

PLAN REFERENCES:

- 1.) "PROPOSED SUBDIVISION FOR RAYMOND & ETHEL SCRUTON, TODD SCRUTON & ALICIA SCRUTON STEIGER, FIRST CROWN POINT ROAD, STAFFORD, N.H." DATED: JANUARY 31, 2005 BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #81-20 FILE NO.: DB 2004-211
- 2.) "PROPOSED SUBDIVISION LAND OF DONALD G. & HAROLD F. YEATON, FIRST CROWN POINT ROAD & SECOND CROWN POINT ROAD, STAFFORD, N.H." DATED: MAY 15, 1989 BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #37-51 FILE NO.: DB 1989-23
- 3.) "SUBDIVISION PLAN LAND OF GARY F. & SYLVIA YEATON, FIRST CROWN ROAD, STAFFORD, NH TAX MAP 18, LOT 24-2" DATED: OCTOBER 18, 2011 BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #106-25 FILE NO.: DB 2011-059
- 4.) "SUBDIVISION PLAN TAX MAP 19 LOT 70 BRUCE A. & MELODY A. WEL, FIRST CROWN POINT ROAD, STAFFORD, NEW HAMPSHIRE" DATED: AUGUST 12, 2003 BY: RICHARD E. TURNER L.L.S. S.C.R.D. PLAN #74-82

PLAN REFERENCES:

- 5.) "BURROWS SUBDIVISION PLAN, LOCATED AT 1040 2ND CROWN POINT ROAD STAFFORD, STRAFFORD COUNTY, NEW HAMPSHIRE FOR: RICHARD A. BURROWS 1040 2ND CROWN POINT ROAD STAFFORD, NH 03884" DATED: OCTOBER 13, 2015 BY: STONEWALL SURVEYING S.C.R.D. PLAN #113-58
- 6.) "LOT LINE RELOCATION PLAN OF PROPERTY IN THE NAME OF SCOTT B. & KENDAL A. YEATON AND ALAN L. & MEGGAN J. YEATON & SCOTT B. & KENDAL A. YEATON, SHOWN AS TAX MAP 18 / LOTS 24A & 24-1, LOCATED AT SECOND CROWN POINT ROAD COUNTY OF STAFFORD STAFFORD, NH" DATED: AUGUST 28, 2020 BY: DAVID W. VINCENT, LLS S.C.R.D. PLAN #12291
- 7.) "PROPOSED SUBDIVISION FOR GARY YEATON, FIRST CROWN POINT ROAD STAFFORD, N.H. TAX MAP 18, LOT 24-2" DATED: FEBRUARY 1, 2004 BY: BERRY SURVEYING & ENGINEERING ON FILE AT OFFICE FILE NO.: DB 2003-170

NOTES:

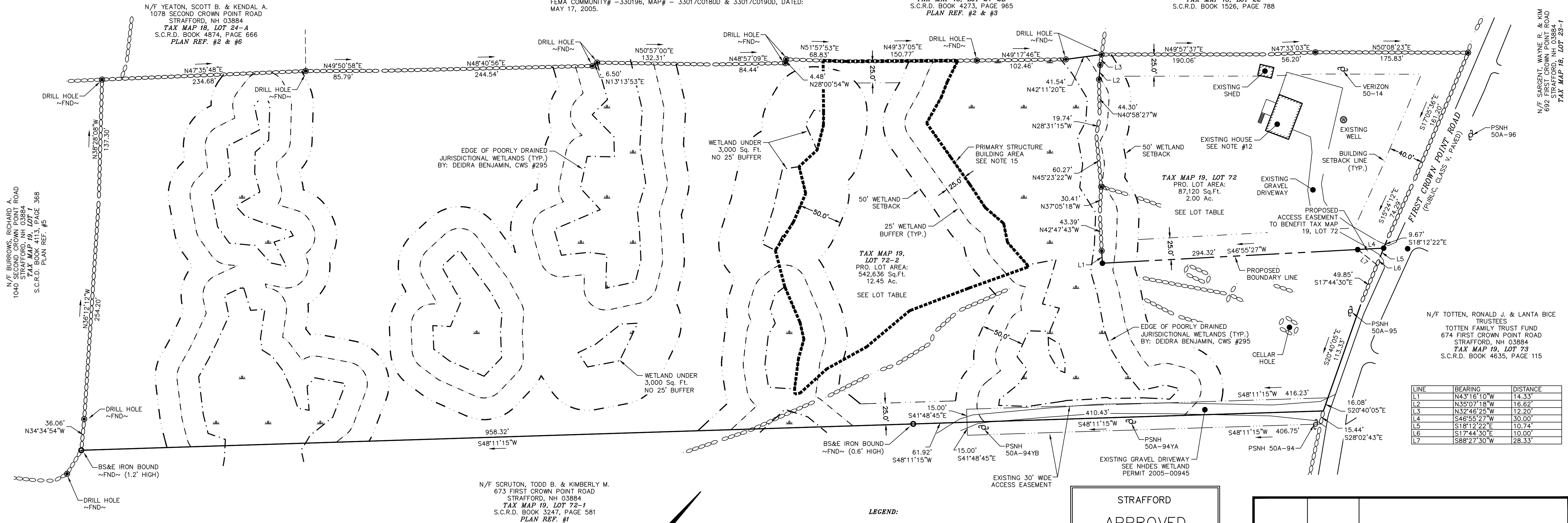
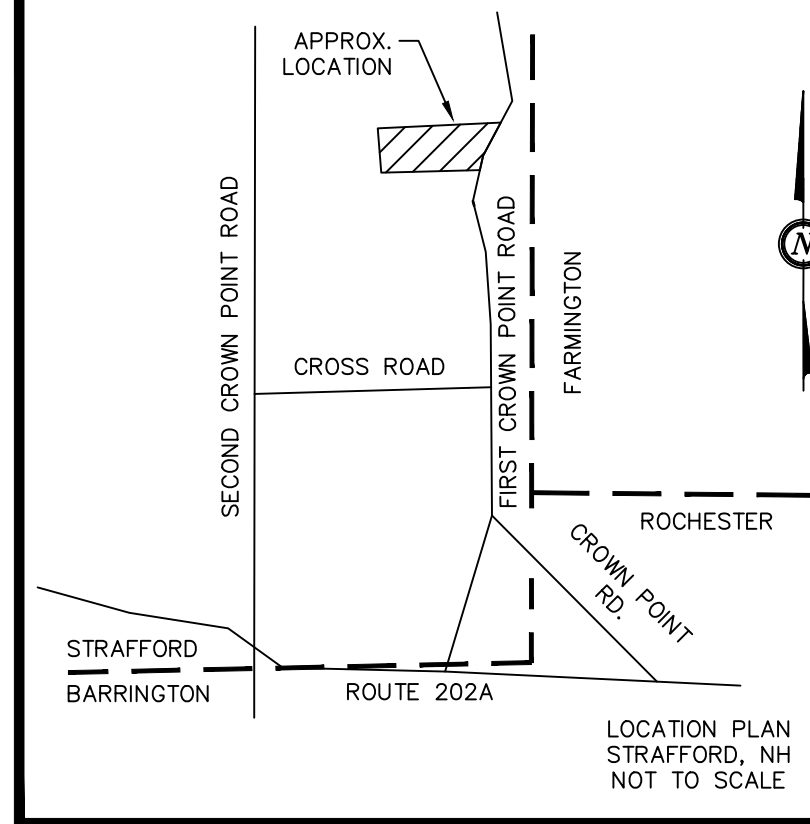
- 1.) OWNER: MICHAEL R. THIVIERGE REVOCABLE TRUST DAWN S. THIVIERGE REVOCABLE TRUST MICHAEL & DAWN THIVIERGE, TRUSTEES 681 FIRST CROWN POINT ROAD STAFFORD, NH 03884
- 2.) TAX MAP 19, LOT 72
- 3.) LOT AREA: 629,756 Sq.Ft., 14.45 Ac.
- 4.) S.C.R.D. BOOK 4708, PAGE 940
- 5.) ZONING: AGRICULTURAL-RESIDENTIAL SETBACKS: FRONT ~ 40.0' SIDE ~ 25.0' REAR ~ 25.0' WETLANDS OVER 3,000 Sq. Ft. NO DISTURB BUFFER ~ 25.0' POORLY DRAINED WETLANDS SETBACK (BUILDING) ~ 50.0' POORLY DRAINED WETLANDS SETBACK (SEPTIC) ~ 75.0' VERY POORLY DRAINED WETLANDS SETBACK (BUILDING) ~ 50.0' VERY POORLY DRAINED WETLANDS SETBACK (SEPTIC) ~ 100.0' MIN. LOT SIZE 87,120 Sq. Ft. 2.0 Ac. MIN. LOT FRONTAGE 200'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THAT THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# ~330196, MAP# ~ 33017C01800 & 33017C01900, DATED: MAY 17, 2005.

NOTES:

- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON MAGNETIC NORTH PER PLAN REF. #1. VERTICAL DATUM GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 19, LOT 72 INTO 2 INDIVIDUAL LOTS. SHEET 1 IS THE SUBDIVISION PLAN, SHEET 2 SHOWS TOPOGRAPHIC FEATURES. SHEET 1 WILL BE RECORDED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. ALL SHEETS WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF STAFFORD.
- 9.) THE CURRENT USE OF THE PROPERTY IS RESIDENTIAL WITH AN OFFICE OF A PROFESSIONAL PERSON. THE PROPOSED LOT WILL BE RESIDENTIAL WITH ON SITE WELL AND SEPTIC SYSTEM.
- 10.) NO CEMETERIES WERE FOUND ON TAX MAP 19, LOT 72.
- 11.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED ON LOT 72.
- 12.) THE EXISTING HOUSE IS A 3 BEDROOM HOUSE WITH AN EXISTING SEPTIC SYSTEM AND WELL. ON THE FIRST FLOOR OF THE HOUSE THERE IS A WELLNESS CENTER OFFERING ESTHETICIAN SERVICES. IN A LETTER DATED JUNE 9, 2020 THIS WAS DETERMINED TO BE AN "OFFICE OF A PROFESSIONAL PERSON" BY THE PLANNING BOARD. THIS IS A PERMITTED USE IN THE ZONE. SINCE THIS LETTER WAS WRITTEN THE BUSINESS HAS NOT INCREASED IN SIZE.

NOTES:

- 13.) A PORTION OF THIS LOT IS IN CURRENT USE TAXATION.
- 14.) SEE S.C.R.D. BOOK 265, PAGE 567, DATED APRIL 11, 1878 FOR THE CONVEYANCE OF THE RIGHT AND PRIVILEGE OF PASSING THROUGH LAND OF GEORGE W. BROCK. ALSO SEE S.C.R.D. BOOK 372, PAGE 84, DATED MARCH 13, 1911 FOR THE RESERVATION OF A RIGHT OF WAY TO CHARLES H. FELKER AND HIS HEIRS TO THEIR FIELD KNOWN AS THE JESS LOT. THIS RIGHT RIGHT OF WAY LOCATION IS UNKNOWN AND UNDEFINED.
- 15.) THE PRIMARY STRUCTURE IS TO BE BUILT IN THE AREA HIGHLIGHTED BY THE BOLD DASHED LINE ON THE WESTERLY SIDE OF THE WOODS ROAD. THE STRUCTURE CAN BE BUILT ANY WHERE IN THIS LOCATION THAT MEETS APPLICABLE SETBACKS. THIS AREA IS 60,400 SF IN SIZE. SEE SHEET 2.
- 16.) THE PROPOSED TURNAROUND IS TO BE REQUIRED TO BE BUILT BEFORE A CERTIFICATE OF OCCUPANCY IS GRANTED FOR TAX MAP 19, LOT 72-2. SEE SHEET 2 AND PAGE 51 OF THE STAFFORD NH ZONING ORDINANCE.

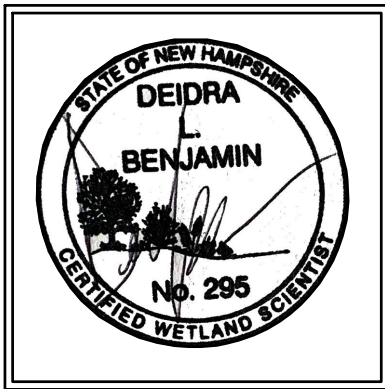


LOT TABLE

LOT	EX. AREA	PRO. AREA	TOTAL UPLANDS	CONTIGUOUS UPLANDS	EX. FRONTAGE	PRO. FRONTAGE
19/72	629,756 SF 14.46 Ac.	87,120 SF 2.00 Ac.	87,120 SF 2.00 Ac.	87,120 SF 2.00 Ac.	445.16'	245.16'
19/72-2	N/A	542,636 SF 12.45 Ac.	443,111 SF 10.17 Ac.	388,632 SF 8.92 Ac.	N/A	200.00'

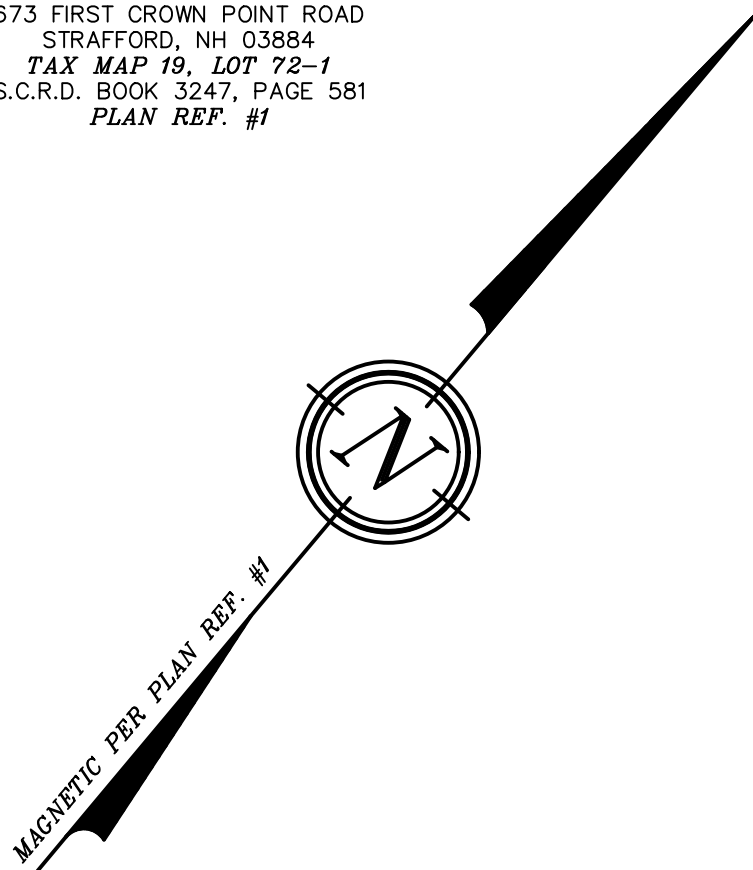
WETLAND NOTES:

- THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN. IN APRIL OF 2023 UTILIZING THE FOLLOWING STANDARDS:
1. 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.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 6.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



DEIDRA BENJAMIN, CWS #295

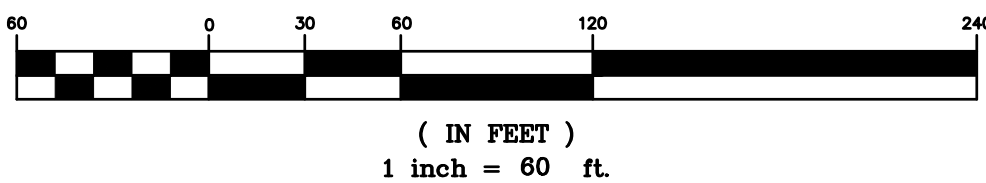
N/F SCRUTON, TODD B. & KIMBERLY M.
673 FIRST CROWN POINT ROAD
STAFFORD, NH 03884
TAX MAP 19, LOT 72-1
S.C.R.D. BOOK 3247, PAGE 581
PLAN REF. #1



LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND OR SET~
- IRON BOUND ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND BUILDING SETBACK
- 25' WETLAND NO TOUCH BUFFER
- STONE WALL
- PRIMARY STRUCTURE BUILDING AREA, SEE NOTE 15
- TYP
- FND
- FOUND
- S.C.R.D.
- STAFFORD COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE



STAFFORD
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 STAFFORD - 1:10,000 -
8-24-23
KENNETH A. BERRY LLS 805 DATE

#	8-7-23	ADD EMERGENCY EQUIPMENT TURNAROUND & NOTE 16
#	5-25-23	REVISED PROPOSED BOUNDARY LINES
REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF MICHAEL R. THIVIERGE REVOCABLE TRUST & DAWN S. THIVIERGE REVOCABLE TRUST 681 FIRST CROWN POINT ROAD STAFFORD, N.H. TAX MAP 19, LOT 72		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 60 FT.		
DATE : APRIL 10, 2023		
FILE NO. : DB 2023-020		

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DATED: FEBRUARY 1, 2004
BY: BERRY SURVEYING & ENGINEERING
ON FILE AT OFFICE
FILE NO.: DB 2003-170

SOIL DATA:

HdB ~ HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
Pdc ~ PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
PbB ~ PAXTON FINE SANDY LOAM, 3 TO 8% SLOPES
RIB ~ RIDGEBURY FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY
Cvd ~ CHARLTON EXTREMELY STONY FINE SANDY LOAM, 8 TO 25% SLOPES
Wsb ~ WOODBRIDGE FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY

SEE NRCS WEBSOIL

NOTES:

- 1.) OWNER: MICHAEL R. THIVERGE REVOCABLE TRUST
DAWN S. THIVERGE REVOCABLE TRUST
MICHAEL & DAWN THIVERGE, TRUSTEES
681 FIRST CROWN POINT ROAD
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SETBACKS:
FRONT ~ 40.0'
SIDE ~ 25.0'
REAR ~ 25.0'
WETLANDS OVER 3,000 Sq. Ft. NO DISTURB BUFFER ~ 25.0'
POORLY DRAINED WETLANDS SETBACK (BUILDING) ~ 50.0'
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VERY POORLY DRAINED WETLANDS SETBACK (BUILDING) ~ 50.0'
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MIN. LOT SIZE
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MIN. LOT FRONTAGE
200'
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LOT LOADING LOT 72:

EXCLUDES WELL RADIUS

GROUP 3 SOIL (3-8%) = 3,499 Sq. Ft. = 0.080 Ac.
GROUP 3 SOIL (8-15%) = 60,515 Sq. Ft. = 1.389 Ac.
GROUP 4 SOIL (3-8%) = 5,031 Sq. Ft. = 0.115 Ac.

Q = (0.080 Ac. X 2000 GPD/Ac.)/1.6 FACTOR = 100 GPD
Q = (1.389 Ac. X 2000 GPD/Ac.)/1.76 FACTOR = 1,578 GPD
Q = (0.115 Ac. X 2000 GPD/Ac.)/1.45 FACTOR = 158 GPD

TOTAL LOT LOADING: 1,836 GPD

