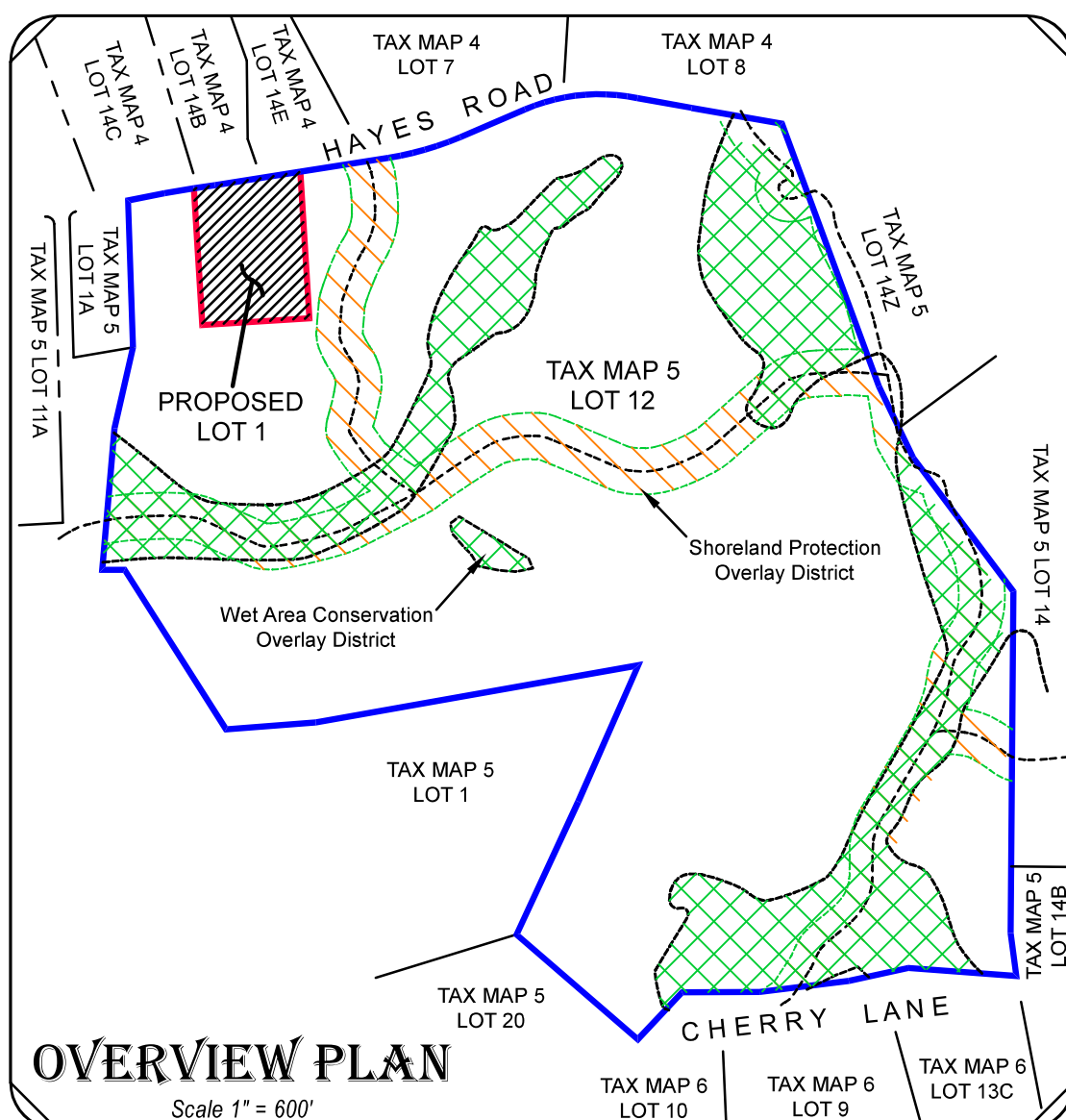


**LEGEND:**

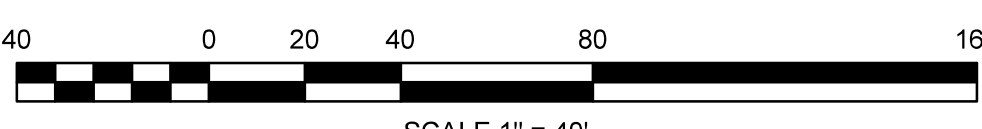
- IRON PIPE/PIN
- DRILL HOLE
- UTILITY POLE
- WET AREA
- PROPOSED WELL
- STONEWALL
- EDGE OF WETLAND
- TOPOGRAPHIC CONTOUR (See Sheet #2)
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING SETBACK LINE

- ADDITIONAL ABUTTERS:**
- TAX MAP 4 LOT 7  
BARBARA CROSBY REAL ESTATE TRUST  
PO BOX 1879  
DOVER, NH 03821  
SCRD BOOK 1882 PAGE 745
  - TAX MAP 4 LOT 8  
DAVID S. FERNALD  
SHEILA FERNALD  
3 NUTE ROAD  
MADBURY, NH 03823
  - TAX MAP 5 LOT 14Z & 14  
TOWN OF MADBURY  
13 TOWN HALL ROAD  
MADBURY, NH 03823  
SCRD BOOK 1652 PAGE 262
  - TAX MAP 5 LOT 14B  
ERIC M. ARCHY  
LAURA E. PRICE  
23 CHERRY LANE  
MADBURY, NH 03823  
SCRD BOOK 3892 PAGE 137
  - TAX MAP 6 LOT 13C  
TOWN OF MADBURY  
13 TOWN HALL ROAD  
MADBURY, NH 03823  
SCRD BOOK 4262 PAGE 325
  - TAX MAP 6 LOT 9  
SOCIETY FOR THE PROTECTION OF NH FORESTS  
54 PORTSMOUTH ST  
CONCORD, NH 03301  
SCRD BOOK 4456 PAGE 912
  - TAX MAP 6 LOT 10  
BURTON STAUGAARD  
RUTH STAUGAARD  
60 CHERRY LANE  
MADBURY, NH 03823
  - TAX MAP 5 LOT 20  
DANIEL G. TAURIELLO  
12 SURRY LANE  
DURHAM, NH 03824  
SCRD BOOK 4758 PAGE 1001
  - TAX MAP 5 LOT 1  
SHIRLEY FAMILY REVOCABLE TRUST  
APDO POSTAL 384  
AJIJIC, JALISCO  
MEXICO 45920  
SCRD BOOK 1511 PAGE 308
  - TAX MAP 5 LOT 14Z  
ANDREW/MURPHY HAYES ROAD TRUST  
38 HAYES ROAD  
MADBURY, NH 03823  
SCRD BOOK 2814 PAGE 680



REV	DATE	STATUS
A	10/7/2020	Revisions per Planning Review Memorandum and add proposed Septic Design

- PLAN REFERENCES:**
1. "PLAN OF LAND, C. THOMAS CROSBY, MADBURY, NH" PREPARED BY FREDERICK E. DREW & ASSOCIATES DATED JANUARY 1979, REVISED FEBRUARY 1988 AND RECORDED AT THE S.C.R.D. AS PLAN #32-30.
  2. "REVISED BOUNDARY PLAN, SHIRLEY LAND INC, MADBURY, NH" PREPARED BY FREDERICK E. DREW & ASSOCIATES DATED FEBRUARY 1983 AND RECORDED AT THE S.C.R.D. AS PLAN #23A-141.
  3. "LOT LINE ADJUSTMENT & SUBDIVISION PREPARED FOR KENNETH G. BOUCHARD 1990 TRUST, BRENDA J. BOUCHARD REV. TRUST OF 1999, HAYES ROAD, TOWN OF MADBURY, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" PREPARED BY McENEANEY SURVEY ASSOCIATES DATED FEBRUARY 14, 2017 AND RECORDED AT THE S.C.R.D. AS PLAN #113-99.
  4. "PROPOSED RELOCATION, HAYES ROAD, MADBURY, N.H." PREPARED BY FREDERICK E. DREW & ASSOCIATES DATED DECEMBER 1981, LAST REVISED DECEMBER 8, 1981 AND ON FILE WITH THE TOWN OF MADBURY.
  5. "SEPTIC SYSTEM DESIGN, MAP 5 LOT 12-A IN MADBURY, N.H. AT 66 HAYES ROAD, FOR MICHAEL & VALERIE GRIFFIN" PREPARED BY GROOVER SEPTIC DESIGN DATED SEPTEMBER 20, 2020.



N/F ANDREW M. GAULT  
ROBYN T. GAULT  
TAX MAP 4 LOT 14B  
67 HAYES ROAD  
MADBURY, NH 03823  
SCRD BOOK 4503 PAGE 170

N/F ANDREW M. GAULT  
ROBYN T. GAULT  
TAX MAP 4 LOT 14E  
67 HAYES ROAD  
MADBURY, NH 03823  
SCRD BOOK 4503 PAGE 158

N/F ANDREW M. GAULT  
ROBYN T. GAULT  
TAX MAP 4 LOT 14C  
67 HAYES ROAD  
MADBURY, NH 03823  
SCRD BOOK 4503 PAGE 166

1/2" IRON ROD  
w/CAP #861  
FOUND 9" HIGH

1/2" IRON ROD  
FOUND 3" HIGH  
(Leaning)

5/8" IRON ROD  
w/CAP #931  
TO BE SET  
N:247,421.43  
E:1,169,317.87

5/8" IRON ROD  
w/CAP #931 IN  
DRILL HOLE SET  
N:247,326.27  
E:1,168,758.25

5/8" IRON ROD  
w/CAP #931  
SET 7" HIGH

5/8" IRON ROD  
w/CAP #931  
SET 7" HIGH

5/8" IRON ROD  
w/CAP #931  
TO BE SET

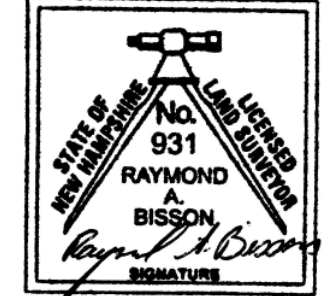
FRID FAMILY REVOCABLE  
TRUST OF 2014  
TAX MAP 5 LOT 1A  
68 HAYES ROAD  
MADBURY, NH 03823  
SCRD BOOK 4204 PAGE 835



**WETLAND NOTE:**  
The wetland boundaries as depicted on the plan were delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on August 26, 2020. 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: Northcentral and Northeast Region, (Version 2, January 2012).



Raymond A. Bisson, LLS #931  
October 7, 2020  
Dated



**ZONING:**  
ZONE: RESIDENTIAL AND AGRICULTURAL DISTRICT  
SHORELAND PROTECTION OVERLAY DISTRICT  
WET AREAS CONSERVATION OVERLAY DISTRICT

**REQUIREMENTS:**  
MINIMUM LOT SIZE: 80,000 Square Feet  
MINIMUM FRONTAGE: 200 Feet  
MINIMUM FRONT YARD: 50 Feet  
MINIMUM SIDE YARD: 15 Feet  
MINIMUM REAR YARD: 15 Feet  
SHORELAND OVERLAY: 75 Feet from NHW

**WETLAND SETBACKS:**  
POORLY DRAINED SOILS: 50 Feet  
VERY POORLY DRAINED SOILS: 75 Feet  
VERNAL POOLS: 75 Feet

- NOTES:**
1. OWNERS OF RECORD:  
BARBARA P. CROSBY REAL ESTATE TRUST  
S.C.R.D. BOOK 1882 PAGE 745  
DATED AUGUST 23, 1996
  - S.C.R.D. BOOK 3508 PAGE 233  
DATED MARCH 26, 2007  
PROBATE DOC #006024
  2. AREAS:  
EXISTING AREA: 137+/- ACRES  
THE SITE IS IN CURRENT USE
  - PROPOSED AREA: 160,690 Square Feet / 3.69 Acres  
QUALIFYING AREA: 3.69 Acres (Slopes Greater than 15% = 3.1%)
  3. 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 AUGUST 2020. TOPOGRAPHY IS PER LIDAR INFORMATION OBTAINED FROM LIDAR UNH.EDU.
  4. PORTIONS OF HAYES ROAD IS ASSUMED TO HAVE A 3 ROD WIDTH RIGHT OF WAY BASED UPON HISTORIC STONEWALLS, THE RELOCATED RIGHT OF WAY IS 50 FEET IN WIDTH, SEE PLAN REFERENCE #4.
  5. THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AS SHOWN ON "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 315 OF 405, MAP NUMBER 33017C0315E EFFECTIVE DATE SEPTEMBER 30, 2015."
  6. TEST PITS WERE CONDUCTED ON SEPTEMBER 2, 2020 BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 & NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS #1104 AND WITNESSED BY MICHAEL CUOMO, NH CERTIFIED SOIL SCIENTIST - ROCKINGHAM COUNTY CONSERVATION DISTRICT. SEE TEST PIT LOGS SUBMITTED WITH THIS SUBDIVISION APPLICATION AND ON FILE AT THE MADBURY TOWN OFFICE.
  7. THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE MADBURY TOWN OFFICE.
  8. SEE LETTER ON FILE WITH THE TOWN OF MADBURY PERTAINING TO SUBDIVISION REGULATIONS, ARTICLE IV, SECTION 12, IMPACT STATEMENT.
  9. THE PROPOSED 3.69 ACRE PARCEL MEETS THE SEPTIC AND WATER STANDARDS AND WILL BE SERVICED BY ONSITE WELL AND SEPTIC SYSTEM.

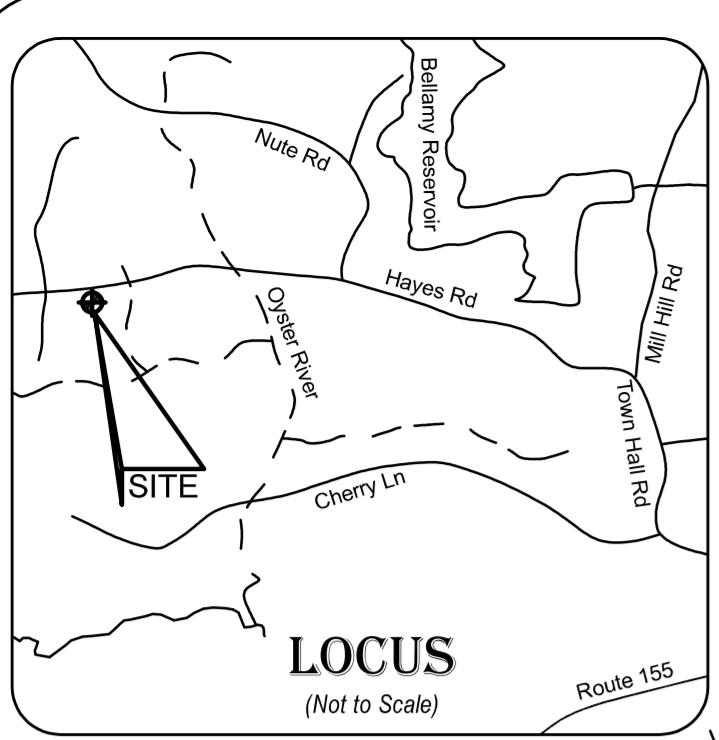
**APPROVED, Planning Board  
Town of Madbury, N.H.**  
Approved Date: \_\_\_\_\_  
Chairman: \_\_\_\_\_

NH DEPARTMENT OF ENVIRONMENTAL SERVICES:  
SUBDIVISION APPROVAL #eSA2020092301

**SUBDIVISION PLAN**  
Located off:  
62 Hayes Road, Madbury  
Strafford County, New Hampshire  
For:  
**Barbara P. Crosby  
Real Estate Trust**  
PO Box 1879, Dover, NH 03821

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

TAX MAP & LOT NO: Tax Map 5 Lot 12	DRAWING NO: 20086 Subdivision.dwg
SCALE: 1" = 40'	SHEET: 1 of 2
PROJECT NO: 20086	DATE: Sept 17, 2020



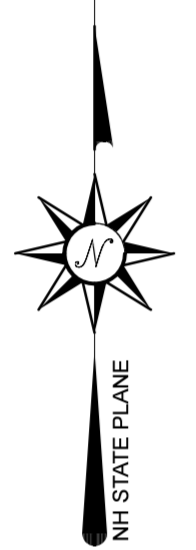
- LEGEND:**
- IRON PIPE/PIN
  - DRILL HOLE
  - UTILITY POLE
  - WET AREA
  - PROPOSED WELL
  - STONEWALL
  - EDGE OF WETLAND
  - TOPOGRAPHIC CONTOUR
  - PROPERTY LINE
  - ABUTTER PROPERTY LINE
  - EDGE OF PAVEMENT
  - BUILDING SETBACK LINE

1/2" IRON ROD w/CAP #861 FOUND 7" HIGH (Leaning)

N/F ANDREW M. GAULT ROBYN T. GAULT TAX MAP 4 LOT 14C 67 HAYES ROAD MADBURY, NH 03823 SCR D BOOK 4503 PAGE 166

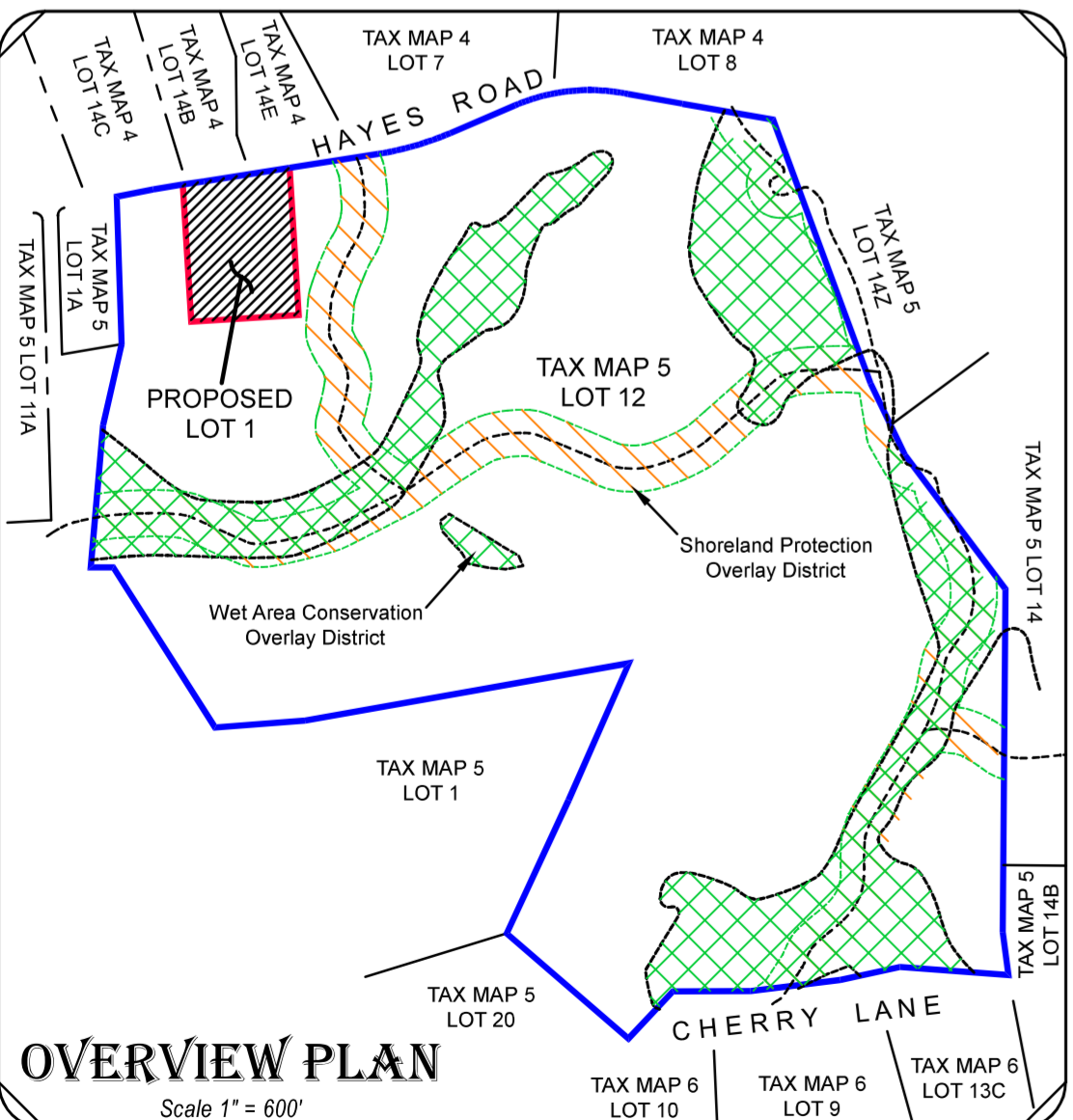
N/F ANDREW M. GAULT ROBYN T. GAULT TAX MAP 4 LOT 14B 67 HAYES ROAD MADBURY, NH 03823 SCR D BOOK 4503 PAGE 170

N/F ANDREW M. GAULT ROBYN T. GAULT TAX MAP 4 LOT 14E 67 HAYES ROAD MADBURY, NH 03823 SCR D BOOK 4503 PAGE 158

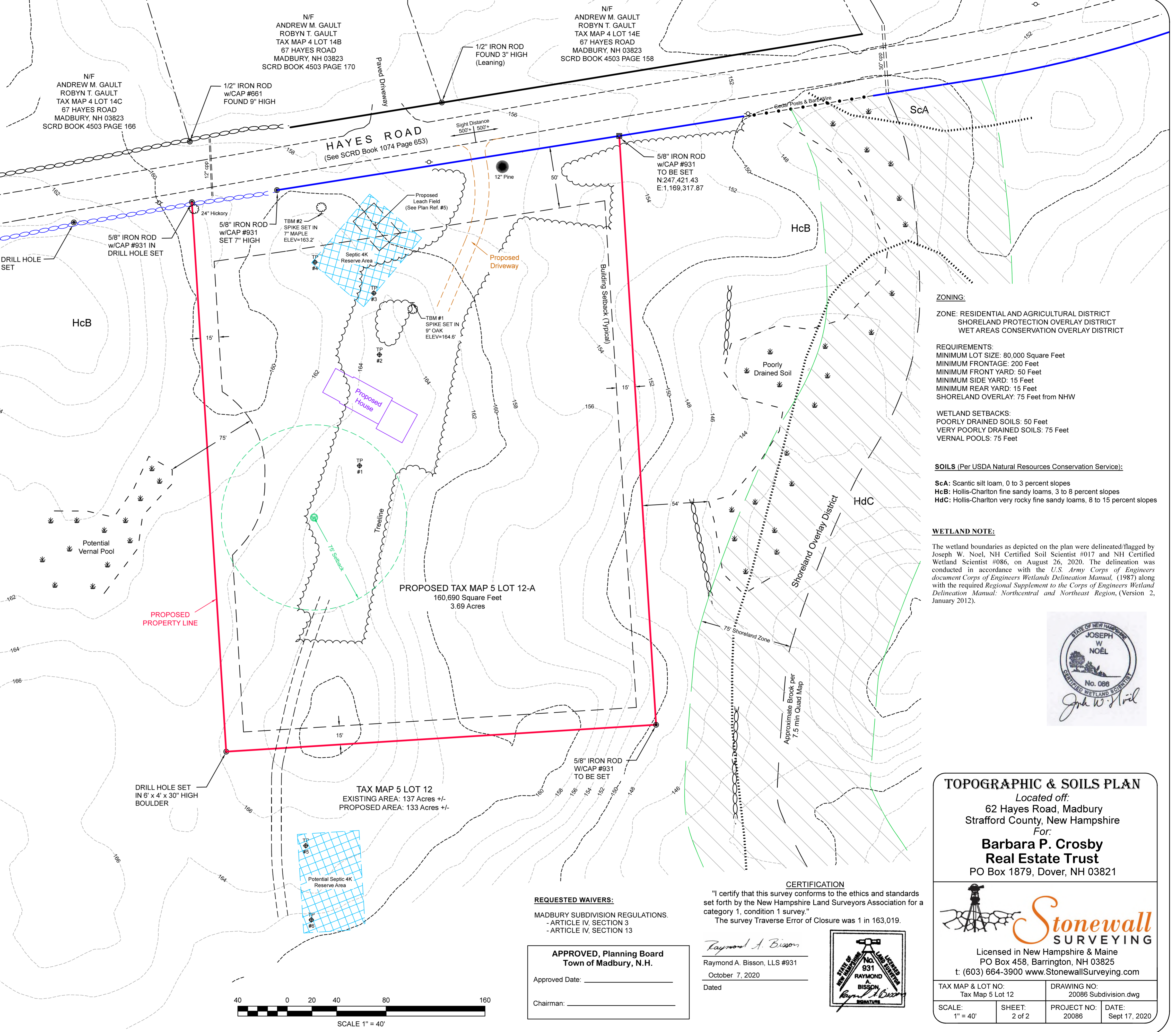


**NOTES:**

- OWNERS OF RECORD:  
BARBARA P. CROSBY REAL ESTATE TRUST  
S.C.R.D. BOOK 1882 PAGE 745  
DATED AUGUST 23, 1996
- 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 AUGUST 2020. TOPOGRAPHY IS PER LIDAR INFORMATION OBTAINED FROM LIDAR.UNH.EDU.



REV	DATE	STATUS
A	10/7/2020	Revisions per Planning Review Memorandum and add proposed Septic Design



**ZONING:**

ZONE: RESIDENTIAL AND AGRICULTURAL DISTRICT  
SHORELAND PROTECTION OVERLAY DISTRICT  
WET AREAS CONSERVATION OVERLAY DISTRICT

**REQUIREMENTS:**  
MINIMUM LOT SIZE: 80,000 Square Feet  
MINIMUM FRONTAGE: 200 Feet  
MINIMUM FRONT YARD: 50 Feet  
MINIMUM SIDE YARD: 15 Feet  
MINIMUM REAR YARD: 15 Feet  
SHORELAND OVERLAY: 75 Feet from NHW

**WETLAND SETBACKS:**  
POORLY DRAINED SOILS: 50 Feet  
VERY POORLY DRAINED SOILS: 75 Feet  
VERNAL POOLS: 75 Feet

**SOILS (Per USDA Natural Resources Conservation Service):**

Sca: Scantic silt loam, 0 to 3 percent slopes  
HcB: Hollis-Charlton fine sandy loams, 3 to 8 percent slopes  
HcC: Hollis-Charlton very rocky fine sandy loams, 8 to 15 percent slopes

**WETLAND NOTE:**

The wetland boundaries as depicted on the plan were delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on August 26, 2020. 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: Northcentral and Northeast Region*, (Version 2, January 2012).



**REQUESTED WAIVERS:**

MADBURY SUBDIVISION REGULATIONS.  
- ARTICLE IV, SECTION 3  
- ARTICLE IV, SECTION 13

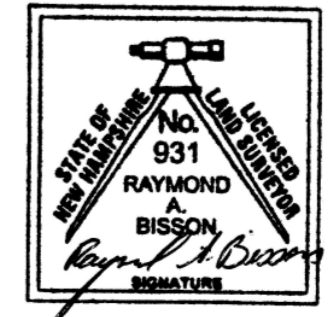
**APPROVED, Planning Board  
Town of Madbury, N.H.**

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."  
The survey Traverse Error of Closure was 1 in 163,019.

Raymond A. Bisson  
Raymond A. Bisson, LLS #931  
October 7, 2020  
Dated



**TOPOGRAPHIC & SOILS PLAN**  
Located off:  
62 Hayes Road, Madbury  
Stafford County, New Hampshire  
For:  
**Barbara P. Crosby  
Real Estate Trust**  
PO Box 1879, Dover, NH 03821

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

TAX MAP & LOT NO: Tax Map 5 Lot 12	DRAWING NO: 20086 Subdivision.dwg
SCALE: 1" = 40'	SHEET: 2 of 2
PROJECT NO: 20086	DATE: Sept 17, 2020

