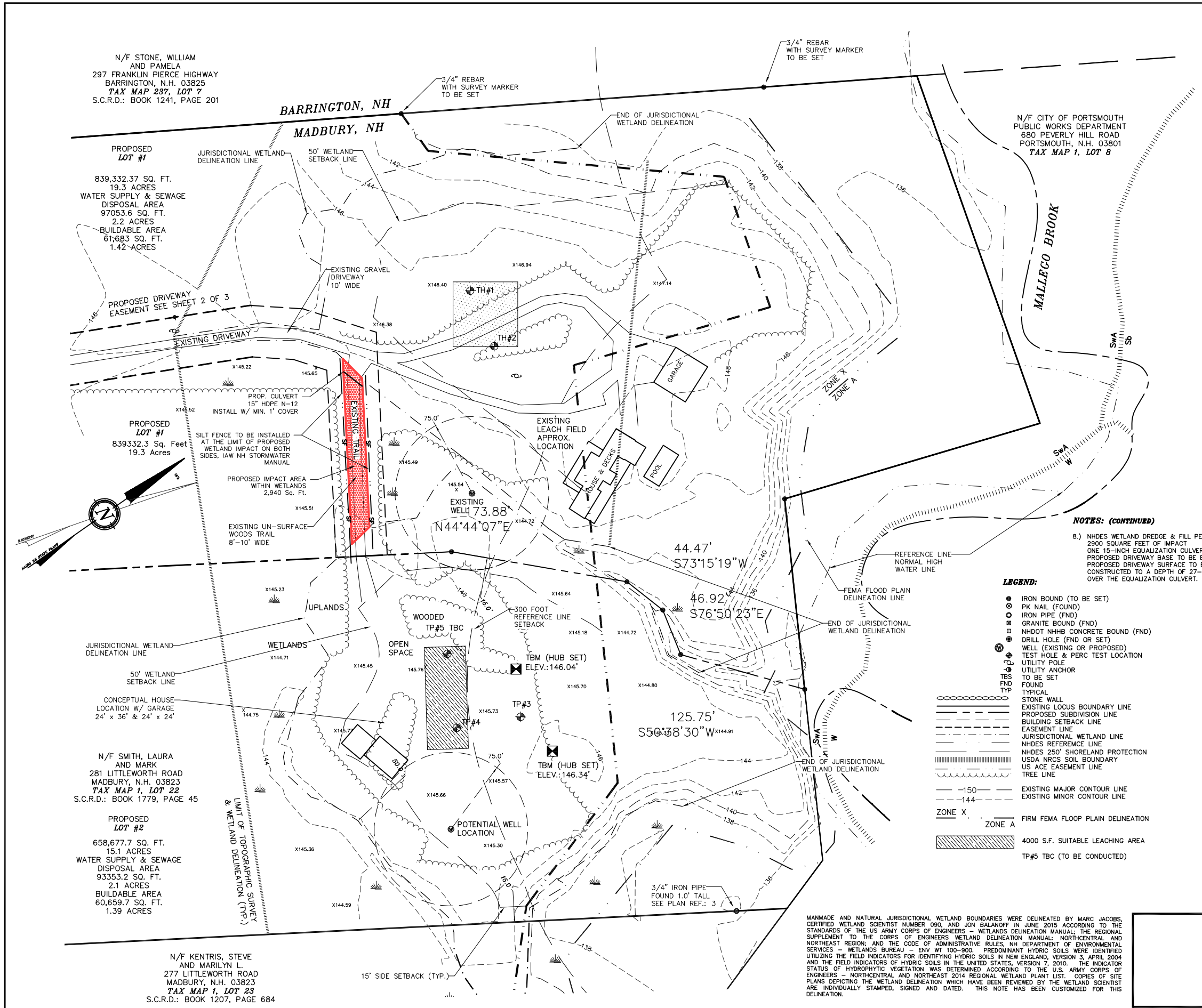

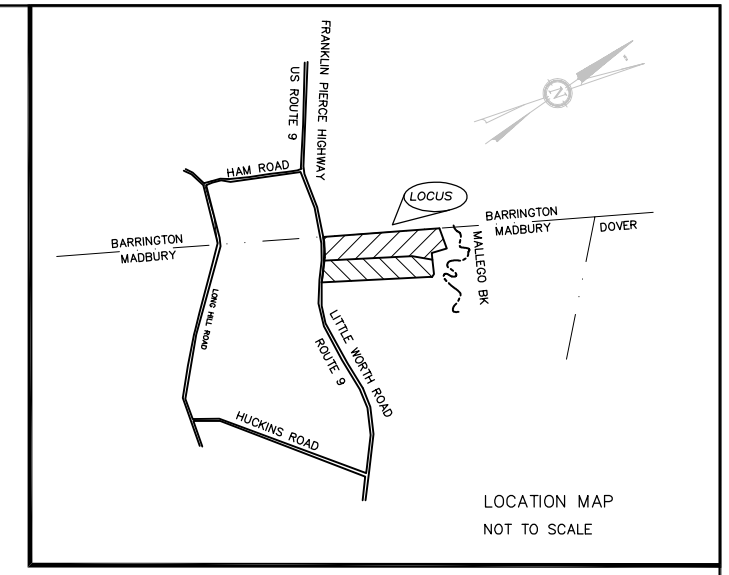

NOTES:

1.) OWNER: LAURA AND MARK SMITH
281 LITTLEWORTH ROAD
MADBURY, NH 03823

2.) TAX MAP 1, LOT 22

3.) LOT AREA: 1,498,010 SQ. FT., 34.38 AC.

4.) S.C.R.D. BOOK 1779, PAGE 45

5.) ZONING: RESIDENTIAL/AGRICULTURAL
SETBACKS:
FRONT – 50 FT.
SIDE – 15 FT.
REAR – 15 FT.
WETLANDS SETBACK – 50 FT.
MIN. LOT SIZE
SINGLE FAMILY – 80,000 SQ. FT.
TWO-FAMILY – 120,000 SQ. FT.
MIN. LOT FRONTAGE: 200.0 FT.
MIN. LOT DEPTH: 150.0 FT.
MAX. LOT COVERAGE: 25%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL PARTIALLY FALLS WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330219, MAP# – 33017C0305E, DATED: SEPTEMBER 30, 2015.

7.) PLAN INTENT: THE INTENT OF THIS PLAN IS DEMONSTRATE A TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP 1, LOT 22 AND TO DEMONSTRATE THE BUILDABLE AREA OF A TWO LOT SUBDIVISION OF LOT 22. THE PLAN SET CONSISTS OF FOUR PLAN SHEETS. IT IS INTENDED THAT SHEET 1 OF 4, PROPOSED SUBDIVISION, AND SHEET 2 OF 4, PROPOSED DRIVEWAY EASEMENT WILL BE RECORDED AT THE S.C.R.D. REGISTRY OF DEEDS. SHEET 3 OF 4, TOPOGRAPHIC SURVEY, AND SHEET 4 OF 4, HISS MAP WILL BE ON FILE AT THE MADBURY, NH TOWN HALL AND AT BS&E.

NOTES: (CONTINUED)

8.) NHDES WETLAND DREDGE & FILL PERMIT (MINIMUM EXPEDITED)
2900 SQUARE FEET OF IMPACT
ONE 15–INCH EQUALIZATION CULVERT TO BE INSTALLED
PROPOSED DRIVEWAY BASE TO BE BANK RUN GRAVEL
PROPOSED DRIVEWAY SURFACE TO BE CRUSHED GRAVEL MINIMUM, CONSTRUCTED TO A DEPTH OF 27–INCHES, 12 INCHES OF COVER OVER THE EQUALIZATION CULVERT.

LEGEND:

- IRON BOUND (TO BE SET)
- PK NAIL (FOUND)
- IRON PIPE (FND)
- GRANITE BOUND (FND)
- NHDOT NHHB CONCRETE BOUND (FND)
- DRILL HOLE (FND OR SET)
- WELL (EXISTING OR PROPOSED)
- TEST HOLE & PERC TEST LOCATION
- UTILITY POLE
- UTILITY ANCHOR
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- STONE WALL
- EXISTING LOCUS BOUNDARY LINE
- PROPOSED SUBDIVISION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- JURISDICTIONAL WETLAND LINE
- NHDES REFEREMCE LINE
- NHDES 250' SHORELAND PROTECTION
- USDA NRCS SOIL BOUNDARY
- US ACE EASEMENT LINE
- TREE LINE
- 150 EXISTING MAJOR CONTOUR LINE
- 144 EXISTING MINOR CONTOUR LINE
- ZONE X / ZONE A FIRM FEMA FLOOP PLAIN DELINEATION
- 4000 S.F. SUITABLE LEACHING AREA
- TP#5 TBC (TO BE CONDUCTED)

SOIL DATA:

ScA – SCANTIC SILT LOAM, 0 TO 3% SLOPES
SwA – SWANTON FINE SANDY LOAM, 0 TO 35 SLOPES
Sb – SAUGATUCK LOAMY SAND
W – WATER

SEE WEBSOIL USDA/NRCS/NATIONAL COOPERATIVE SOIL SURVEY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

#3	01/06/16	PER PLANNING BOARD REVIEW
#2	12/24/15	PROPOSED CULVERT & WETLAND IMPACT CONCEPTUAL HOUSE & GARAGE LOCATION
#1A	12/02/15	BUILDABLE AREA CLARIFICATION & REVISED FEMA FLOOD INSURANCE PROGRAM 2015

TOPOGRAPHIC SURVEY PLAN
PROPOSED SUBDIVISION FOR
LAURA AND MARK SMITH
281 LITTLEWORTH ROAD
MADBURY, NH 03823
TAX MAP 1, LOT 22

MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN JUNE 2015 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 100–900. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS – NORTHCENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS DELINEATION.

MARC E. JACOBS, CWS #090

STATE OF NEW HAMPSHIRE
No. 805
KENNETH A. BERRY
LICENSED LAND SURVEYOR
SIGNATURE

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332–2863

SCALE : 1 IN. EQUALS 50 FT.
DATE : SEPTEMBER 22, 2015
FILE NO. : DB 2015 – 097

SHEET 3 OF 4