

Legend:

- CI Curve Table
- L1 Length Table
- ▣ Catch Basin
- ▣ Field Stone Found
- ▣ New Hampshire Highway Bound Found
- ▣ Iron Pipe Found
- ▣ Granite Bound to be Set
- ▣ Iron Rod to be Set
- ▣ Utility Pole
- ▣ Building Setback
- ▣ Prime Wetlands Buffer
- ▣ Stonewall
- ▣ Access Easement
- ▣ Wetland Boundary
- ▣ Culvert

Length Table:

LINE	BEARING	DETAILED
L1	S79°16'08"W	124.82'
L2	N61°21'48"W	114.16'
L3	S56°54'39"E	61.33'
L4	S56°54'39"E	168.58'
L5	N73°33'55"E	102.33'
L6	N72°55'41"E	105.10'
L7	S04°04'40"E	16.76'
L8	N84°09'17"E	137.73'
L9	N02°16'17"W	72.57'
L10	N02°16'17"W	72.57'
L11	N72°51'32"E	207.12'
L12	S56°54'39"E	196.57'
L13	S79°16'08"W	146.77'
L14	S79°16'08"W	15.00'
L15	N28°27'18"W	15.00'
L16	S56°54'39"E	15.00'
L17	S56°54'39"E	15.00'
L18	S56°54'39"E	15.00'
L19	N61°21'48"W	15.00'
L20	S56°54'39"E	151.23'
L21	S56°54'39"E	15.00'
L22	N52°29'54"W	15.00'
L23	N44°33'09"E	163.44'
L24	N56°29'54"W	15.00'
L25	N33°33'09"E	163.67'
L26	S56°54'39"E	15.00'
L27	S56°54'39"E	15.00'
L28	S72°08'28"W	192.48'
L29	N72°08'28"W	15.00'
L30	N72°08'28"W	15.00'
L31	N72°08'28"W	202.85'

Curve Table:

CHORD	BEARING	CHORD LENGTH
C1	S79°16'08"W	124.82'
C2	S79°16'08"W	124.82'
C3	S79°16'08"W	124.82'
C4	S79°16'08"W	124.82'
C5	S79°16'08"W	124.82'

Lot Area Calculations:

LOT NO.	FRONTAGE	TOTAL AREA	CONTIGUOUS UPLAND SOILS
36-A	207.12'	152,735 s.f.	134,080 s.f.
36-B	188.88'	98,163 s.f.	83,080 s.f.
36-C	142.34'	93,074 s.f.	84,310 s.f.
36-D	128.66'	87,959 s.f.	73,302 s.f.
36-E	125.67'	83,034 s.f.	70,402 s.f.
36-F	144.53'	92,305 s.f.	80,402 s.f.

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the National Wetland Determination Manual: Northeast and Northwest Regions, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- Field Indicators of Wetlands in the United States: A Guide for Identifying and Delineating Wetlands, Version 7.0. United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States. USW Manual FWS/653-79/31 (1979).

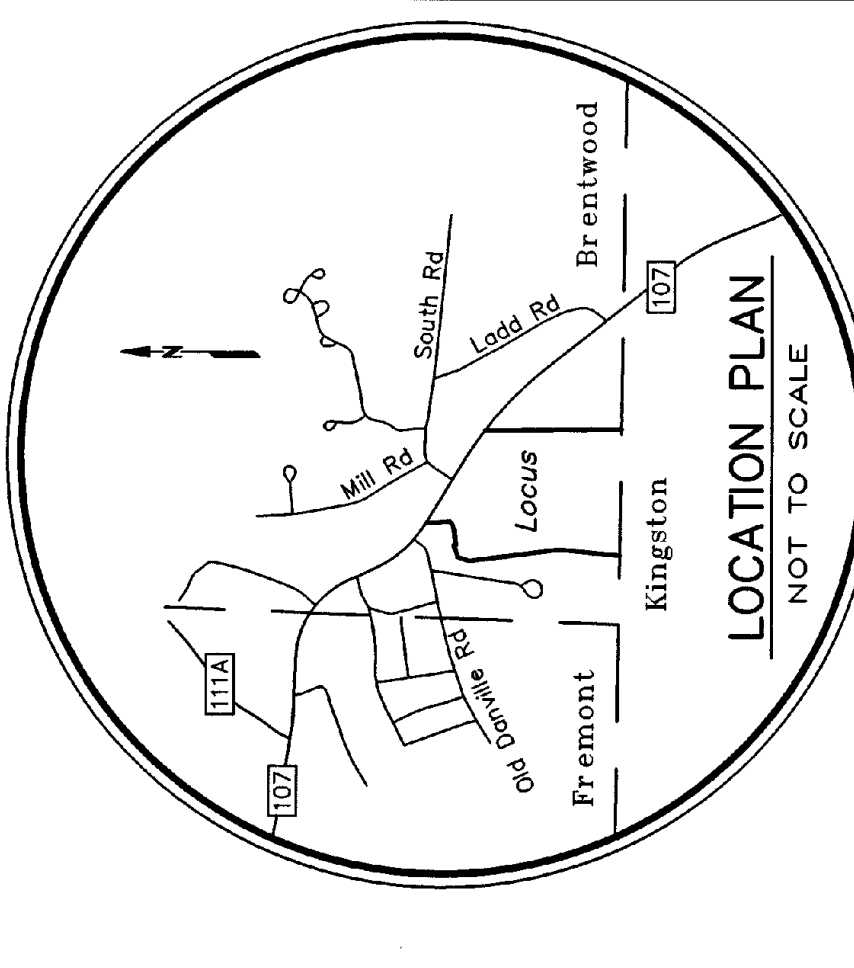
Approved by the Board	Date
<i>Russell Stevens</i>	6/17/21
Recording Agent	<i>Conroy Beaman</i>

Impact Fees assigned these 6 lots shall be \$ 9,386.00 per lot. (Impact fee amount)

DWG NAME: 026sub FB: 59/49-65

Plan References:

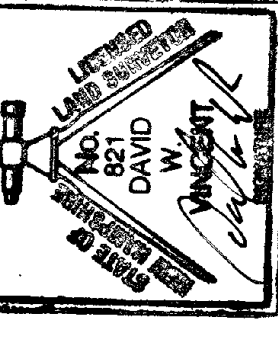
- NHDOT 89S-85-86 (4), NH Project No. P-4303, dated 9-9-86, prepared by NHDOT.
- "Parametric Survey of Land in the Name of Gary J. Falzone, et al., NH Route 107", dated 12-20-1988, prepared by Midway Excavators Inc., RCRD Plan No. D-18114.
- "Subdivision Land of Terry Connor & Keller Dornin, Brentwood, NH," dated Aug. 1996, rev. date 10/20/96, prepared by Little River Survey Co., RCRD Plan No. D-26335.
- "Plan of Land for the Town of Kingston Conservation Commission, Kingston, NH," dated Feb. 27, 2006, prepared by Paul F. Nichols, LLS, RCRD Plan No. D-35876.
- "Wetlands Reserve Program Conservation Easement WRP Contract #6611426939 for Meadowland Wetlands, Brentwood, NH," dated March 18, 2010, prepared by Eric C. Mitchell & Assoc. Inc., RCRD Plan No. D-36474.



Notes:

- The purpose of this plan is to subdivide the subject parcel into six residential lots. Each of them is to be served by individual wells and subsurface septic systems.
- Field Procedures: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed November/December 2020, Least Squares Balance.
- Error of Closure Better than 1:15,000.
- Parcel is shown on Lot 36 on Assessor's Map 224.
- Parcel is located in the Residential/Agricultural Zoning District.
- Owner of Record: Gardner & Mildred Ladd Revocable Living Trust
5/4 Melissa Akeley
Brentwood, NH 03833
RCRD BK 1989, Pg 82
- Parcel is subject to the easements and conditions, as described in RCRD BK 2701, Pg 2863.
- This plan does not show any unrecorded or unverified easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 3301500375E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- Record Lot Area: 32.87 Acres
- The wetland area shown hereon was field delineated by Gove Environmental Services Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
- Coordinates and Vertical Datum is based upon NAD83-86 New Hampshire State Plane
- The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations shown are not warranted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DISPAE at 1-888-344-7253 or dial 811.
- NHDOT Driveway Permit: 06-055-294, dated June 2, 2021.
- NHDES Subdivision Approval: 65A2021061002, dated June 12, 2021.
- The Subdivision Regulations of the Town of Brentwood are a part of this plan, and approval of this plan is contingent upon completion of all requirements of and approval of this plan by the Board and the approval of any modifications made in writing by the Board and written on the mylar.
- On April 13, 2021, the Town of Brentwood Zoning granted a variance for Article III, 3000.002.007.005 A-2 (corp 23) to allow the lot lines to intrude into the perimeter 100' buffer in the cluster zoning ordinance.

CLUSTER RESIDENTIAL DEVELOPMENT
 PREPARED FOR
JOSEPH FALZONE
 OF PROPERTY IN THE NAME OF
GARDNER & MILDRED LADD
REVOCABLE LIVING TRUST
 SHOWN AS
TAX MAP 224 / LOT 36
 LOCATED AT
 NH ROUTE 107
 COUNTY OF ROCKINGHAM
 BRENTWOOD, NH



SCALE: 1" = 100' DATE: JANUARY 27, 2021

DAVID W. VINCENT, L.L.S.
 LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 664-5786
 www.landsurveyingservices.net

NO.	DATE	DESCRIPTION
4		
3	6/16/21	FB comments, rev. address shv
2	6/11/21	mons. DES & DOT approvals shv
1	5/19/21	FB comments, rev. lots 1&2 shv
		BY

D-42818