

- NOTES:**
- OWNERS OF RECORD; WOODSIDE VILLAGE LLC
25 WHITETAIL LANE
CHESTER, NH 03036
 - SOURCE OF TITLE; R.C.R.D. BOOK 6448 PAGE 1455
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 19.64 ACRE (855,542sf) LOT INTO 3 LOTS.
 - ALL LOTS SHALL BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS AND DRIVEWAYS.
 - THIS PROPERTY IS ZONED C-2;
CURRENT BUILDING SETBACK AND AREA REQUIREMENTS ARE AS FOLLOWS;
SETBACKS; FRONT=15' SIDE=15' AND REAR=15'
WETLAND=75'
FRONTAGE; 50'
MAX BUILDING HEIGHT; 35'
AREA; 21,780 S.F. (0.50 ACRES)
(ADDITIONAL SETBACK MAY APPLY BASED UPON PROPOSED USE)
 - A PORTION OF THESE LOTS ARE LOCATED WITHIN THE "ZONE G" OVERLAY DISTRICT AND THE GROUNDWATER PROTECTION ZONE.
 - THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0556E DATED 5/27/2005.
 - ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON NAVD '88 DATUM, AND BEARINGS ARE BASED UPON NH STATE PLANE COORDINATE SYSTEM.
 - STATE SUBDIVISION APPROVAL # SA2022083001A

- NH DOT DRIVEWAY PERMIT # PENDING
- WETLAND DELINEATION AND SOIL MAPPING WAS PERFORMED BY B.A.G. LAND CONSULTANTS IN AUGUST 2022 USING THE STANDARDS SET FORTH IN THE SSSNIE PUBLICATION #1. WETLANDS WERE IDENTIFIED USING THE 1987 FEDERAL MANUAL FOR IDENTIFYING WETLANDS. HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 3. NO VERNAL POOLS EXIST ON THIS SITE.
- S.C.S. SOIL TYPE; 43C CANTON.
- A NOTICE OF INTENT MAY BE REQUIRED BY THE E.P.A. AT THE TIME OF LOT DEVELOPMENT.
- INDIVIDUAL LOT DEVELOPMENT SHALL REQUIRE PLANNING BOARD APPROVAL.
- PLAN REFERENCES;
A) A SURVEY PLAT AND SUBDIVISION PREPARED FOR ROBERT E BONDS LOCATED IN RAYMOND NH PREPARED BY RSL LAYOUT AND DESIGN DATED JUNE 1986 AND RECORDED AT THE R.C.R.D. AS PLAN D-15381.

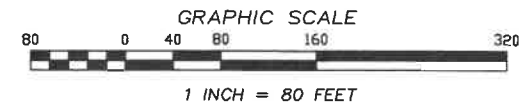
LEGEND

STONE WALL	
5/8" IRON PIN SET WITH YELLOW I.D. CAP	
UTILITY POLE	
IRON PIN FOUND WITH RSL CAP	
DRILL HOLE FOUND	
BUILDING SETBACK	

I CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10,000.

Kevin E. Hatch
KEVIN E. HATCH L.L.S.

NO.	DATE	DESCRIPTION	BY
2	9/25/23	REVISE LOT LINES	K.E.H.
1	1/5/23	REVISE NOTE 4	K.E.H.
0	8/6/22	INITIAL RELEASE	K.E.H.
NO.	DATE	DESCRIPTION	BY



APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD ON _____

THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER 1 IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEET IS ON FILE AT THE TOWN OF RAYMOND PLANNING BOARD OFFICE, WHICH IN ITS ENTIRETY CONSTITUTES THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

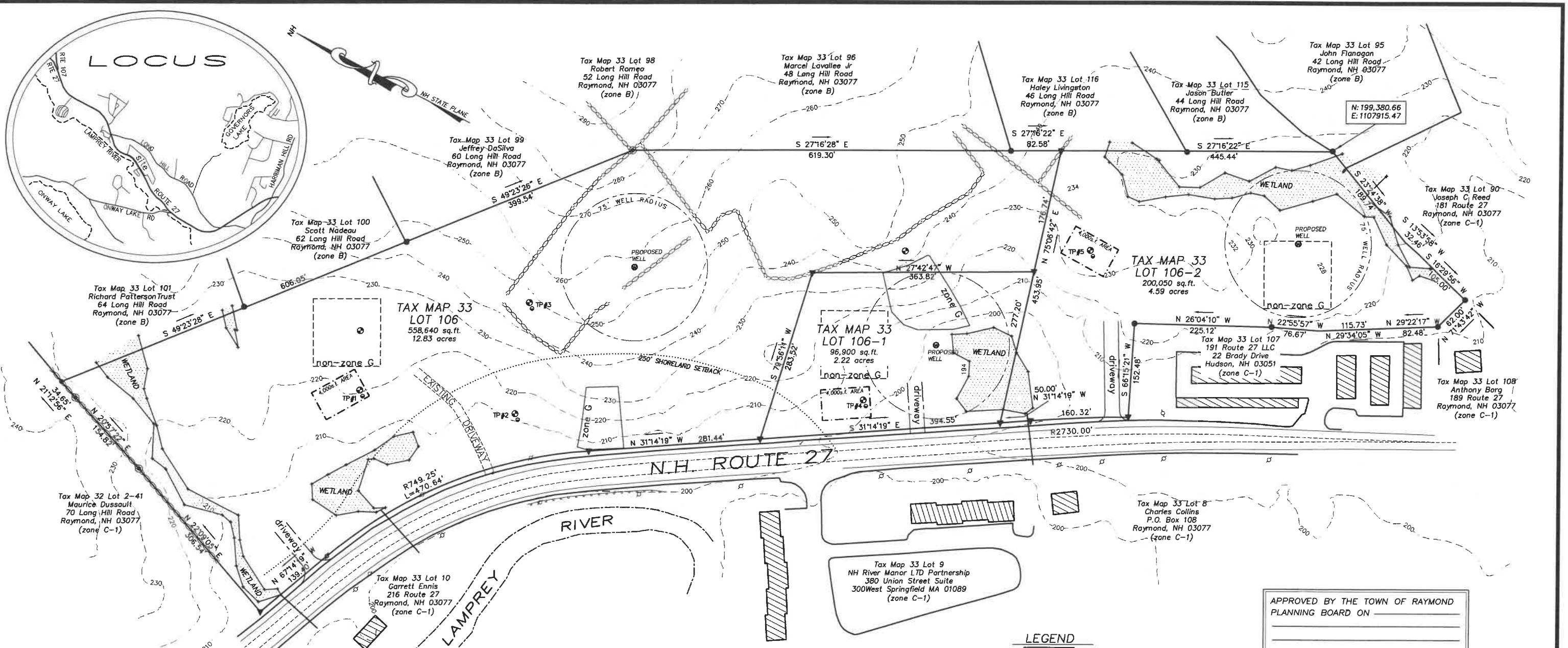
== SUBDIVISION PLAN ==

Tax Map 33 Lot 106
NH Route 27
Raymond, NH

PREPARED BY:
CORNERSTONE SURVEY INC.
25 WHITETAIL LANE, CHESTER, N.H. 03036
PHONE/FAX (603) 887-6647

OWNER:
Woodside Village LLC
25 Whitetail Lane
Chester, NH 03037

SCALE: 1" = 80' DATE: August 2022



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LEGEND

- STONE WALL
- 5/8" IRON PIN SET WITH YELLOW I.D. CAP
- UTILITY POLE
- PROPOSED WELL
- TEST PIT
- SEPTIC SETBACK
- SHORELAND ZONE

APPROVED BY THE TOWN OF RAYMOND
PLANNING BOARD ON _____

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TOPOGRAPHY PLAN

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