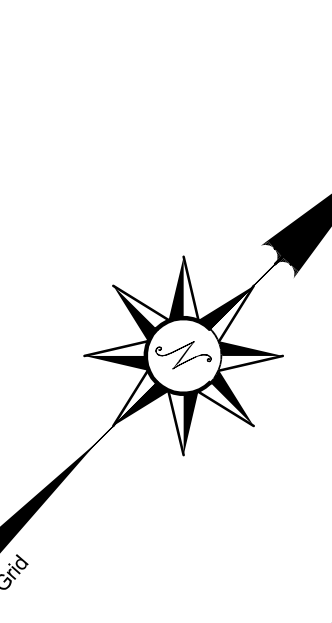


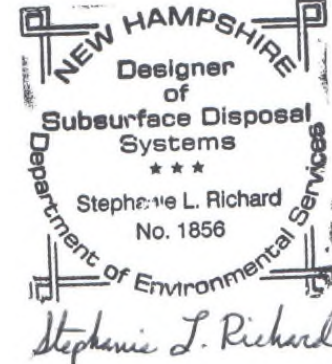
LOT CALCULATIONS

TAX LOT #	PROPOSED LOT AREA (Total Lot Area)	UNSUITABLE AREAS	NET AREA (Lot - Wet & Slopes)	SUITABLE AREAS*	FRONTAGE 200' Required
3/14-1	121,030 SF / 2.78 Ac	WETLANDS 12,940 SF STEEP SLOPE 14,080 SF	94,010 SF	60% CALCULATION 88,630 SF ADDITIONAL 94,620 SF	740.54'
3/14-2	137,160 SF / 3.15 Ac	11,080 SF	101,060 SF	64,440 SF * 52,272 SF Contiguous Required	293.35'



N/F
PHILIP AUGER
CAROLYN AUGER
TAX MAP 3 LOT 5
PO BOX 33
STRAFFORD, NH 03884
S.C.R.D. BOOK 3906 PAGE 625

N/F
GUSTAFSON & ARCHAMBAULT
FAMILY REVOCABLE TRUST
TAX MAP 34 LOT 4
39 BARBARA LANE
STRAFFORD, NH 03884
S.C.R.D. BOOK 5176 PAGE 66



TEST PIT AND SOIL NOTES:

Test pits were witnessed and analyzed by Stephanie L. Richards P.E., New Hampshire Certified Designer of Subsurface Disposal Systems #1856, on August 5, 2024.

TEST PIT 1

0-3" Forest mat
3-10" Olive fine sandy loam, granular, friable, 5y 5/4
10-20" Yellowish brown fine sandy loam, blocky, friable, 10yr 5/8
20-26" Brown fine sandy loam, blocky, firm, 10yr 5/3
26-30" Light olive brown fine sandy loam, blocky, very firm, 2.5y 5/6
36"-5/4 Light olive brown fine sandy loam, massive, very firm, 2.5y 5/4

Pit depth: 62"
Roots: many to 24", few fine to 34"
Water: none observed
Estimated seasonal high water table: none observed
Restrictive layer: 36"
Refusal: none observed
Percolation rate: 40 min/in

Test pit 2

0-6" Top soil
6-10" Yellowish brown sand fill, 10yr 5/6
10-20" Light olive brown fine sandy loam, blocky, friable, 2.5y 5/3
20-32" Dark grayish brown fine sandy loam, blocky, friable, 2.5y 4/2
32-35" Yellowish brown fine sandy loam, granular, friable, 10yr 5/6
35"-+ With strong brown redox, 7.5y 5/8
Olive medium sandy loam, blocky, firm, 5y 5/3

Pit depth: 53"
Roots: few to 29" (lawn)
Water: none observed
Estimated seasonal high water table: 32"
Restrictive layer: none observed
Refusal: none observed
Percolation rate: 20 min/in

WETLAND NOTE:

The limits of jurisdictional wetlands as depicted on this plan were delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017, NH Certified Wetland Scientist #086 on April 27, 2015. The flags were survey located by Stonewall Surveying. 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 Northeast Region, (Version 2).

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Plant species indicator status was based on the U.S. Army Corps of Engineers publication The National Wetland Plant List (2014).

On June 19, 2024, portions of the above delineation were reflagged (i.e., delineated as part of the site where a proposed 5.93 acre Lot 1 is planned). This delineation followed the same Corps manual mentioned above along with updated hydric soil and plant list manuals



PLAN REFERENCE:

- "ADAMS MINOR SUBDIVISION, DIVISION PLAN LOCATED AT 174 TASKER HILL ROAD, STRAFFORD, STRAFFORD COUNTY, NEW HAMPSHIRE FOR THE ADAMS FAMILY REVOCABLE TRUST" PREPARED BY STONEWALL SURVEYING DATED MAY 14, 2015, LAST REVISED JUNE 5, 2015 AND RECORDED AT THE S.C.R.D. AS PLAN 109-80.
- "PLAT OF CONSERVATION EASEMENT, LAND OF THE GEORGE F. YOUNG REVOCABLE TRUST AND THE MARGARET H. AUERBACH REVOCABLE TRUST, TAX MAP 34 LOT 14 AND TAX MAP 3 LOT 15, WATER STREET, STRAFFORD, NEW HAMPSHIRE, STRAFFORD COUNTY" PREPARED BY STEPHEN P. PERRON, LLS DATED SEPTEMBER 1, 2022, UNRECORDED.
- "COMPASS AND TAPE SURVEY OF GEORGE R. FOSS LOT IN STRAFFORD, NH" PREPARED BY D.R. POPPEMA DATED DECEMBER 1974, UNRECORDED.
- "PLAN OF SUBDIVISION OF LAND OF RICHARD J. HILTON, STRAFFORD, N.H." PREPARED BY DAVID W. SIDMORE DATED NOVEMBER 1986 AND RECORDED AT THE S.C.R.D. PLAN 37A-73.
- "LOT CONSOLIDATION AND LOT LINE ADJUSTMENT PLAN FOR JOHN & CAROLYN YOUNG AND FOSS REVOCABLE TRUST OF LAND AT WATER STREET, STRAFFORD, N.H." PREPARED BY LITTLE RIVER SURVEY Co. DATED DECEMBER 1997 ND RECORDED AT THE S.C.R.D. PLAN 51-46.
- "SEPTIC SYSTEM DESIGN IN MAP 3 LOT 14, STRAFFORD, NH, TASKER HILL ROAD FOR MARK ADAMS" PREPARED BY GROOVER SEPTIC DESIGN DATED MAY 2006.

NOTES:

- OWNERS OF RECORD:
TRADEMARK HOMES, LLC
S.C.R.D. BOOK 5200 PAGE 7
DATED JUNE 5, 2024
- TOTAL EXISTING AREA:
258,200 Square Feet / 5.93 Acres
THIS 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 JULY 2024.
- EACH LOT WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 260 OF 405, MAP NUMBER 33017C002600 EFFECTIVE DATE MAY 17, 2005."
- 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 STRAFFORD ROAD AGENT, MATTHEW MESSENGER, APPROVED THE PROPOSED DRIVEWAY ENTRANCE ON AUGUST 1, 2024.
- THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE STRAFFORD TOWN OFFICE.
- NHDES SUBDIVISION APPROVAL IS REQUIRED FOR BOTH LOTS. 4k AREAS ARE SHOWN PER NH Env-Wq 1000 REQUIREMENTS.
- NHDES WETLAND CROSSING PERMIT FOLLOWING NH Env-Wq 900 STREAM RULES WILL BE REQUIRED FOR THE PROPOSED DRIVEWAY CROSSING.

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

Approved Date: _____

Chairman: _____

NH DEPARTMENT OF ENVIRONMENTAL SERVICES:
SUBDIVISION APPROVAL # _____

WATER STREET SUBDIVISION DIVISION PLAN

Located at:
174 Tasker Hill Road, Strafford,
Stafford County, New Hampshire
For:
Trademark Homes, LLC
c/o Mike Gallo
PO Box 10088, Bedford, NH 03110



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

TAX MAP & LOT NO: Tax Map 3 Lot 14-1	DRAWING NO: 24054 Division.dwg
SCALE: 1" = 40'	SHEET: 1 of 2
PROJECT NO: 24054	DATE: JUL 2024

ZONE DATA:

ZONE: AGRICULTURAL - RESIDENTIAL DISTRICT

REQUIREMENTS:

MINIMUM LOT SIZE: 2 ACRES*
MINIMUM FRONTAGE: 200 FEET
MINIMUM FRONT YARD: 40 FEET
MINIMUM REAR YARD: 25 FEET
MINIMUM SIDE YARD: 25 FEET

*Excludes wetlands & slopes greater than 25%

WETLAND BUFFERS (Structures):

POORLY DRAINED SOILS: 50 FEET
VERY POORLY DRAINED SOILS: 50 FEET
SURFACE WATERS: 50 FEET
VERNAL POOLS: 75 FEET

WETLAND BUFFERS (Septic):

POORLY DRAINED SOILS: 75 FEET
VERY POORLY DRAINED SOILS: 100 FEET
SURFACE WATERS: 100 FEET
VERNAL POOLS: 100 FEET

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

PROPOSED TAX MAP 3 LOT 14-2
PROPOSED AREA:
137,160 Square Feet / 3.15 Acres

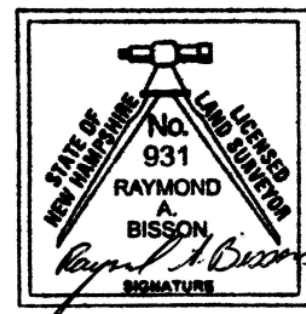
N/F
GEORGE F. YOUNG REVOCABLE TRUST
MARGARET H. AUERBACH REVOCABLE TRUST
TAX MAP 3 LOT 15
PO BOX 17
STRAFFORD, NH 03884
S.C.R.D. BOOK 4325 PAGE 148

N/F
GEORGE F. YOUNG REVOCABLE TRUST
MARGARET H. AUERBACH REVOCABLE TRUST
TAX MAP 34 LOT 14
PO BOX 17
STRAFFORD, NH 03884
S.C.R.D. BOOK 4325 PAGE 146

CERTIFICATION

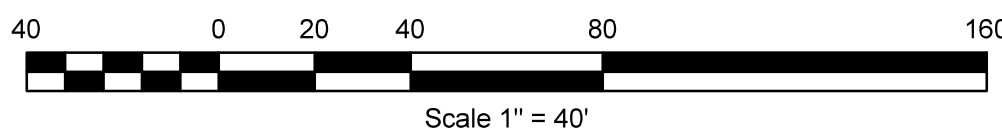
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
A survey Traverse Error of Closure was 1 in 26,672.

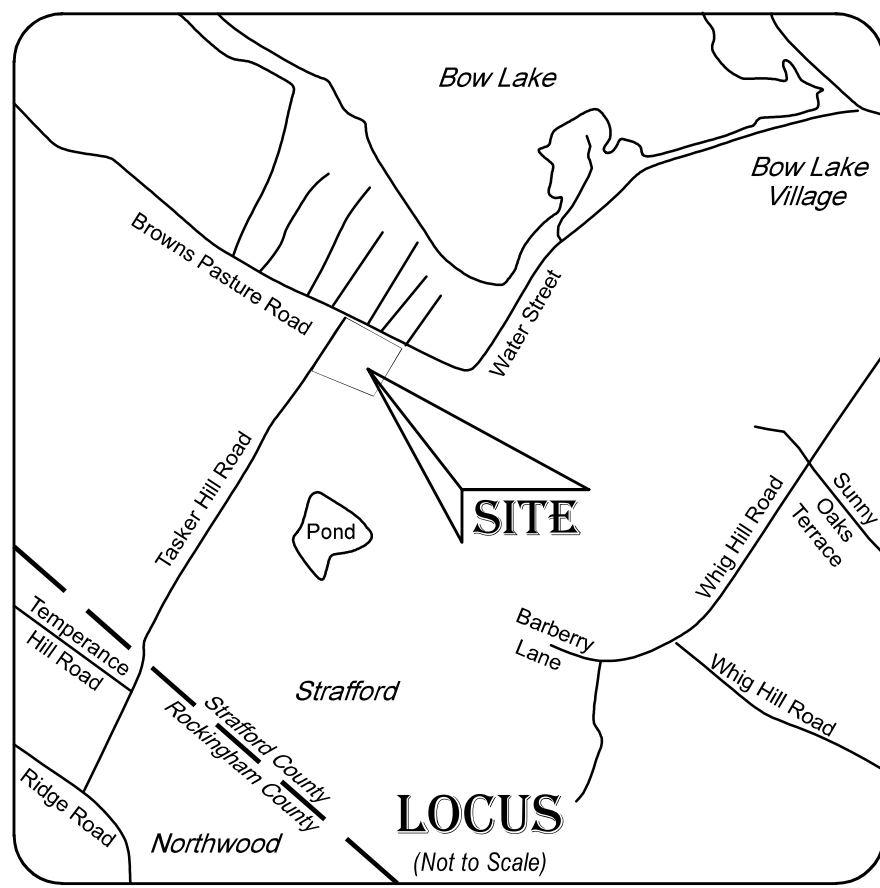
Raymond A. Bisson
Raymond A. Bisson, LLS #931
August 6, 2024
Dated



SHEET INDEX

SHEET 1: SUBDIVISION PLAN (To Be Recorded)
SHEET 2: TOPOGRAPHIC SURVEY (Not To Be Recorded)





LOT CALCULATIONS

TAX LOT #	PROPOSED LOT AREA	WETLANDS	STEEP SLOPE	NET AREA (Lot - Wet & Slopes)	SUITABLE AREAS* 60% CALCULATION	ADDITIONAL	FRONTAGE
3/14-1	121,030 SF / 2.78 Ac	12,940 SF	14,080 SF	94,010 SF	88,630 SF	5,380 SF	740.54'
3/14-2	137,160 SF / 3.15 Ac	11,080 SF	25,020 SF	101,060 SF	94,620 SF	6,440 SF	293.35'

* 52,272 SF Contiguous Required

N/F
PHILIP AUGER
CAROLYN AUGER
TAX MAP 3 LOT 5
PO BOX 33
STRAFFORD, NH 03884
S.C.R.D. BOOK 3906 PAGE 625

N/F
GUSTAFSON & ARCHAMBAULT
FAMILY REVOCABLE TRUST
TAX MAP 34 LOT 4
39 BARBARA LANE
STRAFFORD, NH 03884
S.C.R.D. BOOK 5176 PAGE 66

N/F
WEN W. REMOND REVOCABLE TRUST
TAX MAP 34 LOT 7-1
PO BOX 537
STRAFFORD, NH 03884
S.C.R.D. BOOK 2099 PAGE 313

N/F
WEN W. REMOND REVOCABLE TRUST
TAX MAP 34 LOT 7
PO BOX 537
STRAFFORD, NH 03884
S.C.R.D. BOOK 4017 PAGE 962

N/F
CAMP COMFORT ISLAND NOMINEE TRUST
TAX MAP 34 LOT 13
151 TREMONT STREET, SUITE 21K
BOSTON, MA 02115
S.C.R.D. BOOK 3918 PAGE 915

N/F
GEORGE F. YOUNG REVOCABLE TRUST
MARGARET H. AUERBACH REVOCABLE TRUST
TAX MAP 34 LOT 14
PO BOX 17
STRAFFORD, NH 03884
S.C.R.D. BOOK 4325 PAGE 146

TAX MAP 3 LOT 14-1
EXISTING AREA:
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MINIMUM LOT SIZE: 2 ACRES*
MINIMUM FRONTAGE: 200 FEET
MINIMUM FRONT YARD: 40 FEET
MINIMUM REAR YARD: 25 FEET
MINIMUM SIDE YARD: 25 FEET
*Excludes wetlands & slopes greater than 25%

WETLAND BUFFERS (Structures):

POORLY DRAINED SOILS: 50 FEET
VERY POORLY DRAINED SOILS: 50 FEET
SURFACE WATERS: 50 FEET
VERNAL POOLS: 75 FEET

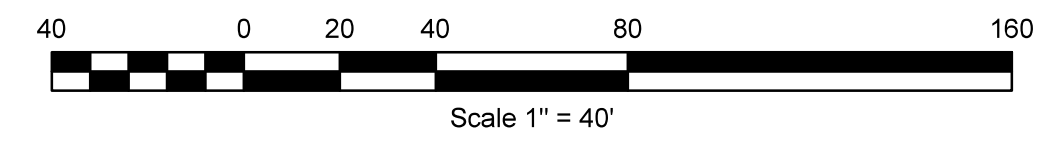
WETLAND BUFFERS (Septic):

POORLY DRAINED SOILS: 75 FEET
VERY POORLY DRAINED SOILS: 100 FEET
SURFACE WATERS: 100 FEET
VERNAL POOLS: 100 FEET

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
TOPOGRAPHIC CONTOUR
PROPOSED CONTOUR
WEB SOIL SURVEY SOIL LIMIT
WEB SOIL SURVEY SOIL TYPE HcC
STEEP SLOPE AREA

REV	DATE	STATUS



SOILS (Per Web Soil Survey):

HdB: Hollis-Charlton very rocky fine sandy loam, 3 to 8 percent slopes
PbC: Paxton fine sandy loam, very stony, 8 to 15 percent slopes
PbD: Paxton fine sandy loam, very stony, 15 to 25 percent slopes
LeB: Leicester very stony fine sandy loam, 3 to 8 percent slopes

TEST PIT AND SOIL NOTES:

Test pits were witnessed and analyzed by Stephanie L. Richards P.E., New Hampshire Certified Designer of Subsurface Disposal Systems #1856, on August 5, 2024.

TEST PIT 1

0-3" Forest mat
3-10" Olive fine sandy loam, granular, friable, 5y 5/4
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20-25" Brown fine sandy loam, blocky, firm, 10y 5/3
25-35" Light olive brown fine sandy loam, blocky, very firm, 2.5y 5/6
35"- Light olive brown fine sandy loam, massive, very firm, 2.5y 5/4

Pit depth: 62"
Roots: many to 24", few fine to 34"
Water: none observed
Estimated seasonal high water table: none observed
Restrictive layer: 36"
Refusal: none observed
Percolation rate: 40 min/in

Test pit 2

0-6" Top soil
6-10" Yellowish brown sand fill, 10y 5/6
10-20" Light olive brown fine sandy loam, blocky, friable, 2.5y 5/3
20-32" Dark grayish brown fine sandy loam, blocky, friable, 2.5y 4/2
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TRADEMARK HOMES, LLC
S.C.R.D. BOOK 5200 PAGE 7
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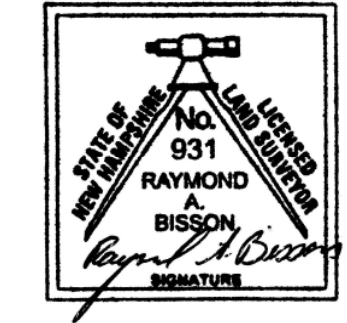
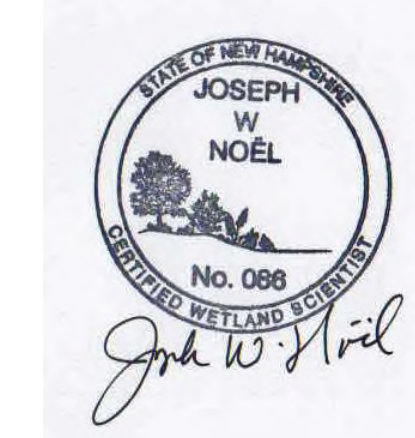
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Plant species indicator status was based on the U.S. Army Corps of Engineers publication *The National Wetland Plant List* (2014).

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

Approved Date: _____

Chairman: _____

NH DEPARTMENT OF ENVIRONMENTAL SERVICES:
SUBDIVISION APPROVAL # _____

WATER STREET SUBDIVISION
TOPOGRAPHIC & SOILS PLAN

Located at:
174 Tasker Hill Road, Strafford,
Stafford County, New Hampshire
For:
Trademark Homes, LLC
c/o Mike Gallo
PO Box 10088, Bedford, NH 03110

Stonewall
SURVEYING

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

TAX MAP & LOT NO: Tax Map 3 Lot 14-1	DRAWING NO: 24054 Division.dwg
SCALE: 1" = 60'	SHEET: 2 of 2
PROJECT NO: 24054	DATE: JUL 2024