

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

ADDITIONAL ABUTTERS:

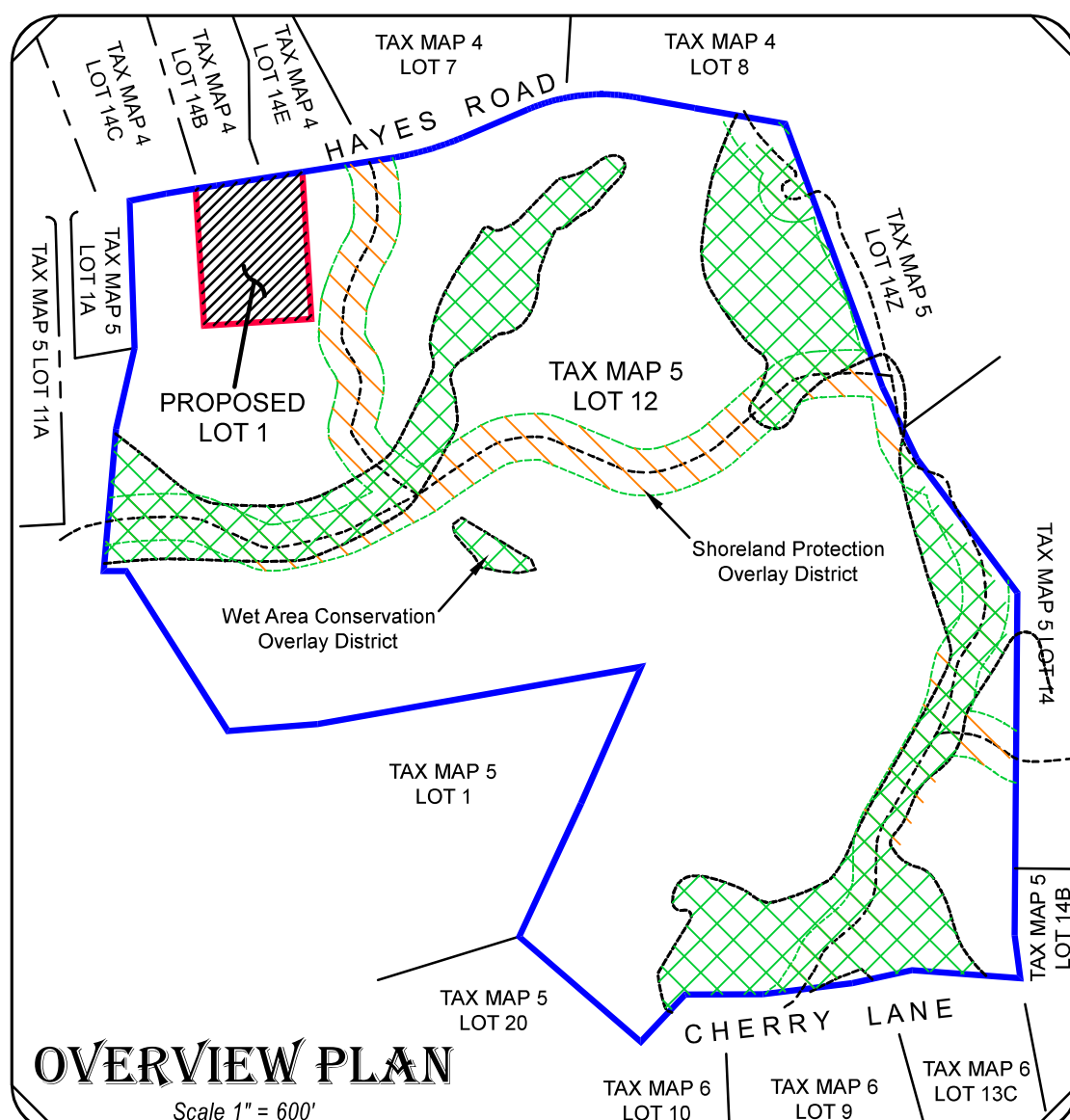
TAX MAP 6 LOT 9
SOCIETY FOR THE PROTECTION OF NH FORESTS
54 PORTSMOUTH ST
CONCORD, NH 03301
SCRD BOOK 4456 PAGE 912

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
AJJIC, JALISCO
MEXICO 45920
SCRD BOOK 1511 PAGE 308

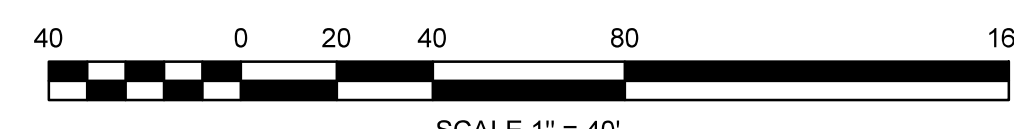
TAX MAP 5 LOT 14Z
ANDREW/MURPHY HAYES ROAD TRUST
38 HAYES ROAD
MADBURY, NH 03823
SCRD BOOK 2814 PAGE 680



REV	DATE	STATUS

PLAN REFERENCES:

- "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.
- "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.
- "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.
- "PROPOSED RELOCATION, HAYES ROAD, MADBURY, N.H." PREPARED BY FREDERICK E. DREW & ASSOCIATES DATED DECEMBER APRIL 1981, LAST REVISED DECEMBER 8, 1981 AND ON FILE WITH THE TOWN OF MADBURY.



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

HAYES ROAD
(See SCR D Book 1074 Page 653)

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

WETLANDS:
POORLY DRAINED SOILS: 50 Feet
VERY POORLY DRAINED SOILS: 75 Feet
VERNAL POOLS: 75 Feet

NOTES:

- 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
- TOTAL EXISTING AREA:
144 +/- ACRES
THE SITE IS 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 AUGUST 2020. TOPOGRAPHY IS PER LIDAR INFORMATION OBTAINED FROM LIDAR.UNH.EDU.
- 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.
- 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."
- 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.
- 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 AN ADDITIONAL 10 TRIPS PER DAY ON AVERAGE.
- THE "TOPOGRAPHIC PLAN", SHEET #2 OF THIS SUBDIVISION SET, WILL BE ON FILE AT THE MADBURY TOWN OFFICE.

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

Approved Date: _____

Chairman: _____

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: Tac Map 5 Lot 12	DRAWING NO: 20086 Subdivision.dwg
SCALE: 1" = 40'	SHEET: 1 of 2
PROJECT NO: 20086	DATE: Sept 15, 2020

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).

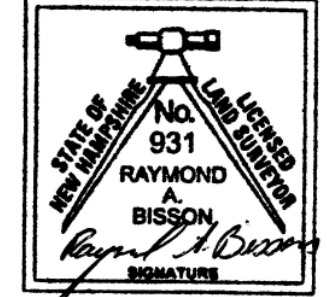
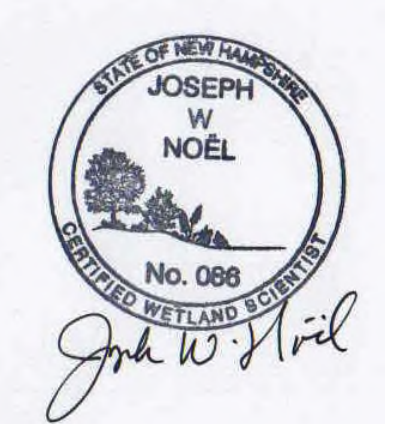
REQUESTED WAIVERS:

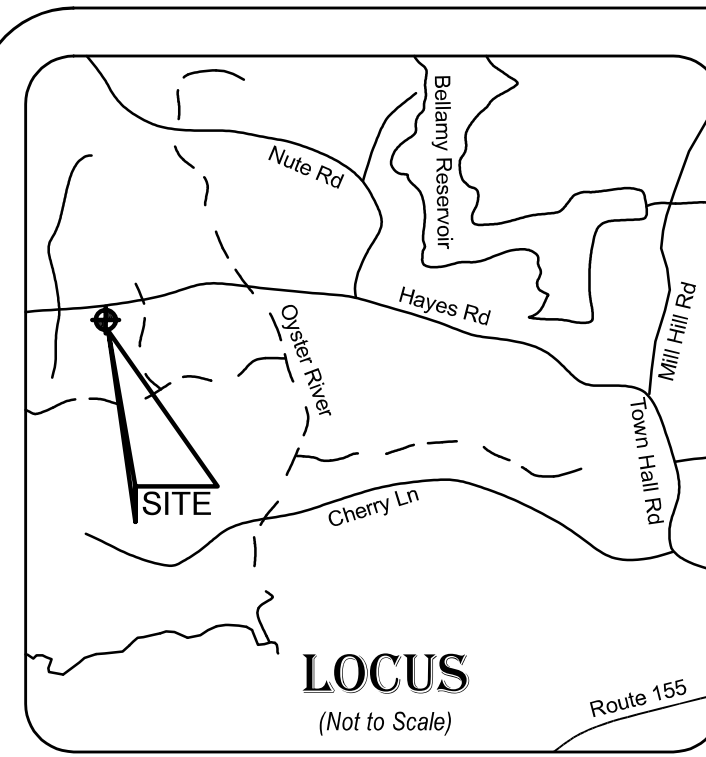
MADBURY SUBDIVISION REGULATIONS.
- ARTICLE IV, SECTION 3
- ARTICLE IV, SECTION 13

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
September 15, 2020
Dated





LEGEND:

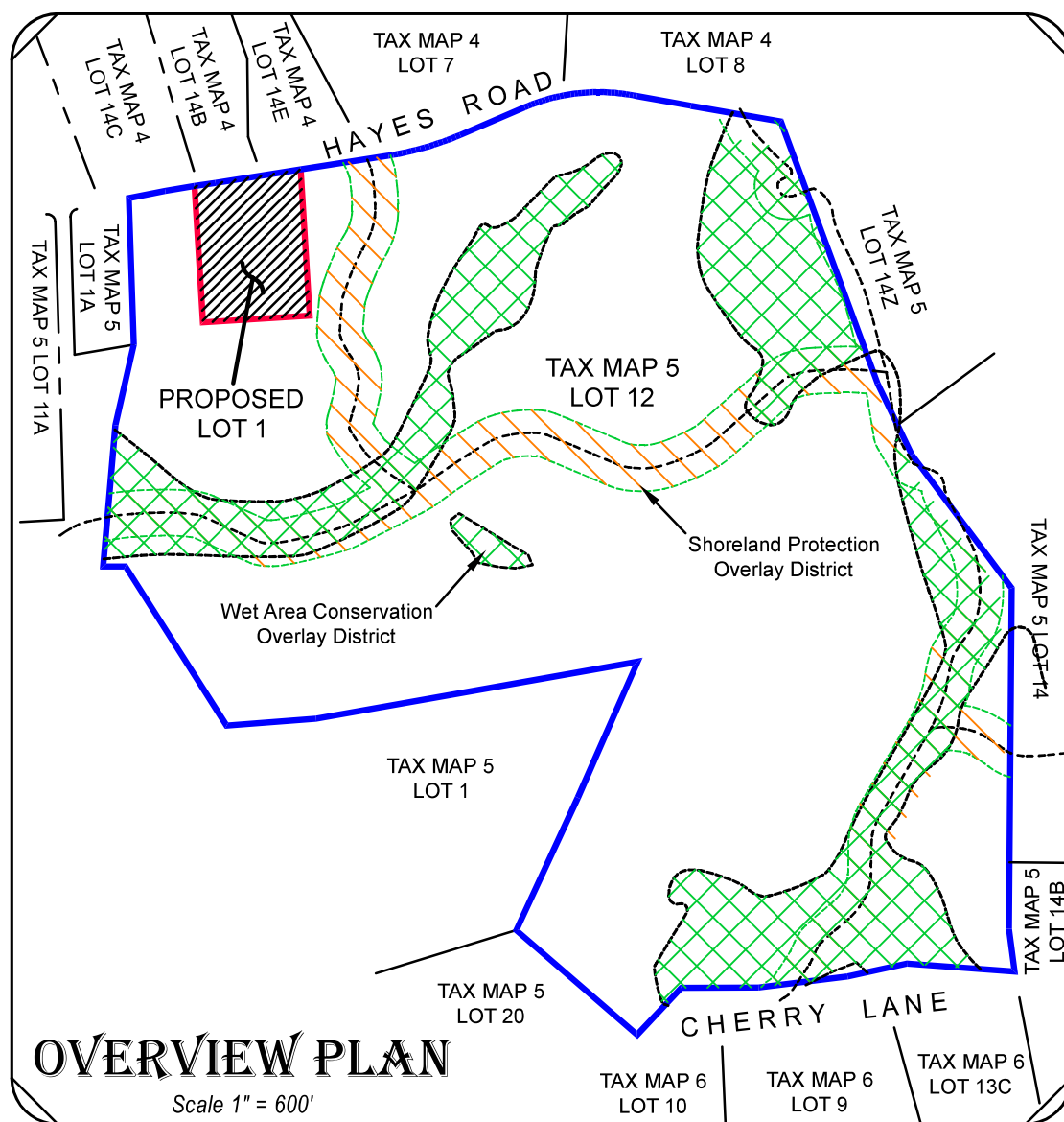
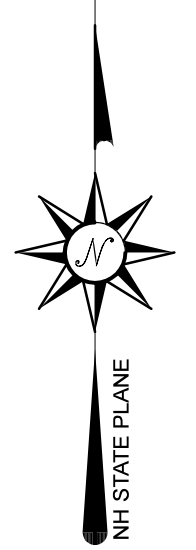
- IRON PIPE/PIN
- DRILL HOLE
- UTILITY POLE
- WET AREA
- PROPOSED WELL
- STONEWALL
- EDGE OF WETLAND
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EDGE OF PAVEMENT
- BUILDING SETBACK LINE

1/2" IRON ROD
w/CAP #661
FOUND 7" HIGH
(Leaning)

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

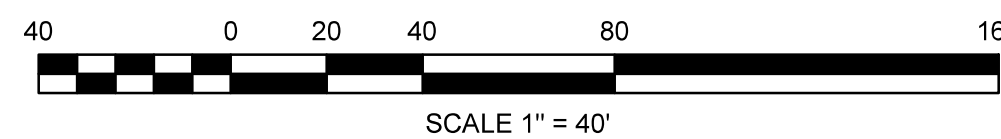
N/F
ANDREW M. GAULT
ROBYN T. GAULT
TAX MAP 4 LOT 14B
67 HAYES ROAD
MADBURY, NH 03823
SCRD BOOK 4503 PAGE 170

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



OVERVIEW PLAN
Scale 1" = 600'

REV	DATE	STATUS



SCALE 1" = 40'

N/F
FRID FAMILY REVOCABLE
TRUST OF 2014
TAX MAP 5 LOT 1A
68 HAYES ROAD
MADBURY, NH 03823
SCRD BOOK 4204 PAGE 935

1/2" IRON ROD
FOUND 15" HIGH
IN STONE PILE

DRILL HOLE SET
IN 6' x 4' x 30" HIGH
BOULDER

PROPOSED LOT 1
160,690 Square Feet
3.69 Acres

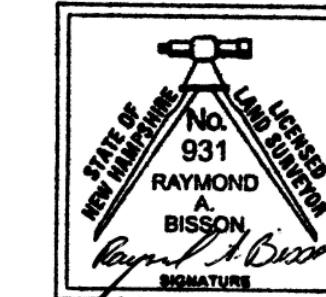
TAX MAP 5 LOT 12
EXISTING AREA: 144 Acres +/-
PROPOSED AREA: 140 Acres +/-

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
September 15, 2020
Dated



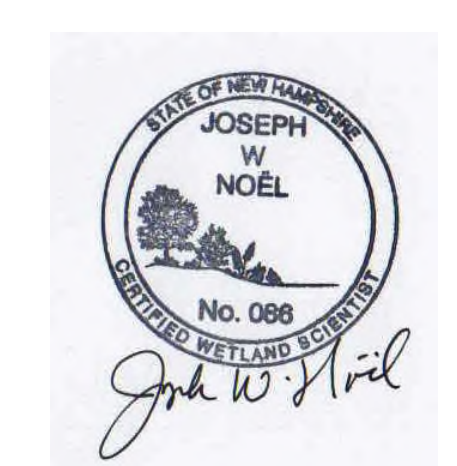
ZONING:
ZONE: RESIDENTIAL AND AGRICULTURAL DISTRICT
SHORELAND PROTECTION OVERLAY DISTRICT
WET AREAS CONSERVATION OVERLAY DISTRICT

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

WETLANDS:
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
HdC: 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).



TOPOGRAPHIC & SOILS PLAN
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TAX MAP & LOT NO: Tac Map 5 Lot 12	DRAWING NO: 20086 Subdivision.dwg
SCALE: 1" = 40'	SHEET: 2 of 2
PROJECT NO: 20086	DATE: Sept 15, 2020