TAX MAP 211
LOT 22TAX MAP 211
LOT 23TAX MAP 211
LOT 24

SALMON FALLS ROAD

L1 N 45° 47' 00" E 58.72'
L2 N 45° 47' 00" E 58.72'
L3 N 31° 0' 00" E 20.02'TAX MAP 211
LOT 7-1PROPOSED
TAX MAP 211
LOT 7-3

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 211, LOT 7-1 CREATING ONE NEW LOT 7-3. ALSO TO PERFORM A LOT LINE REVISION BETWEEN LOTS 7-1 AND 7-2.
2. DIMENSIONAL STANDARDS:
ZONE (C06) CONSERVATION OVERLAY DISTRICT.
ZONE (A0) AGRICULTURAL DISTRICT (WITH MUNICIPAL WATER & SEWER).
LOT SIZE= 20,000 SF; FRONTAGE= 150', FY= 20', SY= 10', RY= 20'
3. LOT AREAS:
TAX MAP 211, LOT 7-1: OLD AREA= 29.05 +/- ACRES
PROPOSED AREA= 28.43 +/- ACRES
LLR= 1450 SF TO LOT 7-2
TAX MAP 211, LOT 7-2: OLD AREA= 20,137 SF / 0.46 ACRES
PROPOSED AREA= 21,587 SF / 0.50 ACRES
TAX MAP 211, LOT 7-3: OLD AREA= 24,680 SF / 0.57 ACRES
BUILDABLE AREA= 3,100 SF
4. ORIENTATION: HORIZONTAL DATUM - ROCHESTER GIS / VERTICAL DATUM - NAVD83.
5. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3001700122 EFFECTIVE ON 05-17-2005.
6. THE LOTS ARE SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
7. SOILS PER NRCS, (S 1) S8 SALMONFALL LOAMY SAND.
8. ALL PROPOSED UTILITIES MUST BE INSTALLED UNDERGROUND.
9. IN 2006, MAP 211 LOT 7 WAS SUBDIVIDED INTO MAP 211 LOT 7-1 AND MAP 211 LOT 7-2. IN 2008, THE ZBA GRANTED AN EQUITABLE WAIVER TO ALLOW A STRUCTURE 31.8 FEET FROM THE JURISDICTIONAL WETLAND WHERE 50 FEET IS REQUIRED. A SLAB HAD BEEN POURED AND MANUFACTURED HOME INSTALLED WITHOUT ANY PERMITS. THE SLAB IS IN THE WETLAND BUFFER. THE EXISTING GARAGE IS ALSO IN THE BUFFER AND WAS THERE PRIOR TO THE SUBDIVISION.
10. THE WETLAND BOUNDARIES ON LOT 7-1 ARE SHOWN ON REFERENCE PLAN 2.
11. WETLANDS ON LOT 7-2 WERE DELINEATED APRIL 2019 AND LOT 7-3 ON MARCH 2022.
12. NO ENCROACHMENTS WILL RESULT FROM THIS PROPOSED LOT LINE REVISION.
13. ANY FUTURE CONSTRUCTION WITHIN THE 50' WETLAND BUFFER WILL REQUIRE A CONDITIONAL USE PERMIT AND THE BUFFER SHALL BE FLAGGED PRIOR TO CONSTRUCTION.
14. A PORTION OF THE LAND IS IN CURRENT USE AND THE ASSESSING DEPARTMENT SHALL BE CONTACTED PRIOR TO CONSTRUCTION OR CHANGE IN USE.
15. PERMANENT WETLAND MARKERS ARE REQUIRED ON LOTS 7-2 AND 7-3 ALONG THE 25' WETLAND BUFFER. OTHER PERMITS - ALL REQUIRED STATE AND FEDERAL PERMITS MUST BE OBTAINED - INCLUDING ANY DRAINAGE/SEWER CUT PERMIT, WATER/SEWER CONNECTION AND EXCAVATION PERMITS WILL BE NEEDED SHOULD MUNICIPAL WATER AND SEWER BE REQUIRED. SALMON FALLS ROAD REMAINS ON THE 5-YR STREET EXCAVATION MORATORIUM LIST UNTIL SEPTEMBER OF 2022. COPIES OF PERMITS OR CONFIRMATION OF APPROVALS SHALL BE DELIVERED TO THE PLANNING DEPARTMENT. IF DEVELOPMENT OF EACH LOT DISTURBS MORE THAN 5,000 SF A DPW STORMWATER/DRAINAGE PERMIT WILL BE REQUIRED.
16. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, ANNEX BUILDING, 35 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 335-1338.

REFERENCE PLANS:

1. "PLAN OF LAND IN ROCHESTER, N.H. PREPARED FOR NOTHERN LAND TRADERS, INC." DATED JULY 13, 1992 BY ROBERT G. COLBROTH
S.C.R.D. PLAN 40-90
2. "SUBDIVISION PLAN, SALMON FALLS ROAD, ROCHESTER, NH FOR JEFFREY M. & NIKKI M. METAYER" DATED DECEMBER 2005 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 85-65
3. "SUBDIVISION PLAN, 185 SALMON FALLS ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR JEFFREY M. & NIKKI M. METAYER" DATED JULY 2020 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN 122-3

TAX MAP 211, LOT 7-1
OWNER OF RECORD:
JEFFREY M. & NIKKI M. METAYER
812 SALMON FALLS ROAD
ROCHESTER, NH 03868-5920
S.C.R.D. BOOK 3666, PAGE 874LOT LINE REVISION
SUBDIVISION PLAN
185 & 187 SALMON FALLS ROAD
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIREPREPARED FOR:
JEFFREY M. & NIKKI M. METAYERSCALE: 1" = 30' APRIL 2022
GRAPHIC SCALEREVISIONS:
05-07-22 ADDED LLR INFORMATION
05-27-22 PER TRS COMMENTS
07-01-22 PER NDD

MAP / LOT	OWNER'S NAME	ADDRESS
211 / 7-1	JEFFREY M. & NIKKI M. METAYER	812 SALMON FALLS ROAD, ROCHESTER, NH 03868
MAP / LOT	OWNER'S NAME	ADDRESS
106 / 12	HOMESOWNERS OF KINSALE DRIVE	KINSALE DRIVE, ROCHESTER, NH 03867
210 / 154	NATHAN SMITH	SCRD BOOK 2907, PAGE 478 141 NORTHEAST POND ROAD, MILTON, NH 03851
210 / 146	NATHAN SMITH	SCRD BOOK 3191, PAGE 319 141 NORTHEAST POND ROAD, MILTON, NH 03851
211 / 2	PHILIP DYCK	SCRD BOOK 3154, PAGE 314 PO BOX 591, ROCHESTER, NH 03866
211 / 5-2	GUY PAUL BRADLOW	SCRD BOOK 4228, PAGE 706 221 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 7	ADRIAN BANCHEZ	SCRD BOOK 4521, PAGE 457 197 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 7-3	JEFFREY M. & NIKKI M. METAYER	SCRD BOOK 4658, PAGE 888 812 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 8	JERRY & JOYCE DESSINS	SCRD BOOK 4647, PAGE 467 147 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 9	NATHAN SMITH	SCRD BOOK 2881, PAGE 478 141 NORTHEAST POND ROAD, MILTON, NH 03851
211 / 22	HAROLD & JOSEPHINE JACOBS	SCRD BOOK 3191, PAGE 319 518 FORTLAND STREET, ROCHESTER, NH 03867
211 / 23	ETNA ANN HOWARD	SCRD BOOK 3191, PAGE 319 181 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 24	RICHARD BLOUX	SCRD BOOK 3191, PAGE 319 190 SALMON FALLS ROAD, ROCHESTER, NH 03868
211 / 25	ALAN & JESSICA COLWELL	SCRD BOOK 3191, PAGE 319 191 SALMON FALLS ROAD, ROCHESTER, NH 03868

FILE NO. 109
PLAN NO. C-3071-S
DWG NO. 16043-LDD\S-1

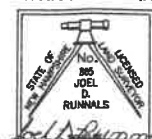
31 Mooney Street, Alton, N.H. 603-875-3948

CERTIFICATION NOTE:
JURISDICTIONAL WETLANDS WITHIN PROPOSED LOT 7-3 WERE DELINEATED IN MARCH 2022 BY MARC E. JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, THE 2013 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, THE CORPS OF ADMINISTRATIVE RULES, THE DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - 501 N. 100-100 AND CHAPTER 42 - 542.12 CONSERVATION OVERLAY DISTRICT OF THE CITY OF ROCHESTER ZONING. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF VEGETATION AS HYDROPHYTIC WERE DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST REGION WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, C.W.S. 90 DATE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORDED DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 100,000.



JOEL D. BLUM, L.S. 865 DATE

07-21
2022

WHETHER OR NOT OTHERWISE EXPRESSLY NOTED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DECENT ADHERENCE BY THE OWNER/RENDERER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW. NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL AND VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL BY THE
ROCHESTER PLANNING BOARD ON 6/6/2022
SIGNED BY [Signature] DATE 6/2/2022
NAME Ryan O'Connor POSITION

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948