

SOILS DATA

29B - WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, (<25% OF TOTAL AREA)
 129B - WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.
 129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
 657B - RIDGEBURY VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.

SOILS DATA TAKEN FROM NRCS WEB SOIL SURVEY.

REFERENCE PLANS

1. "PLAN OF THE JAMES GRIFFIN FARM, NORTHWOOD, N.H." DATED 1919 - 1920 AND PREPARED BY ORIN M. JAMES, C.E. R.C.R.D. PLAN #0250 & #0294.
2. "PLAT PREPARED FOR ELLIS A. & R. ELOISE RING, NORTHWOOD, N.H." DATED 1977 AND PREPARED BY ERNEST E. VEINOTTE. R.C.R.D. PLAN #D-6998.
3. "LOT LINE ADJUSTMENT & LOT CONSOLIDATION PLAN PREPARED FOR ELLIS RING, JENNESS POND ROAD NORTHWOOD, N.H." LAST REVISED ON JUNE 20, 1999 AND PREPARED BY WILLIAM T. WORMELL. R.C.R.D. PLAN #D-27395.
4. "TAX MAP 206 LOT 30 JENNESS POND ROAD, NORTHWOOD, N.H." PREPARED BY S.E. CUMMINGS ASSOC., INC. AND LAST REVISED ON MARCH 24, 2004. R.C.R.D. PLAN #D-31818.

TAX MAP 203 LOT 3
 JAMES & LAURA HOLMES
 280 JENNESS POND ROAD
 NORTHWOOD, N.H. 03261
 BK: 5538 PG: 950

TAX MAP 203 LOT 2
 EXISTING AREA
 26 ACRES±
 PROPOSED AREA
 219,070 S.F.±
 5.029 ACRES±

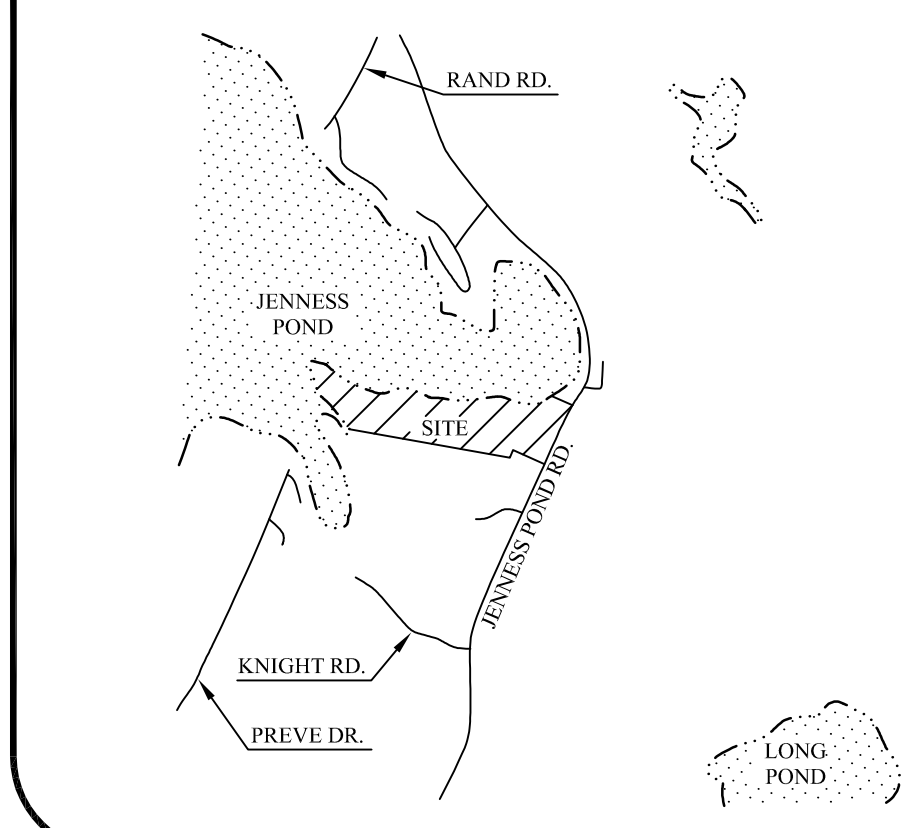
TAX MAP 203 LOT 18
 JAMES & LAURA HOLMES
 280 JENNESS POND ROAD
 NORTHWOOD, N.H. 03261
 BK: 5538 PG: 950

TAX MAP 203 LOT 19
 LSF, INC.
 89 NOTTINGHAM ROAD
 NORTHWOOD, N.H. 03261
 BK: 5447 PG: 767

TAX MAP 203 LOT 1
 NORMAN D. & KAREN DODGE
 269 JENNESS POND ROAD
 NORTHWOOD, N.H. 03261
 BK: 3023 PG: 1444

TAX MAP 206 LOT 31
 SCOTT & DAWN MARTEL
 13 ADAMS ROAD
 GRAFTON, MA 01519
 BK: 5385 PG: 2680

TAX MAP 206 LOT 32
 STEPHEN & SHERRI MILLETTE
 19 CONCORD TURNPIKE
 BARRINGTON, NH 03825
 BK: 4772 PG: 2053

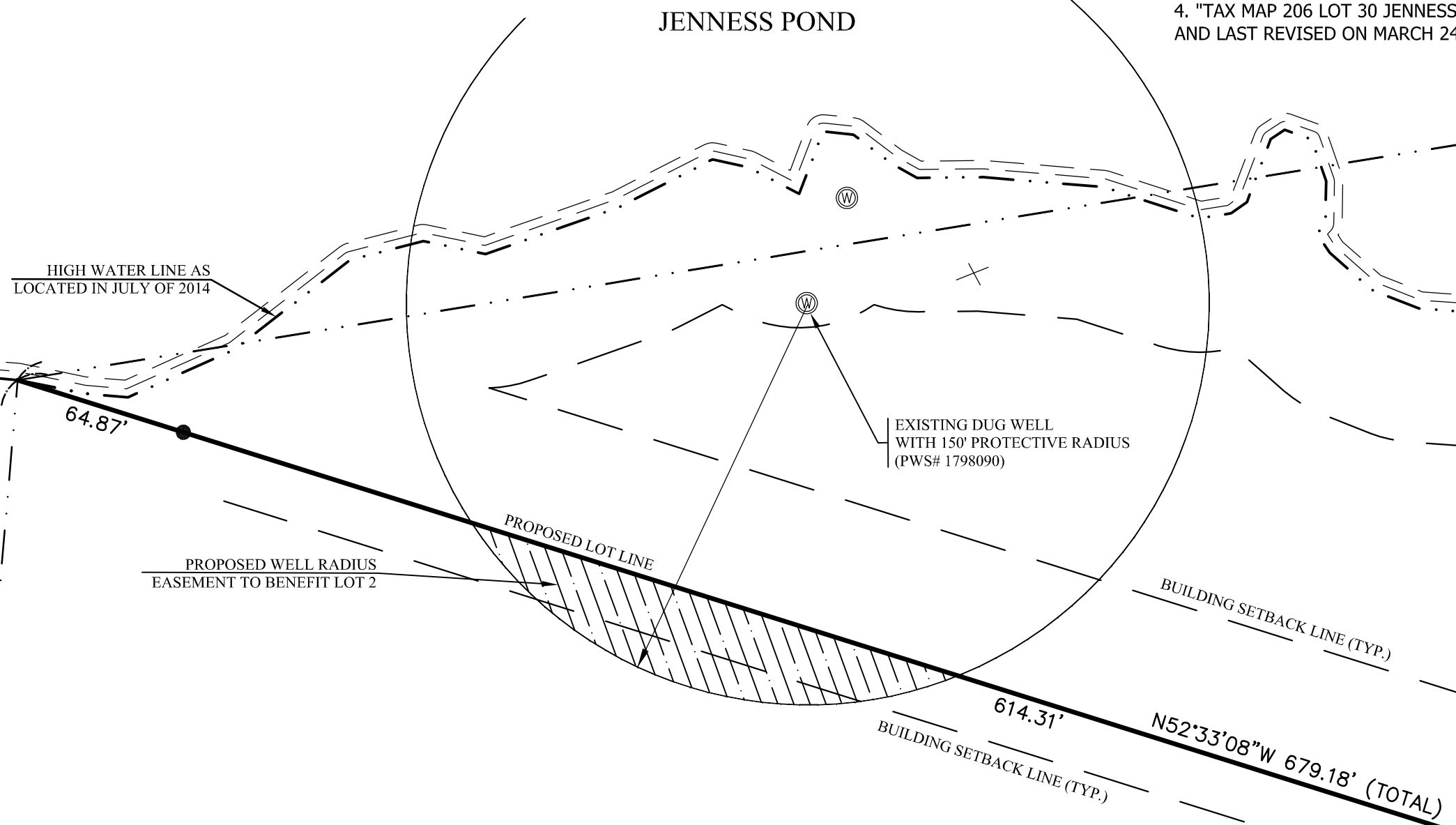


LOCUS MAP

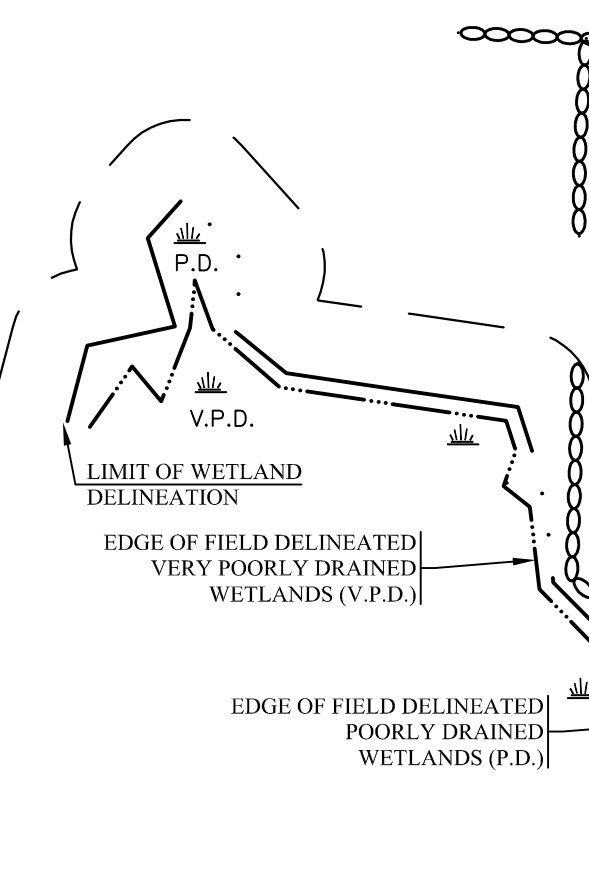
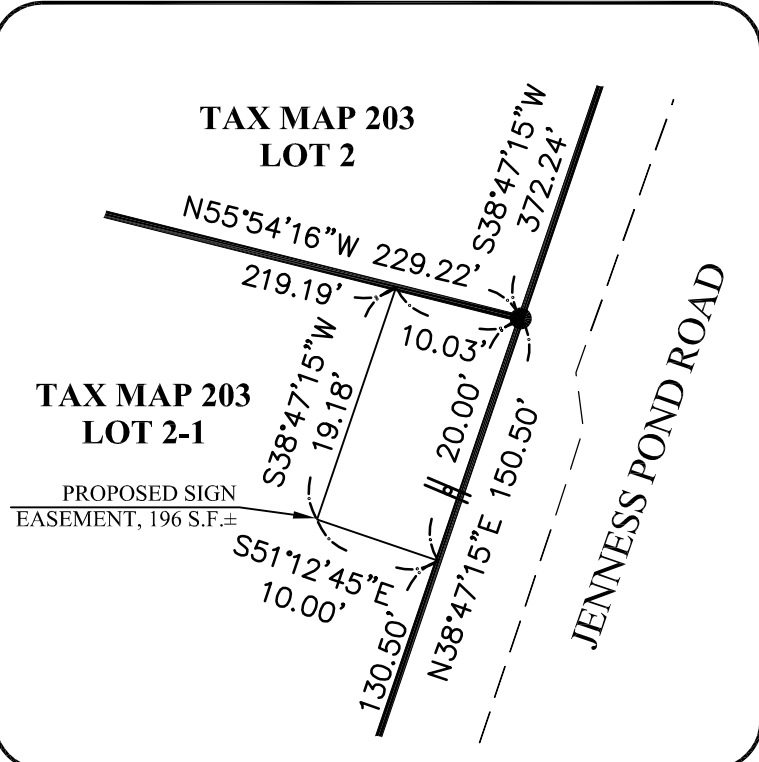
NOT TO SCALE

NOTES

1. OWNER OF RECORD:
 TAX MAP 203 LOT 2
 LSF, INC.
 89 NOTTINGHAM ROAD
 RAYMOND, N.H. 03077
 BK: 5379 PG: 38
 APPLICANT:
 SANDRA M. COLE &
 RICHARD W. DANIELS, SR.
 89 NOTTINGHAM ROAD
 RAYMOND, N.H. 03077
2. THE INTENT OF THIS PLAN IS TO SUBDIVIDE ONE ADDITIONAL RESIDENTIAL BUILDING LOT FROM THE SUBJECT PARCEL, AS SHOWN IN THE PLAN VIEW.
3. THE SUBJECT PARCEL IS WITHIN THE GENERAL DISTRICT. WITH PORTIONS BEING WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT.
 MIN. LOT SIZE = 2 ACRES
 MIN. FRONTAGE = 150'
 FRONT SETBACK = 20'
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 WETLAND SETBACK = 20'
- THE EXISTING INN WOULD FALL UNDER THE LARGE SCALE BUSINESS SETBACKS. AGGREGATE FLOOR AREA = < 15,000 S.F.±. SETBACKS ARE AS FOLLOWS:
 FRONT SETBACK = 50'
 SIDE SETBACK = 50'
 REAR SETBACK = 50'
4. THE VERTICAL DATUM IS BASED ON NAVD 1988. THE HORIZONTAL DATUM IS BASED ON MAGNETIC 2014.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY THIS OFFICE IN JULY, 2014.
6. BOTH LOTS ARE TO BE SERVICED BY ON-SITE SEPTIC SYSTEMS AND WELLS.
7. NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS PER ROCKINGHAM COUNTY FIRM MAP NUMBER 33015C0040E (PANEL NOT PRINTED) EFFECTIVE DATE MAY 17, 2005.
8. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
9. ALL PROPERTY WITHIN 250 FEET OF JENNESS POND IS SUBJECT TO THE NHDES SHORELAND PROTECTION ACT.
10. THE USE OF THE EXISTING INN IS AS A BED AND BREAKFAST.
11. THIS OFFICE HAS PERFORMED AN ACCURATE SURVEY AROUND THE AREA SHOWN ON THIS PLAN ONLY, THE REST OF THE LOT SHOWN IS TAKEN FROM REFERENCE PLANS AND TAX MAPS.
12. THIS IS A 5 SHEET SET, SHEET 2 ONLY IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, THE COMPLETE SET IS TO BE KEPT ON FILE AT THE TOWN OF NORTHWOOD.
13. A WAIVER OF SECTION 4.09 REGARDING "AREA OF COVERAGE" TO ALLOW FOR THE REDUCED COVERAGE OF TOPOGRAPHY, WETLAND DELINEATION, AND BOUNDARIES DUE TO THE LARGE SIZE OF THE PROPOSED PARCELS, AND SECTION 3.03.A(4) FOR DRIVEWAYS AND PARKING WITHIN 20 FEET OF LOT LINES.
14. THE SIGHT DISTANCES SHOWN ARE BASED ON WORK PERFORMED BY HAROLD R. WOOD, JR, P.E. OF WOOD ENGINEERING, SEE LETTER DATED 7/30/2014. THIS OFFICE HAS NOT FIELD VERIFIED THE DRIVEWAY SIGHT DISTANCES.
15. THE PORTION OF THE DRIVEWAY SERVING LOT 2 WHICH EXTENDS ONTO PROPOSED LOT 2-1 IS TO BE LOAMED AND SEEDED.



SIGN EASEMENT AREA DETAIL
 NOT TO SCALE



SYMBOL LEGEND

- BOUND FOUND
- UTILITY POLE
- ☀ DRY HYDRANT
- DRILL HOLE
- ⊙ WELL
- OHW — OVERHEAD WIRE
- D — DRAIN LINE
- ⋯ STONEM WALL REMAINS
- ⊖ STONEM WALL
- ⊠ CATCH BASIN
- IRON ROD FOUND
- SIGN
- ☆ LIGHT POLE
- ⊞ WETLAND
- IRON ROD W/ ID CAP SET
- ⊕ TEST PIT
- ⊗ MANHOLE
- Ⓢ SOIL TYPE

WETLAND CERTIFICATION

ALDEN BEAUCHEMIN, CERTIFIED WETLAND SCIENTIST #29, OF KEYLAND ENTERPRISES, LLC PERFORMED THE WETLAND MAPPING IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, OCTOBER 2009, US ARMY CORPS OF ENGINEERS.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.

APPROVED: TOWN OF NORTHWOOD PLANNING BOARD

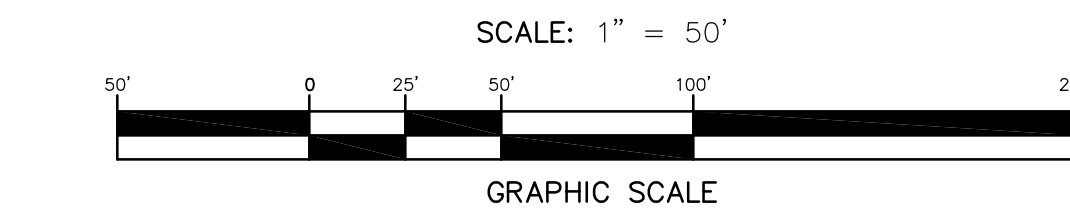
TAX MAP 203 LOT 2 SUBDIVISION PLAN

PREPARED FOR:
LSF INC.
 LOCATED AT:
 275 JENNESS POND ROAD
 NORTHWOOD, NEW HAMPSHIRE

S&H LAND SERVICES
 SHLANDSERVICES.COM
 1717 WELLINGTON ROAD - MANCHESTER, NH
 PHONE: (603)-628-8500, FAX: (603)-546-7791

JOB #2014187

RESERVED FOR RCRD USE ONLY



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION DURING JULY, 2014."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PARCELS."

LICENSED LAND SURVEYOR _____ DATE _____

10/14/14	MISCELLANEOUS	TPH
8/27/14	REVISE PER TOWN COMMENTS	MAT
DATE	REVISION	BY

DATE APPROVED _____