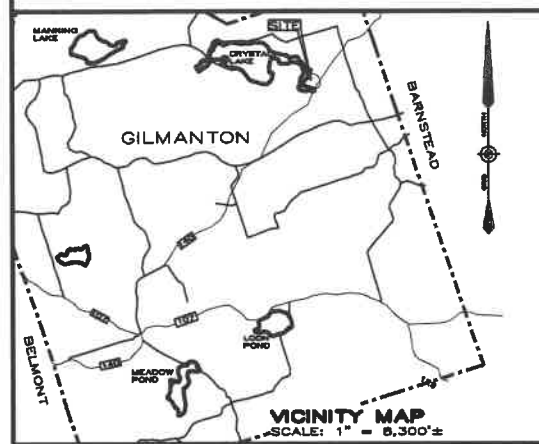


SOIL TYPES
 394A Chocoma mucky peat, 0-1% slopes
 480B Millite-Woodatook-Henniker complex 3-8% slopes, very stony
 480C Millite-Woodatook-Henniker complex 8-15% slopes, very stony
 847B Pillsbury fine sandy loam 0-8% slopes, very stony

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES
- DRAINAGE LINE
- SEWER LINE
- GAS LINE
- TEL. LINE
- UNDERGROUND ELECT.
- WATER LINE
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- VERTICAL OR SLOPED GRANITE CURB
- SHORE LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- STONE WALL
- EDGE OF WOODS
- CONCRETE
- SIGN HO-HANDICAPPED
- NO-HANDICAPPED
- NO ACCESSIBLE
- NO PARKING
- CONFEROUS TREE
- SHRUB
- DECIDUOUS TREE
- ARTESIAN WELL
- IRON PIPE (I.P.) OR REBAR STEEL PIN (S.P.)
- GRANITE OR CONCRETE BOUND (GB OR CB)
- DRILL HOLE (DH)
- UTILITY POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS SHUTOFF
- MONITORING WELL



AREA SYNOPSIS

Lot No.	Total Area Sq. Ft.	Wetlands Sq. Ft.	>25% Slopes Sq. Ft.	Contiguous Buildable Area Sq. Ft.
1	149,281	27,200	0	82,611
1.1	130,848	18,970	0	38,075
1.2	438,032	179,600	21,721	35,973

NOTES

- Survey by total station between the dates of October 20 and November 2, 2022. Control Traverse error of closure 1:72,292.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Vertical datum is based on NAVD 88.
- Owner of record: Ronnie & Patricia Cates 22 Bailey Drive Strafford, NH 03884 Map 114, Lot 1 Book 3527, Page 677 Total Area 783,161± sq. ft. or 17.52± acres.
- The subject premises is within the Village zoning district. Minimum lot size = 1 acre. Minimum contiguous buildable area = 30,000 sq. ft. Minimum frontage = 125'. Building setbacks: front=35; side=20'; rear=20'.
- The underground utilities depicted herein have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
- The intent of this plat is to create a three lot subdivision.
- The subject premises is not within a flood hazard zone per FIRM Community Panel no. 33020B 0004 A with an effective date of 12/01/08.
- Reference plat entitled "Boundary & Topographic Survey Plan of Land prepared for Bryan Locke Acquisitions, LLC" dated September 17, 2002 by Brown Engineering, LLC.

NOTES

- Jurisdictional Wetlands were delineated by Pond View Environmental Services in September, 2022 utilizing the following standards:
- Field Indicators of Hydric Soils in the United States, Version 7.0, 2010, L.M. Vaslias, G.W. Hurt, and C.V. Noble (eds.), United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee for Hydric Soils.
 - Field Indicators for Identifying Hydric Soils in New England, Version 3, April 2004, NEIWPCC Wetlands Workgroup, Wilmington, MA 01887.
 - North American Digital Flora: National Wetland Plant List, version 2.1.0 (<http://wetland.plants.usace.army.mil>), U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH, and BONAP, Chapen Hill.
 - National List of Plant Species That Occur in Wetlands: 1989 New Hampshire, United States Department of the Interior, Fish and Wildlife Service, NERC-88/18.29.
 - Corps of Engineers Wetlands Delineation Manual, January 1987, Wetlands Research Program Technical Report Y-87-1.
 - Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northeast and Northcentral Region, October 2009, U.S. Army Corps of Engineers, Environmental Laboratory ERDC/EL TR-09-19.
 - Classification of Wetlands and Deepwater Habitats of the United States, December 1979, L. Cowardin, V. Carter, F. Golet, and E. LaRoe, US Department of the Interior, Fish and Wildlife Service, FWS/OBS-79/31

CERTIFICATIONS
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT IMMEDIATE SUPERVISION, AND DEPicts A SURVEY CONDUCTED WITH A TOTAL STATION HAVING AN URBAN CLASSIFICATION AND A MINIMUM ERROR OF CLOSURE LESS THAN 1:10,000.

SIGNATURE _____ LICENSE NO. _____ DATE _____

RICHARD D. BARTLETT & ASSOCIATES, LLC
 214 North State Street
 Concord, N.H. 03301
 Tel: (603) 888-8770
 rdb@richarddbartlett.com
 www.richarddbartlett.com
 LICENSED LAND SURVEYORS

Approved by the Gilmanton Planning Board

Date: _____ Chairman: _____

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

SUBDIVISION PLAT
of the land of
RONNIE & PATRICIA CATES

PROJECT: 9 CRYSTAL LAKE ROAD GILMANTON, NH
 LOCATION: MAP 114, LOT 1

GRAPHIC SCALE: 1" = 60'

DATE: NOV. 2022
 JOB NO.: 822.211
 SHEET 1 OF 1

NO.	DATE	REVISION