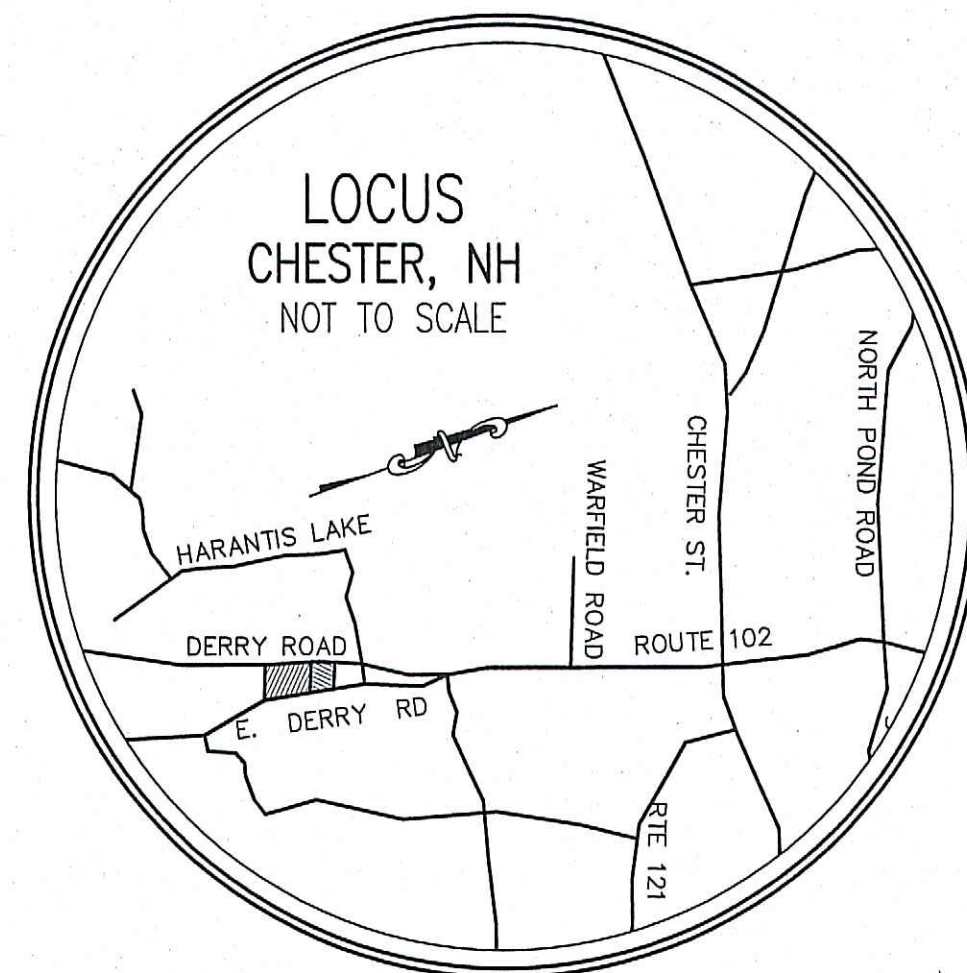
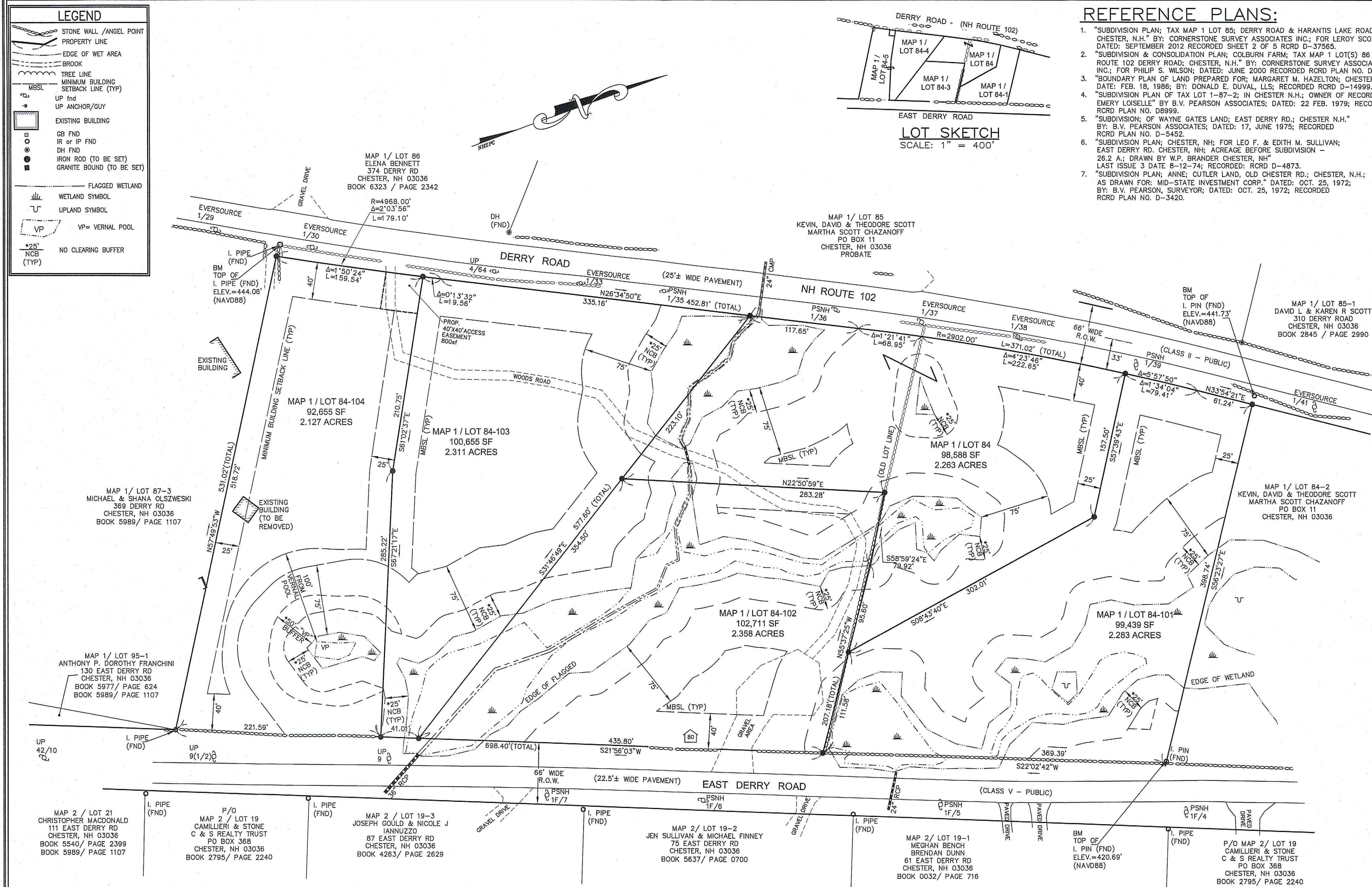


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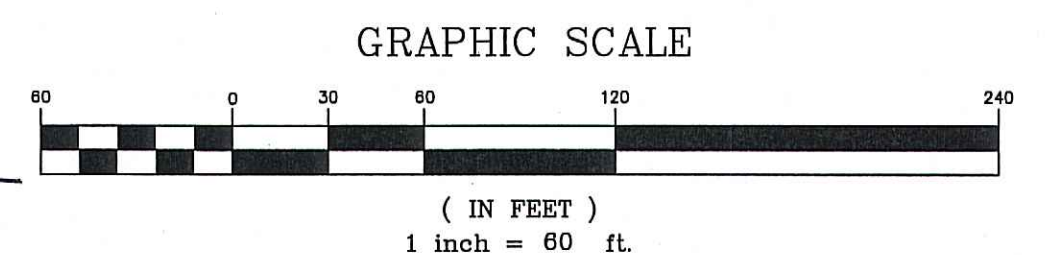
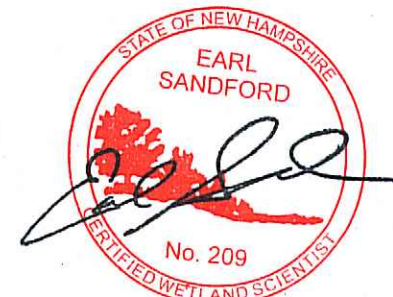
LEGEND

STONE WALL / ANGEL POINT
PROPERTY LINE
EDGE OF WET AREA
BROOK
TREE LINE
MINIMUM BUILDING SETBACK LINE (TYP)
UP END
UP ANCHOR/GUY
EXISTING BUILDING
GB FND
IR or IP FND
DH FND
IRON ROD (TO BE SET)
GRANITE BOUND (TO BE SET)
FLAGGED WETLAND
WETLAND SYMBOL
UPLAND SYMBOL
VP
VP= VERNAL POOL
25' NO CLEARING BUFFER (TYP)



WETLAND NOTES:
EARL J. SANDFORD, CERTIFIED WETLAND SCIENTIST #209, OF SANDFORD SURVEYING & ENGINEERING, INC. BEDFORD NH, PERFORMED THE WETLAND MAPPING ON 12-28-2020 & 4-6-2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, OCTOBER 2009, US ARMY CORPS OF ENGINEERS.
HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.

CONTRACTORS NOTE:
ALL EXCAVATION AND CONSTRUCTION IS TO BE PERFORMED SUCH 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.



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-6-21	COMMENTS PER REVIEW ENGINEER	LPN
2	11-11-21	NOTE 12., SHEET 3, ABUTTER CHECK	EJS

LOT DATA TABLE KEY
TOTAL LOT AREA
VPD-VERY POORLY DRAINED SOILS ---
PD-POORLY DRAINED SOILS ---
WB-WATER BODY (PONDS ETC.)
SS-STEEP SLOPES ("D" AND "F")
NET LOT AREA (EXCLUDES VPD+WB+SS)

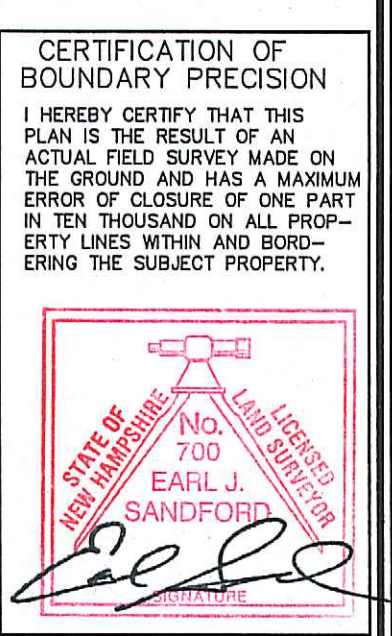
LOT #	LOT 84	LOT 84-101	LOT 84-102	LOT 84-103	LOT 84-104
TOTAL AREA	98,588	99,439	102,711	100,655	92,655
VPD	3,209	10,369	15,354	3,458	651
PD	10,176 (17,424)	17,102 (17,424)	14,851 (17,424)	8,484 (17,424)	1,950 (17,424)
WB	NA	NA	NA	NA	NA
SS	NA	NA	NA	NA	4,067
NET AREA	95,379	89,070	87,357	101,681	87,937
REQUIRED NET AREA = 87120 SF					

OWNERS OF RECORD APPROVAL

KEVIN SCOTT
DAVID SCOTT
THEODORE SCOTT
MARTHA SCOTT CHAZANOFF

CHESTER PLANNING BOARD APPROVAL

DATE: _____
CERTIFIED BY: _____
CHAIRMAN: _____
COORDINATOR: _____

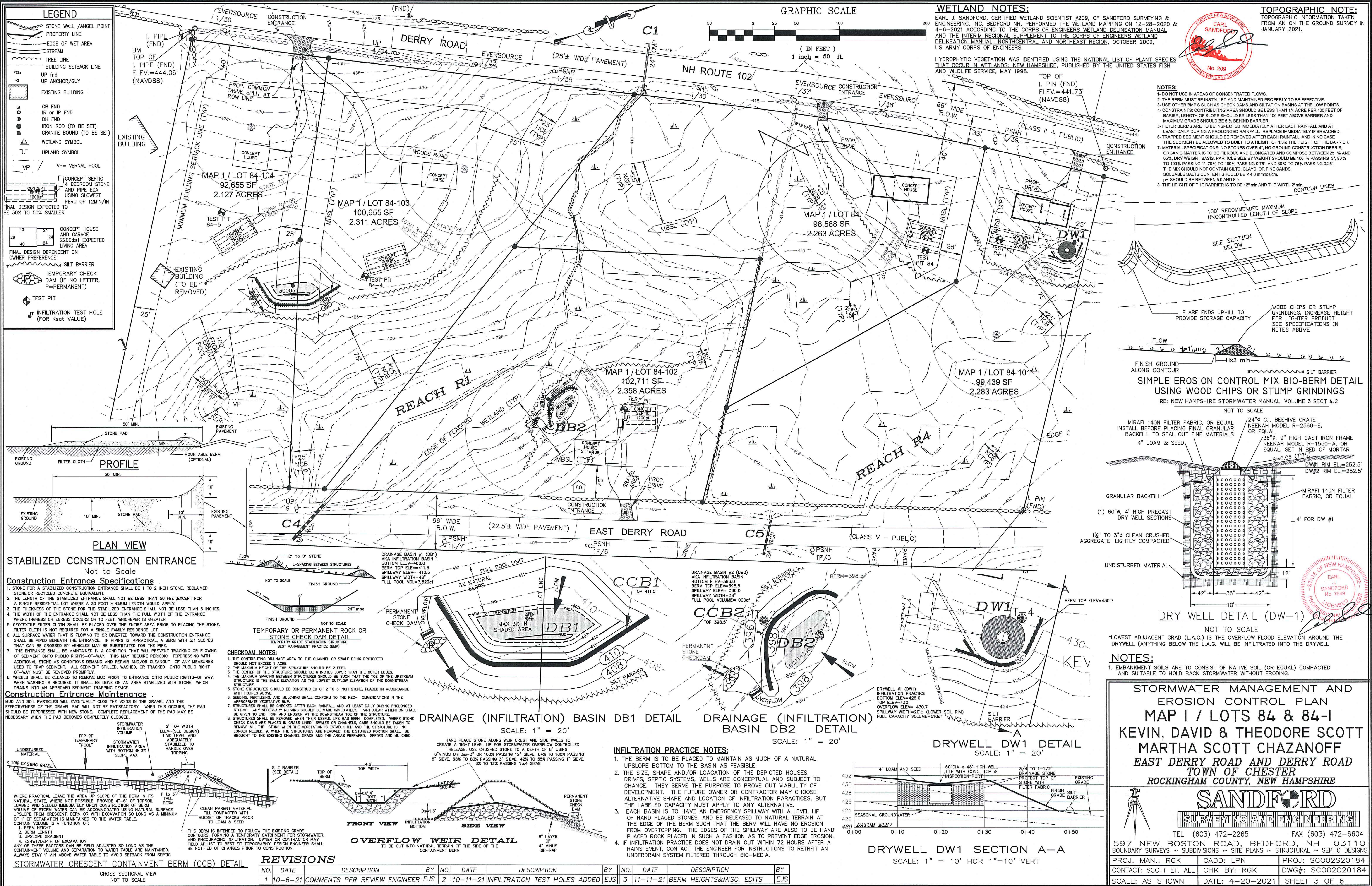


CONSOLIDATION & RE-SUBDIVISION PLAN
MAP 1 / LOTS 84 & 84-1
KEVIN, DAVID & THEODORE SCOTT & MARTHA SCOTT CHAZANOFF
EAST DERRY ROAD AND DERRY ROAD
TOWN OF CHESTER
ROCKINGHAM COUNTY, NEW HAMPSHIRE

SANDFORD
SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS
PROJ. MAN.: RGK CADD: LPN PROJ.: SC002S20184
CONTACT: SCOTT ET. ALL CHK BY: RGK DWG#: SC002C20184
SCALE: 1" = 60' DATE: 4-20-2021 SHEET 1 OF 6

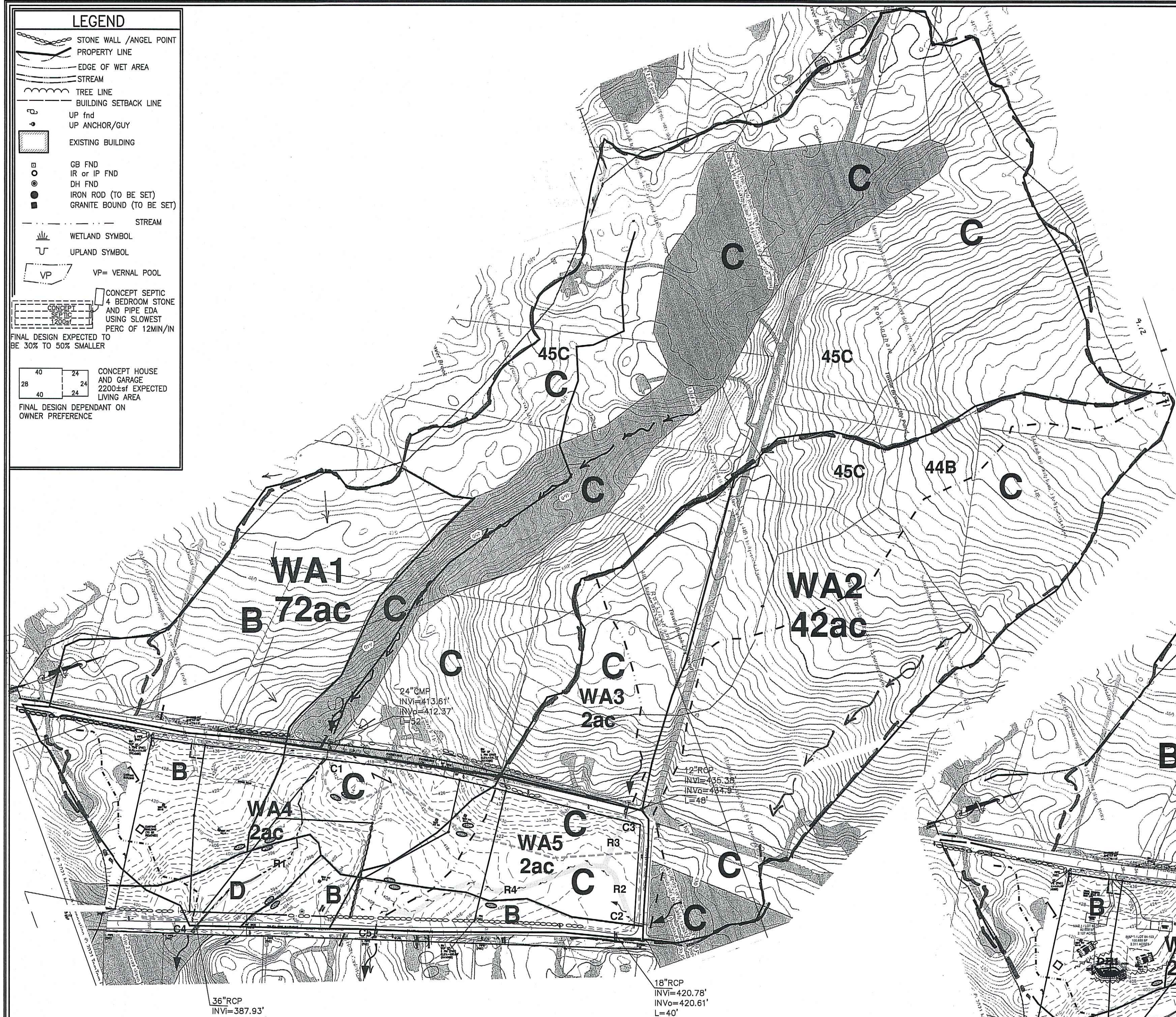
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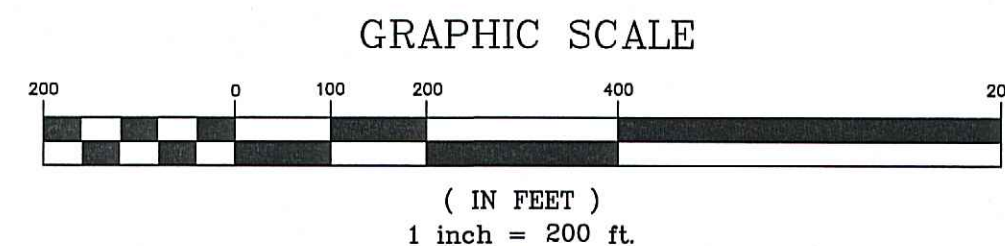
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LEGEND

STONE WALL / ANGEL POINT
PROPERTY LINE
EDGE OF WET AREA
STREAM
TREE LINE
BUILDING SETBACK LINE
UP FND
UP ANCHOR/GUY
EXISTING BUILDING
GB FND
IR or IP FND
DH FND
IRON ROD (TO BE SET)
GRANITE BOUND (TO BE SET)
STREAM
WETLAND SYMBOL
UPLAND SYMBOL
VP
VP= VERNAL POOL
CONCEPT SEPTIC 4 BEDROOM STONE AND PIPE EDA USING SLOWEST PERC OF 12MIN/IN
FINAL DESIGN EXPECTED TO BE 30% TO 50% SMALLER
CONCEPT HOUSE AND GARAGE 2200±sf EXPECTED LIVING AREA
FINAL DESIGN DEPENDANT ON OWNER PREFERENCE



PRE-DEVELOPMENT WATERSHED AREA PLAN



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-6-21	COMMENTS PER REVIEW ENGINEER	LPN

TOPOGRAPHIC NOTE:

ON-LOT TOPOGRAPHIC INFORMATION TAKEN FROM AN ON THE GROUND SURVEY IN JANUARY 2021, OFF-LOT TOPOGRAPHY FROM GRANIT LIDAR.

WETLAND NOTES:

EARL J. SANDFORD, CERTIFIED WETLAND SCIENTIST #209, OF SANDFORD SURVEYING & ENGINEERING, INC. BEDFORD NH, PERFORMED THE WETLAND MAPPING ON 12-28-2020 & 4-6-2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL- NORTH-CENTRAL AND NORTHEAST REGION, OCTOBER 2009, US ARMY CORPS OF ENGINEERS.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



POST-DEVELOPMENT WATERSHED AREA PLAN
SCS SOILS KEY

SOIL SYMBOL	DESCRIPTION	SLOPES	HYDRO GROUP
44C	MONTAUK FINE SANDY LOAM	8 TO 15%	C
45C	MONTAUK FINE SANDY LOAM	8 TO 15%	C
140B	CHATFIELD-HOLLIS-CANTON COMPLEX	0 TO 8%	B
140C	CHATFIELD-HOLLIS-CANTON COMPLEX	8 TO 15%	B
295	FREETOWN MUCKY PEAT	0 TO 2%	D
547B	WALPOLE VERY FINE SANDY LOAM	3 TO 8%	C

NATURAL RESOURCES CONSERVATION SERVICE - WEB SOIL SURVEY
NATIONAL COOPERATIVE SOIL SURVEY, SOIL MAP ROCKINGHAM COUNTY,
NEW HAMPSHIRE SURVEY AREA DATA: VERSION 22, MAY 29, 2020.



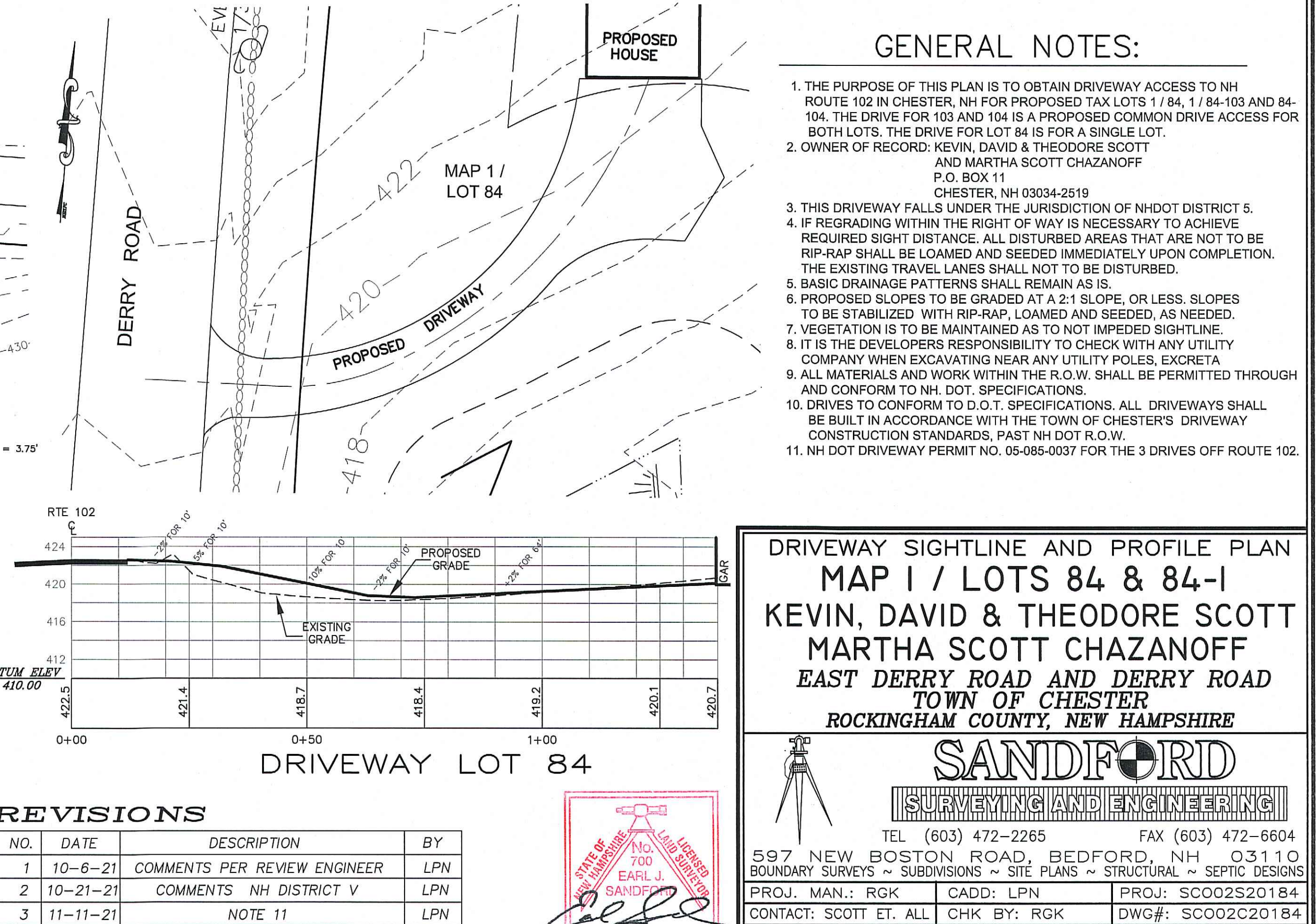
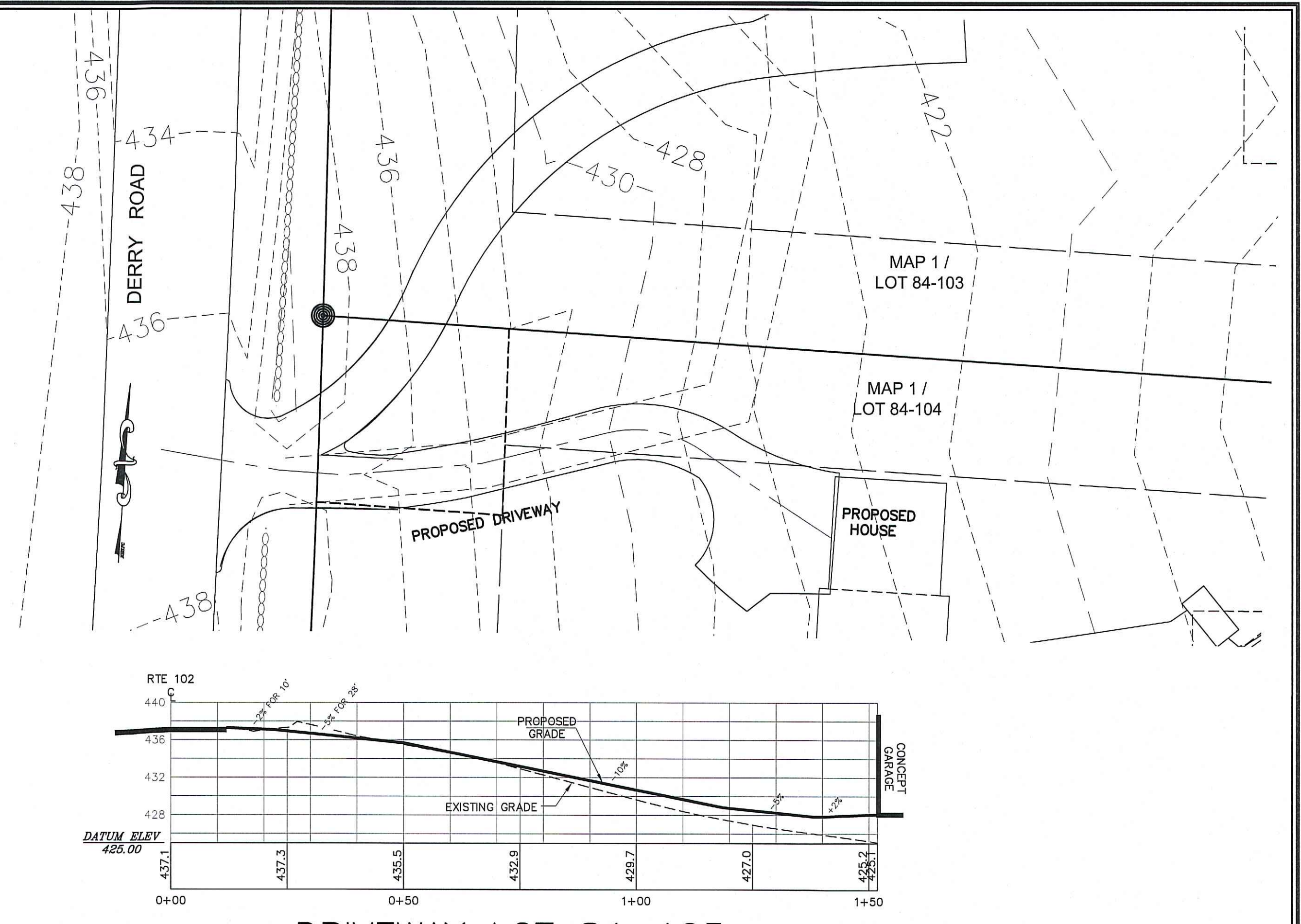
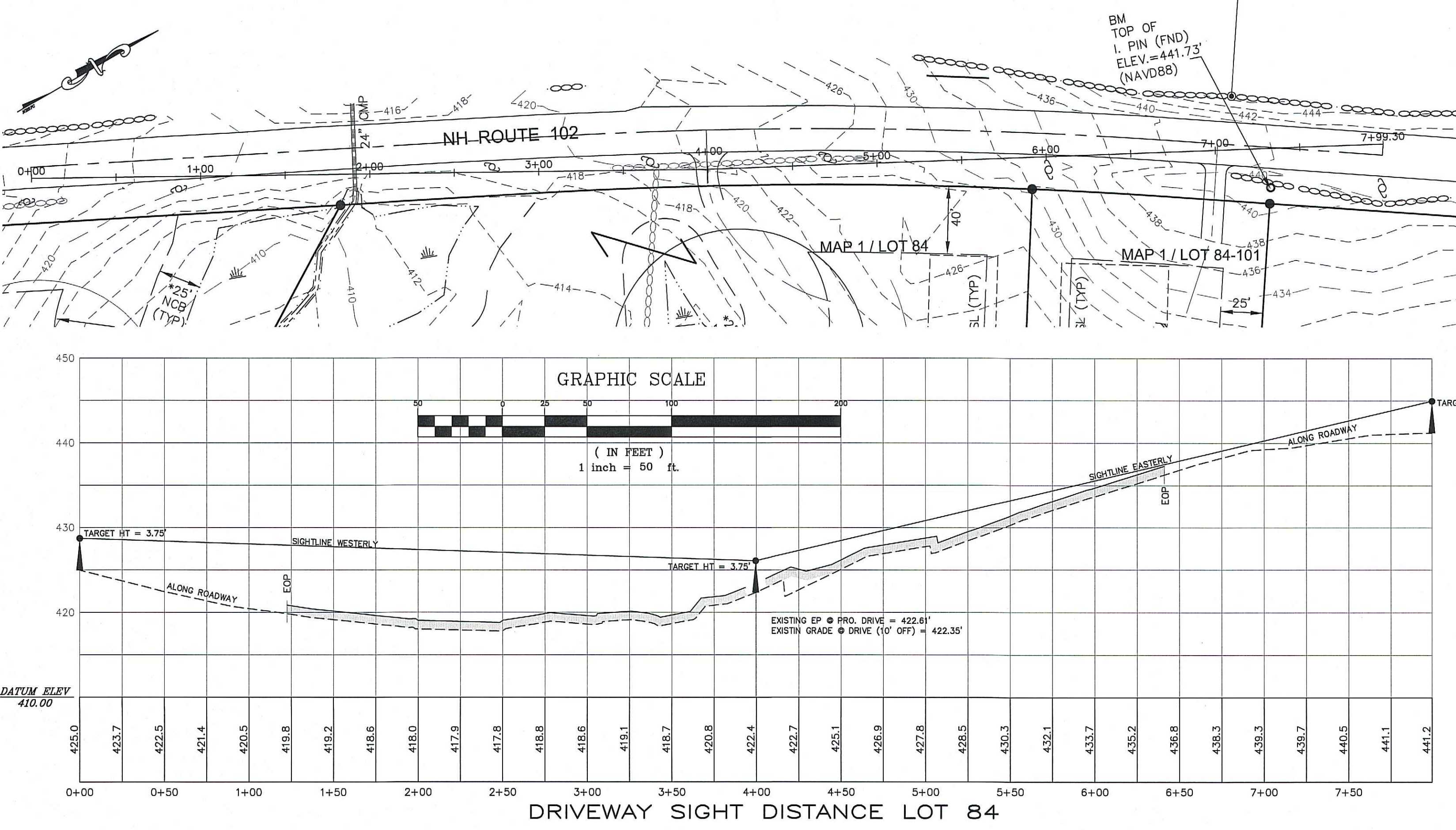
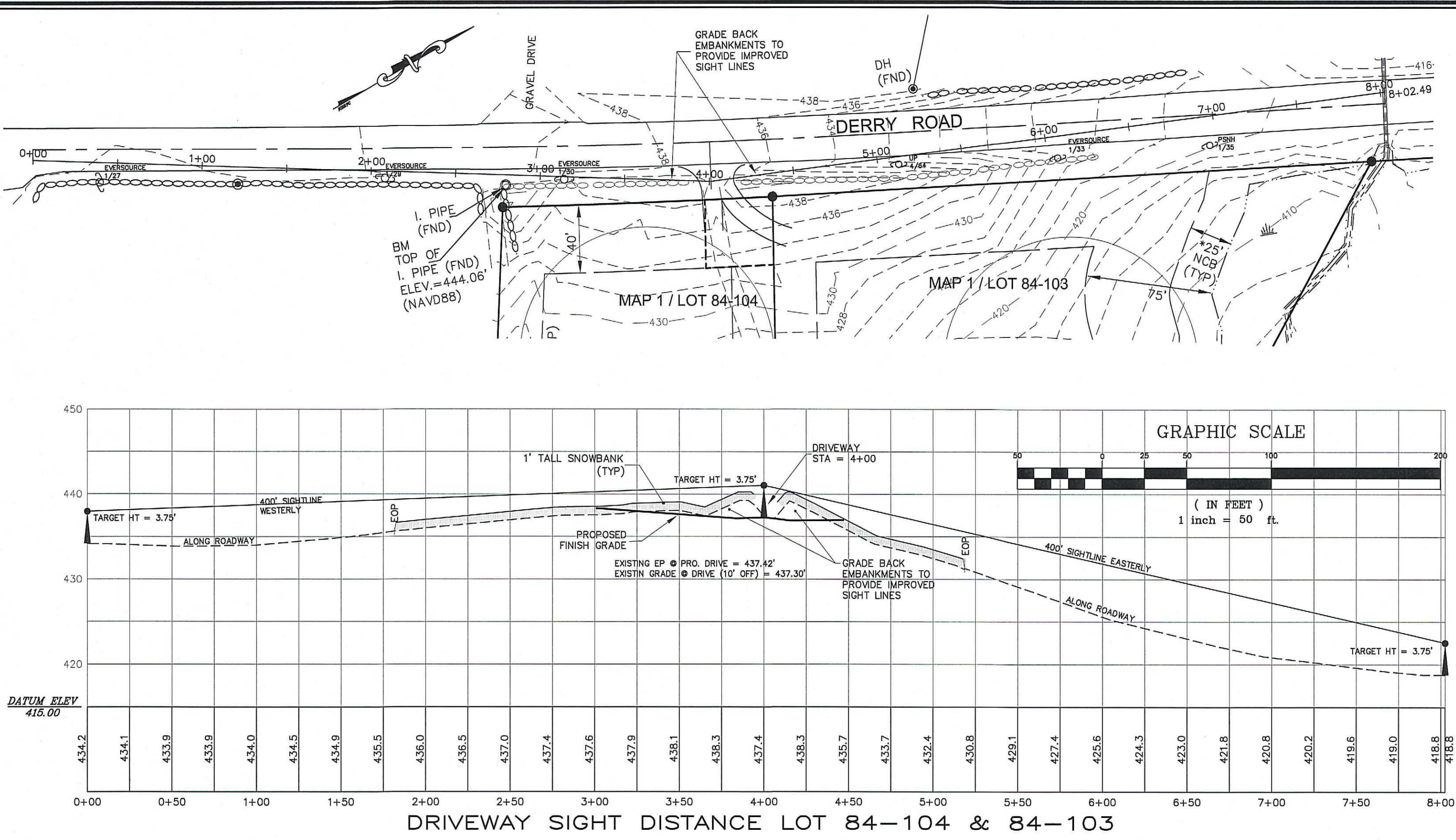
WATERSHED PLAN
MAP I / LOTS 84 & 84-1
KEVIN, DAVID & THEODORE SCOTT
MARTHA SCOTT CHAZANOFF
EAST DERRY ROAD AND DERRY ROAD
TOWN OF CHESTER
ROCKINGHAM COUNTY, NEW HAMPSHIRE

SANDFORD
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597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: RGK	CADD: LPN	PROJ: SC002S20184
CONTACT: SCOTT ET. ALL	CHK BY: RGK	DWG#: SC002C20184
SCALE: 1" = 200'	DATE: 4-20-2021	SHEET 4 OF 6

S:\land projects\3\SC002S20184.dwg\SC002S20184.DWG, 12/1/2021 8:53:08 AM, SAVIN MP W6700 PS, 1:1, Sandford Surveying & Engineering,P4-25 Lori



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN DRIVEWAY ACCESS TO NH ROUTE 102 IN CHESTER, NH FOR PROPOSED TAX LOTS 1/84, 1/84-103 AND 84-104. THE DRIVE FOR 103 AND 104 IS A PROPOSED COMMON DRIVE ACCESS FOR BOTH LOTS. THE DRIVE FOR LOT 84 IS FOR A SINGLE LOT.
2. OWNER OF RECORD: KEVIN, DAVID & THEODORE SCOTT AND MARTHA SCOTT CHAZANOFF
P.O. BOX 11
CHESTER, NH 03034-2519
3. THIS DRIVEWAY FALLS UNDER THE JURISDICTION OF NHDOT DISTRICT 5.
4. IF REGRADING WITHIN THE RIGHT OF WAY IS NECESSARY TO ACHIEVE REQUIRED SIGHT DISTANCE. ALL DISTURBED AREAS THAT ARE NOT TO BE RIP-RAP SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON COMPLETION. THE EXISTING TRAVEL LANES SHALL NOT BE DISTURBED.
5. BASIC DRAINAGE PATTERNS SHALL REMAIN AS IS.
6. PROPOSED SLOPES TO BE GRADED AT A 2:1 SLOPE, OR LESS. SLOPES TO BE STABILIZED WITH RIP-RAP, LOAMED AND SEEDED, AS NEEDED.
7. VEGETATION IS TO BE MAINTAINED AS TO NOT IMPEDED SIGHTLINE.
8. IT IS THE DEVELOPERS RESPONSIBILITY TO CHECK WITH ANY UTILITY COMPANY WHEN EXCAVATING NEAR ANY UTILITY POLES, EXCRETA
9. ALL MATERIALS AND WORK WITHIN THE R.O.W. SHALL BE PERMITTED THROUGH AND CONFORM TO NH DOT SPECIFICATIONS.
10. DRIVES TO CONFORM TO D.O.T. SPECIFICATIONS. ALL DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH THE TOWN OF CHESTER'S DRIVEWAY CONSTRUCTION STANDARDS, PAST NH DOT R.O.W.
11. NH DOT DRIVEWAY PERMIT NO. 05-085-0037 FOR THE 3 DRIVES OFF ROUTE 102.

DRIVEWAY SIGHTLINE AND PROFILE PLAN
MAP 1 / LOTS 84 & 84-1
KEVIN, DAVID & THEODORE SCOTT
MARTHA SCOTT CHAZANOFF
EAST DERRY ROAD AND DERRY ROAD
TOWN OF CHESTER
ROCKINGHAM COUNTY, NEW HAMPSHIRE

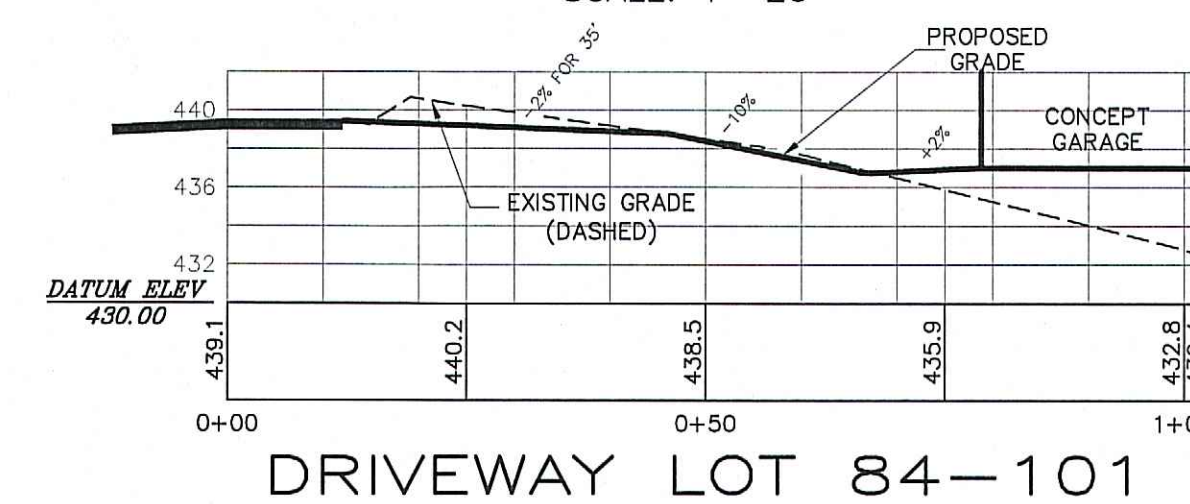
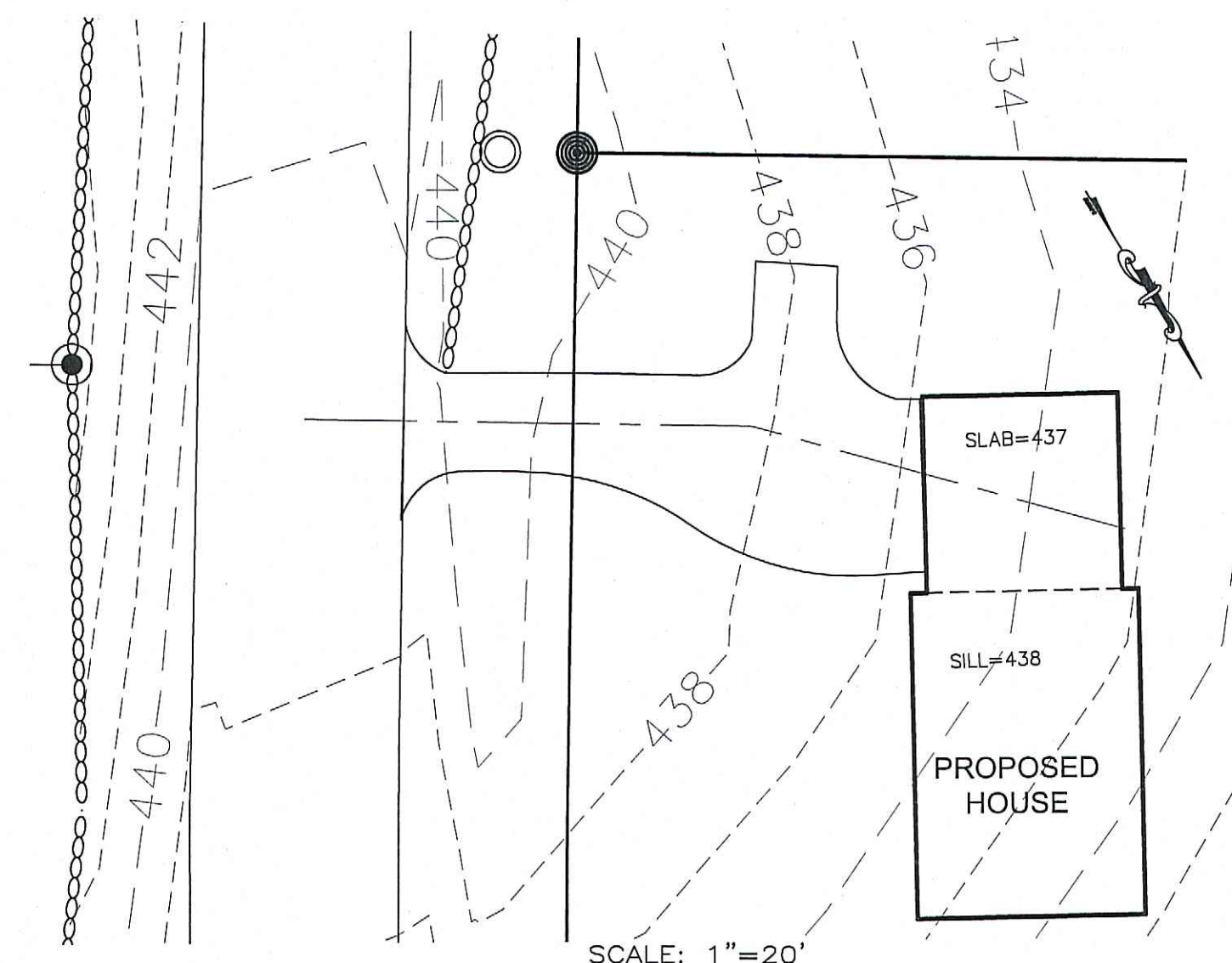
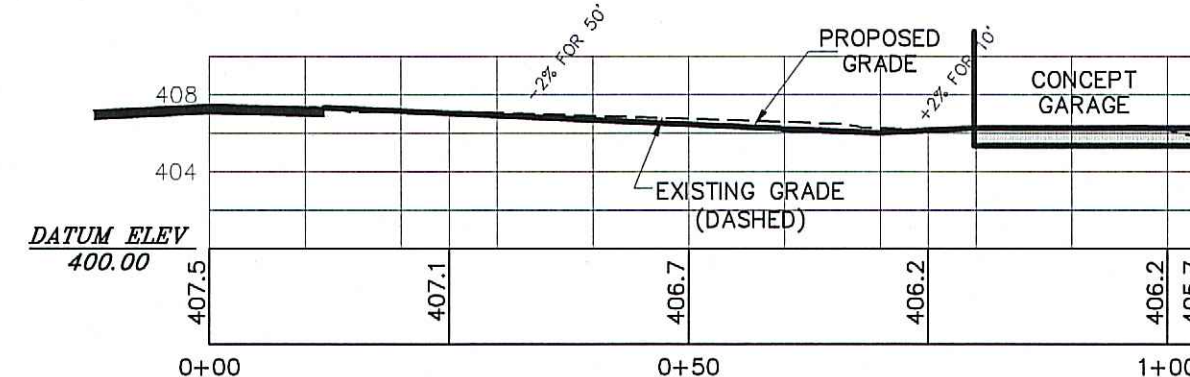
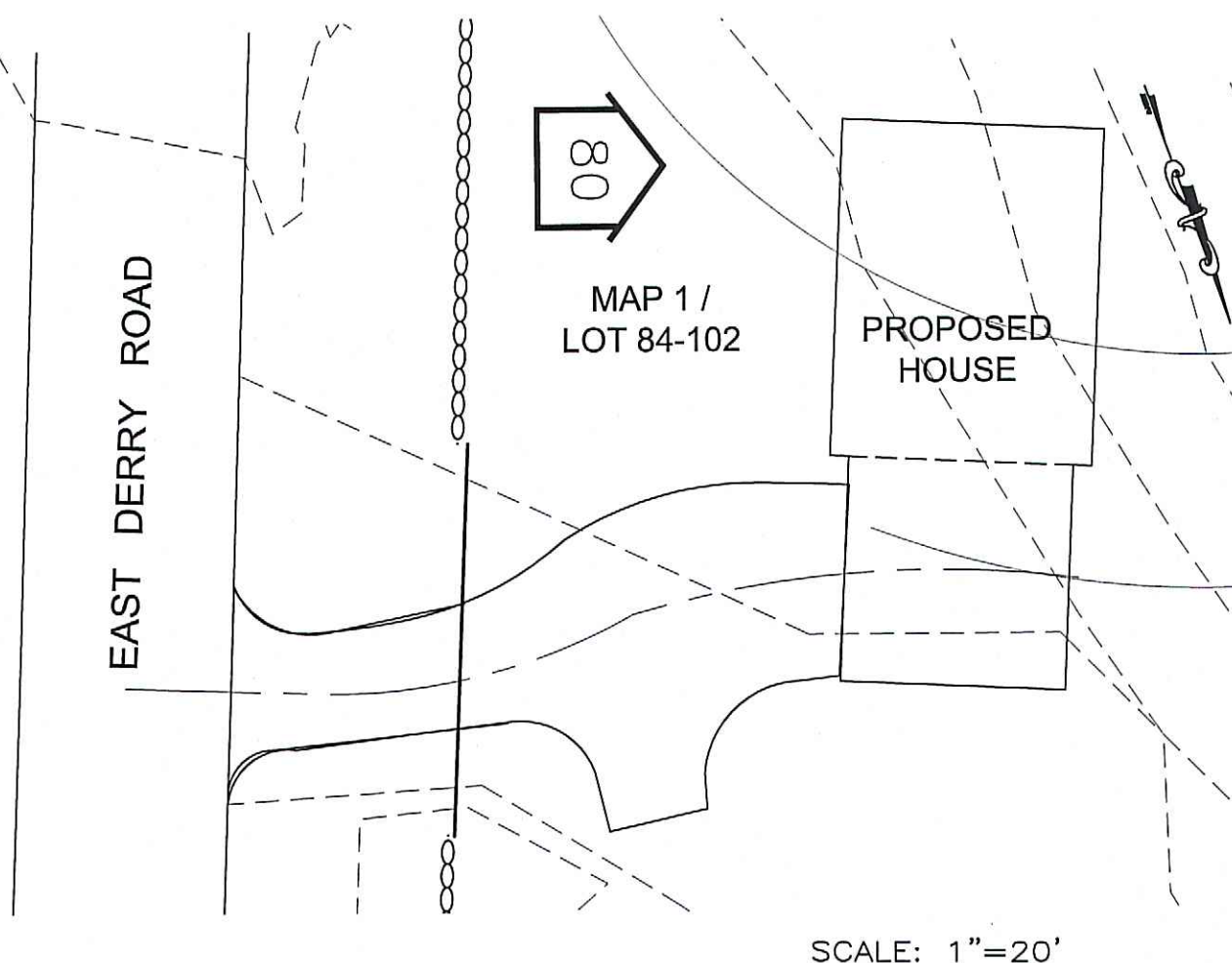
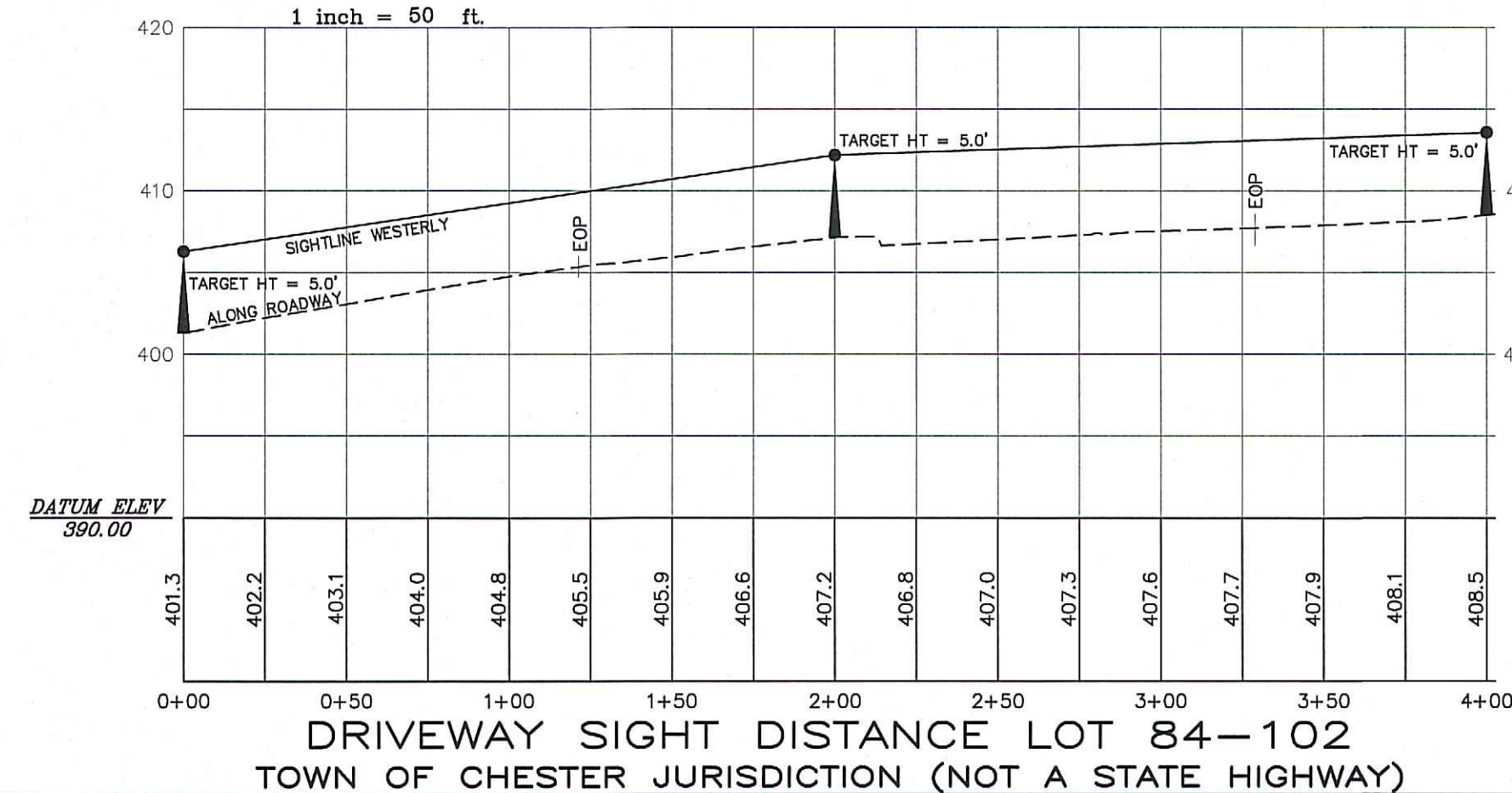
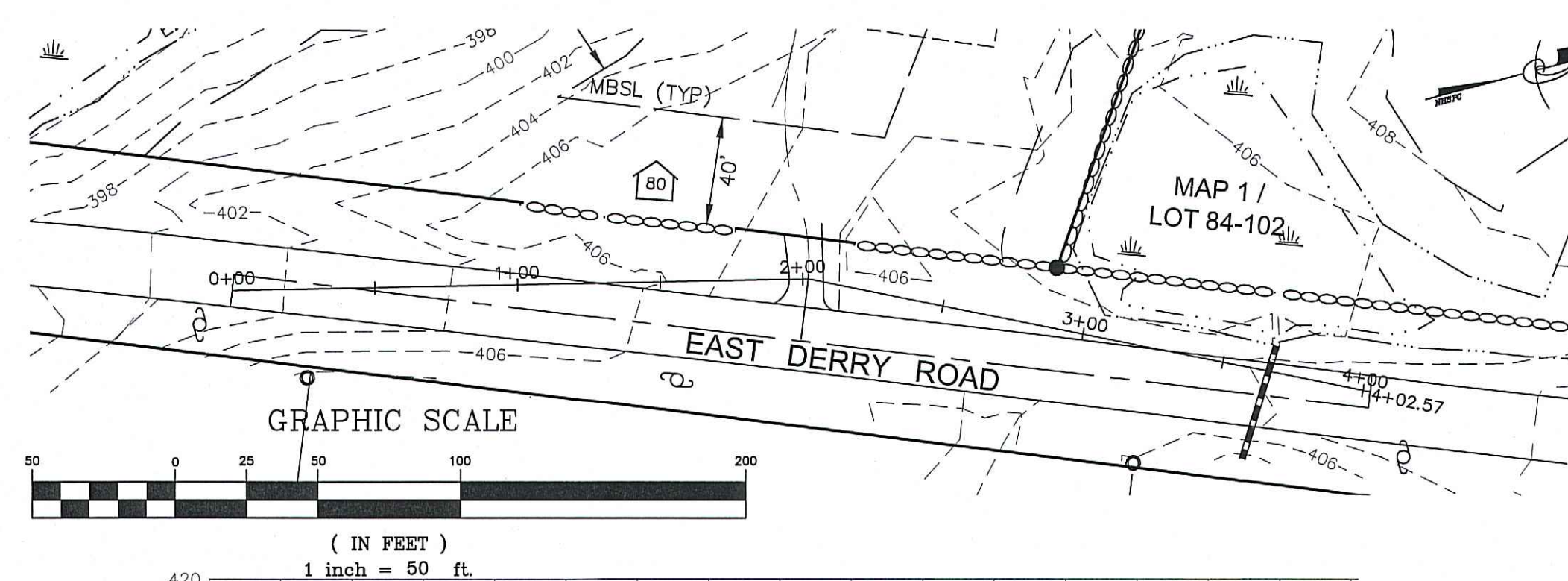
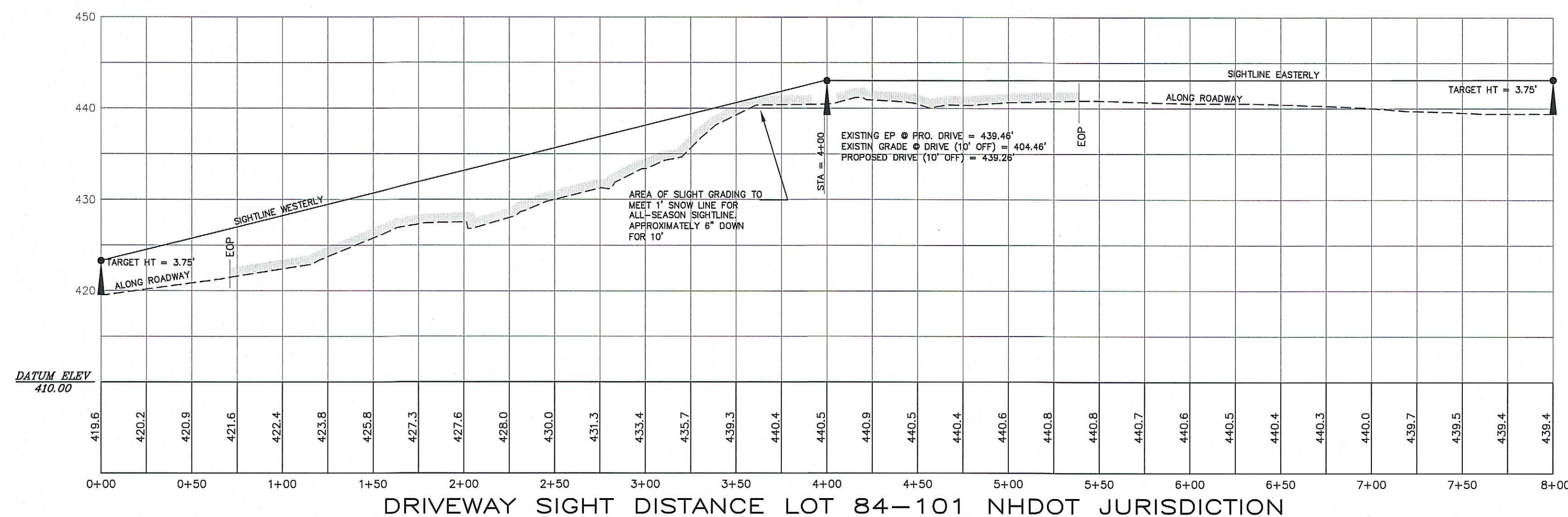
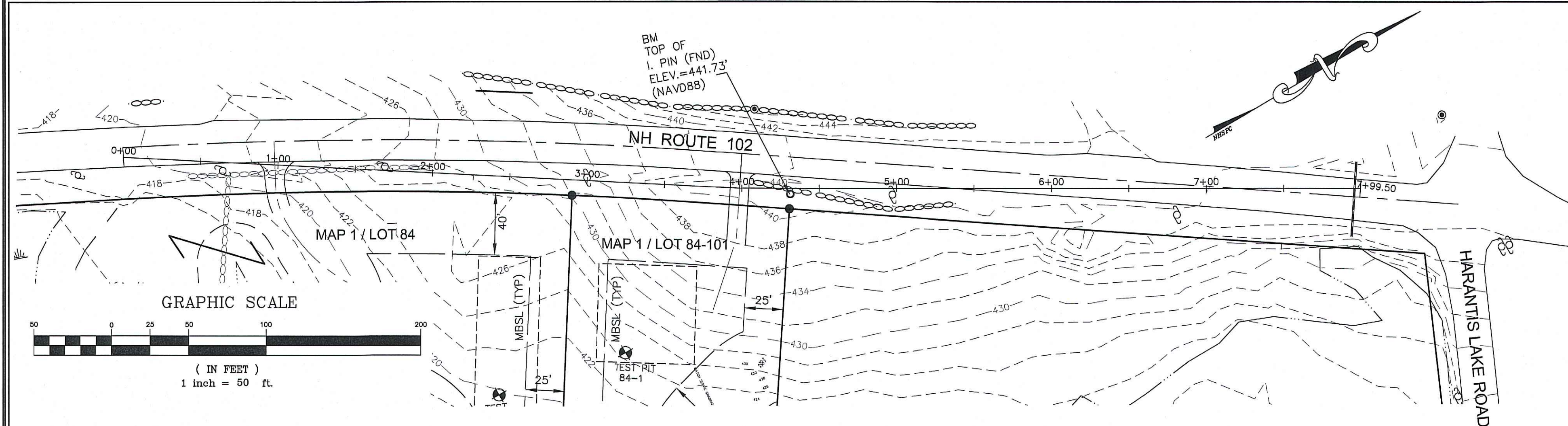
SANDFORD
SURVEYING AND ENGINEERING
TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: RKG	CADD: LPN	PROJ: SC002S20184
CONTACT: SCOTT ET. ALL	CHK BY: RKG	DWG#: SC002C20184
SCALE: AS SHOWN	DATE: 4-20-2021	SHEET 5 OF 6

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-6-21	COMMENTS PER REVIEW ENGINEER	LPN
2	10-21-21	COMMENTS NH DISTRICT V	LPN
3	11-11-21	NOTE 11	LPN





GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN DRIVEWAY ACCESS TO NH ROUTE 102 IN CHESTER, NH FOR PROPOSED TAX LOT 1 / 84-101.
2. OWNER OF RECORD: KEVIN, DAVID & THEODORE SCOTT AND MARTHA SCOTT CHAZANOFF
P.O. BOX 11
CHESTER, NH 03034-2519
3. THIS DRIVEWAY FALLS UNDER THE JURISDICTION OF NHDOT DISTRICT 5.
4. IF REGRADING WITHIN THE RIGHT OF WAY IS NECESSARY TO ACHIEVE REQUIRED SIGHT DISTANCE, ALL DISTURBED AREAS THAT ARE NOT TO BE RIP-RAP SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON COMPLETION. THE EXISTING TRAVEL LANES SHALL NOT TO BE DISTURBED.
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-6-21	COMMENTS PER REVIEW ENGINEER	LPN
2	10-21-21	COMMENTS PER NH DISTRICT V	LPN



DRIVEWAY SIGHTLINE AND PROFILE PLAN
MAP 1 / LOTS 84 & 84-1
KEVIN, DAVID & THEODORE SCOTT
MARTHA SCOTT CHAZANOFF
EAST DERRY ROAD AND DERRY ROAD
TOWN OF CHESTER
ROCKINGHAM COUNTY, NEW HAMPSHIRE

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PROJ. MAN.: RGK	CADD: LPN	PROJ: SCO02S20184
CONTACT: SCOTT ET. ALL	CHK BY: RGK	DWG#: SCO02C20184
SCALE: AS SHOWN	DATE: 4-20-2021	SHEET 6 OF 6