

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING LOT CONDITIONS OF A PARCEL OF LAND THAT IS MADE OF UP OF TAX MAP 2 LOT 82 AND TAX MAP 3 LOT 22, LOCATED AT #82 PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE AND TO SUBDIVIDE SAID LOT INTO TWO SINGLE FAMILY RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JUNE OF 2019.
- 3) CERTAIN PORTIONS OF THE PARENT PARCEL (MADE UP OF TAX MAP 2 LOT 82 & TAX MAP 3 LOT 22) LIE WITHIN THE FLOOD HAZARD AREAS DESIGNATED AS ZONES A AND X, AS INTERPOLATED FROM THE FEMA FIRMS (FLOOD INSURANCE RATE MAPS) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0355E AND #33015C0365E, BOTH HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW LOT TAX MAP 2 LOT 82-5) SHALL BE SERVICED BY PRIVATE WELLS.
- 5) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW, LOT MAP 2 LOT 82-5) SHALL BE SERVICED BY PRIVATE SUBSURFACE DISPOSAL SYSTEMS. UPON APPROVAL, THE NEW LOT SHALL REQUIRE AN NHDES APPROVED DESIGN OF A SUBSURFACE DISPOSAL SYSTEM.
- 6) PER NFPA NATIONAL FIRE CODE, ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- 7) ALL SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE CHESTER PLANNING BOARD SIGNING OF THIS PLAT. ALL MONUMENTATION SHALL CONFORM AS CLOSELY AS PRACTICALLY FEASIBLE TO ARTICLE IV, SECTION 3., 8. OF THE TOWN OF CHESTER, NEW HAMPSHIRE SUBDIVISION REGULATIONS, AS OF SEPTEMBER 27, 2017.
- 8) SILTATION AND EROSION CONTROL SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITY.
- 9) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:55,364.
- 10) IT HAS BEEN DETERMINED BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C., THAT THERE ARE NO VERNAL POOLS WITHIN BOUNDARIES OF THE NEW LOT, SHOWN AS MAP 2, LOT 82-5.
- 11) ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE ESTABLISHED VERTICAL DATUM OF NAVD88 AND WAS ASSIGNED TO THIS SITE USING A REAL-TIME CORRECTED, POST-PROCESSED GLOBAL POSITIONING SYSTEM.

PLANS OF REFERENCE

- 1) "BOUNDARY LINE AGREEMENT PLAT OF TAX LOT 2-82 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V.PEARSON ASSOCIATES; DATED: APRIL 15, 1980; SCALE: 1"=200'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9433.
- 2) "BOUNDARY LINE AGREEMENT & SUBDIVISION PLAT OF TAX LOT #5-115 IN CHESTER, N.H."; PREPARED FOR: ALBERT WARREN; PREPARED BY: B.V.PEARSON ASSOCIATES; DATED: OCT. 16, 1979; SCALE: 1"=200'. SEE RCRD PLAN No. D-9925.
- 3) "SUBDIVISION PLAN OF TAX LOTS 2-82 & 3-22 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V.PEARSON ASSOCIATES; DATED: JAN. 19, 1982; SCALE: 1"=200'. SEE RCRD PLAN No. D-14012.
- 4) "SUBDIVISION PLAT, MAP 3 LOT 6 - PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE", PREPARED FOR: BERGE M. NALBANDIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: FEBRUARY 21, 2001; SCALE: 1"=40'. SEE RCRD PLAN No. D-29592.

WAIVERS

THE FOLLOWING WAIVERS FROM THE SUBDIVISION REGULATIONS WERE GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:

SECTION 4.1.6. (WETLANDS - ENTIRE LOT)

SECTION 4.1.22 (TOPOGRAPHY - ENTIRE LOT)

THE FOLLOWING WAIVER FROM THE DRIVEWAY REGULATIONS WAS GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:

SECTION 9.1 (SIGHT DISTANCE)

STATE

- 1) NHDES SUBDIVISION APPROVAL: 0SA2019112705
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIALBE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARCS800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.

VARIANCE

ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE.

ABUTTERS

CHESTER

MAP 2 LOT 82-3
N/F GARY & MARY ELLEN CHESNEY
63 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5549/0907
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 2 LOT 82-4
N/F JOSEPH & BAILEY HANNA
71 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5898/1060
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 6-3
N/F FMM INVESTMENT TRUST
80 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5489/0790
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 21
N/F GOLDSMITH DECLARATION OF TRUST
ROBERT W. & MIRIAM E. GOLDSMITH
1016 N. STAGECOACH LN
FALL BROOK, CA 02028
RCRD: 3087/0729
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

CHESTER

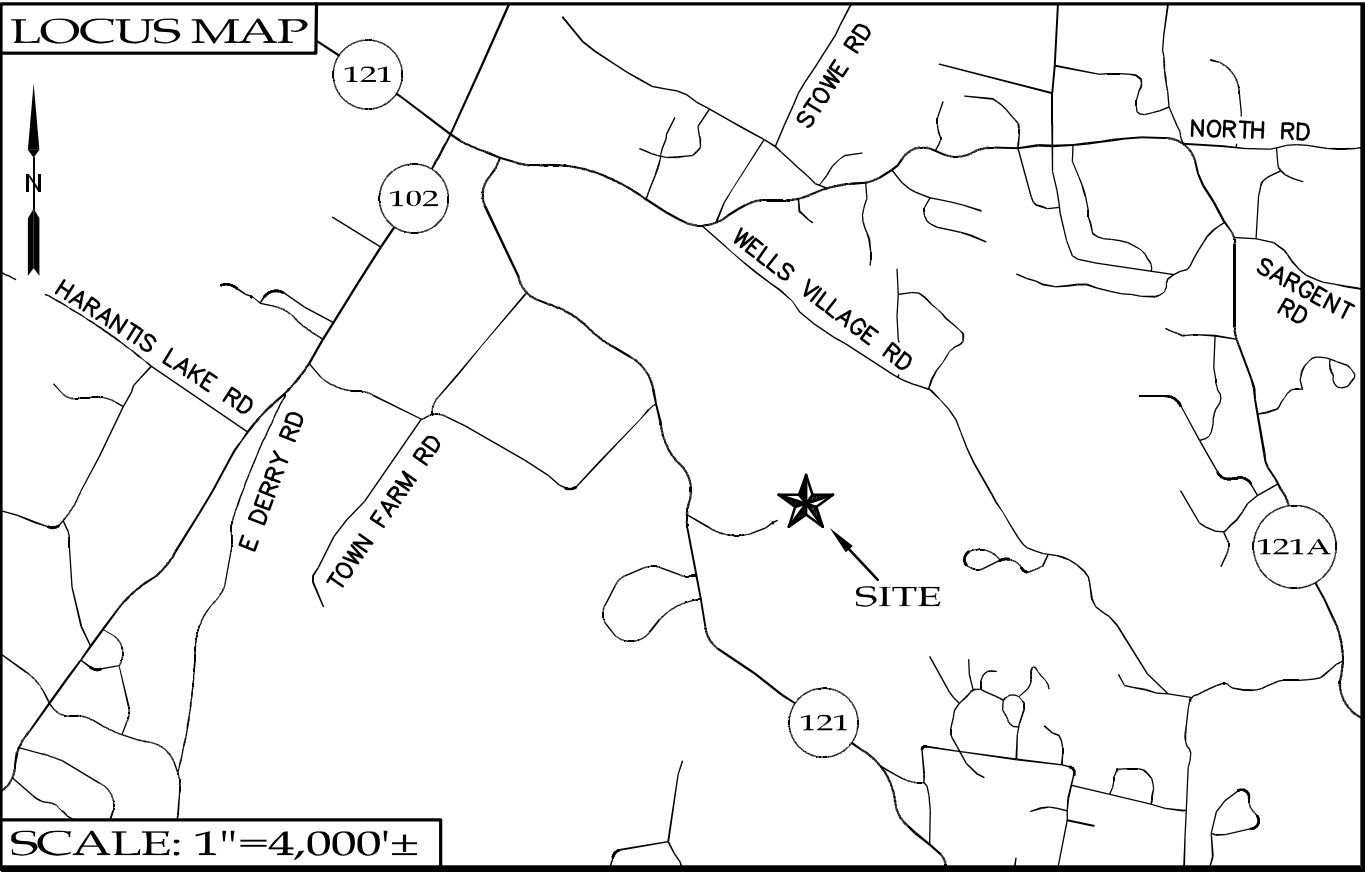
MAP 3 LOT 23
N/F SCOTT J. CURRIER
431 SANDOWN ROAD
FREMONT, NH 03044
RCRD: 5511/1901 & 4941/1329
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 5 LOT 115
N/F CARRIE A. WELAND REV. TRUST
49A SANDY BEACH ROAD
SALEM, NH 03079
RCRD: 5829/1847
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

SANDOWN

MAP 13 LOT 10
N/F SCOTT J. CURRIER
431 SANDOWN ROAD
FREMONT, NH 03044
RCRD: 4941/1329
ZONING: R
(RESIDENTIAL DISTRICT)

MAP 13 LOT 11
N/F DANIEL P. & PATRICIA C. OSTROUCH
138 WELLS VILLAGE ROAD
SANDOWN, NH 03873
RCRD: 4259/0194
ZONING: R
(RESIDENTIAL DISTRICT)



WETLAND NOTE:

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF, 1494 RTE 3A - UNIT 1, BOW, NH 03304, PERFORMED THE WETLAND MAPPING ON MAY 31, 2019 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

ZONING ANALYSIS TABLE

ZONING DISTRICT: R1- RESIDENTIAL/AGRICULTURAL	SING.-FAMILY
MINIMUM LOT SIZE (ACRES)	2
MINIMUM LOT FRONTAGE (FEET)	290
MINIMUM FRONT STRUCTURAL SETBACK (FEET)	40
MINIMUM SIDE STRUCTURAL SETBACK (FEET)	25
MINIMUM REAR STRUCTURAL SETBACK (FEET)	25
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 (33')
MAXIMUM IMPERVIOUS SURFACE AREA OF LOT	15%
MAXIMUM POORLY DRAINED SOIL AREA (20% OF MINIMUM LOT SIZE) OF LOT (Sq. Ft.)	17,424

LAND OWNER OF RECORD

MACLEAN FAMILY REVOCABLE TRUST OF 2018
THEODORE I. MACLEAN, TR
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5961 / PAGE 0294

EXECUTRIX OF ESTATE (CHERYL MacLEAN-SMITH) DATE

APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON:

CERTIFIED BY:

CHAIRMAN DATE

SECRETARY DATE

SUBDIVISION OVERVIEW PLAN
MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
JULY 25, 2019

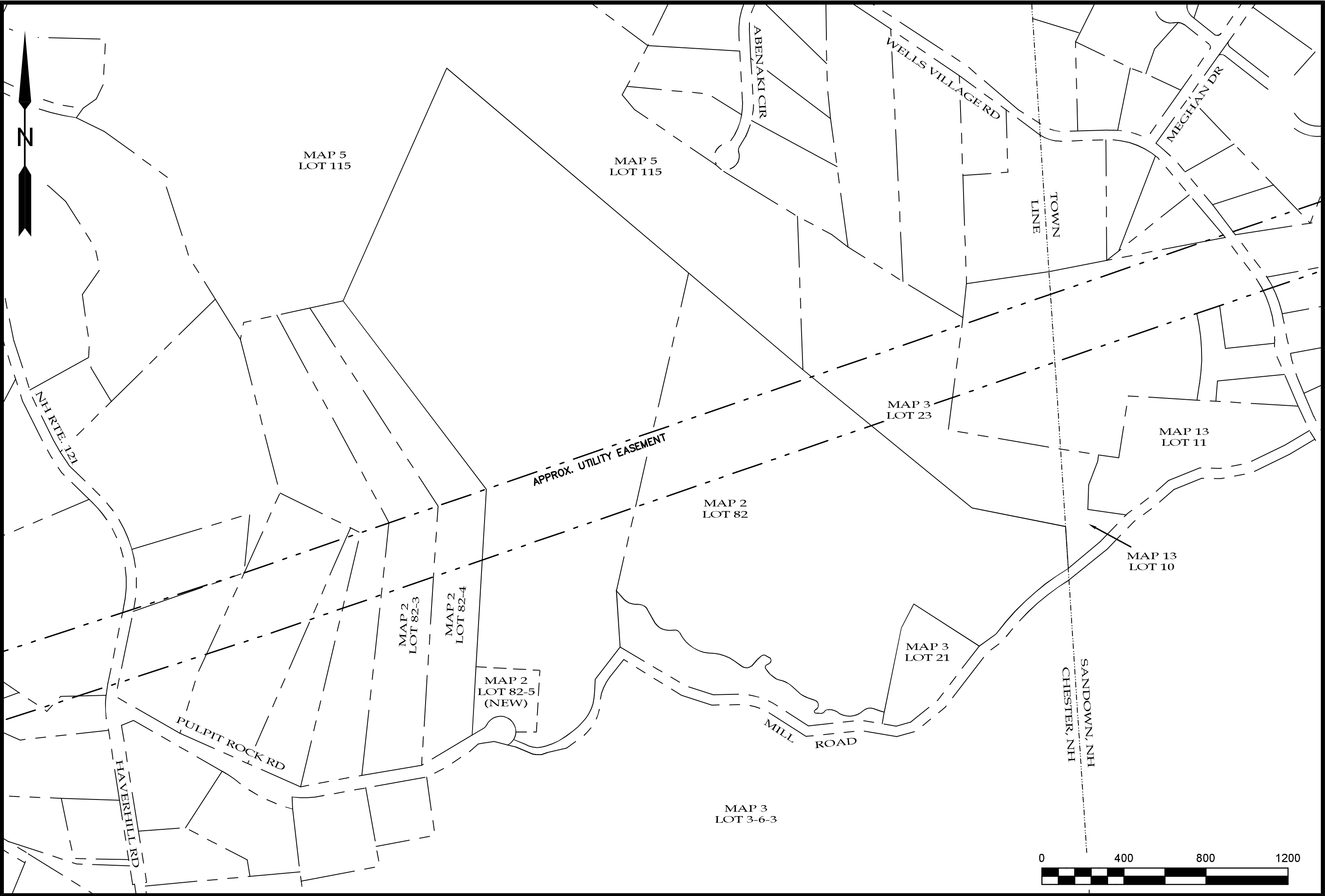
PREPARED FOR/LAND OWNER:
MACLEAN FAMILY REV. TRUST OF 2018
THEODORE I. MACLEAN, Tr
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE

SCALE: 1"=400' SHEET 1 OF 4

PREPARED BY:

**Promised Land Survey, LLC**
P.O. Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS			
NO.	DATE	DESCRIPTION	BY
4	12/02/2020	ADDED MONUMENTS	BJW
3	11/13/2019	PER PLANNING BOARD CONDITIONS OF APPROVAL	NMM
2	10/21/19	PER EXTERNAL REVIEW ENGINEER COMMENTS	BJW



SHEET INDEX

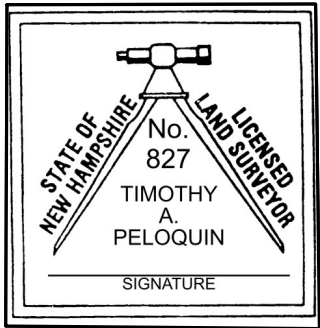
DESCRIPTION	SHEET NO.
SUBDIVISION OVERVIEW PLAN	1
BOUNDARY OVERVIEW PLAN	2
TOPOGRAPHIC SUBDIVISION PLAN	3
SUBDIVISION PLAT	4



NOTE:
SHEET 4 OF 4 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE CHESTER PLANNING BOARD. ALL 4 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE CHESTER PLANNING BOARD SHALL BE ON FILE AT THE CHESTER PLANNING DEPARTMENT.

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID 12A



N:\Carlson\2019\2627\DWG\d2627s1.dwg



MAP 5
LOT 115

MAP 5
LOT 115

MAP 3
LOT 23

MAP 13
LOT 10

MAP 3
LOT 21

MAP 2
LOT 82

MAP 2
LOT 82-4

MAP 2
LOT 82-5

MAP 3
LOT 3-6-3

APPROX. SEPTIC AREA
EXISTING DWELLING
WELL

EXISTING ACCESS
PARTLY ALONG
OLD ROADWAY

PULPIT ROCK RD

MILL ROAD

SANDOWN, NH
CHESTER, NH

APPROX. UTILITY EASEMENT

APPROX. UTILITY EASEMENT

APPROX. FLOOD PLAIN

APPROX. EXETER RIVER

APPROX. FLOOD PLAIN

MAP 3
LOT 3-6-3

PLANS OF REFERENCE

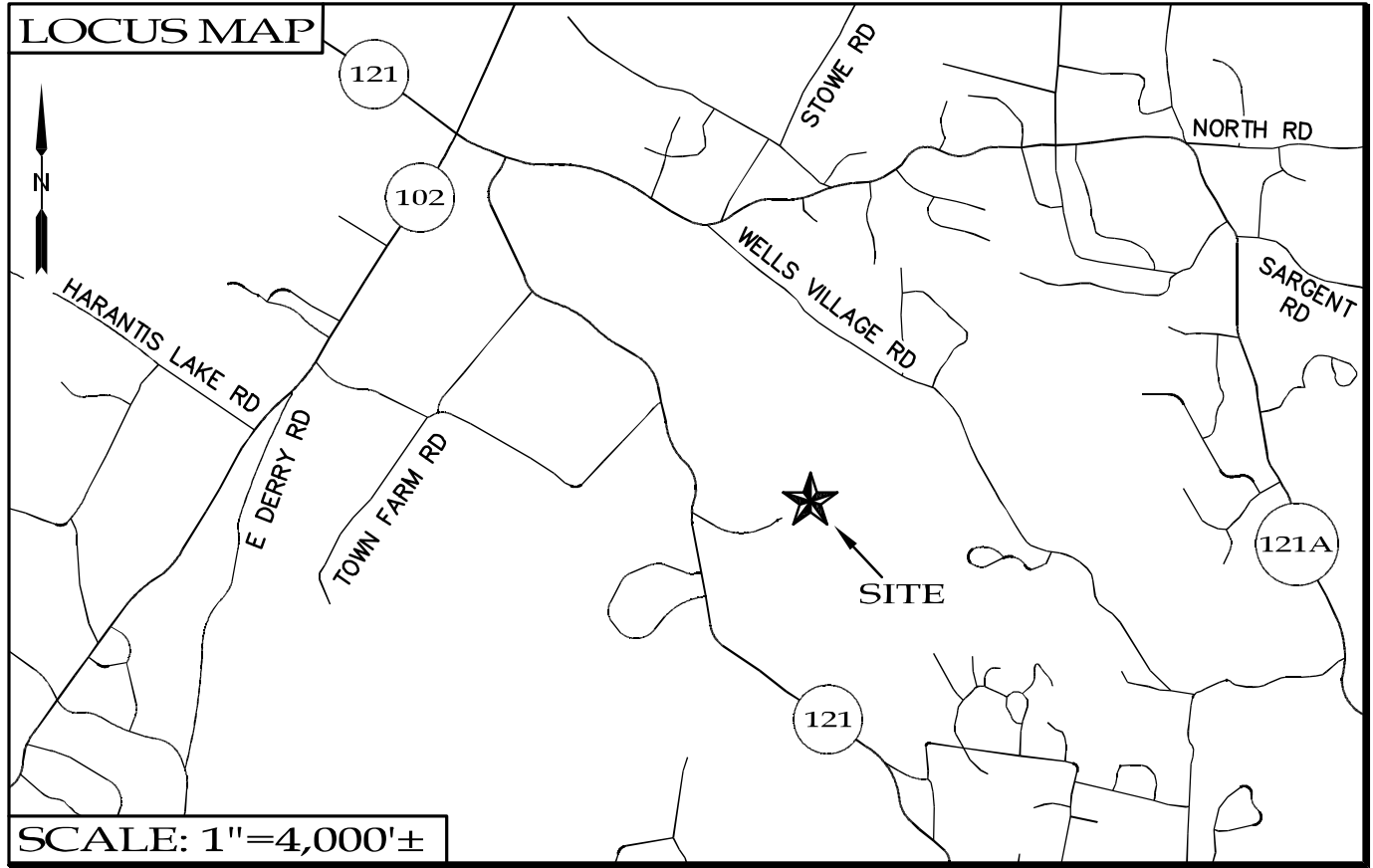
- 1) "BOUNDARY LINE AGREEMENT PLAT OF TAX LOT 2-82 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V.PEARSON ASSOCIATES; DATED: APRIL 15, 1980; SCALE: 1"=200'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9433.
- 2) "BOUNDARY LINE AGREEMENT & SUBDIVISION PLAT OF TAX LOT #5-115 IN CHESTER, N.H."; PREPARED FOR: ALBERT WARREN; PREPARED BY: B.V.PEARSON ASSOCIATES; DATED: OCT. 16, 1979; SCALE: 1"=200'. SEE RCRD PLAN No. D-9925.
- 3) "SUBDIVISION PLAN OF TAX LOTS 2-82 & 3-22 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V.PEARSON ASSOCIATES; DATED: JAN. 19, 1982; SCALE: 1"=200'. SEE RCRD PLAN No. D-14012.
- 4) "SUBDIVISION PLAT, MAP 3 LOT 6 - PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE"; PREPARED FOR: BERGE M. NALBANDIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: FEBRUARY 21, 2001; SCALE: 1"=40'. SEE RCRD PLAN No. D-29592.

WETLAND NOTE:

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF, 1494 RTE 3A - UNIT 1, BOW, NH 03304, PERFORMED THE WETLAND MAPPING ON MAY 31, 2019 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING LOT CONDITIONS OF A PARCEL OF LAND THAT IS MADE UP OF TAX MAP 2 LOT 82 AND TAX MAP 3 LOT 22, LOCATED AT #82 PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE AND TO SUBDIVIDE SAID LOT INTO TWO SINGLE FAMILY RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JUNE OF 2019.
- 3) CERTAIN PORTIONS OF THE PARENT PARCEL (MADE UP OF TAX MAP 2 LOT 82 & TAX MAP 3 LOT 22) LIE WITHIN THE FLOOD HAZARD AREAS DESIGNATED AS ZONES A AND X, AS INTERPOLATED FROM THE FEMA FIRMS (FLOOD INSURANCE RATE MAPS) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301500355E AND #3301500365E, BOTH HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW LOT TAX MAP 2 LOT 82-5) SHALL BE SERVICED BY PRIVATE WELLS.
- 5) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW, LOT MAP 2 LOT 82-5) SHALL BE SERVICED BY PRIVATE SUBSURFACE DISPOSAL SYSTEMS. UPON APPROVAL, THE NEW LOT SHALL REQUIRE AN NHDES APPROVED DESIGN OF A SUBSURFACE DISPOSAL SYSTEM.
- 6) PER NFPA NATIONAL FIRE CODE, ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- 7) ALL SURVEY MONUMENTS DEPICTED 'TO BE SET' SHALL BE SET OR BONDED PRIOR TO THE CHESTER PLANNING BOARD SIGNING OF THIS PLAT. ALL MONUMENTATION SHALL CONFORM AS CLOSELY AS PRACTICALLY FEASIBLE TO ARTICLE IV, SECTION 3., 8. OF THE TOWN OF CHESTER, NEW HAMPSHIRE SUBDIVISION REGULATIONS, AS OF SEPTEMBER 27, 2017.
- 8) SILTATION AND EROSION CONTROL SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITY.
- 9) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:55,564.
- 10) IT HAS BEEN DETERMINED BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C., THAT THERE ARE NO VERNAL POOLS WITHIN BOUNDARIES OF THE NEW LOT, SHOWN AS MAP 2, LOT 82-5.
- 11) ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE ESTABLISHED VERTICAL DATUM OF NAVD88 AND WAS ASSIGNED TO THIS SITE USING A REAL-TIME CORRECTED, POST-PROCESSED GLOBAL POSITIONING SYSTEM.



VARIANCE

ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE.

WAIVERS

THE FOLLOWING WAIVERS FROM THE SUBDIVISION REGULATIONS WERE GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:
SECTION 4.1.6. (WETLANDS - ENTIRE LOT)
SECTION 4.1.22 (TOPOGRAPHY - ENTIRE LOT)
THE FOLLOWING WAIVER FROM THE DRIVEWAY REGULATIONS WAS GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:
SECTION 9.1 (SIGHT DISTANCE)

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID 12A

ZONING ANALYSIS TABLE

ZONING DISTRICT: R1- RESIDENTIAL/AGRICULTURAL	SING.-FAMILY
MINIMUM LOT SIZE (ACRES)	2
MINIMUM LOT FRONTAGE (FEET)	290
MINIMUM FRONT STRUCTURAL SETBACK (FEET)	40
MINIMUM SIDE STRUCTURAL SETBACK (FEET)	25
MINIMUM REAR STRUCTURAL SETBACK (FEET)	25
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 (33')
MAXIMUM IMPERVIOUS SURFACE AREA OF LOT	15%
MAXIMUM POORLY DRAINED SOIL AREA (20% OF MINIMUM LOT SIZE) OF LOT (Sq. Ft.)	17,424

BOUNDARY OVERVIEW PLAN
MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
JULY 25, 2019

PREPARED FOR/LAND OWNER:

MACLEAN FAMILY REV. TRUST OF 2018
THEODORE I. MACLEAN, Tr
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE

SCALE: 1"=200'

SHEET 2 OF 4

PREPARED BY:

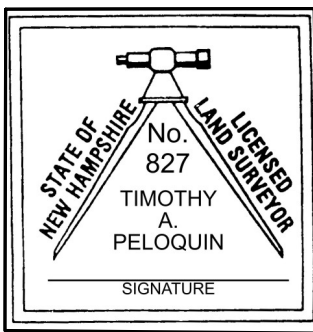


Promised Land Survey, LLC

P.O. Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	12/02/2020	ADDED MONUMENTS	BJW
3	11/13/2019	PER PLANNING BOARD CONDITIONS OF APPROVAL	NMM
2	10/21/19	PER EXTERNAL REVIEW ENGINEER COMMENTS	BJW
NO.	DATE	DESCRIPTION	BY



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING LOT CONDITIONS OF A PARCEL OF LAND THAT IS MADE UP OF TAX MAP 2 LOT 82 AND TAX MAP 3 LOT 22, LOCATED AT #82 PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE AND TO SUBDIVIDE SAID LOT INTO TWO SINGLE FAMILY RESIDENTIAL LOTS.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JUNE OF 2019.
- 3) CERTAIN PORTIONS OF THE PARENT PARCEL (MADE UP OF TAX MAP 2 LOT 82 & TAX MAP 3 LOT 22) LIE WITHIN THE FLOOD HAZARD AREAS DESIGNATED AS ZONES A AND X, AS INTERPOLATED FROM THE FEMA FIRMS (FLOOD INSURANCE RATE MAPS) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0355E AND #33015C0365E, BOTH HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW LOT TAX MAP 2 LOT 82-5) SHALL BE SERVED BY PRIVATE WELLS.
- 5) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW LOT TAX MAP 2 LOT 82-5) SHALL BE SERVED BY PRIVATE SUBSURFACE DISPOSAL SYSTEMS. UPON APPROVAL, THE NEW LOT SHALL REQUIRE AN NHDES APPROVED DESIGN OF A SUBSURFACE DISPOSAL SYSTEM.
- 6) PER NFPA NATIONAL FIRE CODE, ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
- 7) ALL SURVEY MONUMENTS DEPICTED "TO BE SET" SHALL BE SET OR BONDED PRIOR TO THE CHESTER PLANNING BOARD SIGNING OF THIS PLAT. ALL MONUMENTATION SHALL CONFORM AS CLOSELY AS PRACTICALLY FEASIBLE TO ARTICLE IV, SECTION 3., 8. OF THE TOWN OF CHESTER, NEW HAMPSHIRE SUBDIVISION REGULATIONS, AS OF SEPTEMBER 27, 2017.
- 8) SITUATION AND EROSION CONTROL SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITY.
- 9) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:55,564.
- 10) IT HAS BEEN DETERMINED BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C., THAT THERE ARE NO VERNAL POOLS WITHIN BOUNDARIES OF THE NEW LOT, SHOWN AS MAP 2, LOT 82-5.
- 11) ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE ESTABLISHED VERTICAL DATUM OF NAVD88 AND WAS ASSIGNED TO THIS SITE USING A REAL-TIME CORRECTED, POST-PROCESSED GLOBAL POSITIONING SYSTEM.

WAIVERS

THE FOLLOWING WAIVERS FROM THE SUBDIVISION REGULATIONS WERE GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:
SECTION 4.1.6. (WETLANDS - ENTIRE LOT)
SECTION 4.1.22 (TOPOGRAPHY - ENTIRE LOT)
THE FOLLOWING WAIVER FROM THE DRIVEWAY REGULATIONS WAS GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:
SECTION 9.1 (SIGHT DISTANCE)

SCS SOILS NOTE

THE AREA OF TOPOGRAPHY, AS SHOWN, HAS AN NRCS SOIL CLASSIFICATION OF 140D-CHATFIELD-HOLLIS COMPLEX (15%-35% SLOPES).

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID 12A

LEGEND

- GUYWIRE --- UTILITY POLE
- o IRON PIPE/REBAR w WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- DELINEATED WETLAND
- D DRAINAGE LINE
- EDGE OF PAVEMENT
- OVERHEAD ELECTRIC

LOT DATA TABLE

MAP 2 LOT 82-5	
TOTAL LOT AREA	87,120
VPD - VERY POORLY DRAINED SOILS	0
PD - POORLY DRAINED SOILS	1,204
WB - WATERBODY (PONDS, ETC.)	0
SS - STEEP SLOPES (D & E SLOPES)	52,653
NET AREA (EXCLUDING VPD, WB, & SS)	33,263

TEST PIT DATA

TP 1 06/18/2019	
0'	10YR 2/1 LOAM; SINGLE GRAIN; VERY FRIABLE
4"	10YR 3/4 FINE SANDY LOAM; SINGLE GRAIN; LOOSE; VERY FRIABLE
8"	10YR 4/6 FINE SANDY LOAM; LOOSE; GRANULAR; FRIABLE
24"	10YR 6/3 FINE LOAMY SAND; LOOSE; FEW MEDIUM STONES; FRIABLE
54"+	

ESHWT >54"
ROOTS >54"
WATER N/O
LEDGE N/O
PERC RATE:
4 MIN/IN

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Timothy A. Pelouquin
No. 1300
Waste Supply & Pollution Control

PLANS OF REFERENCE

- 1) "BOUNDARY LINE AGREEMENT PLAT OF TAX LOT 2-82 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: APRIL 15, 1980; SCALE: 1"=200'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9433.
- 2) "BOUNDARY LINE AGREEMENT & SUBDIVISION PLAT OF TAX LOT #5-115 IN CHESTER, N.H."; PREPARED FOR: ALBERT WARREN; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: OCT. 16, 1979; SCALE: 1"=200'. SEE RCRD PLAN No. D-9825.
- 3) "SUBDIVISION PLAT OF TAX LOTS 2-82 & 3-22 IN CHESTER, N.H."; PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: JAN. 19, 1982; SCALE: 1"=200'. SEE RCRD PLAN No. D-14012.
- 4) "SUBDIVISION PLAT, MAP 3 LOT 6 - PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE"; PREPARED FOR: BERGE M. NALBANDIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: FEBRUARY 21, 2001; SCALE: 1"=40'. SEE RCRD PLAN No. D-29592.

STATE

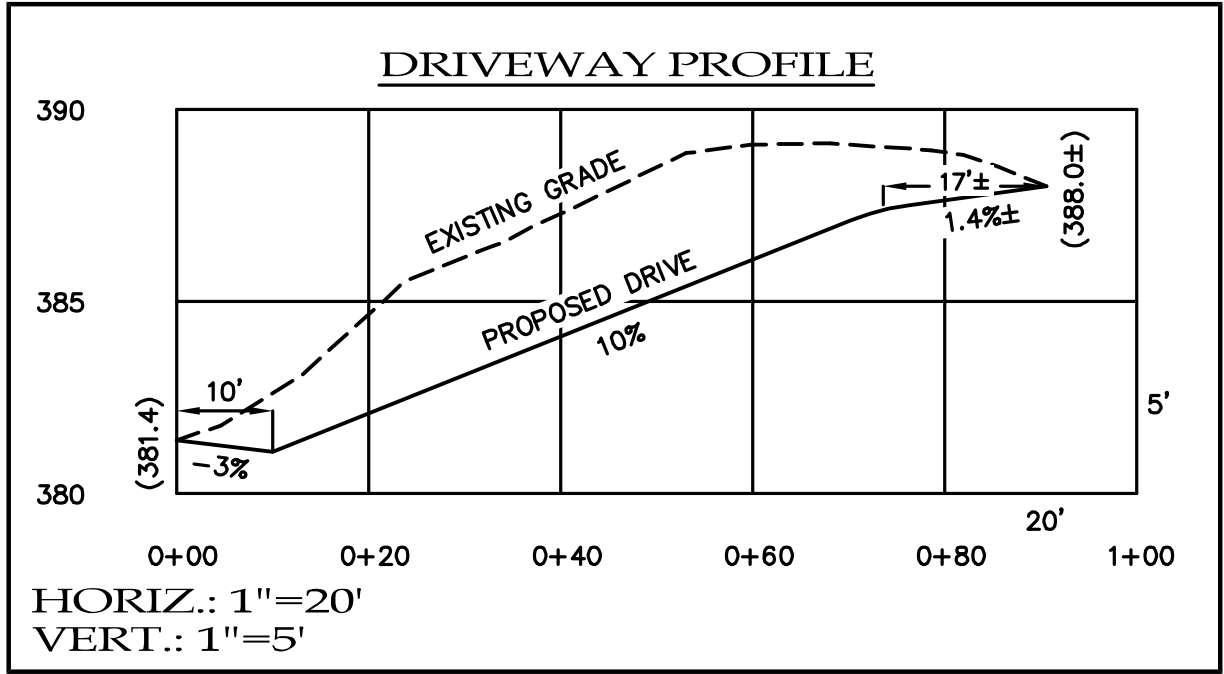
- 1) NHDES SUBDIVISION APPROVAL: #SA2019112705
- 2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.

VARIANCE

ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE.

TOPOGRAPHIC NOTE:

THE TOPOGRAPHY DEPICTED ON THIS PLAN WAS CREATED UTILIZING THE 2011 LIDAR POINT CLOUD MODEL FROM NH GRANIT, COASTAL NEW HAMPSHIRE IN CONJUNCTION WITH AN ACTUAL PLANIMETRIC SURVEY PERFORMED BY PROMISED LAND SURVEY, LLC WITH FEATURES LAST OBSERVED IN JUNE OF 2019.



ABUTTERS

CHESTER

MAP 2 LOT 82-3
N/F GARY & MARY ELLEN CHESNEY
63 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5549/0807
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

CHESTER

MAP 3 LOT 23
N/F SCOTT J. CURRIER
431 SANDOWN ROAD
FREMONT, NH 03044
RCRD: 5511/1901 & 4941/1329
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 2 LOT 82-4
N/F JOSEPH & BAILEY HANNA
71 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5898/1060
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 5 LOT 115
N/F CARRIE A. WIELAND REV. TRUST
49A SANDY BEACH ROAD
SALEM, NH 03079
RCRD: 5829/1847
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 6-3
N/F FMM INVESTMENT TRUST
80 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5489/0790
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

SANDOWN

MAP 13 LOT 10
N/F SCOTT J. CURRIER
431 SANDOWN ROAD
FREMONT, NH 03044
RCRD: 4941/1329
ZONING: R
(RESIDENTIAL DISTRICT)

MAP 13 LOT 11
N/F DANIEL P. & PATRICIA C. OSTROUCH
138 WELLS VILLAGE ROAD
SANDOWN, NH 03873
RCRD: 4259/0194
ZONING: R
(RESIDENTIAL DISTRICT)

ZONING ANALYSIS TABLE

ZONING DISTRICT: R1- RESIDENTIAL/AGRICULTURAL	SING.-FAMILY
MINIMUM LOT SIZE (ACRES)	2
MINIMUM LOT FRONTAGE (FEET)	290
MINIMUM FRONT STRUCTURAL SETBACK (FEET)	40
MINIMUM SIDE STRUCTURAL SETBACK (FEET)	25
MINIMUM REAR STRUCTURAL SETBACK (FEET)	25
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 (33')
MAXIMUM IMPERVIOUS SURFACE AREA OF LOT	15%
MAXIMUM POORLY DRAINED SOIL AREA (20% OF MINIMUM LOT SIZE) OF LOT (Sq. Ft.)	17,424

TOPOGRAPHIC SUBDIVISION PLAN

MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
JULY 25, 2019

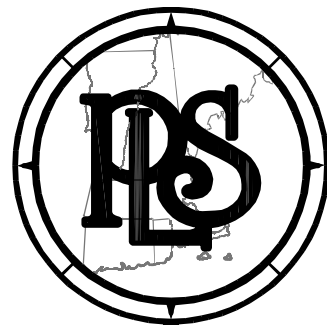
PREPARED FOR/LAND OWNER:

MACLEAN FAMILY REV. TRUST OF 2018
THEODORE I. MACLEAN, Tr
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE

SCALE: 1"=30'

SHEET 3 OF 4

PREPARED BY:



Promised Land Survey, LLC

P.O. Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	12/02/2020	ADDED MONUMENTS	BJW
3	11/13/2019	PER PLANNING BOARD CONDITIONS OF APPROVAL	NMM
2	10/21/19	PER EXTERNAL REVIEW ENGINEER COMMENTS	BJW
NO.	DATE	DESCRIPTION	BY

STATE

- 1) NHDES SUBDIVISION APPROVAL: #SA2019112705
2) NO MATERIAL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (ARG3800 TABLE 3800.1) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE PER RSA 430:55.

VARIANCE

ON OCTOBER 16, 2018 THE ZONING BOARD OF ADJUSTMENTS VOTED BY AN AFFIRMATIVE MAJORITY VOTE TO GRANT A VARIANCE FROM ARTICLE 5, SECTION 5.3.5, TABLE 1 TO PERMIT AN EXISTING HOUSE LOT WITH 40' OF FRONTAGE.

WAIVERS

THE FOLLOWING WAIVERS FROM THE SUBDIVISION REGULATIONS WERE GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:
SECTION 4.1.6. (WETLANDS - ENTIRE LOT)
SECTION 4.1.22 (TOPOGRAPHY - ENTIRE LOT)
THE FOLLOWING WAIVER FROM THE DRIVEWAY REGULATIONS WAS GRANTED AT THE OCTOBER 23, 2019 PLANNING BOARD MEETING:
SECTION 9.1 (SIGHT DISTANCE)

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING LOT CONDITIONS OF A PARCEL OF LAND THAT IS MADE UP OF TAX MAP 2 LOT 82 AND TAX MAP 3 LOT 22, LOCATED AT #82 PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE AND TO SUBDIVIDE SAID LOT INTO TWO SINGLE FAMILY RESIDENTIAL LOTS.
2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JUNE OF 2019.
3) CERTAIN PORTIONS OF THE PARENT PARCEL (MADE UP OF TAX MAP 2 LOT 82 & TAX MAP 3 LOT 22) LIE WITHIN THE FLOOD HAZARD AREAS DESIGNATED AS ZONES A AND X, AS INTERPOLATED FROM THE FEMA FIRMS (FLOOD INSURANCE RATE MAPS) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0355E AND #33015C0365E, BOTH HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
4) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW LOT TAX MAP 2 LOT 82-5) SHALL BE SERVICED BY PRIVATE WELLS.
5) BOTH PARCELS (PARENT PARCEL, MADE UP OF MAP 2 LOT 82 & MAP 3 LOT 22, AND THE NEW LOT MAP 2 LOT 82-5) SHALL BE SERVICED BY PRIVATE SUBSURFACE DISPOSAL SYSTEMS. UPON APPROVAL, THE NEW LOT SHALL REQUIRE AN NHDES APPROVED DESIGN OF A SUBSURFACE DISPOSAL SYSTEM.
6) PER NFPA NATIONAL FIRE CODE, ALL NEW PROPANE TANKS, IF REQUIRED, SHALL BE INSTALLED AT A DISTANCE NO LESS THAN 10' FROM ANY IMPORTANT BUILDING, SOURCE OF IGNITION, OR LINE OF ADJOINING PROPERTY THAT CAN BE BUILT UPON.
7) ALL SURVEY MONUMENTS DEPICTED 'TO BE SET' SHALL BE SET OR BONDED PRIOR TO THE CHESTER PLANNING BOARD SIGNING OF THIS PLAT. ALL MONUMENTATION SHALL CONFORM AS CLOSELY AS PRACTICALLY FEASIBLE TO ARTICLE IV, SECTION 3, 8. OF THE TOWN OF CHESTER, NEW HAMPSHIRE SUBDIVISION REGULATIONS, AS OF SEPTEMBER 27, 2017.
8) SILTATION AND EROSION CONTROL SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITY.
9) THE FIELD WORK PERFORMED FOR THIS SURVEY HAD A LINEAR ERROR OF CLOSURE PRECISION OF 1:55,584.
10) IT HAS BEEN DETERMINED BY THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C., THAT THERE ARE NO VERNAL POOLS WITHIN BOUNDARIES OF THE NEW LOT, SHOWN AS MAP 2, LOT 82-5.
11) ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE ESTABLISHED VERTICAL DATUM OF NAVD88 AND WAS ASSIGNED TO THIS SITE USING A REAL-TIME CORRECTED, POST-PROCESSED GLOBAL POSITIONING SYSTEM.

ABUTTERS

CHESTER

MAP 2 LOT 82-3
N/F GARY & MARY ELLEN CHESNEY
63 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5549/0907
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 2 LOT 82-4
N/F JOSEPH & BAILEY HANNA
71 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5898/1060
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 6-3
N/F FWM INVESTMENT TRUST
80 PULPIT ROCK RD
CHESTER, NH 03036
RCRD: 5489/0790
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 3 LOT 21
N/F GOLDSMITH DECLARATION OF TRUST
ROBERT W. & MIRIAM E. GOLDSMITH
1016 N. STAGEOACH LN
FALL BROOK, CA 02028
RCRD: 3087/0729
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

CHESTER

MAP 3 LOT 23
N/F SCOTT J. CURRIER
431 SANDOWN ROAD
FREMONT, NH 03044
RCRD: 5511/1901 & 4941/1329
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

MAP 5 LOT 115
N/F CARRIE A. WIELAND REV. TRUST
49A SANDY BEACH ROAD
SALEM, NH 03079
RCRD: 5829/1847
ZONING: R1
(GENERAL RESIDENTIAL AND AGRICULTURAL DISTRICT)

SANDOWN

MAP 13 LOT 10
N/F SCOTT J. CURRIER
431 SANDOWN ROAD
FREMONT, NH 03044
RCRD: 4941/1329
ZONING: R
(RESIDENTIAL DISTRICT)

MAP 13 LOT 11
N/F DANIEL P. & PATRICIA C. OSTROUCH
138 WELLS VILLAGE ROAD
SANDOWN, NH 03873
RCRD: 4259/0194
ZONING: R
(RESIDENTIAL DISTRICT)

PLANS OF REFERENCE

- 1) "BOUNDARY LINE AGREEMENT PLAT OF TAX LOT 2-82 IN CHESTER, N.H.," PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: APRIL 15, 1980; SCALE: 1"=200'. SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) PLAN No. D-9433.
2) "BOUNDARY LINE AGREEMENT & SUBDIVISION PLAT OF TAX LOT #5-115 IN CHESTER, N.H.," PREPARED FOR: ALBERT WARREN; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: OCT. 16, 1978; SCALE: 1"=200'. SEE RCRD PLAN No. D-9925.
3) "SUBDIVISION PLAN OF TAX LOTS 2-82 & 3-22 IN CHESTER, N.H.," PREPARED FOR: ROBERT C. & JILL F. BUELTE; PREPARED BY: B.V. PEARSON ASSOCIATES; DATED: JAN. 19, 1982; SCALE: 1"=200'. SEE RCRD PLAN No. D-14012.
4) "SUBDIVISION PLAT, MAP 3 LOT 6 - PULPIT ROCK ROAD IN CHESTER, NEW HAMPSHIRE", PREPARED FOR: BERGE M. NALBANDIAN; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: FEBRUARY 21, 2001; SCALE: 1"=40'. SEE RCRD PLAN No. D-29592.

ZONING ANALYSIS TABLE

ZONING DISTRICT: R1- RESIDENTIAL/AGRICULTURAL	SING.-FAMILY
MINIMUM LOT SIZE (ACRES)	2
MINIMUM LOT FRONTAGE (FEET)	290
MINIMUM FRONT STRUCTURAL SETBACK (FEET)	40
MINIMUM SIDE STRUCTURAL SETBACK (FEET)	25
MINIMUM REAR STRUCTURAL SETBACK (FEET)	25
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 (33')
MAXIMUM IMPERVIOUS SURFACE AREA OF LOT	15%
MAXIMUM POORLY DRAINED SOIL AREA (20% OF MINIMUM LOT SIZE) OF LOT (Sq. Ft.)	17,424

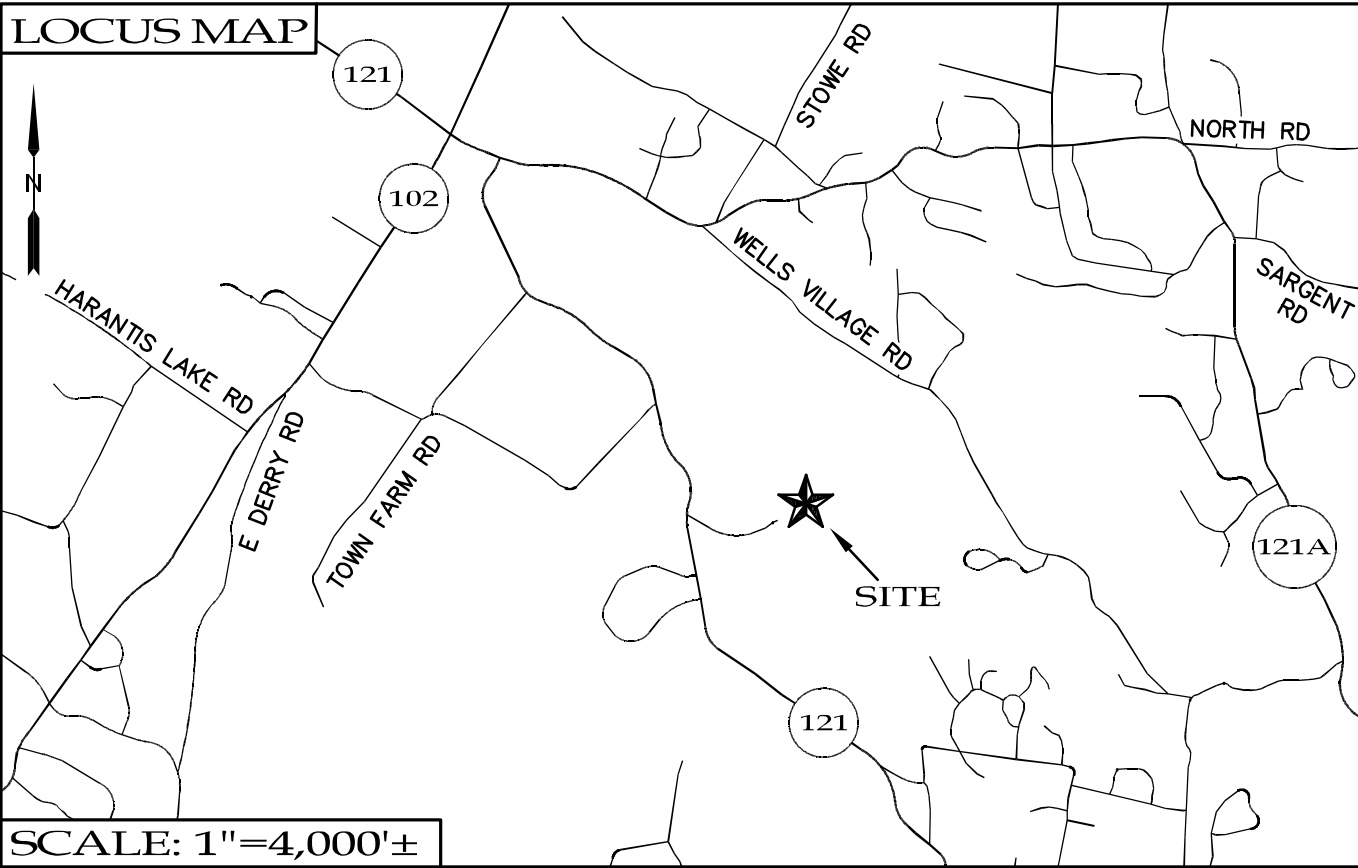
LEGEND

- GUYWIRE — UTILITY POLE
○ IRON PIPE/REBAR — WETLAND
--- CONTOUR MAJOR
--- CONTOUR MINOR
--- DELINEATED WETLAND
--- DRAINAGE LINE
--- EDGE OF PAVEMENT
--- OVERHEAD ELECTRIC

DATUM

HORIZONTAL: NAD83-2011
VERTICAL: NAVD88 - GEOID 12A

MAP 2 LOT 82
ORIGINAL AREA: 120± AC.
REMAINING AREA: 118± AC.



APPROVED BY THE TOWN OF CHESTER
PLANNING BOARD ON:

CERTIFIED BY:

CHAIRMAN

DATE

SECRETARY

DATE

LAND OWNER OF RECORD

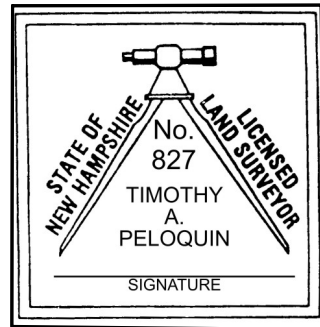
MACLEAN FAMILY REVOCABLE TRUST OF 2018
THEODORE I. MACLEAN, TR
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 5961 / PAGE 0294

EXECUTRIX OF ESTATE (CHERYL MacLEAN-SMITH)

DATE

LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY 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

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF CHESTER, NH IN ACCORDANCE WITH RSA 676.18 IV.
THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF OF THE NHLSA ETHICS AND STANDARDS. THIS SURVEY HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF SAID STANDARDS.

SUBDIVISION PLAT
MAP 2 LOT 82
MACLEAN FAMILY REVOCABLE TRUST OF 2018
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE
JULY 25, 2019

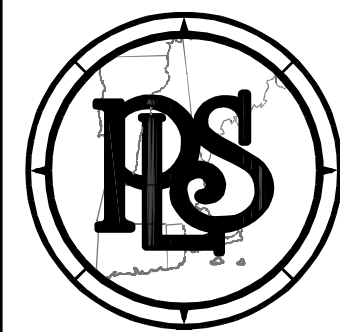
PREPARED FOR/LAND OWNER:

MACLEAN FAMILY REV. TRUST OF 2018
THEODORE I. MACLEAN, Tr
82 PULPIT ROCK ROAD
CHESTER, NEW HAMPSHIRE

SCALE: 1"=30'

SHEET 4 OF 4

PREPARED BY:



Promised Land Survey, LLC

P.O. Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	12/02/2020	ADDED MONUMENTS	BJW
3	11/13/2019	PER PLANNING BOARD CONDITIONS OF APPROVAL	NMM
2	10/21/19	PER EXTERNAL REVIEW ENGINEER COMMENTS	BJW

