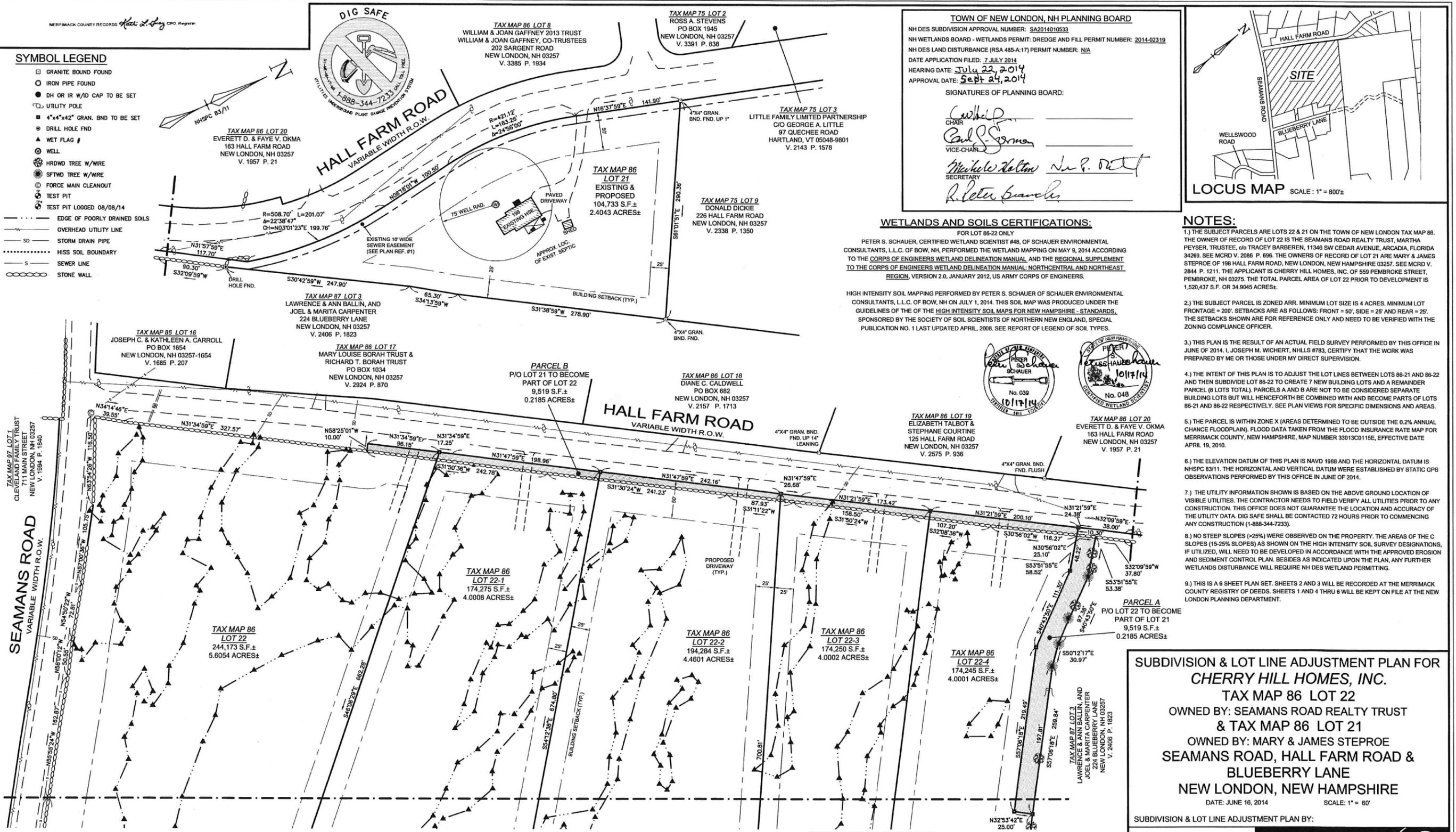
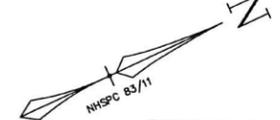


MERRIMACK COUNTY RECORDS *Kathi L. Guay, CPO, Register*

**SYMBOL LEGEND**

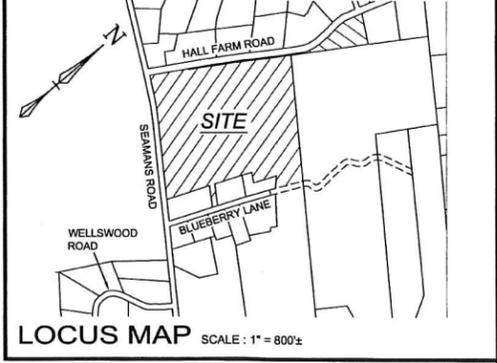
- GRANITE BOUND FOUND
- IRON PIPE FOUND
- OH OR IR W/D CAP TO BE SET
- UTILITY POLE
- 4"x4"x42" GRAN. BND TO BE SET
- DRILL HOLE FND
- ▲ WET FLAG #
- WELL
- HRDWD TREE W/WIRE
- SFTWD TREE W/WIRE
- FORCE MAIN CLEANOUT
- TEST PIT
- TEST PIT LOGGED 08/08/14
- EDGE OF POORLY DRAINED SOILS
- OVERHEAD UTILITY LINE
- SD STORM DRAIN PIPE
- HISS SOIL BOUNDARY
- S SEWER LINE
- ○ ○ ○ ○ STONE WALL



**TOWN OF NEW LONDON, NH PLANNING BOARD**  
 NH DES SUBDIVISION APPROVAL NUMBER: SA2014010533  
 NH WETLANDS BOARD - WETLANDS PERMIT: DREDGE AND FILL PERMIT NUMBER: 2014-02319  
 NH DES LAND DISTURBANCE (RSA 485-A:17) PERMIT NUMBER: N/A  
 DATE APPLICATION FILED: 7 JULY 2014  
 HEARING DATE: July 22, 2014  
 APPROVAL DATE: Sept 24, 2014

SIGNATURES OF PLANNING BOARD:

*William P. ...* CHAIR  
*Paul P. ...* VICE-CHAIR  
*Michelle ...* SECRETARY  
*R. Peter ...*



**WETLANDS AND SOILS CERTIFICATIONS:**

FOR LOT 86-22 ONLY  
 PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MAY 9, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HIGH INTENSITY SOIL MAPPING PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH ON JULY 1, 2014. THIS SOIL MAP WAS PRODUCED UNDER THE GUIDELINES OF THE HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE - STANDARDS, SPONSORED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 1 LAST UPDATED APRIL, 2008. SEE REPORT OF LEGEND OF SOIL TYPES.



**NOTES:**

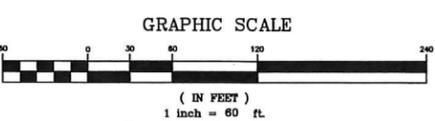
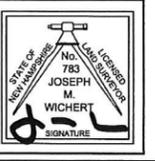
- 1) THE SUBJECT PARCELS ARE LOTS 22 & 21 ON THE TOWN OF NEW LONDON TAX MAP 86. THE OWNER OF RECORD OF LOT 22 IS THE SEAMANS ROAD REALTY TRUST, MARTHA PEYSER, TRUSTEE, c/o TRACEY BARBEREN, 11346 SW CEDAR AVENUE, ARCADIA, FLORIDA 34269. SEE MCRD V. 2089 P. 696. THE OWNERS OF RECORD OF LOT 21 ARE MARY & JAMES STEPPOE OF 198 HALL FARM ROAD, NEW LONDON, NEW HAMPSHIRE 03257. SEE MCRD V. 2844 P. 1211. THE APPLICANT IS CHERRY HILL HOMES, INC. OF 559 PEMBROKE STREET, PEMBROKE, NH 03276. THE TOTAL PARCEL AREA OF LOT 22 PRIOR TO DEVELOPMENT IS 1,520,437 S.F. OR 34.9045 ACRES.
- 2) THE SUBJECT PARCEL IS ZONED ARR. MINIMUM LOT SIZE IS 4 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 25' AND REAR = 25'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE OF 2014. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4) THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 86-21 AND 86-22 AND THEN SUBDIVIDE LOT 86-22 TO CREATE 7 NEW BUILDING LOTS AND A REMAINDER PARCEL (8 LOTS TOTAL). PARCELS A AND B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT WILL HENCEFORTH BE COMBINED WITH AND BECOME PARTS OF LOTS 86-21 AND 86-22 RESPECTIVELY. SEE PLAN VIEWS FOR SPECIFIC DIMENSIONS AND AREAS.
- 5) THE PARCEL IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD DATA TAKEN FROM THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, MAP NUMBER 33013C0115E, EFFECTIVE DATE APRIL 19, 2010.
- 6) THE ELEVATION DATUM OF THIS PLAN IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 83/11. THE HORIZONTAL AND VERTICAL DATUM WERE ESTABLISHED BY STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE OF 2014.
- 7) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (1-888-344-7233).
- 8) NO STEEP SLOPES (>25%) WERE OBSERVED ON THE PROPERTY. THE AREAS OF THE C SLOPES (15-25% SLOPES) AS SHOWN ON THE HIGH INTENSITY SOIL SURVEY DESIGNATIONS, IF UTILIZED, WILL NEED TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. BESIDES AS INDICATED UPON THE PLAN, ANY FURTHER WETLANDS DISTURBANCE WILL REQUIRE NH DES WETLAND PERMITTING.
- 9) THIS IS A 6 SHEET PLAN SET. SHEETS 2 AND 3 WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEETS 1 AND 4 THRU 6 WILL BE KEPT ON FILE AT THE NEW LONDON PLANNING DEPARTMENT.

**SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR  
 CHERRY HILL HOMES, INC.**  
**TAX MAP 86 LOT 22**  
 OWNED BY: SEAMANS ROAD REALTY TRUST  
 & TAX MAP 86 LOT 21  
 OWNED BY: MARY & JAMES STEPPOE  
**SEAMANS ROAD, HALL FARM ROAD &  
 BLUEBERRY LANE**  
**NEW LONDON, NEW HAMPSHIRE**  
 DATE: JUNE 16, 2014 SCALE: 1" = 60'

SUBDIVISION & LOT LINE ADJUSTMENT PLAN BY:

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

11 OCT. 2014  
 DATE



NO.	DATE	DESCRIPTION	BY
5	10/6/14	REVISE PER N.O.D. & EDITS	JMW
4	9/23/14	REV NOTES & ADD RECORDABLE SHTS	JMW
3	9/04/14	REVISED LOT LAYOUT	SNK
2	8/21/14	ADD NEW TP'S & REV. 4K AREAS	JMW
1	8/12/14	UPDATE MON'S, TP'S, WF'S & 4K AREA	SNK

IN ASSOCIATION WITH:

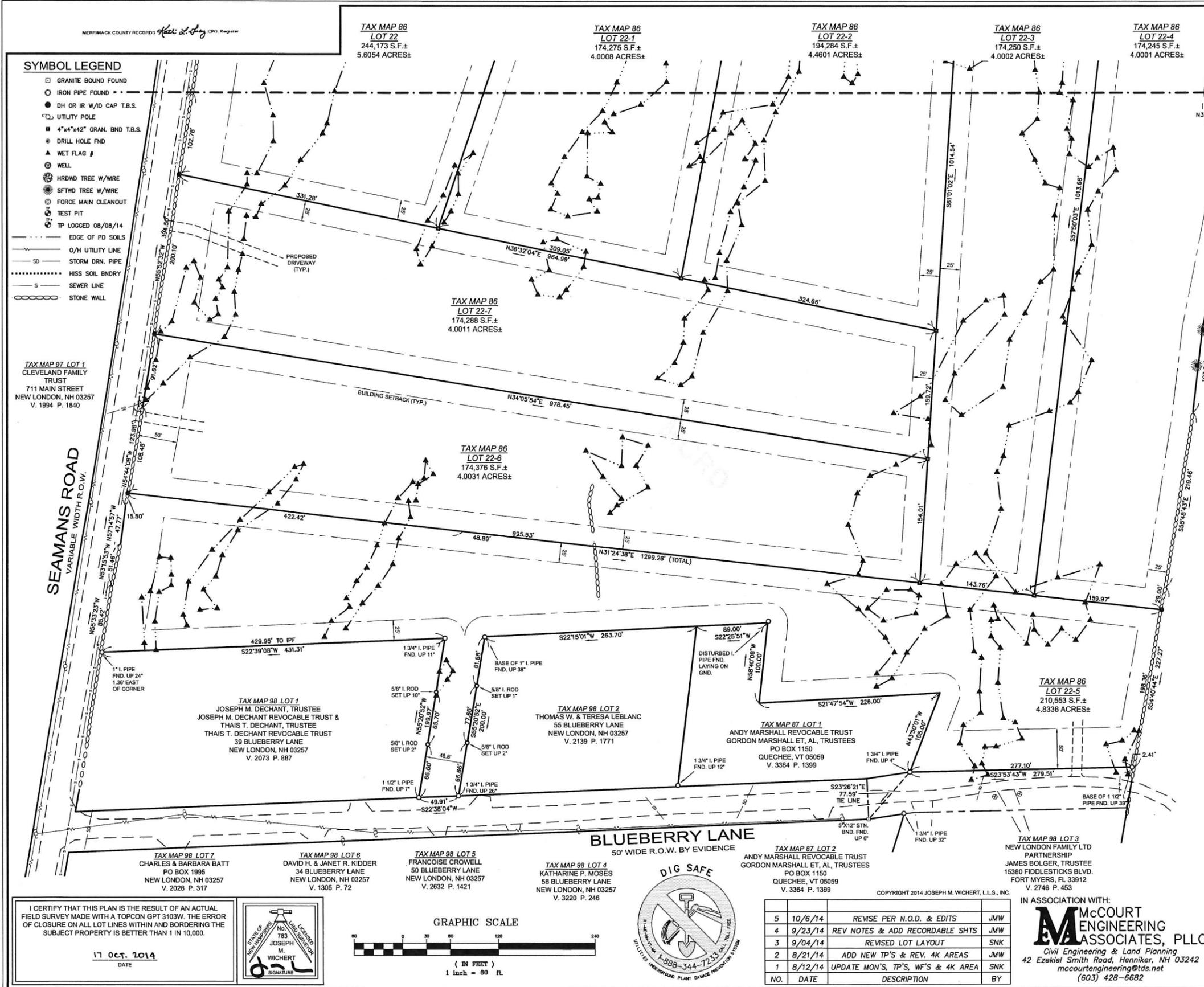
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
 Civil Engineering & Land Planning  
 42 Ezekiel Smith Road, Henniker, NH 03242  
 mccourtengineering@tds.net  
 (603) 428-6682

802 AMHERST STREET  
 MANCHESTER, NH 03104  
 TEL: (603) 647-4282 OR 736-8203  
 FAX: (603) 623-1910  
 WEB: WWW.JMWLLS.COM

**Joseph M. Wichert**  
 LLS, INC.

**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**

SHEET S1 SHEET 2 OF 6 F.B. - P. - JOB #2014135



- SYMBOL LEGEND**
- GRANITE BOUND FOUND
  - IRON PIPE FOUND
  - DIH OR IR W/D CAP T.B.S.
  - UTILITY POLE
  - 4"x4"x42" GRAN. BND T.B.S.
  - DRILL HOLE FND
  - ▲ WET FLAG #
  - WELL
  - HRDWD TREE W/WIRE
  - SFTWD TREE W/WIRE
  - FORCE MAIN CLEANOUT
  - TEST PIT
  - TP LOGGED 08/08/14
  - EDGE OF PD SOILS
  - O/H UTILITY LINE
  - STORM DRN. PIPE
  - HISS SOIL BNDRY
  - SEWER LINE
  - STONE WALL

TAX MAP 97 LOT 1  
 CLEVELAND FAMILY TRUST  
 711 MAIN STREET  
 NEW LONDON, NH 03257  
 V. 1994 P. 1840

SEAMANS ROAD  
 VARIABLE WIDTH R.O.W.

TAX MAP 98 LOT 1  
 JOSEPH M. DECHANT, TRUSTEE  
 JOSEPH M. DECHANT REVOCABLE TRUST &  
 THAIS T. DECHANT, TRUSTEE  
 THAIS T. DECHANT REVOCABLE TRUST  
 39 BLUEBERRY LANE  
 NEW LONDON, NH 03257  
 V. 2073 P. 887

TAX MAP 98 LOT 2  
 THOMAS W. & TERESA LEBLANC  
 55 BLUEBERRY LANE  
 NEW LONDON, NH 03257  
 V. 2139 P. 1771

TAX MAP 87 LOT 1  
 ANDY MARSHALL REVOCABLE TRUST  
 GORDON MARSHALL ET, AL, TRUSTEES  
 PO BOX 1150  
 QUECHEE, VT 05059  
 V. 3364 P. 1399

TAX MAP 86 LOT 22-5  
 210,553 S.F.±  
 4.8336 ACRES±

TAX MAP 98 LOT 7  
 CHARLES & BARBARA BATT  
 PO BOX 1995  
 NEW LONDON, NH 03257  
 V. 2028 P. 317

TAX MAP 98 LOT 6  
 DAVID H. & JANET R. KIDDER  
 34 BLUEBERRY LANE  
 NEW LONDON, NH 03257  
 V. 1305 P. 72

TAX MAP 98 LOT 5  
 FRANCOISE CROWELL  
 50 BLUEBERRY LANE  
 NEW LONDON, NH 03257  
 V. 2632 P. 1421

TAX MAP 98 LOT 4  
 KATHARINE P. MOSES  
 58 BLUEBERRY LANE  
 NEW LONDON, NH 03257  
 V. 3220 P. 246

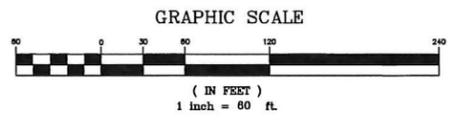
TAX MAP 87 LOT 2  
 ANDY MARSHALL REVOCABLE TRUST  
 GORDON MARSHALL ET, AL, TRUSTEES  
 PO BOX 1150  
 QUECHEE, VT 05059  
 V. 3364 P. 1399

TAX MAP 98 LOT 3  
 NEW LONDON FAMILY LTD PARTNERSHIP  
 JAMES BOLGER, TRUSTEE  
 15380 FIDDLESTICKS BLVD.  
 FORT MYERS, FL 33912  
 V. 2746 P. 453

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GPT 3103W. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

17 Oct. 2014  
 DATE

STATE OF NEW HAMPSHIRE  
 783 JOSEPH M. WICHERT  
 LAND SURVEYOR



NO.	DATE	DESCRIPTION	BY
5	10/6/14	REVISE PER N.O.D. & EDITS	JMW
4	9/23/14	REV NOTES & ADD RECORDABLE SHTS	JMW
3	9/04/14	REVISED LOT LAYOUT	SNK
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IN ASSOCIATION WITH:  
**McCOURT ENGINEERING ASSOCIATES, PLLC**  
 Civil Engineering & Land Planning  
 42 Ezekiel Smith Road, Henniker, NH 03242  
 mccourtengineering@tds.net  
 (603) 428-6682

- PLAN REFERENCES:**
- 1.) "PLAN OF LAND FOR HALL FARM SUBDIVISION, NEW LONDON, NEW HAMPSHIRE", DATED JULY 12, 1987, LAST REVISED 9/22/87, PREPARED BY STEVENS ENGINEERING. MCRD PLAN #9097.
  - 2.) "SUBDIVISION FOR: LAWRENCE B. & ANNE R. BALLIN & ROBERT F. & TIMOTHY POH, LOCATION: ROUTE 11, TOWN: NEW LONDON, COUNTY: MERRIMACK, N.H., TAX LOT 87-1", FINAL CHECK 5/18/99, PREPARED BY BRISTOL, SWEET & ASSOCIATES, INC. MCRD PLAN #14761.

- THE PLAN WAS APPROVED ON SEPTEMBER 24, 2014 BY THE NEW LONDON PLANNING BOARD WITH THE FOLLOWING CONDITIONS:
1. THE CONDITIONS OF APPROVAL BE INCLUDED ON THE MYLAR.
  2. A NOTE BE ADDED TO THE PLAN STATING THAT THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE AREA ON EACH LOT SHALL NOT BE GREATER THAN FIVE (5) % OF THE TOTAL AREA OF EACH INDIVIDUAL LOT.
  3. DRIVEWAYS FROM SEAMANS ROAD SHALL ONLY BE ALLOWED FOR LOTS 22-6 AND 22-7. A DRIVEWAY PERMIT FOR EACH LOT MUST BE APPROVED PRIOR TO THE CONSTRUCTION OF EACH DRIVEWAY. A DRIVEWAY PERMIT FROM SEAMANS ROAD TO LOT 22-5 IS SPECIFICALLY NOT PERMITTED.
  4. THE APPROXIMATELY 50 FEET WIDE PROPOSED DRIVEWAY EASEMENT BENEFITING ACCESS FROM BLUEBERRY LANE TO LOT 22-5 SHALL NOT BE DEVELOPED AS AN IMPERVIOUS DRIVEWAY WITH ACCESS TO LOT 22-5.
  5. A LICENSED NH LAND SURVEYOR SHALL CERTIFY THAT THE BOUNDARY MARKERS ARE IN PLACE PER THE SUBDIVISION PLAN WITHIN 90 CALENDAR DAYS OF THE PLAN BEING APPROVED AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR DRIVEWAY PERMITS. A LETTER WITH THE SURVEYOR'S STAMP AND SIGNATURE SHALL BE SUBMITTED TO THE PLANNING BOARD CERTIFYING THE BOUNDS HAVE BEEN SET.
  6. AS PROPOSED BY THE DEVELOPER AND AGREED TO BY THE PLANNING BOARD, EACH HOME SHALL BE PROTECTED BY A FIRE SUPPRESSION SPRINKLER SYSTEM. EACH SPRINKLER SYSTEM SHALL BE APPROVED BY THE NEW LONDON FIRE CHIEF PRIOR TO ISSUING A BUILDING PERMIT AND A CERTIFICATE OF COMPLETED INSTALLATION SHALL BE SIGNED BY A CERTIFIED SYSTEM INSTALLER PRIOR TO OCCUPANCY WITH A COPY PROVIDED TO THE NEW LONDON FIRE CHIEF AND PRIOR TO PORTABLE FURNISHINGS BEING PLACED IN THE HOUSE. ALL DEEDS SHALL REFERENCE THIS MATTER.
  7. ALL PROPOSED UTILITY SERVICES, EXCEPT PRIMARY SERVICE, SHALL BE BURIED BELOW GROUND ON EACH INDIVIDUAL SUBDIVISION LOT.
  8. PRIOR TO THE COMMENCEMENT OF ANY LOT DEVELOPMENT, ALL LOGGING ROADS, SWALES, CULVERTS AND APPURTENANT LAND DISTURBANCES SHALL BE MENDED BY THE DEVELOPER'S BEST ABILITY TO THE PREVIOUS UNDISTURBED GRADES AND CONDITIONS TO ENSURE ABUTTING LOTS DO NOT RECEIVE ADDITIONAL IMPACT FROM STORMWATER RUNOFF.

**TOWN OF NEW LONDON, NH PLANNING BOARD**

NH DES SUBDIVISION APPROVAL NUMBER: S2014010533  
 NH WETLANDS BOARD - WETLANDS PERMIT: DREDGE AND FILL PERMIT NUMBER: 2014-02319  
 NH DES LAND DISTURBANCE (RSA 485-A:17) PERMIT NUMBER: N/A  
 DATE APPLICATION FILED: 7 JULY 2014  
 HEARING DATE: July 23, 2014  
 APPROVAL DATE: Sept 24, 2014

SIGNATURES OF PLANNING BOARD:

Chair: *[Signature]*  
 Vice-Chair: *[Signature]*  
 Secretary: *[Signature]*

**SUBDIVISION & LOT LINE ADJUSTMENT PLAN FOR CHERRY HILL HOMES, INC.**

**TAX MAP 86 LOT 22**  
 OWNED BY: SEAMANS ROAD REALTY TRUST & TAX MAP 86 LOT 21  
 OWNED BY: MARY & JAMES STEPPOE  
**SEAMANS ROAD, HALL FARM ROAD & BLUEBERRY LANE**  
 NEW LONDON, NEW HAMPSHIRE

DATE: JUNE 16, 2014 SCALE: 1" = 60'

SUBDIVISION & LOT LINE ADJUSTMENT PLAN BY:

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SHEET S2 SHEET 3 OF 6 F.B. - P. - JOB #2014135