

USDA SCS SOILS:

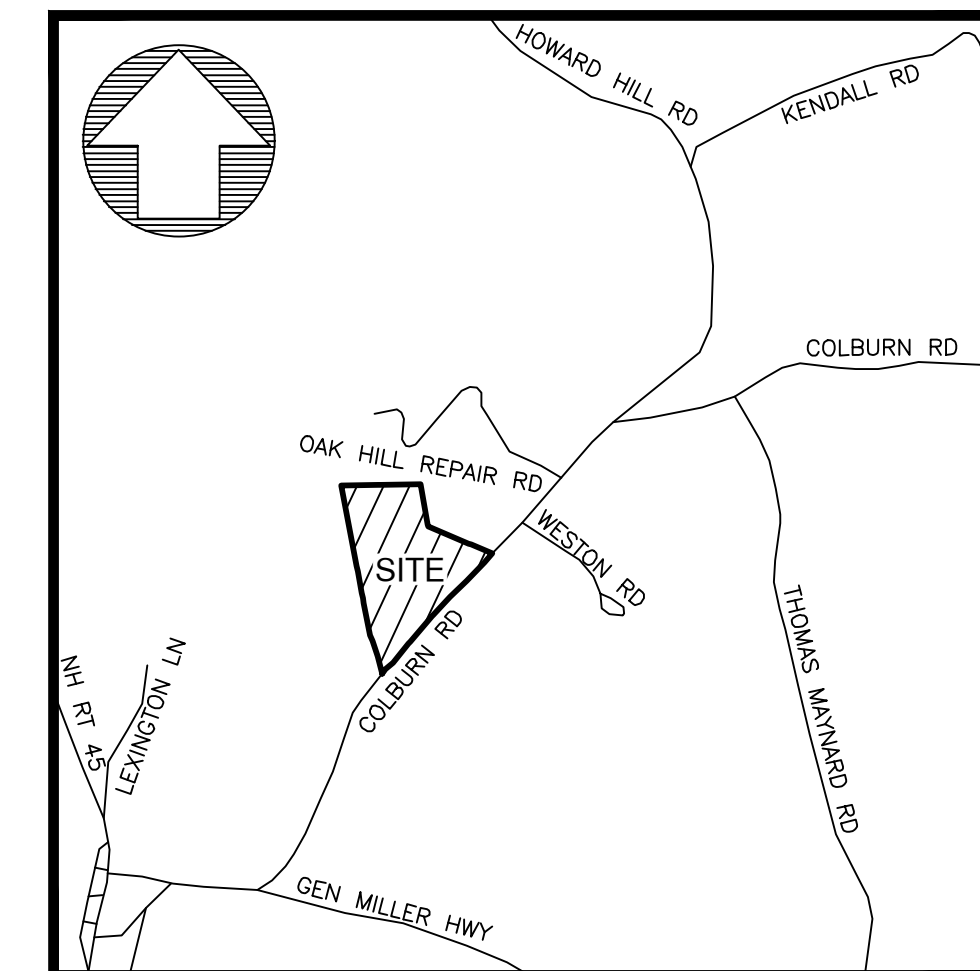
- 613B - CROGHAN LOAMY FINE SAND - 3 TO 8% SLOPES
- 143C - MONADNOCK FINE SANDY LOAM - 8 TO 15% SLOPES
- 77D - MARLOW FINE SANDY LOAM - 15 TO 35% SLOPES
- 22A - COLTON GRAVELLY SANDY LOAM - 0 TO 3% SLOPES

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- PROPOSED LOT LINE
- HIGHWAY CENTERLINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- OH EXISTING OH ELECTRIC LINE
- U.S.D.A SOILS BOUNDARY
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- EDGE OF WETLANDS
- WETLAND BUFFER LINE
- STONE WALL
- EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- TEST PIT WITH DATA
- TEST PIT NUMBER DEPTH-LEDGE FOUND DEPTH-SEASONAL HIGH WATER FOUND
- EXISTING TREE LINE
- EXISTING DRILL HOLE FOUND/SET
- PROPOSED MONUMENT TO BE SET
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING WELL
- POTENTIAL DRIVE LOCATION
- 75' WELL RADIUS
- POTENTIAL 4,000 S.F. SEPTIC RESERVE AREA
- DELINEATED WETLANDS



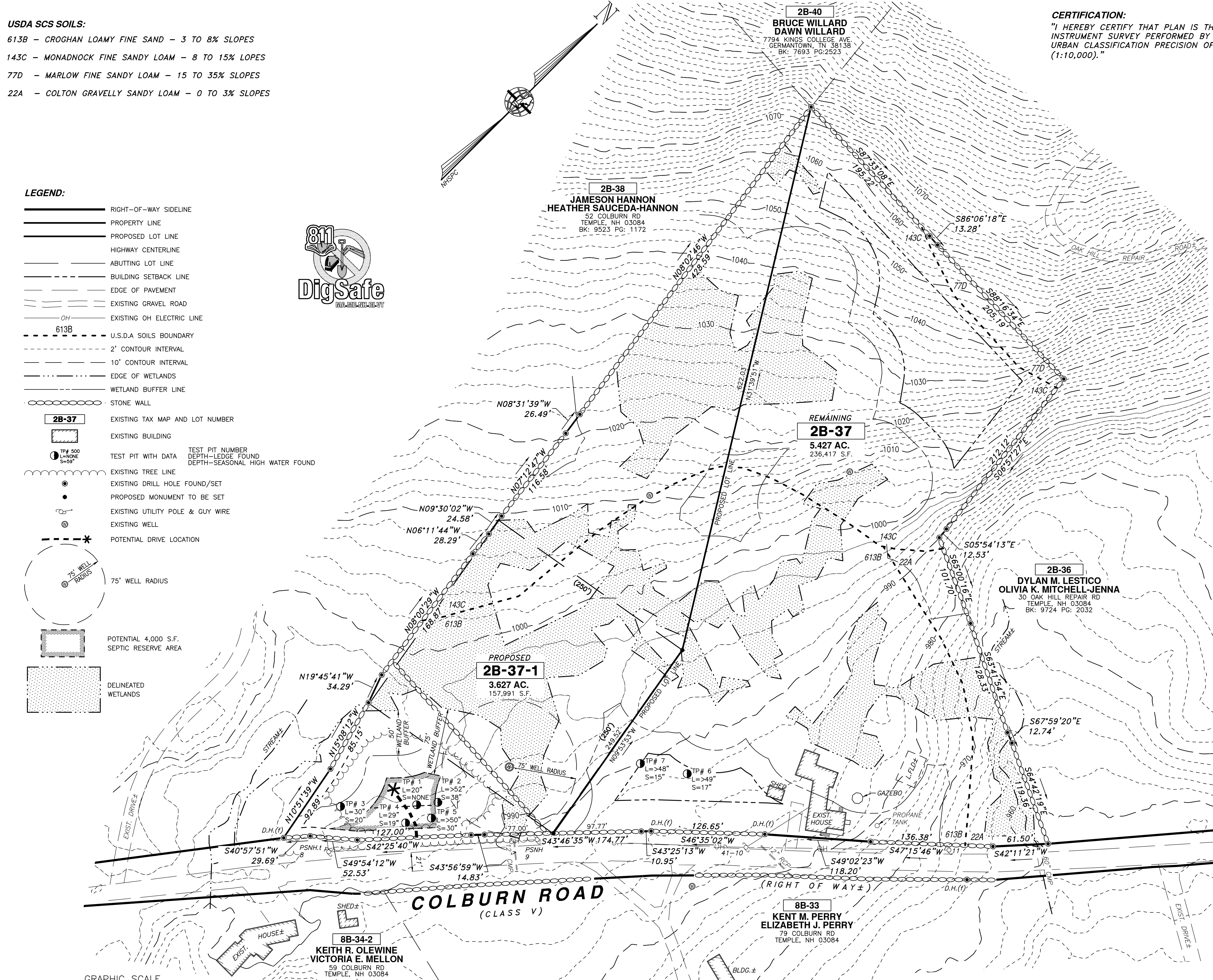
CERTIFICATION:
 "I HEREBY CERTIFY THAT PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)."



LOCUS MAP:
 SCALE: 1"=1,000'±

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A 2-LOT RESIDENTIAL SUBDIVISION OF TAX MAP 2B LOT 37. TOTAL AREA OF THE TRACT TO BE SUBDIVIDED IS 9.054 ACRES.
2. THE CURRENT OWNERS OF RECORD FOR TAX MAP 2B LOT 37 ARE ALLAN L. PICKMAN & ROBIN M. DOWNES, 86 COLBURN RD, TEMPLE, NH 03084. SEE H.C.R.D. BOOK. 2846 PAGE 650 DATED 5/11/1981.
3. TAX MAP 2B LOT 37 IS LOCATED IN THE RURAL RESIDENTIAL & AGRICULTURAL DISTRICT. DIMENSIONAL REQUIREMENTS INCLUDE: MINIMUM LOT SIZE OF 3 ACRES WITH EACH LOT BEING CAPABLE OF CONTAINING A 250' BY 250' SQUARE, MINIMUM ROAD FRONTAGE OF 300' ON A CLASS V OR BETTER ROAD, AND SETBACKS OF 35' FROM ALL LOT LINES.
4. THIS PLAN IS THE RESULT OF A PRECISE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER, 2023. HORIZONTAL ORIENTATION IS NAD83_2011 AND VERTICAL DATUM IS NAVD 88 PER A GPS CORS SOLUTION.
5. CONTOURS DEPICTED WERE DEVELOPED FROM LIDAR POINT CLOUD DATA (MERRIMACK WATERSHED CLASSIFIED LAS - PUBLISHED IN 2016). LIDAR DATA WAS ACQUIRED FROM THE NH GRANIT GIS CLEARINGHOUSE. VERTICAL DATUM IS REPORTED TO BE NAVD88 GEOID 12B.
6. WETLANDS WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY JASON C. BOLDOUC, C.W.S. OF THIS OFFICE ON 7/20/2023 & 11/14/23.
7. LOTS ARE TO BE SERVICED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
8. LOCUS PARCEL IS NOT SUBJECT TO THE 100 YEAR FLOOD HAZARD ZONE.
9. A VEGETATED BUFFER STRIP SHALL BE MAINTAINED WITHIN 50' OF ALL DELINEATED WETLANDS, AND NO BUILDING SHALL BE CONSTRUCTED WITHIN 75' OF ALL DELINEATED WETLANDS, PER THE TEMPLE ZONING ORDINANCE SECTION 29.V.
10. NH DES STATE SUBDIVISION APPROVAL # IS PENDING AT THIS TIME.
11. ALL NEW LOT CORNERS SHALL BE SET PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
12. PROPOSED LOT 2B-37-1 IS SUBJECT TO EXISTING RIGHTS BENEFITING LOT 8B-33. NO UNDERGROUND INVESTIGATION WAS PERFORMED BY THIS OFFICE AND THE ACTUAL LOCATION OF THE WATER LINE IS UNKNOWN AT THIS TIME. SEE HCRD BK. 672 PG. 425.



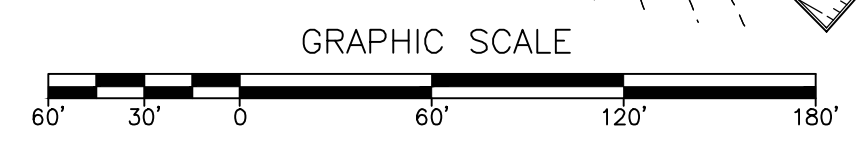
SUBDIVISION PLAN
 LAND OF:
ALLAN L. PICKMAN
 AND
ROBIN M. DOWNES
 TAX MAP 2B LOT 37
 86 COLBURN ROAD
 TEMPLE, NEW HAMPSHIRE

SCALE: 1" = 60' NOVEMBER 20, 2023



MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

APPROVED BY TEMPLE PLANNING BOARD
 ON: _____ CERTIFIED BY _____
 CHAIRMAN: _____ AND _____
 SECRETARY: _____



D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	11/28/23	TOWN COMMENTS	TOT	MJR	SDI
REV.	DATE	DESCRIPTION	C/O	DR	CK

Plotted: 11/27/2023 12:11 PM By: MJR
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