.03 AC.±
MAP 2 LOT 88-124 AREA = 72,620 S.F.± OR 1.67 AC.±
MAP 2 LOT 88-125 AREA = 71,857 S.F.± OR 1.65 AC.±
MAP 2 LOT 88-126 AREA = 71,857 S.F.± OR 1.65 AC.±
MAP 2 LOT 88-127 AREA = 65,520 S.F.± OR 1.50 AC.±
MAP 2 LOT 88-128 AREA = 32,572 S.F.± OR 0.75 AC.±
MAP 2 LOT 88-129 AREA = 33,731 S.F.± OR 0.77 AC.±
MAP 2 LOT 88-130 AREA = 56,045 S.F.± OR 1.29 AC.±
MAP 2 LOT 88-131 AREA = 47,118 S.F.± OR 1.08 AC.±
MAP 2 LOT 88-132 AREA = 48,105 S.F.± OR 1.10 AC.±
MAP 2 LOT 88-133 AREA = 43,357 S.F.± OR 0.999 AC.±
MAP 2 LOT 88-134 AREA = 71,808 S.F.± OR 1.65 AC.±
MAP 2 LOT 88-135 AREA = 69,324 S.F.± OR 1.59 AC.±
MAP 2 LOT 88-136 AREA = 48,284 S.F.± OR 1.11 AC.±
MAP 2 LOT 88-137 AREA = 43,944 S.F.± OR 1.01 AC.±
MAP 2 LOT 88-138 AREA = 46,048 S.F.± OR 1.06 AC.±
MAP 2 LOT 88-139 AREA = 77,241 S.F.± OR 1.77 AC.±
MAP 2 LOT 88-140 AREA = 36,937 S.F.± OR 0.85 AC.±
MAP 2 LOT 88-141 AREA = 36,341 S.F.± OR 0.83 AC.±
MAP 2 LOT 88-142 AREA = 23,518 S.F.± OR 0.55 AC.±
MAP 2 LOT 88-143 AREA = 28,156 S.F.± OR 0.65 AC.±
MAP 2 LOT 88-144 AREA = 25,223 S.F.± OR 0.58 AC.±
MAP 2 LOT 88-145 AREA = 37,500 S.F.± OR 0.86 AC.±
MAP 2 LOT 88-146 AREA = 39,210 S.F.± OR 0.90 AC.±
MAP 2 LOT 88-147 AREA = 36,808 S.F.± OR 0.84 AC.±
MAP 2 LOT 88-148 AREA = 34,248 S.F.± OR 0.79 AC.±
MAP 2 LOT 88-149 AREA = 77,303 S.F.± OR 1.77 AC.±
MAP 2 LOT 88-150 AREA = 59,513 S.F.± OR 1.37 AC.±
MAP 2 LOT 88-151 AREA = 33,807 S.F.± OR 0.78 AC.±
MAP 2 LOT 88-152 AREA = 23,812 S.F.± OR 0.55 AC.±
MAP 2 LOT 88-153 AREA = 25,675 S.F.± OR 0.59 AC.±
MAP 2 LOT 88-154 AREA = 29,000 S.F.± OR 0.67 AC.±
MAP 2 LOT 88-155 AREA = 29,000 S.F.± OR 0.67 AC.±
MAP 2 LOT 88-156 AREA = 29,000 S.F.± OR 0.67 AC.±
MAP 2 LOT 88-157 AREA = 24,647 S.F.± OR 0.57 AC.±
MAP 2 LOT 88-158 AREA = 24,841 S.F.± OR 0.57 AC.±
MAP 2 LOT 88-159 AREA = 25,251 S.F.± OR 0.58 AC.±
MAP 2 LOT 88-160 AREA = 29,000 S.F.± OR 0.67 AC.±
MAP 2 LOT 88-161 AREA = 29,000 S.F.± OR 0.67 AC.±
MAP 2 LOT 88-162 AREA = 29,000 S.F.± OR 0.67 AC.±

RIGHT OF WAY AREA = 312,077 S.F.± OR 7.16 AC.±

TOTAL AREA = 9,586,072 S.F.± OR 220.07 AC.±

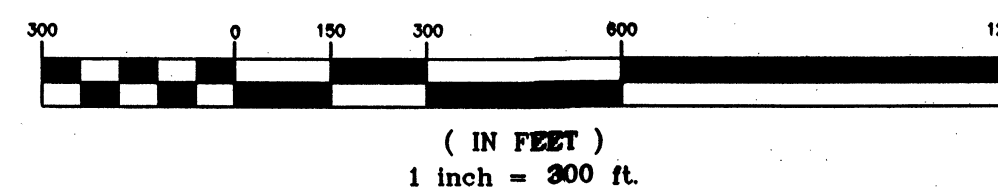


VICINITY MAP

NOTES

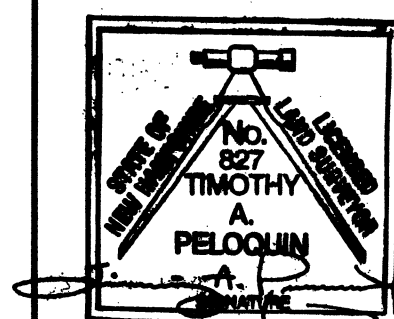
- CURRENT LAND OWNER OF RECORD:
WKET NOMINEE REALTY TRUST
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BOOK 3400 / PAGE 2678
- PRIOR TO SUBDIVISION, LOTS 2-88-1, 2-88-2, AND 2-32 CONTAIN 219.91 ACRES (9,579,244 S.F.) OF THE TOTAL LAND AREA.
- THE PURPOSE OF THIS PLAN IS TO:
A) CONSOLIDATE LOTS 2-88-1, 2-32, AND 2-88-2 INTO 1 LOT TO BECOME LOT 2-88-1.
B) TO CREATE AN OPEN SPACE SUBDIVISION WITH 62 NEW SINGLE FAMILY LOTS.
C) TO DEFINE THE ALIGNMENT OF JENKINS FARM ROAD, WHICH IS INTENDED TO BE DEDICATED TO THE TOWN OF CHESTER AS A PUBLIC ROAD.
- ZONING DISTRICT: RESIDENTIAL-1 (R-1):
PERIMETER SETBACK = 75' (ABOVE GROUND) & 50' (BELOW GROUND)
OPEN SPACE BUFFER = 50'
SIDE SETBACK = MIN. 15' (40' BETWEEN PRINCIPAL BUILDINGS)(ARTICLE 6.12.2.3)
FRONT SETBACK = 25'
MAX. HEIGHT = 2.5 STORIES OR 33'
WETLAND SETBACKS:
BUILDING = 75' (100' VERNAL POOLS)
WELLS = 25'
NO CLEARING BUFFER = 25' (50' VERNAL POOLS)
- THESE PARCELS OF LAND (MAP 2 LOTS 2-88-1, 2-88-2, 2-32) DO NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHESTER, NH.
- THESE NEW DWELLING UNITS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
- SURVEY MONUMENTS DEPICTED 'TO BE SET' SHALL BE SET OR BONDED IN ACCORDANCE WITH ARTICLE 4.3.6 & 4.5.2.12 OF THE SUBDIVISION REGULATIONS PRIOR TO THE CHESTER PLANNING BOARD'S SIGNING OF THIS PLAT.
- THE ELEVATION FOR THIS SITE IS REFERENCED TO NAVD 1988. HORIZONTAL DATUM IS REFERENCED TO NH STATE PLANE COORDINATES.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF ACTUAL FIELD WORK AND AERIAL PHOTOGRAMMETRY FROM EASTERN TOPOGRAPHS.
- THIS PROJECT SHALL REQUIRE A FEDERAL NPDES STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION. AS SUCH, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE DEVELOPED AND A NOTICE OF INTENT MUST BE FILED WITH THE EPA AT LEAST 7 DAYS PRIOR TO THE STARTING OF WORK. CONTACT THE EPA AT (617) 918-1615 FOR MORE INFORMATION AND/OR A COPY OF THE CONSTRUCTION GENERAL PERMIT AND INSTRUCTIONS.
- JENKINS FARM ROAD, AS SHOWN HEREON, SHALL BE DEDICATED TO THE TOWN OF CHESTER AS A PUBLIC HIGHWAY.
- LOTS SHOWN ON THIS PLAN FOR WHICH PERMIT HAS BEEN GRANTED SHALL NOT BE FURTHER SUBDIVIDED IN ACCORDANCE WITH ARTICLE 6.8.4 OF THE ZONING ORDINANCE.
- LOTS THAT ABUT THE BUFFER AREA ARE SUBJECT TO THE DEED RESTRICTIONS AS DESCRIBED IN ARTICLE 6.12.1.2 OF THE ZONING REGULATIONS.
- ALL OCCUPIED BUILDINGS MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS REGARDLESS OF MINIMUM DISTANCES BETWEEN STRUCTURES IN ACCORDANCE WITH ARTICLE 6.12.2.2 OF THE ZONING ORDINANCES.
- ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 4.12.9 OF THE SUBDIVISION REGULATIONS.
- NO SEPTIC SYSTEM SHALL BE LOCATED WITHIN 40' OF ROAD RIGHT OF WAY OR WITHIN 100' OF A WELL; NO SEWAGE DISPOSAL SYSTEM SHALL HAVE FILL OR COVER AT A CENTER POINT EXCEEDING 5' ABOVE THE ORIGINAL GROUND ELEVATION; NO LEACH BED SHALL BE LOCATED ON SLOPES OF 20 PERCENT OR MORE. LEACH BEDS LOCATED ON SLOPES BETWEEN 15 AND 20 PERCENT SHALL HAVE A MAXIMUM WIDTH OF 10' IN ACCORDANCE WITH ARTICLES 4.3.4.3, 4.3.4.4, AND 4.3.4.5 OF THE ZONING ORDINANCE.

GRAPHIC SCALE



LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.



TIMOTHY A. PELOQUIN, LLS

09-12-2011
DATE

PLANS OF REFERENCE

- TWO-LOT SUBDIVISION PLAT- MAP 2 LOT 88- HAVERRILL ROAD IN CHESTER, NH FOR WKET NOMINEE REALTY TRUST BY PROMISED LAND SURVEY, LLC DATED NOVEMBER 06, 2000. SEE RCRD PLAN NO. D-28653
- TOWN OF DERRY, NH- MAP 13 LOT 9- OWNER: EDWIN SIMONSEN BY EDWARD N. HERBERT ASSOC. DATED OCTOBER 1983. SEE RCRD PLAN NO. D-11998
- PSNH EASEMENT- MILE NO. 25, LINE NO. 363 -SEABROOK, NH TO DERRY, NH DATED JULY 1976. NOT FOUND RECORDED.
- PLAT OF RESUBDIVISION OF LOTS 3 & 4 OF PLAT NO. 1361 RECORDED APRIL 4, 1969 OF THE W.P. & M.M. BRANDER PROPERTY, CHESTER, NH DATED MAY 19, 1976. SEE RCRD PLAN NO. D-5984.
- PLAT OF SURVEY OF W.P. & M.M. BRANDER PROPERTY- LOTS 1,2,3,4, & 5, CHESTER, NH DATED MAY 27, 1968. SEE RCRD PLAN NO. 1361.

WETLAND NOTES

- THE WETLANDS WERE DELINEATED ON MAY 03, 2004 BY PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST, OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. ACCORDING TO THE FOLLOWING METHODS:
A) ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), JANUARY, 1987
B) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION II, JULY, 1998
C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NH US FISH AND WILDLIFE SERVICE, MAY, 1998.

NO.	DATE	REVISION DESCRIPTION
6	9/12/11	REGISTRY COMMENTS
5	9/01/11	FINALIZE FOR RECORDING
4	7/06/11	ENGINEER COMMENTS
3	5/11/11	REV. OPEN SPACE ADD EASE.
2	3/25/11	NOTES ABOUT SEPTIC SYSTEMS
1	3/2/11	PER TOWN ENGINEER REVIEW

PROMISED LAND SURVEY, LLC
25 Nashua Road, Suite A4
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout



LAND OWNER OF RECORD:
WKET NOMINEE REALTY TRUST
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BOOK 3400 / PAGE 2678

PREPARED FOR:
STERLING HOMES, LLC
981 SECOND STREET
MANCHESTER, NH 03012

MAP 2 LOTS 32, 88-1 & 88-2
OVERVIEW & INDEX PLAN
JENKINS FARM
HAVERRILL ROAD (NH ROUTE 121)
CHESTER, NEW HAMPSHIRE

DATE: DECEMBER 06, 2010 JOB #: 1650

SHEET #: S1 SCALE: 1"=300'

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CHESTER PLANNING BOARD
IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:

CHAIRMAN

SECRETARY

LAND OWNER OF RECORD

WKET NOMINEE REALTY TRUST

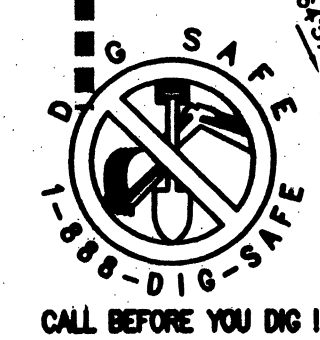
9-12-11
DATE

SHEETS S6 & S11
SHEETS S2, S7, S12, & S14

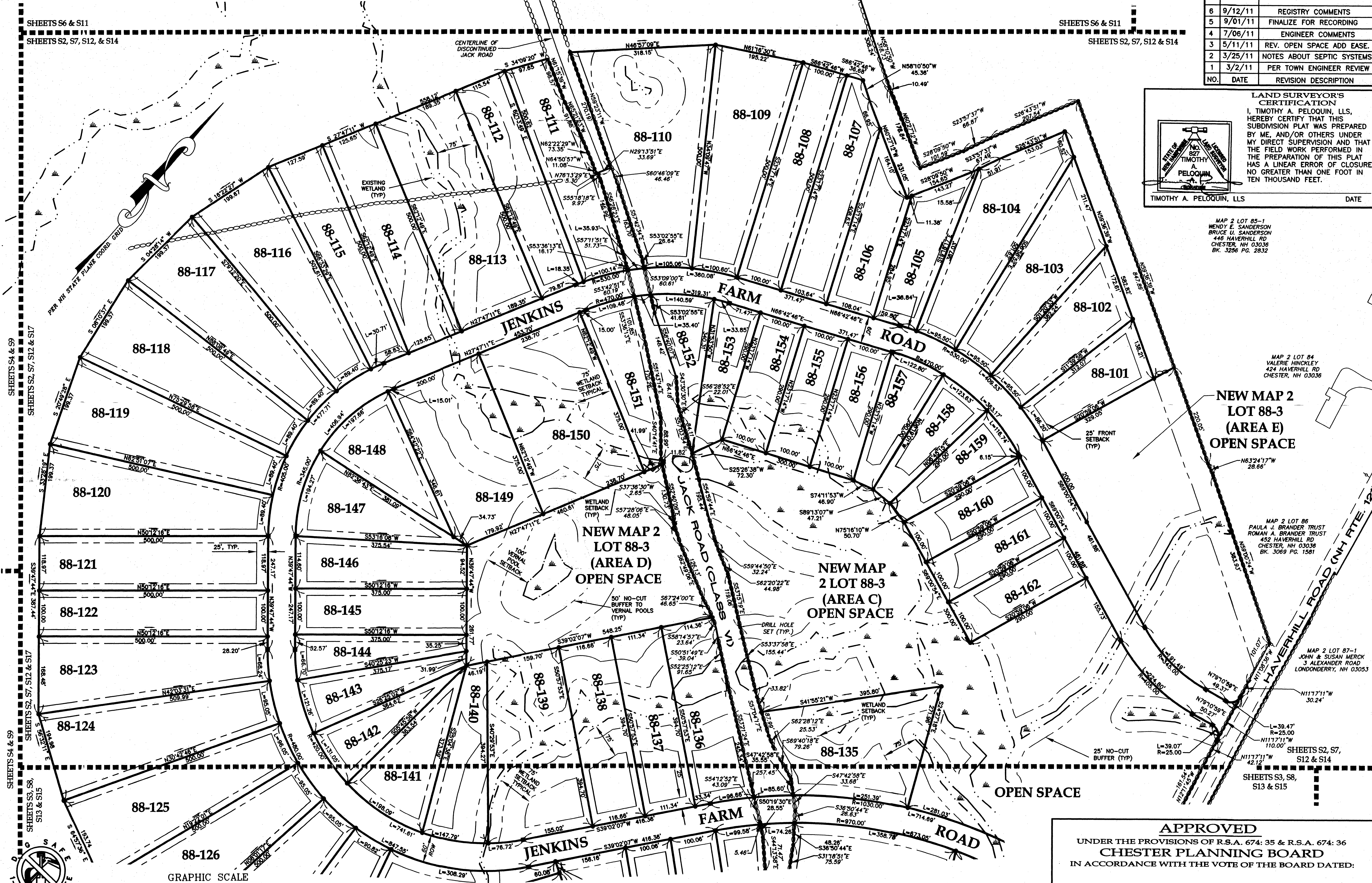
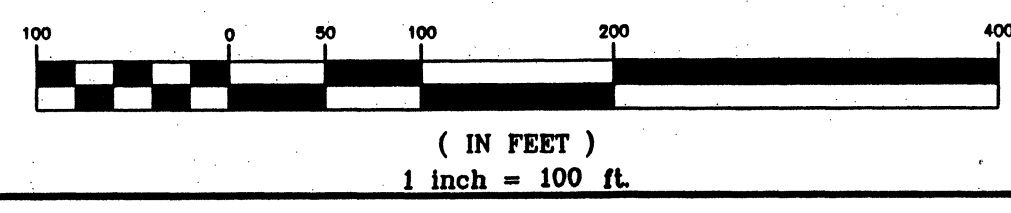
SHEETS S6 & S11
SHEETS S2, S7, S12 & S14

SHEETS S4 & S9
SHEETS S2, S7, S12 & S17

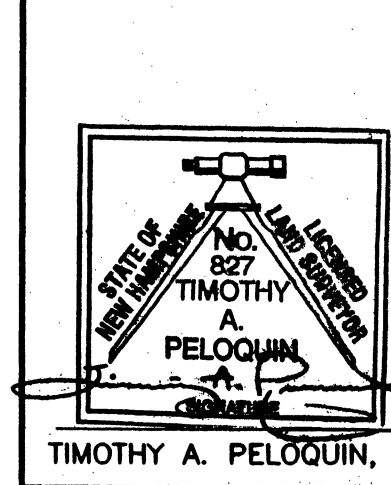
SHEETS S3, S8,
S13 & S15



CALL BEFORE YOU DIG!



NO.	DATE	REVISION DESCRIPTION
6	9/12/11	REGISTRY COMMENTS
5	9/01/11	FINALIZE FOR RECORDING
4	7/06/11	ENGINEER COMMENTS
3	5/11/11	REV. OPEN SPACE ADD EASE.
2	3/25/11	NOTES ABOUT SEPTIC SYSTEMS
1	3/2/11	PER TOWN ENGINEER REVIEW



LAND SURVEYOR'S CERTIFICATION
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

MAP 2 LOT 85-1
WENDY E. SANDERSON
BRUCE U. SANDERSON
446 HAVERHILL RD
CHESTER, NH 03036
BK. 3296 PG. 2632

MAP 2 LOT 84
VALERIE HINCKLEY
424 HAVERHILL RD
CHESTER, NH 03036

MAP 2 LOT 86
PAULA J. BRANDER TRUST
ROMAN A. BRANDER TRUST
452 HAVERHILL RD
CHESTER, NH 03036
BK. 3069 PG. 1581

MAP 2 LOT 87-1
JOHN & SUSAN WERCK
3 ALEXANDER ROAD
LONDONDERRY, NH 03053

APPROVED UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36 CHESTER PLANNING BOARD IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:	
CHAIRMAN	SECRETARY

PREPARED BY:

Promised Land Survey, LLC
25 Nashua Road, Suite A4
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

LAND OWNER OF RECORD:

WKET NOMINEE REALTY TRUST
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BOOK 3400 / PAGE 2678

PREPARED FOR:

STERLING HOMES, LLC
981 SECOND STREET
MANCHESTER, NH 03012

MAP 2 LOTS 32, 88-1 & 88-2
SUBDIVISION PLAN
JENKINS FARM

HAVERHILL ROAD (NH ROUTE 12)
CHESTER, NEW HAMPSHIRE

SHEET # 57

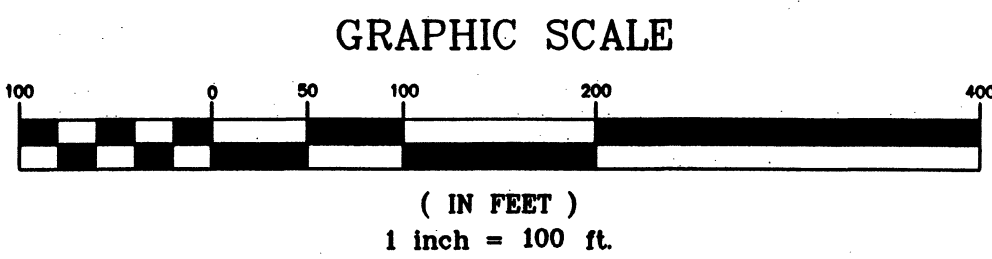
SCALE: 1"=100'

DATE: DECEMBER 06, 2010

JOB #: 1650

NO.	DATE	REVISION DESCRIPTION
6	9/12/11	REGISTRY COMMENTS
5	9/01/11	FINALIZE FOR RECORDING
4	7/06/11	ENGINEER COMMENTS
3	5/11/11	REV. OPEN SPACE ADD EASE.
2	3/25/11	NOTES ABOUT SEPTIC SYSTEMS
1	3/2/11	PER TOWN ENGINEER REVIEW

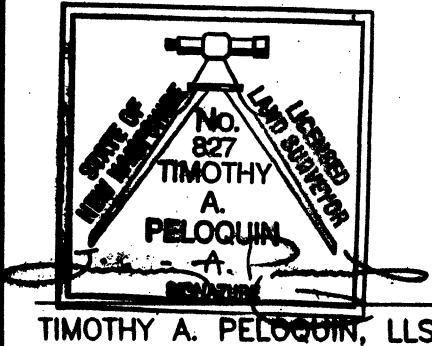
LEGEND	
	GRANITE BOUND TO BE SET
	GRANITE BOUND FOUND
	IRON PIN FOUND
	IRON PIN TO BE SET
	DRILL HOLE FOUND / SET
	EXIST. UTILITY POLE
	EXIST. SIGN
	EXIST. PROPERTY LINE
	EXIST. TREELINE
	EXIST. STONE WALL
	WETLAND LINE
	BUILDING SETBACK LINE
	EFFLUENT DISPOSAL AREA



APPROVED
UNDER THE PROVISIONS OF R.S.A. 674: 35 & R.S.A. 674: 36
CHESTER PLANNING BOARD
IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:

CHAIRMAN

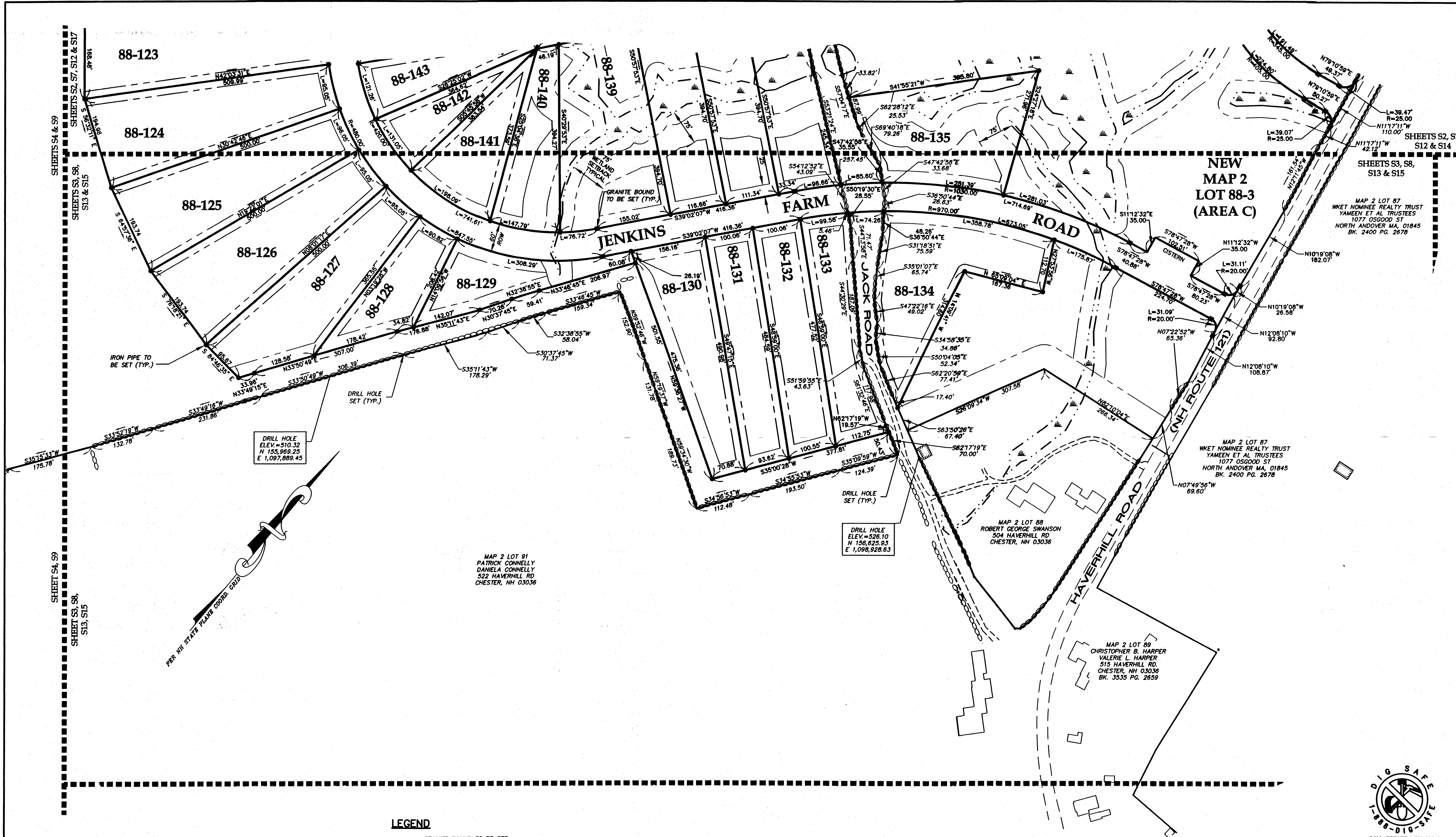
SECRETARY



TIMOTHY A. PELOQUIN, LLS

LAND SURVEYOR'S CERTIFICATION
I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

DATE
09-12-2011



MAP 2 LOTS 32, 88-1 & 88-2
SUBDIVISION PLAN
JENKINS FARM
HAVERTHILL ROAD (NH ROUTE 121)
CHESTER, NEW HAMPSHIRE

PREPARED FOR:
STERLING HOMES, LLC
981 SECOND STREET
MANCHESTER, NH 03012

LAND OWNER OF RECORD:
WKET NOMINEE REALTY TRUST
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BOOK 3400 / PAGE 2678

PREPARED BY:



Promised Land Survey, LLC
25 Nashua Road, Suite A4
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8900
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

DATE: DECEMBER 06, 2010

SHEET #: 58

SCALE: 1"=100'

JOB #:

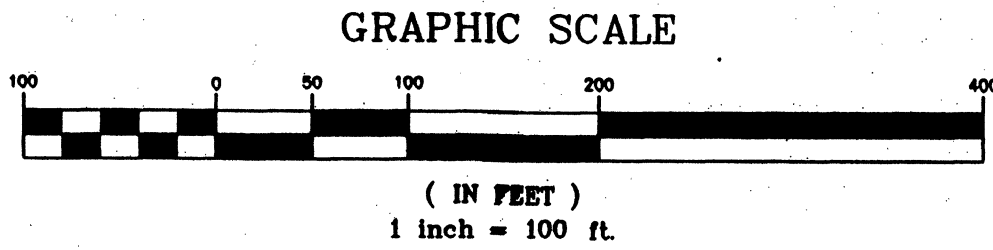
1650

NO.	DATE	REVISION DESCRIPTION
6	9/12/11	REGISTRY COMMENTS
5	9/01/11	FINALIZE FOR RECORDING
4	7/06/11	ENGINEER COMMENTS
3	5/11/11	REV. OPEN SPACE ADD EASE.
2	3/25/11	NOTES ABOUT SEPTIC SYSTEMS
1	3/2/11	PER TOWN ENGINEER REVIEW

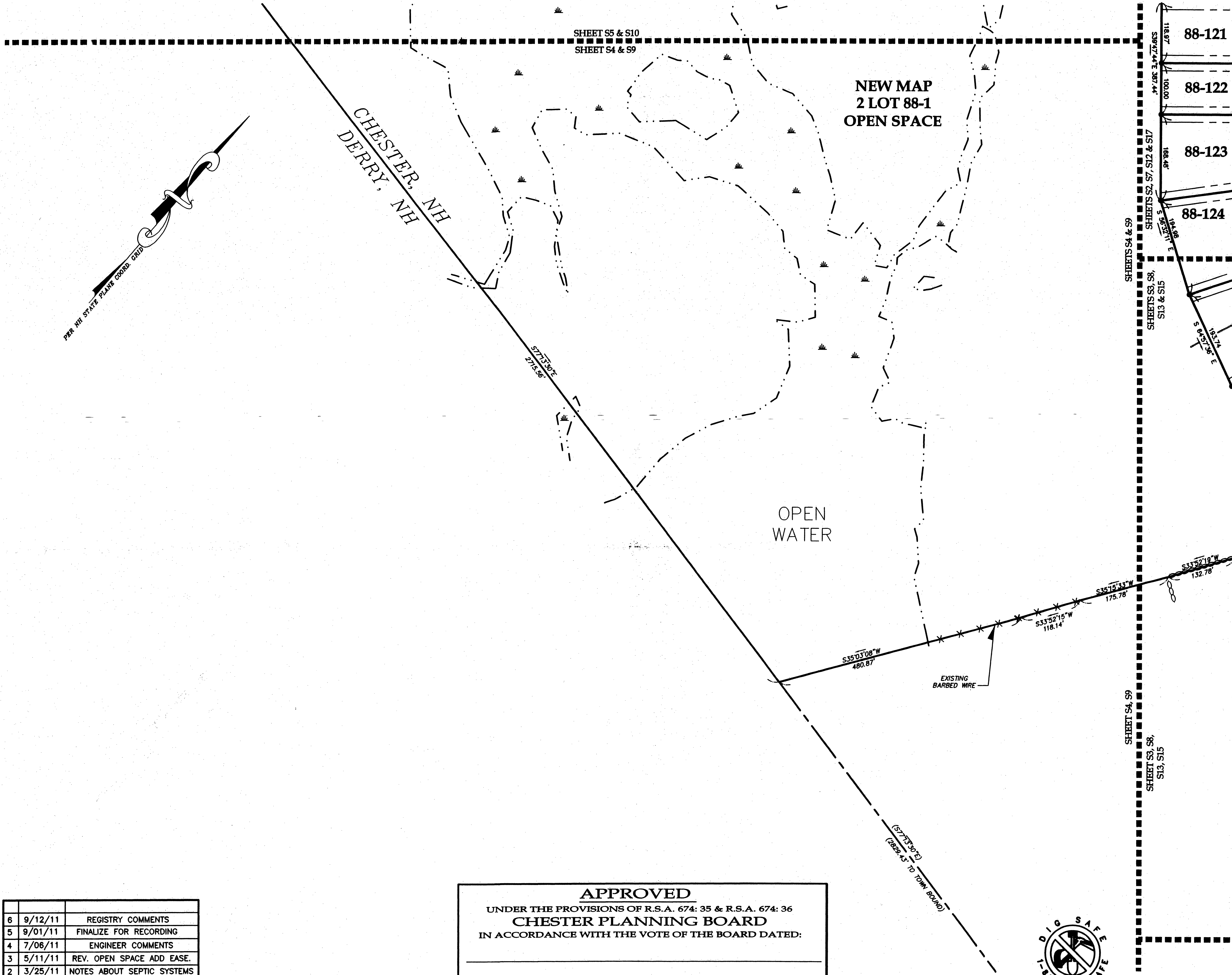
APPROVED UNDER THE PROVISIONS OF R.S.A. 674: 35 & R.S.A. 674: 36 CHESTER PLANNING BOARD IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED: _____ CHAIRMAN _____ SECRETARY	
---	--



LAND SURVEYOR'S CERTIFICATION I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET. TIMOTHY A. PELOQUIN, LLS 09-12-2011 DATE	
---	--

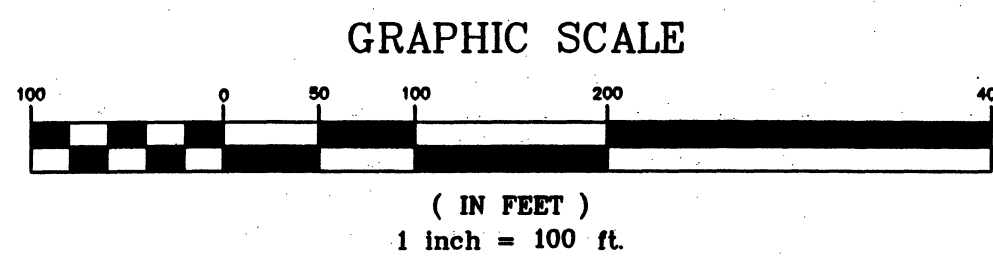


- LEGEND**
- GRANITE BOUND TO BE SET
 - GRANITE BOUND FOUND
 - IRON PIN FOUND
 - IRON PIN TO BE SET
 - DRILL HOLE FOUND / SET
 - EXIST. UTILITY POLE
 - EXIST. SIGN
 - EXIST. PROPERTY LINE
 - EXIST. PROPERTY LINE
 - EXIST. TREELINE
 - EXIST. STONE WALL
 - WETLAND LINE
 - BUILDING SETBACK LINE
 - EFFLUENT DISPOSAL AREA



N:\Land Projects\2004\1650\dwg\1650 SUBDIVISION-rev1.dwg 9/12/2011 10:43:43 AM EDT

NO.	DATE	REVISION DESCRIPTION
6	9/01/11	REGISTRY COMMENTS
5	9/01/11	FINALIZE FOR RECORDING
4	7/06/11	ENGINEER COMMENTS
3	5/11/11	REV. OPEN SPACE ADD EASE.
2	3/25/11	NOTES ABOUT SEPTIC SYSTEMS
1	3/2/11	PER TOWN ENGINEER REVIEW



APPROVED

UNDER THE PROVISIONS OF R.S.A. 674: 35 & R.S.A. 674: 36

CHESTER PLANNING BOARD

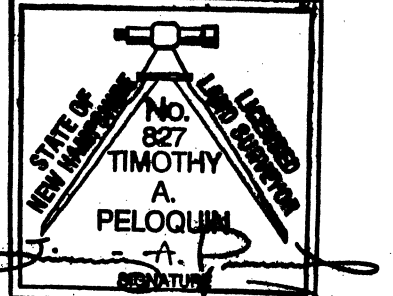
IN ACCORDANCE WITH THE VOTE OF THE BOARD DATED:

CHAIRMAN

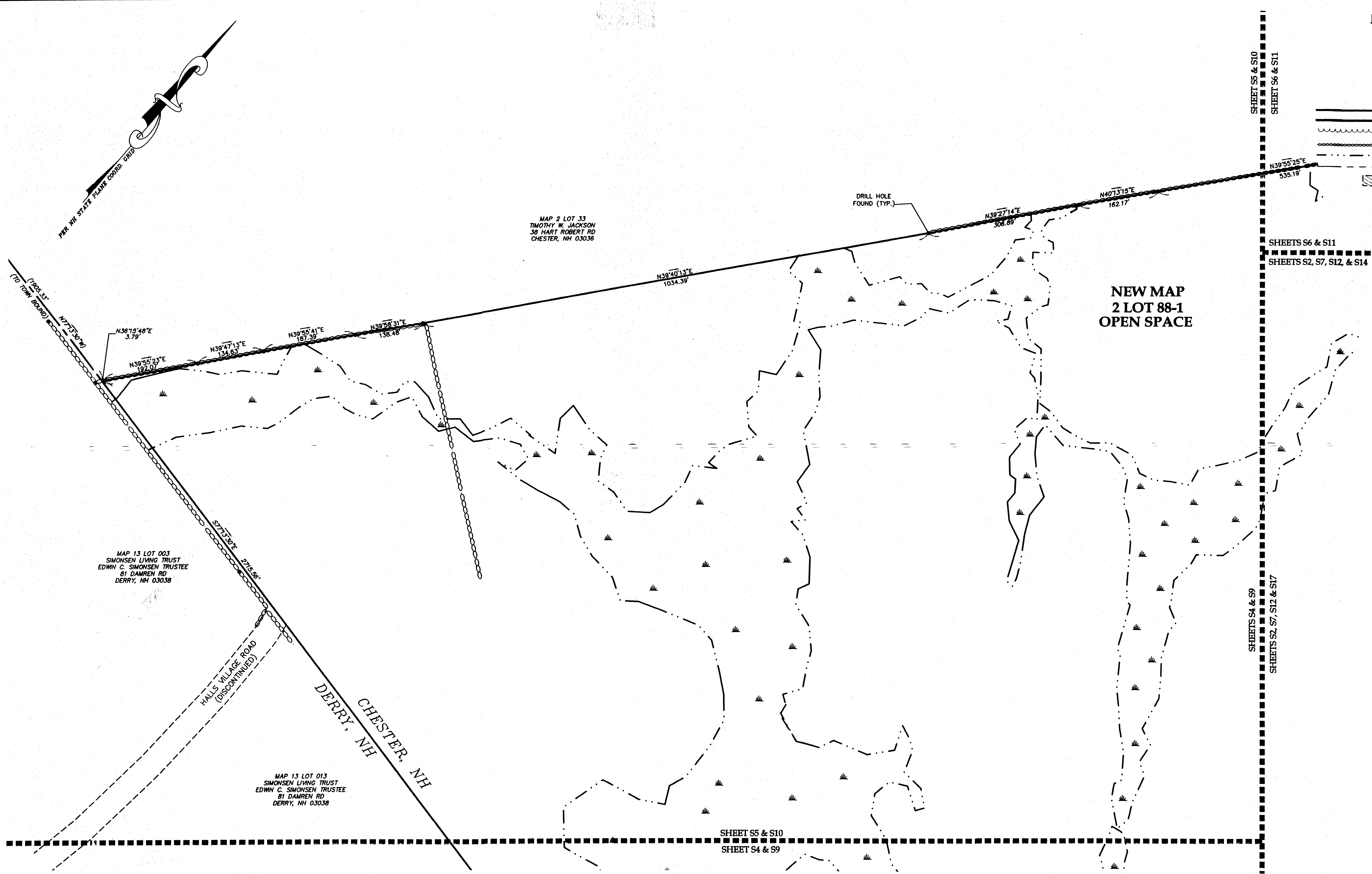
SECRETARY

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

 **TIMOTHY A. PELOQUIN, LLS**

DATE: 09-12-2011



- LEGEND**
- GRANITE BOUND TO BE SET
 - GRANITE BOUND FOUND
 - IRON PIN FOUND
 - IRON PIN TO BE SET
 - ⊙ DRILL HOLE FOUND / SET
 - ⊙ EXIST. UTILITY POLE
 - ⊙ EXIST. SIGN
 - EXIST. PROPERTY LINE
 - EXIST. PROPERTY LINE
 - EXIST. TREE LINE
 - EXIST. STONE WALL
 - WETLAND LINE
 - - - BUILDING SETBACK LINE
 - ▨ EFFLUENT DISPOSAL AREA

PREPARED BY:

Promised Land Survey, LLC

25 Nashua Road, Suite A4
Londonderry, NH 03053
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com

Land Surveying • Mapping • Planning • Permitting • Layout

PREPARED FOR:

STERLING HOMES, LLC

981 SECOND STREET
MANCHESTER, NH 03012

LAND OWNER OF RECORD:

WKET NOMINEE REALTY TRUST
1077 OSGOOD ST
NORTH ANDOVER, MA 01845
BOOK 3400 / PAGE 2678

PREPARED FOR:

STERLING HOMES, LLC

981 SECOND STREET
MANCHESTER, NH 03012

DATE: DECEMBER 06, 2010

JOB #: 1650

MAP 2 LOTS 32, 88-1 & 88-2

SUBDIVISION PLAN

JENKINS FARM

HAVERHILL ROAD (NH ROUTE 121)
CHESTER, NEW HAMPSHIRE

SHEET #: S10

SCALE: 1"=100'

