



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF LAND, SPECIFICALLY TAX MAP 405 LOT 87 INTO 2 INDIVIDUAL LOTS, TO BE SERVICED BY ONSITE SEWER AND WATER.
  - DIMENSIONAL CONTROLS: RURAL ZONE
    - MINIMUM LOT AREA = 2 ACRE
    - MINIMUM LOT FRONTAGE = 200 FT.
    - FRONT YARD SETBACK = 35 FT.
    - SIDE/REAR YARD SETBACK = 20 FT.
    - WETLAND SETBACK = 50 FT.
  - REFERENCE DEEDS:
    - BCRD BK 3 PG 100 SARAH SANBORN TO SAMUEL SANBORN DATED 01 APRIL 1839
    - BCRD BK 12 PG 391 SAMUEL SANBORN TO JOHN SANBORN DATED 31 MAY 1848
    - BCRD BK 31 PG 62 THOMAS J. CATE TO LYMAN H. LAMPREY DATED 28 APRIL 1862
    - BCRD BK 104 PG 508 SYLVESTER J. GALE TO HERBERT N. WEEKS DATED 10 JULY 1900
  - REFERENCE PLANS:
    - S/D PLAN FOR DONALD HISLOP JR., BY RONALD M. MITCHELL & ASSOCIATES, INC., DATED 12 SEPT 1979 RECORDED AT BCRD PLAN BOOK 79 PAGE 198 20.
    - PLAN OF LAND BELONGING TO DENNIS & KRIS HOLMAN, BY GILBERT CASTLE, APPROVED BY THE GILMANTON PLANNING BOARD 8 OCTOBER 1981, RECORDED AT BCRD PLAN BK 91 PAGE 63 & 64.
    - BOUNDARY SURVEY FOR MARY ELLA TOWEL & BRENDA DIANE SENS, DATED 12 OCTOBER 1992, BY ALLIED SURVEYING INC., RECORDED AT BCRD PLAN M2 #91.
    - SUBDIVISION PLAN, TAX MAP 13 LOT 12-00 OWNER JOHN G. BARTLETT REV. TR. DATED 21 MAY 1998 BY TURNING POINT LAND SURVEYORS & LAND PLANNERS. PLAN NOT APPROVED OR RECORDED. ON FILE AT THIS OFFICE.
    - PLAN OF LAND FOR BLANCHE L. PAPPAS, MIDDLE ROUTE, SARGENT ROAD & WEEKS ROAD, GILMANTON NH DATED 11 JUNE 2001 BY HAROLD E. JOHNSON, INC. PLAN NOT RECORDED.
    - SUBDIVISION PLAN FOR BLUE SKY ENTERPRISES, INC. MIDDLE ROUTE, GILMANTON NH DATED 14 NOVEMBER 2003, BY HAROLD E. JOHNSON INC. RECORDED AT BCRD PLAN DRAWER L47 #62.
  - NH DES SUBDIVISION APPROVAL FOR LOT 87

DATE	REVISION	INITIALS

DATE 8/25/2022 JOB No. 3544  
 DRAWN BY: BLB

SCALE: 1" = 60'

**TAX MAP 405 LOT 87**  
**SUBDIVISION PLAN**  
 LAND OF GAYLE T. WHITTEMORE REV. TR.  
 LAND LOCATED AT 32 WEEKS ROAD, GILMANTON NH 03237  
 PROPERTY OWNER: GAYLE T. WHITTEMORE REV. TR.  
 c/o THOMAS DAVIS  
 578 BEAQUITY HILL ROAD  
 BARNSTEAD, NH 03218  
 DEED: BK. 3350 PG. 612  
 DATE OF PLAN: August 2022

**BRYAN L. BAILEY ASSOCIATES, INC.**  
**TURNING POINT**  
 LAND SURVEYORS & LAND PLANNERS  
 217 Cotton Hill Road  
 Gilford, NH 03249  
 Ph 603-528-3734  
 www.bailey-associates.com

**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 JULY 2022, 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.

18 AUG. 2022  
 DATE: \_\_\_\_\_  
 BRYAN L. BAILEY L.L.S. #576

SHEET 1 OF 2

G:\3544.WHITTEMORE.dwg\3544-BOUNDARY - NHSPG D1.dwg, 8/25/2022, 12:27:33 PM © BRYAN L. BAILEY ASSOCIATES, INC.

- LEGEND**
- REBAR FND/SET
  - DRILL HOLE FND/SET
  - CONCRETE BND.FND/SET
  - CONC. BND. TO BE SET
  - GRANITE BND. FND/SET
  - STONE ERECT FOUND
  - STAKE & STONES FND.
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - SPIKE FND/SET
  - MAGNAIL (PK) FND/SET
  - HUB & TACK FND/SET
  - TEMPORARY BENCHMARK
  - PERMANENT BENCHMARK
  - WETLAND FLAG
  - TREE STUMP FOUND
  - PERCOLATION TEST
  - TEST PIT
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - SOIL TYPE
  - EDGE OF GRAVEL DRIVE
  - SEWER MAN HOLE
  - DRAIN MAN HOLE
  - WELL
  - HYDRANT
  - WATER SHUTOFF
  - GATE VALVE
  - CATCH BASIN
  - UTILITY POLE
  - LIGHT POLE
  - GUY ANCHOR
  - STONEWALL
  - TREELINE
  - WETLAND
  - EXISTING WATER
  - EXISTING SEWER LINE
  - EXISTING STORM DRAIN
  - BUILDING SETBACK LINE

USDA SOIL SURVEY DATA: FROM WEB SOIL SURVEY  
 SOIL TYPE 378B, PERU FINE SANDY LOAM, 3 - 8 % SLOPES  
 SOIL TYPE 378C, PERU FINE SANDY LOAM, 8 - 15 % SLOPES  
 SOIL TYPE 559B, SKERRY FINE SANDY LOAM, 0 - 8 % SLOPES  
 SOIL TYPE 559D, SKERRY FINE SANDY LOAM, 15 - 25 % SLOPES  
 SOIL TYPE 394A, CHOCORUA MUCKY PEAT, 0 - 1 % SLOPES

TEST PIT #1, BY BLB  
 DATE: 08/18/2022

FOREST MAT.  
 10YR5/4 FINE SANDY LOAM, DRY, LOOSE - GRANULAR 0.3'  
 SHWT 10YR4/2 FINE SANDY LOAM DRY, VERY COMPACT PLATTY W/ MOTTLES @2.5' 2.5'  
 5.0' + PERC. TEST. BY BLB  
 DATE: 08/18/22  
 @ DEPTH: 24" ESTIMATED RATE: 15 MIN.INCH

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

**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 JULY 2022 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL & NORTHEAST REGION. (VERSION 2.0), U.S.A.C.E., 2011.
- ADMINISTRATIVE RULES ENV-WT 100-900. SPECIFICALLY, DELINEATION AND CLASSIFICATION OF WETLANDS ENV-WT 301.01 - 301.02. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, CURRENT PUBLISHED VERSION.

**SURVEY DATUM**  
 THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING BAD ELF "FLEX 5600" DUAL FREQUENCY GNSS (GPS, GLONASS, GALILEO & BEIDOU) RECEIVERS, RTK, VIRTUAL NETWORK METHODS. OBSERVATIONS WERE TAKEN ON 12 JULY 2022  
 VERTICAL DATUM: NAVD 88 UTILIZING (GEOID 18).  
 HORIZONTAL DATUM: NAD83(2011) MULTI-YEAR CORS SOLUTION 2 (MYCS2) EPOCH = 2010.000 BEGIN DATE = 01/01/2020. REFERENCE FRAME: ITRF2014

