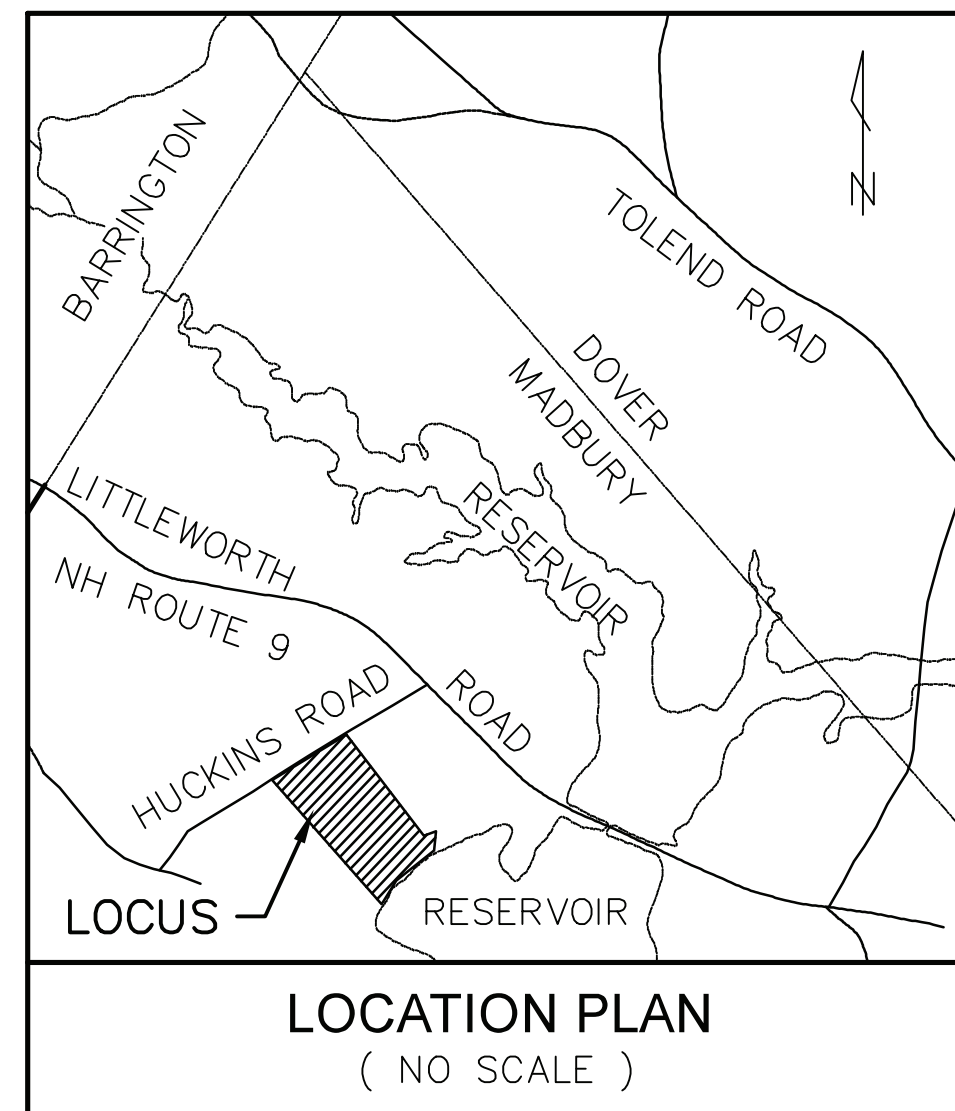


# 4 LOT RESIDENTIAL SUBDIVISION

TAX MAP 1, LOT 16  
14 HUCKINS ROAD  
MADBURY, NH  
MAY 3, 2022



OWNER/APPLICANT

ZELAND SCHWARTZ REVOCABLE TRUST  
ZELAND SCHWARTZ, TRUSTEE  
14 HUCKINS ROAD  
MADBURY, NH 03823

CIVIL ENGINEER

**CIVILWORKS NEW ENGLAND**

CIVIL & WATERFRONT ENGINEERING  
181 Watson Road, PO Box 1166  
Dover, New Hampshire 03821  
603.749.0443

LAND SURVEYOR

McENEANEY SURVEY ASSOCIATES OF NEW ENGLAND  
P.O. BOX 681  
24 CHESTNUT STREET  
DOVER, NH 03820  
(603) 742-0911

SOIL SCIENTIST

JAMES P. GOVE, CSS  
GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DRIVE-UNIT H  
EXETER, NH 03833-7507  
(603) 580-4120

WETLAND SCIENTIST

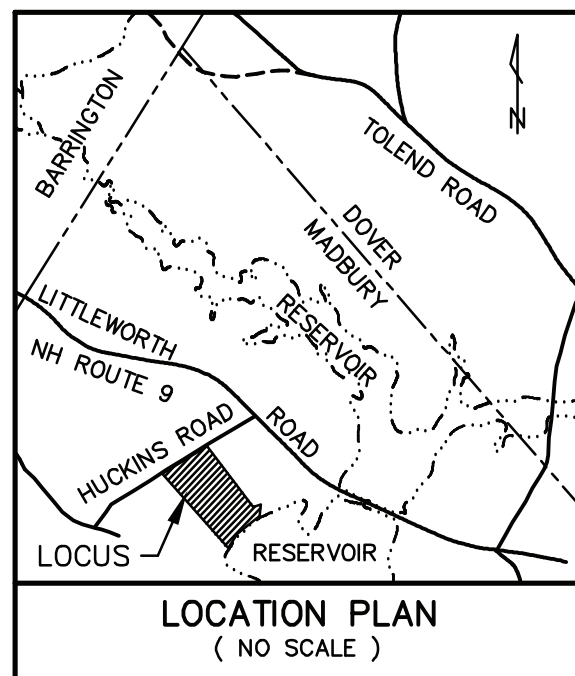
DAMON E. BURT, CWS  
FRAGGLE ROCK ENVIRONMENTAL  
38 GARLAND ROAD  
STRAFFORD, NH 03884  
(603) 969-5574

SHEET INDEX

COVER SHEET  
NEIGHBORHOOD PLAN (BY MCENEANEY SURVEY)  
SUBDIVISION PLAN (BY MCENEANEY SURVEY)  
TOPOGRAPHIC SUBDIVISION PLAN (BY MCENEANEY SURVEY)  
DRIVEWAY SIGHT DISTANCE PLAN AND PROFILES  
WETLAND IMPACT PLAN  
WETLAND BUFFER IMPACT EXHIBIT  
EROSION CONTROL DETAILS

SHEET

1  
2  
3  
4  
5  
6  
7  
8



**ABUTTERS ACROSS HUCKINS ROAD**

**1 / 13** BRENDAN JAMES FORGET  
KRISTEN LEIGH FORGET  
11 HUCKINS ROAD  
MADBURY, NH 03823  
4749 / 517

**1 / 37A** MATTHEW J. GIBBONS  
ASHLEY J. RANDALL  
13 HUCKINS ROAD  
MADBURY, NH 03823  
4166 / 545

**1 / 37B** RICHARD E. BROUGHTON  
JOHANNA BROUGHTON  
15 HUCKINS ROAD  
MADBURY, NH 03823  
3091 / 896

**1 / 37-E1** ELIZABETH A. BOUTIN  
ARTHUR P. BOUTIN, III  
9A HUCKINS ROAD  
MADBURY, NH 03823  
4502 / 543

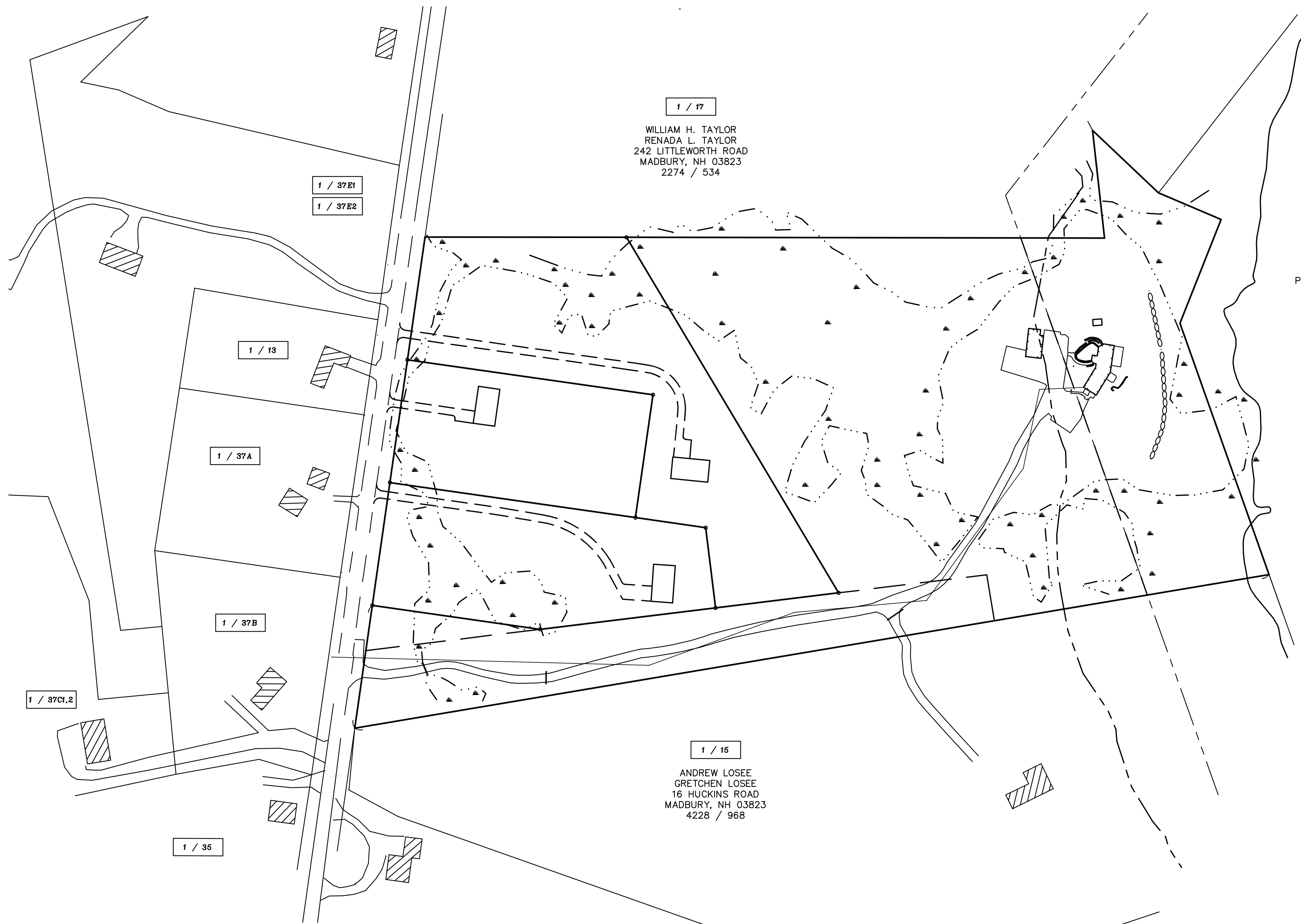
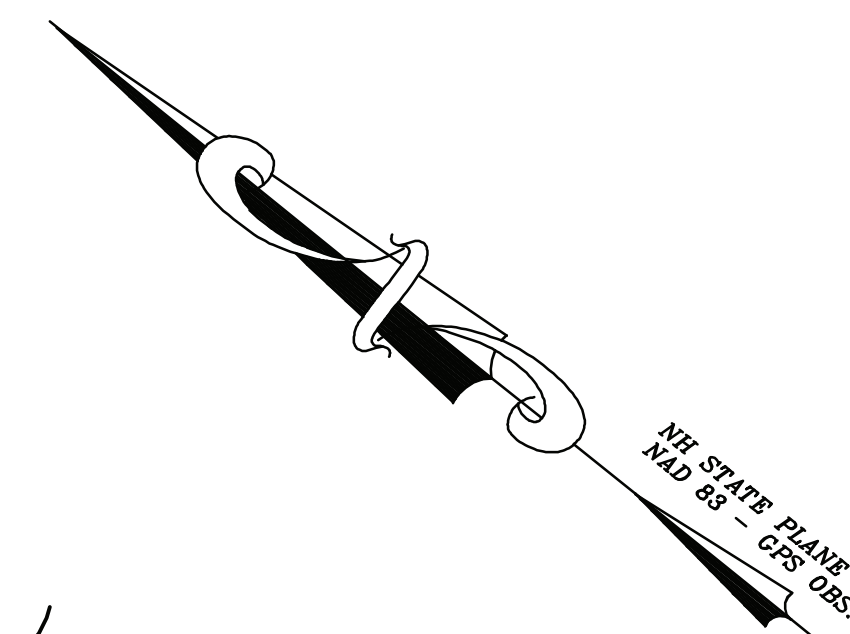
**1 / 37-E2** STEPHEN W. PELLEGRINI  
9B HUCKINS ROAD  
MADBURY, NH 03823  
3546 / 953

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**NOTES:**

- 1.) OWNER OF RECORD:  
ZELAND SCHWARTZ, TRUSTEE  
ZELAND SCHWARTZ REVOCABLE TRUST  
14 HUCKINS ROAD  
MADBURY, NEW HAMPSHIRE 03823  
S.C.R.D. VOLUME 4704, PAGE 448
- 2.) **1 / 16** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) TOTAL PARCEL AREA = 910,026 S.F. / 20.89 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION IN RELATION TO THE SURROUNDING LOTS.



**1 / 17**  
WILLIAM H. TAYLOR  
RENADA L. TAYLOR  
242 LITTLEWORTH ROAD  
MADBURY, NH 03823  
2274 / 534

**2 / 10**  
CITY OF PORTSMOUTH  
PUBLIC WORKS DEPARTMENT  
608 PEVERLY HILL ROAD  
PORTSMOUTH, NH 03801

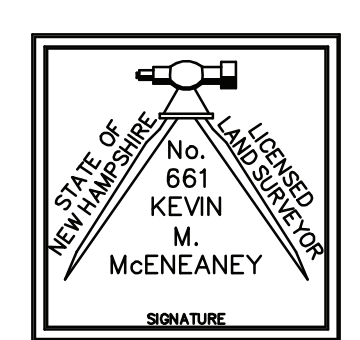
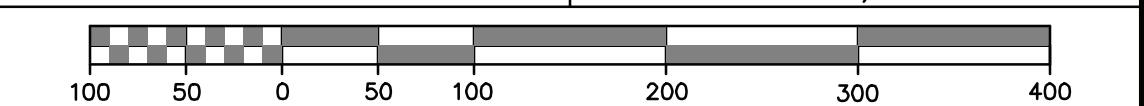
**1 / 15**  
ANDREW LOSEE  
GRETCHEN LOSEE  
16 HUCKINS ROAD  
MADBURY, NH 03823  
4228 / 968

**LEGEND**

- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- ∅ - DIAMETER
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- UP 36A/6 - UTILITY POLE WITH ID NUMBER
- OHU - OVERHEAD UTILITY LINES
- ⊙ - SEPTIC TANK COVER
- CMP - CORRUGATED METAL PIPE
- S.S.(fnd) - STEEL STAKE FOUND (DAVIS ENG.)
- I.R.(fnd) - IRON ROD FOUND
- I.R.(tbs) - IRON ROD WITH ID CAP #661 TO BE SET

**NEIGHBORHOOD PLAN**  
PREPARED FOR  
**ZELAND SCHWARTZ REVOCABLE TRUST**  
TAX MAP 1, LOT No. 16  
**14 HUCKINS ROAD**  
**TOWN of MADBURY**  
**COUNTY of STRAFFORD**  
**STATE of NEW HAMPSHIRE**

DRAWN BY: **KJF** FILE: **MSA\2318\DWG\21-2318S**  
SCALE: **1" = 100'** DATE: **APRIL 11, 2022**



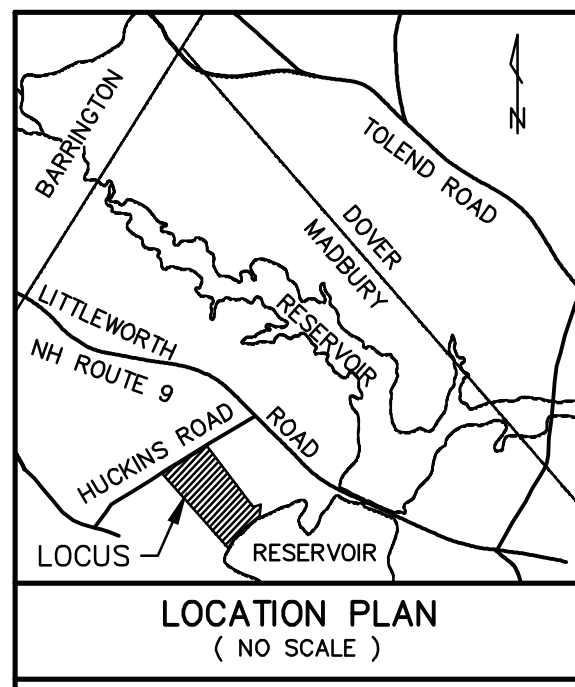
**McEaney**  
**S**urvey  
**A**ssociates  
of NEW ENGLAND

P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

**SURVEYING - PLANNING - CONSULTING**

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-2318	SUBDIVISION	21-08	44-55	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	



**ABUTTERS ACROSS HUCKINS ROAD**

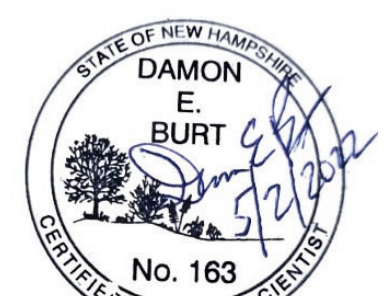
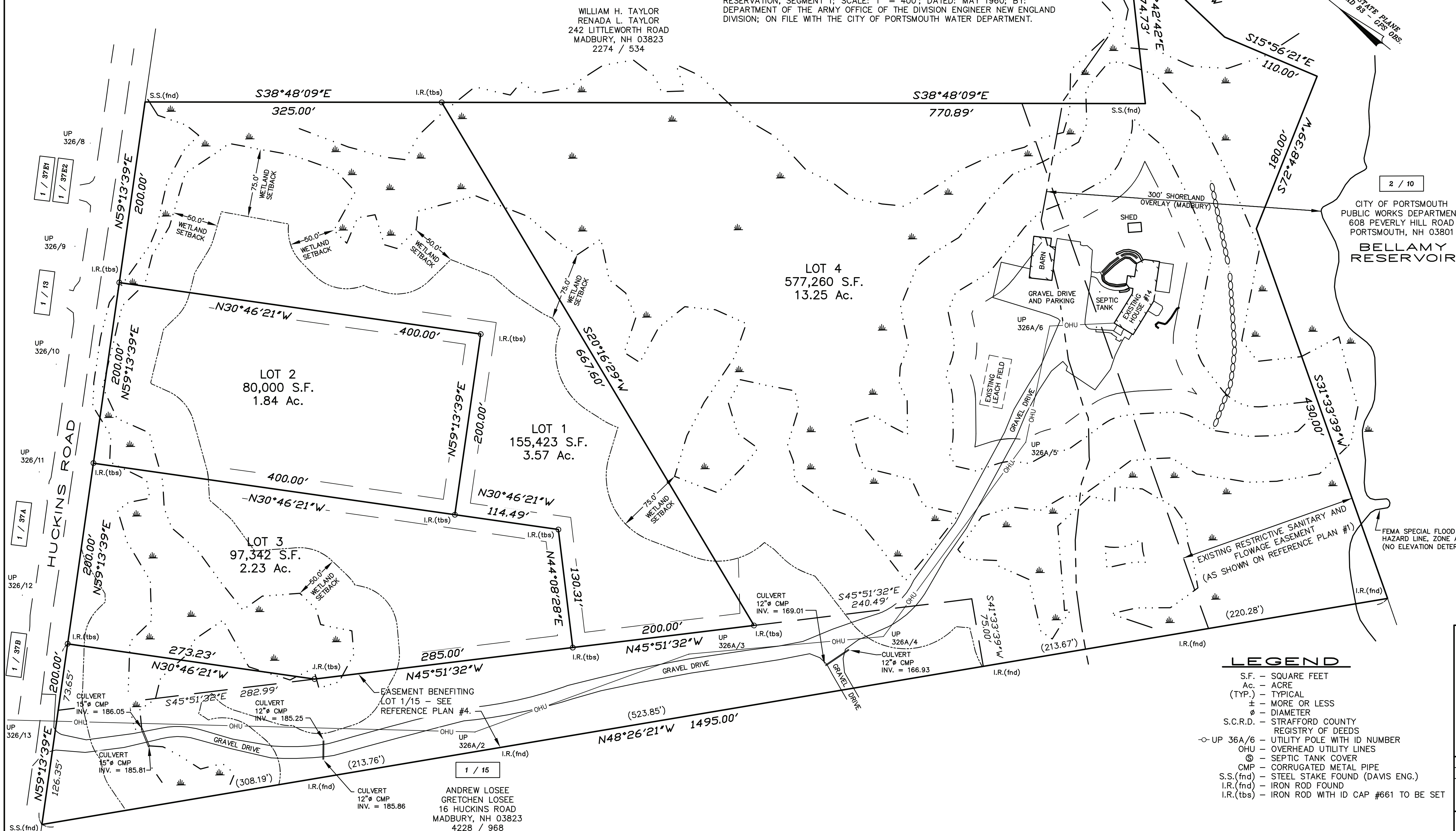
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14 HUCKINS ROAD  
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SIDE SETBACK = 15 FEET  
REAR SETBACK = 15 FEET  
  
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- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JULY 20, 2021.  
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- 10.) TEST PITS LOGGED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC., CSS #95. TEST PIT LOGS REVIEWED BY STEPHEN HAIGHT PE, DESIGNER #934.
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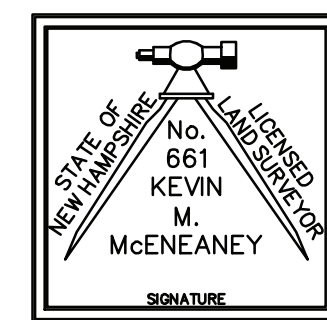
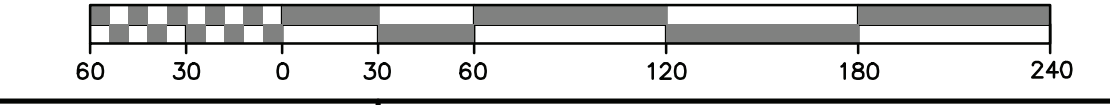


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**SUBDIVISION PLAN**  
PREPARED FOR  
**ZELAND SCHWARTZ REVOCABLE TRUST**  
TAX MAP 1, LOT No. 16  
**14 HUCKINS ROAD**  
**TOWN of MADBURY**  
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DRAWN BY: KJF FILE: MSA\2318\DWG\21-2318S  
SCALE: 1" = 60' DATE: DECEMBER 29, 2021



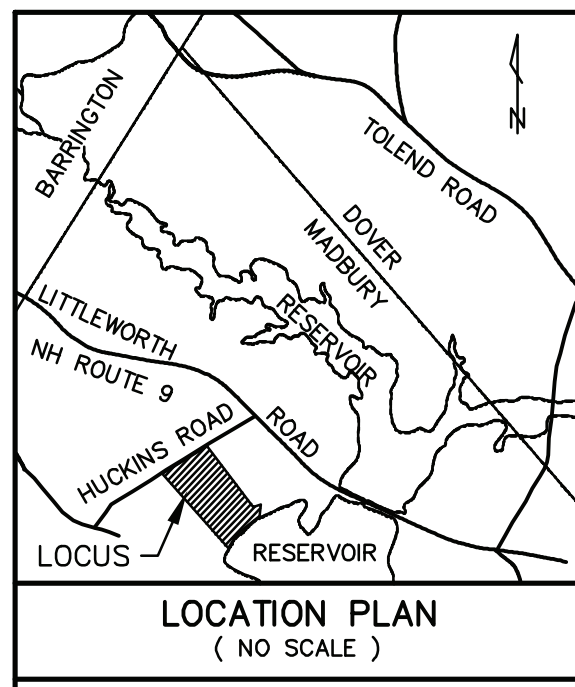
**McEaney**  
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P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

NO.	DATE	DESCRIPTION	BY	CHK
1	4/11/22	REVISE PER PLANNING COMMENTS	KJF	KMM
REVISIONS				
21-2318	SUBDIVISION	21-08	44-55	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

**LOT QUALIFYING AREAS WITH THE PERCENTAGE OF STEEP SLOPES AND POORLY DRAINED SOIL USED**

LOT	QUALIFYING AREA	STEEP SLOPE %	POORLY DRAINED SOIL %
1	95,725 S.F.	0%	0%
2	80,000 S.F.	0%	4%
3	97,342 S.F.	0%	23%
4	233,211 S.F.	0%	0%

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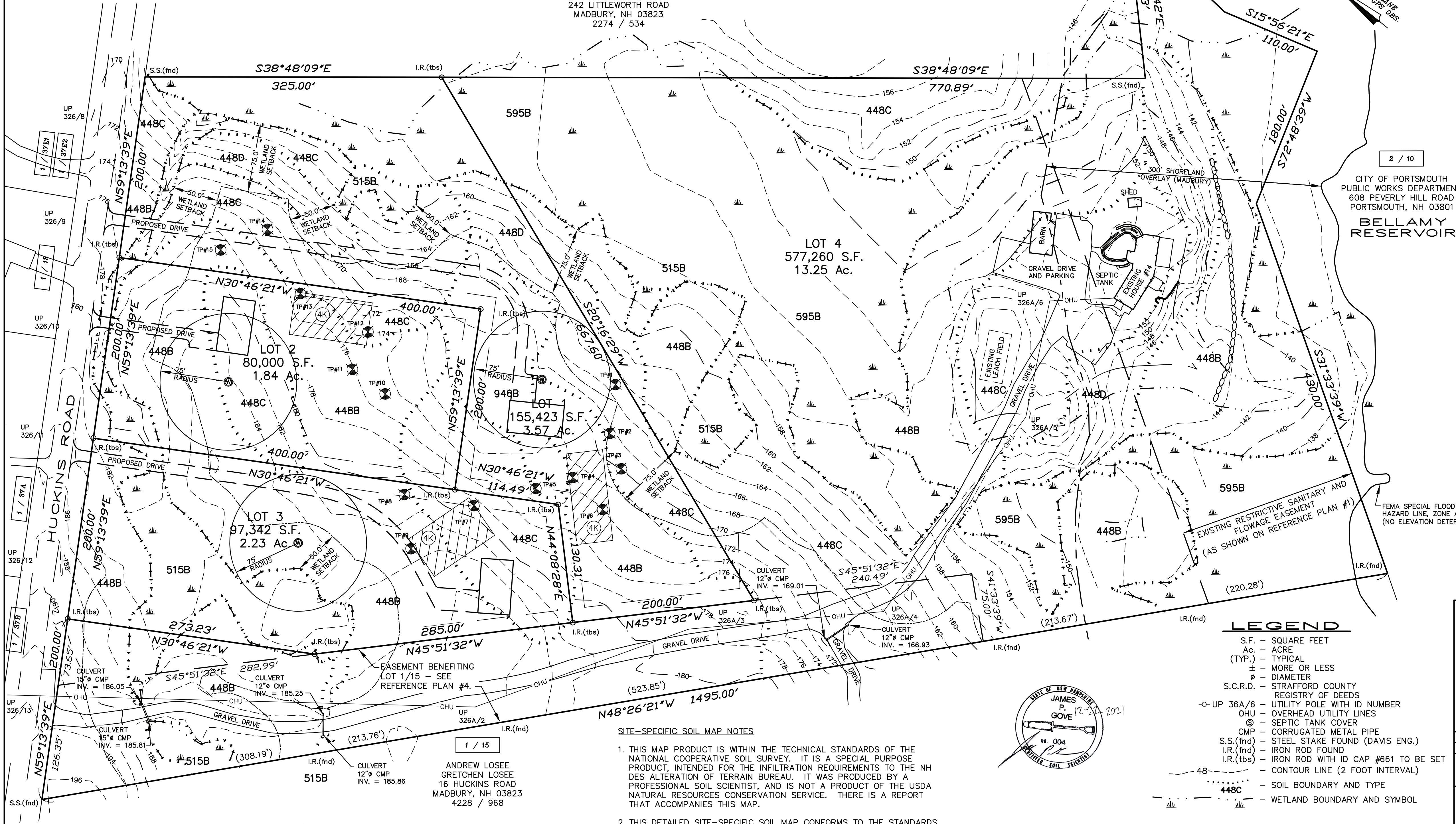
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- I.R.(fnd) - IRON ROD FOUND
- I.R.(tbs) - IRON ROD WITH ID CAP #661 TO BE SET
- 48 - CONTOUR LINE (2 FOOT INTERVAL)
- 448C - SOIL BOUNDARY AND TYPE
- Wetland Boundary and Symbol

**SITE-SPECIFIC SOIL MAP NOTES**

1. THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR THE INFILTRATION REQUIREMENTS TO THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.
2. THIS DETAILED SITE-SPECIFIC SOIL MAP CONFORMS TO THE STANDARDS OF SSSNE PUBLICATION NO. 3, VERSION 7.0, JULY, 2021.
3. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED 12-20-21, AND WAS PREPARED BY JAMES P GOVE, CSS#004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY IS ON LAND AT 14 HUCKINS ROAD, MADBURY NH.

SSSM SYMBOL	HISS SYMBOL	SOIL MAP UNIT NAME	HSG	ALPHA SLOPE SYMBOL
448	323	SCITUATE FINE SANDY LOAM	C	B 0-8%
946	423	RIDGEBURY (SWPD) VERY STONY	C	C 8-15%
515	523	LEICESTER, VERY STONY	C	D 15-25%
595	623	MUCK AND PEAT	D	E 25-35%

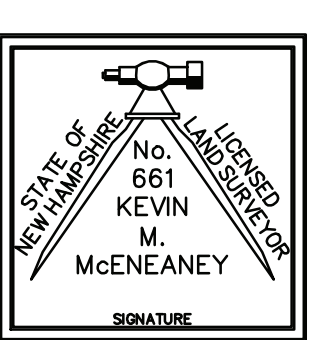
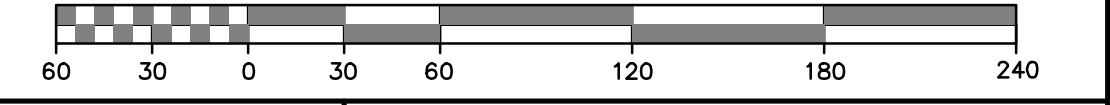
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1	95,725 S.F.	0%	0%
2	80,000 S.F.	0%	4%
3	97,342 S.F.	0%	23%
4	233,211 S.F.	0%	0%

NO.	DATE	DESCRIPTION	BY	CHK
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21-2318	SUBDIVISION	21-08	44-55	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

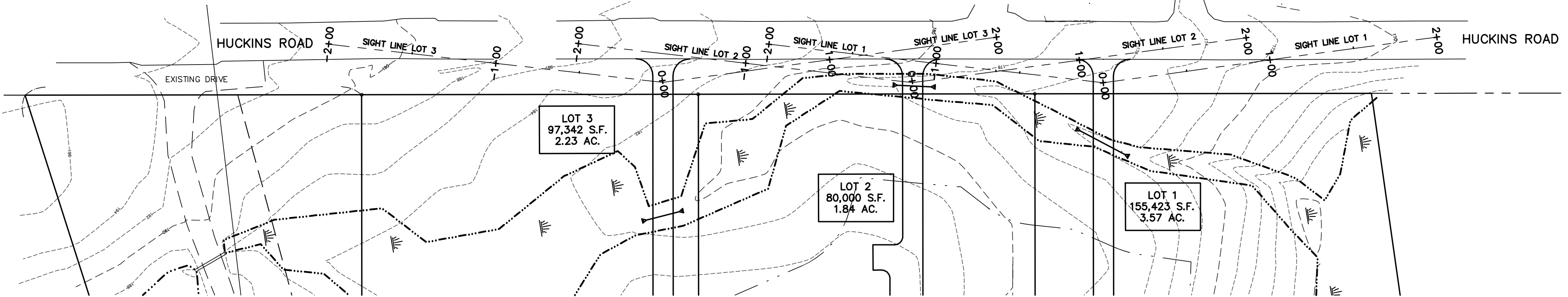
**TOPOGRAPHIC SUBDIVISION PLAN**  
PREPARED FOR  
**ZELAND SCHWARTZ REVOCABLE TRUST**  
TAX MAP 1, LOT No. 16  
**14 HUCKINS ROAD**  
**TOWN of MADBURY**  
**COUNTY of STRAFFORD**  
**STATE of NEW HAMPSHIRE**

DRAWN BY: KJF FILE: MSA\2318\DWG\21-2318S  
SCALE: 1" = 60' DATE: DECEMBER 29, 2021

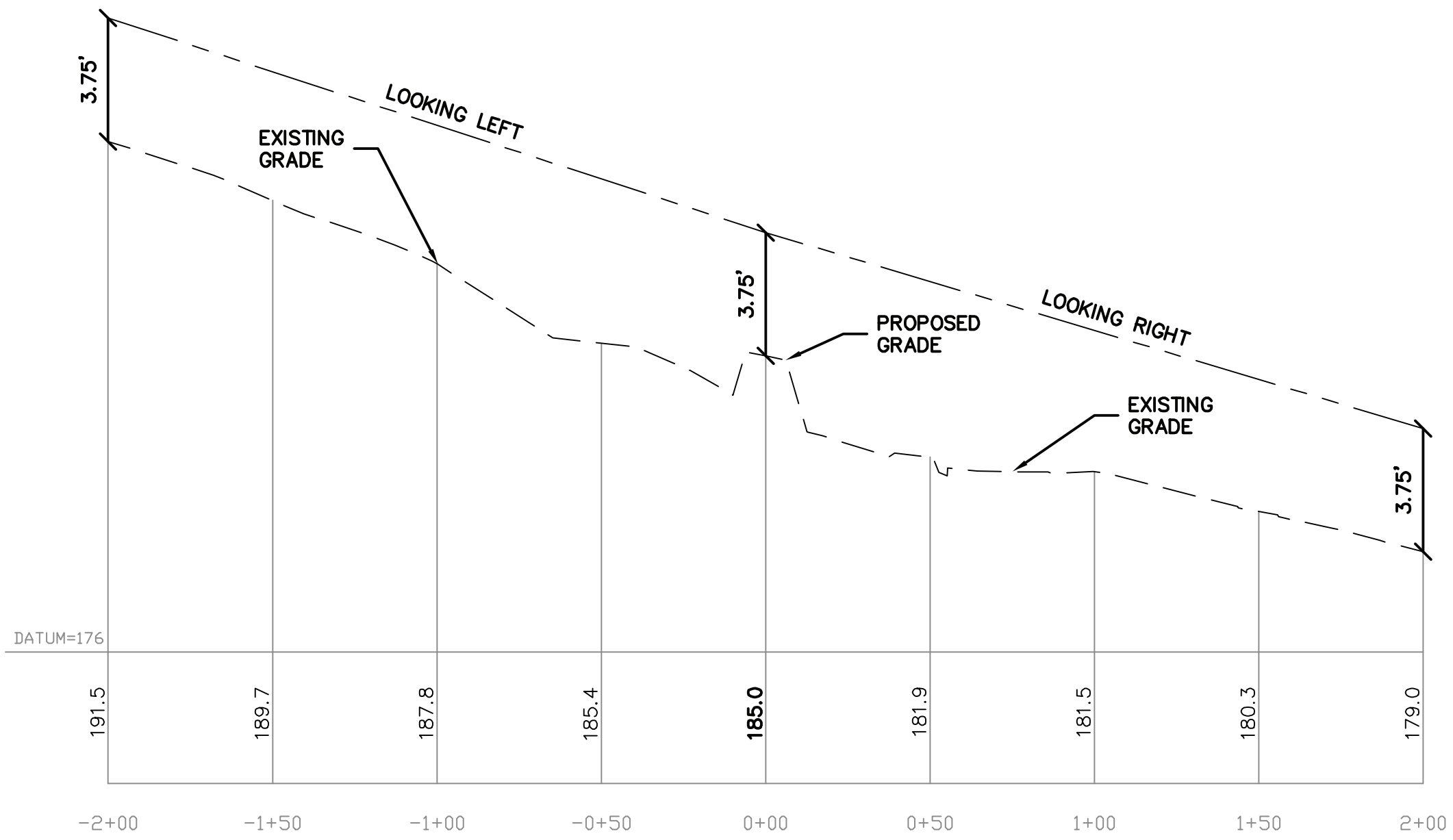
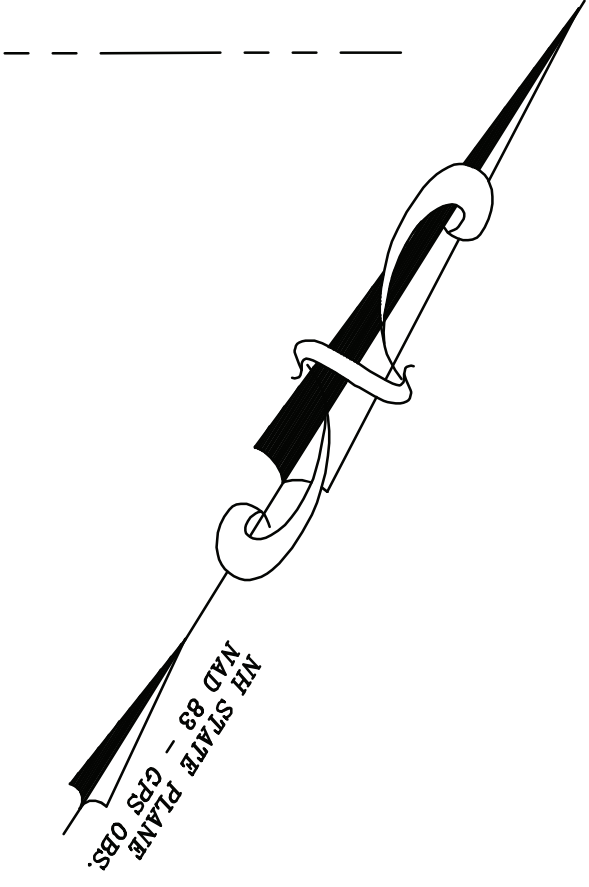


**McNeaney Survey Associates**  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911

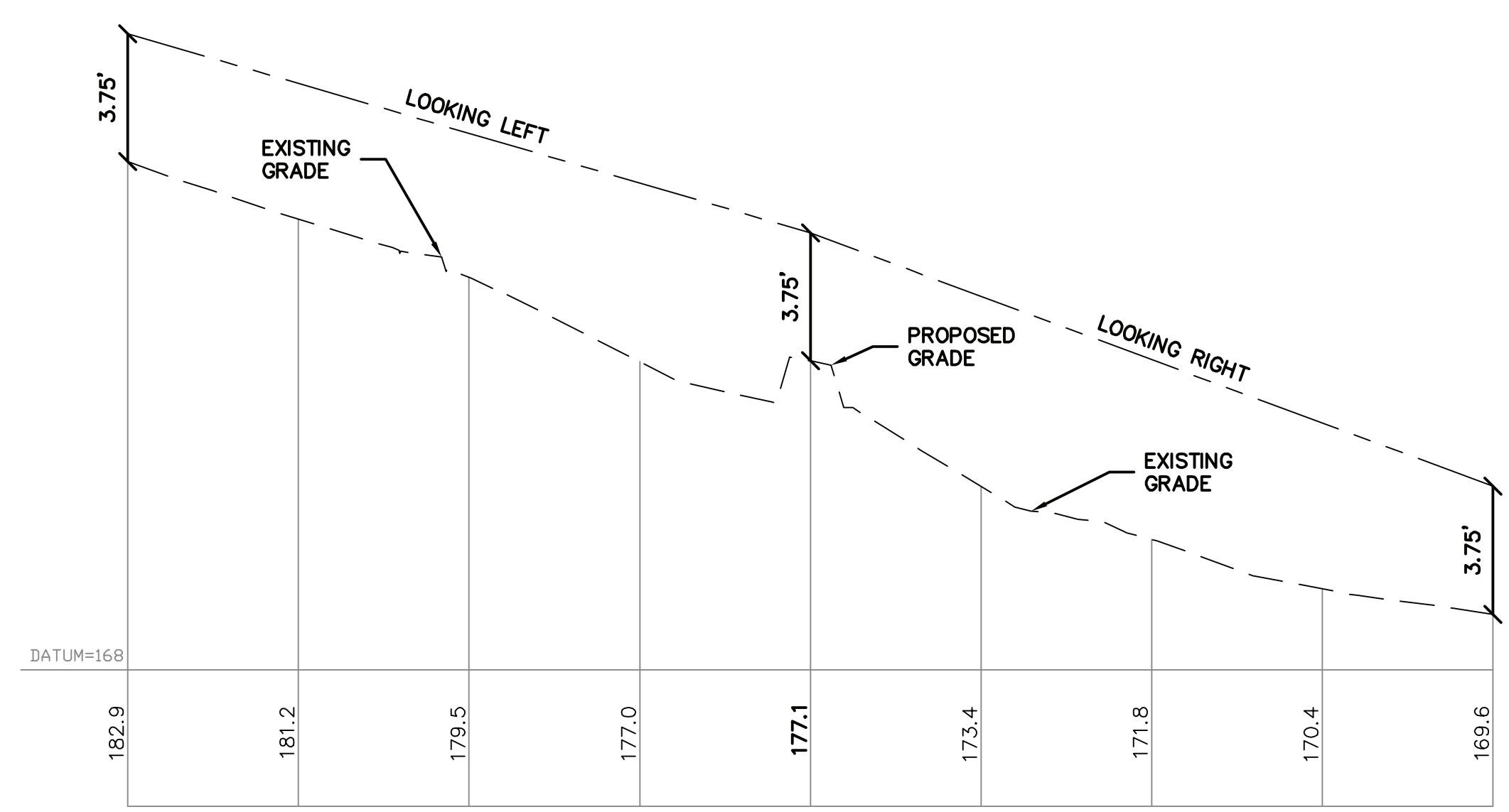
SURVEYING - PLANNING - CONSULTING



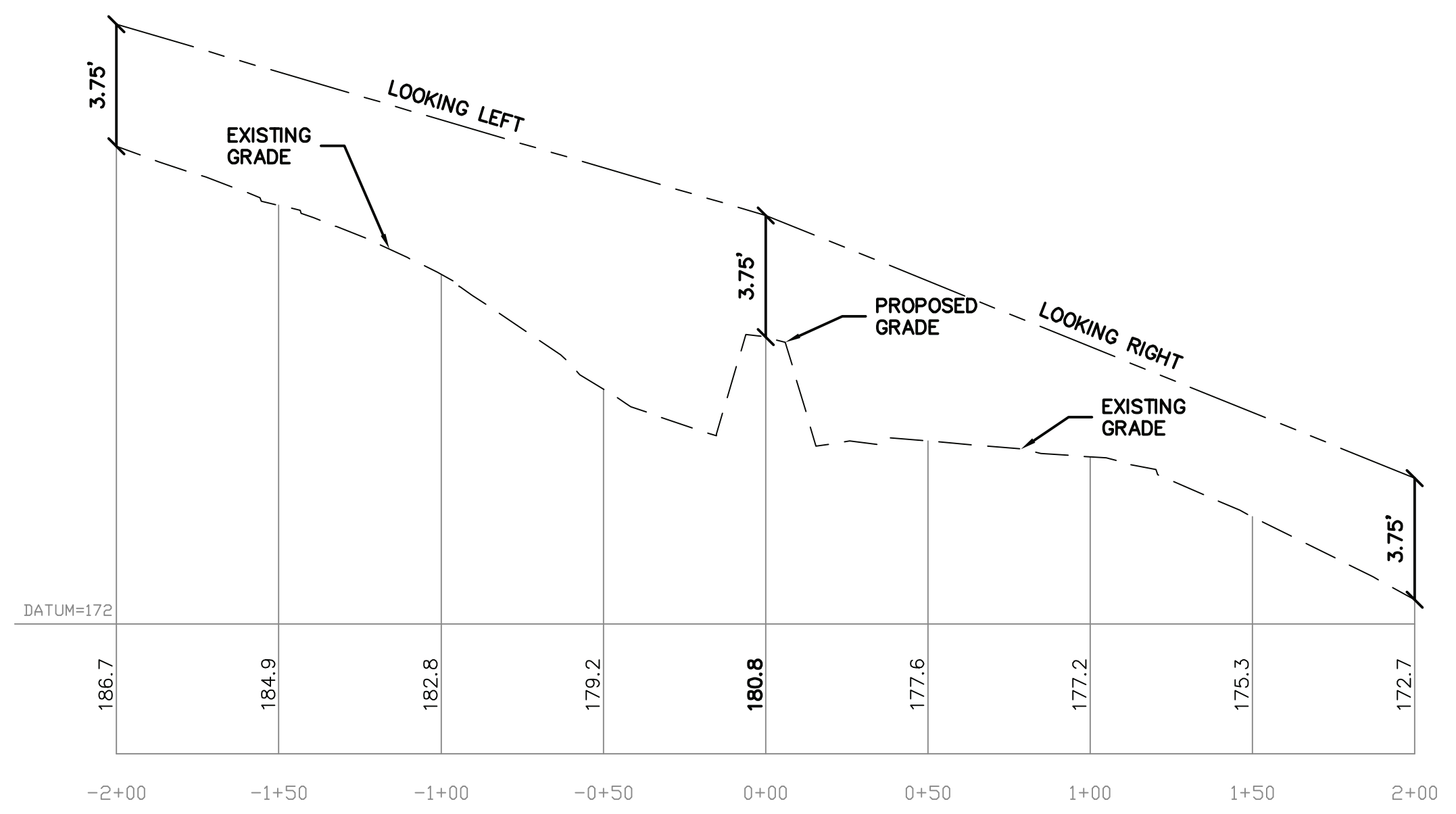
200' ALL SEASON SIGHT DISTANCE PLAN  
HORIZONTAL SCALE: 1"=40'



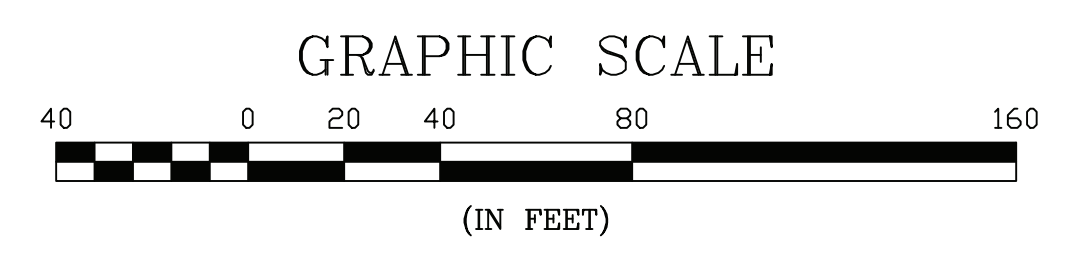
200' ALL SEASON SIGHT PROFILE: LOT 3  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



200' ALL SEASON SIGHT PROFILE: LOT 1  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



200' ALL SEASON SIGHT PROFILE: LOT 2  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



DRIVEWAY SIGHT DISTANCE PLAN AND PROFILES

4 LOT RESIDENTIAL SUBDIVISION  
14 HUCKINS ROAD  
MADBURY, NH 03823

ZELAND SCHWARTZ  
14 HUCKINS ROAD  
MADBURY, NH 03823

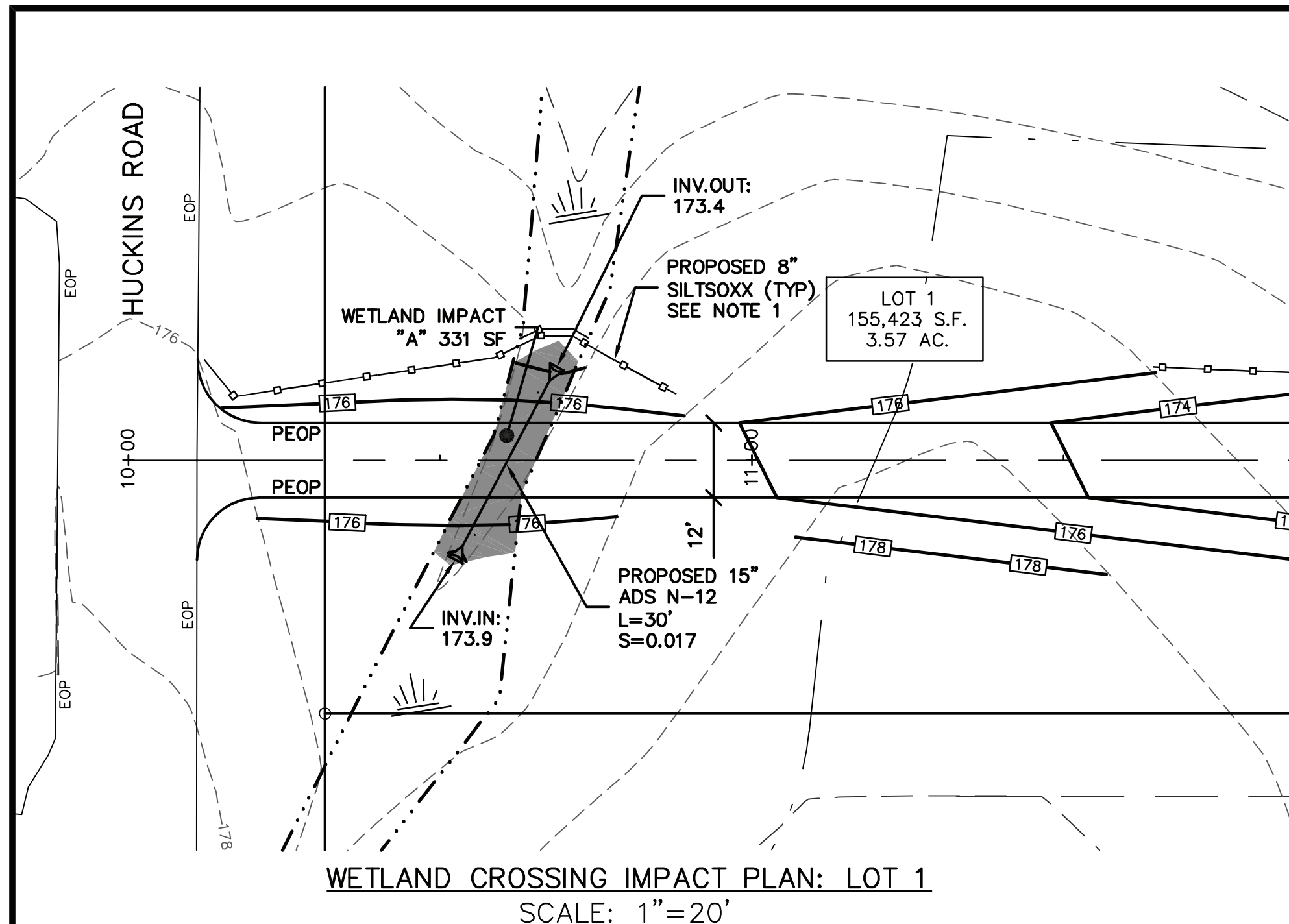
5

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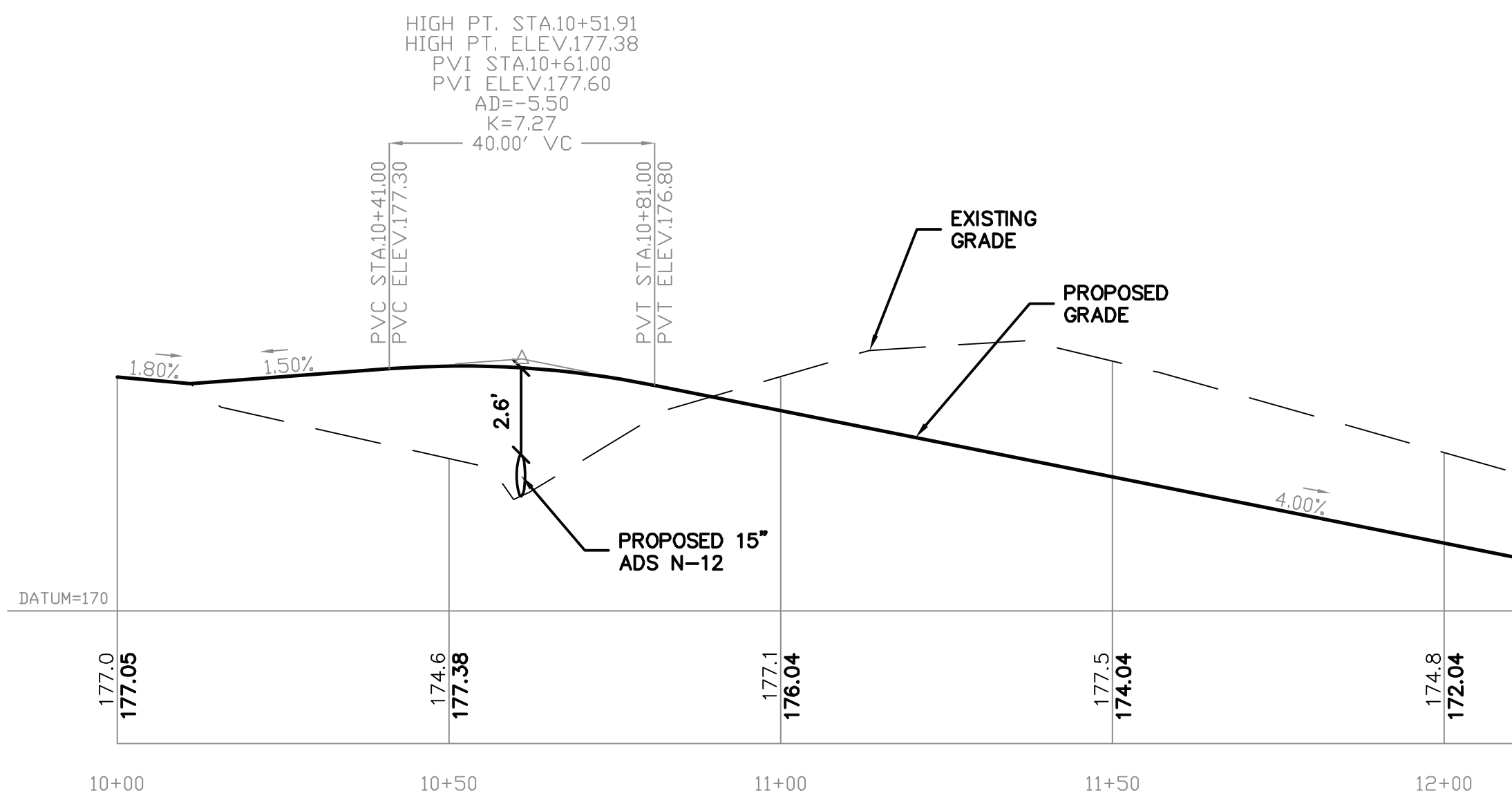
DATE	DESCRIPTION	APP'D	DATE
5-3-22	AS SHOWN		
	DRAWN BY: CAD		
	DESIGN BY: CAD		
	APPROVED BY: SJH		
	PROJECT NO: 20092A		
	FILE: SITE		

STATE OF NEW HAMPSHIRE  
 SEAL OF THE PROFESSIONAL ENGINEER  
 STEPHEN J. HAIGHT  
 No. 7970  
 LICENSED PROFESSIONAL ENGINEER

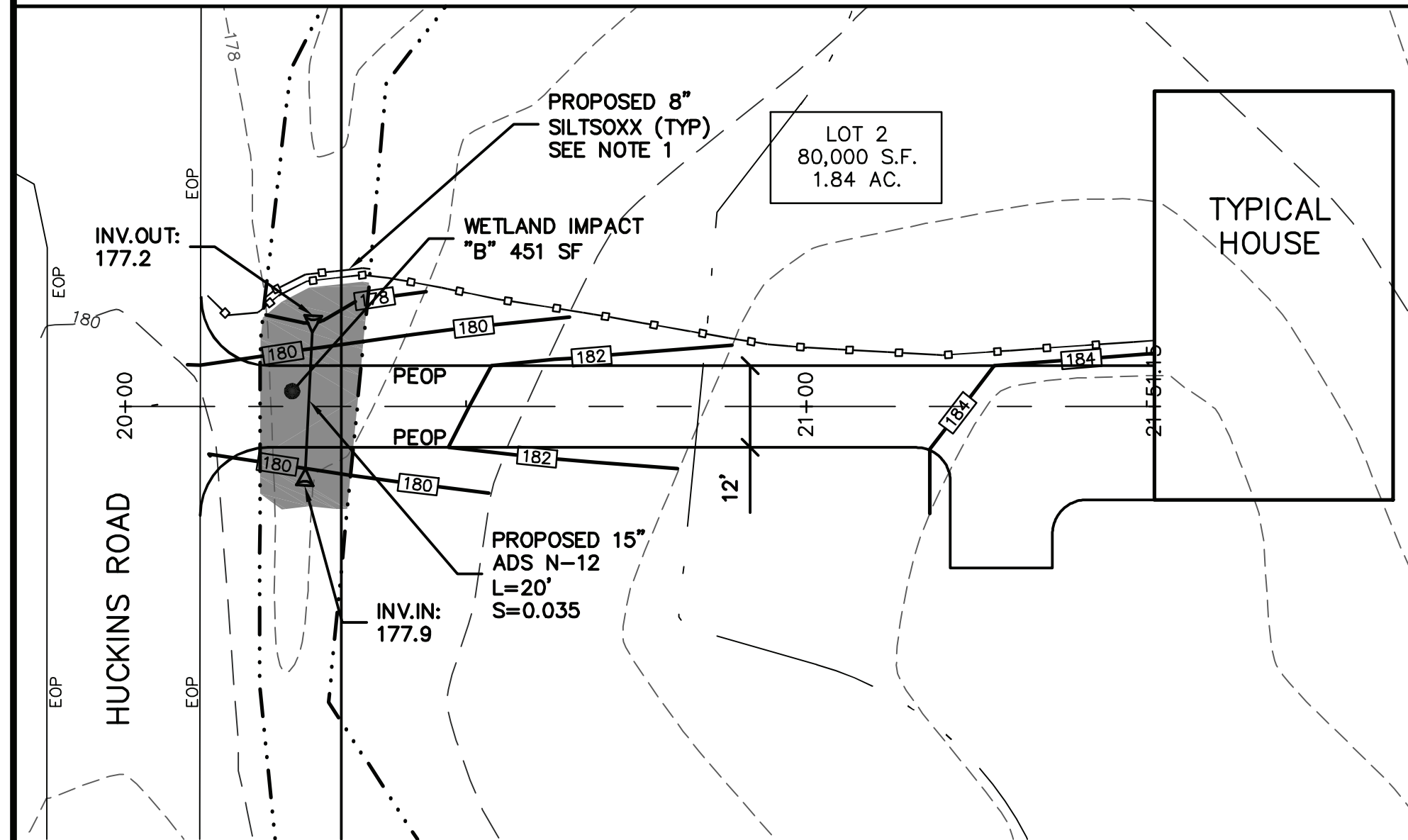
CIVILWORKS NEW ENGLAND  
 CIVIL ENGINEERING  
 181 Watson Road, PO Box 1166  
 Dover, New Hampshire 03821  
 603.748.0443



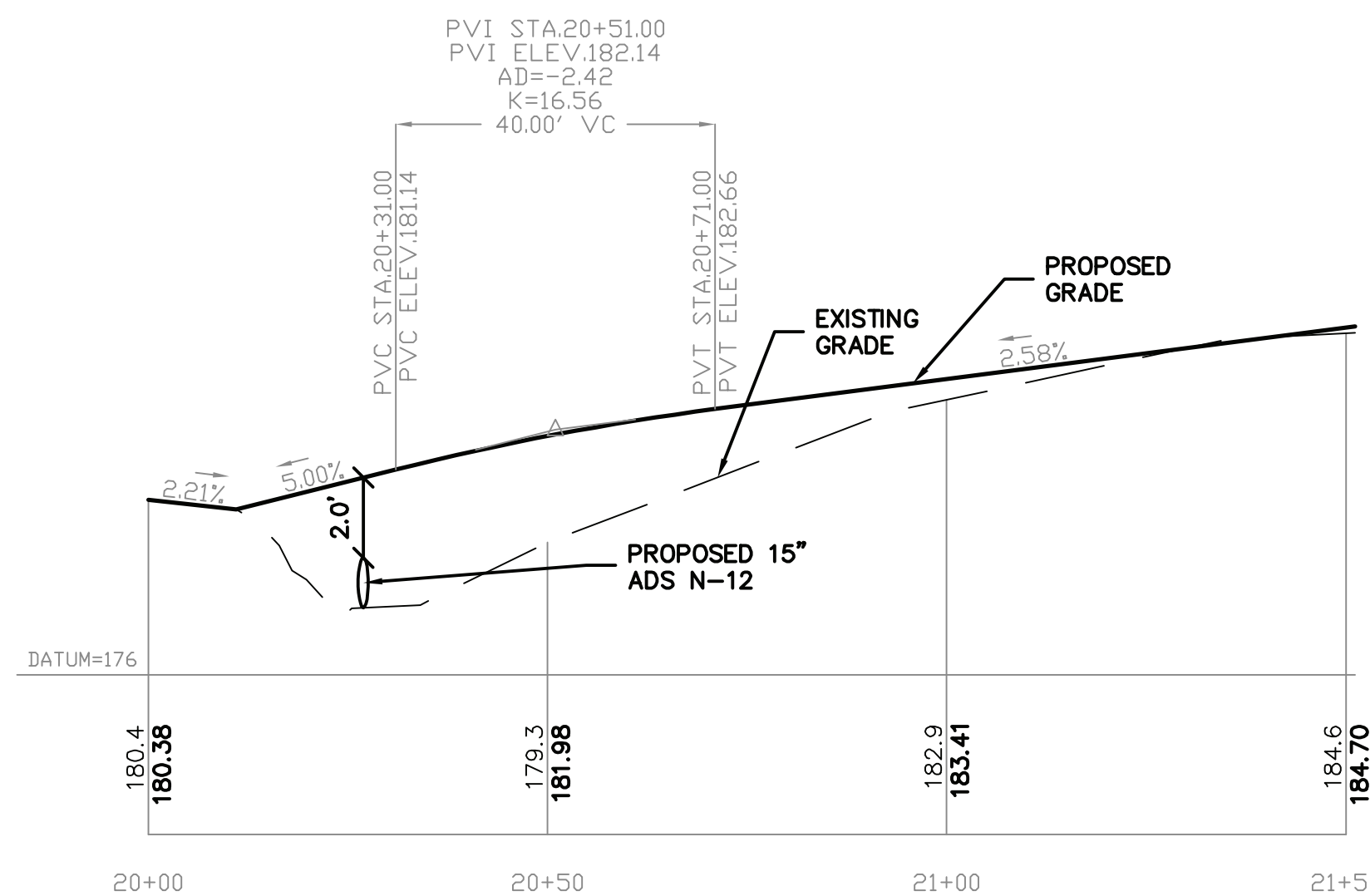
WETLAND CROSSING IMPACT PLAN: LOT 1  
SCALE: 1"=20'



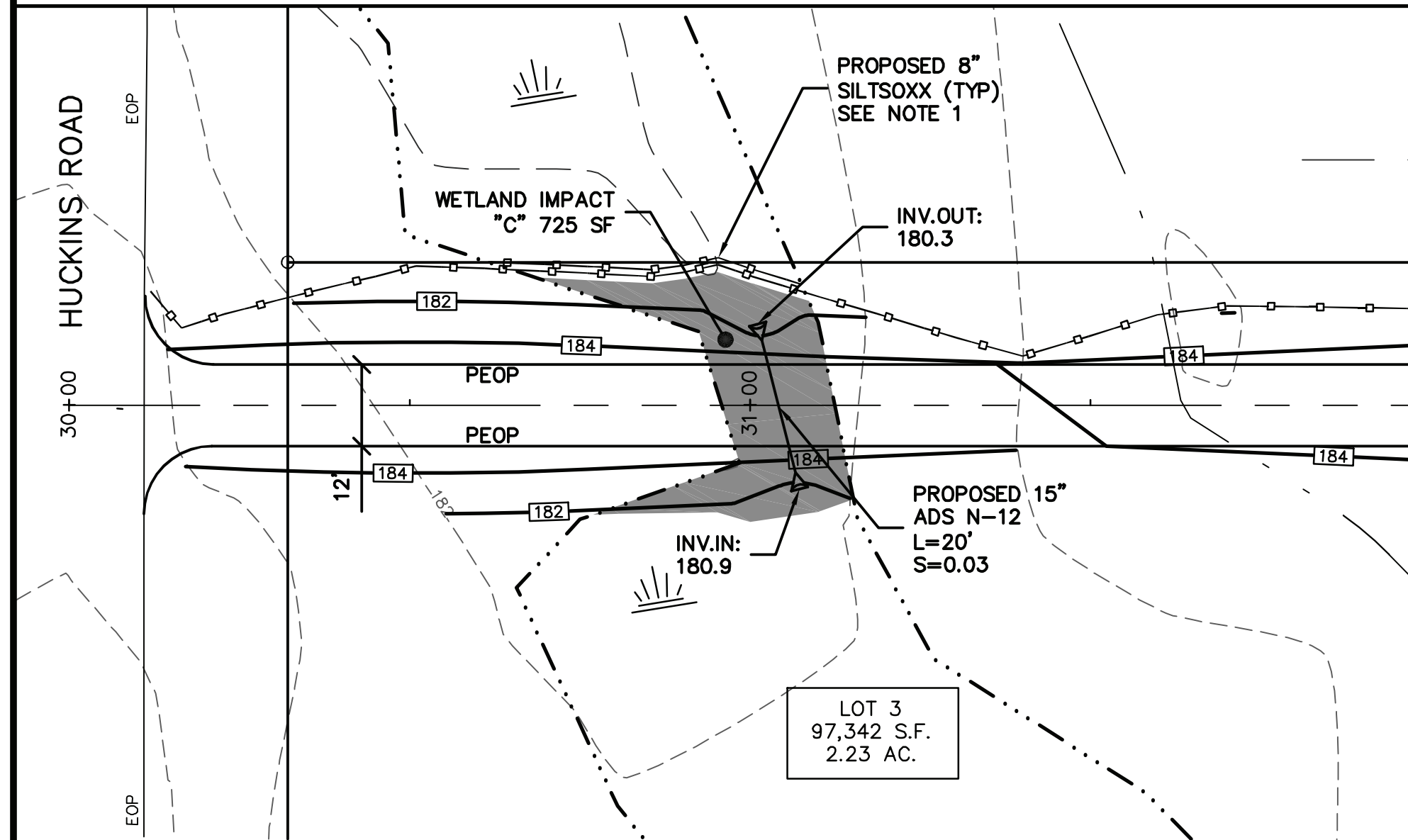
DRIVEWAY PROFILE: LOT 1  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



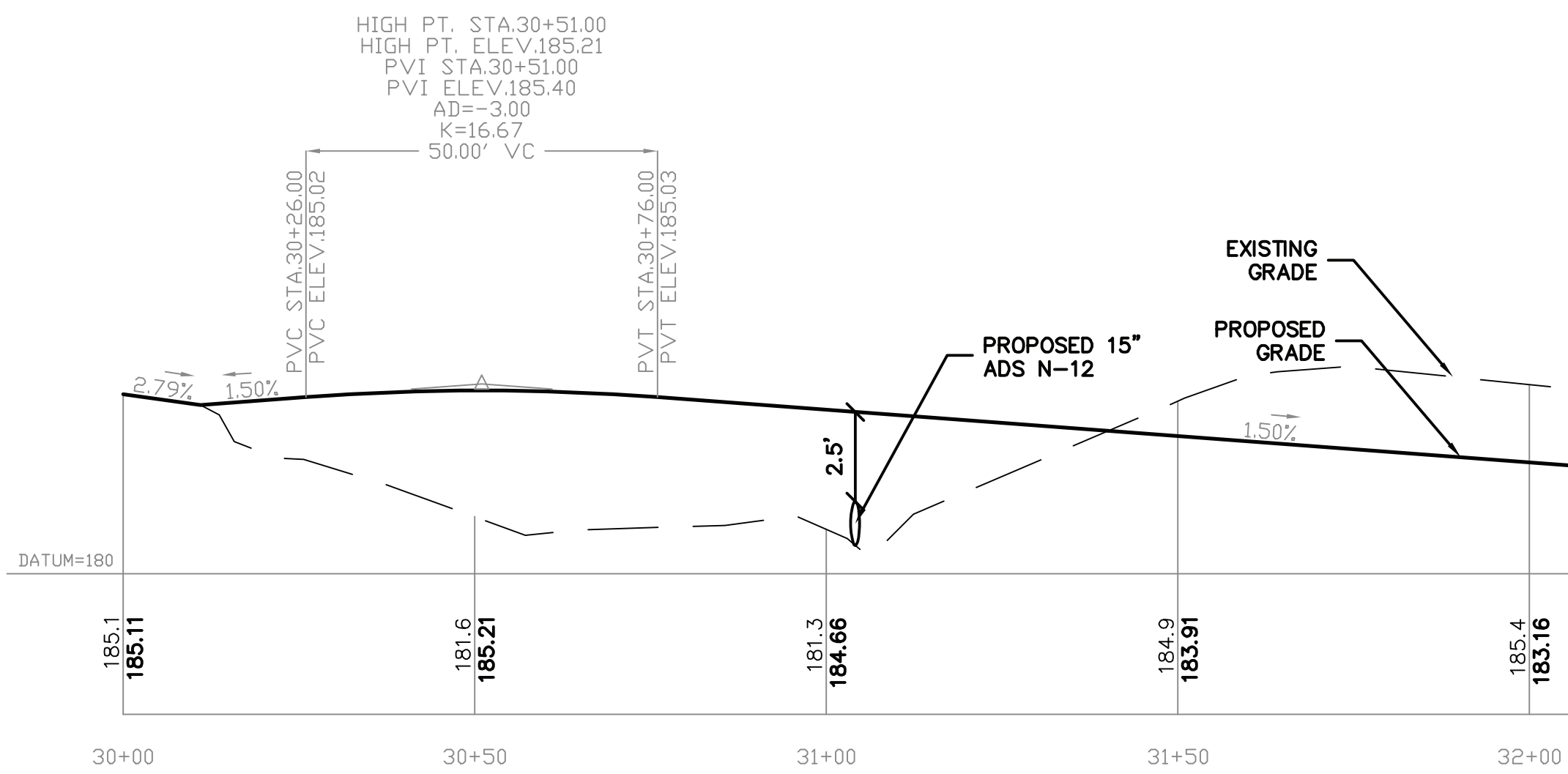
WETLAND CROSSING IMPACT PLAN: LOT 2  
SCALE: 1"=20'



DRIVEWAY PROFILE: LOT 2  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



WETLAND CROSSING IMPACT PLAN: LOT 3  
SCALE: 1"=20'



DRIVEWAY PROFILE: LOT 3  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'

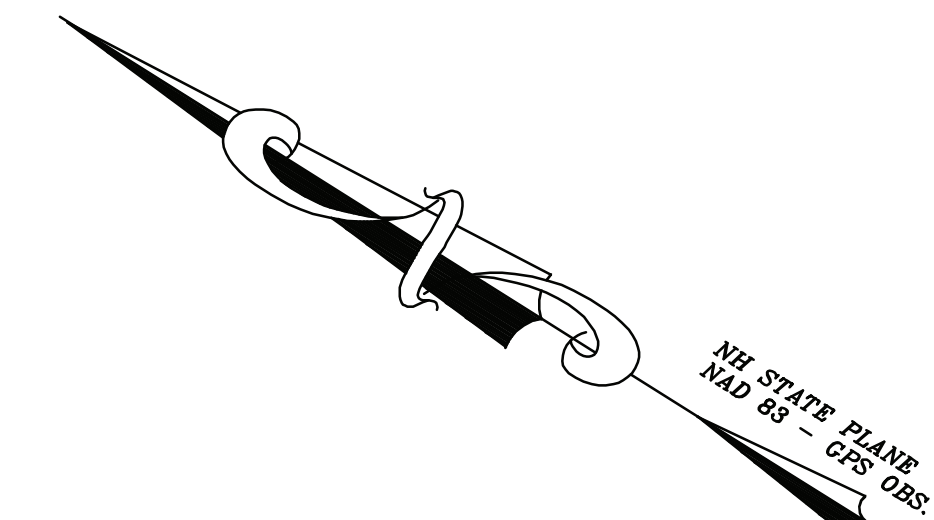
**REFERENCE PLAN(S):**

- SUBDIVISION PLAN PREPARED FOR ZELAND SCHWARTZ, TAX MAP 1, LOT NO. 16, 14 HUCKKINS ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, DATE 12/29/2021, REVISED 4/11/22, SCALE 1"=60', PREPARED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND.

**NOTES:**

- INSTALL A DOUBLE ROW OF 8" SILTSOXX AT THE OUTLET OF EACH CULVERT. ALL OTHER AREAS SHALL HAVE A SINGLE ROW, SEE PLAN FOR LOCATIONS.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED AT EACH DRIVEWAY LOCATION FOR THE DURATION OF THE CONSTRUCTION.

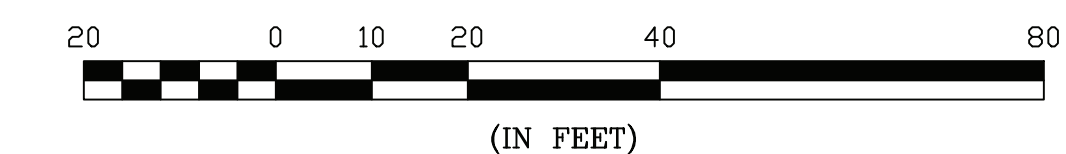
TOTAL WETLAND IMPACT = 1,507 S.F.



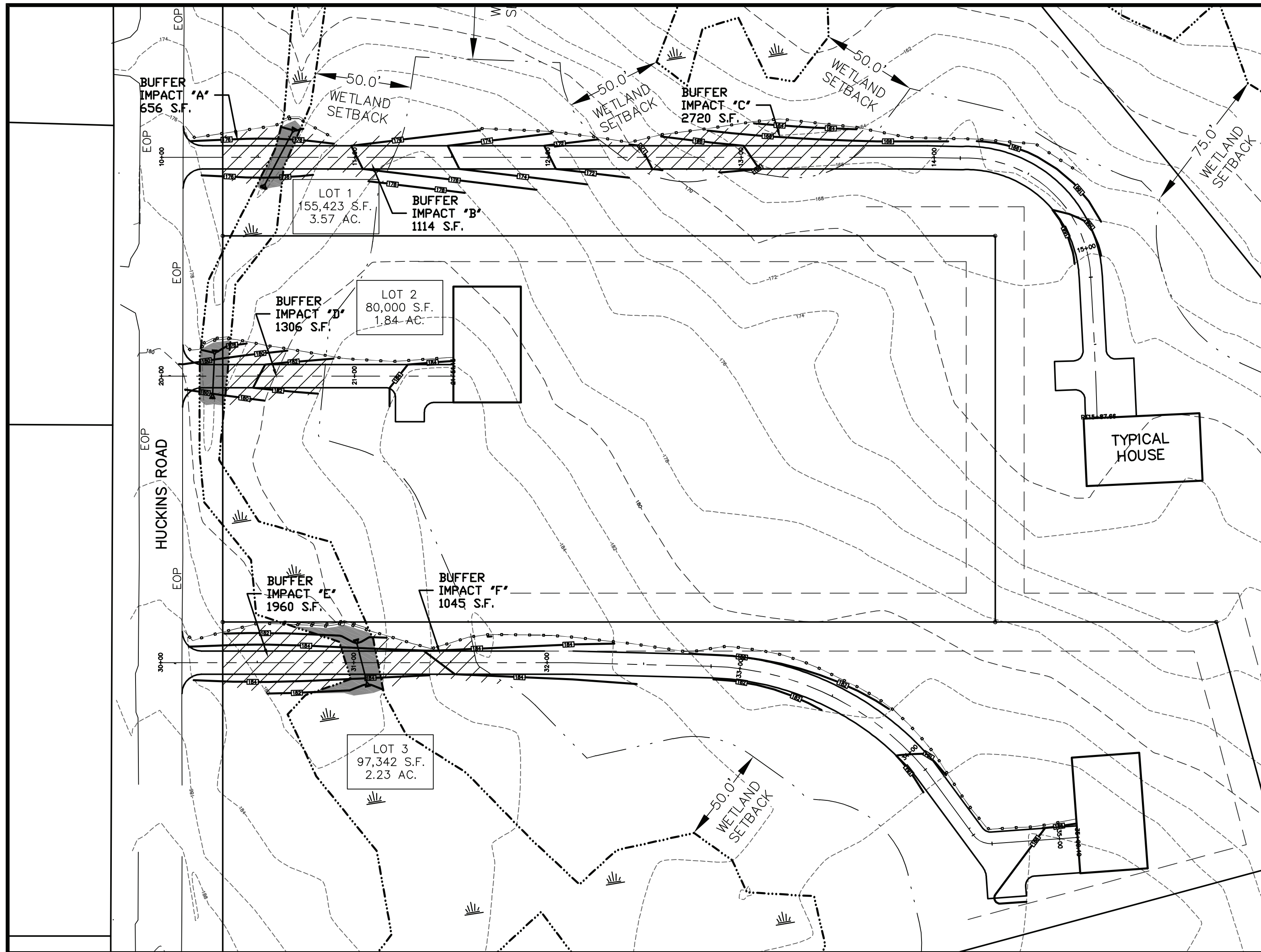
**LEGEND:**

- PROPERTY LINE
- PROPOSED SILTSOXX
- PEOP PROPOSED EDGE OF PAVEMENT
- EOP EDGE OF PAVEMENT
- S.F. SQUARE FOOT
- INV. INVERT
- (TYP) TYPICAL
- AC. ACRE
- EDGE OF WET
- 870— PROPOSED GRADE
- WETLAND IMPACT

**GRAPHIC SCALE**



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY	
CIVILWORKS NEW ENGLAND 181 Watkinson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443	DATE
DATE: 5-3-22	APP'D
SCALE: AS SHOWN	REVISION
DRAWN BY: CAD	NO.
DESIGN BY: CAD	
APPROVED BY: JH	
PROJECT NO: 20092A	
FILE: SITE	
<b>WETLAND IMPACT PLAN</b>	
<b>ZELAND SCHWARTZ</b> <b>14 HUCKKINS ROAD</b> <b>MADBURY, NH 03823</b>	
<b>4 LOT RESIDENTIAL</b> <b>SUBDIVISION</b> <b>14 HUCKKINS ROAD</b> <b>MADBURY, NH 03823</b>	
<b>6</b>	

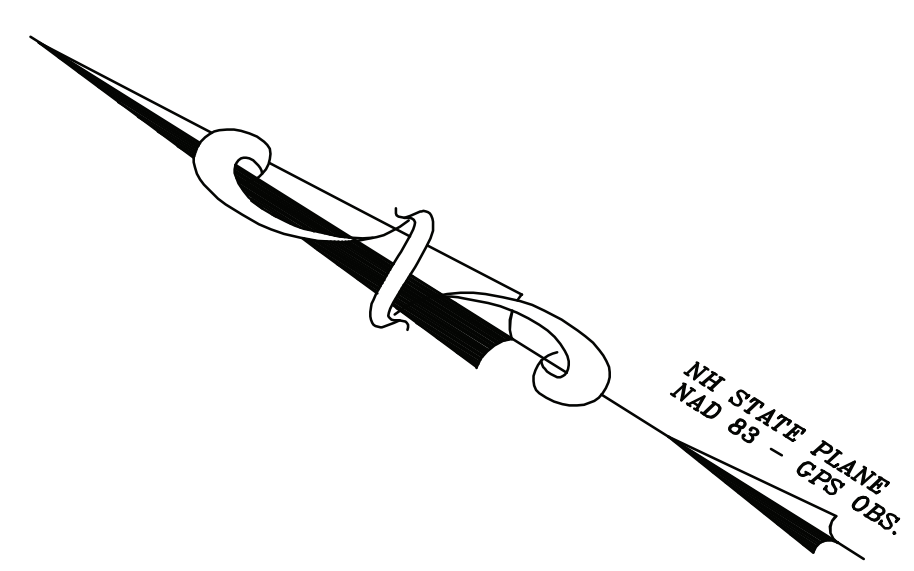
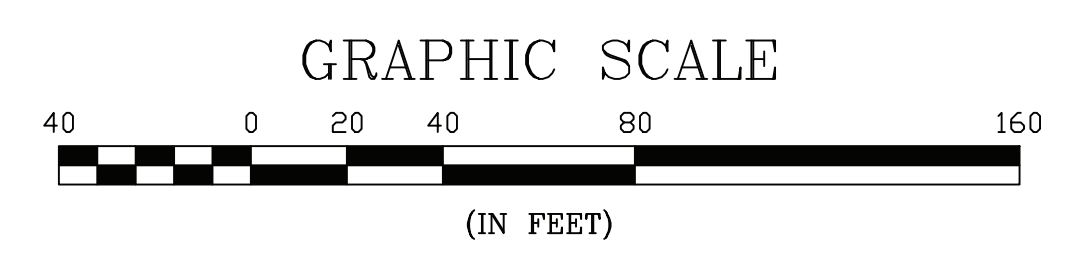


**REFERENCE PLAN(S):**  
 1. SUBDIVISION PLAN PREPARED FOR ZELAND SCHWARTZ, TAX MAP 1, LOT NO. 16, 14 HUCKING ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE, DATE 12/29/2021, REVISED 4/11/22, SCALE 1"=60', PREPARED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND.

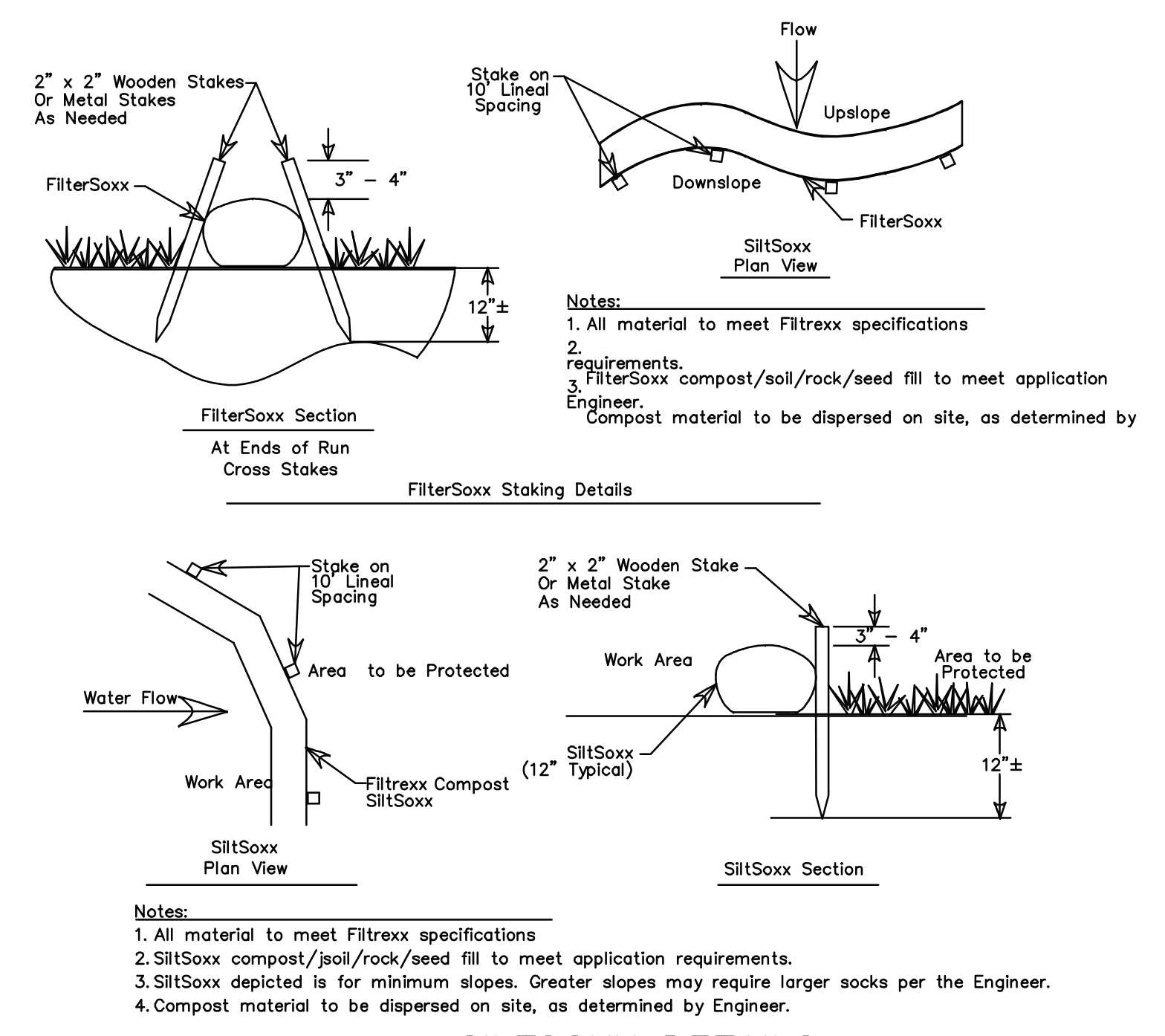
**NOTES:**  
 1. INSTALL A DOUBLE ROW OF 8" SILTSoxx AT THE OUTLET OF EACH CULVERT. ALL OTHER AREAS SHALL HAVE A SINGLE ROW, SEE PLAN FOR LOCATIONS.  
 2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED AT EACH DRIVEWAY LOCATION FOR THE DURATION OF THE CONSTRUCTION.

TOTAL WETLAND BUFFER IMPACT = 8,801 S.F.

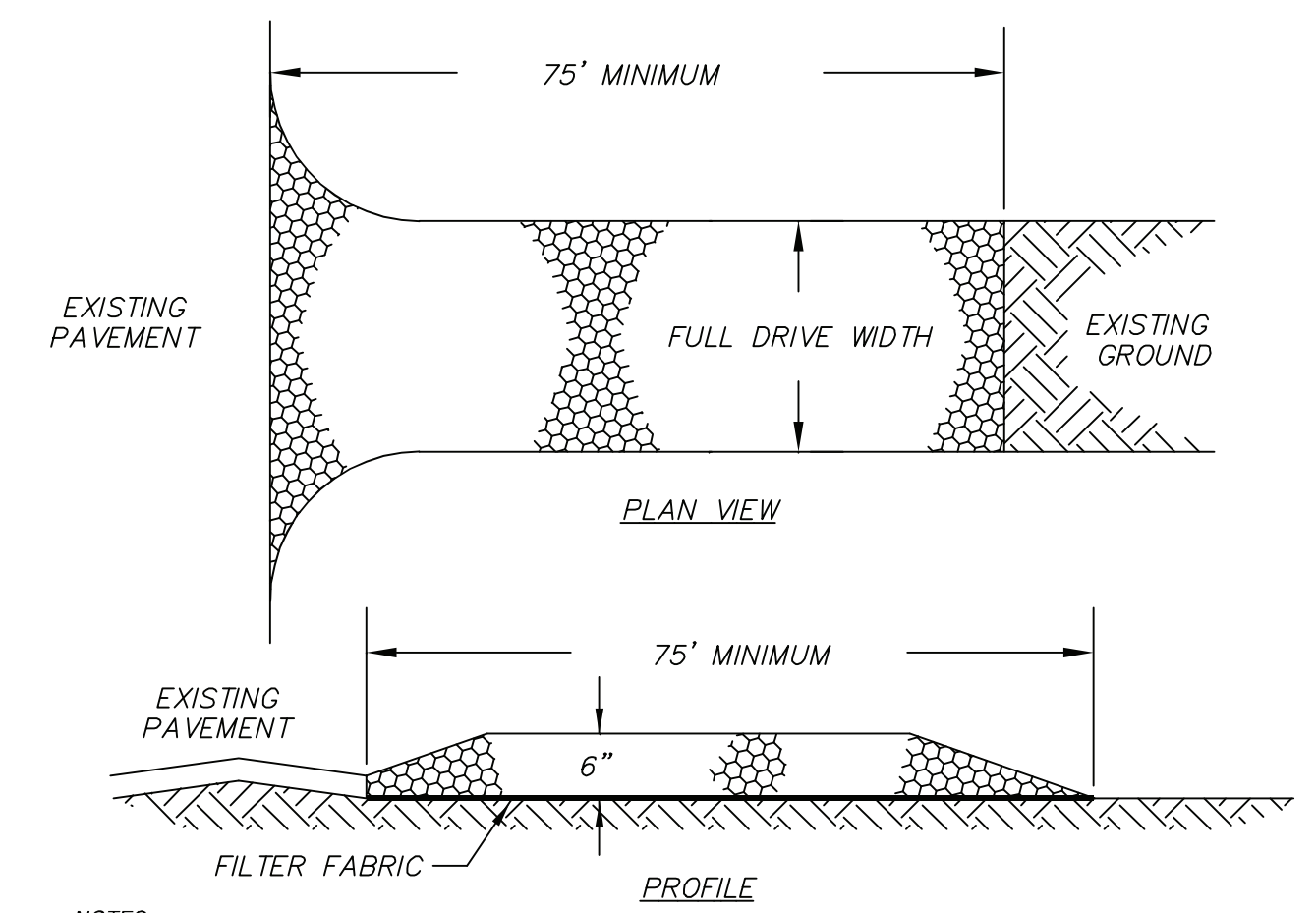
- LEGEND:**
- PROPERTY LINE
  - PROPOSED SILTSoxx
  - PEOP PROPOSED EDGE OF PAVEMENT
  - EOP EDGE OF PAVEMENT
  - S.F. SQUARE FOOT
  - INV. INVERT
  - (TYP) TYPICAL
  - AC. ACRE
  - EDGE OF WET
  - 870 PROPOSED GRADE
  - WETLAND BUFFER IMPACT



**WETLAND BUFFER IMPACT EXHIBIT**  
 SCALE: 1"=40'



**SILTSoxx DETAILS**  
 NOT TO SCALE



- NOTES:**  
 1. SEE EROSION CONTROL NOTES BELOW FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.  
 2. TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.
- STABILIZED CONSTRUCTION ENTRANCE**
1. SPECIFICATIONS  
 A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
 B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.  
 C. WIDTH TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.  
 D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.  
 E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.  
 F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVA SPUNBOND 1135, MIRAFI 600X OR EQUAL.
2. MAINTENANCE  
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

**STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY		CIVILWORKS NEW ENGLAND 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443	
DATE: 5-3-22	SCALE: AS SHOWN	DRAWN BY: CAD	DESIGN BY: CAD
APPROVED BY: JH	PROJECT NO: 20082A	FILE: SITE	NO.
		REVISION	APP'D DATE
		<b>ZELAND SCHWARTZ</b> 14 HUCKINS ROAD MADBURY, NH 03823	
		<b>4 LOT RESIDENTIAL SUBDIVISION</b> 14 HUCKINS ROAD MADBURY, NH 03823	
		7	

