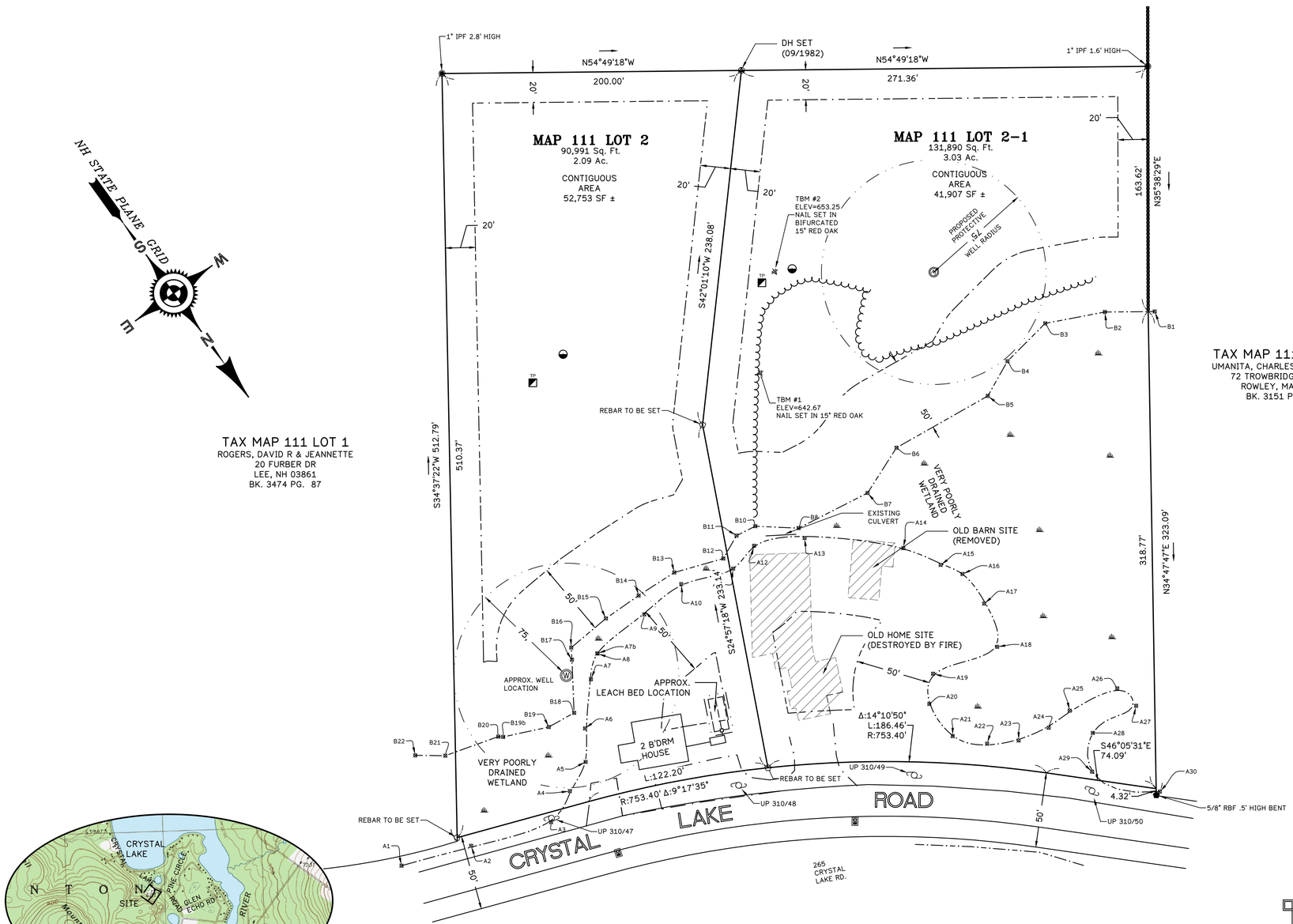


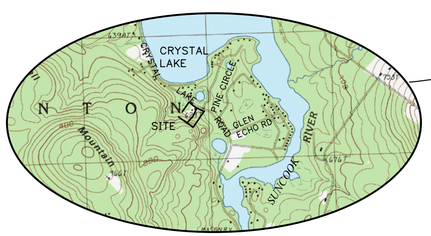
TAX MAP 111 LOT 1
ROGERS, DAVID R & JEANNETTE
20 FURBER DR
LEE, NH 03861
BK. 3474 PG. 87

TAX MAP 111 LOT 3.1
UMANITA, CHARLES J & LORIE D
72 TROWBRIDGE CIRCLE
ROWLEY, MA 01969
BK. 3151 PG. 18

TAX MAP 111 LOT 38
CRYSTAL ACRES LLC
278 CRYSTAL LAKE RD
GILMANTON IW, NH 03837
BK. 3269 PG. 916

TAX MAP 111 LOT 39
MOORE, RICHARD J
5 ELM ST
READING, MA 01867
BK. 1498 PG. 298

TAX MAP 110 LOT 11
MOORE, RICHARD J
5 ELM ST
READING, MA 01867
BK. 1498 PG. 298



LOCUS
SCALE: 1"=2,000'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF LAND, SPECIFICALLY TAX MAP 111 LOT 2 INTO 2 INDIVIDUAL LOTS, TO BE SERVICED BY ONSITE SEWER AND WATER.
2. DIMENSIONAL CONTROLS: ZONED "R" RURAL
   - 2.1. MINIMUM LOT AREA = 2 ACRE
   - 2.2. MINIMUM LOT FRONTAGE = 200 FT.
   - 2.3. FRONT YARD SETBACK = 35 FT.
   - 2.4. SIDE/REAR YARD SETBACK = 20 FT.
   - 2.5. WETLAND SETBACK = 50 FT.
   - 2.6. FOR DUPLEX HOMES, ONE ADDITIONAL ACRE PER DWELLING UNIT ABOVE ONE UNIT IS REQUIRED IN ADDITION TO THE MINIMUM LOT SIZE.

PLAN CERTIFICATIONS

I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF A THEODOLITE / EDM SURVEY PERFORMED ON THE GROUND AND UNDER MY DIRECT SUPERVISION DURING SUMMER OF 2023 AND THAT THE ADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1 PART IN 15,000. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT TRACT. THIS CERTIFICATION DOES NOT INCLUDE ANY GUARANTEE OF TITLE.

I HEREBY CERTIFY THAT THE WETLAND IDENTIFICATION FLAGS DESCRIBED ABOVE WERE FIELD LOCATED BY STANDARD SURVEY METHODS DURING JULY 2023 UTILIZING A TOTAL STATION AND DATA COLLECTOR, AND THAT THE LOCATION OF THE FLAGS ARE ACCURATELY SHOWN ON THIS SURVEY MAP.

7/26/2023
DATE:

Bryan L. Bailey
BRYAN L. BAILEY L.L.S. #576

WETLAND DELINEATION CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. D.B.A. TURNING POINT LAND SURVEYORS & LAND PLANNERS, 217 COTTON HILL ROAD GILFORD, NH 03249. DURING MAY 2023 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

1. WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
2. U.S. ARMY CORPS OF ENGINEERS. 2011. *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0)*, ED. J. S. WAKELEY, R. W. LICHVAR, C. V. NOBLE, AND J. F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, *FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND*. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. THE NATIONAL WETLAND PLANT LIST: NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
***
Bryan L. Bailey
No. 83
Water Supply & Pollution Control

STATE OF NEW HAMPSHIRE
JESSICA J. BAILEY
No. 260
WETLAND SCIENTIST
11/15/2023

DATE	REVISION	INITIALS

DATE 11/30/2023 | JOB No. 3686
DRAWN BY ;CTB/JJB/RGB
SCALE ; 1"=40' (40' 20' 0' 40' 80')

STATE OF NEW HAMPSHIRE — No. 576 BRYAN L. BAILEY — LICENSED LAND SURVEYOR
SIGNATURE
11/29/2023

APPROVED BY THE PLANNING BOARD: GILMANTON

DATE APPROVED: _____

CHAIRMAN: _____

DATE SIGNED: _____

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.

Sheet List Table

Sheet Number	Sheet Title
1	SUBDIVISION PLAN
2	TOPOGRAPHY & SOILS MAP

LAND SURVEY · ENGINEERING · NATURAL SCIENCES · SEPTIC DESIGN

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(603) 528-3734
217 COTTON HILL RD. GILFORD, NH 03249

TAX MAP 111 LOT 2

SUBDIVISION PLAN

LAND OF MICHAEL P. GALLANT
LAND LOCATED AT 265 CRYSTAL LAKE ROAD

PROPERTY OWNER: MICHAEL P. GALLANT
259 CRYSTAL LAKE RD.
GILMANTON I.W. NH 03837

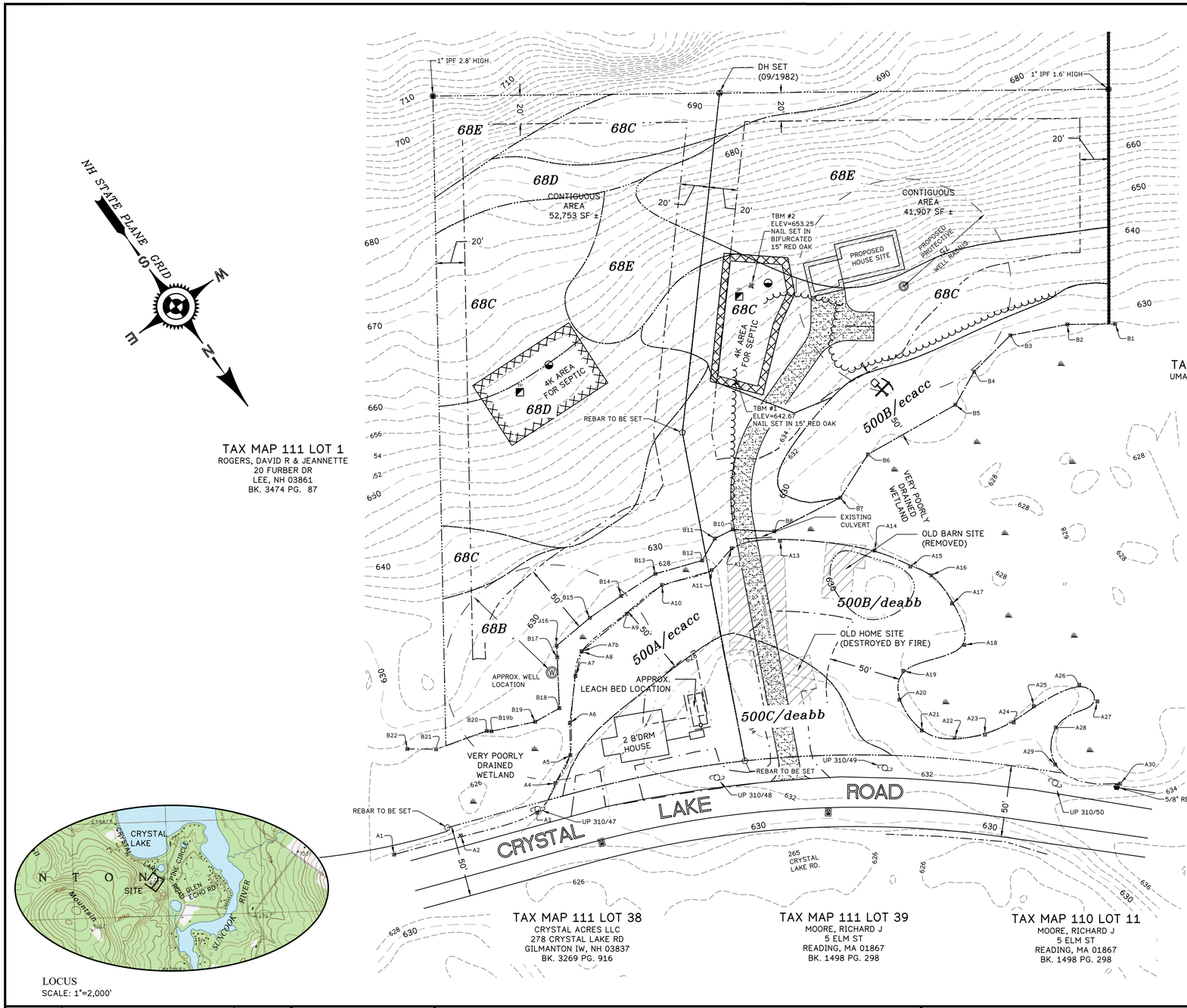
DEED: BK. 2334 PG. 333

DATE OF PLAN: December 2023

SHEET 1 OF 2

G:\3686_GALLANT\dwg\3686 SUBDIVISION D1.dwg, 12/5/2023 2:04:51 PM

© BRYAN L. BAILEY ASSOCIATES, INC.



GENERAL NOTES

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7/26/2023 — DATE:

Bryan L. Bailey — BRYAN L. BAILEY L.L.S. #576

TOPOGRAPHICAL DATA

VERTICAL DATUM: NAVD88 U.S. SURVEY FEET

TOPOGRAPHICAL DATA PRESENTED HEREON THIS PLAN IS LiDAR BASED, BARE EARTH, NO CANOPY, NO SNOW CONDITIONS RESULTING IN SMOOTHED, 2-FOOT CONTOUR LINES WHICH HAVE BEEN ANALYZED ON A "HUC-10" WATERSHED LEVEL. AERIAL COLLECTION OF THE LIDAR DATA FOR THE CONNECTICUT RIVER VALLEY, MERRIMACK RIVER VALLEY AND OTHERS WAS EXECUTED BETWEEN THE YEARS OF 2011 - 2019. THE BASE DATA HAS A VERTICAL ACCURACY OF 7 - 18 cm RMSEz AND MEETS OR EXCEEDS THE USGS NATIONAL GEOSPATIAL PROGRAM BASE LIDAR SPECIFICATIONS. THE ORIGINAL ELEVATION UNITS OF METERS HAVE BEEN CONVERTED TO U.S. SURVEY FEET, AND THE FINAL DATASET HAS BEEN FILTERED AND SMOOTHED USING ARC-GIS TOOLS. THE ORIGINAL DATASET IS PUBLISHED BY "GRANIT" EARTH SYSTEMS RESEARCH CENTER AT THE UNIVERSITY OF NEW HAMPSHIRE. THE END-USER ASSUMES ALL RESPONSIBILITY FOR VERIFICATION AND USE AS MAY BE APPROPRIATE FOR THEIR PURPOSE. IT IS RECOMMENDED THAT CRITICAL DESIGN AREAS SUCH AS IMPERVIOUS PAVEMENT AND OTHER HARDSCAPE SHOULD BE VERIFIED BY GROUND SURVEY. BAILEY ENGINEERING ASSUMES NO LIABILITY FOR USE OF THIS DATA.

WETLAND DELINEATION CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. D.B.A. TURNING POINT LAND SURVEYORS & LAND PLANNERS, 217 COTTON HILL ROAD GILFORD, NH 03249. DURING MAY 2023 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

1. WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
2. U.S. ARMY CORPS OF ENGINEERS. 2011. *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0)*, ED. J. S. WAKELEY, R. W. LICHVAR, C. V. NOBLE, AND J. F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, *FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND*. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. THE NATIONAL WETLAND PLANT LIST: NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X

NEW HAMPSHIRE Designer of Subsurface Disposal Systems *** Bryan L. Bailey No. 83 — Water Supply & Pollution Control

STATE OF NEW HAMPSHIRE — JESSICA J. BAILEY — No. 260 — CERTIFIED WETLAND SCIENTIST — 11/15/2023

DATE	REVISION	INITIALS

DATE 11/30/2023 — JOB No. 3686

DRAWN BY ;CTB/JJB/RGB

SCALE ; 1"=40' (40' 20' 0' 40' 80')

STATE OF NEW HAMPSHIRE — No. 576 — BRYAN L. BAILEY — LICENSED LAND SURVEYOR — SIGNATURE — 11/29/2023

APPROVED BY THE PLANNING BOARD: GILMANTON

DATE APPROVED: _____

CHAIRMAN: _____

DATE SIGNED: _____

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Sheet List Table

Sheet Number	Sheet Title
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2	TOPOGRAPHY & SOILS MAP

BAILEY ASSOCIATES
LAND SURVEYING & LAND PLANNING
ENGINEERING & NATURAL RESOURCE SCIENCES
WWW.BAILEY-ASSOCIATES.COM
(603) 528-3734
217 COTTON HILL RD. GILFORD, NH 03249

TAX MAP 111 LOT 2

TOPO/SOILS PLAN

LAND OF MICHAEL P. GALLANT
LAND LOCATED AT 265 CRYSTAL LAKE ROAD

PROPERTY OWNER: MICHAEL P. GALLANT
259 CRYSTAL LAKE RD.
GILMANTON I.W. NH 03837

DEED: BK. 2334 PG. 333

DATE OF PLAN: December 2023

SHEET 2 OF 2

G:\3686_GALLANT\dwg\3686 SUBDIVISION D1.dwg, 12/5/2023 2:06:37 PM
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SOIL MAP UNIT / SOIL MAP UNIT NAME

SOIL MAP UNIT	SOIL MAP UNIT NAME
68	SUTTON, COOL
35	CHAMPLAIN
500	UDORTHENTS, DISTURBED MAP UNIT

SLOPE PHASES

ALPHA SLOPE SYMBOL	RANGE	LOWER LIMIT	UPPER LIMIT
A	0-3 %	-	-
B	3-8 %	-	-
C	8-15 %	4 - 8 %	8 - 16 %
D	15-25 %	10 - 16 %	18 - 35 %
E	25-50 %	20 - 35 %	35 - 60 %
F	50 % +		

STONY & BOULDERY PHASES

STONY CLASS PHASE		PERCENT SURFACE COVER	DISTANCE BETWEEN STONES
1	NONSTONY	<0.01 %	>100' APART
2	STONY	0.01 - 1.0 %	50-100' APART
3	VERY STONY	1.0 - 3.0 %	10 - 50' APART
4	EXTREMELY STONY	3.0 - 15.0 %	1.5 - 10' APART

MAP SYMBOL DENOMINATORS

FOR DISTURBED OR ALTERED SOIL MAP UNITS

SYMBOL 1: DRAINAGE CLASS
- a - EXCESSIVELY DRAINED
- b - SOMEWHAT EXCESSIVELY DRAINED
- c - WELL DRAINED
- d - MODERATELY WELL DRAINED
- e - SOMEWHAT POORLY DRAINED
- f - POORLY DRAINED
- g - VERY POORLY DRAINED
- h - NOT DETERMINED

SYMBOL 2: PARENT MATERIAL (OF NATURALLY FORMED SOIL ONLY, IF PRESENT)
- a - NO NATURAL SOIL WITHIN 60" (OR 152 cm)
- b - GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES OF SAND OR SAND AND GRAVEL)
- c - GLACIAL TILL MATERIAL (ACTIVE ICE)
- d - GLACIOLACUSTRINE VERY FINE SAND AND SILT DEPOSITS (GLACIAL LAKES)
- e - LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- f - MARINE SILT AND CLAY DEPOSITS (OCEAN WATERS)
- g - ALLUVIAL DEPOSITS (FLOODPLAINS)
- h - ORGANIC MATERIALS-FRESH WATER WETLANDS
- i - ORGANIC MATERIALS-TIDAL WETLANDS

SYMBOL 3: RESTRICTIVE/IMPERVIOUS LAYERS
- a - NONE
- b - BOULDERY SURFACE WITH MORE THAN 15% OF THE SURFACE COVERED WITH BOULDERS
- c - MINERAL RESTRICTIVE LAYER(S) ARE PRESENT IN THE SOIL PROFILE LESS THAN 40 INCHES BELOW THE SOIL SURFACE SUCH AS HARD PAN, PLATY STRUCTURE OR CLAYEY TEXTURE WITH CONSISTENCE OF AT LEAST FIRM (I.E., MORE THAN 20 NEWTONS). FOR OTHER EXAMPLES OF SOIL CHARACTERISTICS THAT QUALIFY FOR RESTRICTIVE LAYERS, SEE "SOIL MANUAL FOR SITE EVALUATIONS IN NH" 2 ED., (PAGE 3-17, FIGURE 3-14)
- d - BEDROCK IN THE SOIL PROFILE; 0-20 INCHES
- e - BEDROCK IN THE SOIL PROFILE; 20-60 INCHES
- f - AREAS WHERE DEPTH TO BEDROCK IS SO VARIABLE THAT A SINGLE SOIL TYPE CANNOT BE APPLIED, WILL BE MAPPED AS A COMPLEX OF SOIL TYPES
- g - SUBJECT TO FLOODING
- h - MAN-MADE IMPERVIOUS SURFACE INCLUDING PAVEMENT, CONCRETE, OR BUILT-UP SURFACES,

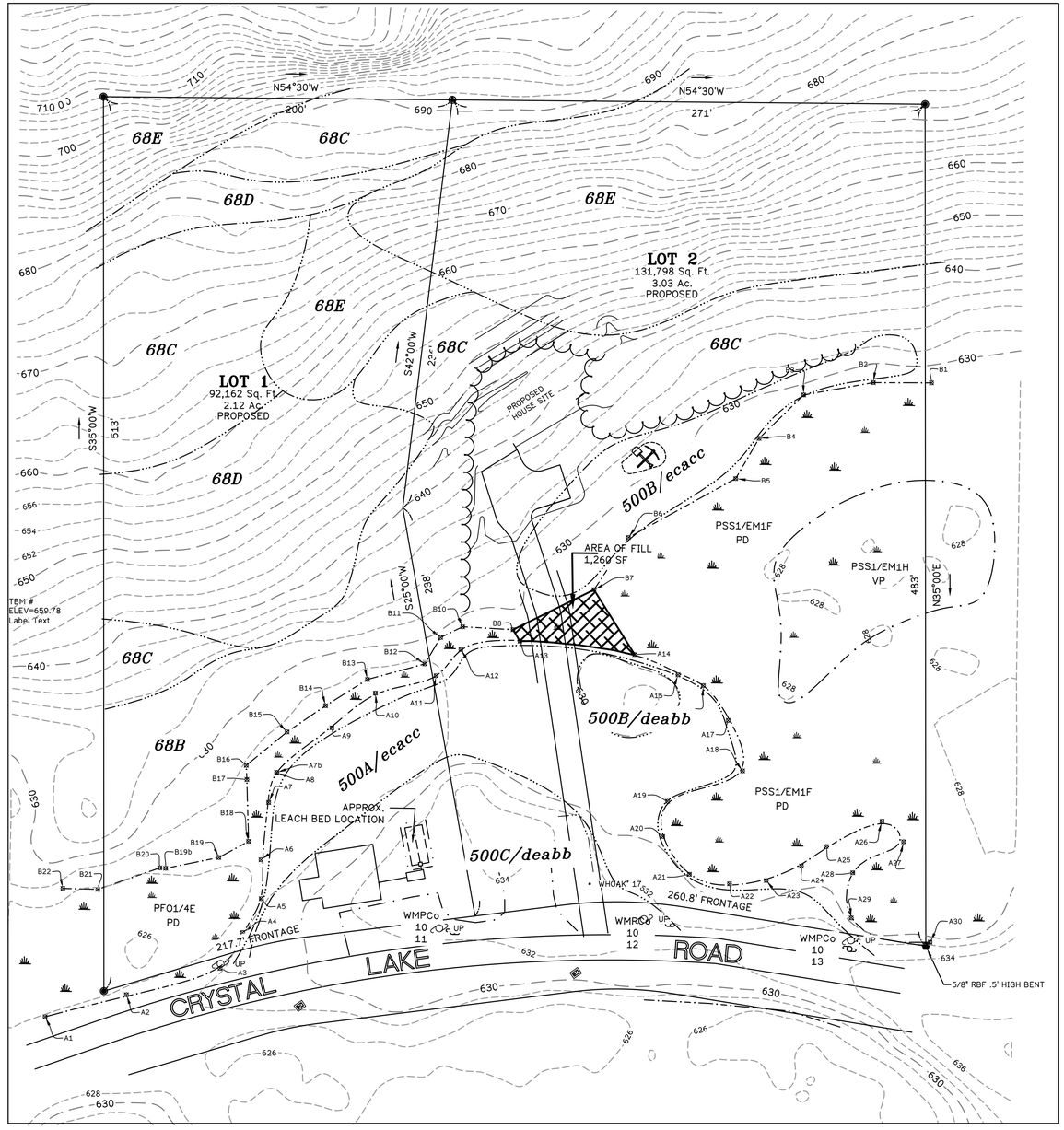
(i.e., BUILDINGS) WITH NO MORPHOLOGICAL RESTRICTIVE LAYER WITHIN CONTROL SECTION

SYMBOL 4: ESTIMATED KSAT* (MOST LIMITING LAYER EXCLUDING SYMBOL 3H ABOVE).
- a - HIGH.
- b - MODERATE
- c - LOW
- d - NOT DETERMINED *SEE "GUIDELINES FOR KSAT CLASS PLACEMENT" IN CHAPTER 3 OF THE SOIL SURVEY MANUAL, USDA

SYMBOL 5: HYDROLOGIC SOIL GROUP*
*(EXCLUDING MAN-MADE SURFACE IMPERVIOUS OR RESTRICTIVE LAYERS)
- a - GROUP A
- b - GROUP B
- c - GROUP C
- d - GROUP D
- e - NOT DETERMINED

PLAN SYMBOL

= EXCAVATED



WETLAND DELINEATION CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BAILEY ASSOCIATES, INC. 217 COTTON HILL ROAD GILFORD, NH 03249. DURING MAY 2023 USING THE FOLLOWING STANDARDS:

1. ENVIRONMENTAL LABORATRORY. (1987). "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL," TECHNICAL REPORT Y-87-1, U.S. ARMY ENGINEER WATERWAYS EXPERIMENT STATION, VICKSBURG, MISS.
2. U.S. ARMY CORPS OF ENGINEERS. 2011. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL & NORTHEAST REGION (VERSION 2.0), Ed. J.S. WAKELEY, R.W. LICHVAR, C.V. NOBLE, AND J.F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
3. THE NATIONAL WETLAND PLANT LIST. COLD REGIONS RESEARCH & ENGINEERING LABORATORY. U.S. ARMY ENGINEER RESEARCH & DEVELOPMENT CENTER. TECHNICAL REPORT ERDC/CRREL TR-12-11. OCTOBER 2012.
4. NATIONAL WETLAND PLANT LIST, 2016, VERSION 3.3. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. U.S. ARMY CORPS OF ENGINEERS. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
5. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. (2016). "FIELD INDICATORS OR HYDRIC SOILS IN THE UNITED STATES," VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
6. 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.
7. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
8. NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WT 100-900. CURRENT EDITION.

WETLANDS & DEEPWATER HABITATS CLASSIFICATION

PSS1/EM1F [PALUSTRINE, SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS / EMERGENT, PERSISTENT, SEMIPERMANENTLY FLOODED]

PSS1/EM1H [PALUSTRINE, SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS / EMERGENT, PERSISTENT, PERMANENTLY FLOODED]

PFO1/4E [PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS / NEEDLE-LEAVED EVERGREEN, SEASONALLY FLOODED OR SATURATED]

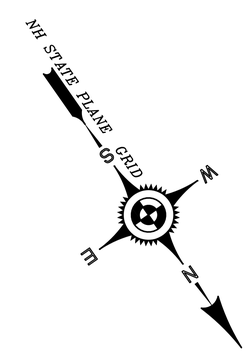
SITE-SPECIFIC SOIL MAPPING SURVEY CONDUCTED BY JESSICA J. BAILEY, CERTIFIED WETLAND SCIENTIST # 260 OF BAILEY ASSOCIATES, INC. UNDER THE DIRECTION AND PROFESSIONAL SUPERVISION OF RANDALL J. SHUEY, NH CERTIFIED SOIL SCIENTIST #74 OF NORTHPOINT ENGINEERING.

STATE OF NEW HAMPSHIRE RANDALL J. SHUEY No. 074 CERTIFIED SOIL SCIENTIST

10/11/2023

STATE OF NEW HAMPSHIRE JESSICA J. BAILEY No. 260 CERTIFIED WETLAND SCIENTIST

10/11/2023



DATE	REVISION	INITIALS

DATE 09/19/2023 | JOB No. 3686

DRAWN BY ;JJB

SCALE ; 1"=40' 40 20 0 40 80

"This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for [intended purpose of the Site-Specific soil survey]. It was produced by a professional Soil Scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map."

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TAX MAP 111 LOT 2

SITE-SPECIFIC SOIL MAP

LAND OF MICHAEL P. GALLANT
LAND LOCATED AT 265 CRYSTAL LAKE ROAD

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GILMANTON I.W. NH 03837

DEED: BK. 2334 PG. 333

DATE OF PLAN: SEPTEMBER 2023

SHEET 1 OF 1

G:\3686_GALLANT\dwg\3686 SEPTIC-HSE2.dwg, 10/11/2023 3:17:39 PM
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