

# 2 LOT SUBDIVISION PLAN FOR NANCY YEATON

TAX MAP R-10, LOT 1  
318 OLD TURNPIKE ROAD, EPSOM, NH 03234  
MERRIMACK CO.

RECEIVED

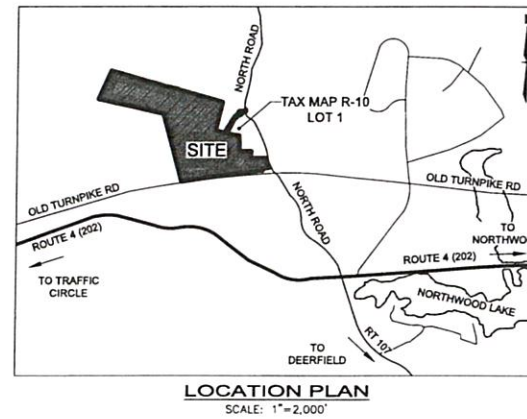
MAR 26 2024

EPSOM SELECT BOARD

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION ON TAX MAP R-10, LOT 1 ON NORTH ROAD AND OLD TURNPIKE ROAD, EPSOM NH.
- THE PROPERTY IS DESIGNATED AS TAX MAP R-10, LOT 1.
- THE AREA OF THE EXISTING LOT IS 42.11 ACRES (1,834,312 SQFT.) PER TAX CARD
- THE CURRENT OWNER FOR TM R-10, LOT 1, NANCY, P YEATON, 318 OLD TURNPIKE ROAD EPSOM NH 03234, BK 3424, PAGE 213
- THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL (R/A).
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE R/A DISTRICT:  

MIN. ROAD FRONTAGE	=200'
MIN. LOT SIZE	=2 ACRES, EACH LOT MUST HAVE (1) ACRE CONTIGUOUS LAND MINUS WETLANDS, & SLOPES EXCESS 25%
MIN. FRONT SETBACK	=50'
MIN. SIDE SETBACK	=15'
MIN. REAR SETBACK	=20'
WETLAND/WATERBODY SETBACK	=50'
MAXIMUM STRUCTURE HEIGHT	=2 1/2 STORIES
SEPTIC SETBACK (PER NHDES)	=50'/75' HYDRIC SOILS
OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)	
- THE EXISTING USE OF TM R-10 LOT 1 IS VACANT.
- THE PROPOSED USE OF TM R-10 LOT 1 WILL BE A TWO LOT SUBDIVISION.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY ON-SITE WELLS.
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
- ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY [gritview.unh.edu](http://gritview.unh.edu).
- SHEET 4 OF 5 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
- THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33013C0581E DATED: 4-19-2010.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 21, 2023 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 14, 2023. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- NRCS SOILS DATA:  
250B-CHATFIELD-MONTAUK-HOLLIS COMPLEX, 0-8% SLOPES, VERY ROCKY  
449B-SCITUATE, FINE SANDY LOAM, 3-8% SLOPES, VERY STONY



**SHEET INDEX**

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 5	COVER SHEET
PAP	2 OF 5	PROPERTY/ABUTTER PLAN
ECP	3 OF 5	EXISTING CONDITIONS
PCP	4 OF 5	PROPOSED CONDITIONS
PSP	5 OF 5	PROPOSED SUBDIVISION

**PLAN REFERENCES:**

- MCRD PLAN #18341, "SUBDIVISION PLAN OF 105 NORTH ROAD, EPSOM, NH (TAX MAP U2, LOT 7), PREPARED FOR: CALVIN & NANCY YEATON, 32 STRATHAM GREEN, STRATHAM, NEW HAMPSHIRE 03885", PREPARED BY: DANE LAND SERVICES, P.O. BOX 3183, EAST HAMPSTEAD, NH 03826, SCALE: 1"=40', DATED: 12-13-2006.
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**PROFESSIONAL CONSULTANTS LIST**

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.  
683C FIRST NH TURNPIKE (RT.4)  
NORTHWOOD, NH 03261 PH:(603) 942-9220

WETLAND/SOIL SCIENTIST: LUKE HURLEY, CERTIFIED WETLAND SCIENTIST/SOIL SCIENTIST, SENIOR ECOLOGIST  
BSC GROUP, 150 DOW STREET,  
MANCHESTER, NH 03101  
PH: (617) 896-4300



**INITIAL PLAN SET SUBMISSION DATE**

MARCH 26, 2024

Latest revision date:

**OWNER/APPLICANT:**

NANCY YEATON  
308 OLD TURNPIKE ROAD,  
EPSOM NH, 03234  
BK 3424 PG 213

**AGENCY APPROVALS**

NHDES SUBDIVISION : \_\_\_\_\_



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

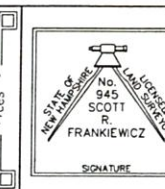
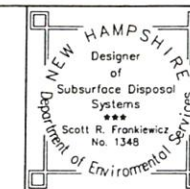
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REVISIONS			
NO.	DATE	DESCRIPTION	BY



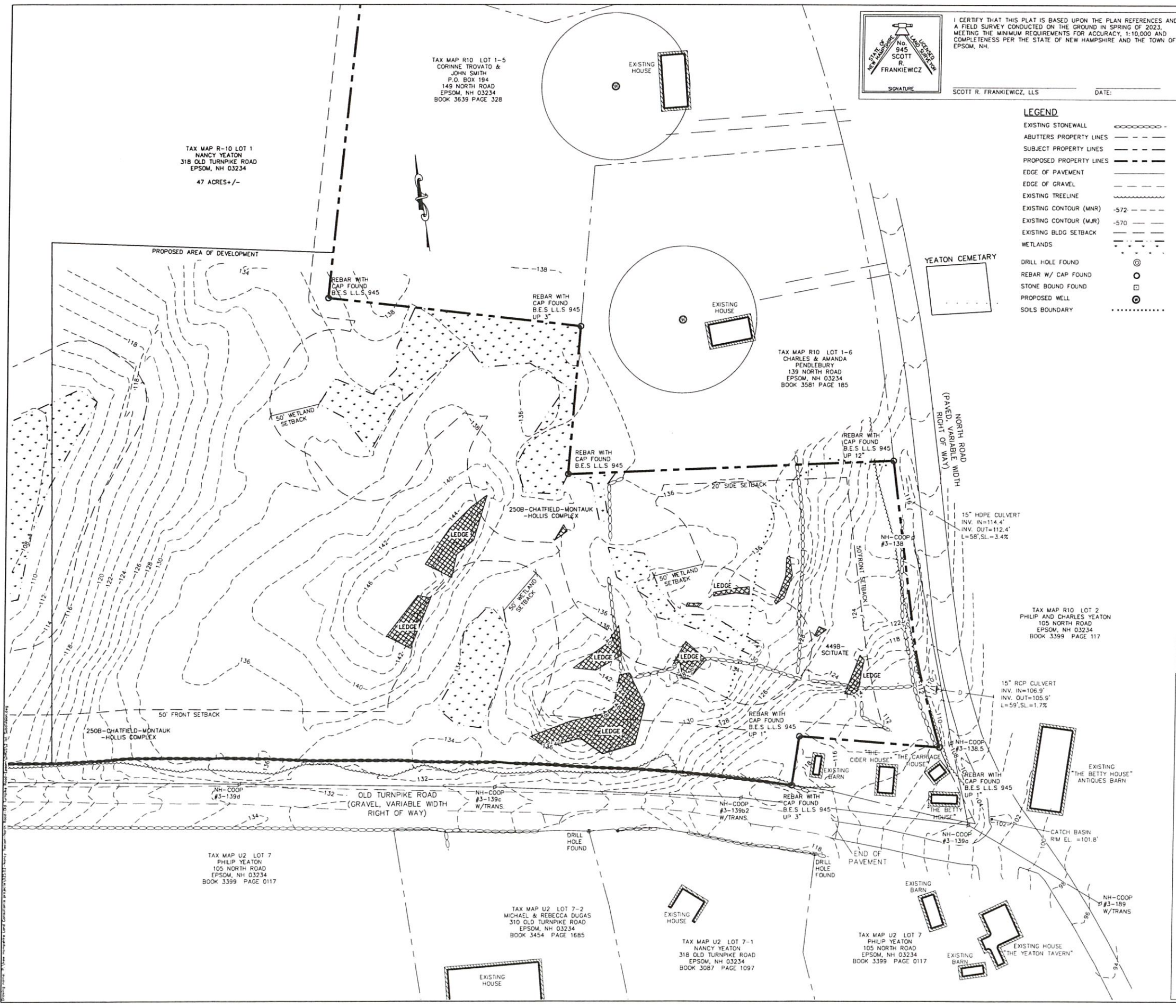
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



COVER SHEET  
TAX MAP R-10 LOT 1  
OWNER/APPLICANT  
**NANCY YEATON**  
318 OLD TURNPIKE ROAD, EPSOM NH 03234  
BOOK 3424 PAGE 213

MERRIMACK CO.  
JOB NO: 15.02  
DATE: MARCH 26, 2024  
**CVR**  
SHT. 1 of 5



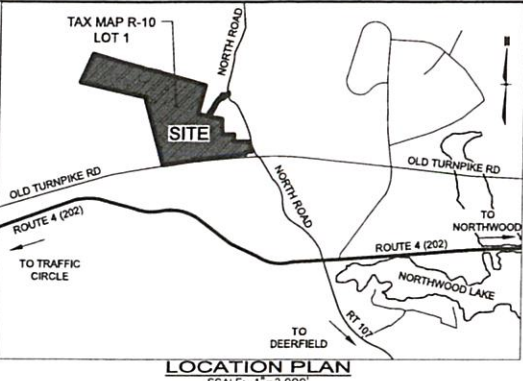


I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.

SCOTT R. FRANKIEWCZ, LLS DATE: \_\_\_\_\_

**LEGEND**

- EXISTING STONEWALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- PROPOSED PROPERTY LINES
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREELINE
- EXISTING CONTOUR (MNR) -5.72
- EXISTING CONTOUR (MJR) -5.70
- EXISTING BLDG SETBACK
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- PROPOSED WELL
- SOILS BOUNDARY



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TAX MAP R-10 LOT 1  
 NANCY YEATON  
 318 OLD TURNPIKE ROAD  
 EPSOM, NH 03234  
 47 ACRES +/-

TAX MAP R10 LOT 1-5  
 CORINNE TROVATO &  
 JOHN SMITH  
 P.O. BOX 194  
 149 NORTH ROAD  
 EPSOM, NH 03234  
 BOOK 3639 PAGE 328

TAX MAP R10 LOT 1-6  
 CHARLES & AMANDA  
 PENDLEBURY  
 139 NORTH ROAD  
 EPSOM, NH 03234  
 BOOK 3581 PAGE 185

TAX MAP R10 LOT 2  
 PHILIP AND CHARLES YEATON  
 105 NORTH ROAD  
 EPSOM, NH 03234  
 BOOK 3399 PAGE 117

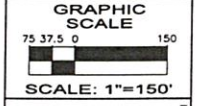
TAX MAP U2 LOT 7  
 PHILIP YEATON  
 105 NORTH ROAD  
 EPSOM, NH 03234  
 BOOK 3399 PAGE 0117

TAX MAP U2 LOT 7-2  
 MICHAEL & REBECCA DUGAS  
 310 OLD TURNPIKE ROAD  
 EPSOM, NH 03234  
 BOOK 3454 PAGE 1685

TAX MAP U2 LOT 7-1  
 NANCY YEATON  
 318 OLD TURNPIKE ROAD  
 EPSOM, NH 03234  
 BOOK 3087 PAGE 1097

TAX MAP U2 LOT 7  
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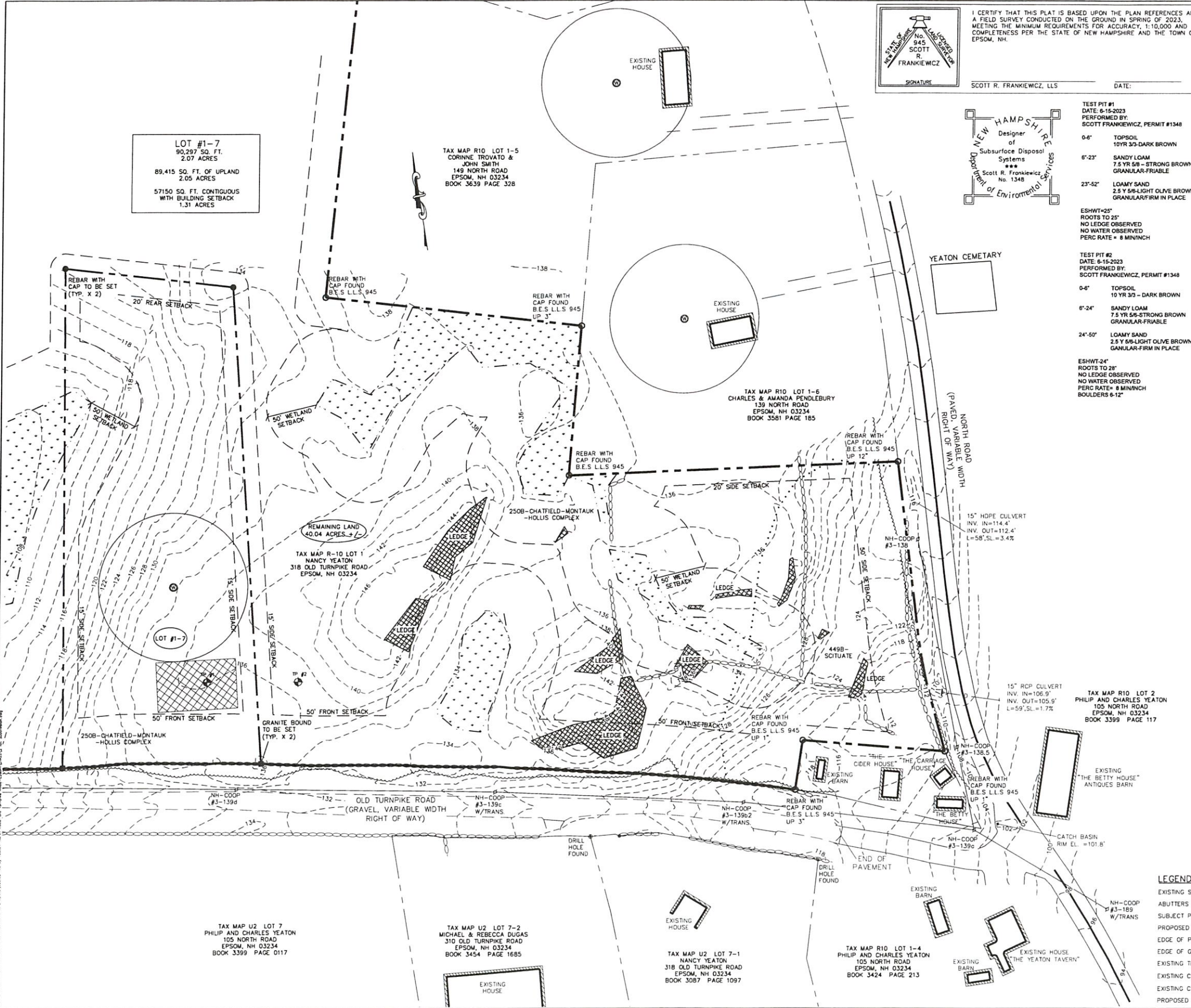
REVISIONS	
NO.	DATE



**N.H. LAND Consultants**  
 SURVEYING • LAND PLANNING • REAL ESTATE  
 A Veteran Owned Company

**EXISTING CONDITIONS PLAN**  
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**OWNER/APPLICANT**  
**NANCY YEATON**  
 318 OLD TURNPIKE ROAD, EPSOM NH 03234  
 BOOK 3424 PAGE 213

MERRIMACK CO.  
 JOB NO: 15.02  
 DATE: MARCH 28, 2024  
**EC-1**  
 SHT. 3 of 5



**LOT #1-7**  
90,297 SQ. FT.  
2.07 ACRES  
89,415 SQ. FT. OF UPLAND  
2.05 ACRES  
57150 SQ. FT. CONTIGUOUS  
WITH BUILDING SETBACK  
1.31 ACRES

TAX MAP R10 LOT 1-5  
CORINNE TROVATO &  
JOHN SMITH  
149 NORTH ROAD  
EPSOM, NH 03234  
BOOK 3639 PAGE 328

TAX MAP R10 LOT 1-6  
CHARLES & AMANDA PENDELBURY  
139 NORTH ROAD  
EPSOM, NH 03234  
BOOK 3581 PAGE 185

TAX MAP R10 LOT 2  
PHILIP AND CHARLES YEATON  
105 NORTH ROAD  
EPSOM, NH 03234  
BOOK 3399 PAGE 117

TAX MAP U2 LOT 7  
PHILIP AND CHARLES YEATON  
105 NORTH ROAD  
EPSOM, NH 03234  
BOOK 3399 PAGE 0117

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BOOK 3454 PAGE 1685

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318 OLD TURNPIKE ROAD  
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BOOK 3087 PAGE 1097

TAX MAP R10 LOT 1-4  
PHILIP AND CHARLES YEATON  
105 NORTH ROAD  
EPSOM, NH 03234  
BOOK 3424 PAGE 213

No. 945  
SCOTT R. FRANKIEWCZ  
SIGNATURE

SCOTT R. FRANKIEWCZ, LLS DATE:



TEST PIT #1  
DATE: 6-15-2023  
PERFORMED BY:  
SCOTT FRANKIEWCZ, PERMIT #1348  
0-6" TOPSOIL  
10YR 3/3 - DARK BROWN  
6"-23" SANDY LOAM  
7.5 YR 5/8 - STRONG BROWN  
GRANULAR-FRIABLE  
23"-52" LOAMY SAND  
2.5 Y 6/8-LIGHT OLIVE BROWN  
GRANULAR-FIRM IN PLACE

TEST PIT #2  
DATE: 6-15-2023  
PERFORMED BY:  
SCOTT FRANKIEWCZ, PERMIT #1348  
0-6" TOPSOIL  
10 YR 3/3 - DARK BROWN  
6"-24" SANDY LOAM  
7.5 YR 5/8-STRONG BROWN  
GRANULAR-FRIABLE  
24"-50" LOAMY SAND  
2.5 Y 6/8-LIGHT OLIVE BROWN  
GRANULAR-FIRM IN PLACE

ESHWT-25"  
ROOTS TO 25"  
NO LEDGE OBSERVED  
NO WATER OBSERVED  
PERC RATE = 8 MIN/INCH

ESHWT-24"  
ROOTS TO 24"  
NO LEDGE OBSERVED  
NO WATER OBSERVED  
PERC RATE = 8 MIN/INCH  
BOULDERS 8-12"

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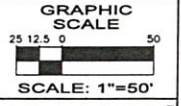
**PLAN REFERENCES:**

- MCRD PLAN #18341, "SUBDIVISION PLAN OF 105 NORTH ROAD, EPSOM, NH (TAX MAP U2, LOT 7), PREPARED FOR: CALVIN & NANCY YEATON, 32 STRATHAM GREEN, STRATHAM, NEW HAMPSHIRE 03885", PREPARED BY: DANE LAND SERVICES, P.O. BOX 3183, EAST HAMPSHIRE, NH 03826, SCALE: 1"=40', DATED: 12-13-2006.
- MCRD PLAN #17383, "SUBDIVISION PLAN FOR PHILIP S., CALVIN B. & CHARLES YEATON, TAX MAP R10 LOT 1, NORTH ROAD, EPSOM, NEW HAMPSHIRE", PREPARED BY JOSEPH M. WICHERT, LLS, INC., SCALE: 1"=50', DATED: 6 OCTOBER 2004.
- MCRD PLAN #9012, "SUBDIVISION OF THE LAND OF EPSOM NORTH REALTY TRUST, EPSOM, NH", PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., SCALE: 1"=400', DATED: 5-12-1986.
- MCRD PLAN #10211, "TAX MAP R-10, LOT B, SUBDIVISION PLAN OF LAND OWNED BY EPSOM NORTH REALTY TRUST, MERRIMACK CO., NORTH ROAD, EPSOM, NH", PREPARED BY: LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC., 760 CENTRAL STREET, FRANKLIN, NH, SCALE: 1"=100', DATED: 2 JUNE 1987.
- MCRD PLAN #14251, "BOUNDARY LINE ADJUSTMENT PLAN, EPSOM NORTH REALTY TRUST, EPSOM, NH", PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., SCALE: 1"=200', DATED: 2-25-1998.
- MCRD PLAN #14520, "MAP R10 LOT 1", PREPARED BY: ERNEST E. VEINOTTE, SCALE: 1"=100', DATED: 1 SEPT. 1998.
- TOWN HISTORIC SOCIETY RECORDS "PLOT OF THE TOWN OF EPSOM", PREPARED BY GOVERNOR DANIEL LAWRENCE MORRILL, SCALE: 1"=100 RODS, DATED JULY 2, 1800.
- MCRD PLAN #20289, "PROPOSED LOT LINE ADJUSTMENT PLAN, TAX MAP R10 LOT 1, OLD TURNPIKE ROAD, EPSOM, NH 03234, SCALE: 1"=20', PREPARED BY BROWN ENGINEERING AND SURVEYING, LLC, DATED: 10-21-13.
- MCRD PLAN #201400014556, "PROPOSED SUBDIVISION PLAN, TAX MAP U2 LOT 7A, OLD TURNPIKE ROAD, EPSOM, NH 03234", SCALE: 1"=30', PREPARED BY BROWN ENGINEERING AND SURVEYING, LLC, DATED: 8-13-14.
- MCRD PLAN #201500020641, "SUBDIVISION PLAN, TAX MAP R10 LOT 1, OLD TURNPIKE ROAD, EPSOM, NH, PREPARED FOR: CALVIN & NANCY YEATON, 318 OLD TURNPIKE ROAD, EPSOM, NH 03234M BOOK 3399 PAGE 0115", DATED: 11-13-2015, SCALE: 1"=60', PREPARED BY BROWN ENGINEERING AND SURVEYING, LLC.

**LEGEND**

EXISTING STONEWALL	-----	WETLANDS	~~~~~
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	○
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	○
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	□
EDGE OF PAVEMENT	-----	PROPOSED WELL	○
EDGE OF GRAVEL	-----	SOILS BOUNDARY	.....
EXISTING TREELINE	-----		
EXISTING CONTOUR (MNR)	-572- - - - -		
EXISTING CONTOUR (MJR)	-570- - - - -		
PROPOSED BLDG SETBACK	-----		

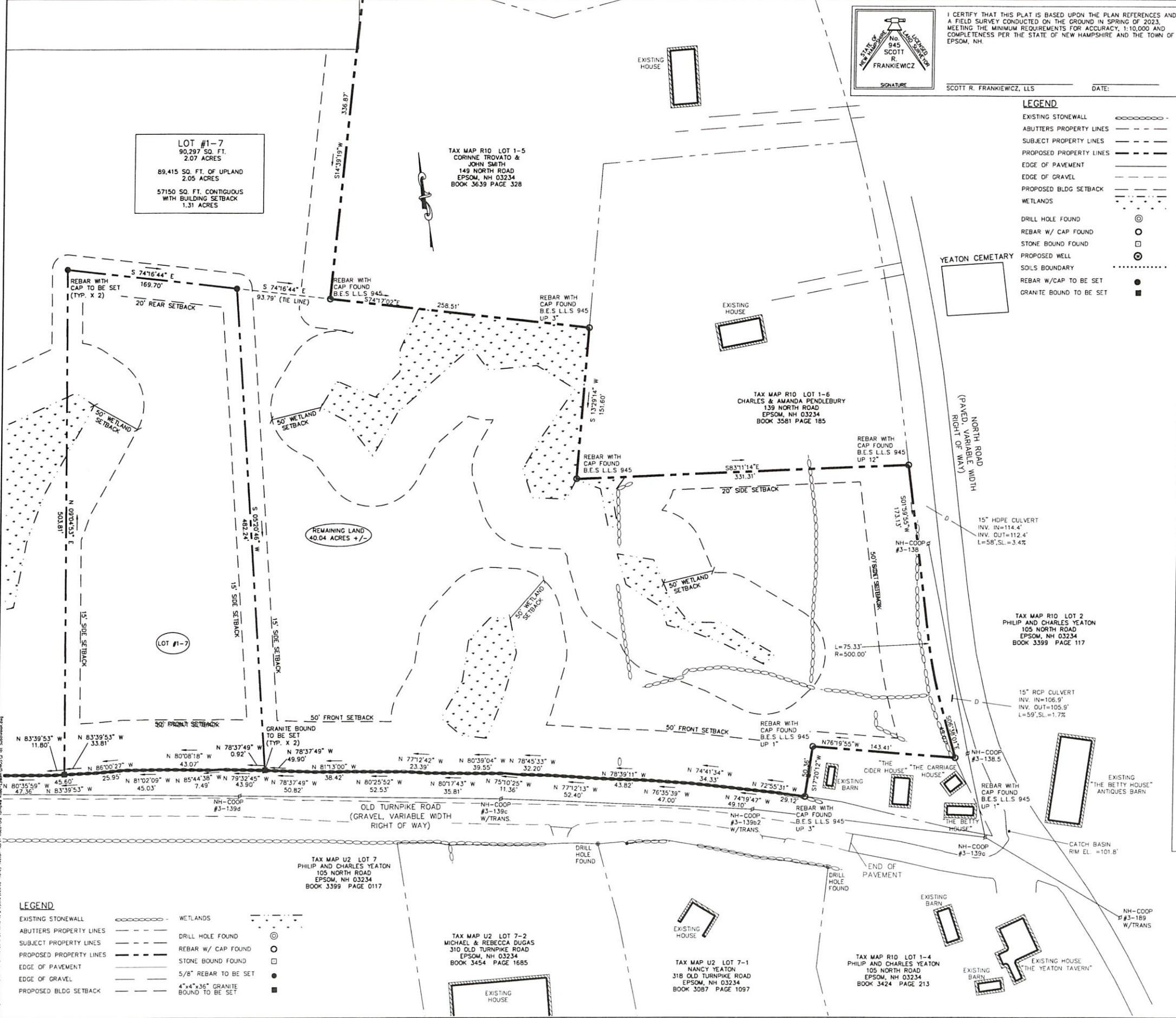
REVISIONS	
NO.	DESCRIPTION



**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

PROPOSED CONDITIONS PLAN  
TAX MAP R-10 LOT 1  
OWNER/APPLICANT  
**NANCY YEATON**  
318 OLD TURNPIKE ROAD, EPSOM NH 03234  
BOOK 3424 PAGE 213

MERRIMACK CO.  
JOB NO: 15.02  
DATE: MARCH 26, 2023  
**PCP**  
SHT. 4 of 5



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.

SCOTT R. FRANKIEWCZ, LLS DATE: \_\_\_\_\_

- LEGEND**
- EXISTING STONEWALL
  - ABUTTERS PROPERTY LINES
  - SUBJECT PROPERTY LINES
  - PROPOSED PROPERTY LINES
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - PROPOSED BLDG SETBACK
  - WETLANDS
  - DRILL HOLE FOUND
  - REBAR W/ CAP FOUND
  - STONE BOUND FOUND
  - PROPOSED WELL
  - SOILS BOUNDARY
  - REBAR W/CAP TO BE SET
  - GRANITE BOUND TO BE SET

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION ON TAX MAP R-10, LOT 1 ON NORTH ROAD AND OLD TURNPIKE ROAD, EPSOM NH.
  - THE PROPERTY IS DESIGNATED AS TAX MAP R-10, LOT 1.
  - THE AREA OF THE EXISTING LOT IS 42.11 ACRES (1,834,312 SQ.FT.) PER TAX CARD.
  - THE CURRENT OWNER FOR TM R-10, LOT 1, NANCY, P YEATON, 318 OLD TURNPIKE ROAD EPSOM NH 03234, BK 3424, PAGE 213
  - THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL (R/A).
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE R/A DISTRICT:
    - MIN. ROAD FRONTAGE =200'
    - MIN. LOT SIZE =2 ACRES, EACH LOT MUST HAVE (1) ACRE CONTIGUOUS LAND MINUS WETLANDS, & SLOPES EXCESS 25%
    - MIN. FRONT SETBACK =50'
    - MIN. SIDE SETBACK =15'
    - MIN. REAR SETBACK =20'
    - WETLAND/WATERBODY SETBACK =50'
    - MAXIMUM STRUCTURE HEIGHT =28 STORIES
    - SEPTIC SETBACK (PER NHDES) =50'/75' HYDRIC SOILS
    - OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
  - THE EXISTING USE OF TM R-10 LOT 1 IS VACANT.
  - THE PROPOSED USE OF TM R-10 LOT 1 WILL BE A TWO LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY ON-SITE WELLS.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.nh.edu.
  - SHEET 4 OF 5 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF EPSOM.
  - THE SUBJECT PARCEL IS LOCATED IN THE FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD ZONE), AS SHOWN ON COMMUNITY PANEL NUMBER 33013C0581E DATED: 4-19-2010.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 21, 2023 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 14, 2023. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA: 250B-CHAFFIELD-MONTAUK-HOLLIS COMPLEX, 0-8% SLOPES, VERY ROCKY 449B-SQTUATE, FINE SANDY LOAM, 3-8% SLOPES, VERY STONY

- PLAN REFERENCES:**
- MCRD PLAN #16341, "SUBDIVISION PLAN OF 105 NORTH ROAD, EPSOM, NH (TAX MAP U2 LOT 7), PREPARED FOR CALVIN & NANCY YEATON, 312 STRATHAM GREEN, STRATHAM, NEW HAMPSHIRE 03885", PREPARED BY: DANE LAND SERVICES, P.O. BOX 3183, EAST HAMPSTEAD, NH 03826, SCALE: 1"=40', DATED: 12-13-2006.
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  - MCRD PLAN #10211, "TAX MAP R-10, LOT 8, SUBDIVISION PLAN OF LAND OWNED BY EPSOM NORTH REALTY TRUST, MERRIMACK CO., NORTH ROAD, EPSOM, NH", PREPARED BY: LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC., 780 CENTRAL STREET, FRANKLIN, NH, SCALE: 1"=100', DATED: 2 JUNE 1987.
  - MCRD PLAN #14251, "BOUNDARY LINE ADJUSTMENT PLAN, EPSOM NORTH REALTY TRUST, EPSOM, NH", PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC., SCALE: 1"=200', DATED: 2-25-1998.
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  - MCRD PLAN #201400014655, "PROPOSED SUBDIVISION PLAN, TAX MAP U2 LOT 7A, OLD TURNPIKE ROAD, EPSOM, NH 03234", SCALE: 1"=30', PREPARED BY BROWN ENGINEERING AND SURVEYING, LLC, DATED: 8-13-14.
  - MCRD PLAN #201500020641, SUBDIVISION PLAN, TAX MAP R10 LOT 1, OLD TURNPIKE ROAD, EPSOM, NH, PREPARED FOR: CALVIN & NANCY YEATON, 318 OLD TURNPIKE ROAD, EPSOM, NH 03234 BOOK 3399 PAGE 0115, DATED: 11-13-2015, SCALE: 1"=60', PREPARED BY BROWN ENGINEERING AND SURVEYING, LLC.

APPROVED BY EPSOM, NH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

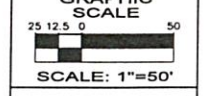
REQUESTED WAIVERS:

SECTION 4.2(d) THE LOCATION, BEARINGS TO THE NEAREST MINUTE AND DIMENSIONS OF ALL BOUNDARY LINES PROPOSED TO BE EXPRESSED IN FEET AND HUNDRETHS OF A FOOT, STATIONS, RADII, AND CURVE DATA.

SECTION 6.1.3(d) THE LOCATION, BEARINGS TO THE NEAREST MINUTE AND DIMENSIONS OF ALL BOUNDARY LINES PROPOSED TO BE EXPRESSED IN FEET AND HUNDRETHS OF A FOOT, STATIONS, RADII, AND CURVE DATA.

NHDES SUBDIVISION APPROVAL: PENDING FOR LOT 1-7

REVISIONS	
NO.	DESCRIPTION



**N.H. LAND Consultants**

SURVEYING • LAND PLANNING • REAL ESTATE

A PETERSON OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03281 PH. 603-942-9220 WEBSTE: NH.LANDCONSULTANTS.COM

PROPOSED SUBDIVISION PLAN  
TAX MAP R-10 LOT 1  
OWNER/APPLICANT  
**NANCY YEATON**

318 OLD TURNPIKE ROAD, EPSOM NH 03234  
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