

CIVILWORKS NEW ENGLAND

181 WATSON ROAD P.O. BOX 1166 DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX: 603.749.7348

August 18, 2021

Town of Northfield
Planning Board
21 Summer Street
Northfield, NH 03276

Attn: Jason Durgin, Chair

RECEIVED
AUG 19 2021
TOWN OF
NORTHFIELD, NH

Re: Minor Subdivision Plan Application
Anthony P. LaRosa
617 Shaker Road - Tax Map 20, Lot R22-0 & R22-1
Civilworks New England Reference No. 21018

Dear Jason:

On behalf of our client, Anthony P. LaRosa, we are pleased to submit the following Subdivision Plan application and supplemental materials. All plans and supplemental materials listed below will be delivered to the Planning Department electronically (PDF), via email. Additionally, Thirteen (13) sets of Subdivision Plans [(3) 22x34 and (10) 11x17] will be delivered to the office of the Planning Dept.

- 1) Cover Letter
- 2) Subdivision Plan Application, Abutters Labels & Checklist
- 3) NHDES Subdivision Application and Test Pit Report
- 4) Subdivision Plan & Topographic Plan
- 5) Waiver Request from Site Specific Soil Mapping

We look forward to discussing this application with the Planning Board on the next scheduled meeting. Please call with any questions or comments.

Sincerely,



Douglas J. LaRosa, Project Manager
CIVILWORKS NEW ENGLAND
DJL

TOWN OF NORTHFIELD PLANNING BOARD

MINOR SUBDIVISION – APPLICATION PROCESS

Whenever any subdivision of land is proposed, no land within that subdivision shall be sold, transferred, leased, altered, or cleared; no road construction or building development shall be started, no permit for the erection of buildings shall be issued, and no subdivision plat shall be filed with the Merrimack County Registry of Deeds until all required Land Use permits and approvals shall have been issued and a final plat, prepared in accordance with the requirements of the Northfield Subdivision Regulations, has been approved and duly recorded by the Board or appropriately secured by the subdivider.

The subdivider shall familiarize themselves with State and Town regulations relative to health, buildings, roads and other pertinent data, so that they are aware of the standards with which the proposed subdivision must apply in accordance with RSA 672:3.

Minor Subdivisions are:

1) the creation of three lots or less for building development purposes with no potential for re-subdivision , and fronting on an existing street,

OR

2) proposals which do not involve creation of building development lots, such as proposals for minor lot line adjustments, or boundary agreements which do not create buildable lots.

If the subdivider chooses Conceptual Consultation or Design Review, the following outlines the pre-application and formal application purpose, process, and requirements:

CONCEPTUAL CONSULTATION PHASE – (OPTIONAL)

PURPOSE: To resolve any issues that may become a problem in the application stage such as: proposal's fit with Master Plan and Zoning Ordinance, applicable state and local regulations, determination of subdivision type, etc. Conceptual Consultation is **optional** for all subdivisions, but is encouraged by the Planning Board for complex subdivisions and for those that are not familiar with the subdivision process.

HOW TO APPLY: Time permitting; the Planning Board will conduct Conceptual Consultations under new business on a first served basis at any regularly scheduled Planning Board meeting (the first Wednesday of each month). To reserve a place on the Planning Board's agenda for consultation, contact the Planning Board Secretary 15 days prior to a regular Board meeting.

SUBMISSION REQUIREMENTS: No formal submission requirements (conceptual plans are discussed in general terms in this Phase).

DESIGN REVIEW PHASE – (OPTIONAL)

PURPOSE: Intended to provide the subdivider an understanding of the Board's key concerns and to evaluate the problems faced in designing an approvable project, saving the subdivider unnecessary expense and changes later in the process. * Design Review is not required for certain minor subdivisions as outlined above and in Section 5.6 of the Northfield Subdivision Regulations.

HOW TO APPLY: Design Review Request Form and associated information is submitted at least 15 days prior to Board meeting.

SUBMISSION REQUIREMENTS:

- Design Review Request Form
- Abutter List
- Filing Fees
- All plans for design review must be labeled "Design Review"
- Additional information as appropriate (see Northfield Subdivision Regulations Section 4.2)

MINOR SUBDIVISION APPLICATION - (REQUIRED)

PURPOSE: Whenever a subdivision, re-subdivision, boundary line adjustment, campground, manufactured home park, or condominium conversion is proposed, the owner or subdivider must first gain Planning Board approval.

HOW TO APPLY: A formal Subdivision Application form with associated information is submitted to the town not less than 15 days prior to Board meeting.

SUBMISSION REQUIREMENTS:

- Subdivision Application Form
- Notification List
- Filing Fees
- Preliminary Subdivision Plans
- Additional information as appropriate (see Northfield Subdivision Regulations Section 5.5)

RECEIVED
AUG 19 2021
TOWN OF
NORTHFIELD, NH

Date Rec'd 08-19-21
Fee Paid 470.00
Check # 380

**TOWN OF NORTHFIELD
APPLICATION FOR MINOR SUBDIVISION APPROVAL**

Name of Owner:	<u>ANTHONY P. LAROSA</u>
Address:	<u>503 ESSEX VILLAGE, LYNNFIELD MA, 01940</u>
	<u>Tel: 781-334-6641</u>
E-Mail Address:	<u>ALAROSA154@GMAIL.COM</u>
Authorized Agent:	<u>DOUGLAS LAROSA, CIVILWORKS NE</u>
Address:	<u>181 WATSON ROAD, PO BOX 1166</u>
	<u>DOVER NH, 03821-1166</u>
	<u>Tel: 603-749-0443</u>
E-Mail Address:	<u>DLAROSA@CIVILWORKSNE.COM</u>

Name of Project:	<u>ANTHONY P. LAROSA SUBDIVISION</u>
Location:	<u>617 SHAKER ROAD</u>
Tax Map/Lot:	<u>R20 LOTS 22-0 & 22-1</u>
Current Zoning:	<u>R-1 & CONS</u>
Total acreage:	<u>15.19 ACRES</u>
# Lots proposed:	<u>2 NEW LOTS</u>
Water Supply:	<u>ON-SITE WELLS</u>
Sewage Disposal:	<u>ON-SITE SEPTIC</u>

MINOR SUBDIVISION APPLICATION - (REQUIRED)

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HOW TO APPLY: A formal Subdivision Application form with associated information is submitted to the town not less than 15 days prior to Board meeting.

SUBMISSION REQUIREMENTS:

- Subdivision Application Form
- Notification List
- Filing Fees
- Preliminary Subdivision Plans
- Additional information as appropriate (see Northfield Subdivision Regulations Section 5.5)

AT THE TIME OF APPLICATION, APPLICANT MUST SUBMIT:

1. All information as required in Section 5 of the Northfield Subdivision Regulations
2. A completed application for subdivision approval.
3. Three (3) full size, paper copies of plans (minimum of 18"x24", maximum of 22"x 34") at a scale of not more than 1" equals 100' and ten (10) sets of reduced plans not larger than 11"x17".
4. 3 sets of mailing labels to include all abutters, surveyors, engineers, authorized agents and the person(s) submitting the request for Design Review.
5. Request for any and all waivers stating the grounds for each request for waiver and all of the facts relied upon by the applicant.
6. Written authorization by owner for an "authorized agent" if applicable.
7. Filing fees plus cost of mailings payable to the "Town of Northfield".

Applications must be submitted 15 days prior to the regularly scheduled Planning Board meeting.

.....
ALL PLANS MUST COMPLY WITH THE CURRENT TOWN OF NORTHFIELD SUBDIVISION REGULATIONS.

(copies available at the Town hall and at northfieldnh.org)

It is the applicant's responsibility to submit a plan and application that is complete and conforms to all current subdivision regulations. An incomplete or non conforming plan will result in unnecessary delays and added costs for the applicant.
.....

To the best of my knowledge, the information above and accompanying this request is true and correct. I understand that any approval based upon incorrect information may be reviewed and withdrawn.

Date: Aug. 18, 2021 Signed: A. Paul LaRose
Douglas J. LaRose agent

Total # included in #4 above X \$10.00	<u>7 ABUTTERS x \$10.00 =</u>	<u>\$70.00</u>
Filing Fee:	<u>2 LOTS</u> <u>\$100.00 + \$150/lot</u>	<u>400.00</u>
Total due:		<u>\$470.00</u>

*Anthony P. LaRosa
617 Shaker road
Northfield, NH 03276*

August 18, 2021

Town of Northfield
Planning Board
21 Summer Street
Northfield, NH 03276

Re: Letter of Authorization

Anthony P. LaRosa. authorizes, Douglas J. LaRosa of Civilworks New England to represent all necessary applications to the Planning Board and any other Northfield Board or Committee relative to the development of the property located at, Tax Map R20 Lots 22-0 and 22-1, at 617 Shaker Road, Northfield NH.

Sincerely,

A. Paul LaRosa
Owner

WAIVER REQUEST

From the Subdivision Regulations of the
TOWN OF NORTHFELD, NEW HAMPSHIRE
August 18, 2021

RE: Minor Subdivision Application for Approval
Anthony P. LaRosa
Tax Map 20, Lots R22-0, R22-1
617 Shaker Road
Northfield, New Hampshire 03276

On behalf of Anthony P. LaRosa and in accord with Section 5.1 Waivers of the Town's Subdivision Regulations, we are herewith requesting a WAIVER from Section 6.2 Source of Soils Information. Our reasons for requesting the WAIVER are as follows:

1. The referenced regulation requires site specific soils information on a farm lot.
2. The site use has been used as farm fields and has been disturbed;
3. The existing home has a recently approved and constructed septic system.
4. The 2 proposed 2 acre lots have test pits consistent with a heavy plow layer and a consistent B Horizon typical of well drained farm field;
5. Granting of the requested WAIVER will allow for full compliance with the Zoning Ordinance, and Subdivision Regulations with test pits indicating suitable soils for septic systems.

As required for Section 5.1 Waivers we submit the following:

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other adjacent property in that the use is existing, the site is appropriate; well drained farm field is suitable for sub surface waste disposal.
2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and not applicable generally to other property in that the property is well drained farm field is consistent throughout the buildable area, is of adequate size to allow residential home development with on-site septic and wells.
3. Because of the particular physical property (that it is an existing use, on an appropriately shaped lot) a particular hardship to the owner would result if the strict letter of these

regulations is carried out. The consistency of the well-drained farm land ensures that the soils are adequate without a site specific soil survey.

4. The waiver will not, in any manner, vary the provisions of the Zoning Ordinance or the Master Plan. No relief from the provisions of the Zoning Ordinance are sought. The Town of Northfield subdivision regulations require a site specific soil survey to ensure lots are suitable for building. The test pits performed and the use as a farm field ensure that the lot is suitable for use without a site specific soil survey.

In summary, the waiver to allow subdivision plan approval for a Minor Subdivision Plan without a Site Specific soil survey is justifiable because the area in question has been a farm field that was disturbed, is suitable as shown by test pits and a Site Specific Soil Survey would reveal no additional information.

Anthony P. Larosa
503 Essex Village
Lynnfield, MA 01940

9171 9690 0935 0265 3875 23

Lynnfield, MA 01940

Anthony P. Larosa
503 Essex Village
Lynnfield, MA 01940

George W. Corliss, Jr.
Craig S. Blackey & Sterling R. Blackey
635 Shaker Road
Northfield, NH 03276

George W. Corliss Jr

9171 9690 0935 0265 3875 30

Northfield, NH 03276

George W. Corliss, Jr.
Craig S. Blackey & Sterling R. Blackey
635 Shaker Road
Northfield, NH 03276

Daniel Clarke
Maryann Clarke
285 Knowles Pond Road
Northfield, NH 03276

Daniel Clarke

9171 9690 0935 0265 3875 47

Northfield, NH 03276

Daniel Clarke
Maryann Clarke
285 Knowles Pond Road
Northfield, NH 03276

Dennis J. McLeod, III
360 Knowles Pond Road
Northfield, NH 03276

9171 9690 0935 0265 3875 54

Northfield, NH 03276

Dennis J. McLeod, III
360 Knowles Pond Road
Northfield, NH 03276

4D Capital, LLC
P.O. Box 1118
Tilton, NH 03276

9171 9690 0935 0265 3875 61

Tilton, NH 03276

4D Capital, LLC
P.O. Box 1118
Tilton, NH 03276

Stephen J. Haight, PE
Civilworks New England
PO Box 1166
Dover, NH 03821

Stephen J. Haight PE

9171 9690 0935 0265 3875 78

Dover, NH 03821

Stephen J. Haight, PE
Civilworks New England
PO Box 1166
Dover, NH 03821

Kevin M. McEneaney, LLS
McEneaney Survey Associates
24 Chestnut Street
Dover, NH 03821

9171 9690 0935 0265 3875 85

24 Chestnut Street
Dover, NH 03821

Kevin M. McEneaney, LLS
McEneaney Survey Associates
24 Chestnut Street
Dover, NH 03821

**TOWN OF NORTHFIELD
PLANNING BOARD
Monday, September 13, 2021 at 7:00 pm
21 Summer Street, Northfield**

ABUTTER NOTIFICATION

Anthony LaRosa – Application for Minor Subdivision located at 617 Shaker Road (Map/Lot R20-22 & R20-22-01) in the R1 Zone.

The Town of Northfield complies with the Americans with Disabilities Act regulations. Please contact the Selectmen's Office at 286-7039 if you need special assistance in order to attend this meeting.



[FAQs >](#)

Track Another Package +

Tracking Number: 9171969009350265387523

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Delivered, Left with Individual

August 23, 2021 at 10:41 am
LYNNFIELD, MA 01940

[Feedback](#)

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Return Receipt Electronic



Tracking History



Product Information



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This is a reminder to arrange for redelivery of your item before September 4, 2021 or your item will be returned on September 5, 2021. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Reminder to Schedule Redelivery of your item before September 4, 2021

Schedule Redelivery 

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August 25, 2021 at 1:07 pm
TILTON, NH 03276

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TILTON, NH 03276

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Feedback

 **Delivered**

August 24, 2021 at 8:15 am
TILTON, NH 03276

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DOVER, NH 03820

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FAQs



APPLICATION FOR SUBDIVISION OF LAND
 Water Division/ Subsurface Systems Bureau
 Land Resources Management



RSA/Rule: RSA 485-A, Env-Wq 1000

Work Number:	Check No.	Amount:	Initials:
Administrative Use Only	Administrative Use Only	Administrative Use Only	Administrative Use Only

****Fee: See Checklist**

1. PROJECT LOCATION			
PROJECT LOCATION STREET ADDRESS: 317 Shaker Road			
TOWN/CITY: Northfield		ZIP CODE: 03276	
PARENT LOT TAX MAP(S): R20	BLOCK(S):	LOT(S):22-0, 22-1	UNIT(S):
PROPOSED SUBDIVISION NAME: Anthony P. LaRosa			
PROPOSED NEW LOT NUMBERS: 1, 2, 3		NUMBER OF NEW LOTS: 3	
2. APPLICANT			
NAME: Anthony P. LaRosa			
MAILING ADDRESS: 503 Essex Village			
TOWN/CITY: Lynnfield		STATE:MA	ZIP CODE:01940
PHONE: 781-334-6641		EMAIL OR FAX: apl	
NHDES DESIGNER NUMBER: 849		SURVEYOR NUMBER: 661	
3. PROPERTY OWNER			
NAME:Same			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
PHONE:		EMAIL OR FAX:	
4. SIGNATURES			
APPLICANT SIGNATURE DATE: 8/18/2021 <i>A. Paul LaRosa</i>		OWNER SIGNATURE DATE: 8/18/2021 <i>A. Paul LaRosa</i>	

5. WATER SUPPLY (Indicate the type of water supply that services the lot – check all that apply)

- PUBLIC WATER SYSTEM: Name:
- WELL RADIUS ON LOT: Yes No (If NO, provide a recorded easement for the off lot well radius).
- WELL RADIUS OFF LOT BUT PRECLUDED FROM DEVELOPMENT (Reason must be clearly depicted on plan),
- WELL OFF LOT (Provide a recorded easement or deeded water rights),
- OTHER (THIS MUST BE A POTABLE WATER SUPPLY):

6. TYPE OF PROPOSED DEVELOPMENT

TYPE OF DEVELOPMENT	LOT NUMBERS (*INCLUDES LOTS, CAMPSITES, CONDO UNITS)	TOTAL NUMBER OF LOTS
<input checked="" type="checkbox"/> SINGLE FAMILY	1, 2, 3	3
<input type="checkbox"/> APARTMENT BUILDING		
<input type="checkbox"/> CONDOMINIUM		
<input type="checkbox"/> MANUFACTURED HOUSING PARK		
<input type="checkbox"/> CAMPING /TENTING		
<input type="checkbox"/> COMMERCIAL		
<input type="checkbox"/> INDUSTRIAL		
<input type="checkbox"/> PUBLIC FOOD ESTABLISHMENT		
<input type="checkbox"/> DUPLEX		
<input type="checkbox"/> UNBUILDABLE LOT		
<input type="checkbox"/> OTHER		

FLOW PER LOT 600 GPD
DESCRIPTION: 4 BEDROOM

7. WATERBODY INFORMATION

IS ANY PART OF THE LOT WITHIN 250 FEET OF THE "PROTECTED SHORELAND"? YES NO
 TYPE OF WATERBODY: LAKE / POND TIDAL RIVER / STREAM
 NAME OF WATERBODY:

8. INDICATE IF OTHER NHDES APPROVALS ARE REQUIRED

- ISDS APPROVAL, PENDING, CONSTRUCTION APPROVAL #
- CHECK HERE IF INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPLICATIONS HAVE BEEN SUBMITTED FOR THIS PROJECT.
- WATER SUPPLY APPROVAL, PENDING, PERMIT #
- ALTERATION OF TERRAIN PERMIT, PENDING, PERMIT #
- UIC REGISTRATION , PENDING, REGISTRATION DATE: / /
- WETLANDS BUREAU APPROVAL, PENDING, PERMIT #
- SHORELAND PERMIT, PENDING, PERMIT #

Test Pit Logs
617 Shaker Road
Northfield, NH



Test Pit: 1

Date: 6/3/2017

Depth (in)	Color	Texture	Structure	Consistence	Redox Features	Notes
0-4	10 YR 3/3	Fine Sandy Loam	Granular	Friable		
4-16	10 YR 5/6	Fine Sandy Loam	Granular	Friable		
16-48	2.5 YR 6/4	Fine Sandy Loam	Granular	Friable		
48-84	2.5 YR 6/3	Fine Sandy Loam	Massive	Friable	5 % redox	

Seasonal High Water (in): 48
Observed Water (in): None
Restrictive Layer (in): None
Bedrock/Refusal (in): None

Soil Series:
NHDES Soil Group: 2
Hydrologic Soil Group: B

Notes: at existing home

Test Pit: 2 At Existing House

Date: 3/27/2021

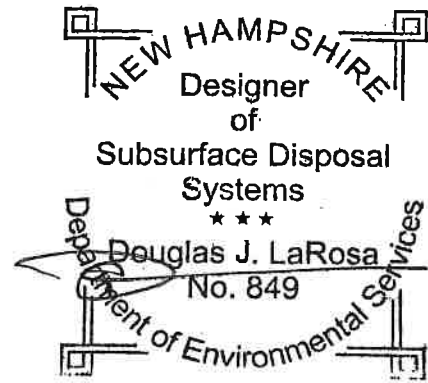
Depth (in)	Color	Texture	Structure	Consistence	Redox Features	Notes
0-30	10 YR 3/3	Fine Sandy Loam	Granular	Friable		
30-60	10 YR 5/6	Fine Sandy Loam	Granular	Friable		
60-84	10 YR 4/3	Fine Sandy Loam	Blocky	Firm	Redox 60"	

Seasonal High Water (in): 60
Observed Water (in): None
Restrictive Layer (in): None
Bedrock/Refusal (in): None

Soil Series:
NHDES Soil Group: 2
Hydrologic Soil Group: B

Notes: Perc Test@32" = 4 min/Inch

Test Pit Logs
617 Shaker Road
Northfield, NH



Test Pit: 3

Date: 3/27/2021

Depth (in)	Color	Texture	Structure	Consistence	Redox Features	Notes
0-23	10 YR 3/3	Fine Sandy Loam	Granular	Friable		
23-68	10 YR 5/6	Fine Sandy Loam	Granular	Friable		
68-93	10 YR 4/3	Very Fine Sandy Loam	Blocky	Firm	5%	

Seasonal High Water (in): 64
Observed Water (in): None
Restrictive Layer (in): None
Bedrock/Refusal (in): None

Soil Series:
NHDES Soil Group: 2
Hydrologic Soil Group: B

Notes: Perc test 36" deep 6 min/inch

Test Pit: 4

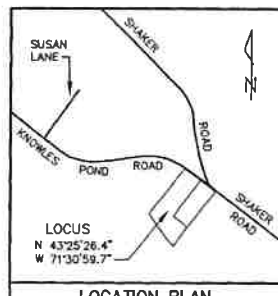
Date: 3/27/2021
Elev: 35.8

Depth (in)	Color	Texture	Structure	Consistence	Redox Features	Notes
0-21	10 YR 3/3	Fine Sandy Loam	Granular	Friable		
21-64	10 YR 5/6	Fine Sandy Loam	Granular	Friable		
64-95	10 yr 5/3	Fine Sandy Loam	Blocky	Firm	5%	

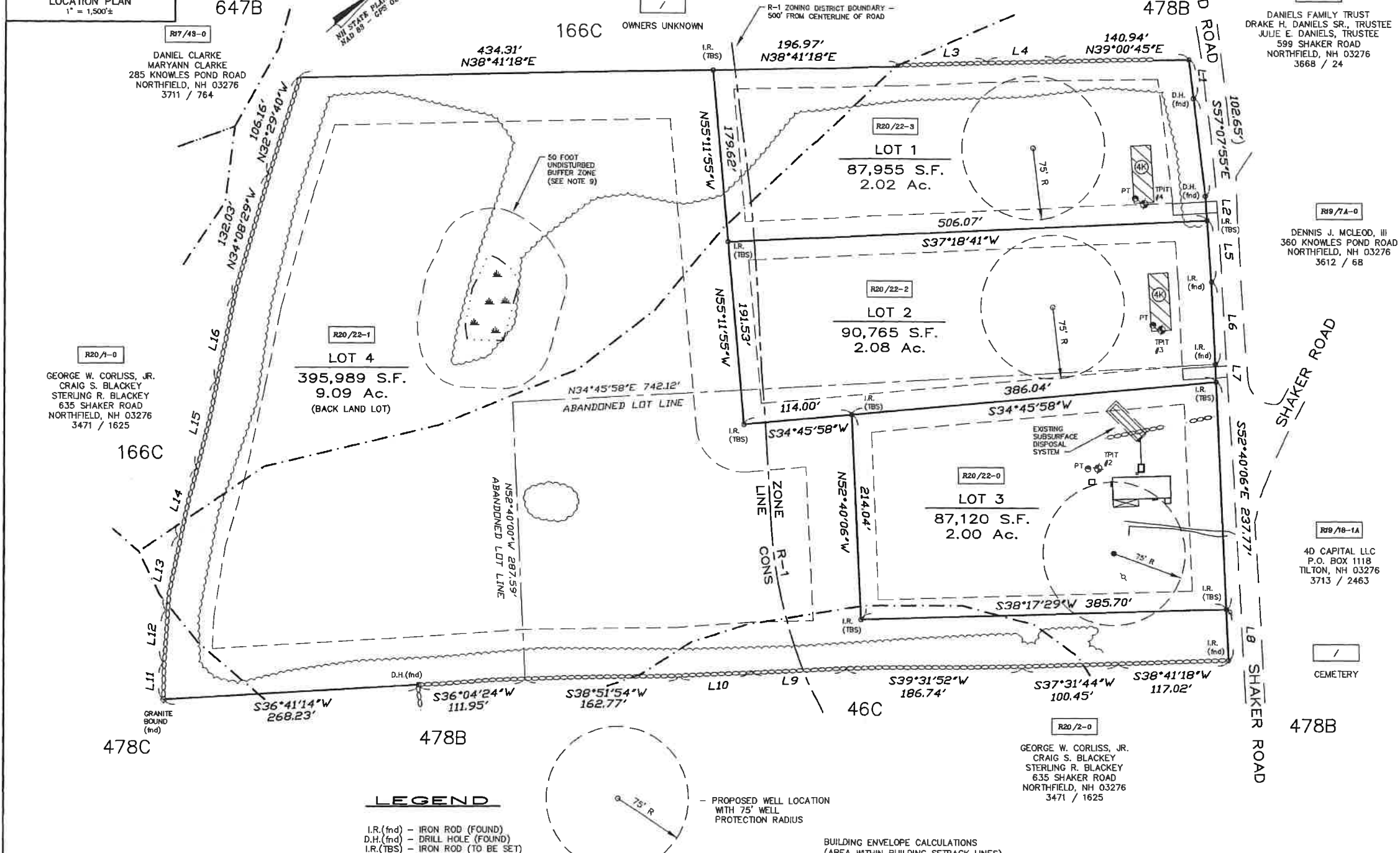
Seasonal High Water (in): 62"
Observed Water (in): None
Restrictive Layer (in): None
Bedrock/Refusal (in): None

Soil Series:
NHDES Soil Group: 2
Hydrologic Soil Group: C/D

Notes: perc test 32" deep 5 min/in



No.	Bearing	Distance	No.	Bearing	Distance
L1	S57°03'11\"E	40.73'	L9	S38°19'20\"W	99.60'
L2	S54°09'05\"E	25.78'	L10	S35°36'26\"W	75.78'
L3	N37°26'37\"E	92.69'	L11	N49°10'42\"W	38.78'
L4	N38°34'56\"E	71.76'	L12	N47°17'36\"W	53.75'
L5	S54°09'05\"E	64.30'	L13	N41°00'46\"W	77.99'
L6	S52°50'13\"E	85.92'	L14	N33°57'05\"W	74.44'
L7	S52°40'06\"E	18.94'	L15	N37°29'33\"W	93.00'
L8	S52°40'06\"E	53.30'	L16	N38°26'55\"W	90.23'



REFERENCE PLANS:

1.) SUBDIVISION PLAN - ANTHONY & AUDREY LAROSA - KNOWLES POND ROAD & SHAKER ROAD, NORTHFIELD, NEW HAMPSHIRE. SCALE: 1\"/>

NOTES:

- OWNER OF RECORD: DANIELS FAMILY TRUST, ANTHONY P. LAROSA
- R20/22-0 - DENOTES TAX MAP AND PARCEL NUMBER.
- PROJECT PARCEL AREA = 661,829 S.F. / 15.19 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW THE ABANDONMENT OF THE LOT LINE BETWEEN PARCEL R20 / 22-0 (5.08 Ac.) AND PARCEL R20 / 22-1 (10.11 Ac.) THE FURTHER SUBDIVISION OF THE COMBINED PROJECT PARCEL (15.19 Ac.) INTO FOUR (4) LOTS.
- ZONING DISTRICT: R-1 CONS
- THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330118; PANEL 0195; SUFFIX E; MAP NUMBER 33013C0195E; EFFECTIVE DATE APRIL 19, 2010.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED APRIL 23, 2021. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 23, 2021.
- THE SOIL TYPES ON THE SITE ARE: 46C HENNIKER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES; 166C CANTERBURY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES; 478B GILMANTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES; 478C GILMANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES. THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- WETLANDS FLAGGED LINE SHOWN WAS DELINEATED BY MICHAEL R. CUOMO, N.H.C.W.S. #004 AND N.H. C.S.S. #006 DURING MAY 2021 IN ACCORDANCE WITH THE 1987 CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL AND PLOTTED BY THIS OFFICE. A 50 FOOT UNDISTURBED BUFFER ZONE OF A NATURALLY VEGETATED AREA SHALL BE MAINTAINED ADJACENT TO ALL WETLANDS.
- NH D.E.S. SUBDIVISION APPROVAL NUMBER _____, DATED: PENDING.
- SOIL TEST PITS AND PERCOLATION TESTS WERE PERFORMED BY DOUGLAS LAROSA, DESIGNER No. 849, ON 03/27/2021 AND PLOTTED BY THIS OFFICE.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE THROUGH MAY 2021.
- AN EASEMENT FOR WELL RADIUS SHALL BE PROVIDED OVER LOT 4.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
21-2353		SUBDIVISION	21-03	53-60
PROJECT NO		TYPE	FIELDBOOK & PAGES	

LEGEND

- I.R.(fnd) - IRON ROD (FOUND)
- D.H.(fnd) - DRILL HOLE (FOUND)
- I.R.(TBS) - IRON ROD (TO BE SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- M.C.R.D. - MERRIMACK COUNTY REGISTRY OF DEEDS
- - EDGE OF WETLAND
- - WETLAND
- - UTILITY POLE
- - SOIL BOUNDARY
- - SOIL TYPE DELINEATOR
- - CONTOUR (2FT INTERVAL)
- - 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL SYSTEM
- TPIT #2 - SOIL TEST PIT
- PT - SOIL PERCOLATION TEST
- - PROPOSED WELL LOCATION WITH 75' WELL PROTECTION RADIUS

BUILDING ENVELOPE CALCULATIONS
(AREA WITHIN BUILDING SETBACK LINES)

LOT 1 = 60,455 S.F. / 135' x 450' = 3.3:1 RATIO
 LOT 2 = 62,973 S.F. / 140' x 448' = 3.2:1 RATIO
 LOT 3 = 94,309 S.F. / 185' x 330' = 1.8:1 RATIO
 LOT 4 = 233,628 S.F. / 530' x 457' = 0.8:1 RATIO (EXCLUDING WETLAND BUFFER)

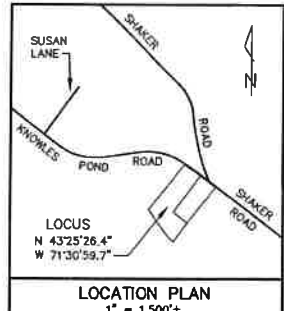
"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

RE-SUBDIVISION OF LAND
 PREPARED FOR
ANTHONY P. LAROSA
 TAX MAP R20, LOT Nos. 22-0 & 22-1
 617 SHAKER ROAD
 TOWN of NORTHFIELD
 COUNTY of MERRIMACK
 STATE of NEW HAMPSHIRE

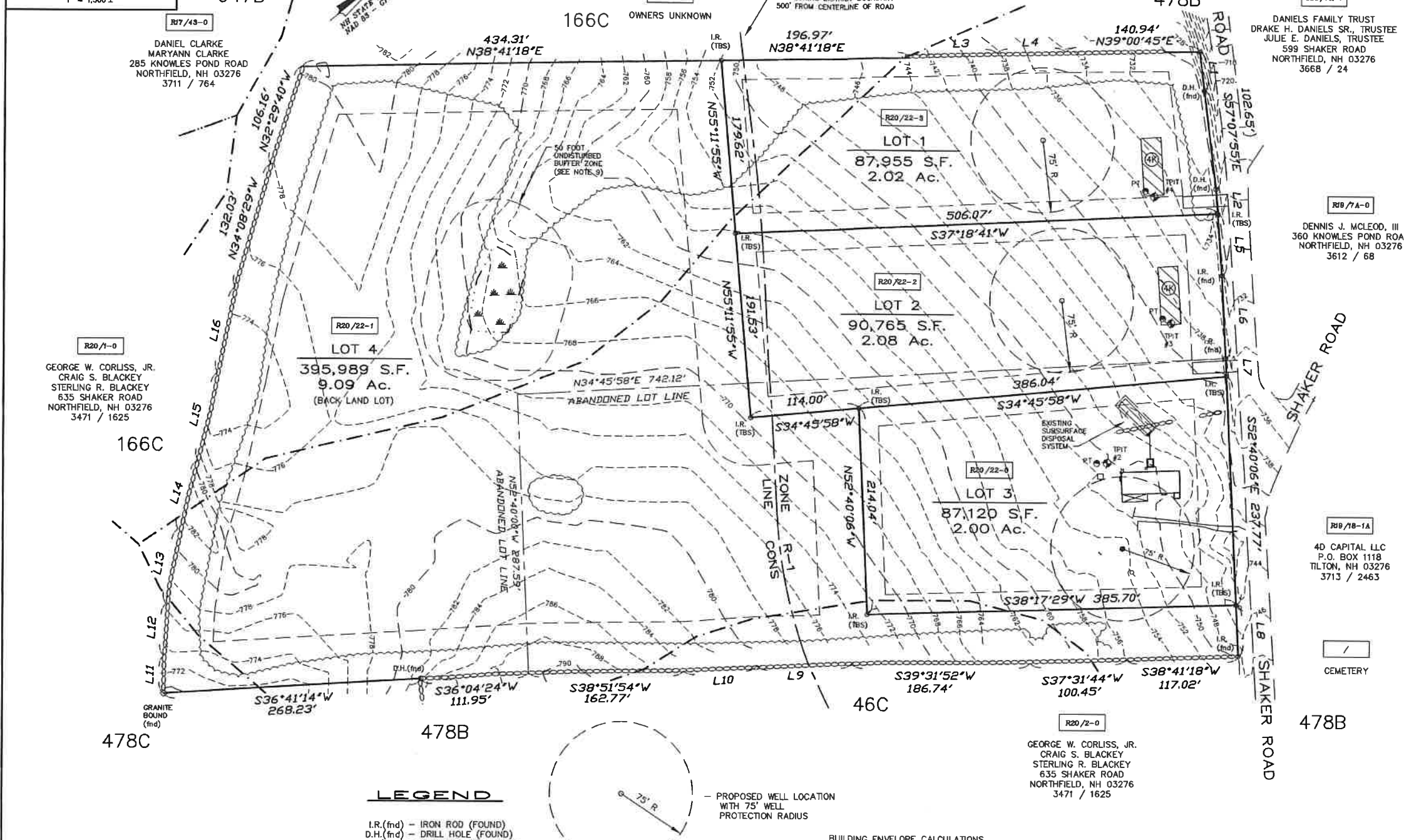
DRAWN BY: RJM FILE: 2353\DWGS\21-2353
 SCALE: 1" = 60' DATE: AUGUST 16, 2021

60 30 0 30 60 120 180 240

McGurney Survey Associates
 of NEW ENGLAND
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING



No.	Bearing	Distance	No.	Bearing	Distance
L1	S57°03'11\"E	40.73'	L9	S38°19'20\"W	99.60'
L2	S54°09'05\"E	25.78'	L10	S35°36'26\"W	75.78'
L3	N37°26'37\"E	92.69'	L11	N49°10'42\"W	38.78'
L4	N38°34'56\"E	71.76'	L12	N47°17'36\"W	53.75'
L5	S54°09'05\"E	64.30'	L13	N41°00'46\"W	77.99'
L6	S52°50'13\"E	85.92'	L14	N33°57'05\"W	74.44'
L7	S52°40'06\"E	18.94'	L15	N37°29'33\"W	93.00'
L8	S52°40'06\"E	53.30'	L16	N38°26'55\"W	90.23'



REFERENCE PLANS:

- SUBDIVISION PLAN - ANTHONY & AUDREY LAROSA - KNOWLES POND ROAD & SHAKER ROAD, NORTHFIELD, NEW HAMPSHIRE. SCALE: 1" = 60'. DATED: JULY 11, 2014; BY: TRITECH ENGINEERING CORPORATION. RECORDED M.C.R.D. PLAN 201400016255.

NOTES:

- OWNER OF RECORD:
ANTHONY P. LAROSA
503 ESSEX VILLAGE
LYNNFIELD, MASSACHUSETTS 01940
M.C.R.D. VOLUME 1451, PAGE / 831
- R20/22-0 - DENOTES TAX MAP AND PARCEL NUMBER.
- PROJECT PARCEL AREA = 661,829 S.F. / 15.19 Ac.
- THE INTENT OF THIS PLAN IS TO SHOW:
THE ABANDONMENT OF THE LOT LINE BETWEEN
PARCEL R20 / 22-0 (5.08 Ac.) AND
PARCEL R20 / 22-1 (10.11 Ac.)
THE FURTHER SUBDIVISION OF THE COMBINED PROJECT
PARCEL (15.19 Ac.) INTO FOUR (4) LOTS.
- ZONING DISTRICT: R-1 CONS
MINIMUM FRONTAGE = 150 FEET = 250 FEET
FRONT SETBACK = 35 FEET = 100 FEET
SIDE SETBACK = 20 FEET = 50 FEET
REAR SETBACK = 20 FEET = 50 FEET
MINIMUM LOT SIZE = 2 ACRES = 5 ACRES
MAXIMUM BUILDING HEIGHT = 3 STORIES = 3 STORIES
- THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330118; PANEL 0195; SUFFIX E; MAP NUMBER 33013C0195E; EFFECTIVE DATE APRIL 19, 2010.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED APRIL 23, 2021. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 23, 2021.
- THE SOIL TYPES ON THE SITE ARE:
46C HENNIKER FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
156C CANTERBURY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
478B GILMANTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
478C GILMANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- WETLANDS FLAGGED LINE SHOWN WAS DELINEATED BY MICHAEL R. CUOMO, N.H.C.M.S. #004 AND N.H. C.S.S. #006 DURING MAY 2021 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND PLOTTED BY THIS OFFICE. A 50 FOOT UNDISTURBED BUFFER ZONE OF A NATURALLY VEGETATED AREA SHALL BE MAINTAINED ADJACENT TO ALL WETLANDS.
- NH D.E.S. SUBDIVISION APPROVAL NUMBER _____, DATED: PENDING.
- SOIL TEST PITS AND PERCOLATION TESTS WERE PERFORMED BY DOUGLAS LAROSA, DESIGNER No. 849, ON 03/27/2021 AND PLOTTED BY THIS OFFICE.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD OBSERVATIONS MADE BY THIS OFFICE THROUGH MAY 2021.
- AN EASEMENT FOR WELL RADIUS SHALL BE PROVIDED OVER LOT 4.

NO.	DATE	DESCRIPTION	BY	CHK
21-2353		SUBDIVISION	21-03	53-60
PROJECT NO		TYPE	FIELDBOOK & PAGES	

LEGEND

- I.R.(fd) - IRON ROD (FOUND)
- D.H.(fd) - DRILL HOLE (FOUND)
- I.R.(TBS) - IRON ROD (TO BE SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- Ø - DIAMETER
- M.C.R.D. - MERRIMACK COUNTY REGISTRY OF DEEDS
- - EDGE OF WETLAND
- W - WETLAND
- - UTILITY POLE
- - SOIL BOUNDARY
- - SOIL TYPE DELINEATOR
- - CONTOUR (2FT INTERVAL)
- - 4,000 S.F. AREA SUITABLE FOR SUBSURFACE DISPOSAL SYSTEM
- TPIT #2 - SOIL TEST PIT
- PT - SOIL PERCOLATION TEST

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