

2 LOT SUBDIVISION PLAN FOR SCOTT MACNEVIN FAMILY TRUST

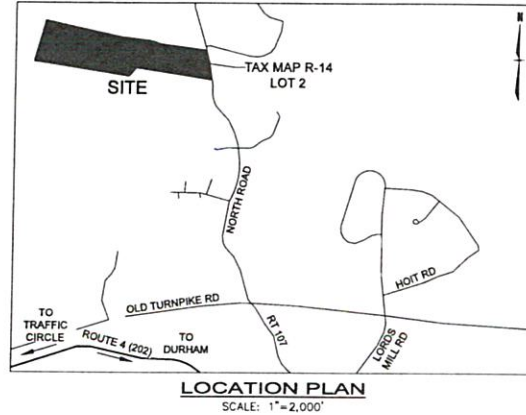
TAX MAP R-14, LOT 2 NORTH ROAD, EPSOM NH MERRIMACK CO.

RECEIVED
MAR 26 2024
EPSOM SELECT BOARD

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION FOR SCOTT R. MACNEVIN FAMILY TRUST.
 - THE PROPERTY IS DESIGNATED AS TAX MAP R14, LOT 2.
 - THE AREA OF THE EXISTING PROPERTY IS:
TAX MAP R14 LOT 2 = 2,975,036 SF (68.3 ACRES)
 - THE CURRENT OWNER OF TAX MAP R14 LOT 2 IS: SCOTT R. MACNEVIN FAMILY TRUST, 34 CATE STREET, EPPING, NH 03042, BK 3583, PG 2047
 - THE ZONING DESIGNATION FOR THE PROPERTY IS:
RESIDENTIAL/AGRICULTURAL (R/A).
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE R/A:

MIN. ROAD FRONTAGE	=200'
MIN. LOT SIZE	=2 ACRES, EACH LOT MUST HAVE (1) ACRE CONTIGUOUS LAND MINUS WETLANDS, & SLOPES EXCESS 20%
MIN. FRONT SETBACK	=50'
MIN. SIDE SETBACK	=15'
MIN. REAR SETBACK	=20'
WETLAND/WATERBODY SETBACK	=50'
SEPTIC SETBACK (PER D.E.S.)	=50'/75'
MAX. STRUCTURE HEIGHT	= 2 1/2 STORIES IN HEIGHT
 - THE EXISTING USE OF THIS SITE IS VACANT LAND.
 - THE PROPOSED USE OF THE SITE IS: 2 LOT SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
 - WATER TO BE PROVIDED BY ON-SITE WELL.
 - HOUSES, SEPTICS, AND DRIVEWAYS SHOWN IN POTENTIAL LOCATIONS, BUT FINAL LOCATION MAY DIFFER.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0578E, EFFECTIVE DATE: APRIL 19, 2010. SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.
 - SOME SITE FEATURES SUCH AS: ADJUTING PROPERTY LINES, TOPO, ROADS, ARE A RESULT OF FIELD OBSERVATIONS, AND WEBSITES SUCH AS "lidar.unh.edu", AND "granitview.unh.edu".
 - SHEET 4 OF 4 "PROPOSED SUBDIVISION" WILL BE RECORDED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS, THE COMPLETE PLAN SET WILL BE RECORDED WITH THE TOWN OF EPSOM.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION 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.
 - PROPERTY BOUNDARY DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE, ADJUTING PROPERTIES WERE DETERMINED BY RECORDED DEEDS AND PLANS, AND ELECTRONIC DATA FROM "granitview.unh.edu" and "lidar.unh.edu".
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON APRIL 6, 2020 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 10, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
 - SOILS:

315A-WASHPEE SAND, 0-5% SLOPES, POORLY DRAINED
425A-SCARBORO-RIDGEBURY COMPLEX, 0-3% SLOPES, ROCKY, VERY POORLY DRAINED
448B-SQUATE, FINE SANDY LOAM, 3-8% SLOPES, MOD. WELL DRAINED
449C-SQUATE, FINE SANDY LOAM, 8-15% SLOPES, VERY STONY, MOD. WELL DRAINED
657E-RIDGEBURY, FINE SANDY LOAM, 3-8% SLOPES, VERY STONY, POORLY DRAINED



SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 4	COVER SHEET
ECP	2 OF 4	EXISTING CONDITIONS
PCP	3 OF 4	PROPOSED CONDITIONS
PSP	4 OF 4	PROPOSED SUBDIVISION

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: FRAGGLE ROCK ENVIRONMENTAL,
DAMON E. BURT, CWS, CPESC,
38 GARLAND ROAD, STRAFFORD, NH 03884
PH: (603) 969-5574



INITIAL PLAN SET SUBMISSION DATE

MARCH 26, 2024

Latest revision date:

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF EPSOM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.



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).

OWNER/APPLICANT:

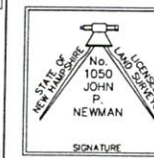
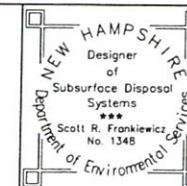
SCOTT MACNEVIN FAMILY TRUST
34 CATE STREET
EPPING, NH 03042

PROPERTY ADDRESS:
NORTH ROAD
EPSOM, NH 03234

REVISIONS			
NO.	DATE	DESCRIPTION	BY



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



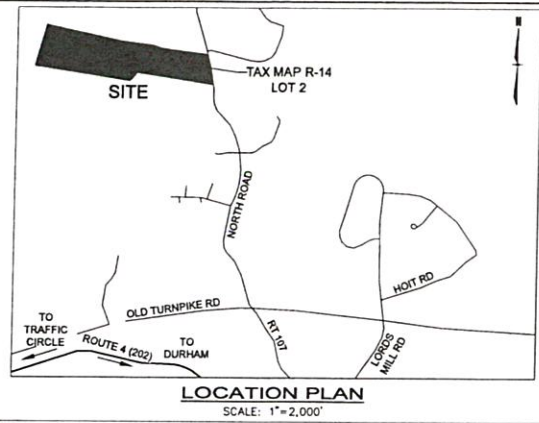
COVER SHEET
TAX MAP R14 LOT 2
NORTH ROAD, EPSOM NH 03234
OWNED BY
SCOTT MACNEVIN FAMILY TRUST
34 CATE STREET, EPPING, NH 03042
BOOK 3583 PAGE 2047

ROCKINGHAM CO.
JOB NO: 742.00
DATE: MARCH 26, 2024

CVR

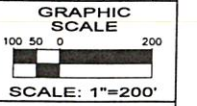
SHT. 1 of 4

- PLAN REFERENCES:**
- M.C.R.D. PLAN #5712, RECORDED MARCH 27, 1979, TITLED: "LEWIS BARTON SUBDIVISION, EPSOM NH", SCALE: 1"=60', DATED: DEC. 1977, REVISED AUG. 1978, SCALE: 1"=60', PREPARED BY: FREDRICK E. DREW ASSOCIATES, CHERRY LANE, MADBURY, NH, APPROVED BY EPSOM PLANNING BOARD ON 3-25-1979.
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- NOTES:**
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 - MIN. LOT SIZE = 2 ACRES, EACH LOT MUST HAVE (1) ACRE CONTIGUOUS LAND MINUS WETLANDS, & SLOPES EXCESS 20%
 - MIN. FRONT SETBACK = 50'
 - MIN. SIDE SETBACK = 15'
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 - THE EXISTING USE OF THIS SITE IS VACANT LAND.
 - THE PROPOSED USE OF THE SITE IS: 2 LOT SUBDIVISION.
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 - SOME SITE FEATURES SUCH AS: ABUTTING PROPERTY LINES, TOPO, ROADS, ARE A RESULT OF FIELD OBSERVATIONS, AND WEBSITES SUCH AS "lidar.unh.edu", AND "gronitview.unh.edu"
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 - 425A-SCARBORO-RIDGEBURY COMPLEX, 0-3% SLOPES, ROCKY, VERY POORLY DRAINED
 - 448B-SITUATE, FINE SANDY LOAM, 3-8% SLOPES, MOD. WELL DRAINED
 - 449C-SITUATE, FINE SANDY LOAM, 8-15% SLOPES, VERY STONY, MOD. WELL DRAINED
 - 657B-RIDGEBURY, FINE SANDY LOAM, 3-8% SLOPES, VERY STONY, POORLY DRAINED

NO.	DATE	DESCRIPTION	BY



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

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9270 WEBSITE: NH.LANDCONSULTANTS.COM

EXISTING CONDITIONS OVERALL PLAN
 TAX MAP R14 LOT 2
 NORTH ROAD, EPSOM NH 03234

OWNED BY
SCOTT MACNEVIN FAMILY TRUST
 34 GATE STREET, EPPING, NH 03042
 BOOK 3583 PAGE 2047

MERRIMACK CO.
 JOB NO: 742.00
 DATE: MARCH 28, 2024



EXISTING
 TAX MAP R-14, LOT 2
 2,962,080 SQFT
 68 ACRES

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	-----		
EDGE OF GRAVEL	-----		
PROPOSED BLDG SETBACK	-----		

I CERTIFY THAT THIS PLAT 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.

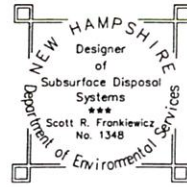
JOHN P. NEWMAN, LLS DATE: _____

ABUTTERS LIST:

NF MAP R-14 LOT 1 JOSEPH TIGHE, & ZAKERY MAMMINO 321 NORTH ROAD EPSOM, NH 03234 BOOK 3784 PAGE 506	NF MAP R-14 LOT 3 JOHN PATRICK SANSEVERINO III & BRITTANY LYNNE BOYER 343 NORTH ROAD EPSOM, NH 03234 BOOK 3643 PAGE 2342	NF MAP R-14 LOT 12 DAVID A IRREVOC TRUST BARTON-WELLS, KIM & BARTON 139 BARTON ROAD EPSOM, NH 03234 BOOK 3694 PAGE 1083	NF MAP R-14 LOT 15 GEORGE E STERNS 78 TEN ROD ROAD ROCHESTER, NH 03867	NF MAP R-15 LOT 1 ANITA L WALKER, TRUSTEE 176 HAYDEN ROAD HOLLIS, NH 03049 BOOK 3240 PAGE 854
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ABUTTERS LIST:

NF MAP R-15 LOT 3 JOHN & AMANDA HUBBARD 221 NORTH ROAD EPSOM, NH 03234 BOOK 3745 PAGE 2107	NF MAP R-15 LOT 3-1 PAMELA-HALEN SMITH TRUSTEE 330 NORTH ROAD EPSOM, NH 03234 BOOK 3725 PAGE 86	NF MAP R-15 LOT 3-2 JENNIFER CHENEY 324 NORTH ROAD EPSOM, NH 03234 BOOK 3517 PAGE 2482	NF MAP R-15 LOT 3-3 DONALD SMITH 321 NORTH ROAD EPSOM, NH 03234 BOOK 3741 PAGE 1716	NF MAP R-15 LOT 4-1 WILLIAM V & VINA M. DUFFY P.O. BOX 1022 EPSOM, NH 03234 BOOK 2880 PAGE 295
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TEST PIT #1
DATE: 12-15-2023
PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #134B

0'-9" TOPSOIL
10YR 3/3-DARK BROWN

9'-28" SANDY LOAM
7.5 YR 5/8-STRONG BROWN
GRANULAR-FRIABLE

28'-56" LOAMY SAND
2.5 Y 5/6-LIGHT OLIVE BROWN
GRANULAR-FIRM IN PLACE

ESHWT=28"
ROOTS TO 36"
NO LEDGE OBSERVED
NO WATER OBSERVED
PERC RATE = 8 MIN/INCH

TEST PIT #2
DATE: 12-15-2023
PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #134B

0'-9" TOPSOIL
10 YR 3/3 - DARK BROWN

9'-28" SANDY LOAM
7.5 YR 5/8-STRONG BROWN
GRANULAR-FRIABLE

28'-56" LOAMY SAND
2.5 Y 5/6-LIGHT OLIVE BROWN
GRANULAR-FIRM IN PLACE

ESHWT=28"
ROOTS TO 28"
NO LEDGE OBSERVED
NO WATER OBSERVED
PERC RATE = 8 MIN/INCH

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ABUTTERS LIST:

NF
MAP R-14 LOT 1
JOSEPH TIGHE & ZAKERY MAMMINO
321 NORTH ROAD
EPSOM, NH 03234
BOOK 3784 PAGE 506

NF
MAP R-14 LOT 3
JOHN PATRICK SANSEVERINO III
& BRITTANY LYNE BOYER
343 NORTH ROAD
EPSOM, NH 03234
BOOK 3643 PAGE 2342

NF
MAP R-14 LOT 15
DAVID A. IRREVOIC TRUST
BARTON-WELLS, KIM & BARTON
139 BARTON ROAD
EPSOM, NH 03234
BOOK 3654 PAGE 1083

NF
MAP R-14 LOT 15
GEORGE E. STERNIS
78 TEN ROD ROAD
ROCHESTER, NH 03067

NF
MAP R-15 LOT 1
ANITA WALKER TRUSTEE
174 HAYDEN ROAD
HOLLIS, NH 03049
BOOK 3240 PAGE 854

ABUTTERS LIST:

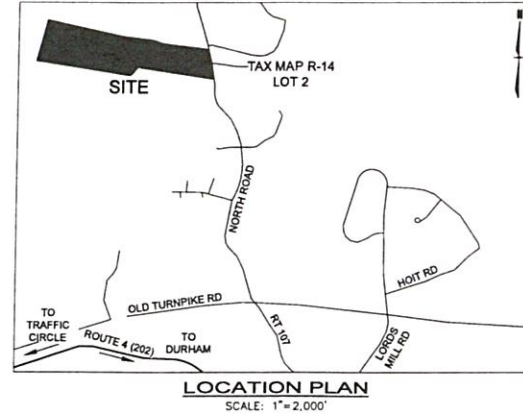
NF
MAP R-15 LOT 3
JOHN & AMANDA HUBBARD
221 NORTH ROAD
EPSOM, NH 03234
BOOK 3745 PAGE 2107

NF
MAP R-15 LOT 3-1
PAMELA HALEN-SMITH, TRUSTEE
330 NORTH ROAD
EPSOM, NH 03234
BOOK 3725 PAGE 86

NF
MAP R-15 LOT 3-2
JENNIFER CHENEY
324 NORTH ROAD
EPSOM, NH 03234
BOOK 3517 PAGE 2482

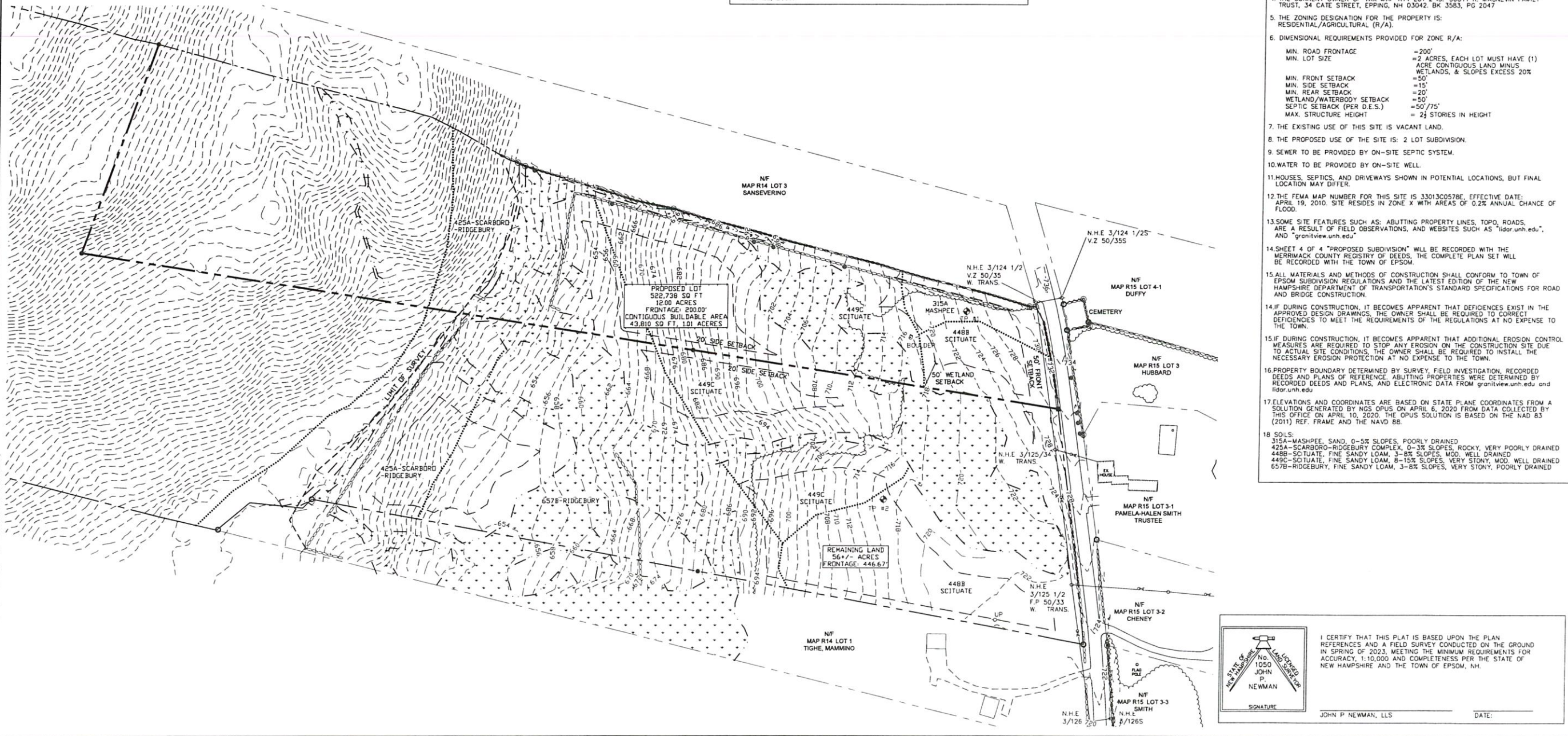
NF
MAP R-15 LOT 3-3
DONALD SMITH
321 NORTH ROAD
EPSOM, NH 03234
BOOK 3741 PAGE 1718

NF
MAP R-15 LOT 4-1
WILLIAM V. & VINA M. DUFFY
P.O. BOX 1022
EPSOM, NH 03234
BOOK 2880 PAGE 295



LEGEND

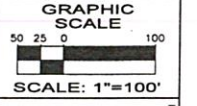
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ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	○
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	○
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	□
EDGE OF PAVEMENT	-----	5/8" REBAR TO BE SET	○
EDGE OF GRAVEL	-----	4"x4"x36" GRANITE BOUND TO BE SET	■
PROPOSED BLDG SETBACK	-----		



NOTES:

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- THE AREA OF THE EXISTING PROPERTY IS:
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- THE CURRENT OWNER OF TAX MAP R14 LOT 2 IS: SCOTT R. MACNEVIN FAMILY TRUST, 34 CATE STREET, EPPING, NH 03042, BK 3583, PG 2047
- THE ZONING DESIGNATION FOR THE PROPERTY IS:
RESIDENTIAL/AGRICULTURAL (R/A).
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE R/A:
MIN. ROAD FRONTAGE = 200'
MIN. LOT SIZE = 2 ACRES, EACH LOT MUST HAVE (1) ACRE CONTIGUOUS LAND MINUS WETLANDS, & SLOPES EXCESS 20%
MIN. FRONT SETBACK = 50'
MIN. SIDE SETBACK = 15'
MIN. REAR SETBACK = 20'
WETLAND/WATERBODY SETBACK = 50'
SEPTIC SETBACK (PER D.E.S.) = 50'/75'
MAX. STRUCTURE HEIGHT = 21 STORIES IN HEIGHT
- THE EXISTING USE OF THIS SITE IS VACANT LAND.
- THE PROPOSED USE OF THE SITE IS: 2 LOT SUBDIVISION.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
- WATER TO BE PROVIDED BY ON-SITE WELL.
- HOUSES, SEPTICS, AND DRIVEWAYS SHOWN IN POTENTIAL LOCATIONS, BUT FINAL LOCATION MAY DIFFER.
- THE FEMA MAP NUMBER FOR THIS SITE IS 33013C0578E, EFFECTIVE DATE: APRIL 19, 2010. SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.
- SOME SITE FEATURES SUCH AS: ABUTTING PROPERTY LINES, TOPO, ROADS, ARE A RESULT OF FIELD OBSERVATIONS, AND WEBSITES SUCH AS "lidar.unh.edu", AND "gronitview.unh.edu"
- SHEET 4 OF 4 "PROPOSED SUBDIVISION" WILL BE RECORDED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS, THE COMPLETE PLAN SET WILL BE RECORDED WITH THE TOWN OF EPSOM.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF EPSOM SUBDIVISION 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.
- PROPERTY BOUNDARY DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE. ABUTTING PROPERTIES WERE DETERMINED BY RECORDED DEEDS AND PLANS, AND ELECTRONIC DATA FROM gronitview.unh.edu and lidar.unh.edu.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON APRIL 6, 2020 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 10, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- SOILS:
315A-MASHPEE, SAND, 0-5% SLOPES, POORLY DRAINED
425A-SCARBORO-RIDGEBURY COMPLEX, 0-3% SLOPES, ROCKY, VERY POORLY DRAINED
448B-SCITUATE, FINE SANDY LOAM, 3-8% SLOPES, MOD. WELL DRAINED
449C-SCITUATE, FINE SANDY LOAM, 8-15% SLOPES, VERY STONY, MOD. WELL DRAINED
657B-RIDGEBURY, FINE SANDY LOAM, 3-8% SLOPES, VERY STONY, POORLY DRAINED

NO.	DATE	DESCRIPTION	BY



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

PH: 603-942-9220
WEBSITE: NH.LANDCONSULTANTS.COM

PROPOSED CONDITIONS PLAN
TAX MAP R14 LOT 2
NORTH ROAD, EPSOM NH 03234

OWNED BY
SCOTT MACNEVIN FAMILY TRUST
34 CATE STREET, EPPING, NH 03042
BOOK 3583 PAGE 2047

ROCKINGHAM CO.
JOB NO: 747.00
DATE: MARCH 26, 2024

PCP
SHT. 3 of 3

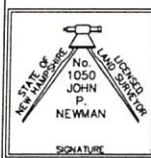
I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2023, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF EPSOM, NH.

NO. 1050
JOHN P. NEWMAN
SIGNATURE

JOHN P. NEWMAN, LLS
DATE: _____

PLAN REFERENCES:

- M.C.R.D. PLAN #5712, RECORDED MARCH 27, 1979, TITLED: "LEWIS BARTON SUBDIVISION, EPSOM NH", SCALE: 1"=60', DATED: DEC. 1977, REVISED AUG. 1978, SCALE: 1"=60', PREPARED BY: FREDRICK E. DREW ASSOCIATES, CHERRY LANE, MADBURY, NH, APPROVED BY EPSOM PLANNING BOARD ON 3-25-1979.
- M.C.R.D. PLAN #7703, RECORDED DEC. 30, 1983, TITLED: "WILLIAM H. SMITH ESTATE PART OF (618-178) EASE END OF NORTH ROAD", SCALE: 1"=100', DATED: 12-1-1983, PREPARED BY: DAVID R. NOYES, EPSOM NH.
- M.C.R.D. PLAN #13214, RECORDED FEBRUARY 15, 1995, TITLED: "SUBDIVISION, R15 LOT 3-3-1", DATED DEC. 30, 1994, SCALE: 1"=40', PREPARED FOR: HENRY M. SMITH, PREPARED BY: ERNEST E. VEINOTTE, EPSOM NH, APPROVED BY EPSOM PLANNING BOARD ON 2/8/95.
- M.C.R.D. PLAN #14124, RECORDED OCTOBER 23, 1997, TITLED: "SUBDIVISION, R15 LOT 3-2, DATED AUG. 9, 1997, SCALE: 1"=40', PREPARED FOR: HENRY M. SMITH, PREPARED BY: ERNEST E. VEINOTTE, EPSOM NH, APPROVED BY EPSOM PLANNING BOARD ON 10/22/97.
- M.C.R.D. PLAN #17074, RECORDED SEPTEMBER 23, 2004, TITLED: "SUBDIVISION PLAN PREPARED FOR GRAYSTONE BUILDERS, INC., OF THE LAND IN THE NAME OF 500 NORTH ROAD REALTY, LLC OF TAX MAP R15/LOT 4 LOCATED AT NORTH ROAD COUNTY OF MERRIMACK, EPSOM NH.", SCALE: 1"=200', DATED: JULY 02, 2004, PREPARED BY: DAVID VINCENT, LLS, LAND SURVEYING SERVICES, APPROVED BY EPSOM PLANNING BOARD ON JULY 8, 2004.
- M.C.R.D. PLAN #17698, RECORDED JANUARY 9, 2006, TITLED: "CONSERVATION EASEMENT PLAN, TAX MAP R15, LOTS REMAINDER 4, 4-12 & 4-34, NORTH ROAD EPSOM NH.", SCALE: 1"=100', DATED: JULY 29, 2005, PREPARED BY: ERIC C. MITCHELL & ASSOC. INC., PREPARED FOR: GRAYSTONE BUILDERS, INC. APPROVED BY EPSOM PLANNING BOARD ON 11-30-05.
- M.C.R.D. PLAN #17707, RECORDED JANUARY 12, 2006, TITLED: "ANNEXATION, LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND, TAX MAP R15, LOTS 4, 4-A, 4-1, & 4-2.", SCALE: 1"=50', DATED: APRIL 6, 2005, PREPARED BY: ERIC C. MITCHELL & ASSOC. INC., PREPARED FOR: GRAYSTONE BUILDERS, INC. APPROVED BY EPSOM PLANNING BOARD ON 11-30-05.
- M.C.R.D. PLAN #19326, RECORDED SEPTEMBER 15, 2009, TITLED: "SUBDIVISION PLAN FOR TID, LLC, & C&O REALTY TRUST, TAX MAP R15 LOT 2, 304 NORTH ROAD, EPSOM NH.", SCALE: 1"=60', DATED: SEPTEMBER 17, 2008, PREPARED BY: JOSEPH M. WINCHERT, LLS, INC., APPROVED BY EPSOM PLANNING BOARD ON JULY 22, 2009.



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.

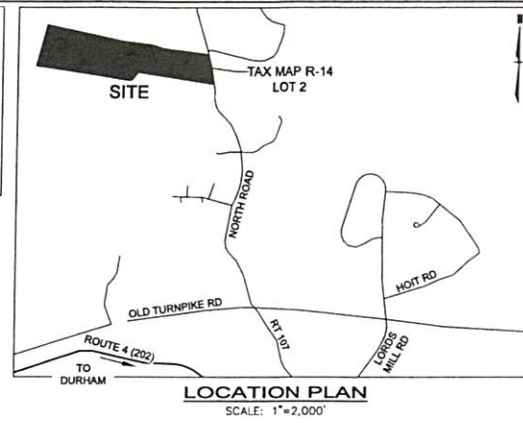
JOHN P. NEWMAN, LLS DATE:

ABUTTERS LIST:

NF MAP R-14 LOT 1 JOSEPH TIGHE, & ZAKERY MAMMINO 321 NORTH ROAD EPSOM, NH 03234 BOOK 3784 PAGE 508	NF MAP R-14 LOT 3 JOHN PATRICK SANSEVERINO III & BRITTANY LYNNE BOYER 343 NORTH ROAD EPSOM, NH 03234 BOOK 3725 PAGE 2342	NF MAP R-14 LOT 12 DAVID A. IRREVOC. TRUST BARTON-WELLS, KIM & BARTON 139 BARTON ROAD EPSOM, NH 03234 BOOK 3684 PAGE 1083	NF MAP R-14 LOT 15 GEORGE E. STERNIS 78 TEN ROO ROAD ROCHESTER, NH 03867
NF MAP R-15 LOT 1 ANTAL WALKER, TRUSTEE 178 HYDEN ROAD HOLLIS, NH 03049 BOOK 3240 PAGE 854	NF MAP R-15 LOT 3 JOHN & AMANDA HUBBARD 221 NORTH ROAD EPSOM, NH 03234 BOOK 3745 PAGE 2107	NF MAP R-15 LOT 3-1 PAMELA HALEN-SMITH, TRUSTEE 330 NORTH ROAD EPSOM, NH 03234 BOOK 3725 PAGE 86	NF MAP R-15 LOT 3-2 JENNIFER CHENEY 324 NORTH ROAD EPSOM, NH 03234 BOOK 3517 PAGE 2482
NF MAP R-15 LOT 3-3 DONALD SMITH 321 NORTH ROAD EPSOM, NH 03234 BOOK 3741 PAGE 1718	NF MAP R-15 LOT 4-1 WILLIAM V. VINA M. DUFFY P.O. BOX 1022 EPSOM, NH 03234 BOOK 2880 PAGE 295		

ABUTTERS LIST:

NF MAP R-15 LOT 3-1 PAMELA HALEN-SMITH, TRUSTEE 330 NORTH ROAD EPSOM, NH 03234 BOOK 3725 PAGE 86	NF MAP R-15 LOT 3-2 JENNIFER CHENEY 324 NORTH ROAD EPSOM, NH 03234 BOOK 3517 PAGE 2482	NF MAP R-15 LOT 3-3 DONALD SMITH 321 NORTH ROAD EPSOM, NH 03234 BOOK 3741 PAGE 1718	NF MAP R-15 LOT 4-1 WILLIAM V. VINA M. DUFFY P.O. BOX 1022 EPSOM, NH 03234 BOOK 2880 PAGE 295
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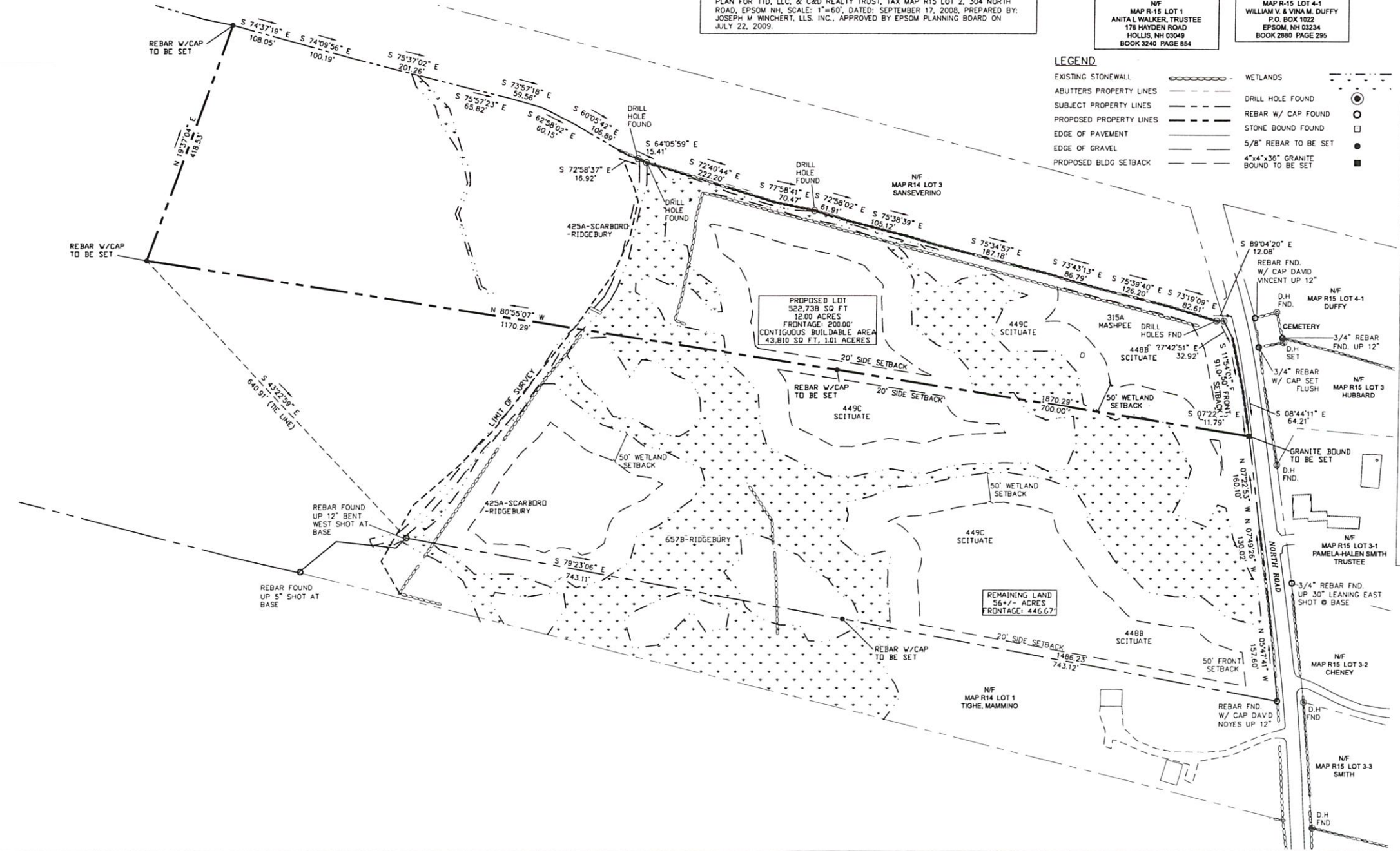


NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION FOR SCOTT R. MACNEVIN FAMILY TRUST.
- THE PROPERTY IS DESIGNATED AS TAX MAP R14, LOT 2.
- THE AREA OF THE EXISTING PROPERTY IS: TAX MAP R14 LOT 2 = 2,975,036 SF (68.3 ACRES)
- THE CURRENT OWNER OF TAX MAP R14 LOT 2 IS: SCOTT R. MACNEVIN FAMILY TRUST, 34 CATE STREET, EPPING, NH 03042, BK 3583, PG 2047
- THE ZONING DESIGNATION FOR THE PROPERTY IS: RESIDENTIAL/AGRICULTURAL (R/A).
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE R/A:
MIN. ROAD FRONTAGE = 200'
MIN. LOT SIZE = 2 ACRES, EACH LOT MUST HAVE (1) ACRE CONTIGUOUS LAND MINUS WETLANDS, & SLOPES EXCESS 20%
MIN. FRONT SETBACK = 50'
MIN. SIDE SETBACK = 15'
MIN. REAR SETBACK = 20'
WETLAND/WATERBODY SETBACK = 50'
SEPTIC SETBACK (PER D.E.S.) = 50'/75'
MAX. STRUCTURE HEIGHT = 24 STORES IN HEIGHT
- THE EXISTING USE OF THIS SITE IS VACANT LAND.
- THE PROPOSED USE OF THE SITE IS: 2 LOT SUBDIVISION.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
- WATER TO BE PROVIDED BY ON-SITE WELL.
- HOUSES, SEPTICS, AND DRIVEWAYS SHOWN IN POTENTIAL LOCATIONS, BUT FINAL LOCATION MAY DIFFER.
- THE FEMA MAP NUMBER FOR THIS SITE IS 3301300578E, EFFECTIVE DATE: APRIL 19, 2010. SITE RESIDES IN ZONE X WITH AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.
- SOME SITE FEATURES SUCH AS: ABUTTING PROPERTY LINES, TOPO, ROADS, ARE A RESULT OF FIELD OBSERVATIONS, AND WEBSITES SUCH AS "tidor.unh.edu", AND "granitview.unh.edu".
- SHEET 4 OF 4 "PROPOSED SUBDIVISION" WILL BE RECORDED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS, THE COMPLETE PLAN SET WILL BE RECORDED WITH THE TOWN OF EPSOM.
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- 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.
- PROPERTY BOUNDARY DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE. ABUTTING PROPERTIES WERE DETERMINED BY RECORDED DEEDS AND PLANS, AND ELECTRONIC DATA FROM "granitview.unh.edu" and "tidor.unh.edu".
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON APRIL 6, 2020 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 10, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- SOILS:
315A-MASHPEE SAND, 0-5% SLOPES, POORLY DRAINED
425A-SCARBORO-RIDGEBURY COMPLEX, 0-3% SLOPES, ROCKY, VERY POORLY DRAINED
448B-SITUATE, FINE SANDY LOAM, 3-8% SLOPES, MOD. WELL DRAINED
449C-SITUATE, FINE SANDY LOAM, 8-15% SLOPES, VERY STONY, MOD. WELL DRAINED
657B-RIDGEBURY, FINE SANDY LOAM, 3-8% SLOPES, VERY STONY, POORLY DRAINED

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	-----	5/8" REBAR TO BE SET	●
EDGE OF GRAVEL	-----	4"x4"x36" GRANITE BOUND TO BE SET	■
PROPOSED BLDG SETBACK	-----		



APPROVED BY EPSOM, NH PLANNING BOARD

CHAIRMAN _____ DATE _____

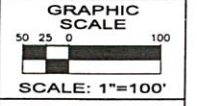
REQUESTED WAIVERS:

SECTION 4.4.2(d) THE LOCATION, BEARINGS TO THE NEAREST MINUTE AND DIMENSIONS OF ALL BOUNDARY LINES PROPOSED TO BE EXPRESSED IN FEET AND HUNDREDTHS OF A FOOT, STATIONS, RADII, AND CURVE DATA.

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

REVISIONS

NO.	DATE	DESCRIPTION	BY



N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A LICENSED ENGINEERING COMPANY

683 FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9320 WEBSTE: NHLANDCONSULTANTS.COM

PROPOSED SUBDIVISION PLAN
TAX MAP R14 LOT 2
NORTH ROAD, EPSOM NH 03234

OWNED BY
SCOTT MACNEVIN FAMILY TRUST
34 CATE STREET, EPPING, NH 03042
BOOK 3583 PAGE 2047

ROCKINGHAM CO.
JOB NO: 746.00
DATE: MARCH 28, 2024

PSP
SHT. 4 of 4