

TAX MAP R2 LOT 13
JEFFREY G. KEELER
30 NASH LANE
EPSOM, NH 03234
V. 2916 P. 1096

TAX MAP R2 LOT 11
JUSTIN W. &
CHRISTINE L. CALNAN
23 SWAMP ROAD
EPSOM, NH 03234
V. 2889 P. 1164

TAX MAP R2 LOT 8-6
KRISTY & ROBERT A. ESTES
15 SWAMP ROAD
EPSOM, NH 03234
V. 3767 P. 2697

TAX MAP R2 LOT 38
RAYMOND M. &
SUSAN E. BOIVIN
229 NEW RYE ROAD
EPSOM, NH 03234
V. 3446 P. 694

TAX MAP R2 LOT 47-5
PROPOSED
219,056 S.F.±
5.0288 ACRES±
1.318 AC. BUILDABLE

TAX MAP R2 LOT 47-6
PROPOSED
218,822 S.F.±
5.0235 ACRES±
1.936 AC. BLDBLE.

TAX MAP R2 LOT 47
EXISTING
3,515,803 S.F.±
80.7117 ACRES±
PROPOSED
1,308,024 S.F.±
30.0281 ACRES±
> 1 AC. BUILDABLE

TAX MAP R2 LOT 53
THE HARVEY F. HARKNESS REV. TR. &
THE BARBARA E. HARKNESS REV. TR.
HARVEY F. &
BARBARA E. HARKNESS, TRUSTEES
65 BAYBUTT ROAD
EPSOM, NH 03234
V. 3173 P. 1040

TAX MAP R2
LOT 47-4
PROPOSED
112,377 S.F.±
2.5798 ACRES±
1.568 AC. BLDBLE.

TAX MAP R2 LOT 47-1
PROPOSED
250,900 S.F.±
5.7599 ACRES±
1.967 AC. BLDBLE.

TAX MAP R2 LOT 47-2
PROPOSED
149,098 S.F.±
3.4228 ACRES±
1.003 AC. BLDBLE.

TAX MAP R2 LOT 48
NEW RYE UNION
CONGREGATIONAL CHURCH, INC.
P.O. BOX 217
EPSOM NH
EPSOM, NH 03234
V. 1793 P. 590 & V. 1793 P. 592

TAX MAP R2 LOT 51
R. ERIC BLOOMFIELD &
KRISTA STADNICKI
8 BAYBUTT ROAD
EPSOM, NH 03234
V. 3353 P. 1020

- SYMBOL LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - GRANITE BOUND FOUND
 - ⊙ DRILL HOLE FOUND
 - ⊞ GRANITE BOUND W/ID DISK TO BE SET
 - ⊞ 5/8" REBAR W/ID CAP TO BE SET
 - WELL
 - ▲ WET FLAG
 - ⊞ UTILITY POLE
 - ⊞ GRANITE POST
 - ⊞ FENCE POST W/WIRE
 - STONE WALL
 - OVERHEAD UTILITY LINE
 - EDGE OF DELINEATED WETLANDS

TAX MAP R2 LOT 40
BURNS FAMILY 2018
REVOC. TRUST
PATRICK N. & WENDY
E. BURNS, TRUSTEES
241 NEW RYE ROAD
EPSOM, NH 03234
V. 3594 P. 1409

TAX MAP R2
LOT 47-3
PROPOSED
152,093 S.F.±
3.4916 ACRES±
1.292 AC.
BUILDABLE

TAX MAP R2 LOT 45
THE GRIFFIN FAMILY
REVOC. TRUST
JAMES J. & DEBORAH
A. GRIFFIN, TRUSTEES
266 NEW RYE ROAD
EPSOM, NH 03234
V. 3763 P. 374

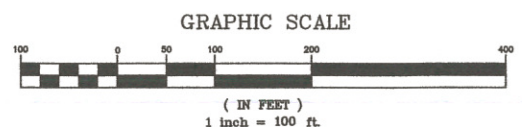
WETLANDS NOTE:
WETLANDS WERE DELINEATED USING STANDARDS SPECIFIED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE REGIONAL SUPPLEMENT OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, MAY 2017). WETLANDS WERE DELINEATED ON JUNE 24TH THRU THE 28TH, 2021 BY LUKE POWELL, NH CWS #50, FROM POWELL ASSET MAPPING, LLC.



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.
9 SEPT. 2022
DATE



APPROVED BY THE EPSOM PLANNING BOARD
ON _____, 2022
CERTIFIED BY:
CHAIRPERSON
SECRETARY

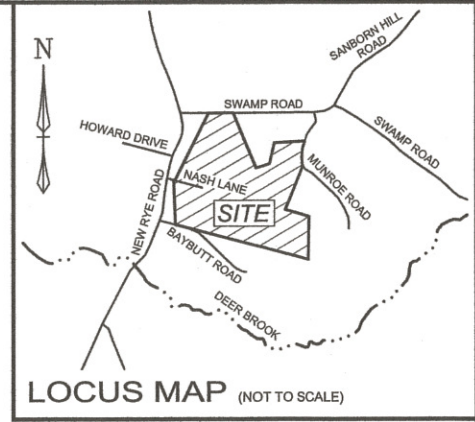
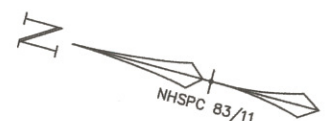


COPYRIGHT 2022 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY
1	9/7/22	REVISE FOR PB SUBMISSION	JMW

RECORDABLE
SUBDIVISION PLAN FOR
THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER REV. TRUST OF 2021
TAX MAP R2 LOTS 12 & 47
30 NASH LANE, SWAMP & BAYBUTT ROADS
& MONROE DRIVE
EPSOM, NEW HAMPSHIRE
DATE: JANUARY 7, 2022 SCALE: 1" = 100'
SUBDIVISION PLAN BY:
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 S2 SHEET 2 OF 5 F.B. - P. - JOB #2021112

- NOTES:**
- 1.) THE SUBJECT PARCELS ARE LOTS 12 & 47 ON THE TOWN OF EPSOM TAX MAP R2. THE OWNER OF RECORD IS THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER REVOCABLE TRUST OF 2021 OF 30 NASH LANE, EPSOM, NEW HAMPSHIRE 03234. SEE MCRD V. 3721 P. 2410 & V. 3721 P. 2415.
 - 2.) THE SUBJECT PARCELS ARE ZONED RESIDENTIAL-AGRICULTURAL. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 15' AND REAR = 20'. 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 SEPTEMBER OF 2021 THROUGH JANUARY OF 2022. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 - 4.) THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL SUBDIVISION OF THE SUBJECT PARCELS INTO 8 NEW BUILDING LOTS AND A RECONFIGURED REMAINDER PARCEL. THE EXISTING HOUSE IS AND THE NEW LOTS WILL ALL BE SERVICED BY ONSITE WELLS AND SEPTIC SYSTEMS.
 - 5.) THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33013C0590E, EFFECTIVE DATE APRIL 19, 2010.
 - 6.) 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 (811).
 - 7.) THE HORIZONTAL DATUM OF THE PLAN IS NHSPC 83/11 AND THE VERTICAL DATUM OF THE PLAN IS NAVD 88. BOTH ESTABLISHED ON SITE THROUGH STATIC GPS OBSERVATIONS MADE BY THIS OFFICE IN DECEMBER OF 2021.
 - 8.) THE TOPOGRAPHIC CONTOURS SHOWN FOR THE LARGER LOTS (> 5 ACRES) ARE DERIVED FROM LIDAR DATA DOWNLOADED FROM NH GRANIT (HTTP://WWW.GRANIT.UNH.EDU) ON 3/10/2021. CONTOURS ON THE SMALLER LOTS WERE BASED ON LIDAR DATA AND FIELD PROOFED WITH CONVENTIONAL FIELD SURVEY WORK.
 - 9.) NHDES SUBDIVISION APPROVAL = eSA2022 - PENDING (LOTS 47-2 THRU 47-4 & 47-7 ONLY)
NHDES DREDGE & FILL PERMIT = PENDING
 - 10.) THIS IS A FIVE SHEET PLAN SET. SHEETS TWO & THREE WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEETS THE OTHER SHEETS WILL BE KEPT ON FILE AT THE EPSOM TOWN OFFICES.



TAX MAP R2 LOT 14
GARY R. & SABRINA MATTESON
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234
V. 1913 P. 1614

TAX MAP R2 LOT 16
GARY R. & SABRINA MATTESON
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234
V. 1390 P. 700

TAX MAP R2 LOT 20
GARY R. & SABRINA MATTESON
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234
V. 2132 P. 1355

TAX MAP R2 LOT 17
THE RICHARD HARKNESS JR. TRUST OF 2015
RICHARD HARKNESS JR., TRUSTEE
92 MUNROE ROAD
EPSOM, NH 03234
V. 3480 P. 41

TAX MAP R2 LOT 18
THE RICHARD L. HARKNESS JR. TRUST OF 2015
RICHARD L. HARKNESS JR., TRUSTEE
92 MUNROE ROAD
EPSOM, NH 03234
V. 3480 P. 41

TAX MAP R2 LOT 47-7
PROPOSED
200,453 S.F.±
4.6018 ACRES±
1.384 AC. BLDDBLE.

TAX MAP R2 LOT 47-8
PROPOSED
1,271,715 S.F.±
29.1945 ACRES±
>1 ACRE BLDDBLE.

TAX MAP R2 LOT 12
EXISTING
401,425 S.F.±
9.2154 ACRES±
TO BE MERGED W/ R2-47-6 & 8

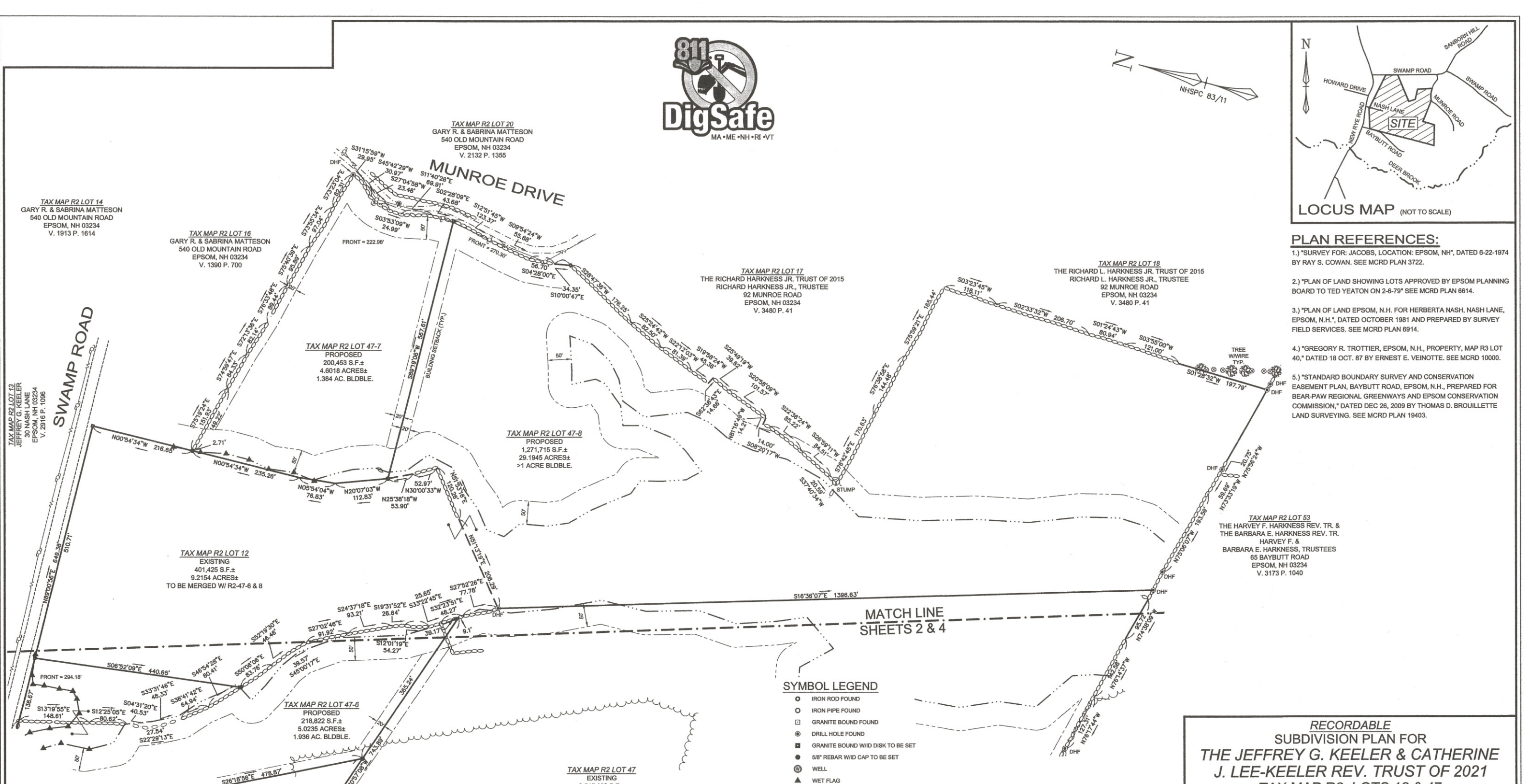
TAX MAP R2 LOT 47-6
PROPOSED
218,822 S.F.±
5.0235 ACRES±
1.936 AC. BLDDBLE.

TAX MAP R2 LOT 47
EXISTING
3,515,803 S.F.±
80.7117 ACRES±
PROPOSED
1,308,024 S.F.±
30.0281 ACRES±
> 1 AC. BUILDABLE

TAX MAP R2 LOT 53
THE HARVEY F. HARKNESS REV. TR. &
THE BARBARA E. HARKNESS REV. TR.
HARVEY F. &
BARBARA E. HARKNESS, TRUSTEES
65 BAYBUTT ROAD
EPSOM, NH 03234
V. 3173 P. 1040

- PLAN REFERENCES:**
- 1.) "SURVEY FOR: JACOBS, LOCATION: EPSOM, NH", DATED 6-22-1974 BY RAY S. COWAN. SEE MCRD PLAN 3722.
 - 2.) "PLAN OF LAND SHOWING LOTS APPROVED BY EPSOM PLANNING BOARD TO TED YEATON ON 2-6-79" SEE MCRD PLAN 6614.
 - 3.) "PLAN OF LAND EPSOM, N.H. FOR HERBERTA NASH, NASH LANE, EPSOM, N.H.", DATED OCTOBER 1981 AND PREPARED BY SURVEY FIELD SERVICES. SEE MCRD PLAN 6914.
 - 4.) "GREGORY R. TROTTER, EPSOM, N.H., PROPERTY, MAP R3 LOT 40," DATED 18 OCT. 87 BY ERNEST E. VEINOTTE. SEE MCRD 10000.
 - 5.) "STANDARD BOUNDARY SURVEY AND CONSERVATION EASEMENT PLAN, BAYBUTT ROAD, EPSOM, N.H., PREPARED FOR BEAR-PAW REGIONAL GREENWAYS AND EPSOM CONSERVATION COMMISSION," DATED DEC 26, 2009 BY THOMAS D. BROUILLETTE LAND SURVEYING. SEE MCRD PLAN 19403.

TAX MAP R2 LOT 13
JEFFREY G. KEELER
30 NASH LANE
EPSOM, NH 03234
V. 2916 P. 1096



SYMBOL LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- GRANITE BOUND FOUND
- ⊙ DRILL HOLE FOUND
- GRANITE BOUND W/ID DISK TO BE SET
- 5/8" REBAR W/ID CAP TO BE SET
- ⊕ WELL
- ▲ WET FLAG
- ⊙ UTILITY POLE
- ⊙ GRANITE POST
- ⊙ FENCE POST W/ WIRE
- ⊙ STONE WALL
- OVERHEAD UTILITY LINE
- ⋯ EDGE OF DELINEATED WETLANDS

WETLANDS NOTE:

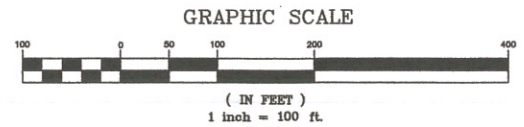
WETLANDS WERE DELINEATED USING STANDARDS SPECIFIED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE REGIONAL SUPPLEMENT OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, MAY 2017). WETLANDS WERE DELINEATED ON JUNE 24TH THRU THE 28TH, 2021 BY LUKE POWELL, NH CWS #50, FROM POWELL ASSET MAPPING, LLC.



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.
9 SEP. 2022
DATE

STATE OF NEW HAMPSHIRE
No. 783
JOSEPH M. WICHERT
LICENSED LAND SURVEYOR
SIGNATURE

APPROVED BY THE EPSOM PLANNING BOARD
ON _____, 2022
CERTIFIED BY:
CHAIRPERSON
SECRETARY



COPYRIGHT 2022 JOSEPH M. WICHERT, L.L.S., INC.

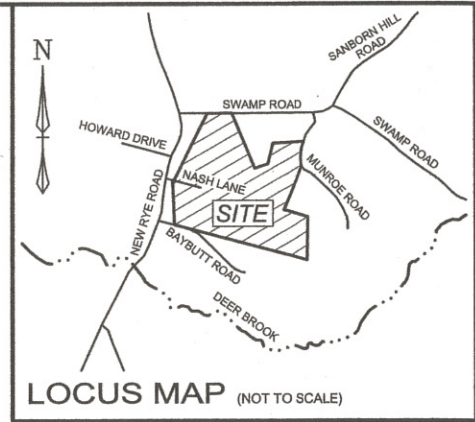
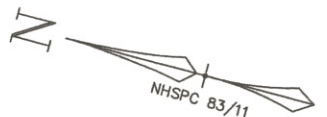
NO.	DATE	DESCRIPTION	BY
1	9/7/22	REVISE FOR PB SUBMISSION	JMW

RECORDABLE
SUBDIVISION PLAN FOR
THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER REV. TRUST OF 2021
TAX MAP R2 LOTS 12 & 47
30 NASH LANE, SWAMP & BAYBUTT ROADS
& MONROE DRIVE
EPSOM, NEW HAMPSHIRE
DATE: JANUARY 7, 2022 SCALE: 1" = 100'
SUBDIVISION PLAN BY:

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 S3 SHEET 3 OF 5 F.B. - P. - JOB #2021112



TAX MAP R2 LOT 13
JEFFREY G. KEELER
30 NASH LANE
EPSOM, NH 03234
V. 2916 P. 1096

TAX MAP R2 LOT 11
JUSTIN W. &
CHRISTINE L. CALNAN
23 SWAMP ROAD
EPSOM, NH 03234
V. 2869 P. 1164

TAX MAP R2 LOT 8-6
KRISTY & ROBERT A. ESTES
15 SWAMP ROAD
EPSOM, NH 03234
V. 3767 P. 2697

TAX MAP R2 LOT 38
RAYMOND M. &
SUSAN E. BOIVIN
229 NEW RYE ROAD
EPSOM, NH 03234
V. 3446 P. 694

TAX MAP R2 LOT 40
BURNS FAMILY 2018
REVOC. TRUST
PATRICK N. & WENDY
E. BURNS, TRUSTEES
241 NEW RYE ROAD
EPSOM, NH 03234
V. 3594 P. 1409

TAX MAP R2 LOT 45
THE GRIFFIN FAMILY
REVOC. TRUST
JAMES J. & DEBORAH
A. GRIFFIN, TRUSTEES
266 NEW RYE ROAD
EPSOM, NH 03234
V. 3763 P. 374

TAX MAP R2 LOT 48
NEW RYE UNION
CONGREGATIONAL CHURCH, INC.
P.O. BOX 217
EPSOM NH
EPSOM, NH 03234
V. 1793 P. 590 & V. 1793 P. 592

TAX MAP R2 LOT 51
R. ERIC BLOOMFIELD &
KRISTA STADNICKI
8 BAYBUTT ROAD
EPSOM, NH 03234
V. 3353 P. 1020

TAX MAP R2 LOT 53
THE HARVEY F. HARKNESS REV. TR. &
THE BARBARA E. HARKNESS REV. TR.
HARVEY F. &
BARBARA E. HARKNESS, TRUSTEES
65 BAYBUTT ROAD
EPSOM, NH 03234
V. 3173 P. 1040

- SYMBOL LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - GRANITE BOUND FOUND
 - ⊙ DRILL HOLE FOUND
 - ⊞ GRANITE BOUND W/ID DISK TO BE SET
 - ⊙ 5/8" REBAR W/ID CAP TO BE SET
 - WELL
 - ▲ WET FLAG
 - UTILITY POLE
 - ⊞ GRANITE POST
 - ⊞ FENCE POST W/WIRE
 - STONE WALL
 - OVERHEAD UTILITY LINE
 - EDGE OF DELINEATED WETLANDS
 - NRCS SOILS BOUNDARY
 - TEST PIT

WETLANDS NOTE:
WETLANDS WERE DELINEATED USING STANDARDS SPECIFIED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE REGIONAL SUPPLEMENT OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, MAY 2017). WETLANDS WERE DELINEATED ON JUNE 24TH THRU THE 28TH, 2021 BY LUKE POWELL, NH CWS #50, FROM POWELL ASSET MAPPING, LLC.



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

9 SEPT. 2022
DATE

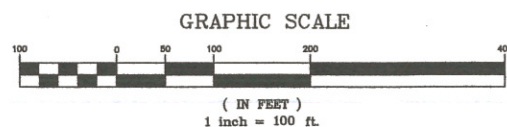
STATE OF NEW HAMPSHIRE
No. 783
JOSEPH M. WICHERT
LAND SURVEYOR
SIGNATURE

APPROVED BY THE EPSOM PLANNING BOARD
ON _____, 2022

CERTIFIED BY:

CHAIRPERSON _____

SECRETARY _____



COPYRIGHT 2022 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY
1	9/7/22	REVISE FOR PB SUBMISSION	JMW

TOPOGRAPHIC SUBDIVISION PLAN FOR THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER REV. TRUST OF 2021 TAX MAP R2 LOTS 12 & 47 30 NASH LANE, SWAMP & BAYBUTT ROADS & MONROE DRIVE EPSOM, NEW HAMPSHIRE

DATE: JANUARY 7, 2022 SCALE: 1" = 100'

SUBDIVISION PLAN BY:

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 S4 SHEET 4 OF 5 F.B. - P. - JOB #2021112

- NOTES:**
- 1.) THE SUBJECT PARCELS ARE LOTS 12 & 47 ON THE TOWN OF EPSOM TAX MAP R2. THE OWNER OF RECORD IS THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER REVOCABLE TRUST OF 2021 OF 30 NASH LANE, EPSOM, NEW HAMPSHIRE 03234. SEE MCRD V. 3721 P. 2410 & V. 3721 P. 2415.
 - 2.) THE SUBJECT PARCELS ARE ZONED RESIDENTIAL-AGRICULTURAL. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 15' AND REAR = 20'. 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 SEPTEMBER OF 2021 THROUGH JANUARY OF 2022. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 - 4.) THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL SUBDIVISION OF THE SUBJECT PARCELS INTO 8 NEW BUILDING LOTS AND A RECONFIGURED REMAINDER PARCEL. THE EXISTING HOUSE IS AND THE NEW LOTS WILL ALL BE SERVICED BY ONSITE WELLS AND SEPTIC SYSTEMS.
 - 5.) THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, MERRIMACK COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33013C0590E, EFFECTIVE DATE APRIL 19, 2010.
 - 6.) 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 (811).
 - 7.) THE HORIZONTAL DATUM OF THE PLAN IS NHSPC 83/11 AND THE VERTICAL DATUM OF THE PLAN IS NAVD 88. BOTH ESTABLISHED ON SITE THROUGH STATIC GPS OBSERVATIONS MADE BY THIS OFFICE IN DECEMBER OF 2021.
 - 8.) THE TOPOGRAPHIC CONTOURS SHOWN FOR THE LARGER LOTS (> 5 ACRES) ARE DERIVED FROM LIDAR DATA DOWNLOADED FROM NH GRANIT (HTTP://WWW.GRANIT.UNH.EDU) ON 3/10/2021. CONTOURS ON THE SMALLER LOTS WERE BASED ON LIDAR DATA AND FIELD PROOFED WITH CONVENTIONAL FIELD SURVEY WORK.
 - 9.) NHDES SUBDIVISION APPROVAL = eSA2022 - PENDING (LOTS 47-2 THRU 47-4 & 47-7 ONLY)
NHDES DREDGE & FILL PERMIT = PENDING
 - 10.) THIS IS A FIVE SHEET PLAN SET. SHEETS TWO & THREE WILL BE RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. SHEETS THE OTHER SHEETS WILL BE KEPT ON FILE AT THE EPSOM TOWN OFFICES.

TAX MAP R2 LOT 14
GARY R. & SABRINA MATTESON
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234
V. 1913 P. 1614

TAX MAP R2 LOT 16
GARY R. & SABRINA MATTESON
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234
V. 1390 P. 700

TAX MAP R2 LOT 20
GARY R. & SABRINA MATTESON
540 OLD MOUNTAIN ROAD
EPSOM, NH 03234
V. 2132 P. 1355

TAX MAP R2 LOT 17
THE RICHARD HARKNESS JR. TRUST OF 2015
RICHARD HARKNESS JR., TRUSTEE
92 MUNROE ROAD
EPSOM, NH 03234
V. 3480 P. 41

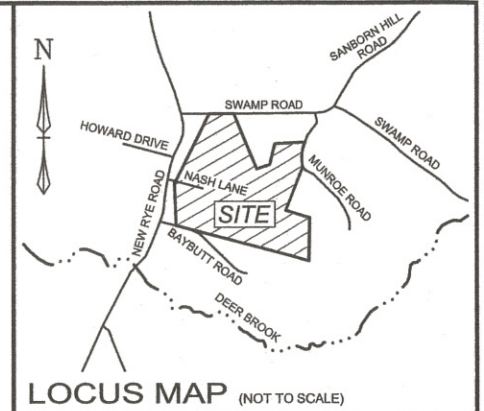
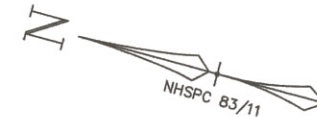
TAX MAP R2 LOT 18
THE RICHARD L. HARKNESS JR. TRUST OF 2015
RICHARD L. HARKNESS JR., TRUSTEE
92 MUNROE ROAD
EPSOM, NH 03234
V. 3480 P. 41

TAX MAP R2 LOT 53
THE HARVEY F. HARKNESS REV. TR. &
THE BARBARA E. HARKNESS REV. TR.
HARVEY F. &
BARBARA E. HARKNESS, TRUSTEES
65 BAYBUTT ROAD
EPSOM, NH 03234
V. 3173 P. 1040

SOILS DATA:

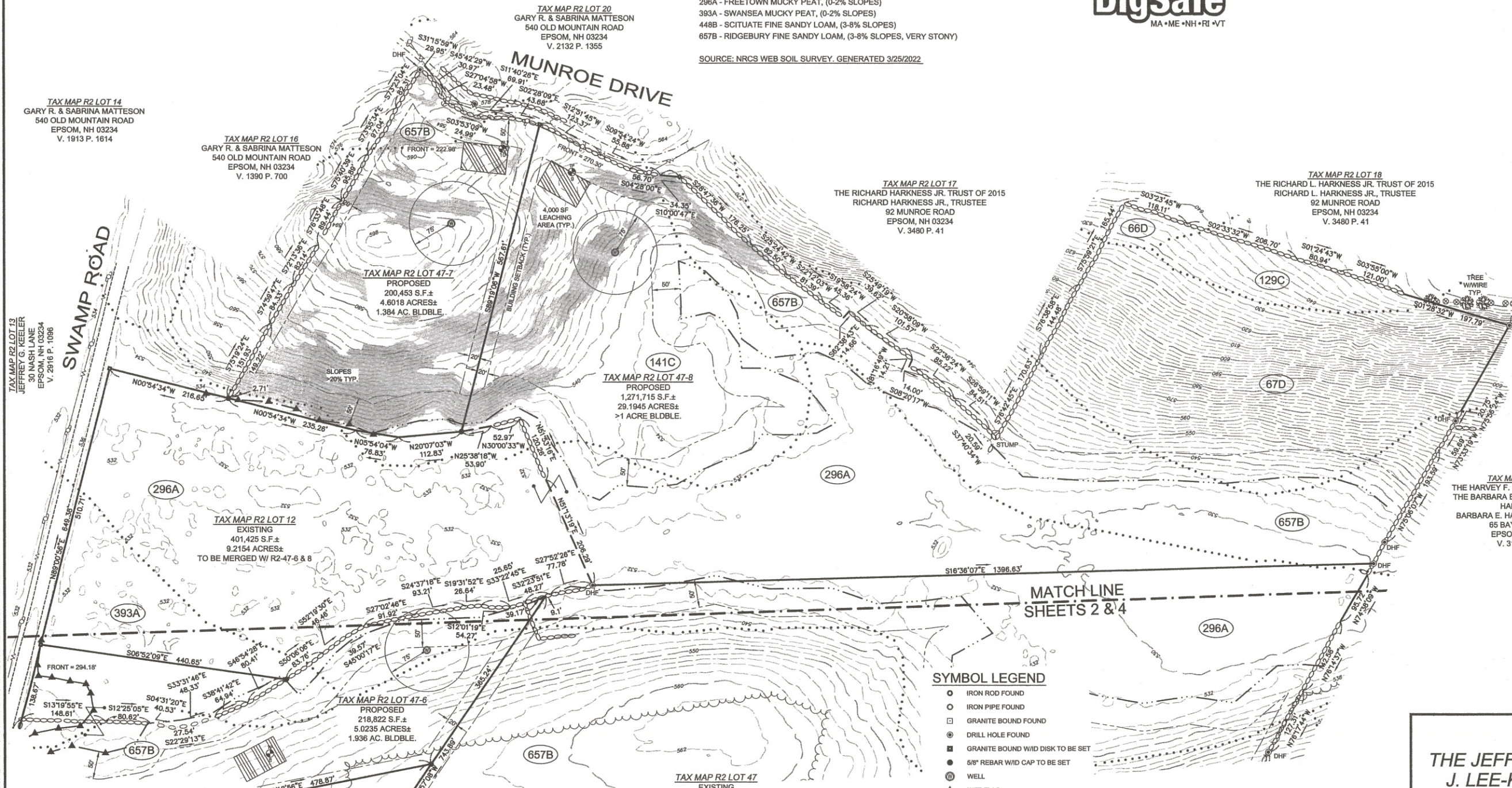
- 29B - WOODBRIDGE FINE SANDY LOAM, (3-8% SLOPES)
- 66D - PAXTON FINE SANDY LOAM, (15-25% SLOPES)
- 67D - PAXTON FINE SANDY LOAM, (15-25%, VERY STONY)
- 129B - WOODBRIDGE FINE SANDY LOAM, (0-8%, VERY STONY)
- 129C - WOODBRIDGE FINE SANDY LOAM, (8-15%, VERY STONY)
- 141C - HOLLIS-ROCK OUTCROP-CHATFIELD COMPLEX, (8-15% SLOPES)
- 141D - HOLLIS-ROCK OUTCROP-CHATFIELD COMPLEX, (15-35% SLOPES, VERY STONY)
- 250C - CHATFIELD-MONTAUK-HOLLIS COMPLEX, (8-15% SLOPES, VERY ROCKY)
- 296A - FREETOWN MUCKY PEAT, (0-2% SLOPES)
- 393A - SWANSEA MUCKY PEAT, (0-2% SLOPES)
- 448B - SCITUATE FINE SANDY LOAM, (3-8% SLOPES)
- 657B - RIDGEBURY FINE SANDY LOAM, (3-8% SLOPES, VERY STONY)

SOURCE: NRCS WEB SOIL SURVEY, GENERATED 3/25/2022



PLAN REFERENCES:

- 1.) "SURVEY FOR: JACOBS, LOCATION: EPSOM, NH", DATED 6-22-1974 BY RAY S. COWAN. SEE MCRD PLAN 3722.
- 2.) "PLAN OF LAND SHOWING LOTS APPROVED BY EPSOM PLANNING BOARD TO TED YEATON ON 2-6-79" SEE MCRD PLAN 6614.
- 3.) "PLAN OF LAND EPSOM, N.H. FOR HERBERTA NASH, NASH LANE, EPSOM, N.H.", DATED OCTOBER 1981 AND PREPARED BY SURVEY FIELD SERVICES. SEE MCRD PLAN 6914.
- 4.) "GREGORY R. TROTTER, EPSOM, N.H., PROPERTY, MAP R3 LOT 40," DATED 18 OCT. 87 BY ERNEST E. VEINOTTE. SEE MCRD 10000.
- 5.) "STANDARD BOUNDARY SURVEY AND CONSERVATION EASEMENT PLAN, BAYBUTT ROAD, EPSOM, N.H., PREPARED FOR BEAR-PAW REGIONAL GREENWAYS AND EPSOM CONSERVATION COMMISSION," DATED DEC 26, 2009 BY THOMAS D. BROUILLETTE LAND SURVEYING. SEE MCRD PLAN 19403.



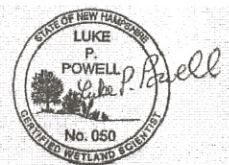
SYMBOL LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- GRANITE BOUND FOUND
- ⊙ DRILL HOLE FOUND
- GRANITE BOUND W/ID DISK TO BE SET
- 5/8" REBAR W/ID CAP TO BE SET
- ⊕ WELL
- ▲ WET FLAG
- ⊙ UTILITY POLE
- ⊙ GRANITE POST
- ⊙ FENCE POST W/ WIRE
- STONE WALL
- OVERHEAD UTILITY LINE
- EDGE OF DELINEATED WETLANDS
- NRCS SOILS BOUNDARY
- ⊙ TEST PIT

MATCH LINE
SHEETS 2 & 4

WETLANDS NOTE:

WETLANDS WERE DELINEATED USING STANDARDS SPECIFIED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-67-1) ALONG WITH THE REGIONAL SUPPLEMENT OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, MAY 2017). WETLANDS WERE DELINEATED ON JUNE 24TH THRU THE 28TH, 2021 BY LUKE POWELL, NH CWS #50, FROM POWELL ASSET MAPPING, LLC.



TAX MAP R2 LOT 47
EXISTING
3,515,803 S.F. ±
80.7117 ACRES ±
PROPOSED
1,308,024 S.F. ±
30.0281 ACRES ±
> 1 AC. BUILDABLE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

9 SEP. 2022
DATE

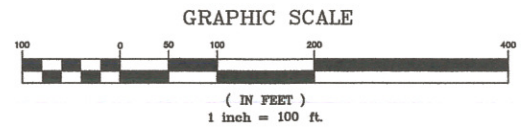
STATE OF NEW HAMPSHIRE
LAND SURVEYOR
No. 783
JOSEPH M. WICHERT
SIGNATURE

APPROVED BY THE EPSOM PLANNING BOARD
ON _____, 2022

CERTIFIED BY:

CHAIRPERSON _____

SECRETARY _____



COPYRIGHT 2022 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY
1	9/7/22	REVISE FOR PB SUBMISSION	JMW

TOPOGRAPHIC SUBDIVISION PLAN FOR THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER REV. TRUST OF 2021 TAX MAP R2 LOTS 12 & 47 30 NASH LANE, SWAMP & BAYBUTT ROADS & MONROE DRIVE EPSOM, NEW HAMPSHIRE

DATE: JANUARY 7, 2022 SCALE: 1" = 100'

SUBDIVISION PLAN BY:

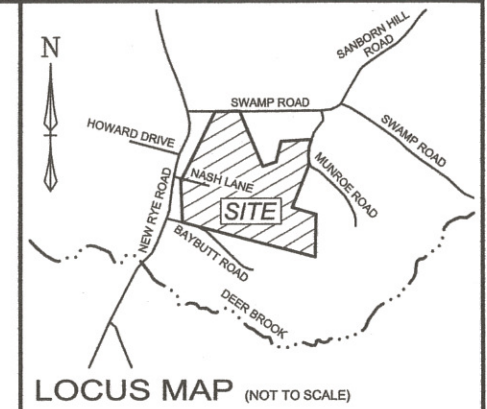
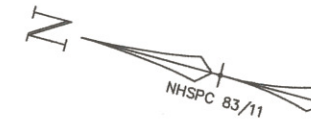
802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

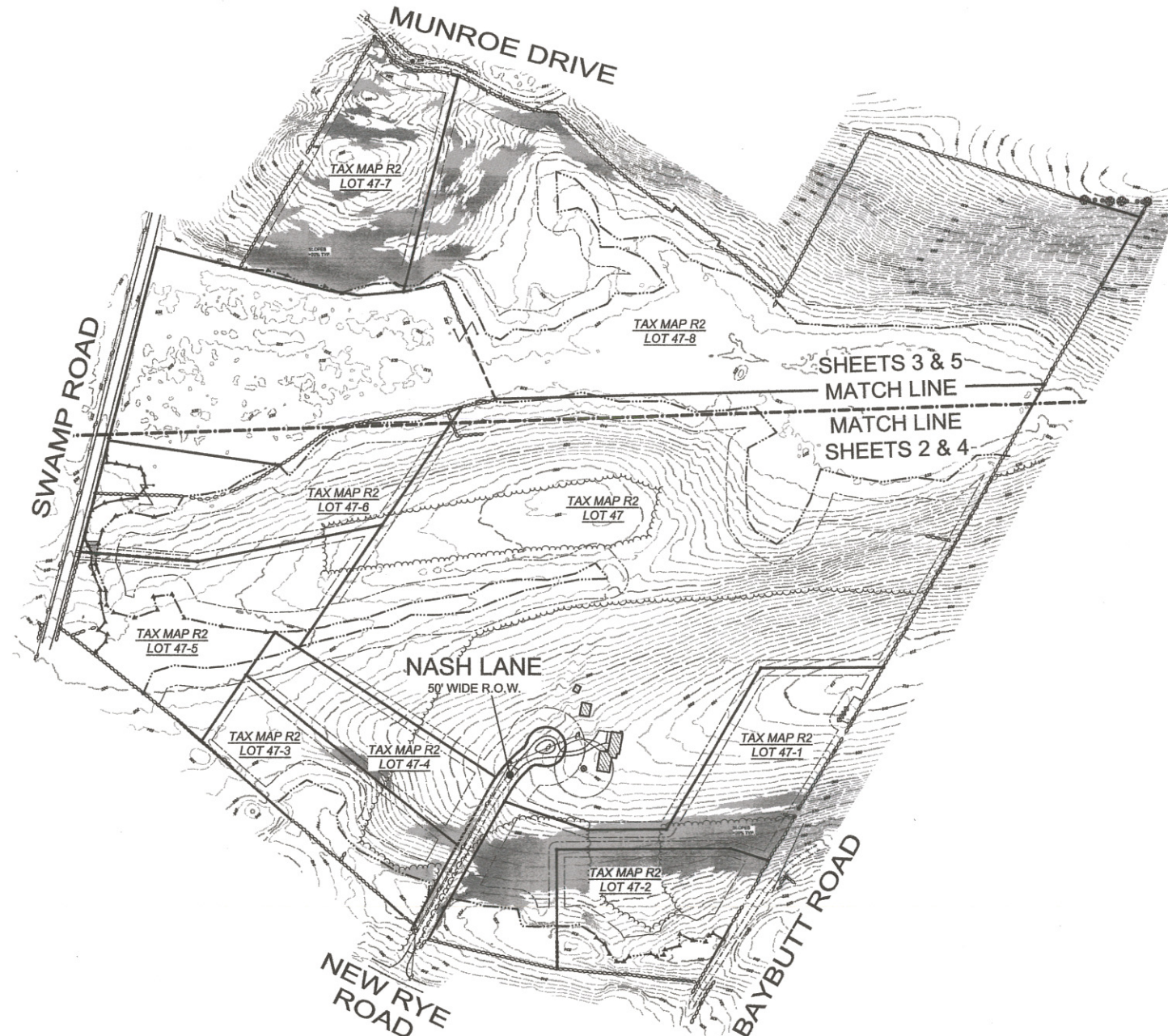
SHEET S5 SHEET 5 OF 5 F.B. - P. - JOB #2021112

SUBDIVISION PLAN FOR 30 NASH LANE, SWAMP ROAD, MUNROE DRIVE & BAYBUTT ROAD EPSOM, NEW HAMPSHIRE



WAIVERS REQUESTED FROM SUBDIVISION REGULATIONS:

- 1.) NONE
- STATUS OF PERMITS:**
- 1.) NHDES SUBDIVISION APPROVAL = eSA2022 - PENDING
 - 2.) NHDES ALTERATION OF TERRAIN PERMIT = NOT REQUIRED
 - 3.) NHDES WETLANDS PERMIT = PENDING
 - 4.) ARMY CORPS OF ENGINEER DREDGE & FILL PERMIT = NOT REQUIRED
 - 5.) EPA NOI/SWPPP APPROVAL = PRIOR TO CONSTRUCTION
 - 6.) NHDOT DRIVEWAY PERMIT = NOT REQUIRED



OVERALL MAP SCALE: 1" = 200'



OWNER OF RECORD:

THE JEFFREY G. KEELER & CATHERINE J. LEE-KEELER
REVOCABLE TRUST OF 2021
c/o JEFFREY KEELER & CATHERINE LEE-KEELER, TRUSTEES
30 NASH LANE
EPSOM, NEW HAMPSHIRE 03234

SURVEYOR:

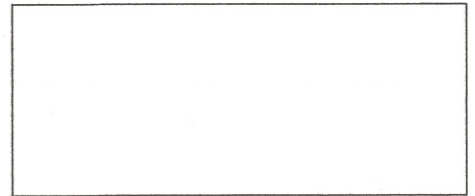
JOSEPH M. WICHERT, L.L.S., INC.
802 AMHERST STREET
MANCHESTER, NEW HAMPSHIRE 03104
603 647 4282

WETLANDS SCIENTIST:

POWELL ASSET MAPPING, LLC
234 CRYSTAL LAKE ROAD
GILMANTON IRON WORKS, NEW HAMPSHIRE 03837
603 364 0136

SHEET INDEX:

COVER SHEET	SHEET 1
RECORDABLE SUBDIVISION PLANS	SHEETS 2 & 3
TOPOGRAPHIC SUBDIVISION PLANS	SHEETS 4 & 5



COPYRIGHT 2022 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY
1	9/7/22	REVISE FOR PB SUBMISSION	JMW

SUBDIVISION PLAN BY:

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



LAND SURVEYOR & SEPTIC SYSTEM DESIGNER