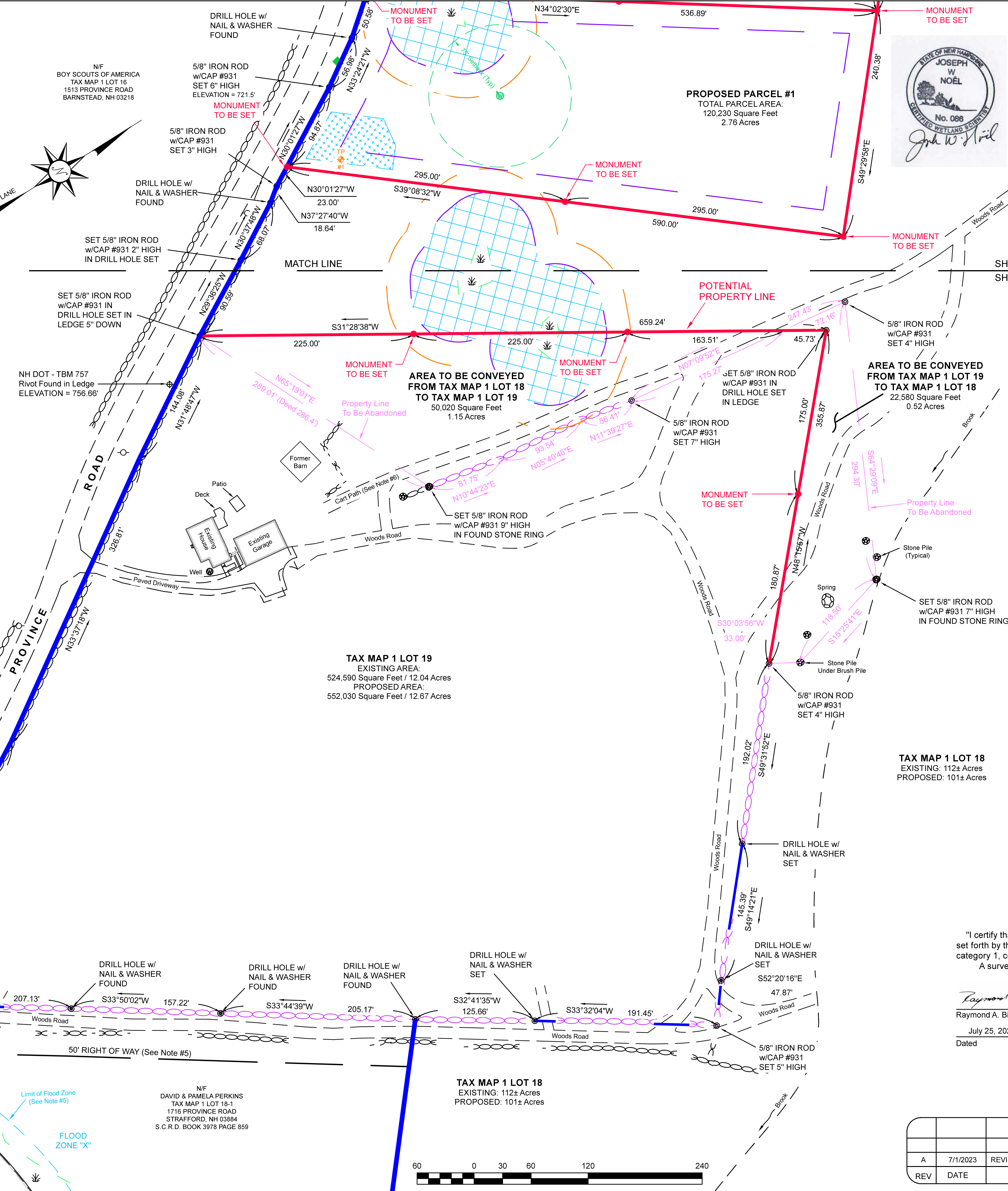
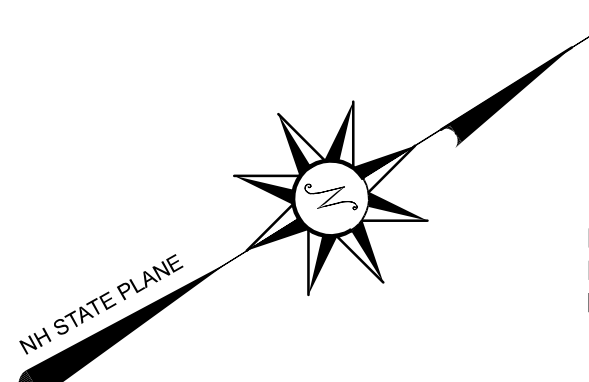


LEGEND:
NOW OR FORMERLY N/F
STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
IRON PIPE/PIN DRILL HOLE
UTILITY POLE WELL
WETLAND
STONEWALL
PROPERTY LINE
ABUTTER PROPERTY LINE
EDGE RIGHT OF WAY
EDGE OF PAVEMENT
BROOK
EDGE OF WETLAND
BUILDING SETBACK
SEPTIC SETBACK (75')
4K SEPTIC AREA

N/F
BOY SCOUTS OF AMERICA
TAX MAP 1 LOT 16
1513 PROVINCE ROAD
BARNSTEAD, NH 03218

N/F
DENNIS W. EATON
BONNIE L. DONAHUE
TAX MAP 1 LOT 15-1
1679 PROVINCE ROAD
STRAFFORD, NH 03884
S.C.R.D. BOOK 3740 PAGE 216

N/F
DAVID & PAMELA PERKINS
TAX MAP 1 LOT 18-1
1716 PROVINCE ROAD
STRAFFORD, NH 03884
S.C.R.D. BOOK 3978 PAGE 859



WETLAND NOTE:

The poorly drained wetland boundaries to aid in the creation of lots #1, #2 & 3 and depicted on the plan were delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on December 15, 2022. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, (Version 2, January 2012).

ZONING NOTES:

ZONE: AGRICULTURAL-RESIDENTIAL DISTRICT REQUIREMENTS:
MINIMUM LOT SIZE: 2 Acres*
MINIMUM ROAD FRONTAGE: 200 Feet
MINIMUM FRONT YARD: 40 Feet
MINIMUM SIDE & REAR YARD: 25 Feet
*NO PORTION OF WETLANDS OR SLOPES GREATER THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

PLAN REFERENCES:

- "PLAN OF WILLIAM E. HILL PROPERTY, STRAFFORD, N.H." PREPARED BY ORRIN M. JAMES DATED 1920-1921 AND RECORDED AT THE S.C.R.D. IN POCKET 5 FOLDER 3 PLAN 7.
- "PERKINS SUBDIVISION LOCATED AT 1716 PROVINCE ROAD, STRAFFORD, STRAFFORD COUNTY, NEW HAMPSHIRE FOR DAVID L. & PAMELA R. PERKINS" PREPARED BY STONEWALL SURVEYING DATED AUGUST 10, 2020, LAST REVISED OCTOBER 19, 2020 AND RECORDED AT THE S.C.R.D. AS PLAN #12290.
- "LOT LINE ADJUSTMENT PLAN, TAX MAP 1 LOT 18 (PERKINS) AND TAX MAP 1 LOT 17 (BLUE HILLS), 1716 PROVINCE ROAD, STRAFFORD, NH OWNED BY DAVID L. & PAMELA R. PERKINS AND BLUE HILLS FOUNDATION, INC." PREPARED BY BROWN ENGINEERING & SURVEYING, LLC DATED DECEMBER 11, 2018, LAST REVISED MARCH 14, 2019 AND RECORDED AT THE S.C.R.D. AS PLAN #12042.
- "PLAN OF JOHN TASKER FARM IN BARNSTEAD & STRAFFORD, NH BELONGING TO THE MAX TALENT HEIRS" PREPARED BY G.R. WHITE & M.C. FOOTE, Jr. DATED DECEMBER 1971 AND RECORDED AT THE S.C.R.D. IN POCKET 6 FOLDER 1 PLAN 57.

NOTES:

- OWNERS OF RECORD:
TAX MAP 1 LOT 18
DAVID L. & PAMELA R. PERKINS
S.C.R.D. BOOK 3978 PAGE 859
DATED DECEMBER 17, 2011

TAX MAP 1 LOT 19
DAVID L. & PAMELA R. PERKINS
S.C.R.D. BOOK 1024 PAGE 621
DATED OCTOBER 30, 1978
- TOTAL EXISTING AREA:
TAX MAP 1 LOT 18:
THE SITE IS IN CURRENT USE

TAX MAP 1 LOT 19:
524,590 SQUARE FEET / 12.04 ACRES
THE SITE IS IN CURRENT USE
- BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE NAD 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN JUNE 2020 AND DECEMBER 2022.
- PROVINCE ROAD IS ASSUMED TO HAVE A 3 ROD WIDTH RIGHT OF WAY BASED UPON HISTORIC STONEWALLS.
- TAX MAP 1 LOT 18 IS SERVICED BY A 50 FOOT RIGHT OF WAY ACROSS TAX MAP 1 LOT 18-1 FOR ACCESS AND UTILITIES TO AND FROM PROVINCE ROAD.
- TAX MAP 1 LOT 18 HAS THE BENEFIT OF A RIGHT OF WAY ACROSS THE CART PATH AS DESCRIBED IN S.C.R.D. BOOK 1024 PAGE 621.
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AND "A" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 165 OF 405, MAP NUMBER 33017C00165D EFFECTIVE DATE MAY 17, 2005." THIS DEVELOPMENT AREA FALLS ENTIRELY IN ZONE "X".
- EACH LOT WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- BASED UPON THE TRIP GENERATION STANDARDS ("TRIP GENERATION" INSTITUTE OF TRANSPORTATION ENGINEERING, 6TH EDITION, VOL 2), THE AVERAGE SINGLE FAMILY TRIPS PER DAY IS 10. THIS SUBDIVISION WOULD PRODUCE 30 TRIPS PER DAY ON AVERAGE.
- THE "TOPOGRAPHIC PLAN", SHEET #3 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.

WAIVER REQUEST:

ZONING AND LAND USE ORDINANCE & SUBDIVISION REGULATIONS, SECTION 2.7.1E

**APPROVED, Planning Board
Town of Strafford, N.H.**

Approved Date: _____

Chairman: _____

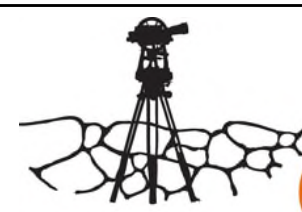
NH DEPARTMENT OF ENVIRONMENTAL SERVICES:
SUBDIVISION APPROVAL # _____

PERKINS SUBDIVISION & LOT LINE ADJUSTMENT

Located at:

1716 Province Road, Strafford,
Strafford County, New Hampshire
For:

David L. & Pamela R. Perkins
1716 Province Road, Strafford, NH 03884



Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 1 Lot 18		DRAWING NO: 20035 Subdivision 2023	
SCALE: 1" = 60'	SHEET: 1 of 3	PROJECT NO: 20035	DATE: 6/7/2023

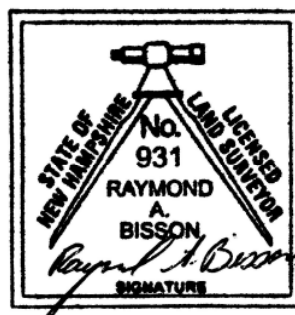
CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
A survey Traverse Error of Closure was 1 in 26,672.

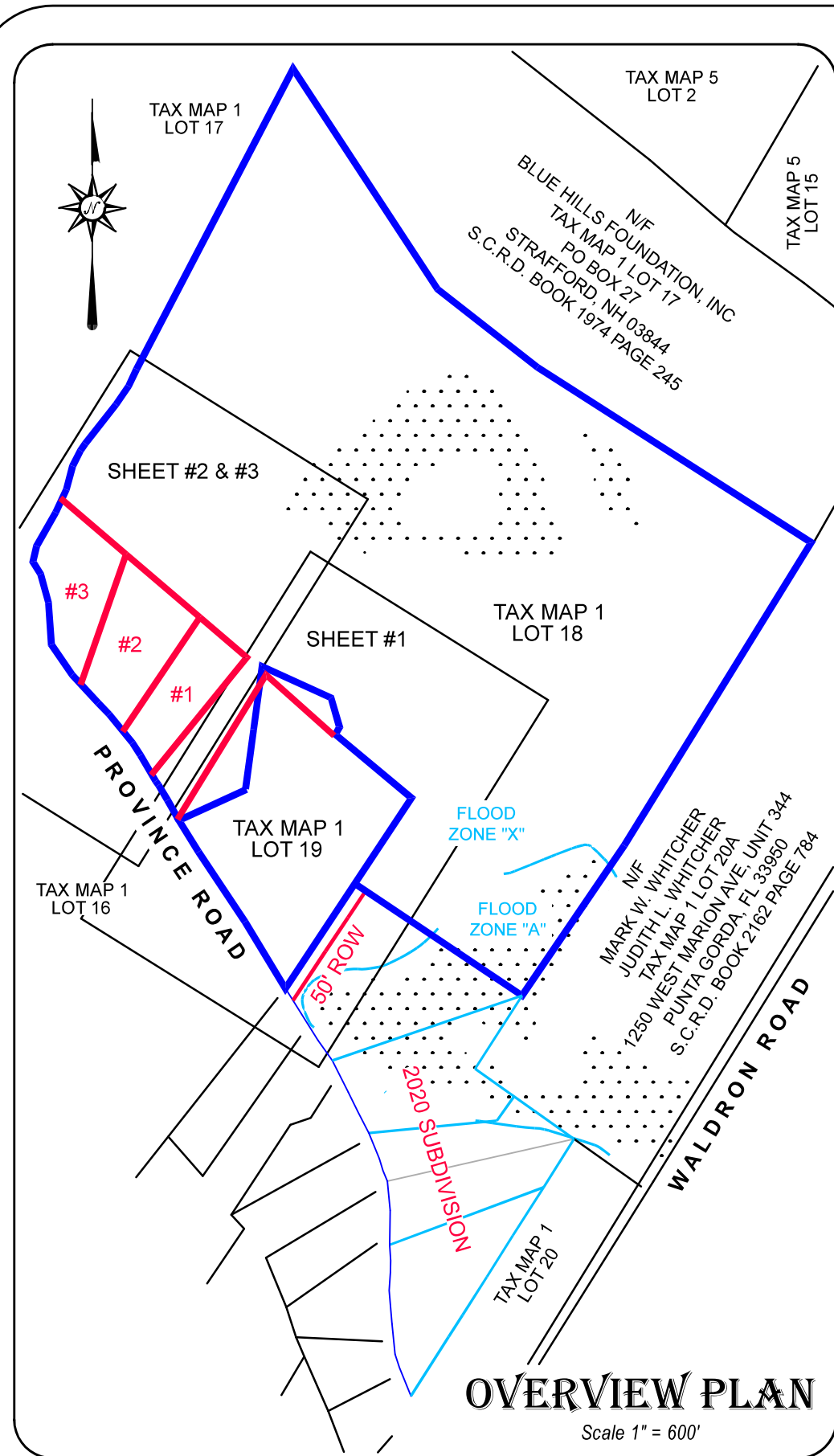
Raymond A. Bisson
Raymond A. Bisson, LLS #931

July 25, 2023

Dated

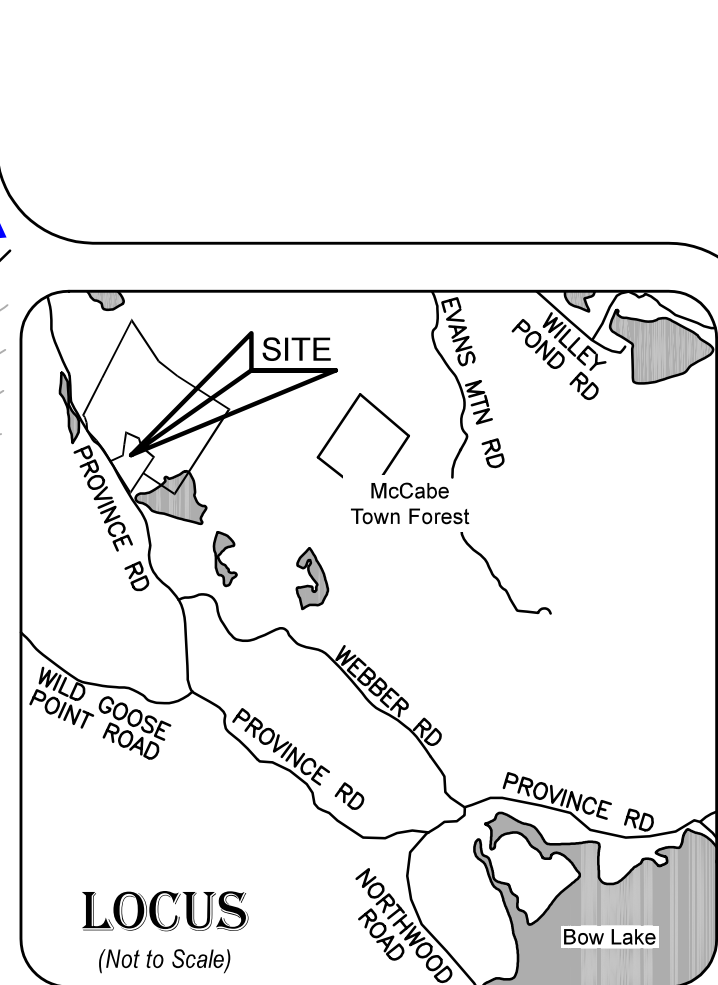
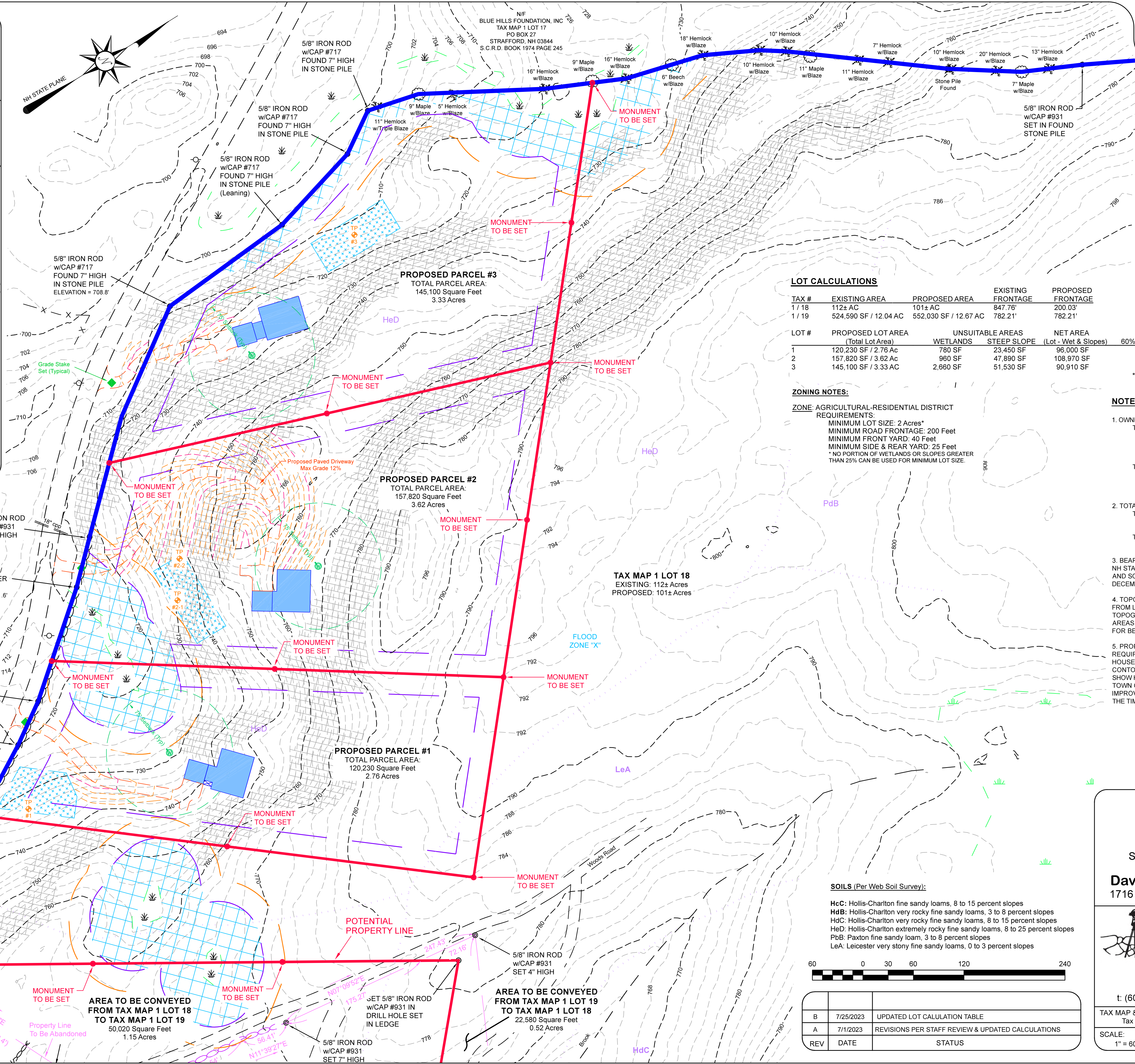


A	7/1/2023	REVISIONS PER STAFF REVIEW & UPDATED CALCULATIONS
REV	DATE	STATUS



- LEGEND:**
- NOW OR FORMERLY STRAFFORD COUNTY REGISTRY OF DEEDS
 - IRON PIPE/PIN
 - UTILITY POLE
 - WETLAND
 - STONE WALL
 - PROPERTY LINE
 - ABUTTER PROPERTY LINE
 - EDGE RIGHT OF WAY
 - EDGE OF PAVEMENT
 - BROOK
 - EDGE OF WETLAND
 - BUILDING SETBACK
 - SEPTIC SETBACK (75')
 - 4K SEPTIC AREA
 - TOPOGRAPHIC CONTOUR
 - PROPOSED CONTOUR
 - WEB SOIL SURVEY SOIL LIMIT
 - WEB SOIL SURVEY SOIL TYPE
 - SteeP SloPE AREA

- LEGEND:**
- NIF
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - IRON PIPE/PIN
 - UTILITY POLE
 - WETLAND
 - STONE WALL
 - PROPERTY LINE
 - ABUTTER PROPERTY LINE
 - EDGE RIGHT OF WAY
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 - PROPOSED CONTOUR
 - WEB SOIL SURVEY SOIL LIMIT
 - WEB SOIL SURVEY SOIL TYPE
 - SteeP SloPE AREA



LOT CALCULATIONS

TAX #	EXISTING AREA	PROPOSED AREA	EXISTING FRONTAGE	PROPOSED FRONTAGE
1 / 18	112± AC	101± AC	847.76'	200.03'
1 / 19	524,590 SF / 12.04 AC	552,030 SF / 12.67 AC	782.21'	782.21'

LOT #	PROPOSED LOT AREA (Total Lot Area)	UNSUITABLE AREAS (WETLANDS)	STEEP SLOPE	NET AREA (Lot - Wet & Slopes)
1	120,230 SF / 2.76 Ac	780 SF	23,450 SF	96,000 SF
2	157,820 SF / 3.62 Ac	960 SF	47,890 SF	108,970 SF
3	145,100 SF / 3.33 AC	2,660 SF	51,530 SF	90,910 SF

SUITABLE AREAS*	FRONTAGE
60% CALCULATION	200' Required
ADDITIONAL	
52,750 SF	202.43'
59,510 SF	245.00'
86,180 SF	200.03'

ZONING NOTES:

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524,590 SQUARE FEET / 12.04 ACRES
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- TOPOGRAPHY SHOWN IS PER LIDAR INFORMATION OBTAINED FROM LIDAR UNH.EDU. IT IS RECOMMENDED THAT GROUND TOPOGRAPHY BE PERFORMED AROUND THE IMPROVEMENT AREAS PRIOR TO CONSTRUCTION (HOUSE, SEPTIC & DRIVEWAY) FOR BETTER ACCURACY.
- PROPOSED SEPTIC 4K AREAS ARE SHOWN PER TOWN REQUIREMENTS ON SITE DEVELOPABILITY. THE PROPOSED HOUSES, DRIVEWAYS, WELL LOCATIONS AND PROPOSED CONTOURS SHOWN ARE FOR GRAPHICAL APPEARANCES TO SHOW HOW THE DEVELOPMENT CAN BE CONSTRUCTED PER TOWN CODE. EXACT LOCATIONS OF ALL THESE PROPOSED IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION.

SOILS (Per Web Soil Survey):

- HcC: Hollis-Charlton fine sandy loams, 8 to 15 percent slopes
- HdB: Hollis-Charlton very rocky fine sandy loams, 3 to 8 percent slopes
- HdC: Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes
- HeD: Hollis-Charlton extremely rocky fine sandy loams, 8 to 25 percent slopes
- PdB: Paxton fine sandy loam, 3 to 8 percent slopes
- LeA: Leicester very stony fine sandy loams, 0 to 3 percent slopes



REV	DATE	STATUS
B	7/25/2023	UPDATED LOT CALCULATION TABLE
A	7/1/2023	REVISIONS PER STAFF REVIEW & UPDATED CALCULATIONS

TOPOGRAPHIC & SOIL SURVEY
Located at:
1716 Province Road, Strafford,
Strafford County, New Hampshire
For:
David L. & Pamela R. Perkins
1716 Province Road, Strafford, NH 03884

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TAX MAP & LOT NO: Tax Map 1 Lot 18	DRAWING NO: 20035 Subdivision 2023
SCALE: 1" = 60'	SHEET: 3 of 3
PROJECT NO: 20035	DATE: 6/7/2023