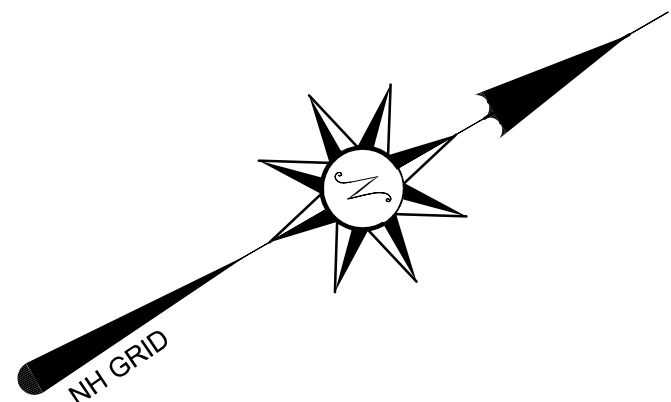




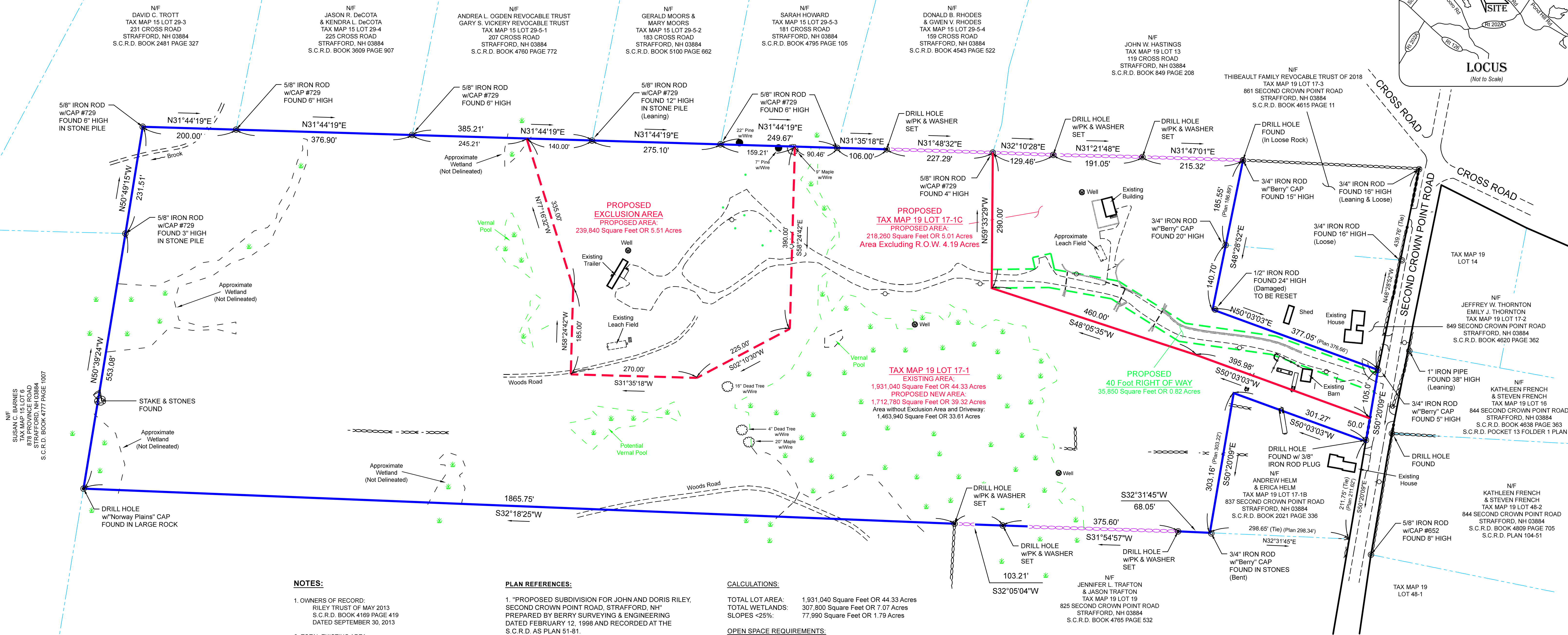
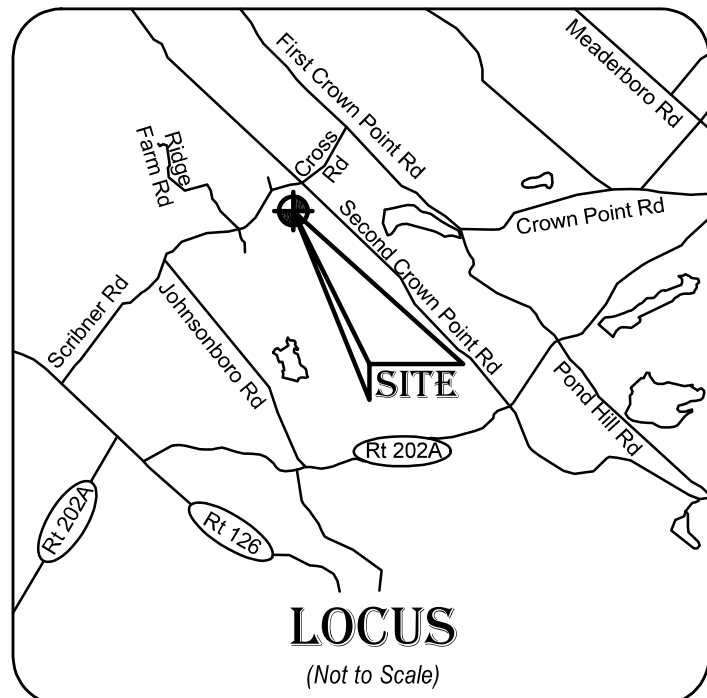
WETLAND NOTE:

On May 26, 2023, the wetland boundary was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086 on a limited portion of the property owned by Riley Trust of 2013. Subsequently numbered pink and black striped flags (A1-A38, B1-B19, C1-C19, D1-D11, E1-E3, & F1-F10) were placed along the wetland boundary. These flags were survey located by Stonewall Surveying and placed onto the base map.

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 Wetlands Delineation Manual: Northeast and Northern Region*, (Version 2, January 2012).

While an official vernal pool investigation was not conducted there were primary vernal pool indicator species observed on May 26, 2023 in the following areas. One ponded area in the "A" series and the "F" series wetland. The "C" series had ponded portions that are potential vernal pools but no primary indicator species were observed during the delineation.

The delineation was conducted primarily for planning on proposed Tax Map 19 Lot 17-1C as well as the area labeled proposed 5.51 acre exclusion area and the existing gravel access driveway serving these areas. Areas labeled "approximate wetland (not delineated)" were not visited by the wetland scientist and were derived by mapping using Lidar contour data and observations made during the boundary survey.



NOTES:

- OWNERS OF RECORD:
RILEY TRUST OF MAY 2013
S.C.R.D. BOOK 4189 PAGE 419
DATED SEPTEMBER 30, 2013
- TOTAL EXISTING AREA:
524,590 SQUARE FEET / 12.04 ACRES
THE SITE IS NOT 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 MAY 2023.
- SECOND CROWN POINT ROAD IN THIS LOCATION IS ASSUMED
TO HAVE A 3 ROD WIDTH RIGHT OF WAY. EXISTING SURVEY
PLANS AND HISTORIC STONEWALLS WERE USED FOR THE EDGE
RIGHT OF WAY.
- PROPOSED PARCEL B WILL HAVE A 50 FOOT WIDE RIGHT OF
WAY FOR ACCESS AND UTILITIES OVER AND ACROSS
PROPOSED PARCEL A.
- THE AREA OUTSIDE THE EXCLUSION AREA, WILL HAVE A
CONSERVATION EASEMENT PLACED ONTO IT PROHIBITING
FUTURE DIVISIONS AND DEVELOPMENT.
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AS SHOWN ON
"FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY,
NEW HAMPSHIRE, PANEL 190 OF 405, MAP NUMBER
33017C001900 EFFECTIVE DATE MAY 17, 2005."
- 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 10 ADDITIONAL
TRIPS PER DAY ON AVERAGE.
- THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION
SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.

PLAN REFERENCES:

- "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY,
SECOND CROWN POINT ROAD, STRAFFORD, NH"
PREPARED BY BERRY SURVEYING & ENGINEERING
DATED FEBRUARY 12, 1998 AND RECORDED AT THE
S.C.R.D. AS PLAN 51-81.
- "PROPOSED SUBDIVISION FOR JOHN AND DORIS RILEY,
SECOND CROWN POINT ROAD, STRAFFORD, NH"
PREPARED BY BERRY SURVEYING & ENGINEERING
DATED MAY 26, 1988 AND RECORDED AT THE S.C.R.D. AS
PLAN 35-128.
- "SEPTIC SYSTEM DESIGN, MAP 19 LOT 17-1A,
STRAFFORD, N.H., 849A SECOND CROWN POINT ROAD
FOR DAL & JOANNE RILEY TRUST" PREPARED BY
GROOVER SEPTIC DESIGN DATED JANUARY 2019, STATE
OF N.H. APPROVAL #eCA2019011615 AND AMENDED
#eCA2019011615-A.
- "AES ENVIRO SEPTIC SYSTEM DESIGN PREPARED FOR
DAL RAY & JOANNE RILEY ON A LOT IDENTIFIED AS TAX
MAP 19 LOT 17-1A LOCATED T SECOND CROWN POINT
ROAD, STRAFFORD, NH" PREPARED BY ROBERT E. TALON
DATED JUNE 23, 2020, REVISED AUGUST 4, 2020, STATE
OF N.H. APPROVAL #eCA2020082001.
- "SUBDIVISION OF LAND, CROSS ROAD, STRAFFORD,
N.H. FOR TRAVIS J. PELLETIER, Sr." PREPARED BY
NORWAY PLAINS ASSOCIATES, INC. DATED FEBRUARY
2001 AND RECORDED AT THE S.C.R.D. AS PLAN 62-80.
- "SUBDIVISION OF LAND, CROSS ROAD, STRAFFORD,
N.H. FOR DONALD B. RHODES" PREPARED BY NORWAY
PLAINS ASSOCIATES, INC. DATED AUGUST 2001 AND
RECORDED AT THE S.C.R.D. AS PLAN 64-95.

CALCULATIONS:

TOTAL LOT AREA: 1,931,040 Square Feet OR 44.33 Acres
TOTAL WETLANDS: 307,800 Square Feet OR 7.07 Acres
SLOPES <25%: 77,990 Square Feet OR 1.79 Acres

OPEN SPACE REQUIREMENTS:
BUILDABLE AREA X 40%: 618,100 Square Feet OR 14.19 Acres
NON-BUILDABLE AREA X 80%: 308,630 Square Feet OR 7.08 Acres
MINIMUM AREA REQUIRED: 928,730 Square Feet OR 21.27 Acres
OPEN SPACE AREA PROVIDED: 33.61 Acres

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.

SHEET INDEX

Sheet 1 Riley Conservation Subdivision
Sheet 2 Topographic Plan *
Sheet 3 Conceptual Subdivision *
* Not to be recorded at the S.C.R.D.

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

Approved Date: _____

Chairman: _____

CERTIFICATION

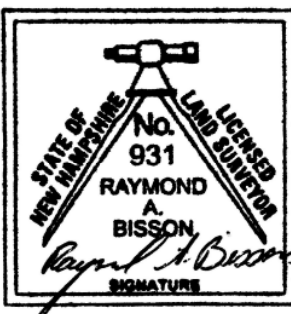
"I certify that this survey conforms to the ethics and standards
set forth by the New Hampshire Land Surveyors Association for a
category 1, condition 1 survey."

A survey Traverse Error of Closures were Loop #1: 1 in
30,801 and Loop #2: 1 in 24,654.

Raymond A. Bisson, LLS #931

August 4, 2023

Dated



RILEY CONSERVATION SUBDIVISION

Located at:
845 2nd Crown Point Road, Strafford
Strafford County, New Hampshire

For:

Riley Trust of 2013

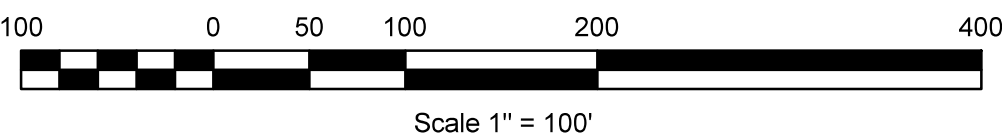
c/o Dal Ray Riley & Joanne D. Riley, Trustees
33 Dimes Road, Northwood, NH 03261

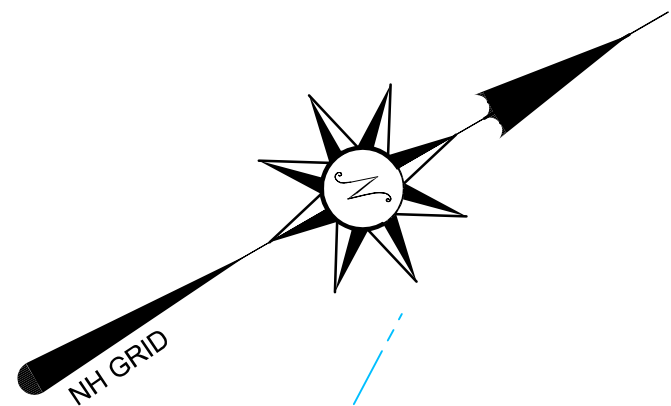


Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 19 Lot 17-1	DRAWING NO: 20031 Conservation
SCALE: 1" = 100'	SHEET: 1 of 3
PROJECT NO: 20031	DATE: August 4, 2023

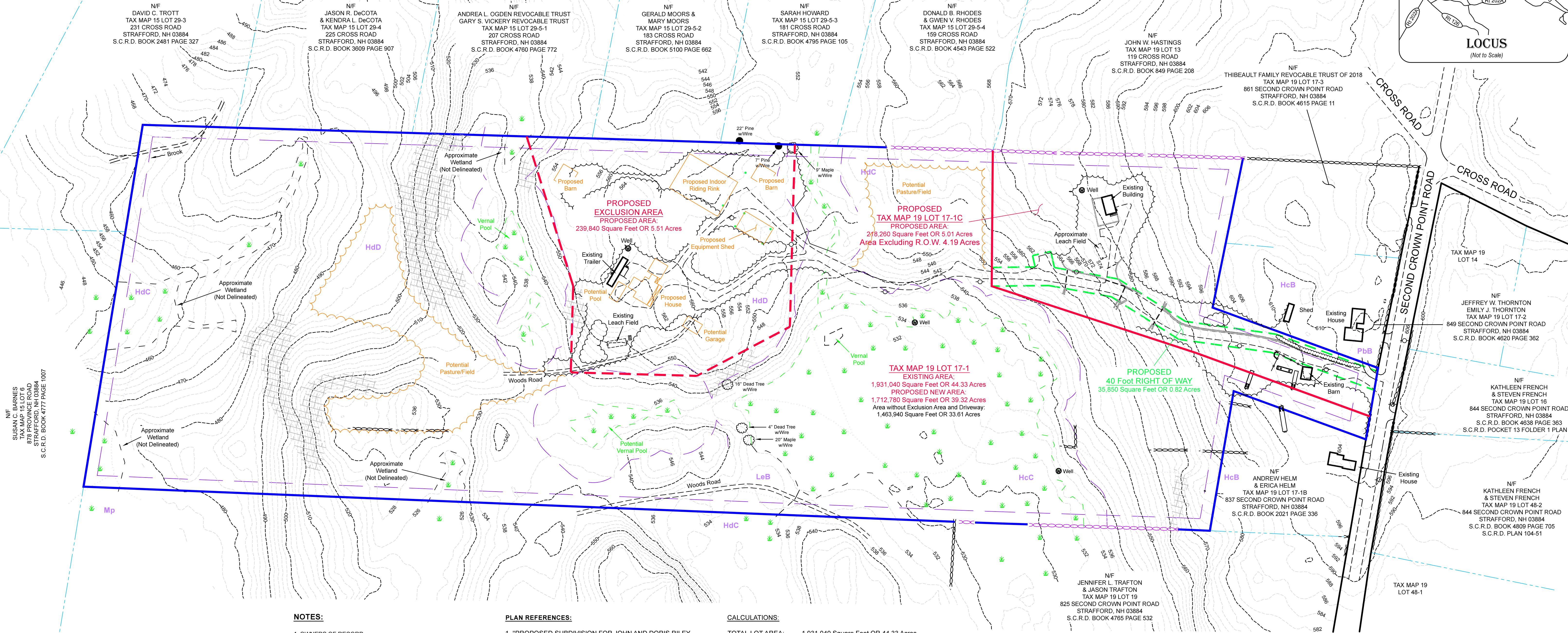
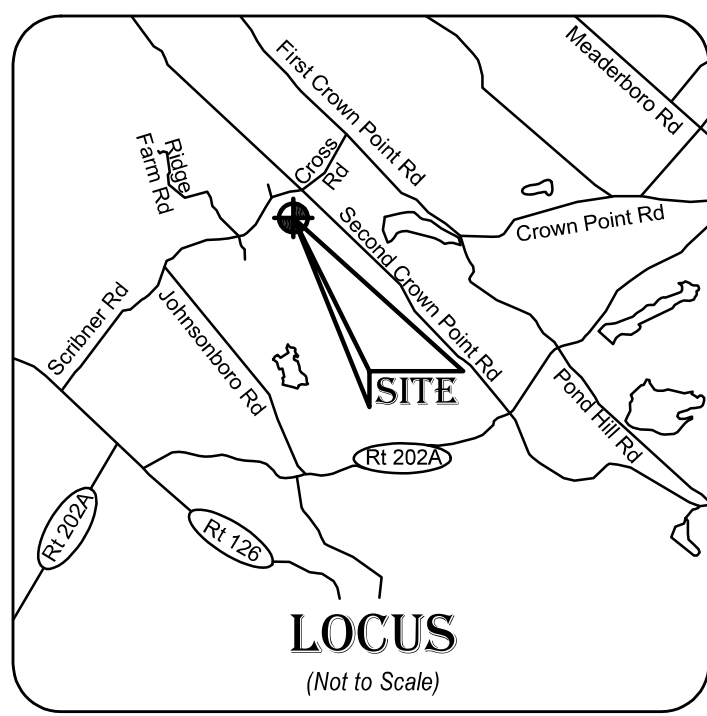
REV	DATE	STATUS





SOILS (Per Web Soil Survey):

HcB: Hollis-Charlton fine sandy loams, 3 to 8 percent slopes
HcC: Hollis-Charlton fine sandy loams, 8 to 15 percent slopes
HcB: Hollis-Charlton very rocky fine sandy loams, 3 to 8 percent slopes
HcC: Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes
HdD: Hollis-Charlton very rocky fine sandy loams, 15 to 25 percent slopes
HeD: Hollis-Charlton extremely rocky fine sandy loams, 8 to 25 percent slopes
PbB: Paxton fine sandy loam, 3 to 8 percent slopes
LeB: Leicester very stony fine sandy loams, 3 to 8 percent slopes
LrB: Leicester-Ridgebury fine sandy loams, 3 to 8 percent slopes
Mp: Freetown and Swansea mucky peats, 0 to 2 percent slopes



NOTES:

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RILEY TRUST OF MAY 2013
S.C.R.D. BOOK 4189 PAGE 419
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OPEN SPACE AREA PROVIDED: 33.61 Acres

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THAN 25% CAN BE USED FOR MINIMUM LOT SIZE.

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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 Closures were Loop #1: 1 in 30,801 and Loop #2: 1 in 24,654.

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

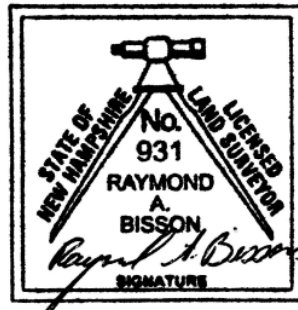
Approved Date: _____

Chairman: _____

Raymond A. Bisson

August 4, 2023

Dated



TOPOGRAPHIC PLAN

Located at:

845 2nd Crown Point Road, Strafford
Strafford County, New Hampshire

For:

Riley Trust of 2013

c/o Dal Ray Riley & Joanne D. Riley, Trustees
33 Dimes Road, Northwood, NH 03261



Licensed in New Hampshire & Maine

PO Box 458, Barrington, NH 03825

t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO:
Tax Map 19 Lot 17-1

DRAWING NO:
20031 Conservation

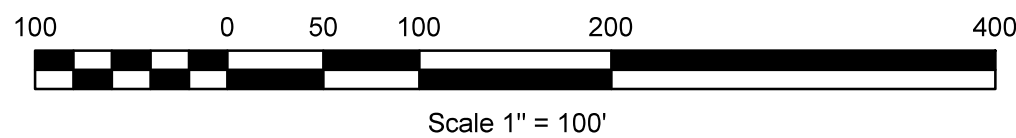
SCALE:
1" = 100'

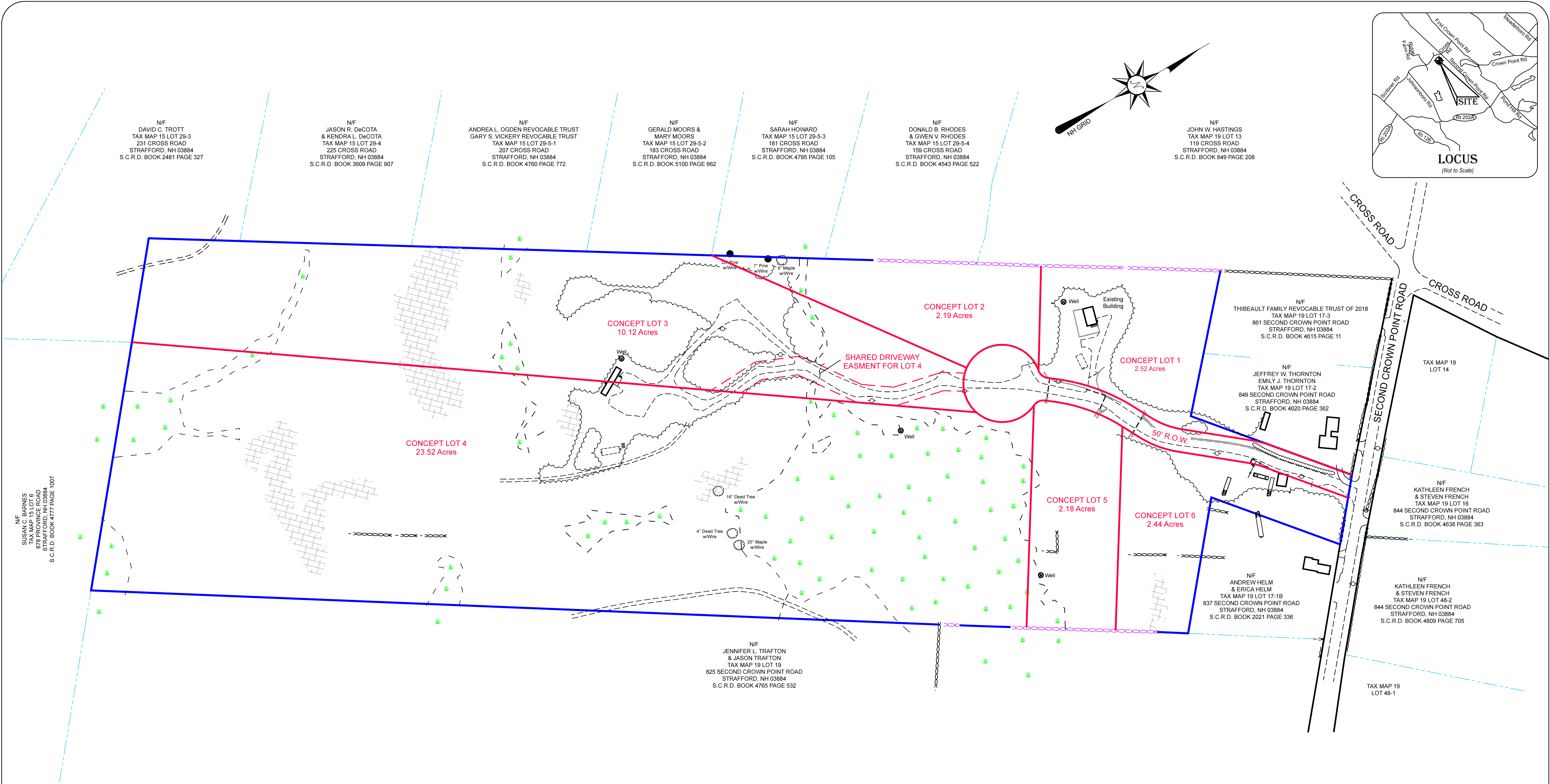
SHEET:
2 of 3

PROJECT NO:
20031

DATE:
August 4, 2023

REV	DATE	STATUS





LEGEND:
NOW OR FORMERLY N/F
STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
IRON PIPE/IN 9 DRILL HOLE
UTILITY POLE 4 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
TOPOGRAPHIC CONTOUR
PROPOSED CONTOUR
WEB SOIL SURVEY SOIL LIMIT
WEB SOIL SURVEY SOIL TYPE
STEEP SLOPE AREA

ZONING NOTES:

ZONE: AGRICULTURAL-RESIDENTIAL DISTRICT
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MINIMUM LOT SIZE: 2 Acres*
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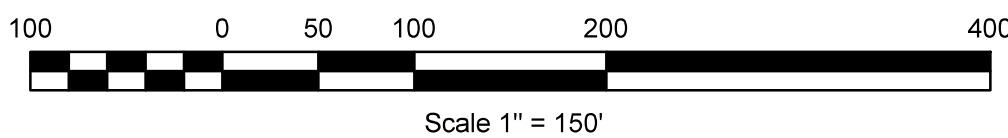
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NOTES:

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RILEY TRUST OF MAY 2013
S.C.R.D. BOOK 4169 PAGE 419
DATED SEPTEMBER 30, 2013
- TOTAL EXISTING AREA:
524,590 SQUARE FEET / 12.04 ACRES
THE SITE IS NOT IN CURRENT USE
- THE PURPOSE OF THIS PLAN IS TO SHOWA POTENTIAL
SUBDIVISION PLAN TO AID IN THE DISCUSSION FOR A
CONSERVATION SUBDIVISION OF TWO LOTS.

REV	DATE	STATUS



CONCEPTUAL SUBDIVISION

Located at:
845 2nd Crown Point Road, Strafford
Strafford County, New Hampshire
For:
Riley Trust of 2013
c/o Dal Ray Riley & Joanne D. Riley, Trustees
33 Dimes Road, Northwood, NH 03261



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PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 19 Lot 17-1	DRAWING NO: 20031Subdivision Concept.dwg
SCALE: 1" = 100'	SHEET: 3 of 3
PROJECT NO: 20031	DATE: 8/4/2023