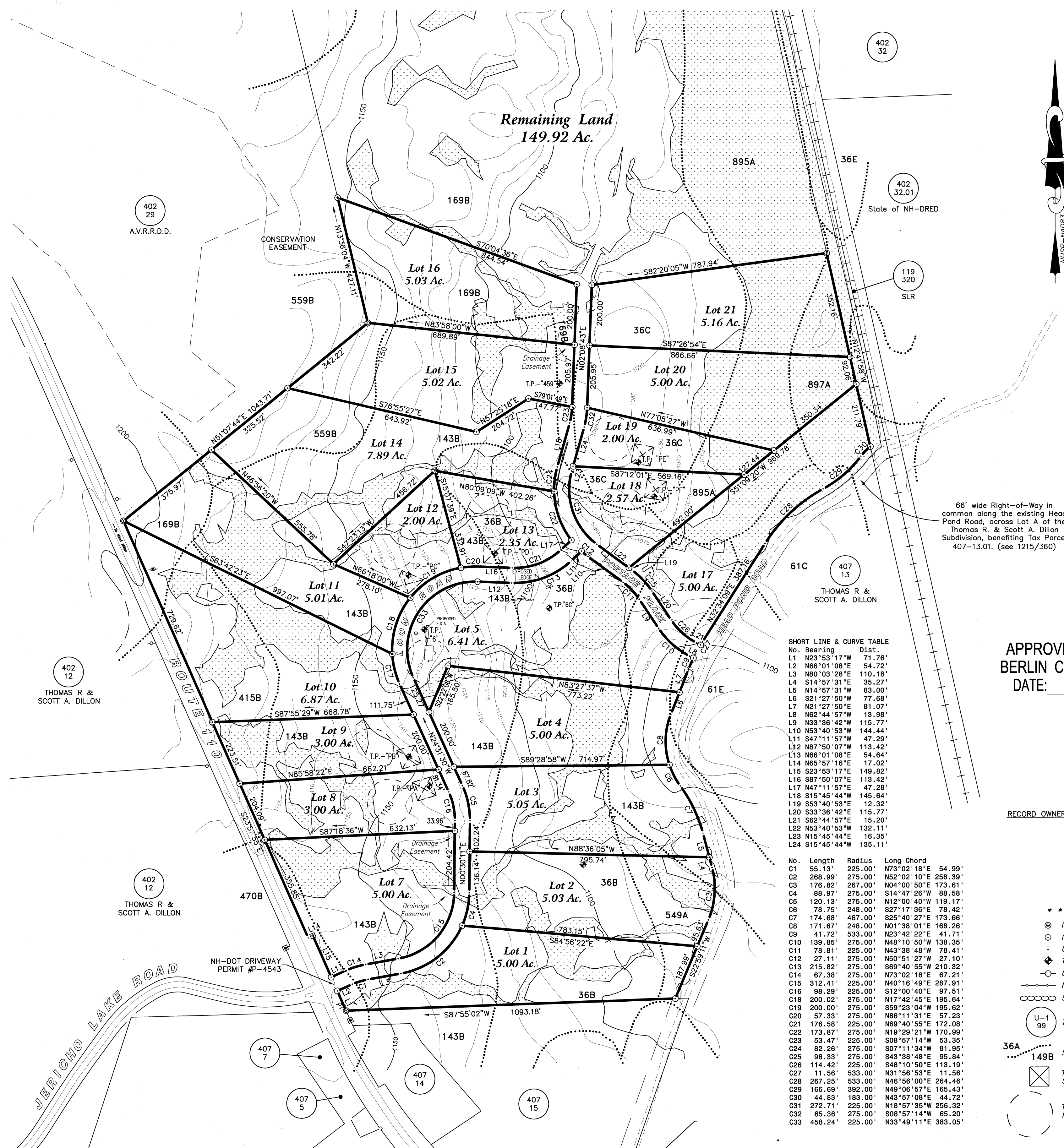
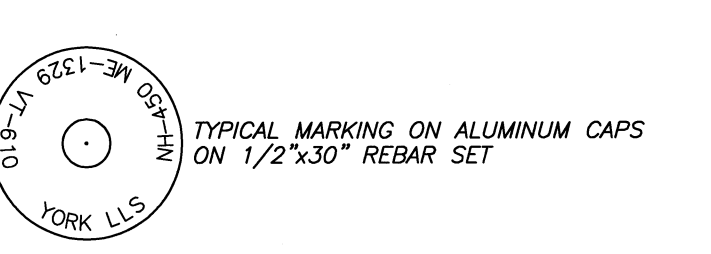
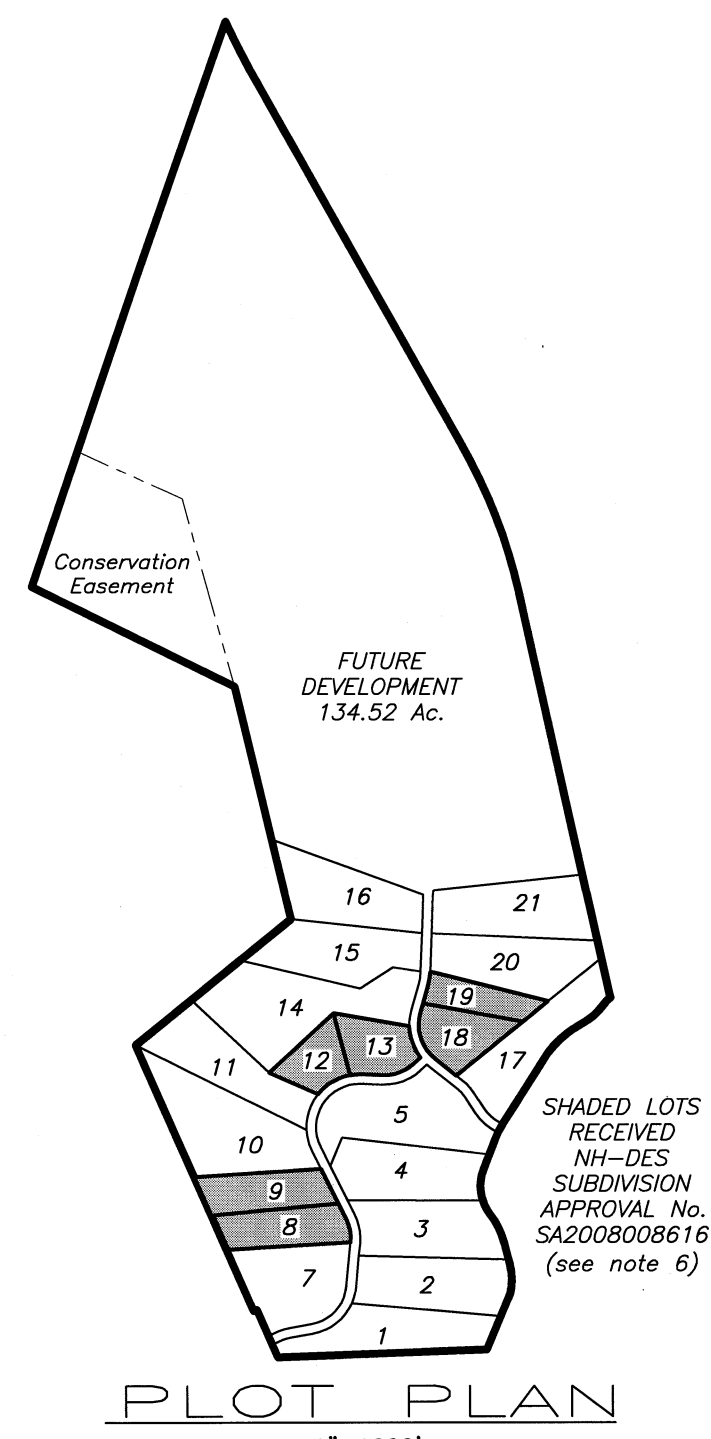


Abutters List

- 119-320
ST LAWRENCE & ATLANTIC
RAILROAD CORPORATION
415 RODMAN ROAD
AUBURN, ME 04210
- 402-24, 27
BERLIN INDUSTRIAL DEV & PARK
AUTHORITY
168 MAIN STREET
BERLIN, NH 03570
- 402-32.01
STATE OF NEW HAMPSHIRE
DEPT OF RESOURCES & ECONOMIC
172 PEMROKE ROAD P O BOX 1856
CONCORD, NH 03302
- 402-29
ANDROSCOGGIN VALLEY REFUSE &
DISPOSAL DISTRICT
C/O SHARON GAUTHIER, ADMIN
P.O. BOX 336
BERLIN, NH 03570
- 407-12, 13
DILLON, THOMAS R
& SCOTT A
P.O. BOX 296
ANSON, ME 04911
- 407-15
1182/352
BALD, DONALD D
P O BOX 161
GORHAM, NH 03581
- 407-3
DILLON INVESTMENTS LLC
P O BOX 296
ANSON, ME 04911
- 407-14
BERGERON, NORMAN D & SANDRA L
30 WEST MILAN ROAD
BERLIN, NH 03570

DRAWING NUMBER
06-022.3

DRAWING NUMBER
CRD 53124



PLAN REFERENCES:

1. "MINOR SUBDIVISION OF ANDROSCOGGIN VALLEY REGIONAL REFUSE DISPOSAL DISTRICT PROPERTY, PART OF LOT 13, RANGE 2, ROUTE 110, BERLIN, NH," DATED NOVEMBER 15, 1991, REVISED 12-30-91, BY YORK LAND SERVICES CO., RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 5748 (YLS DWG# 90-117.1)
2. "PLANS OF PROPOSED UPGRADING PROJECT (CONTRACT BETTERMENT) B-2167, N.H. PROJECT NO. P-1046, BERLIN-GROVETON ROAD (N.H. 110)," DATED 10-17-1975, BY STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. (SHEETS 5 & 6)
3. "RIGHT OF WAY & TRACK MAP, ATLANTIC & ST. LAWRENCE R.R., OPERATED BY THE GRAND TRUNK RY. CO. OF CANADA, STATION 3168+00 TO 3379+20," DATED JUNE 30, 1917. (SLR SHEET V.2/5)
4. "MINOR LOT LINE ADJUSTMENT BETWEEN THOMAS R. DILLON AND SCOTT A. DILLON, TAX MAP 407, PARCEL 13 AND ANDROSCOGGIN VALLEY REGIONAL REFUSE DISPOSAL DISTRICT, TAX MAP 402, PARCEL 29, ROUTE 110, BERLIN, NEW HAMPSHIRE," DATED DECEMBER 2, 2004, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN NO. 2322. (YLS DWG# 04-063A)
5. "BOUNDARY LINE ADJUSTMENT BETWEEN ST. LAURENT HEIRS, INC. AND NORMAN & PAULINE DESCHENES, PART OF LOT 12, RANGE 4, BERLIN, NH," DATED DECEMBER 18, 1990, BY YORK LAND SERVICES, RECORDED AT COOS COUNTY REGISTRY OF DEEDS AT PLAN NO. 497B. (YLS DWG# 90-138)

NOTES:

1. ZONING DISTRICT : JG - JERICHO GATEWAY
2. WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYC VEGETATION, HYDRIC SOILS, AND WETLANDS HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2", JULY 1998.
3. DREDGE AND FILL APPLICATION HAS BEEN PREPARED AND SUBMITTED TO D.E.S. BY HORIZONS ENGINEERING, PLLC.
4. ALTERATION OF TERRAIN PERMIT #MPS-7964 ISSUED 11-9-2007.
5. NH-DES INDIVIDUAL SEPTIC SYSTEM DESIGN APPROVAL No. CA2008093004 WAS ISSUED ON 5-30-2008 FOR LOT 5.
6. NH-DES SUBDIVISION APPROVAL No. SA200808616 WAS ISSUED ON 5-28-2008 FOR LOTS 8, 9, 12, 13, 18 & 19. THE REMAINING LOTS EXCEED 5 ACRES AND DO NOT REQUIRE NH-DES SUBDIVISION APPROVAL.

BREAKDOWN OF USEABLE SOILS						
LOT #	SOIL TYPE	SLOPE	D.E.S. GROUP	S.F. AVAILABLE	S.F. REQUIRED TOWN STATE	% OF MINIMUM TOWN STATE
8	143	B	2*	53401	48000	111
	TOTAL PERCENTAGE OF MINIMUM LOT REQUIREMENT				69455	48000
9	143	B	2*	48000	48000	100
	TOTAL PERCENTAGE OF MINIMUM LOT REQUIREMENT				48000	48000
12	143	B	2*	48000	48000	100
	TOTAL PERCENTAGE OF MINIMUM LOT REQUIREMENT				48000	48000
13	143	B	2	14991	39000	38
	36	B	1	33011	30000	110
18	36	B	1*	10882	48000	22
	36	C	1*	38091	53000	72
19	143	B	2*	2928	48000	6
	169	B	2*	1358	48000	3
19	36	C	1	60604	33000	184
	TOTAL PERCENTAGE OF MINIMUM LOT REQUIREMENT				33000	184

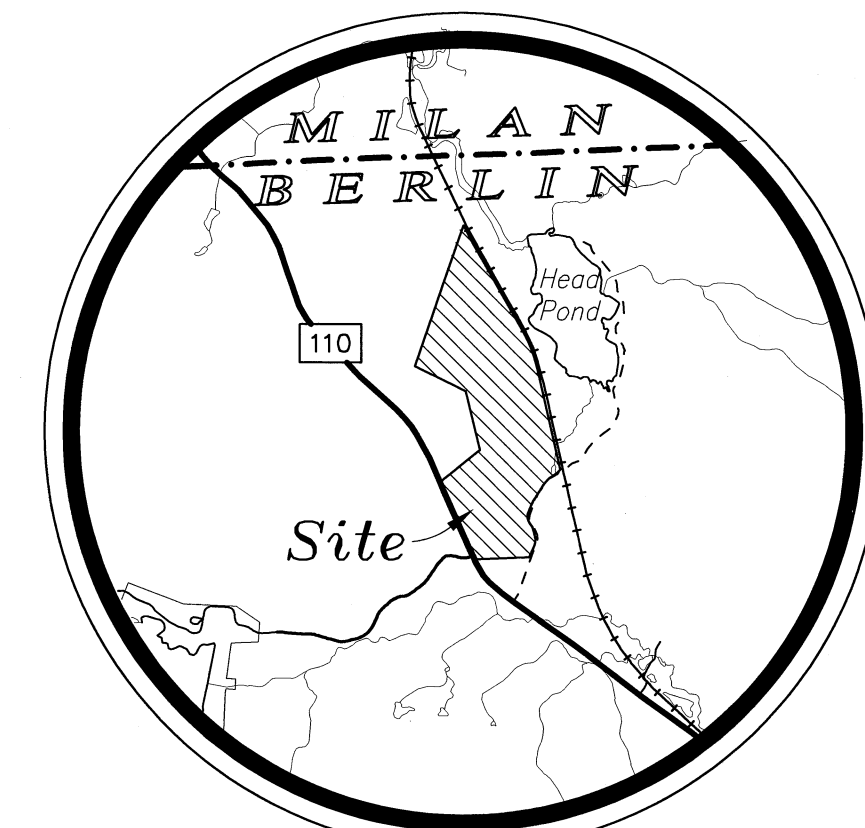
NOTES:
* - GROUP 3 SOILS USED FOR MINIMUM LAND AREA CALCULATIONS
USEABLE SOIL AREAS ARE EXCLUSIVE OF WETLAND OR HYDRIC SOILS

SHORT LINE & CURVE TABLE

No.	Length	Radius	Long Chord	Dist.
L1	23.53	17.76	71.76	71.76
L2	108.01	54.72	54.72	54.72
L3	110.18	35.27	35.27	35.27
L4	114.57	83.00	83.00	83.00
L5	121.50	77.68	77.68	77.68
L6	127.50	81.07	81.07	81.07
L7	133.98	115.77	115.77	115.77
L8	140.44	144.44	144.44	144.44
L9	147.29	47.29	47.29	47.29
L10	154.42	113.42	113.42	113.42
L11	161.88	54.64	54.64	54.64
L12	169.68	17.02	17.02	17.02
L13	177.82	149.82	149.82	149.82
L14	186.32	113.42	113.42	113.42
L15	195.18	47.28	47.28	47.28
L16	204.41	145.64	145.64	145.64
L17	214.01	12.32	12.32	12.32
L18	224.00	115.77	115.77	115.77
L19	234.44	15.20	15.20	15.20
L20	245.33	132.11	132.11	132.11
L21	256.67	16.35	16.35	16.35
L22	268.46	135.11	135.11	135.11

**APPROVED FOR RECORDING
BERLIN CITY PLANNING BOARD
DATE:**

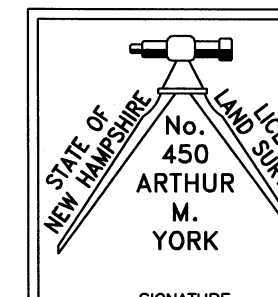
RECORD OWNER: Small Pond Land Holdings, LLC
P.O. Box 10
Glen, NH 03838
Vol.1215, Pg. 360
Tax Map 407, Parcel 13.01



- *** LEGEND *****
- ⊗ IRON PIPE OR PIN, FOUND
 - ⊙ IRON PIN, TO BE SET
 - UNMONUMENTED POINT
 - ⊕ TEST PIT
 - UTILITY POLE
 - FENCE LINE
 - ⊖ STONE WALL
 - U-1 99 TAX MAP & PARCEL NUMBER
 - SOIL BOUNDARY AND TYPES
 - ⊠ TYPICAL 4000 S.F. AREA SUITABLE FOR DISPOSAL SYSTEM
 - ⊗ TYPICAL 75' WELL PROTECTION RADIUS

YORK LAND SERVICES, LLC
Riverside Courtyards, 3 Twelfth Street
Berlin, New Hampshire 03570 - (603)752-7282

**MAJOR SUBDIVISION
JERICHO VILLAGE**
prepared for
SMALL POND LAND HOLDINGS, LLC
Tax Map 407, Parcel 13.01
Route 110
Berlin, New Hampshire



Revisions	Revisions	Revisions	Scale	Date
6-4-2007, KSM, Wetland & Drainage Classifications	1-23-2008, KSM, Omit Lot 6		1 : 10,000+	May 23, 2007
9-7-2007, KSM, Lot 5 & 6 Septics	6-5-2008, KSM, Add NH-DES Subdivision Approval		Checked by AMY	Drawing No. 06-022.3

