

LEGEND

- N.H.H.B.
- DHF
- IPF
- RBF
- DHS
- RBS
- WELL

25 TO 35% SLOPES	
35% + SLOPES	

PROPOSED LOT 415-8-1

MAP UNIT SYM	SQ. FT. OF SOIL **	LOT AREA FROM TABLE *	SOIL CARRYING CAPACITY **
480B	73,797.4 SF	54,500 SF	1.35
	73,797.4 SF	TOTAL	1.35

** MINUS MINUS 35%+ SLOPES, WELL RADIUS AND DRAINAGE EASEMENT

TOTAL AREA	WET AREA	25% SLOPES	UPLAND AREA
101,959.72 SF	14,685 SF	0 SF	87,274.72 SF
2.34 AC			2.00 AC

TAX MAP 409 LOT 78
LINDA & CRAIG JENNINGS
68 MIDDLE ROUTE
GILMANTON I.W.,NH 03037

LOT 415-8

MAP UNIT SYM	SQ. FT. OF SOIL **	LOT AREA FROM TABLE *	SOIL CARRYING CAPACITY **
480B	55,202.64 SF	54,500 SF	1.01
894A	2,220.3 SF	0 SF	
	57,422.94 SF	TOTAL	1.01

** MINUS MINUS 35%+ SLOPES, WELL RADIUS AND DRAINAGE EASEMENT

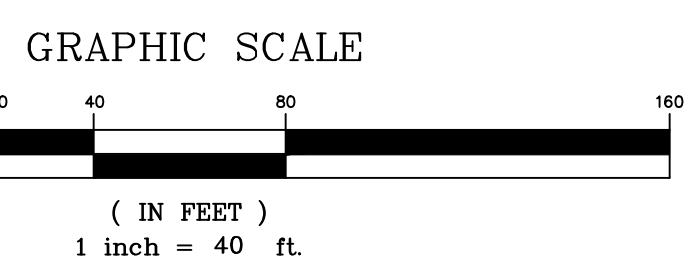
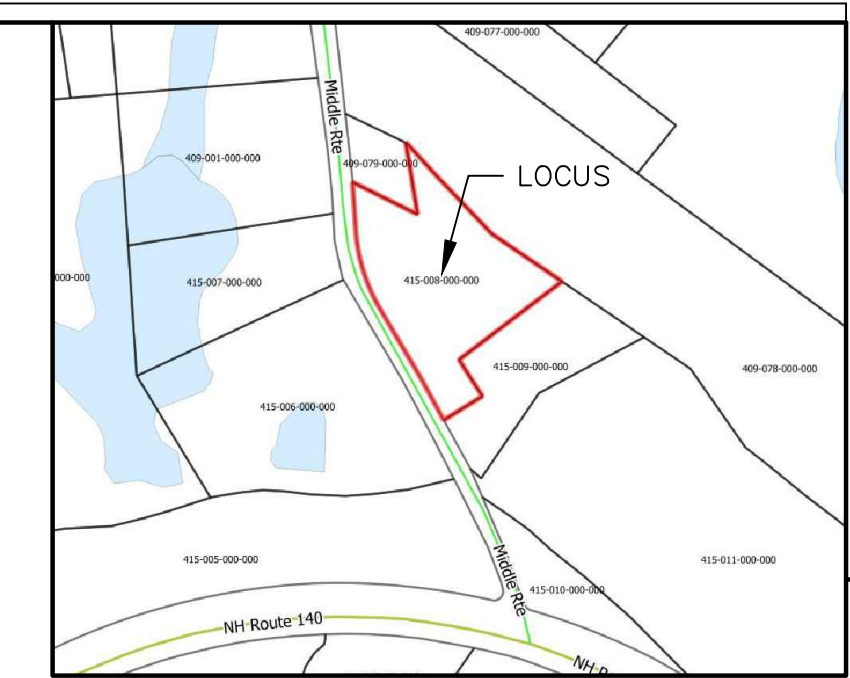
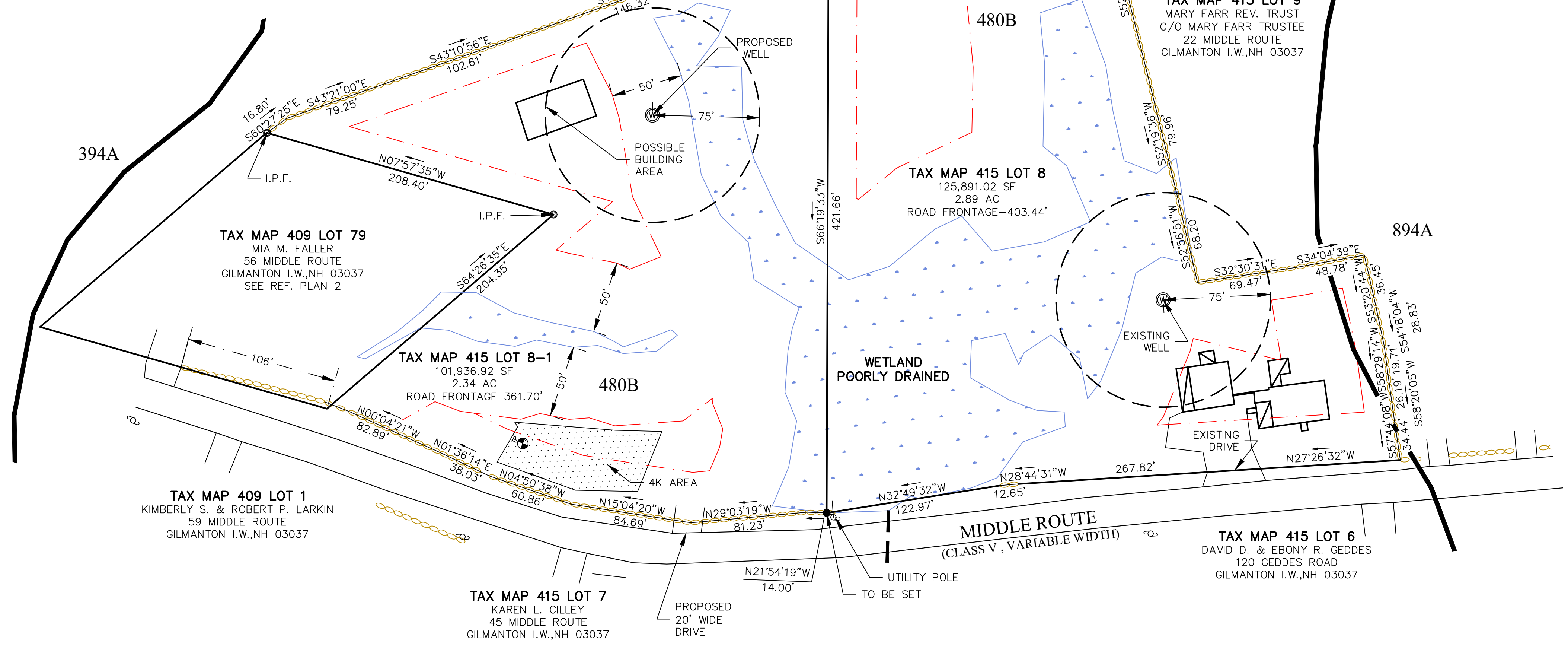
TOTAL AREA	WET AREA	25% SLOPES	UPLAND AREA
125,906.83 SF	37,698.46 SF	0 SF	88,208.37 SF
2.89 AC			2.02 AC

NOTES:

- OWNER OF RECORD - TAX MAP 415 LOT 8
PETER J. & JANICE C. OSBOURNE
P.O. BOX 217
PITTSFIELD, N.H. 03263
B.C.R.D 3095 PAGE 466
- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF TAX MAP 415 LOT 8
- PLAN ORIENTATION: NH GRID
- ZONING DISTRICT: RURAL (RU)
MIN. LOT AREA - 2 ACRES
MIN LOT FRONTAGE - 200'
MIN SETBACK: FRONT - 35'
SIDE - 20'
REAR - 20'
- TOTAL LOT AREA = 227,827.94 sf, 5.23 ac
- PARCEL DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA
- STATE SUBDIVISION APPROVAL - PENDING

REFERENCE PLAN:

- "PLAN OF LAND IN GILMANTON, N.H. BELONGING TO THOMAS W. SMITHERS IV SCALE : 1"=100' MAY 9, 1978 ROBERT G. COLBATH, SURVEYOR, WOLFEBORO, N.H." RECORDED B.C.R.D. 70-31
- "PLAN OF LAND FOR HARVEY KELLY IN GILMANTON, N.H. SEPT. 1972 SCALE 1"=40" RECORDED B.C.R.D. 37-2875

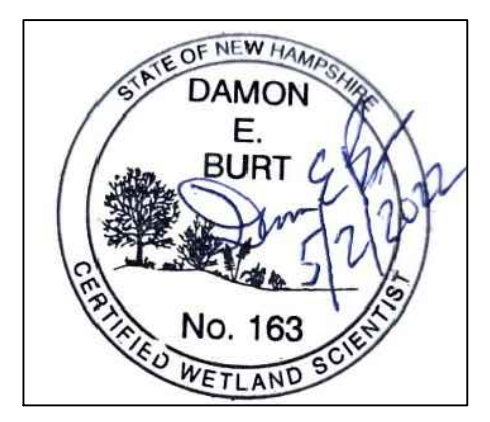


REVISIONS

DATE	DESCRIPTION	BY	CHK'D

THE WETLAND DELINEATION WAS COMPLETED ACCORDING TO THE FOLLOWING STANDARDS:
Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
Classification of Wetlands and Deepwater Habitats of the United States, Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T., USFWS, Dept. of the Interior, Wash. D.C., 1979. Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34) New England Hydric Soils Technical Committee, 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA

Damon E. Burt
Fraggle Rock Environmental
NH Certified Wetland Scientist #163
FREnvironmental@gmail.com 603-969-5574



THIS PLAT MEETS ALL ZONING AND SUBDIVISION REGULATIONS OF THE TOWN OF GILMANTON IN EFFECT AS OF THE DATE OF FILING UNLESS WRITTEN REQUEST FOR WAIVERS HAVE BEEN PREVIOUSLY GRANTED OR ARE SUBMITTED AS PART OF THIS FILING.

THE PLANNING BOARD OF THE TOWN OF GILMANTON APPROVED THIS SUBDIVISION ON _____

CHAIRPERSON	_____
SECRETARY	_____



THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THE SURVEY ACCURACY IS BETTER THAN 1 PART IN 10,000
PAUL F. ZUZGO DATE _____

Prospect Mountain Survey
LAND SURVEYORS - LAND USE CONSULTANTS
PERMITTING - CAD DRAFTING
P.O. BOX 1491 - ALTON, NH 03809 - 603-520-5938

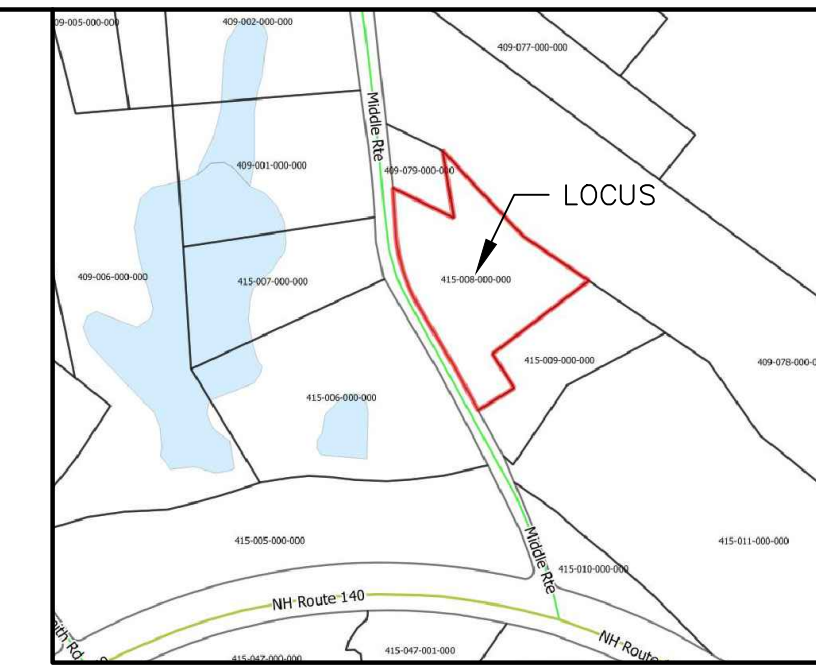
SCALE: 1"= 40'	DRAWN BY: PCZ
DATE: 5/4/22	CHECKED BY: PFZ
FILE NO.: 22-017	SHEET 1 OF 1

MINOR SUBDIVISION PLAN
FOR
PETER J. AND JANICE C. OSBORN
30 MIDDLE ROUTE
GILMANTON, NEW HAMPSHIRE
TAX MAP 415 LOT 8

LEGEND

- N.H.H.B.
- DHF
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- WELL

25 TO 35% SLOPES	
35% + SLOPES	



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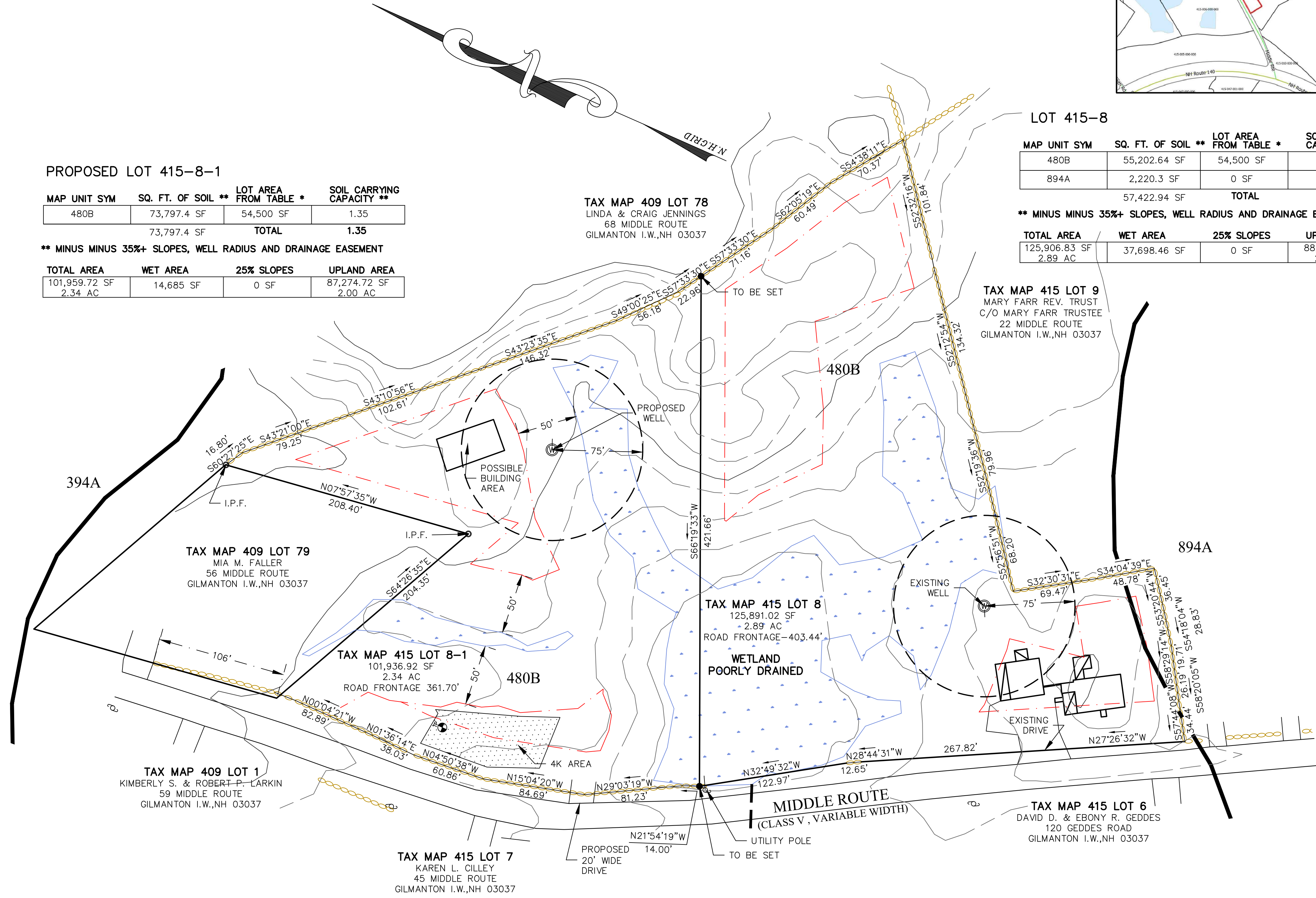
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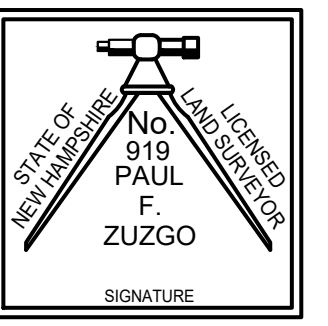


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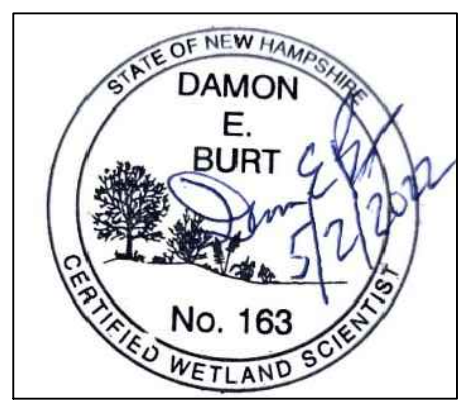
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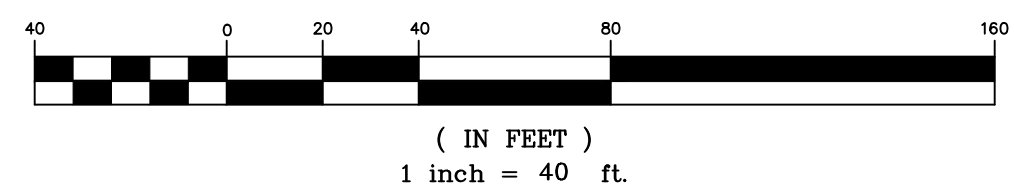
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CHAIRPERSON _____
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GRAPHIC SCALE



REVISIONS

DATE	DESCRIPTION	BY	CHK'D