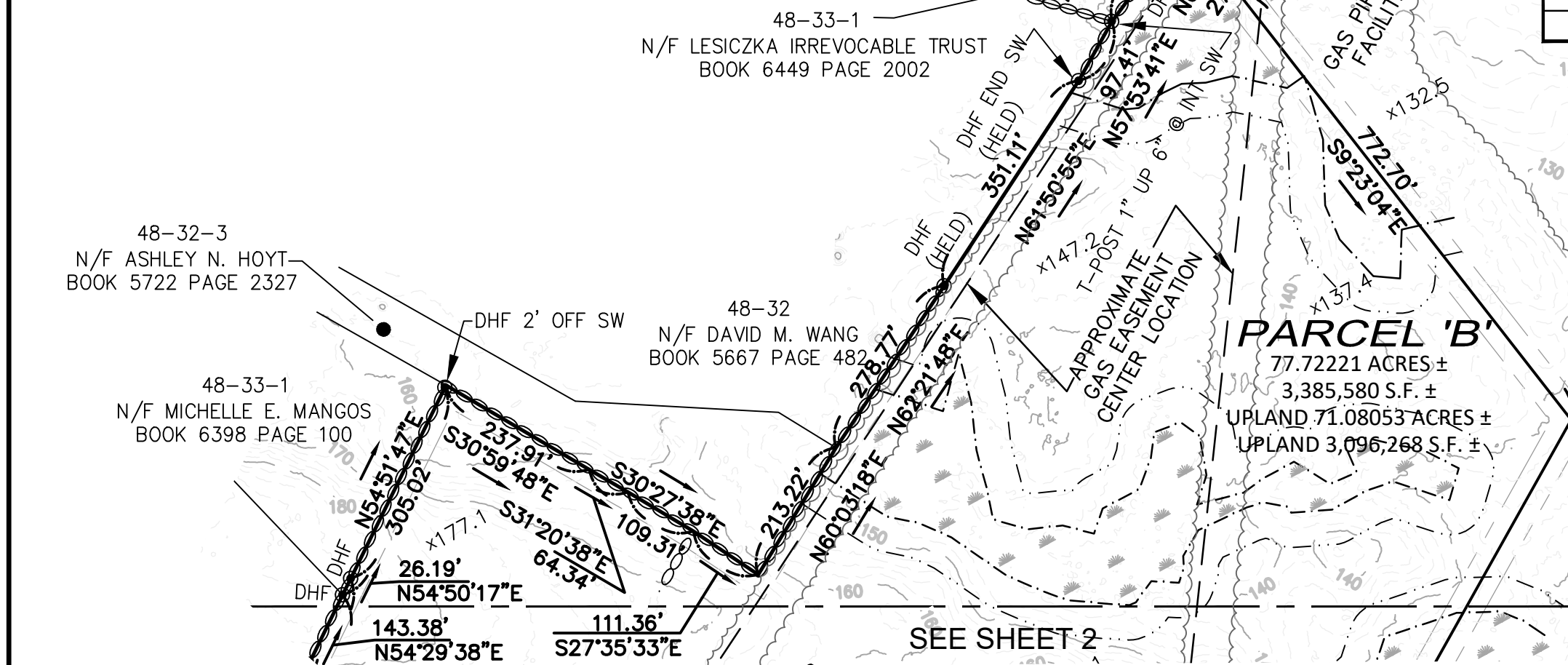


APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

CHAIRMAN:
DATE:

ZONING SUMMARY					
CRITERIA	REQUIRED	REQUIRED	EXISTING	EXISTING	EXISTING
LDR	110,000	110,000	1,109,102	3,096,268	11,235,963
MIN. LOT SIZE (S.F.)	110,000	110,000	1,109,102	3,096,268	11,235,963
MIN. LOT FRONTAGE (FEET)	200	200	271.92	388.00	202.24
MIN. FRONT SETBACK	35	50	N/A	N/A	N/A
MIN. SIDE AND REAR SETBACK	20	25	N/A	N/A	N/A



SEGMENT	BEARING	DISTANCE
L1	N59°42'46"E	63.25'
L2	N47°25'11"E	48.46'
L3	N74°04'41"E	48.34'
L4	N74°18'33"E	52.49'
L5	N55°00'48"E	35.36'

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF MAP 66, BLOCK 17 LOT 0, DEED BOOK 1202, PAGE 101, INTO THREE PARCELS.
- THE EXISTING PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN NOVEMBER AND DECEMBER OF 2023.
- HORIZONTAL AND VERTICAL DATUM ARE RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE THE RESULT OF JG LAND SERVICES GPS OBSERVATIONS, TOTAL STATION NETWORK TRAVERSING AND DIFFERENTIAL LEVELING RELATIVE TO THE SMART NET NETWORK OF GPS CORS STATIONS.
- LINE SHOWING DIVISION OF PRIVATE OWNERSHIP OF ABUTTING PROPERTIES ARE RELATIVE TO TOWN ASSESSOR'S RECORDS AND THEIR LOCATIONS ARE CONSIDERED TO BE APPROXIMATE.
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY.
- CONTOURS SHOWN HEREON ARE GENERATED FROM PUBLIC USE LIDAR DATA FROM 2021 PROVIDED BY GRANITE LIDAR DISTRIBUTION AND ARE SUPPLEMENTED WITH ON-THE-GROUND INSTRUMENT SURVEY AT ROADWAY AND SELECT LOCATIONS.
- FLOOD ZONE LIMITS SHOWN HEREON ARE GLEANED FROM THE FLOOD INSURANCE RATE MAP 33015C0590E OF 2005, COMMUNITY PANEL NO. 33018 0590 E, EFFECTIVE DATE: MAY 17, 2005.

SOIL MAPPING CERTIFICATION STATEMENT

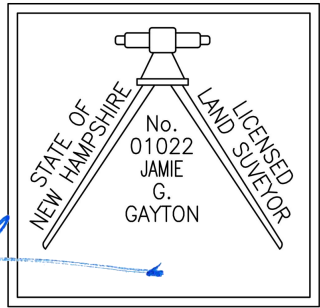
THE SOILS ON THIS PROPERTY WERE MAPPED TO THE STANDARDS SET FORTH IN THE SSSNE PUBLICATION NO. 1 HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE(12/17). FIELDWORK WAS CONDUCTED IN JULY AND AUGUST 2023 BY BAG LAND CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, NH (603) 228-5775.

WETLAND CERTIFICATION

THE WETLANDS ON THIS PROJECT WERE DELINEATED BY BAG LAND CONSULTANTS - 43 ROCKINGHAM STREET, CONCORD NH 03301 (BRUCE GILDAY, CWS #88) IN SPRING 2023.

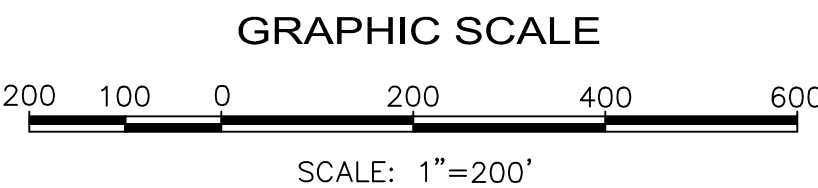
WETLAND BOUNDARIES WERE PREPARED UTILIZING THE FOLLOWING STANDARDS AND METHODOLOGIES:
CORPS OF ENGINEERS WETLAND DELINEATION MANUAL;
REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:
NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012)
NORTHCENTRAL - NORTHEAST REGIONAL WETLAND PLANT LIST PUBLISHED BY THE USACE;
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I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY SUPERVISION AND FALL UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



JAMIE G. GAYTON, L.S. No. 10922

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN HEREON. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.



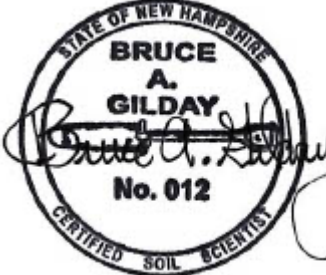
TEMPORARY BENCHMARK LISTING - NAVD 88		
ID	ELEVATION	DESCRIPTION
TBM A	146.84	THREAD OF BOLT - 1ST WOOD POST AT WEST END ON SOUTH GUARD RAIL
TBM B	163.91	MAGS IN NW FACE OF UPOLE 97 710/518 1' A.G.
TBM C	156.86	MAGS IN WEST FACE OF UPOLE 98 70/59 1' A.G.
TBM D	144.94	MAGS SOUTH FACE OF UPOLE #46 1' A.G.

PREPARED BY:
JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832



SUBDIVISION PLAN OF LAND
TAX MAP 66 BLOCK 017 LOT 000
PLAISTOW, NEW HAMPSHIRE

PREPARED FOR
OWNER : HAVERHILL GOLF AND COUNTRY CLUB, INC
58 BRICKETT LANE, HAVERHILL, MASSACHUSETTS 01830
APPLICANT : ALBERT COUILLARD
82 SEVEN SISTERS ROAD, HAVERHILL, MASSACHUSETTS 01830



REVISIONS			SCALE: 200 FEET TO THE INCH	
REV.	COMMENTS	DATE	FILE NAME: 5209-HCC-SUB1.dwg	
			FIELD BOOK NO: 5300	
			DRAWN BY: JGG	CHECKED BY: JGG
			FIELD CHIEF: RGM/JGG	PROJECT NO: 5209

DATE: FEBRUARY 24, 2024 SHEET 1 OF 2

LEGEND

N/F	NOW OR FORMERLY
WETLAND FEATURE	
SBDH FND	BOUND FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
DHS/DHF	DRILL HOLE FOUND OR SET
TBM A	TEMPORARY BENCH MARK
UTILITY POLE	
x135.4	EXISTING GROUND ELEVATION
STONE WALL	
TREE LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
ZONING SETBACK	
EDGE OF WETLAND FEATURE	
50' WETLAND BUFFER	
LIMIT OF 100 YEAR FLOOD ZONE	
LIMIT OF ZONING DISTRICT	

PLAN REFERENCES

PLAN D-20399 - HAVERHILL GOLF AND COUNTRY CLUB
PLAN D-43187 - ABBY ROAD
PLAN D-6045 - COUNTRY CLUB LANE
PLAN D-4466 - FOREST STREET
PLAN D-21995 - FOREST STREET
PLAN D-39803 - NEWTON ROAD
PLAN D-40015 - HOYT ROAD
PLAN D-40463 - HOYT ROAD
PLAN D-40846 - HOYT ROAD
PLAN 2094 - AUTUMN CIRCLE
PLAN 3163 - AUTUMN CIRCLE

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ZONING SUMMARY					
	REQUIRED	REQUIRED	EXISTING	EXISTING	EXISTING
CRITERIA	LDR	ICR	PARCELA	PARCELB	REMAINING PARCEL
MIN. LOT SIZE (S.F.)	110,000	110,000	1,109,102	3,096,268	11,235,963
MIN. LOT FRONTAGE (FEET)	200	200	271.92	388.00	202.24
MIN. FRONT SETBACK	35	50	N/A	N/A	N/A
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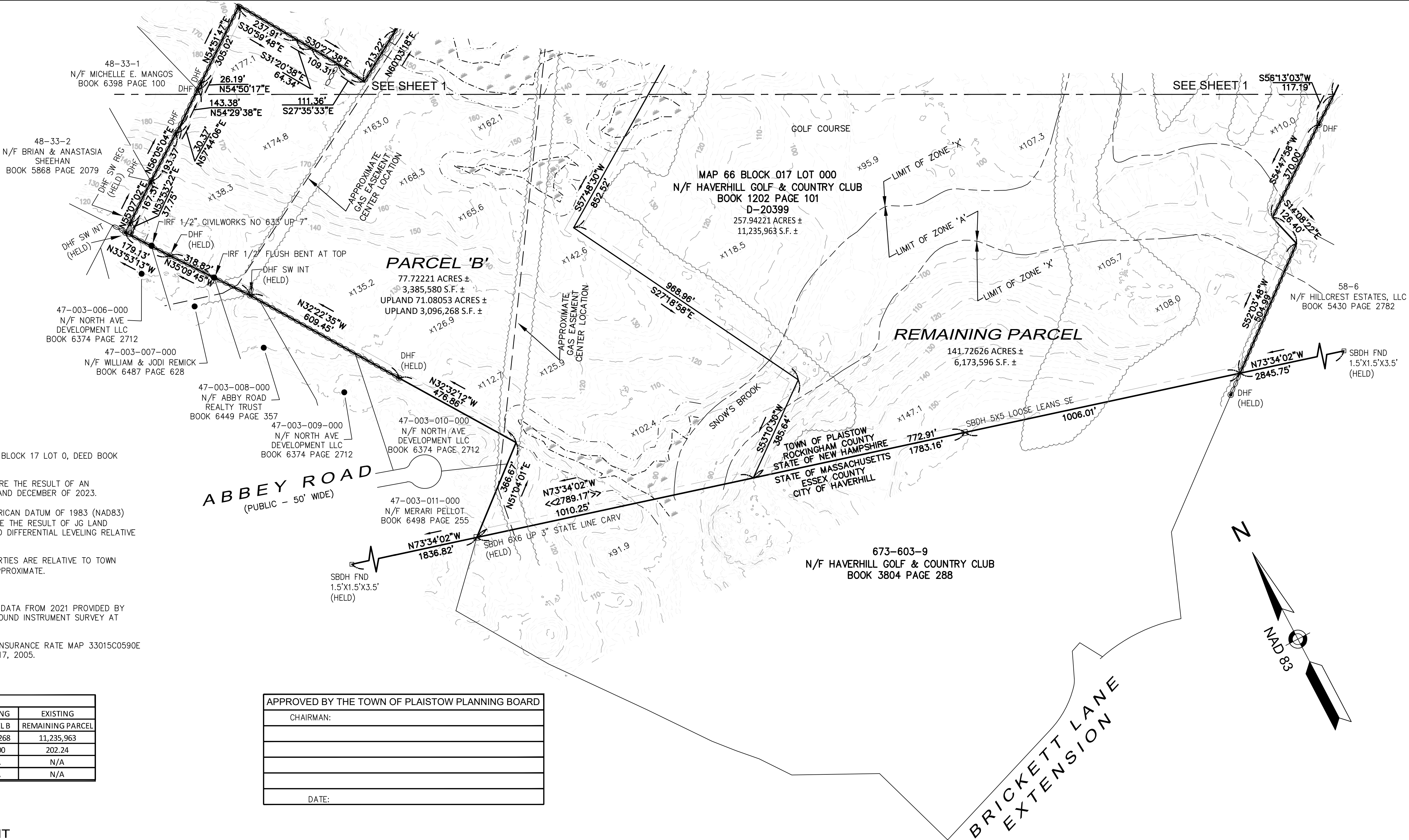
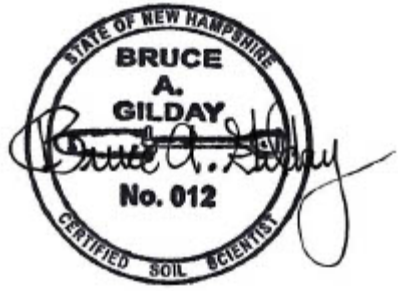
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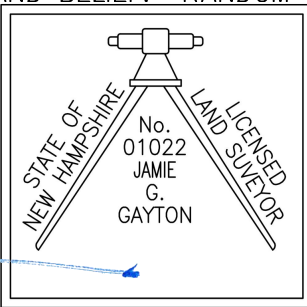
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APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD	
CHAIRMAN:	
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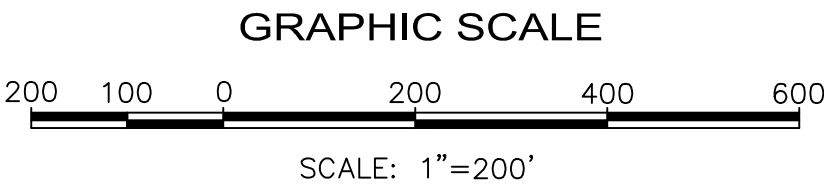
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JAMIE G. GAYTON L.S. No. 1022 FEBRUARY 27, 2024

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TAX MAP 66 BLOCK 017 LOT 000
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