

LEGEND:

- 3/4" REBAR W/D CAP (TO BE SET)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- PROPOSED EASEMENT LINE
- 25' NO TOUCH WETLAND BUFFER LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TBS TO BE SET
- FND FOUND

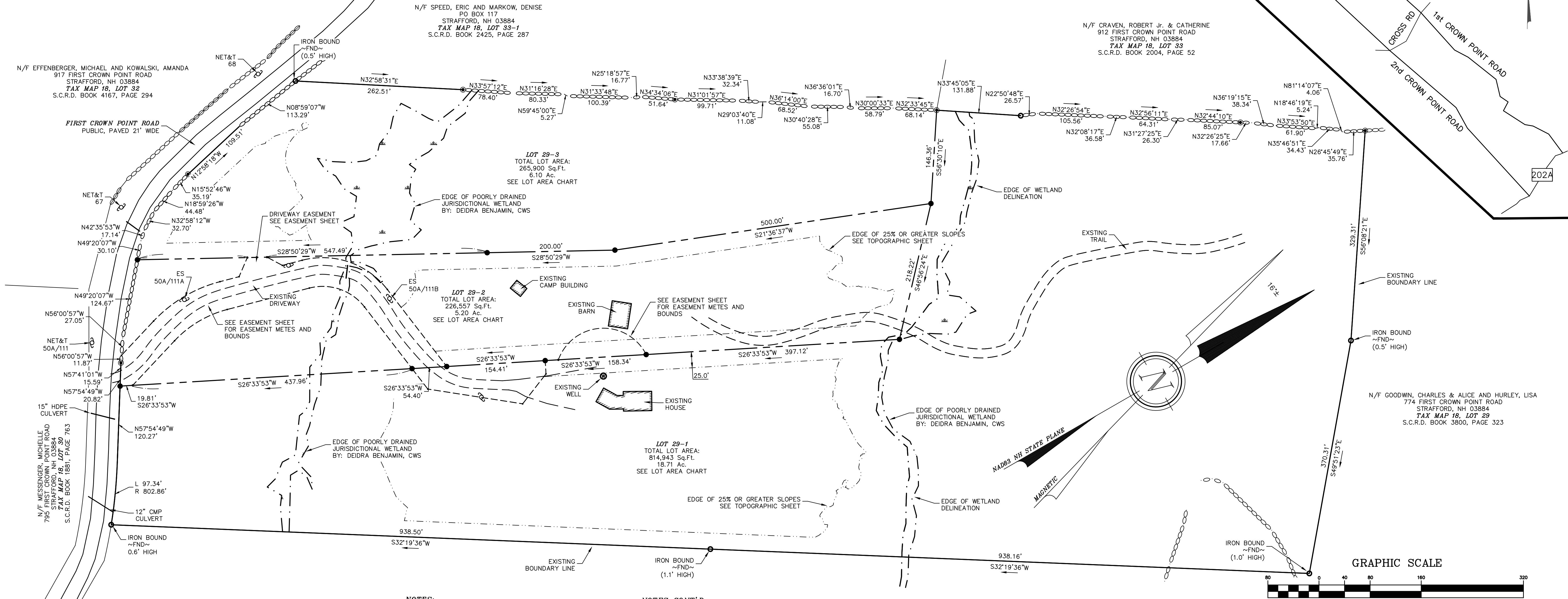
LOT AREA CHART: (UPLAND AREAS GIVEN TO THE EDGE OF WETLAND DELINEATION)				
	REQUIRED:	LOT 29-1	LOT 29-2	LOT 29-3
TOTAL LOT AREA:	217,800 Sq.Ft., 5.00 Ac.	814,943 Sq.Ft., 18.71 Ac.	226,557 Sq.Ft., 5.20 Ac.	265,900 Sq.Ft., 6.10 Ac.
TOTAL UPLAND AREA:	87,120 Sq.Ft., 2.00 Ac.	334,329 Sq.Ft., 7.68 Ac.	204,089 Sq.Ft., 4.69 Ac.	244,814 Sq.Ft., 5.62 Ac.
TOTAL CONTIGUOUS BUILDABLE UPLAND AREA:	52,272 Sq.Ft., 1.20 Ac.	203,571 Sq.Ft., 4.67 Ac.	125,976 Sq.Ft., 2.89 Ac.	53,008 Sq.Ft., 1.22 Ac.

TOTAL FRONTAGE CHART:		
LOT 29-1	LOT 29-2	LOT 29-3
217.61'	200.00'	382.41'

DRIVEWAY NOTE:

THE DRIVEWAY WILL BE WIDENED TO A WIDTH OF 15' WITH 1.5' SHOULDERS (18' TOTAL WIDTH) IN ACCORDANCE WITH THE REQUEST OF THE FIRE CHIEF. THERE WILL NOT BE WIDENING AT THE LOCATION OF THE EXISTING WETLAND CROSSING. THE FIRE CHIEF HAS ALSO DETERMINED HE WILL NOT REQUIRE TURNOUTS OR A TURNAROUND DUE TO THE LOCATION OF THE PROPOSED DRIVEWAYS.

INSPECTION AND APPROVAL BY THE STRAFFORD TOWN ROAD AGENT OF THIS WORK BEING SATISFACTORILY COMPLETED WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR LOT 29-2 OR LOT 29-3.



PLAN REFERENCES :

- "PROPOSED SUBDIVISION, JOHN R. JOHNSTONE, STRAFFORD, NEW HAMPSHIRE" BY: BERRY CONSTRUCTION CO., INC. DATED: OCTOBER 1973 S.C.R.D. POCKET 4, FOLDER 4, PLAN 51
- "CROWN POINT SUBDIVISION FOR MT. WHITTIER DEVELOPMENT COMPANY, FIRST & SECOND CROWN POINT ROAD, STRAFFORD, NH" BY: LAMPREY RIVER SURVEY COMPANY DATED: MAY, 1985 S.C.R.D. PLAN # 37-61
- "SUBDIVISION OF LAND FOR ROBERT B. CRAVEN, FIRST CROWN POINT ROAD, STRAFFORD, NH" BY: DOUCET SURVEY, INC. DATED MAY 5, 1998 S.C.R.D. PLAN # 53-79
- "SUBDIVISION PLAN, LAND OF CHARLES & ALICE GOODWIN FIRST CROWN POINT ROAD, STRAFFORD, NH, TAX MAP 18, LOT 29" BY: BERRY SURVEYING & ENGINEERING DATED: AUGUST 18, 2008 FILE # DB2008-084 S.C.R.D. PLAN # 95-89
- "LOT LINE REVISION; FOR: CHARLES & ALICE GOODWIN; AND: DEREK & KATIE BETTS-LEVINE; FIRST CROWN POINT ROAD; STRAFFORD, N.H.; TAX MAP 18, LOT 29 & LOT 29-1" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 7, 2015 FILE #DB2015-143 S.C.R.D. PLAN #112-24

NOTES:

- OWNER: ALEX, LUCAS, & NOAH CHANTASIRI 840 FIRST CROWN POINT ROAD STRAFFORD, NH 03834
- TAX MAP 18, LOT 29-1
- LOT AREA: 1,307,400 Sq.Ft., 30.01 Ac.
- S.C.R.D. BOOK 4847, PAGE 165
- ZONING: SETBACKS: FRONT - 40' SIDE - 25' REAR - 25' MIN. LOT SIZE - 87,120 Sq. Ft. MIN. LOT FRONTAGE - 200'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# 330196-, MAP# 33017C01800 -, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83, INFORMATION GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- FIELD SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN AUGUST OF 2008, JANUARY OF 2015, AND JULY OF 2023. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE WITH AN ERROR OF CLOSURE MORE PRECISE THAN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 29-1 INTO THREE PARCELS OF LAND.

NOTES CONT'D:

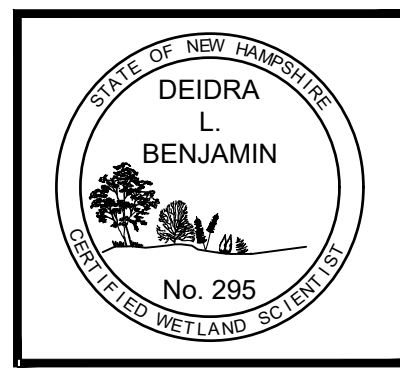
- THERE WERE NO OBSERVED CEMETERIES WITHIN THE AREA OF INTENSIVE SURVEY.
- THIS IS A THREE SHEET PLAN SET WITH SHEET ONE AND TWO BEING RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. TO SEE TOPOGRAPHIC SHEET OR GET MORE INFORMATION ON THIS SUBDIVISION CONTACT THE TOWN OF STRAFFORD, N.H. PLANNING OFFICE. 603-664-2192
- A PORTION OF THIS PROPERTY IS IN CURRENT USE TAXATION.
- THE TOTAL CONTIGUOUS BUILDABLE UPLAND AREA SHOWN IN THE LOT TABLE DOES NOT INCLUDE ANY AREAS OF WETLANDS, 25% SLOPES OR GREATER, OR DRIVEWAY EASEMENT AREA.
- THERE ARE NO BUILDINGS WITHIN 100' OR ROADS/DRIVEWAYS WITHIN 200' OF THE LOT.

WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN. IN JULY, 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

N/F GOODWIN, CHARLES & ALICE AND HURLEY, LISA
774 FIRST CROWN POINT ROAD
STRAFFORD, NH 03884
TAX MAP 18, LOT 29
S.C.R.D. BOOK 3800, PAGE 323

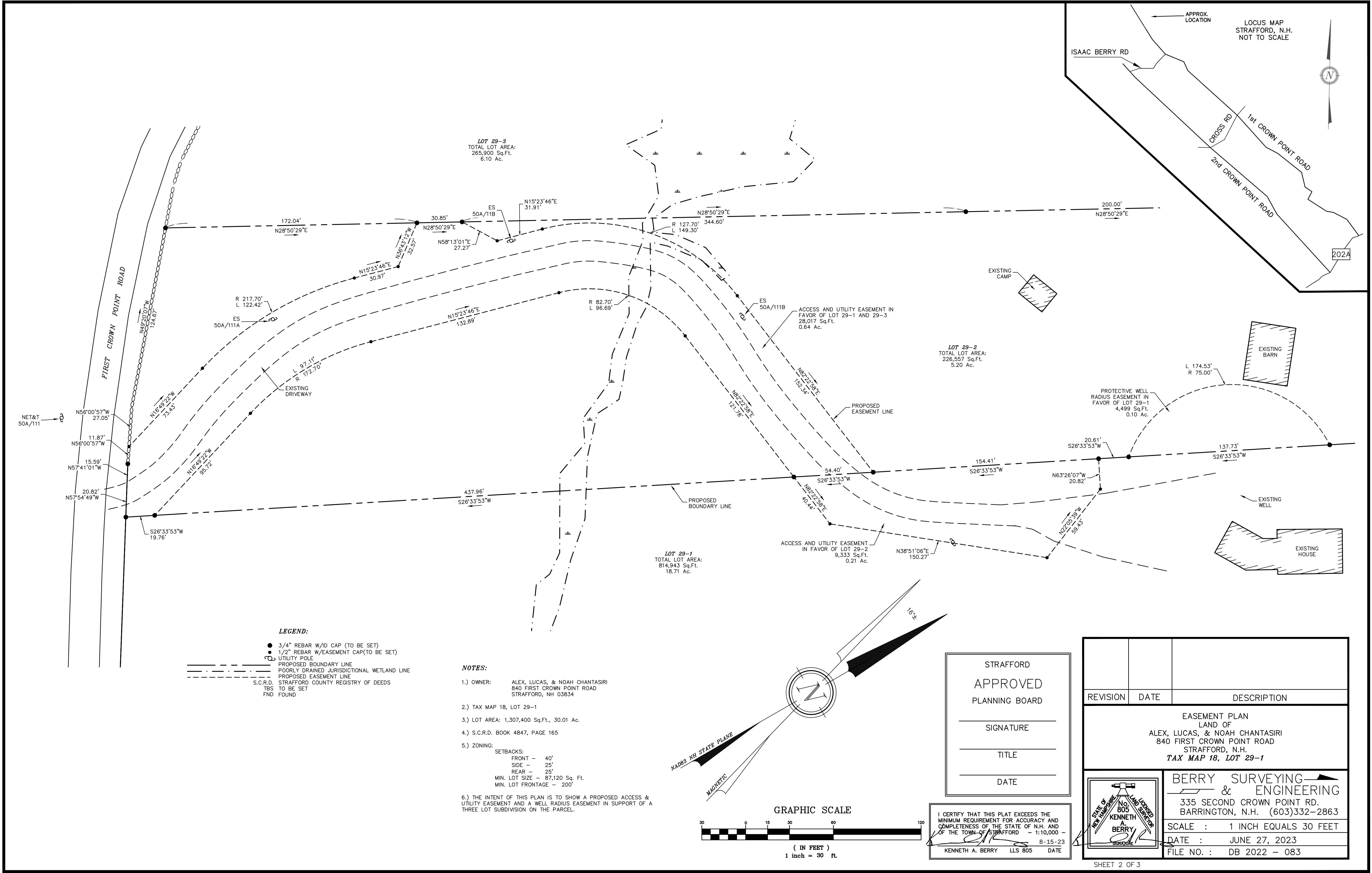


DEIDRA BENJAMIN, CWS #295

STRAFFORD APPROVED PLANNING BOARD
SIGNATURE
TITLE
DATE

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF STRAFFORD - 1:10,000 - 8-15-23
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF ALEX, LUCAS, & NOAH CHANTASIRI 840 FIRST CROWN POINT ROAD STRAFFORD, N.H. TAX MAP 18, LOT 29-1		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 INCH EQUALS 80 FEET		
DATE : JUNE 27, 2023		
FILE NO. : DB 2022 - 083		



LEGEND:

- 3/4" REBAR W/D CAP (TO BE SET)
- IRON BOUND (FND)
- DRILL HOLE (FND)
- UTILITY POLE
- TESTHOLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- PROPOSED EASEMENT LINE
- 25' NO TOUCH WETLAND BUFFER LINE
- SEPTIC SETBACK LINE
- WELL - AS MARKED WITH 75' PROTECTIVE RADIUS
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TBS TO BE SET
- FND FOUND
- TBR TO BE REMOVED
- AREA OF 25% SLOPES OR GREATER
- 4,000 SQUARE FOOT LEACHING AREA

TESTHOLE DATA:

TESTHOLE #1 8-7-23

0-6' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
.6-1.9' 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
1.9-4.5' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND

S.H.W.T. - REDOX FEATURES AT 1.9'
ROOTS TO 1.9'
NO LEDGE
VERY ROCKY THROUGHOUT
PERC RATE - 10 MIN/INCH

TESTHOLE #2 8-7-23

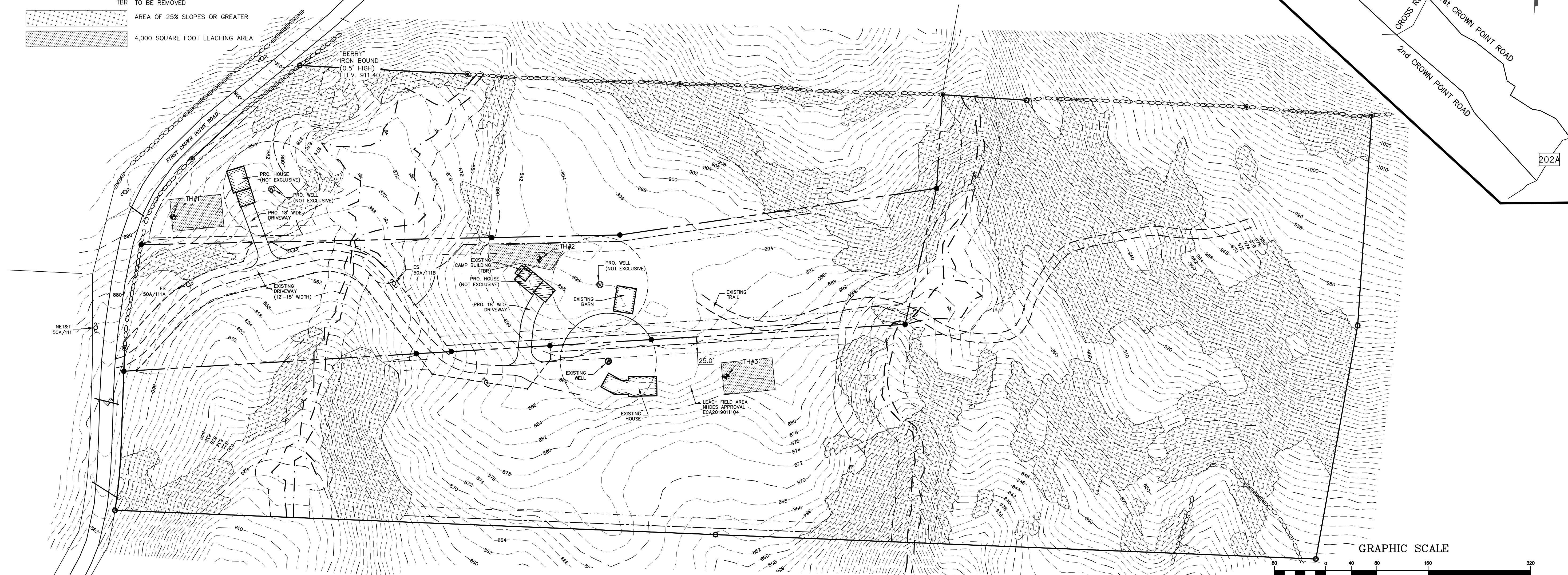
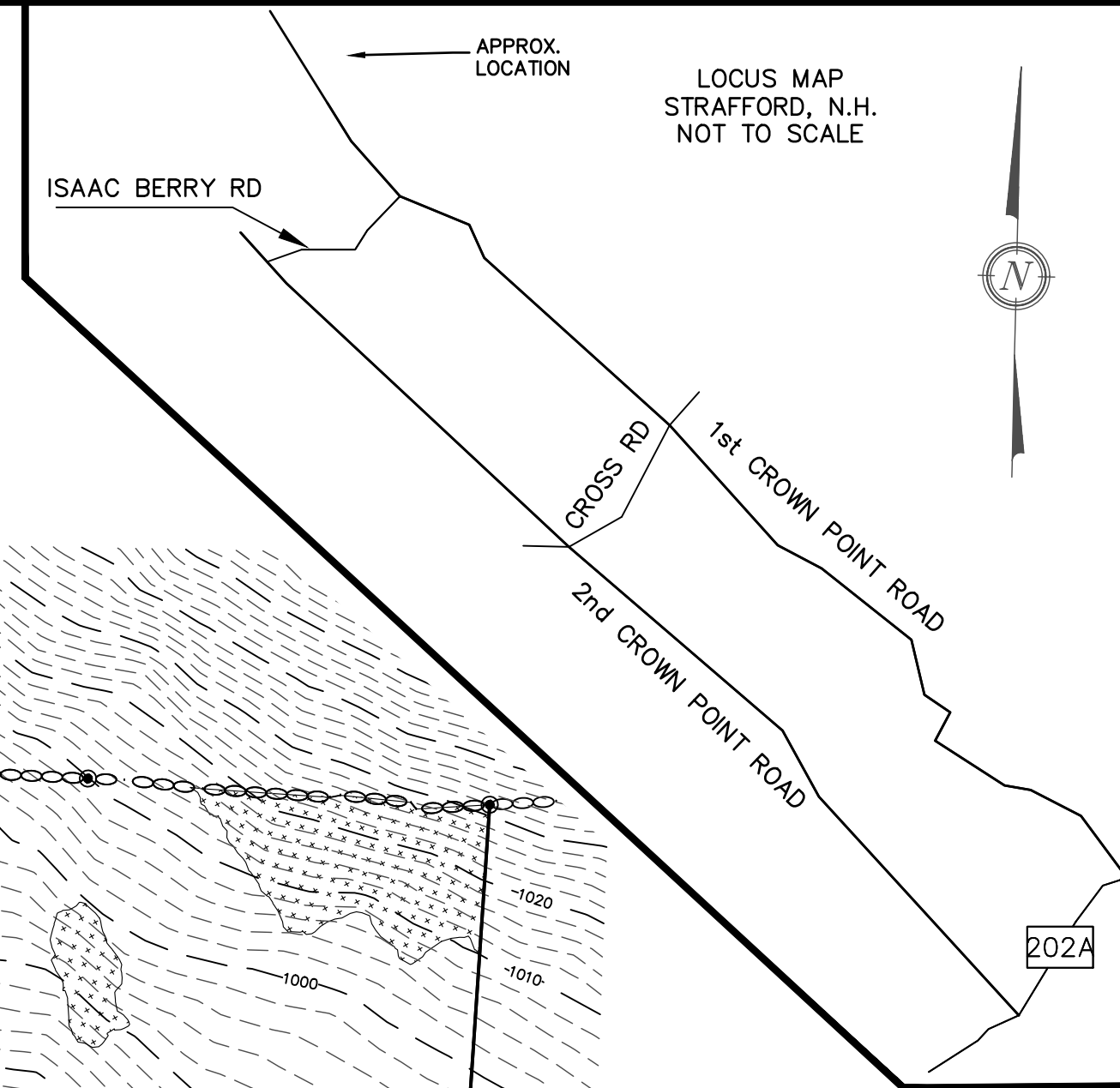
0-5' 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
.5-1.9' 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
1.9-2.6' 10YR 4/6, FINE SANDY LOAM, GRANULAR, FRIABLE
2.6-4.5' 2.5Y 5/6, FINE SANDY LOAM, GRANULAR, VERY FIRM IN HOLE, FRIABLE IN HAND

S.H.W.T. - REDOX FEATURES AT 1.9'
ROOTS TO 1.5'
NO LEDGE
PERC RATE - 10 MIN/INCH

TESTHOLE #3 2-9-18

0-6' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
.6-1.7' 10YR 5/8, FINE SANDY LOAM, GRANULAR, FRIABLE
1.7-2.5' 10YR 6/4, STONY SANDY LOAM, GRANULAR, FRIABLE
2.5-6.0' 10YR 5/1, STONY SANDY LOAM, MASSIVE, FIRM

S.H.W.T. - REDOX FEATURES AT 2.5'
NO LEDGE
PERC RATE - 8 MIN/INCH



NOTES:

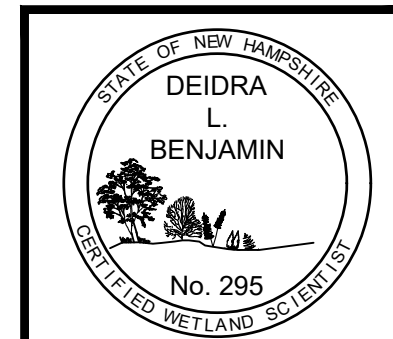
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NOTES CONT'D:

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- A PORTION OF THIS PROPERTY IS IN CURRENT USE TAXATION.
- NONE OF THE PROPOSED LOTS WILL REQUIRE NHDES SUBDIVISION APPROVAL DUE TO BEING LARGER THAN 5 ACRES IN SIZE.

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DEIDRA BENJAMIN, CWS #295

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