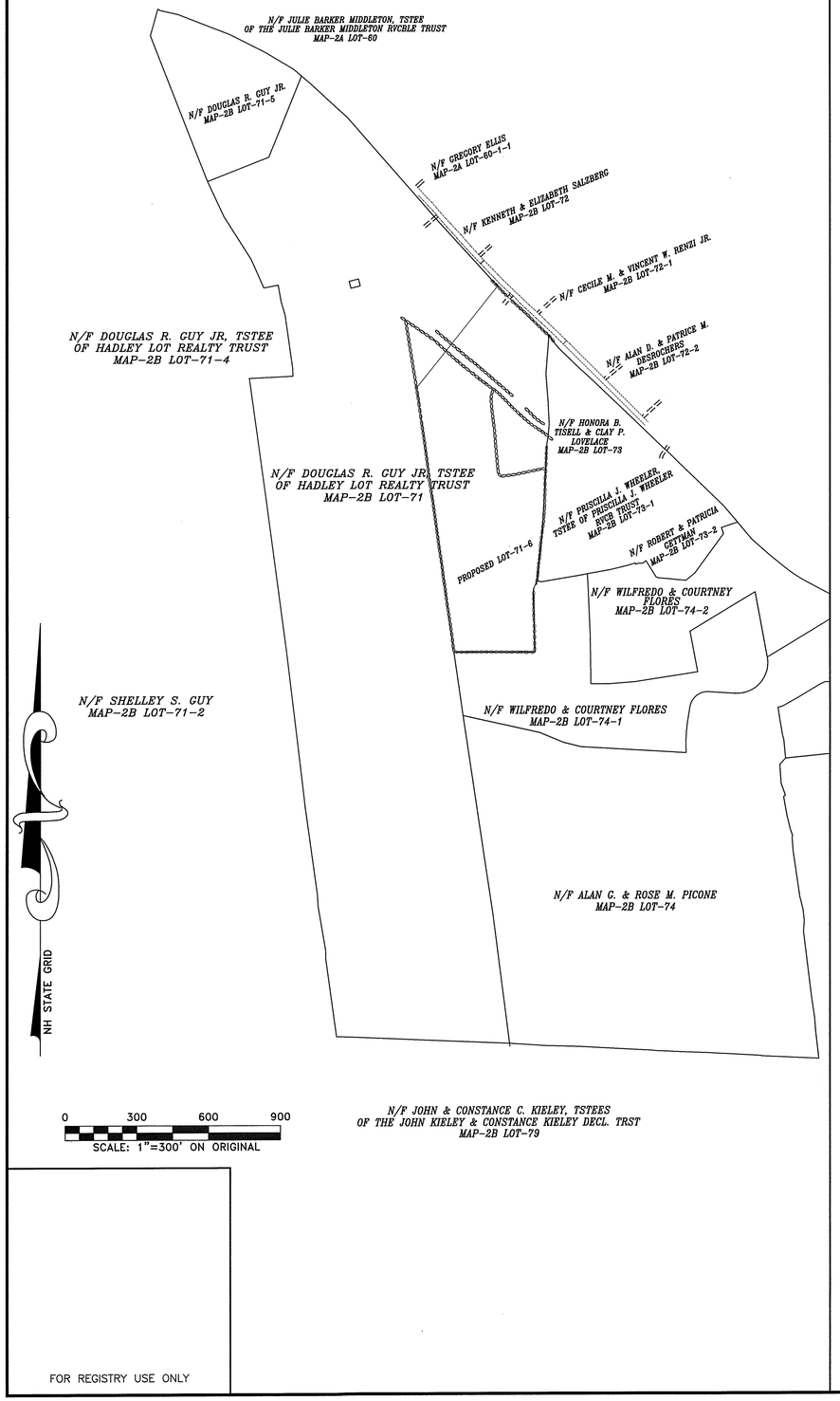
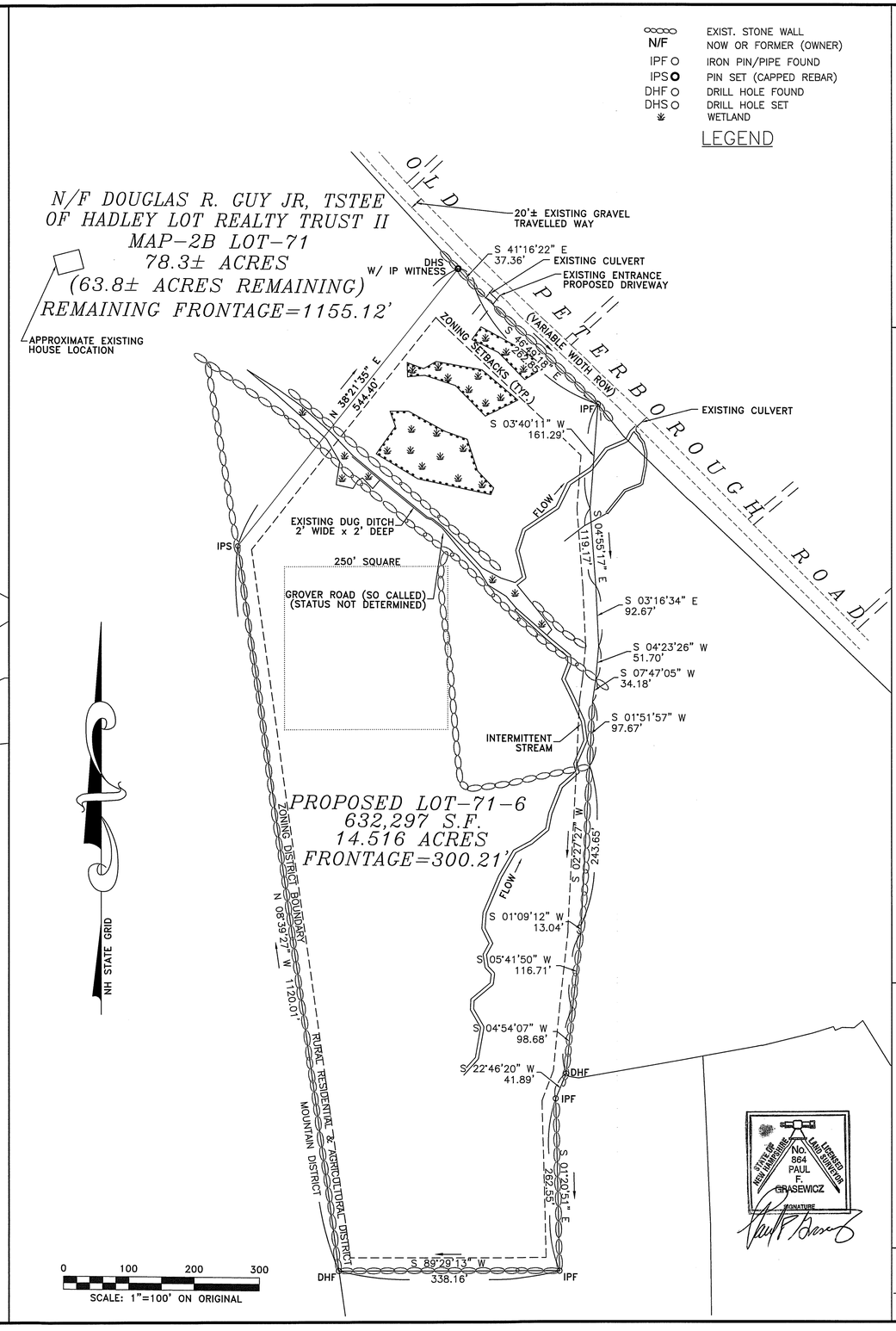
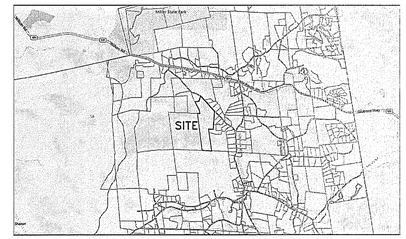


FOR REGISTRY USE ONLY





VICINITY LOCUS NTS

REFERENCE PLANS & DEEDS

- HCRD PLAN-35209 DWR-163 (MAP-2 LOT-71)
- HCRD PLAN-33251 DWR-155 (MAP-2 LOTS-73 &73-1)
- HCRD PLAN-25434 DWR-109 (MAP-2 LOT-74-1)
- CCRD DEED BOOK-8184 PAGE-1656 (MAP-2 LOT-71)

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW A MINOR SUBDIVISION OF MAP-2B LOT-71 TO CREATE A SEPARATE BUILDING LOT SHOWN HEREON
2. ZONING REQUIREMENTS FOR RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT:
   - -AREA: 3.0 ACRES MINIMUM >479,160 S.F. PROVIDED (11 ACRES)
   - -FRONTAGE: 300' MINIMUM >300' PROVIDED
   - -FRONT SETBACK: 75' MIN.; REAR & SIDE SETBACK: 20' MIN.
   - -90,000 S.F. MINIMUM UPLAND AREA >90,000 S.F. PROVIDED
   - -40,000 S.F. MINIMUM AREA < 15% SLOPE >40,000 S.F. PROVIDED
3. NO DETERMINATION OF PROPERTY TITLE IS MADE OR IMPLIED HEREIN.
4. "IPS" CONSISTS OF 5/8" DIAMETER STEEL REINFORCING BARS TO BE SET WITH PLASTIC CAPS MARKED "GRAZ ENG. LLS 864".
5. BOUNDARY SURVEY PERFORMED TO CHAPTER LAN 503.04 SUBURBAN STANDARDS ROBOTIC TOTAL STATION.
6. ALL LOTS CONTAIN MORE THAN 5 ACRES, THEREFORE STATE SUBDIVISION APPROVAL IS NOT REQUIRED.
7. PROPOSED LOT IS SUITABLE FOR DEVELOPMENT AS A SINGLE RESIDENTIAL LOT. EXISTING ROADWAY PROVIDES SUITABLE ACCESS WITHOUT IMPROVEMENTS

APPROVAL BY THE TEMPLE PLANNING BOARD:

DATE: _____

CHAIRMAN: _____

SECRETARY: _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF TEMPLE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

MINOR SUBDIVISION PLAN

OF

MAP-2B LOT-71

118 OLD PETERBOROUGH ROAD

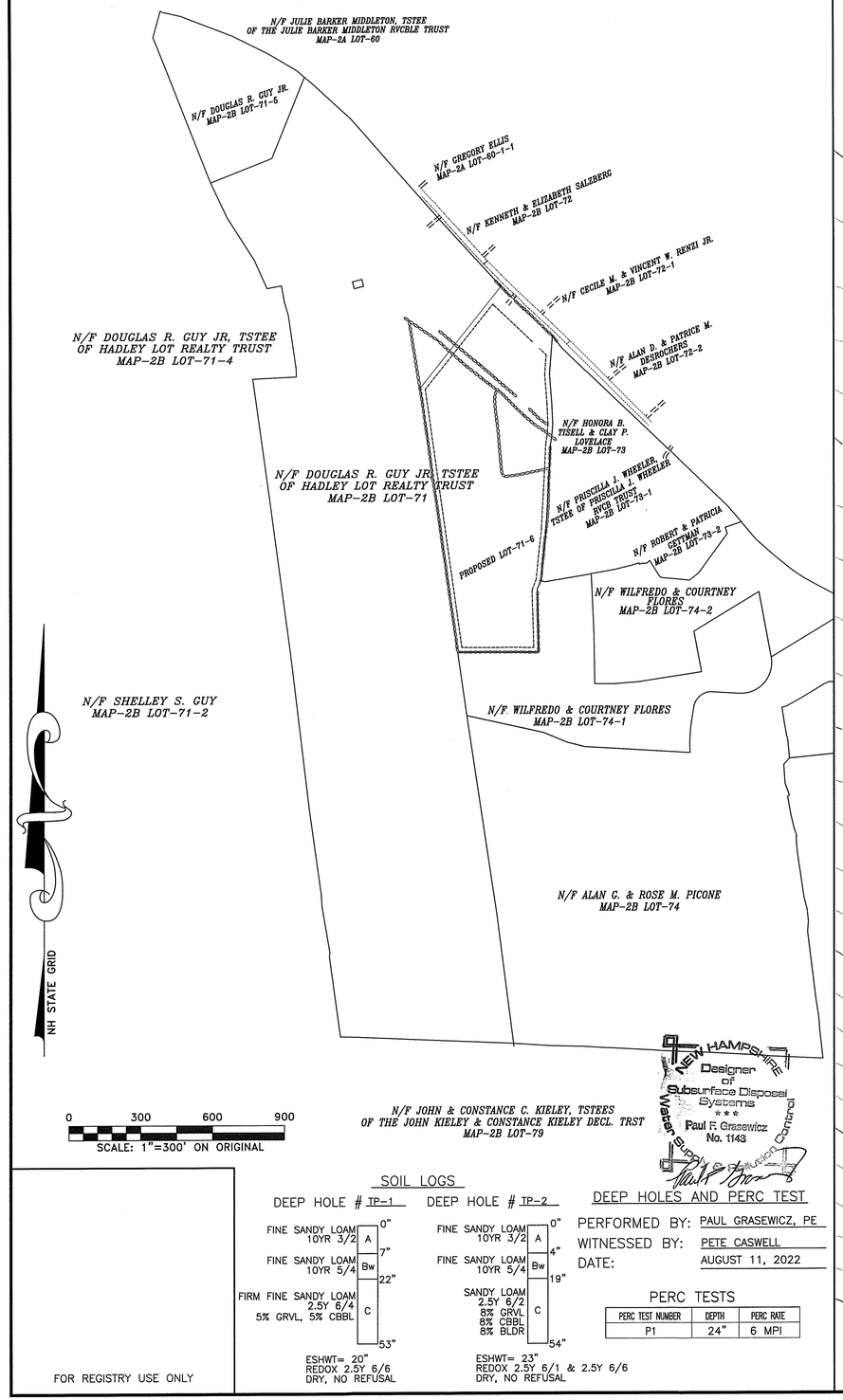
TEMPLE, NEW HAMPSHIRE

OWNER:

DOUGLAS R. GUY JR. TRUSTEE OF HADLEY LOT REALTY TRUST II
PO BOX 157; TEMPLE NH 03084

OCTOBER 24, 2022

GRAZ Engineering, LLC
323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959



FOR REGISTRY USE ONLY

SOIL LOGS

DEEP HOLE # TP-1

FINE SANDY LOAM 10YR 3/2	A	0" – 7"
FINE SANDY LOAM 10YR 5/4	Bw	7" – 22"
FIRM FINE SANDY LOAM 2.5Y 6/4 5% GRVL, 5% CBBL	C	22" – 53"

ESHWT= 20"
REDOX 2.5Y 6/6
DRY, NO REFUSAL

DEEP HOLE # TP-2

FINE SANDY LOAM 10YR 3/2	A	0" – 4"
FINE SANDY LOAM 10YR 5/4	Bw	4" – 19"
SANDY LOAM 2.5Y 6/2 8% GRVL 8% CBBL 8% BLDR	C	19" – 54"

ESHWT= 23"
REDOX 2.5Y 6/1 & 2.5Y 6/6
DRY, NO REFUSAL

DEEP HOLES AND PERC TEST

PERFORMED BY: PAUL GRASEWICZ, PE
WITNESSED BY: PETE CASWELL
DATE: AUGUST 11, 2022

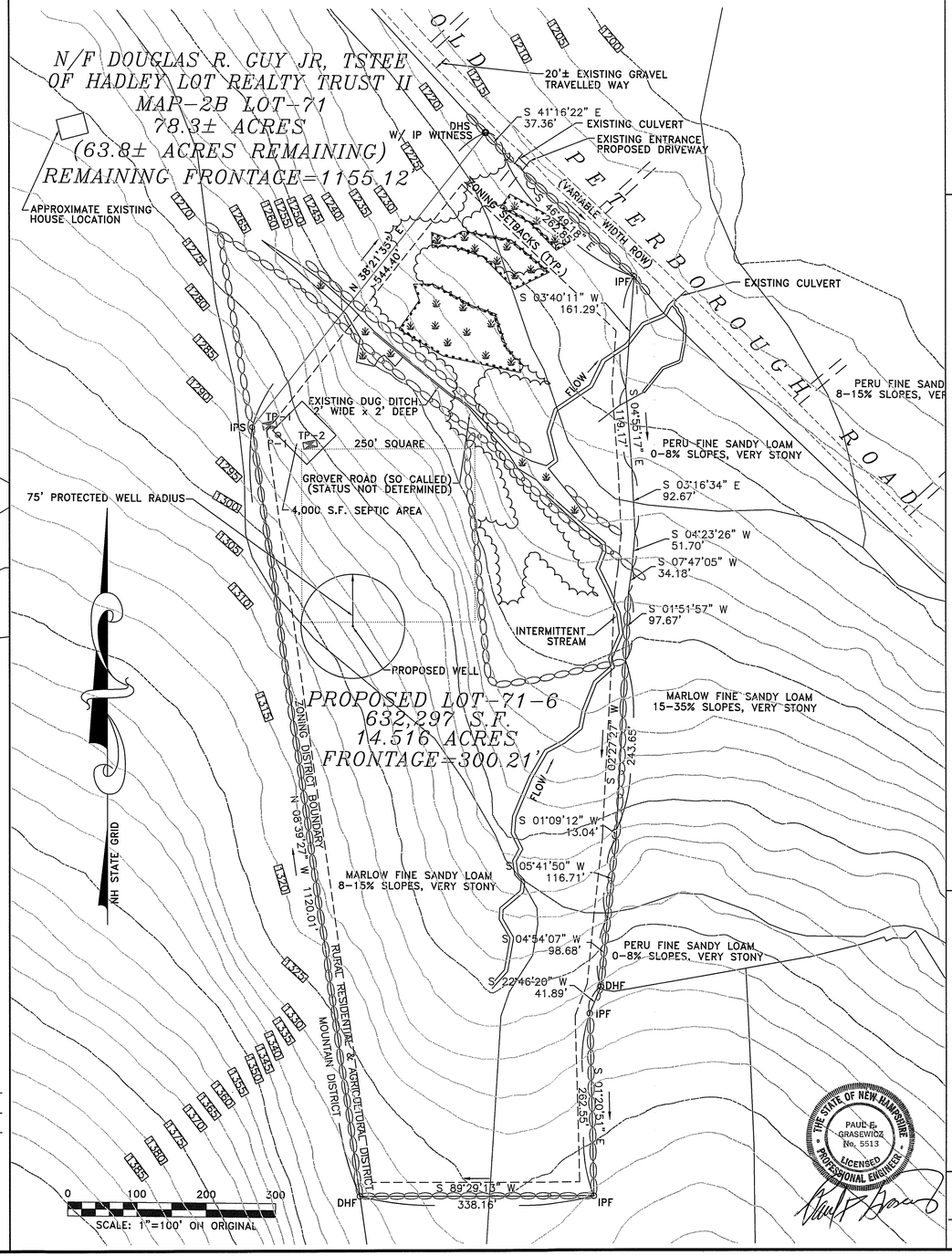
PERC TESTS

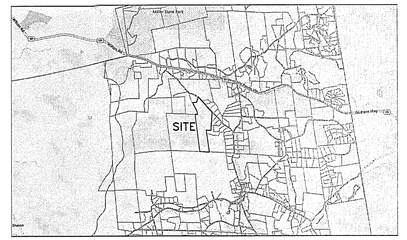
PERC TEST NUMBER	DEPTH	PERC RATE
P1	24"	6 MPI

N/F = NOW OR FORMER (OWNER)
IPF ○ = IRON PIN/PIPE FOUND
IPS ● = PIN SET (CAPPED REBAR)
DHF ○ = DRILL HOLE FOUND
DHS ○ = DRILL HOLE SET

EXIST. STONE WALL
EXIST. TREE LINE
WETLAND
1200 EXISTING CONTOUR
P-1 PERC TEST LOCATION
TP-1 DEEP HOLE LOCATION

LEGEND





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TOPOGRAPHIC AND SOILS PLAN

OF

MAP-2B LOT-71
118 OLD PETERBOROUGH ROAD
TEMPLE, NEW HAMPSHIRE

OWNER:

DOUGLAS R. GUY JR. TRUSTEE OF
HADLEY LOT REALTY TRUST II
PO BOX 157; TEMPLE NH 03084

OCTOBER 24, 2022

NEW HAMPSHIRE Designer of Subsurface Disposal Systems *** Paul F. Grasewicz No. 1143 Water Supply & Pollution Control

THE STATE OF NEW HAMPSHIRE PAUL F. GRASEWICZ No. 5513 LICENSED PROFESSIONAL ENGINEER

GRAZ Engineering, LLC
323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959