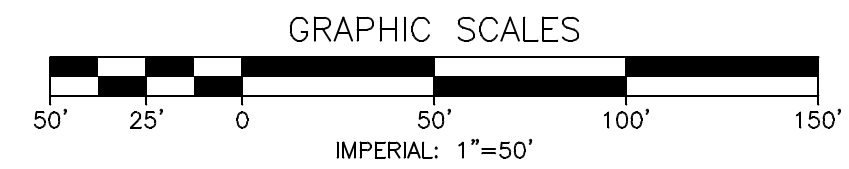


- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 2 LOT 35 IS ADAM AMES, 370 BOSTON POST ROAD, SUDBURY, MA 01776. DEED REFERENCE FOR LOT 2-35 IS BOOK 9387 PAGE 709 DATED NOVEMBER 27, 2020 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A CONCEPT PLAN FOR 7 HOUSING UNITS ON TAX MAP LOT 2N-35.
 - THE TOTAL AREA OF THE LOT 2-35 IS 7.379 ACRES OR 321,421 SQ.FT. WITH 234.06 OF FRONTAGE ALONG COLUMBIAN AVENUE.
 - ZONING FOR LOT 2-35 IS THE RESIDENTIAL(R) DISTRICT.
FOR SINGLE-FAMILY BUILDINGS SERVICED BY MUNICIPAL SEWER, THE MINIMUM LOT SIZE IS 1 ACRES WITH 150 FT. OF FRONTAGE ON AN APPROVED CLASS V OR BETTER ROAD. MINIMUM STREET SETBACK IS 30 FT. MINIMUM LOT LINE SETBACK IS 15 FT.
FOR MULTI-FAMILY BUILDINGS SERVICED BY MUNICIPAL SEWER, THE MINIMUM LOT SIZE IS 2 ACRES FOR EACH BUILDING PLUS AN ADDITIONAL 2 ACRES FOR EACH APARTMENT OR FAMILY LIVING UNIT BEYOND THE FIRST UNIT, WITH A MAXIMUM OF SIX APARTMENTS OR FAMILY UNITS PER BUILDING. MINIMUM LOT FRONTAGE IS 200 FT. ON AN APPROVED CLASS V OR BETTER ROAD. MINIMUM STREET SETBACK IS 30 FT. MINIMUM LOT LINE SETBACK IS 15 FT.
MULTI-FAMILY BUILDING LOTS SHALL HAVE A MINIMUM OF 35% OF THE LOT SET ASIDE FOR GREEN SPACE AND HAVE A 10 FT. WIDE GREEN BELT ESTABLISHED AROUND THE PERIMETER OF THE LOT.
 - PERIMETER BOUNDARY INFORMATION FOR LOT 2-35 IS THE RESULT OF A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JUNE 2021 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE TOPOGRAPHY SHOWN IS THE RESULT OF A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JUNE 2021 TOGETHER WITH NEW HAMPSHIRE GRANIT LIDAR (LIGHT DETECTION AND RANGING).
 - JURISDICTIONAL WETLANDS WERE FOUND AND MAPPED ON THE SUBJECT PARCELS AS A RESULT OF AN ON-SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE 2021 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - LOT 2-35 LIES OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF GREENVILLE, HILLSBOROUGH COUNTY NH, COMMUNITY 330088, PANEL NUMBER 33011C0443D DATED SEPTEMBER 25, 2009.
 - LOT 2-35 IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER AND OVERHEAD UTILITIES.
 - LOT 2-35 IS SUBJECT TO A R.O.W. DESCRIBED IN BK.3058 PG.239 07/19/1983, A R.O.W. AND EASEMENT DESCRIBED IN BK.3130 PG.879 02/29/1984 AND, A WATER AND SEWER EASEMENT (SEE REF. PLAN #3).



- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - CURB LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS BUFFER LINE
 - EDGE OF WATER
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - CHANLINK FENCE
 - TIE COURSE LINE
 - CULVERT
 - OVERHEAD UTILITY LINE
 - DRAINAGE LINE
 - WATER LINE
 - SEWER LINE
 - ZONING DISTRICT LINE
 - TAX MAP & LOT NUMBER
- IRON PIN FOUND
 - IRON PIN PER REF. PLAN
 - DRILL HOLE PER REF. PLAN
 - DRILL HOLE SET
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - CATCH BASIN (ROUND)
 - DRAIN MAN-HOLE
 - SEWER MAN-HOLE
 - SEWER CLEAN-OUT
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - WELL
 - SINGLE SIGN POST
 - EXISTING BUILDING
 - EXIST. UTILITY EASEMENT

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

76C	MARLOW FINE SANDY LOAM 8 TO 15% SLOPES
76D	MARLOW FINE SANDY LOAM 15 TO 25% SLOPES
77C	MARLOW FINE SANDY LOAM 8 TO 15% SLOPES VERY STONY
78B	PERU FINE SANDY LOAM 3 TO 8% SLOPES
161C	TUNBRIDGE-LYMAN-ROCK OUTCROP 3 TO 15% SLOPES

ADDITIONAL ABUTTER INFORMATION:

MAP 5 LOT 12 JOHN ROWE III 23 COLUMBIAN AVE GREENVILLE, NH 03048 BK.8946 PG.1152 2/22/17	MAP 5 LOT 11 JOHN ROWE III COLUMBIAN AVE GREENVILLE, NH 03048 BK.8146 PG.0669 10/26/09
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- REFERENCE PLANS:**
- "SUBDIVISION PLAN OF - LAND OF STANLEY PUCKO HEIRS - COLUMBIAN AVE., GREENVILLE, N.H. - LAND OF JULIETTE LEBLANC - SCHOOL ST., GREENVILLE, N.H. - PREPARED FOR - MASCENIC REGIONAL SCHOOL DISTRICT", SCALE 1"=50', DATED JUNE 29, 1983, BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #15976 IN THE H.C.R.D.
 - "BOUNDARY & CONSOLIDATION PLAN - (MAP 2, LOT 35; MAP 5, LOTS 17 & 18) - GREENVILLE ELEMENTARY SCHOOL - SCHOOL ST., GREENVILLE, N.H. - PREPARED FOR - MASCENIC REGIONAL SCHOOL DISTRICT", SCALE 1"=50', DATED JUNE 29, 1983, BY ALLAN H. SWANSON, INC. RECORD AS PLAN #15977 IN THE H.C.R.D.
 - "EASEMENT PLAN (MAP 5 LOT 17; MAP 2 LOT 34) - GREENVILLE ELEMENTARY SCHOOL - SCHOOL ST., GREENVILLE, NH - PREPARED FOR MASCENIC REGIONAL SCHOOL DISTRICT", SCALE 1"=50', DATED SEPTEMBER 9, 1983, BY ALLAN H. SWANSON, INC. RECORDED AS PLAN #16413 DRWR. 73

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN JUNE, 2021.
DATE: _____

CERTIFICATION:
I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF JUNE, 2021.
DATE: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK

CONCEPT PLAN D
TAX MAP 2 LOT 35
(27 COLUMBIAN AVENUE)
GREENVILLE, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
ADAM AMES
370 BOSTON POST ROAD, SUDBURY, MA 01776

SCALE: 1" = 50' AUGUST 23, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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