

OPEN SPACE
SUBDIVISION OF LAND
TAX MAP 6 LOT 12
266 SANDOWN ROAD
N.H. ROUTE 121-A
CHESTER, NEW
HAMPSHIRE

ABUTTERS

MAP 5 LOT 111 MICHAEL R. BABIN 241 SANDOWN RD CHESTER, NH 03036	MAP 6 LOT 9 JAMES & PATRICIA K. CATANIA 254 SANDOWN RD CHESTER NH 03036	MAP 6 LOT 14 KERRY BACHELOR (TRUSTEE) KERRY BACHELOR REV. TRUST 8 DEERWOOD HOLLOW CHESTER, NH 03036
MAP 5 LOT 112-3 LAWRENCE M. DILLON JR. PO BOX 344 CHESTER NH 03036	MAP 6 LOT 11 RACHEL BONE J. LAIR & H. DANIELS 298 SANDOWN RD CHESTER, NH 03036	MAP 6 LOT 14-2 JOHN J. & WENDY L. MURPHY 18 DEERWOOD HOLLOW CHESTER, NH 03036
MAP 6 LOT 7 PICARD FAMILY TRUST GUY & LILLIAN TRUSTEES 61 WELLS VILLAGE RD CHESTER, NH 03036	MAP 6 LOT 12-1 BARRY C. JENSEN, SR 302 SANDOWN RD CHESTER, NH 03036	MAP 6 LOT 14-4 CALABRESE REV. TRUST PETER + MARIA TRUSTEES 38 DEERWOOD HOLLOW CHESTER, NH 03036
MAP 6 LOT 8 JOHN H. & SHARON K. RATAY PO BOX 268 CHESTER NH 03036	MAP 6 LOT 12-3 PATRICIA T. MCLEAN TRUSTEE MCLEAN, P & J PO BOX 84 CHESTER, NH 03036	

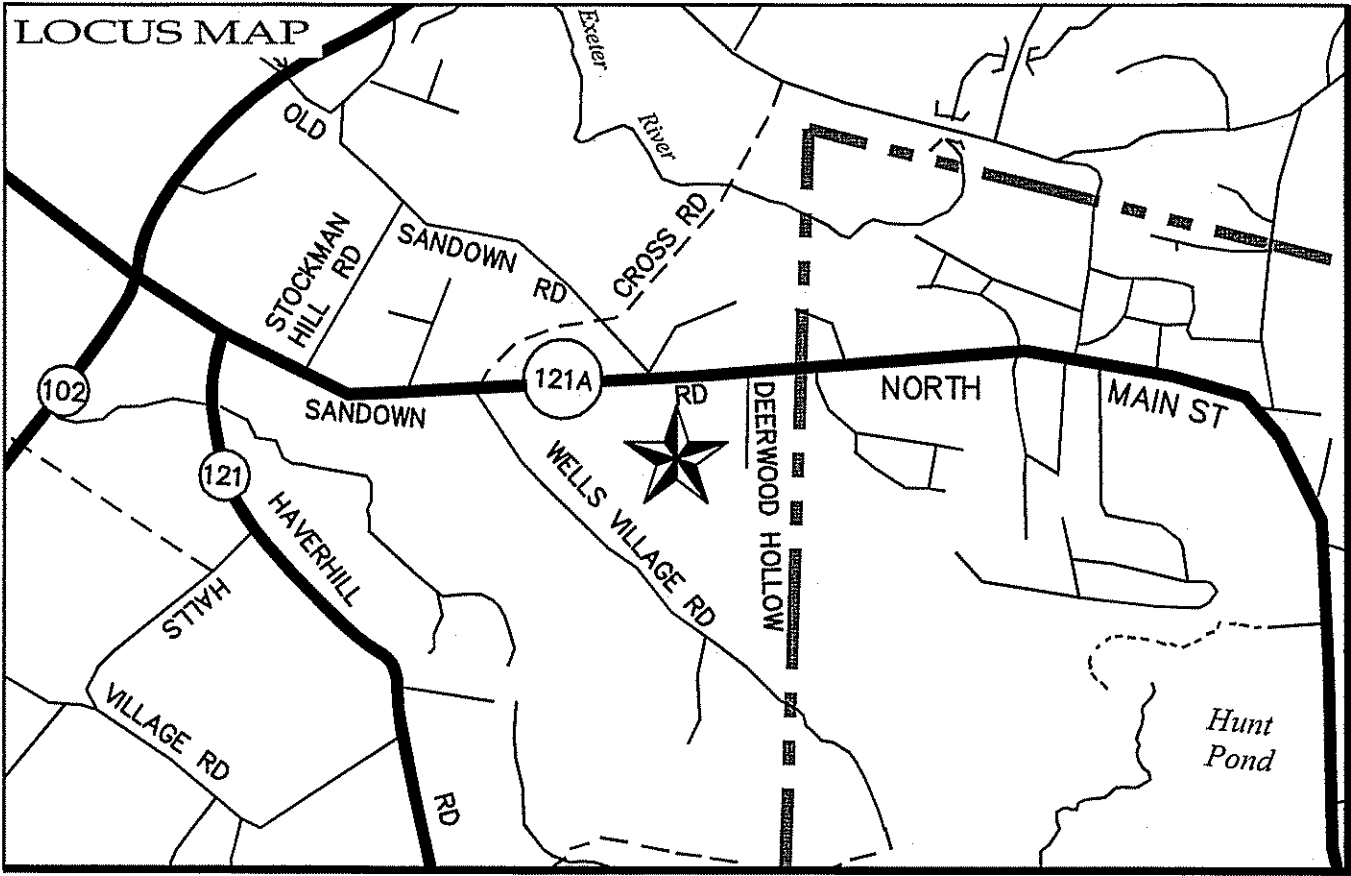
LEGEND

□ BOUND	□ MAILBOX/PAPER BOX
■ " " (TO BE SET)	⊙ SHRUB
□ CATCH BASIN	— SIGN
! DELINEATOR	● TREE -- CONIFEROUS
⊙ DRILL HOLE	⊗ TREE -- DECIDUOUS
← GUYWIRE	⊕ UTILITY POLE
○ IRON PIPE/REBAR	⊙ WELL
● " " (TO BE SET)	≡ WETLAND
— — — — — CONTOUR MAJOR	
- - - - - CONTOUR MINOR	
- · - · - · - DELINEATED WETLAND	
— — — — — DRAINAGE LINE	
— — — — — EDGE OF PAVEMENT	
~~~~~ SHRUB LINE	
~~~~~ TREE LINE	

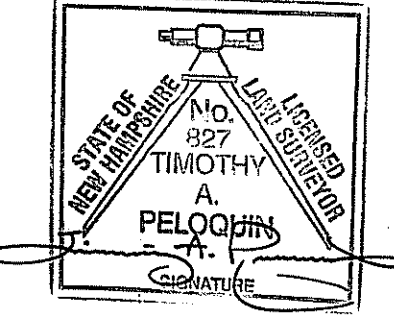
SHEET INDEX

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NOTE:
SHEETS 1 & 4 OF 10 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS UPON APPROVAL BY THE CHESTER PLANNING BOARD. ALL 10 SHEETS WHICH CONSTITUTE THE APPLICATION APPROVED BY THE CHESTER PLANNING BOARD SHALL BE ON FILE AT THE CHESTER PLANNING DEPARTMENT.



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.

 03-11-20/6
TIMOTHY A. PELOQUIN, LLS DATE

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:

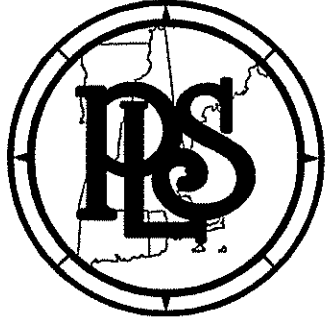
PATRICIA T. MCLEAN TRUST (BK 2756. PG. 2806) DATE

TITLE SHEET
TAX MAP 6 LOT 12
266 SANDOWN ROAD
N.H. ROUTE 121-A
OCTOBER 9, 2013

PREPARED FOR:
PATRICIA T. MCLEAN TRUST
P.O. BOX 84
CHESTER, NEW HAMPSHIRE 03036

SCALE: 1"=300' SHEET 1 OF 10

PREPARED BY:

 Promised Land Survey, LLC
230 Rockingham Road
Derry, New Hampshire 03038
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS			
3	04/01/14	REVISED TO ADDRESS REVIEW COMMENTS	NMM
2	03/24/14	ADJUSTED PROPOSED ROAD LAYOUT	NMM
1	01/30/14	PER DUBOIS & KING REVIEW COMMENTS	NMM
NO.	DATE	DESCRIPTION	BY

AREA CALCULATIONS:
TOTAL AREA LOT 12: 1,478,948 Sq. Ft. (33.95 Ac.)
CONSTRAINED LAND:
TOTAL WETLAND AREA: 297,950 Sq. Ft. (6.84 Ac.)
TOTAL >25% SLOPES: 186,366 Sq. Ft. (4.28 Ac.)
PROPOSED R.O.W. AREA: 64,101 (1.47 Ac.)
TOTAL CONSTRAINED LAND: 548,417 Sq. Ft. (12.60 Ac.)
TOTAL UNCONSTRAINED LAND: 930,531 (21.36 Ac.)

AREA CALCULATIONS:
REQUIRED OPEN SPACE: 33.95 Ac. X 50% = 16.98 Ac.
REQUIRED UNCONSTRAINED OPEN SPACE: 16.98 Ac. X 50% = 8.49 Ac.
CLUSTER AREA AVAILABLE: 16.98 Ac. - 8.49 Ac. = 8.49 Ac.

AREA CALCULATIONS:
BASE DENSITY: 930,531 (21.36 Ac.)
SINGLE FAMILY: 21.38/3.0 Ac. = 7.13 (7 UNITS)
PUBLIC ACCESS: 7 X 10% = .7 (1 UNIT)
TOTAL - 8 UNITS

BEDROOMS:
SINGLE FAMILY 3.5
3.5 BEDROOMS X 8 UNITS = 28 TOTAL BEDROOMS
EXISTING DWELLING 4 BEDROOMS
24 BEDROOMS REMAINING

OPEN SPACE SETBACKS & BUFFERS
SETBACKS:
SIDE YARD: 15'
FRONT YARD: 25'
BUILDING TO BUILDING: 40'

WETLANDS:
BUILDINGS: 75' (100' VERNAL POOLS)
WELLS: 25'
NO CLEARING: 25' (50' VERNAL POOLS)

BUFFERS:
ABOVE GROUND STRUCTURE TO PERIMETER: 75'
BELOW GROUND STRUCTURE TO PERIMETER: 50'
PERIMETER DEVELOPMENT AREA: 50'

1 08-1-2013
10YR 3/3
DARK BROWN SANDY LOAM;
WEAK GRANULAR
STRUCTURE; FRIABLE; FEW
FINE ROOTS.

10YR 5/6
YELLOWISH BROWN VERY
GRAVELLY LOAMY SAND;
SINGLE GRAIN; LOOSE; FEW
FINE AND MEDIUM ROOTS.

2.5Y 6/6
OLIVE YELLOW VERY
GRAVELLY LOAMY SAND;
SINGLE GRAIN; LOOSE WHEN
DISTURBED.

ESHWT 48"
ROOTS 23"
WATER N/O TO 60"
LEDGE N/O TO 60"

PERC RATE:
4 MIN/IN

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DARK BROWN SANDY LOAM;
WEAK GRANULAR
STRUCTURE; FRIABLE; FEW
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OLIVE YELLOW VERY
GRAVELLY LOAMY SAND;
SINGLE GRAIN; LOOSE WHEN
DISTURBED.

ESHWT 48"
ROOTS 27"
WATER N/O TO 60"
LEDGE N/O TO 60"

PERC RATE:
4 MIN/IN

PROPOSED DEVELOPMENT:
EXISTING DWELLING: 233,585 Sq. Ft. (5.36 Ac.)
LOT 12-104: 31,721 Sq. Ft. (0.73 Ac.)
LOT 12-105: 50,040 Sq. Ft. (1.15 Ac.)
LOT 12-106: 48,522 Sq. Ft. (1.11 Ac.)
LOT 12-107: 51,176 Sq. Ft. (1.17 Ac.)
LOT 12-108: 56,298 Sq. Ft. (1.29 Ac.)
LOT 12-109: 58,862 Sq. Ft. (1.35 Ac.)

TOTAL LOT AREA: 530,204 Sq. Ft. (12.17 Ac.)
PROPOSED R.O.W. AREA: 64,101 (1.47 Ac.)
AREA IN OPEN SPACE: 884,643 Sq. Ft. (20.31 Ac.)

MAP 6 LOT 8
N/F JOHN H. & SHARON K. RATAY
PO BOX 269
CHESTER NH 03036
(RCRD 2504/0552)

MAP 6 LOT 7
N/F PICARD FAMILY TRUST
GUY + LILLIAN TRUSTEES
61 WELLS VILLAGE RD
CHESTER, NH 03036
(RCRD 4608/2679)

MAP 6 LOT 12-100
ORIGINAL AREA: 1,478,948 Sq. Ft.
(33.95 Ac.)
NEW (OPEN SPACE) AREA 884,644 Sq. Ft.
(20.31 Ac.)

MAP 6 LOT 12-3
N/F PATRICIA T. MCLEAN TRUST
P. & J. MCLEAN
P.O. BOX 84
CHESTER, NEW HAMPSHIRE 03036
(RCRD 2756/2806)

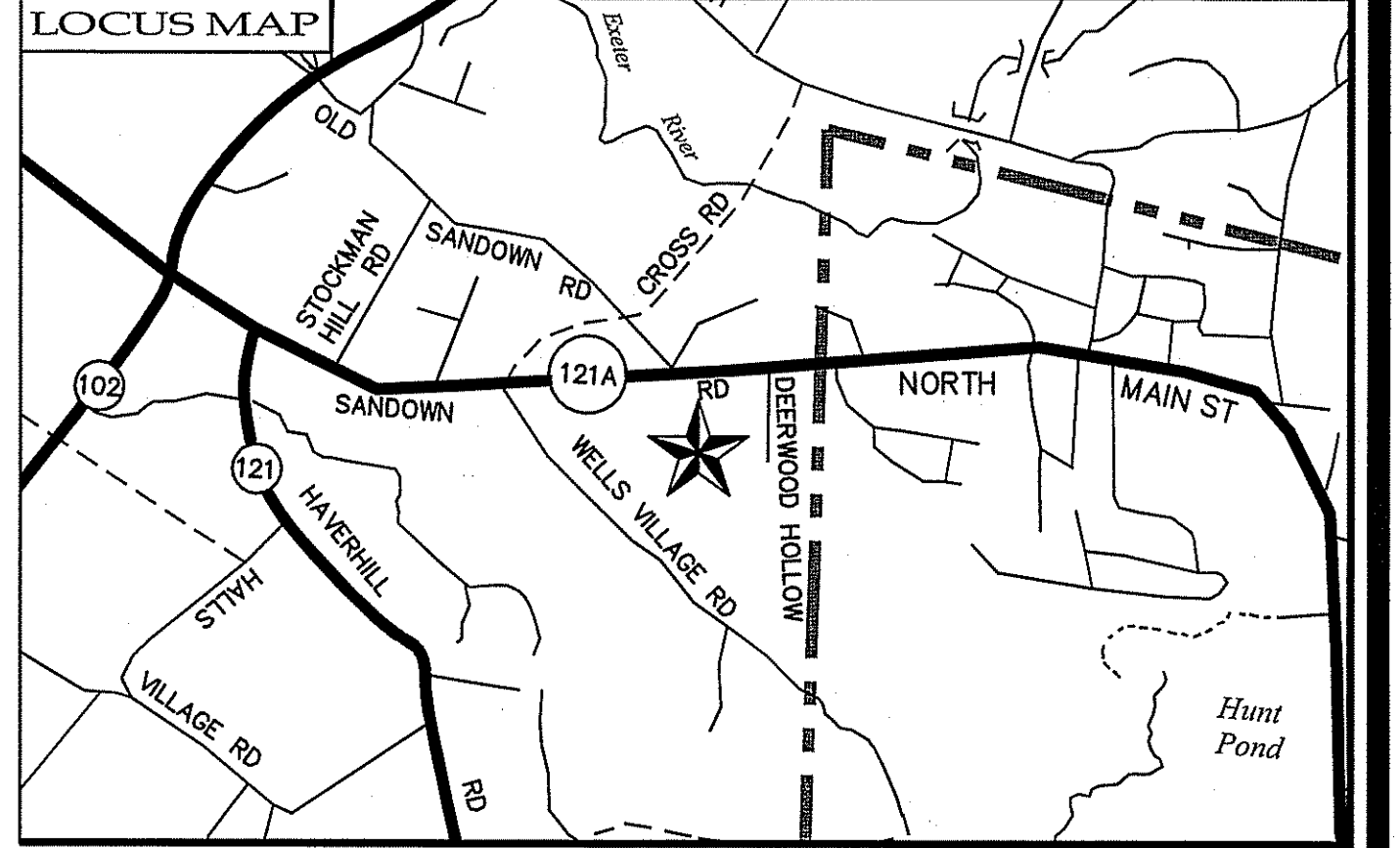
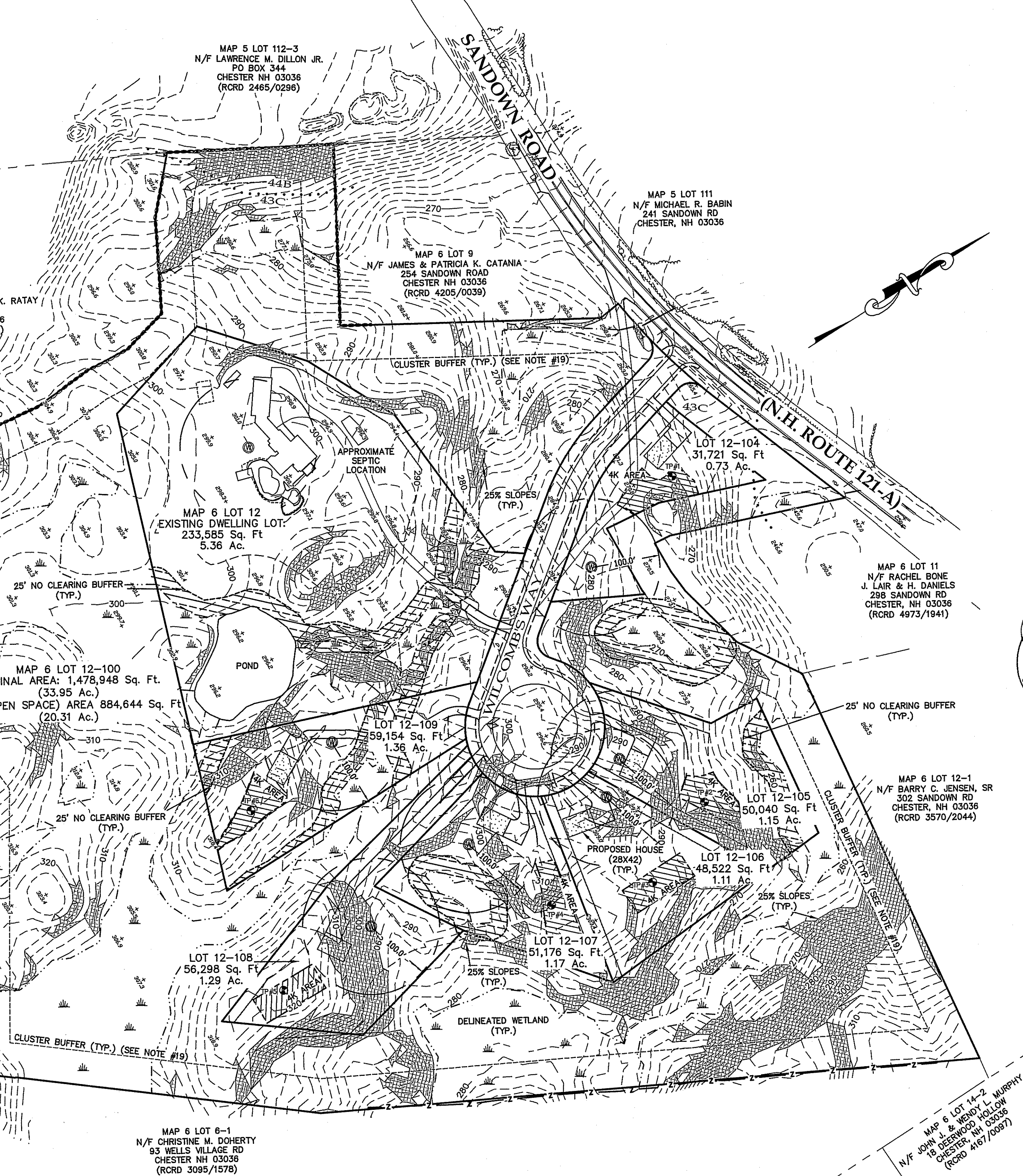
MAP 6 LOT 6-1
N/F CHRISTINE M. DOHERTY
93 WELLS VILLAGE RD
CHESTER NH 03036
(RCRD 3095/1578)

MAP 6 LOT 12-3
N/F PATRICIA T. MCLEAN TRUST
P. & J. MCLEAN
P.O. BOX 84
CHESTER, NEW HAMPSHIRE 03036
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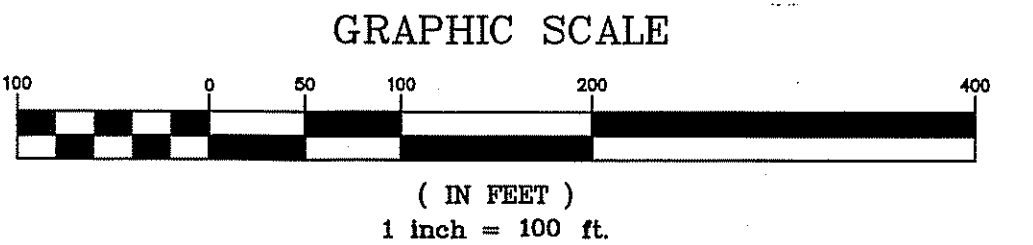
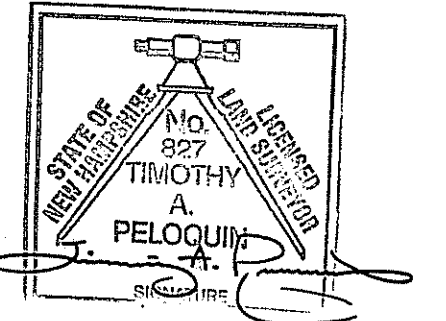
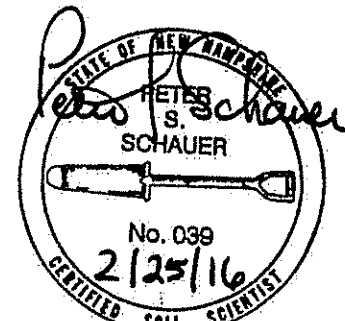
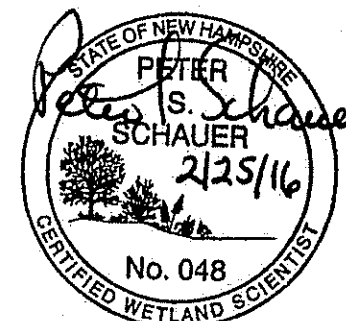
WETLAND NOTES

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON NH, PERFORMED THE WETLAND MAPPING ACCORDING TO THE TECHNICAL CRITERIA OF 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 1997.

TOPOGRAPHIC NOTE:

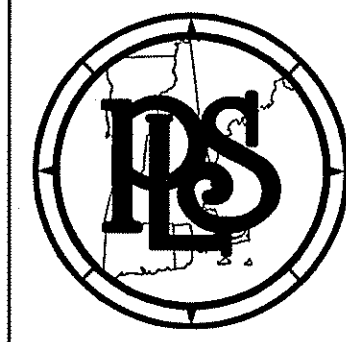
1) TOPOGRAPHICAL INFORMATION IS BASED ON PHOTOGRAMMETRIC SERVICES PERFORMED BY MINUTEMAN MAPPING IN MARCH OF 2006 IN CONJUNCTION WITH AN ACTUAL GROUND SURVEY PERFORMED BY PLS.



TOPOGRAPHIC PLAN TAX MAP 6 LOT 12 266 SANDOWN ROAD N.H. ROUTE 121-A OCTOBER 9, 2013

LAND OWNER OF RECORD:
PATRICIA T. MCLEAN TRUST
P.O. BOX 84
CHESTER, NEW HAMPSHIRE 03036

SCALE: 1"=100' SHEET 2 OF 10



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NO.	DATE	DESCRIPTION	BY
5	03/02/16	PER CHESTER PLANNING DEPT., CLEAN UP FOR RECORDING	BJW
4	12/22/15	REVISED TO ADDRESS REVIEW COMMENTS	NMM
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1	01/30/14	PER DUBOIS & KING REVIEW COMMENTS	NMM

LOT AREA TABLE & LOADING (AREAS ARE IN SQUARE FEET)										
MAP-LOT	TOTAL AREA	WETLAND	25% AREA	WELL RADIUS	EASEMENT	SOIL	SLOPE	FACTOR	REQ'D AREA	NET AREA
6-12	233,585	31,114	22,346	31,416	7,843	1	8%-15%	1.1	14,375	140,866
6-12-104	31,721	N/A	841	11,477	2,348	1	8%-15%	1.1	14,375	14,907
6-12-105	50,040	3,358	8,604	16,319	3,653	1	8%-15%	1.1	14,375	18,102
6-12-106	48,522	N/A	12,292	14,314	N/A	1	8%-15%	1.1	14,375	21,916
6-12-107	51,176	3,257	4,521	26,355	N/A	1	8%-15%	1.1	14,375	17,043
6-12-108	56,298	N/A	5,009	26,109	N/A	1	8%-15%	1.1	14,375	25,180
6-12-109	58,862	675	3,684	27,932	N/A	1	8%-15%	1.1	14,375	26,571

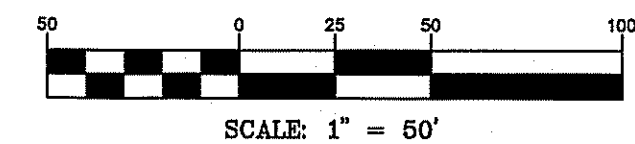
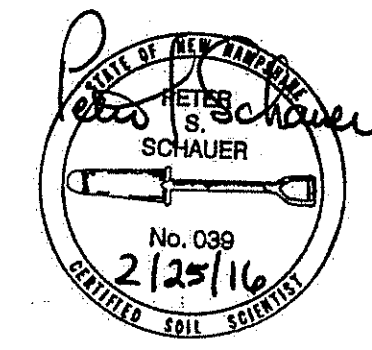
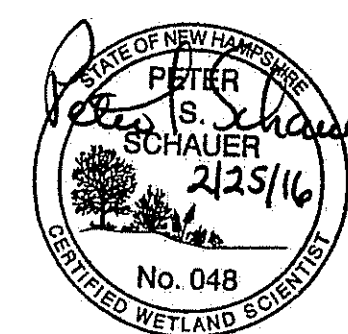


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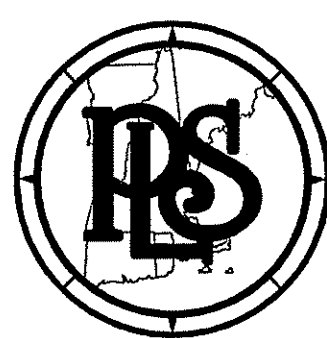
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 BUILDING TO BUILDING: 40'
WETLANDS:
 BUILDINGS: 75' (100' VERNAL POOLS)
 WELLS: 25'
 NO CLEARING: 25' (50' VERNAL POOLS)
BUFFERS:
 ABOVE GROUND STRUCTURE TO PERIMETER: 75'
 BELOW GROUND STRUCTURE TO PERIMETER: 50'
 PERIMETER DEVELOPMENT AREA: 50'



PROPOSED LOT DETAIL
TAX MAP 6 LOT 12
WELLS VILLAGE ROAD / N.H. ROUTE 121-A
CHESTER, NEW HAMPSHIRE
OCTOBER 18, 2012
LAND OWNER OF RECORD/PREPARED FOR:
 PATRICIA T. MCLEAN TRUST
 P.O. BOX 84
 CHESTER, NEW HAMPSHIRE 03038
 BOOK 2756 / PAGE 2806
SCALE: 1"=50' **SHEET 3 OF 10**

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4	12/22/15	REVISED TO ADDRESS REVIEW COMMENTS	NMM	
3	04/01/14	REVISED TO ADDRESS REVIEW COMMENTS	NMM	

NOTES

- 1) LAND OWNER OF RECORD (MAP 6 LOT 12):
PATRICIA T. MCLEAN TRUST
P.O. BOX 84
CHESTER, NEW HAMPSHIRE 03036
SEE ROCKINGHAM COUNTY REGISTRY OF DEEDS (RCRD) BOOK 2756 PAGE 2806
- 2) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 6 LOTS 12 INTO AN OPEN SPACE SUBDIVISION CREATING 6 NEW SINGLE FAMILY RESIDENTIAL LOTS, MAINTAINING 1 EXISTING SINGLE FAMILY LOT, AND CREATING ONE OPEN SPACE LOT.
- 3) THIS PLAN DEPICTS FIELD EVIDENCE AND RECORD EVIDENCE AS LAST OBSERVED MARCH OF 2013.
- 4) THE ELEVATION FOR THIS SITE IS REFERENCED TO NAVD88. HORIZONTAL DATUM IS REFERENCED TO NH STATE PLANE COORDINATES NAD83.
- 5) ZONE: R - GENERAL RESIDENTIAL & AGRICULTURAL DISTRICT SETBACKS:
SIDE YARD: 15'
FRONT YARD: 25'
BUILDING TO BUILDING: 40'
WETLANDS:
BUILDINGS: 75' (100' VERNAL POOL)
WELLS: 25'
NO CLEARING: 25' (50' VERNAL POOL)
BUFFERS:
ABOVE GROUND STRUCTURE TO PERIMETER: 75'
BELOW GROUND STRUCTURE TO PERIMETER: 50'
PERIMETER OF DEVELOPMENT AREA: 50'
BUILDING HEIGHT:
2.5 STORIES/33'
- 6) THIS PARCEL OF LAND (MAP 6 LOT 12) DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM FLOOD INSURANCE RATE MAP PANEL 365 OF 681, MAP No. 33015C0355E, EFFECTIVE DATE MAY 17, 2005.
- 7) ALL SUBDIVIDED LOTS ARE TO BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM.
- 8) 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.
- 9) LEACH FIELDS 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 CHESTER ZONING ORDINANCE.
- 10) LOTS SHOWN ON THIS PLAN FOR WHICH PERMIT HAS BEEN GRANTED SHALL NOT BE FURTHER SUBDIVIDED IN ACCORDANCE WITH ARTICLE 6.6.4 OF THE ZONING ORDINANCE.
- 11) LOTS THAT ABUT THE BUFFER AREA ARE SUBJECT TO THE DEED RESTRICTIONS AS DESCRIBED IN ARTICLE 6.12.2 OF THE ZONING REGULATIONS.
- 12) SURVEY MONUMENTS DEPICTED TO BE SET SHALL BE SET OR BONDED IN ACCORDANCE WITH ARTICLE 4.3.8 & 4.5.2.12 OF THE SUBDIVISION REGULATIONS PRIOR TO THE CHESTER PLANNING BOARD'S SIGNING OF THIS PLAT.
- 13) ALL PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 4.12.9 OF THE SUBDIVISION REGULATIONS.
- 14) 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 ORDINANCE.
- 17) A PREVIOUS SUBDIVISION APPROVAL FOR THE SUBJECT LOT IS SA200002328, APPROVED ON OCTOBER 18, 2000.
- 18) THE MAXIMUM ALLOWABLE BEDROOMS IN THIS SUBDIVISION IS 28; THE EXISTING RESIDENCE HAS 4 BEDROOMS WHICH ALLOWS FOR 24 ADDITIONAL BEDROOMS.
- 19) THE CLUSTER BUFFER SHALL REMAIN NATURALLY VEGETATED IN ACCORDANCE WITH ZONING ORDINANCE 6.12.1.2.e. ALL LOTS THAT ABUT THE CLUSTER BUFFER ARE REQUIRED TO PRESERVE THE NATURAL VEGETATION; LOT OWNERS THAT FAIL TO PRESERVE THE NATURAL VEGETATION BUFFER SHALL BE LIABLE FOR RESTORATION IN ACCORDANCE WITH ARTICLE 6.12.1.2.g WHICH MAY RESULT IN REIMBURSING THE TOWN FOR ANY INCURRED COSTS.
- 20) A WAIVER REQUEST IS MADE TO SUBDIVISION REGULATION 4.1.1, WHICH STATES THAT THE FINAL PLAT SHALL BE 40 SCALE, FOR THE SAKE OF DEMONSTRATING THE ENTIRE BOUNDARY ON A SINGLE RECORDABLE SHEET.

PLAN OF REFERENCE

1) "SUBDIVISION PLAT": PREPARED FOR: PATRICIA T. MCLEAN TRUST; PREPARED BY: PROMISED LAND SURVEY, LLC; DATED: OCTOBER 25, 2007 WITH A FINAL REVISION DATE OF FEBRUARY 20, 2008; SEE RCRD PLAN No. D-35352.

EASEMENT NOTE

- 1) THE PROTECTIVE WELL RADII EASEMENT SHALL EXTEND 101' FROM THE WELL AS INSTALLED ON THE ADJUTING PROPERTY, AS SHOWN. THE EASEMENT SHALL PREVENT THE INSTALLATION OF A SEPTIC SYSTEM OR DISPOSAL OF SEPTIC WASTE WITHIN THE EASEMENT AREA.
- 2) UTILITY ACCESS EASEMENT ALLOWING FOR THE INSTALLATION OF AND ACCESS TO ABOVE GROUND AND UNDERGROUND UTILITIES, AS SHOWN.

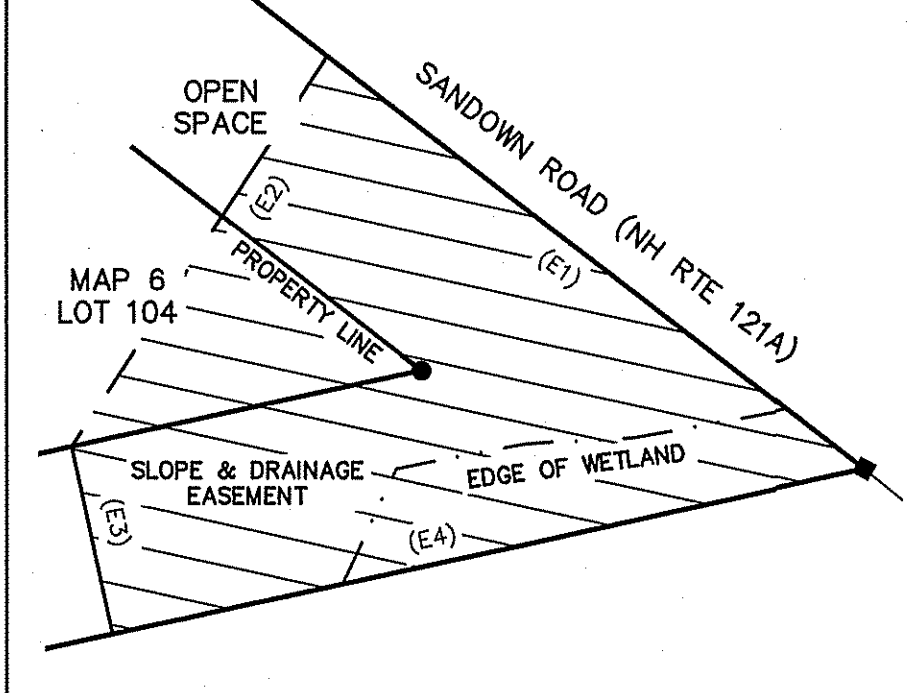
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EASEMENT DETAIL (LOT 104)

1"=50'



EASEMENT TABLE LOT 104

LINE	BEARING	DISTANCE
E1	S 70°17'55" W	177.09
E2	S 24°08'29" E	121.82
E3	S 69°35'43" E	50.00
E4	N 32°04'17" E	200.90

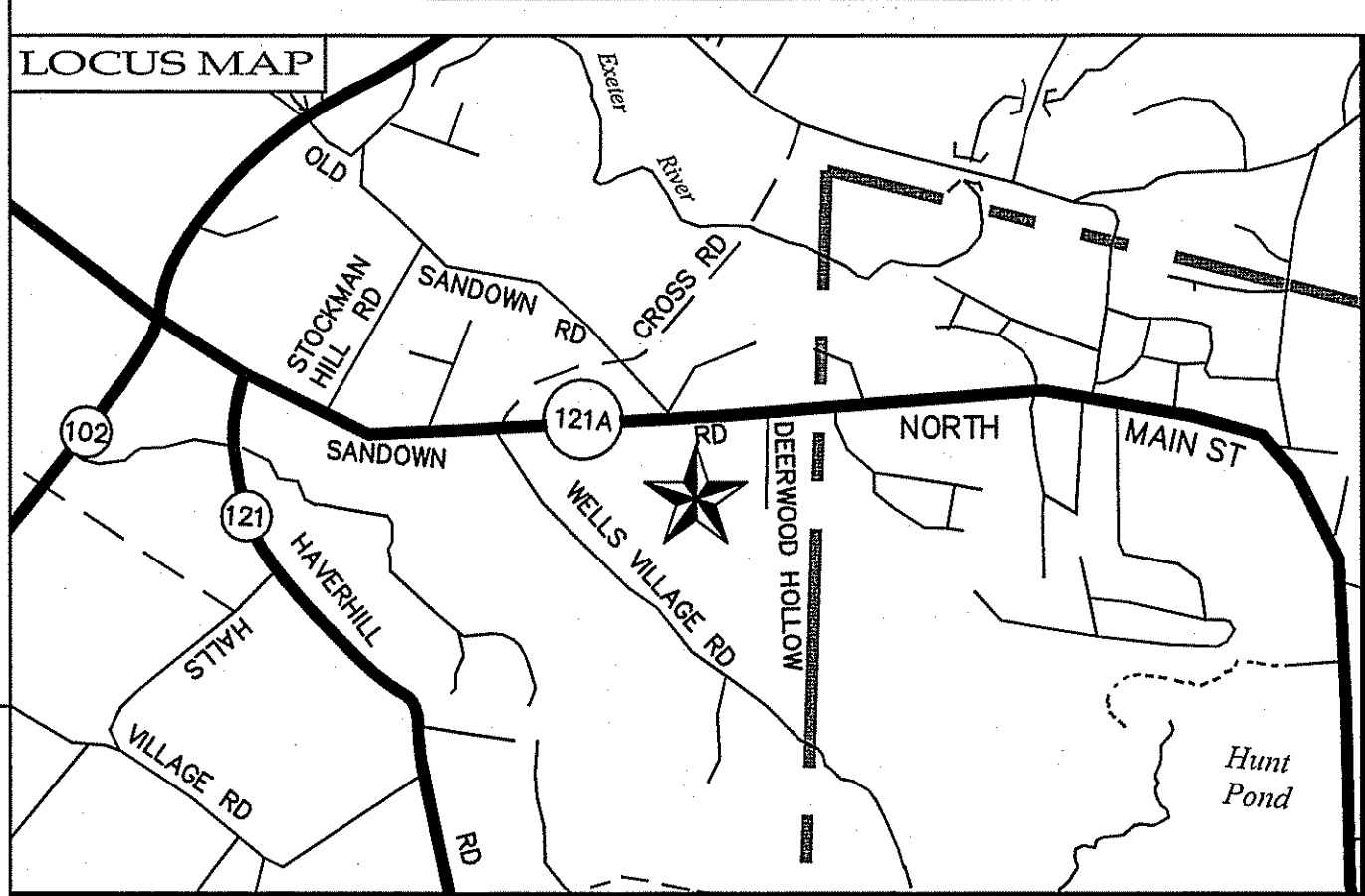
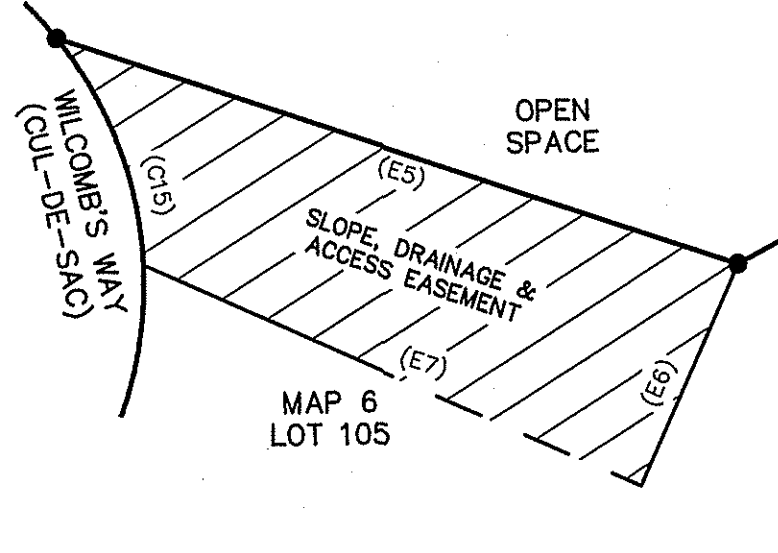
MAP 5 LOT 112-3
N/F LAWRENCE M. DILLON JR.
PO BOX 344
CHESTER NH 03036
(RCRD 2465/0298)

EASEMENT TABLE LOT 105

LINE	BEARING	DISTANCE
E5	N 50°52'26" E	186.96
E6	S 33°42'43" E	62.90
E7	S 58°17'17" W	141.69
CURVE	RADIUS	LENGTH
C15	102.00'	64.50'

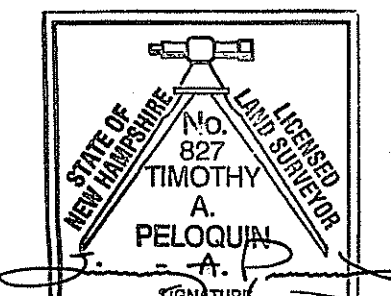
EASEMENT DETAIL (LOT 105)

1"=50'



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

03-11-2016

DATE

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: MAP 6 LOT 12 (2576-2806)

PATRICIA T. MCLEAN TRUST

DATE

SUBDIVISION PLAT
TAX MAP 6 LOT 12
266 SANDOWN ROAD
CHESTER, NEW HAMPSHIRE
N.H. ROUTE 121-A
OCTOBER 9, 2013

LAND OWNER OF RECORD:

PATRICIA T. MCLEAN TRUST
P.O. BOX 84
CHESTER, NEW HAMPSHIRE 03036

SCALE: 1"=100'

SHEET 4 OF 10



Promised Land Survey, LLC

230 Rockingham Road
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
6	03/02/16	PER CHESTER PLANNING DEPT., CLEAN UP FOR RECORDING	BJW
5	01/06/16	ADDED DETAILS & TABLES/CLEAN UP FOR RECORDING	BJW
4	12/22/15	REVISED TO ADDRESS REVIEW COMMENTS	NMM
3	04/01/14	REVISED TO ADDRESS REVIEW COMMENTS	NMM
NO.	DATE	DESCRIPTION	BY

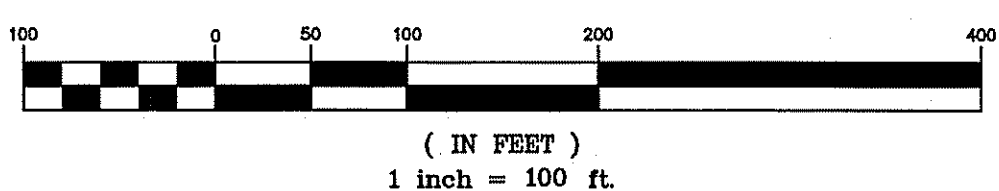
BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 36°57'26" E	91.50'
L2	S 36°57'26" E	31.36'
L3	S 53°02'34" W	17.00'
L4	N 36°57'26" W	31.53'
L5	S 86°05'77" W	7.13'
L6	N 06°25'00" E	84.71'
L7	S 71°08'47" W	27.66'
L8	N 87°13'45" W	47.60'
L9	S 14°36'47" W	26.20'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	25.00'	37.80'	86°37'40"
C2	102.00'	54.24'	30°28'04"
C3	102.00'	10.00'	6°37'02"
C4	102.00'	46.21'	25°57'17"
C5	102.00'	94.91'	53°18'40"
C6	102.00'	80.32'	45°07'02"
C7	102.00'	54.57'	30°39'08"
C8	25.00'	39.27'	90°00'00"
C9	25.00'	37.75'	86°30'24"
C10	943.52'	25.03'	1°31'11"
C11	893.52'	24.87'	1°35'42"
C12	893.52'	10.07'	6°51'57"
C13	893.52'	65.08'	4°10'23"

GRAPHIC SCALE

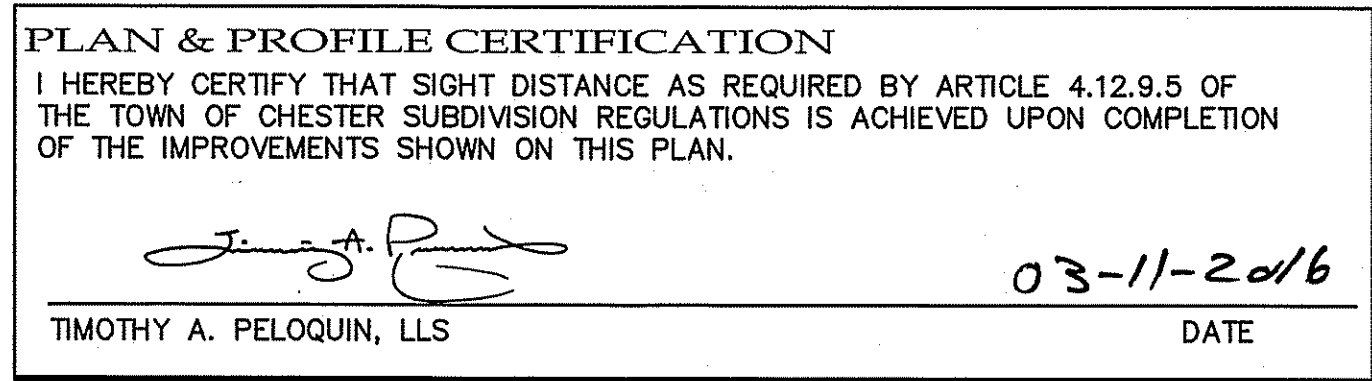
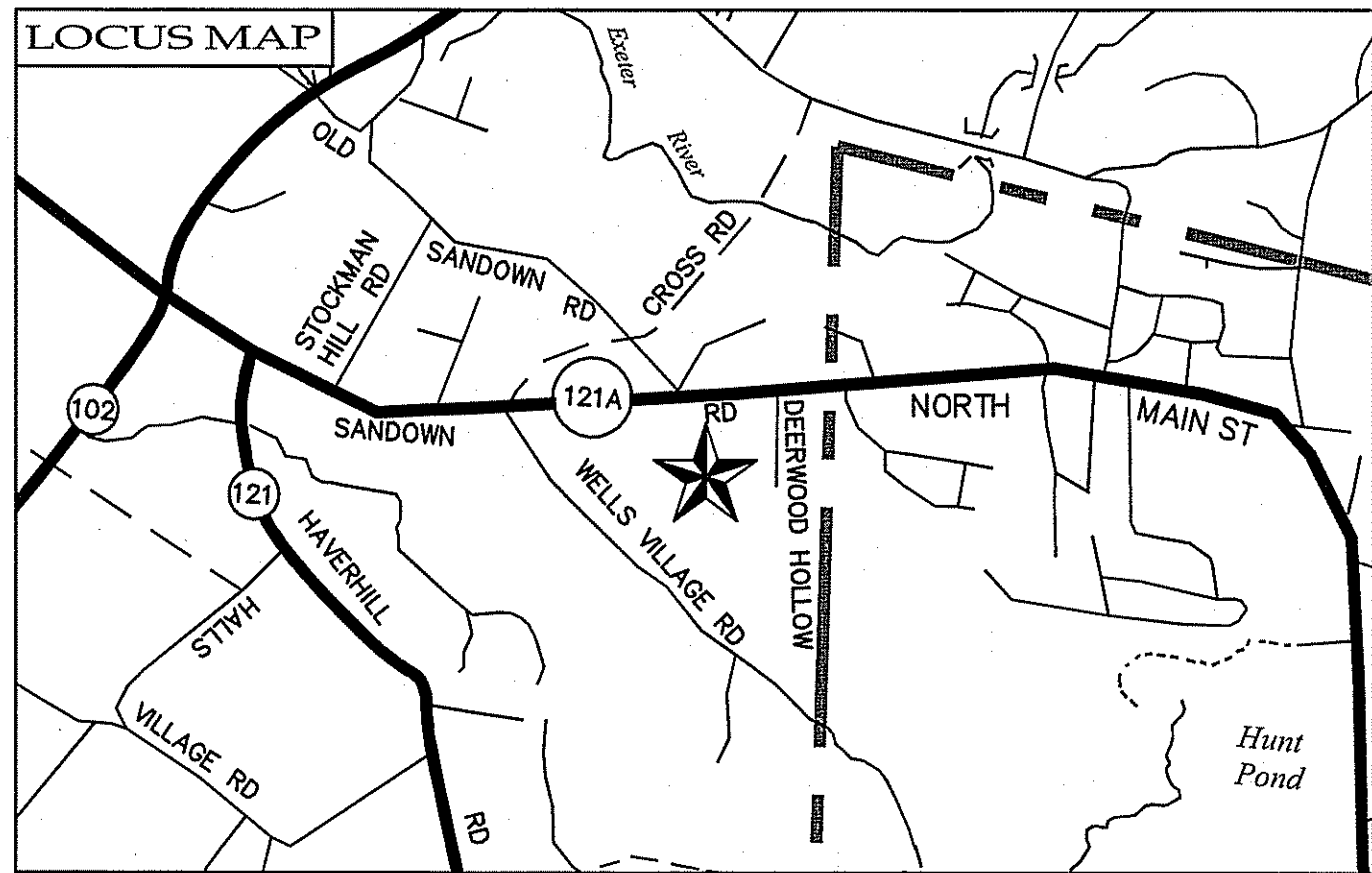


LEGEND

- BOUND
- TO BE SET
- DRILL HOLE
- IRON PIPE/REBAR
- TO BE SET
- WETLAND
- BOUNDARY LINE
- BUILDING SETBACK-SIDE
- BUILDING SETBACK
- CLUSTER BUFFER
- DELINEATED WETLAND
- EASEMENT
- NO CLEARING BUFFER
- EASEMENT-SLOPE & DRAINAGE

MAP 6 LOT 6-1
N/F CHRISTINE M. DOHERTY
93 WELLS VILLAGE RD
CHESTER NH 03036
(RCRD 3095/1578)

MAP 6 LOT 14-4
N/F CALVIN R. RICE TRUST
PETER & MARION RICE
30 DEERWOOD HOLLOW
CHESTER NH 03036
(RCRD 4167/0297)



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Derry, New Hampshire 03038
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REVISIONS			
4	03/02/16	PER CHESTER PLANNING DEPT., CLEAN UP FOR RECORDING	BJW
3	04/01/14	REVISED TO ADDRESS REVIEW COMMENTS	NMM
2	03/24/14	ADJUSTED PROPOSED ROAD LAYOUT	NMM
1	01/30/14	PER DUBOIS & KING REVIEW COMMENTS	NMM
NO.	DATE	DESCRIPTION	BY