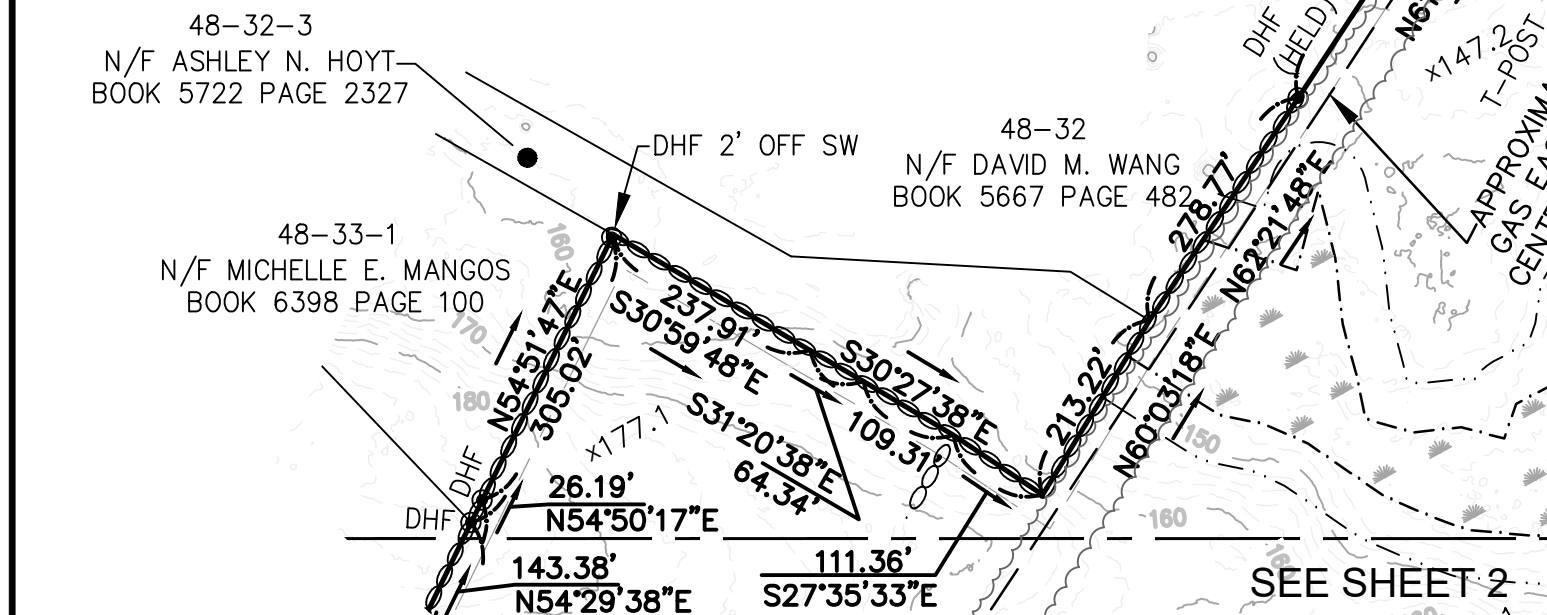


APPROVED BY THE TOWN OF PLAISTOW PLANNING BOARD

CHAIRMAN:
DATE:

ZONING SUMMARY					
CRITERIA	REQUIRED	REQUIRED	EXISTING	EXISTING	EXISTING
LDR	110,000	110,000	66/017-001	66/017-002	REMAINING PARCEL
MIN. LOT SIZE (S.F.)	110,000	110,000	1,676,787	3,385,580	6,173,596
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	25	25	N/A	N/A	N/A



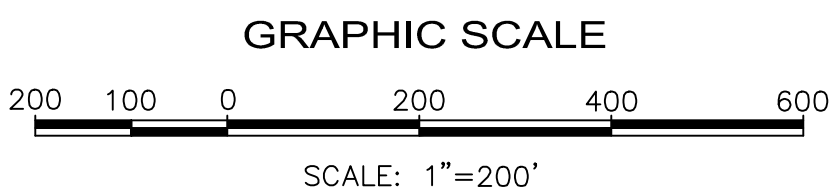
## NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF MAP 66 LOT 017-000, 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.
- LINES 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 CLEANED FROM THE FLOOD INSURANCE RATE MAP 33015C0590E OF 2005. COMMUNITY PANEL NO. 33018 0590 E, EFFECTIVE DATE: MAY 17, 2005.
- CHANGE OF USE REQUIRES REVIEW AND/OR APPROVAL OF THE PLANNING BOARD.
- AN AQUIFER PROTECTION DISTRICT (ADP) EXISTS ON THE SOUTH WESTERN PORTION OF MAP 66, LOT 017-000 AND LOT 017-002, SAID ADP HAVING A TRANSMISSIVITY OF 2000 FEET SQ/DAY.
- MAP 66, LOT 017-001 IS NOT WITHIN AN AQUIFER PROTECTION DISTRICT.

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.L.S No. 1022

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.



## SOIL MAPPING CERTIFICATION STATEMENT

THE SOILS ON THIS PROPERTY WERE MAPPED TO THE STANDARDS SET FORTH IN THE SSSNNE 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;  
FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2 PUBLISHED BY THE USDA NRCS;  
FIELD INDICATORS FOR IDENTIFYING HYDRIC SOLS IN NEW ENGLAND, VERSION 4 PUBLISHED BY THE NEWPPCC;

## MAP 66, LOT 017-001

38.49374 ACRES ±  
1,676,787 S.F. ±  
UPLAND 31.38683 ACRES ±  
UPLAND 1,367,210 S.F. ±

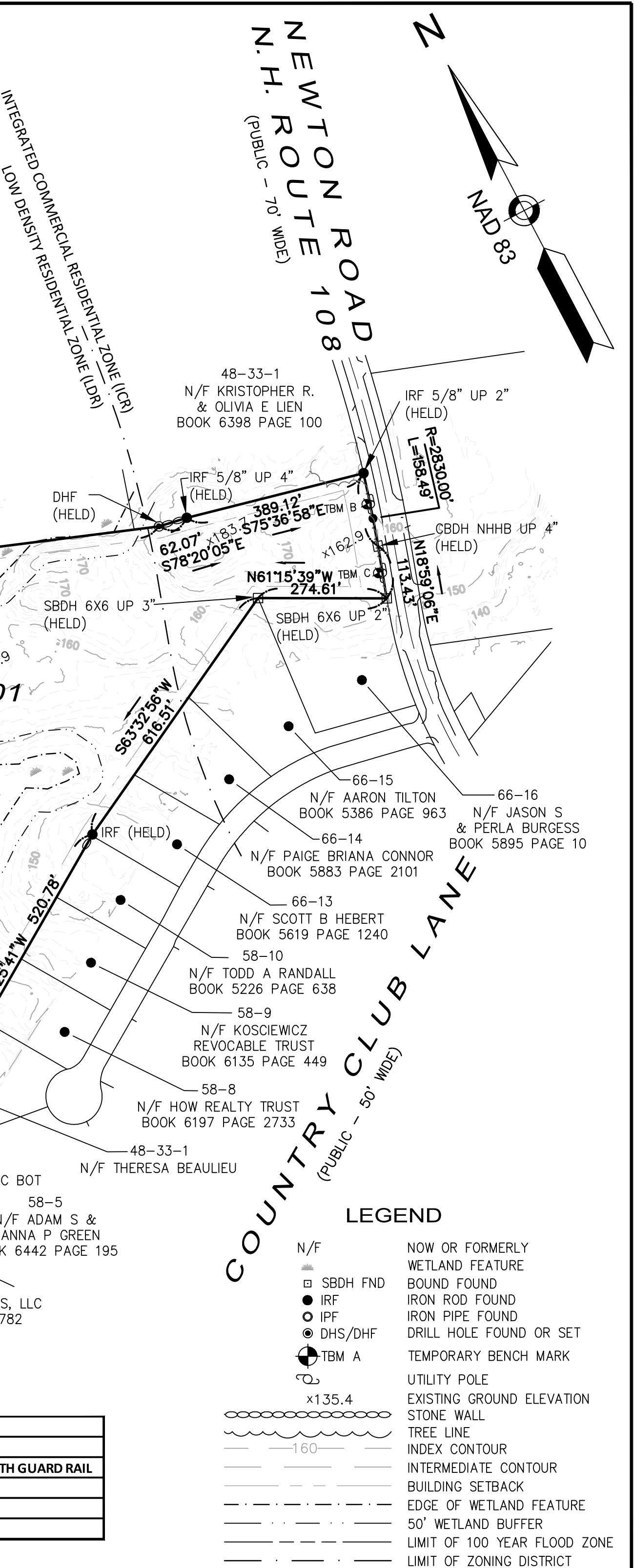
## REMAINING PARCEL

141.72626 ACRES ±  
6,173,596 S.F. ±  
MAP 66, LOT 017-000  
N/F HAVERHILL GOLF & COUNTRY CLUB  
BOOK 1202 PAGE 101  
D-20399  
257.94221 ACRES ±  
11,235,963 S.F. ±

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:

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



## LEGEND

- N/F
- SBDH FND
- IRF
- IPF
- DHS/DHF
- TBM A
- UTILITY POLE
- EXISTING GROUND ELEVATION
- STONE WALL
- TREE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BUILDING SETBACK
- EDGE OF WETLAND FEATURE
- 50' WETLAND BUFFER
- LIMIT OF 100 YEAR FLOOD ZONE
- LIMIT OF ZONING DISTRICT

## 3-LOT SUBDIVISION PLAN OF LAND

TAX MAP 66 LOT 017-000

93 FORREST STREET

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

DATE: FEBRUARY 24, 2024

SHEET 1 OF 2



LEGEND

- N/F NOW OR FORMERLY  
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  
BUILDING 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

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SUBDIVISION OF MAP 66 LOT 017-000, DEED BOOK 1202, PAGE 101, INTO THREE PARCELS.
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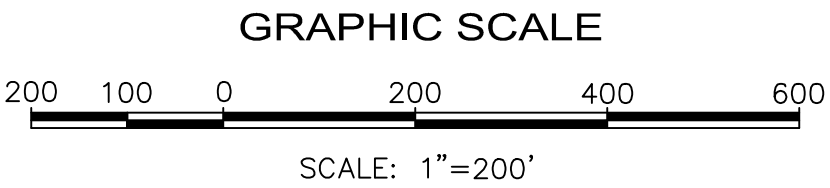
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SHEET 2 OF 2