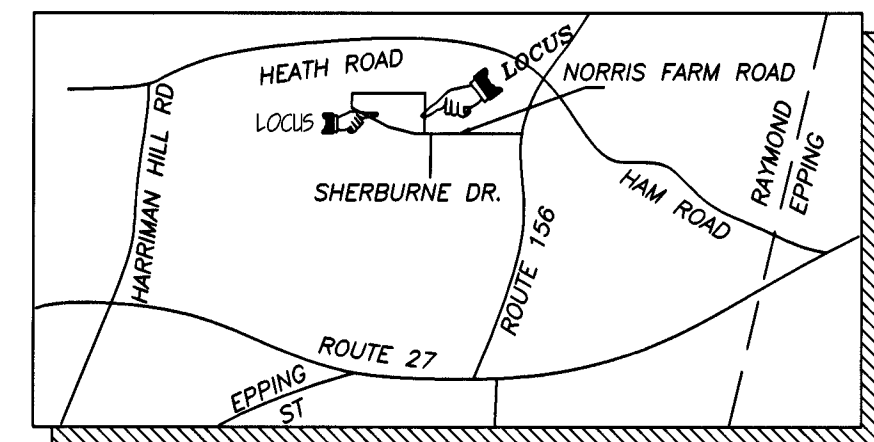


LEGEND

- DENOTES 1/2" STEEL REINFORCING ROD W/ RED PLASTIC ID CAP TO BE SET  
□ DENOTES GRANITE BOUND



VICINITY

PLAN REFERENCE:

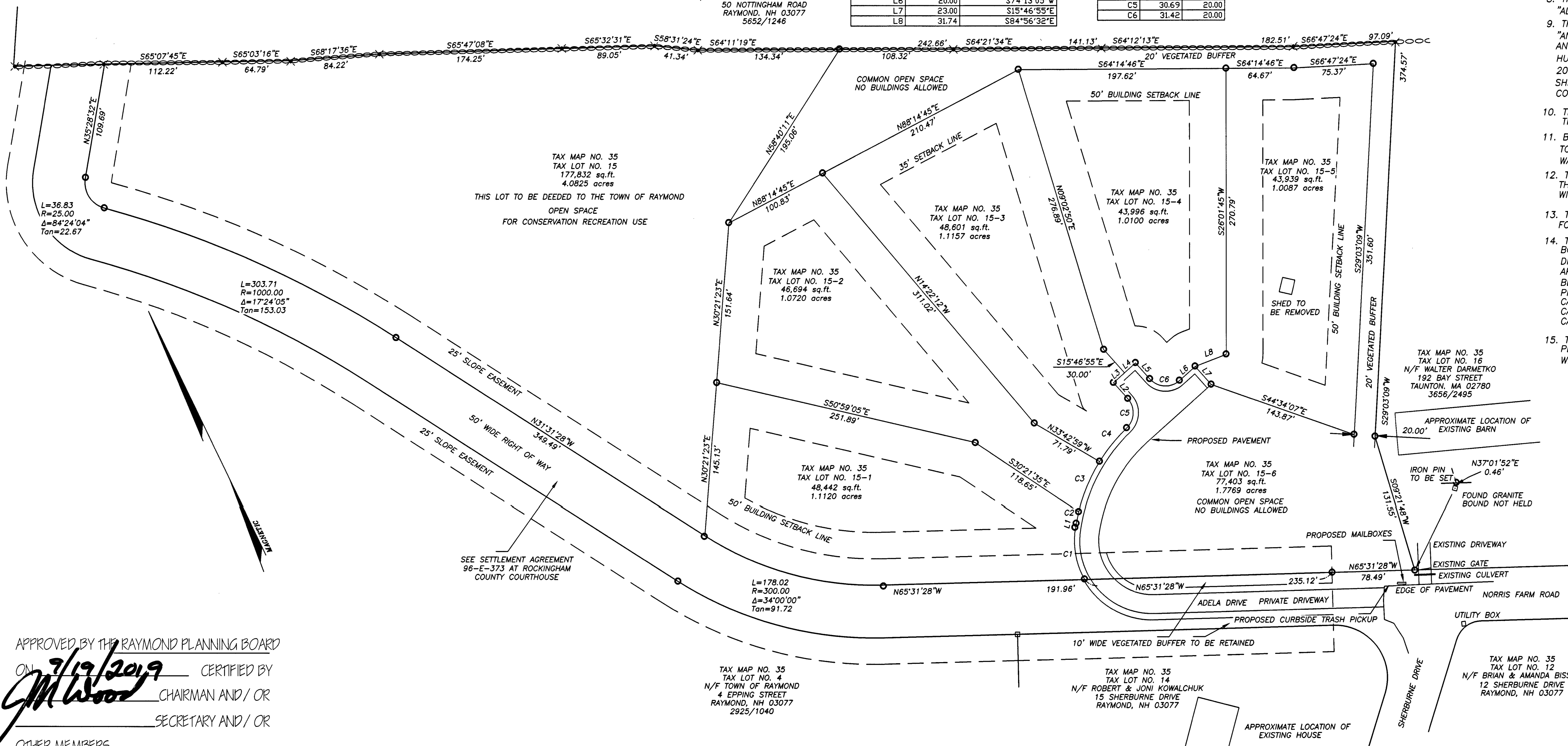
1. R.C.R.D. #D-28842 "A SURVEY AND PLAT OF A SUBDIVISION OF PROPERTY OF ADELA J. GRISET PREPARED FOR BRIAN T. GRISET SITUATED IN THE TOWN OF RAYMOND, NH" PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED FEBRUARY 26, 2001.

OTHER CONDITIONS IMPOSED THE THE PLANNING BOARD:  
A. PLACEMENT OF AN 8-FOOT SOLID FENCE, PREFERABLY STOCKADE, 30 FEET LONG ON PRIVATE DRIVE, PART OF THE HOMEOWNER'S RESPONSIBILITY IN PLACE OF DECIDUOUS VEGETATION TO MITIGATE HEADLIGHT WASH.  
B. NOTE ON PLANS AND IN HOMEOWNER ASSOCIATION DOCUMENTS FOR LOCATION OF CURBSIDE TRASH PICKUP.  
C. CONSERVATION AREA BOUNDARY PLACARDS TO BE PLACED EVERY 50-FOET WITH REVERSE SIDE TO BE "PRIVATE PROPERTY NO TRESPASSING" ON COMMON BOUNDARY BETWEEN CONSERVATION AND INDIVIDUAL LOTS.

THE PLANNING BOARD, IN ACCORDANCE WITH TABLE 3 OF THE IMPACT FEE PROCESS AND METHODOLOGY, ADOPTED JANUARY 13, 2005, AND AMENDED AUGUST 9, 2010 AND SUBSEQUENTLY ON FEBRUARY 15, 2018 HEREBY ASSESSES IMPACT FEES FOR THE NORRIS FARM SUBDIVISION AS FOLLOWS: THE PROJECT, AS A WHOLE, CONSISTS OF FIVE (5) SINGLE FAMILY DWELLING UNITS. THE SCHOOL IMPACT FEE FOR EACH SINGLE-FAMILY DWELLING UNIT IS \$2.48 PER SQUARE FOOT. BECAUSE IT IS NOT KNOWN HOW MANY SQUARE FEET EACH SINGLE-FAMILY HOME WILL BE, THOSE IMPACT FEES WILL BE CALCULATED AT THE TIME OF BUILDING PERMIT APPLICATIONS AND COLLECTED BEFORE CERTIFICATE OF OCCUPANCIES WILL BE ISSUED. IF IMPACT FEES ARE NOT COLLECTED FOR ANY UNIT PRIOR TO THE ADOPTION OF ANY AMENDMENTS TO THE 2005 IMPACT FEE SCHEDULE, AS AMENDED, THEN THE UNITS WHICH HAVE NOT PAID IMPACT FEES WILL BE SUBJECT TO THE AMENDED FEE AMOUNT.

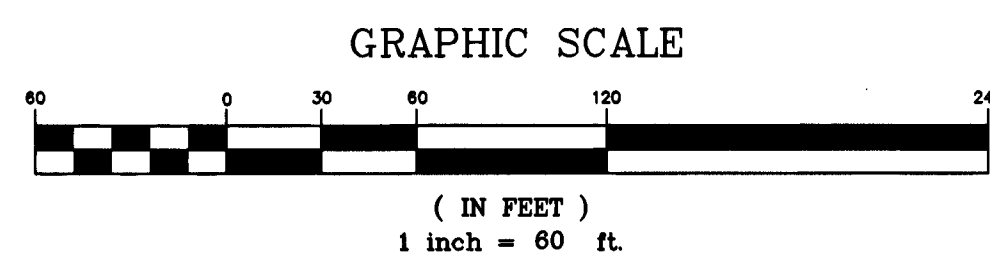
LINE TABLE		
LINE	LENGTH	BEARING
L1	3.62	S35°54'43"W
L2	20.40	S15°46'55"E
L3	14.00	S74°13'05"W
L4	14.00	S74°13'05"W
L5	20.28	S15°46'55"E
L6	20.00	S74°13'05"W
L7	23.00	S15°46'55"E
L8	31.74	S84°56'32"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	51.23	74.00
C2	11.17	164.00
C3	51.70	164.00
C4	40.84	164.00
C5	30.69	20.00
C6	31.42	20.00



APPROVED BY THE RAYMOND PLANNING BOARD  
ON 7/19/2019 CERTIFIED BY  
CHAIRMAN AND/ OR  
SECRETARY AND/ OR  
OTHER MEMBERS

NO.	DATE	DESCRIPTION	BY
2	8-28-19	ADD NOTES	RTB
1	8-13-19	MOVE MAILBOX AND SIGN	RTB



NOTES:

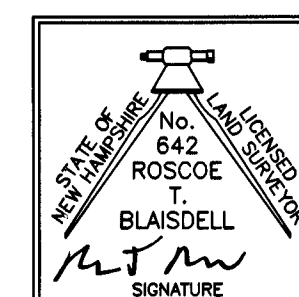
- LAND IS DESCRIBED BY DEED OF ADELA J. GRISET OF 26 CULLEN WAY EXETER, NH 03833 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 2739 PAGE 0925 ON DECEMBER 18, 1989. THE OWNERS PHONE NUMBER IS 603-686-1139.
- I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN APRIL, 2019 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
- LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 33015C0191E EFFECTIVE MAY 17, 2005.
- LAND IS LOCATED IN ZONE C1.
- STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER: eSA2019080501
- PURPOSE OF PLAN: TO CREATE A CONSERVATION SUBDIVISION WITH FIVE NEW BUILDING LOTS ON A PRIVATE DRIVEWAY. TOTAL AREA INVOLVED IS 11.1778 ACRES.
- THIS SUBDIVISION RECEIVED THE FOLLOWING VARIANCES FROM THE RAYMOND ZONING BOARD OF ADJUSTMENT ON FEBRUARY 27, 2019: (1) ARTICLE 6 SECTION 6.8.4. ALLOWED ZONES: CONSERVATION DEVELOPMENTS ARE ALLOWED IN ZONES A OR B. (2) ARTICLE 14 SECTION 14.1. ALLOWED USES, SINGLE FAMILY DETACHED DWELLING IS NOT ALLOWED IN ZONE C1. (3) ARTICLE 13 SECTION 13.1.22 DRIVEWAY: AN ACCESS WAY WITH TWO OR LESS DWELLINGS EXCEPT IN THE CASE OF A CONSERVATION SUBDIVISION WHICH MAY HAVE FOUR DWELLINGS SERVED BY ONE DRIVEWAY.
- THIS SUBDIVISION RECEIVED A VARIANCE FOR ARTICLE 15.3 SECTION 15.3.2 "ALL LOTS CONTAINING ZONE G LAND SHALL HAVE A WETLAND SETBACK OF 25 FEET".
- THIS SUBDIVISION RECEIVED A VARIANCE FOR ARTICLE 15.2 SECTION 15.2.6 "ANY RESIDENTIAL STRUCTURE PROPOSED FOR LOCATION WITHIN A COMMERCIAL (C.1 AND C.2) OR INDUSTRIAL ZONE (D) SHALL REQUIRE A MINIMUM SETBACK OF ONE HUNDRED FEET, OR IN THE ALTERNATIVE, FIFTY FEET INCLUSIVE OF A MINIMUM OF 20 FEET OF DENSE VEGETATED BUFFER AND A FENCE OF A TYPE DESIGNED TO SHIELD THE RESIDENTIAL STRUCTURES FROM LIGHT AND NOISE GENERATED BY A COMMERCIAL OR INDUSTRIAL USE".
- THERE WILL BE A 40' WIDE DRAINAGE AND SLOPE EASEMENT ON THE LOTS ALONG THE COMMON PRIVATE DRIVEWAY.
- BASIS OF TOPOGRAPHY IS FROM LIDAR ON A PORTION OF THE PROPERTY. TOPOGRAPHY IN THE AREA OF THE ROADS, DRIVEWAYS, AND PROPOSED BUILDINGS WAS COMPLETED USING A TOTAL STATION.
- TOTAL AREA INVOLVED IS 11.1778 ACRES. TOTAL OPEN SPACE 5.8594 ACRES. THE OPEN SPACE IS 52.24% OF THE TOTAL PARCEL. THE TOWN OF RAYMOND WILL BE DEEDED LOT 15 CONSISTING OF 4.0825 ACRES.
- THE RETENTION POND WAS APPROVED ON SEPTEMBER 1, 1988 TO BE UTILIZED FOR THE DEVELOPMENTS DRAINAGE CONTROL SYSTEM. PERMIT #WPN-2840.
- THIS SUBDIVISION RECEIVED THE FOLLOWING WAIVERS FROM THE RAYMOND PLANNING BOARD: 5.6.D RIGHT OF WAY DESIGN MATRIX SIGHT DISTANCE. 5.6.H.2 STORM WATER DRAINAGE CALCULATIONS SHALL BE SUBMITTED TO THE TOWN FOR ALL SUBDIVISION APPLICATIONS. THE DRAINAGE CALCULATIONS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING SECTIONS: SUMMARY OF DRAINAGE CALCULATIONS; PRE-DEVELOPMENT CONDITIONS/CALCULATIONS; POST DEVELOPMENT CONDITIONS/CALCULATIONS; DETENTION POND EVALUATION (IF APPLICABLE); DETAILED HYDRAULIC CALCULATIONS (PIPES, DITCHES, ETC.); SEDIMENTATION SWALE/EROSION CONTROL CALCULATIONS.
- THE APPROVAL IS SUBJECT TO THE FOLLOWING SPECIAL PERMITS, AS GRANTED BY THE PLANNING BOARD: A. SPECIAL PERMIT FROM THE RAYMOND PLANNING BOARD FOR WETLANDS IMPACT-DRIVEWAY ENCROACHMENT OF SETBACK.

A SURVEY AND PLAT OF A  
CONSERVATION SUBDIVISION  
TO BE KNOWN AS  
NORRIS FARMS AT FLINT HILL  
PREPARED FOR THE OWNER OF RECORD  
ADELA J. GRISET  
SITUATED IN THE TOWN OF  
RAYMOND, NH  
TAX MAP 35 LOT 15

PREPARED BY:  
BLAISDELL SURVEY, LLC  
ROSCOE T. BLAISDELL, LLS  
22 SCRIBNER ROAD, RAYMOND, N.H. 03077

DATE: 4/02/19 603-895-9947 JOB NO. 1847

FB NO. 33 DRAWING NAME: 1847SURGRSET RBLAISDELL@COMCAST.NET



D-41731