D - 41902 12/11/2019 02:46:57 PM
Register of Deeds, Rockingham County
LCHIP ROA474831 25.00
PLAN 26.00

Legend:

RCRD	Rockingham County Registry of Deeds
UGU	Approx. Underground Utilities
■	New Hampshire Highway Bound Found
●	Iron Rod Found
□	Granite Bound Set
⊕	Iron Rod Set
Ø	Utility Pole
	Building Setback
	Septic Setback
	Stonewall
	Approx. Flood Hazard
	Wetland Boundary
	Well Radius Easement

Plan Reference:

"Lot Line Adjustment and Subdivision of Land for Theodore Mueller, Greenland, NH," dated October 1994, rev. date 2/7/95, prepared by R. G. Maynihan, RCRD Plan No. D-23753.

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	259.75'	5655.00'	2°37'54"	N73°31'54"W	259.73'
C2	295.09'	5655.00'	3°01'13"	N70°42'21"W	295.06'

Length Table:

LINE	BEARING	DISTANCE
L1	N19°19'31"E	123.07'
L2	N09°31'16"E	79.77'
L3	N71°37'17"W	136.88'
L4	N58°54'35"W	91.40'
L5	N70°56'10"W	113.03'
L6	N37°31'14"W	74.32'
L7	N39°07'48"E	82.50'
L8	N37°50'05"E	19.31'
L9	N18°03'52"E	100.00'
L10	S81°47'27"E	100.00'
L11	N14°19'39"E	125.00'
L12	S75°17'28"E	25.00'
L13	S18°10'17"W	25.01'
L14	S36°29'38"W	33.14'
L15	S45°40'27"E	16.38'
L16	S51°52'17"E	47.73'
L17	S50°16'55"E	140.36'
L18	S22°18'04"E	57.30'
L19	S52°23'44"E	141.66'
L20	S55°58'01"W	117.73'
L21	S31°55'35"E	51.11'
L22	S32°52'22"W	89.78'
L23	N18°03'52"E	25.15'

Driveway Easement Table:

LINE	BEARING	DISTANCE
E1	N25°41'01"E	38.00'
E2	S62°18'36"E	104.00'
E3	N68°36'04"W	194.38'

Waivers Granted:

On September 19, 2019 the Town of Greenland Planning Board granted the following waivers:

Waiver from Section V – Erosion and Sedimentation Control Standards, Subsection 5.2 – Applicability, of the Subdivision Regulations requiring a drainage analysis.

Waiver from Section IV – General Principles and Design and Construction Standards for Subdivisions, Subsection 4.3 – Determination of Soil Type, of the Subdivision Regulations requiring HSS mapping.

Waiver from Section XXVI – Residential Open Space Conservation Subdivision Development, Subsection 26.5.2 – Minimum Open Space Requirements, of the Zoning Ordinance requiring 85% of the required open-space to be upland soils.

Waiver from Section XXVI – Residential Open Space Conservation Subdivision Development, Subsection 26.4.2.B.1 – Setbacks and Other Dimensions, of the Zoning Ordinance requiring 100 ft. of frontage on interior roads and to allow a 52.5 ft. backlot access point.

Waiver from Section XXVI – Residential Open Space Conservation Subdivision Development, Subsection 26.4.2.E. – Frontage on Roads, of the Zoning Ordinance requiring at least a 50 ft. four season natural buffer to minimize potential impacts on abutting properties and the street to allow 25 ft.

Notes:

1.) The purpose of this plan is to subdivide the subject parcel into five residential lots. Each lot is to be served by individual wells and subsurface septic systems.

2.) Field Procedure:Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector. Adjusted Closed Traverse Performed June/July 2018, Least Squares Balance.

3.) Error of Closure Better Than 1:30,000.

4.) Parcel is shown as Lot 1 on Assessor's Map R11.

5.) Parcel is located in the Residential Zoning District.

6.) Owner of Record: One Home Builders II, LLC
PO Box 334
Stratham, NH 03884
RCRD Bk 6027, Pg 1262

a.) Parcel is subject to the easements and conditions, as may be in effect, as described in RCRD Bk 2522, Pg 658.

b.) Parcel is subject to a access easement to Map R11, Lot 1A as described in RCRD Bk 5208, Pg 613.

7.) This plan does not show any unrecorded or unwritten 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.

8.) A portion of the parcel is located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0265E, Rockingham County, NH. (All Jurisdictions), Effective Date: May 17, 2005.

9.) Record Lot Area: 25.46± Acres.

10.) 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.

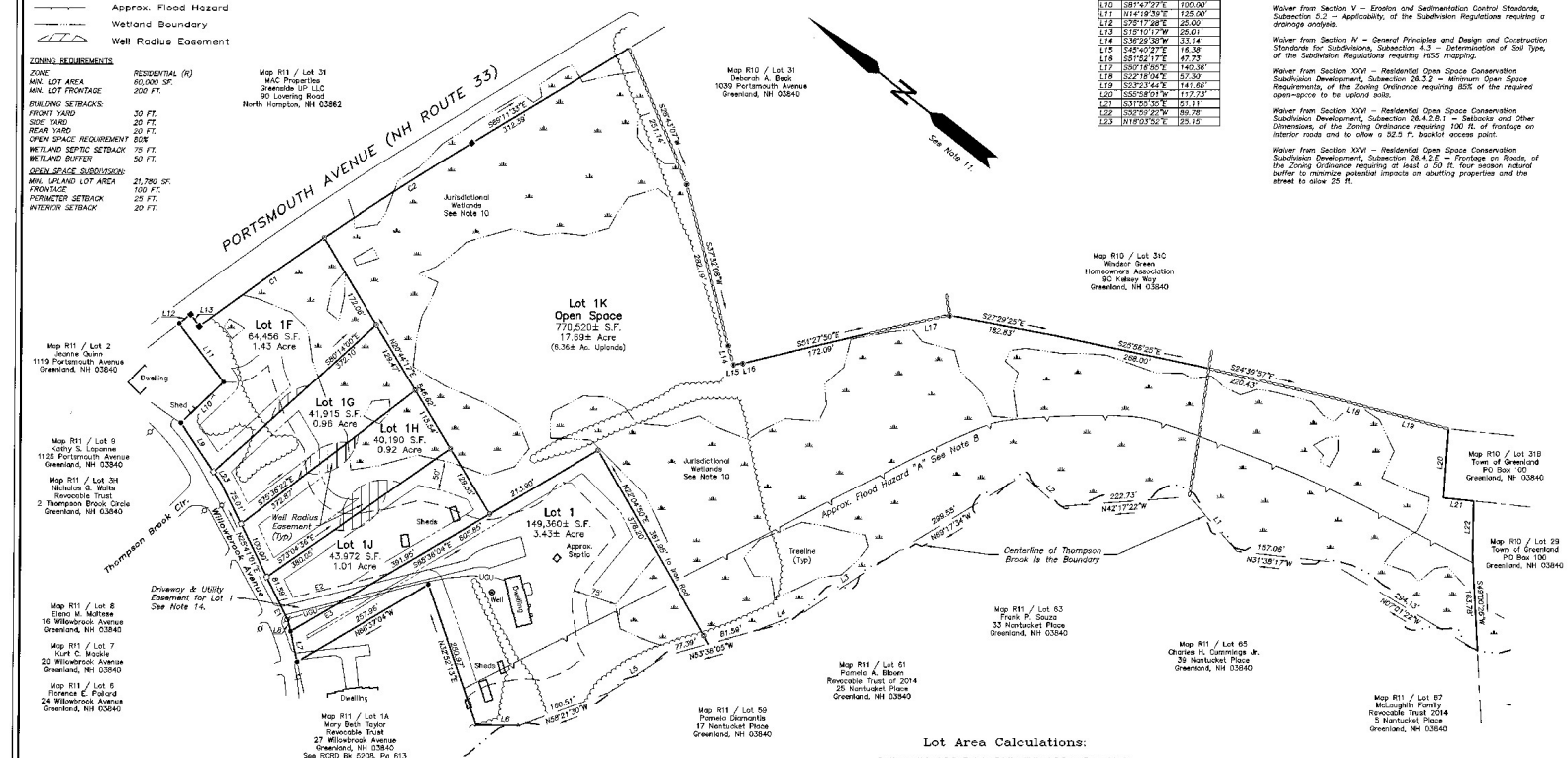
11.) Horizontal Datum is based upon NAD83-86 New Hampshire State Plane Coordinates and Vertical Datum is based upon NAVD88.

12.) The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities as depicted on the plan reference. The surveyor/engineer does not warranty nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.

13.) A fence and/or barrier shall be installed along all wetland buffer areas prior to any lot disturbance or tree cutting. Said barriers shall be inspected by the Building Inspector prior to construction.

14.) A Driveway & Utility Easement across Lot 1J is for the benefit of Lot 1.

15.) NHDES Subdivision Approval: #SA2019111401, dated 11/14/2019.



Lot Area Calculations:

Contiguous Upland Soils Excludes Existing Wetland Soils or Exposed Ledge.

LOT NO.	FRONTAGE	TOTAL AREA	CONTIGUOUS UPLAND SOILS
1F	100.00'	62,456 s.f.	39,410± s.f.
1G	100.16'	41,915 s.f.	24,940± s.f.
1H	100.00'	40,190 s.f.	27,340± s.f.
1J	100.90'	43,972 s.f.	43,470± s.f.
1	52.50'	149,360 s.f.	135,340± s.f.

APPROVED
APPROVED BY THE TOWN OF GREENLAND PLANNING BOARD
DATE
CHAIRMAN

The subdivision regulations of the Town of Greenland, New Hampshire, are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only any waivers/variances or modifications made in writing by the Board and attached hereto.

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-08-19 (Oct 2008).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2008).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

STATE OF NEW HAMPSHIRE JAMES P. GOVE II 11/13/19 NO. 390 WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 621 DAVID W. VINCENT

OPEN SPACE SUBDIVISION

PREPARED FOR

ONE HOME BUILDERS II, LLC

SHOWN AS

TAX MAP R11 / LOT 1

LOCATED AT

21 WILLOWBROOK AVENUE &
PORTSMOUTH AVENUE (NH ROUTE 33)
COUNTY OF ROCKINGHAM
GREENLAND, NH

100 0 50 100 200 400

SCALE: 1"= 100' DATE: AUGUST 27, 2019

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

NO.	DATE	DESCRIPTION	BY
4			
3			
2	11/13/19	NHDES comments & approval	dwv
1	10/7/19	PB comments & mons set	dwv

DWG NAME: 019aub FB: 55/53-69

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