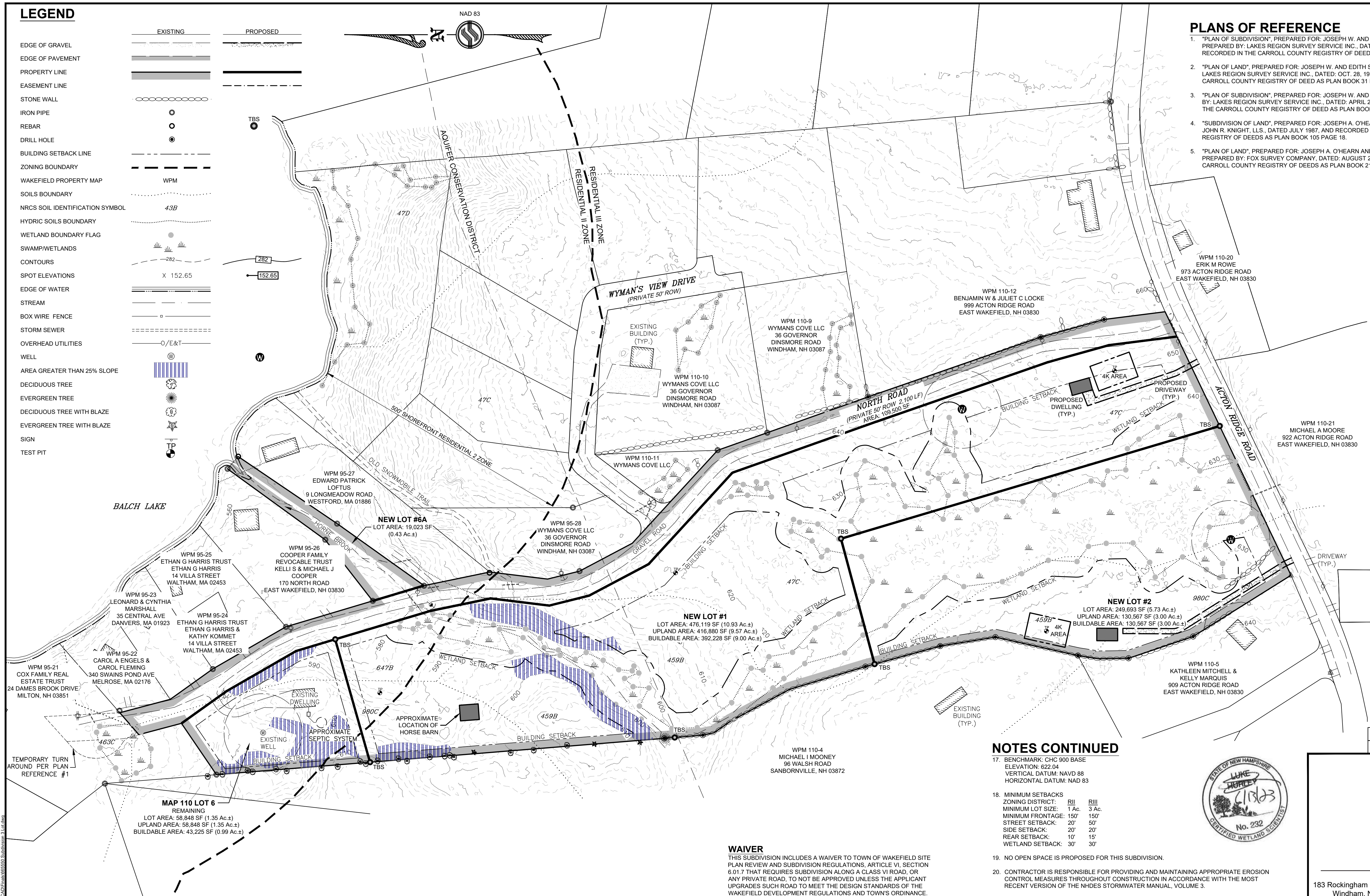


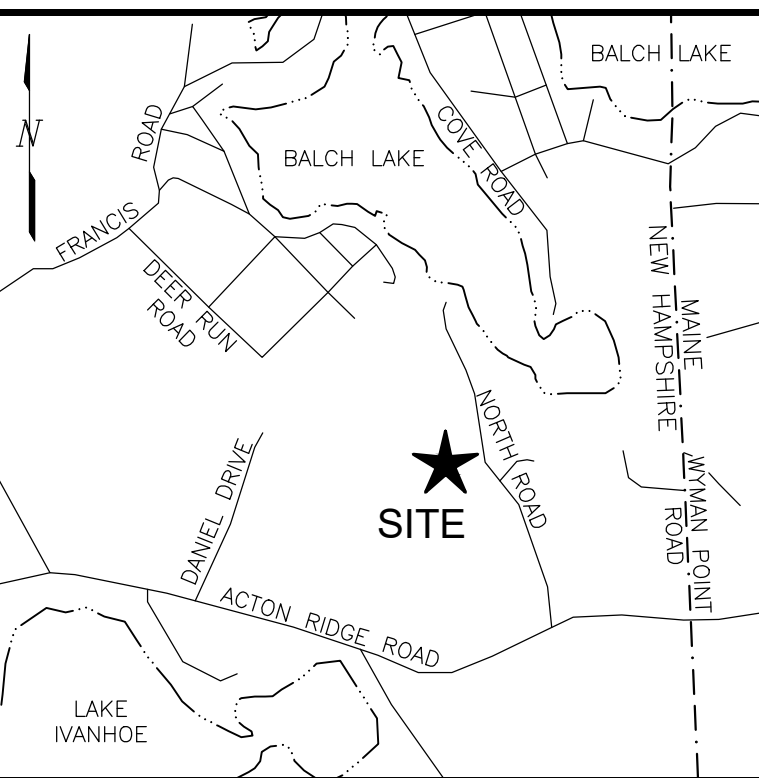
LEGEND

EDGE OF GRAVEL	EXISTING	PROPOSED
EDGE OF PAVEMENT		
PROPERTY LINE		
EASEMENT LINE		
STONE WALL		
IRON PIPE		
REBAR		
DRILL HOLE		
BUILDING SETBACK LINE		
ZONING BOUNDARY		
WAKEFIELD PROPERTY MAP		WPM
SOILS BOUNDARY		
NRCS SOIL IDENTIFICATION SYMBOL	43B	
HYDRIC SOILS BOUNDARY		
WETLAND BOUNDARY FLAG		
SWAMP/WETLANDS		
CONTOURS	282	152.65
SPOT ELEVATIONS	X 152.65	
EDGE OF WATER		
STREAM		
BOX WIRE FENCE		
STORM SEWER		
OVERHEAD UTILITIES	O/E&T	
WELL		
AREA GREATER THAN 25% SLOPE		
DECIDUOUS TREE		
EVERGREEN TREE		
DECIDUOUS TREE WITH BLAZE		
EVERGREEN TREE WITH BLAZE		
SIGN		
TEST PIT		



PLANS OF REFERENCE

- "PLAN OF SUBDIVISION", PREPARED FOR: JOSEPH W. AND EDITH S.H. HORNE, PREPARED BY: LAKES REGION SURVEY SERVICE INC., DATED: SEPT. 23, 1974, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEED AS PLAN BOOK 29 PAGE 62.
- "PLAN OF LAND", PREPARED FOR: JOSEPH W. AND EDITH S.H. HORNE, PREPARED BY: LAKES REGION SURVEY SERVICE INC., DATED: OCT. 28, 1975, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEED AS PLAN BOOK 31 PAGE 96.
- "PLAN OF SUBDIVISION", PREPARED FOR: JOSEPH W. AND EDITH S. HORNE, PREPARED BY: LAKES REGION SURVEY SERVICE INC., DATED: APRIL 28, 1976, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEED AS PLAN BOOK 33 PAGE 39.
- "SUBDIVISION OF LAND", PREPARED FOR: JOSEPH A. O'HEARN ET AL., PREPARED BY: JOHN R. KNIGHT, L.L.S., DATED JULY 1987, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 105 PAGE 18.
- "PLAN OF LAND", PREPARED FOR: JOSEPH A. O'HEARN AND MAUREEN A. O'HEARN, PREPARED BY: FOX SURVEY COMPANY, DATED: AUGUST 2007, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 219 PAGE 5.



LOCATION PLAN

PREPARED FROM:
GOOGLE MAPS
SCALE: 1"= 1/4 MILE (1320 FEET)

NOTES

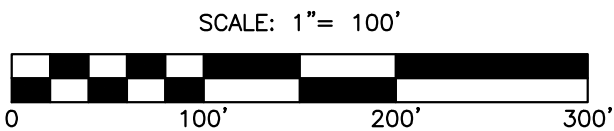
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES AND PROPOSED MINOR SUBDIVISION OF MAP 110 LOT 6 CONSISTING OF 20.96 AC.±. PROPOSED SUBDIVISION WILL RESULT IN THREE 4-BEDROOM RESIDENTIAL LOTS.
- SUBJECT PARCEL: TAX MAP 110, LOT 6 (AREA: 913.184 SF - 20.96 AC.±) THE OWNER OF RECORD: WYMAN'S COVE LLC DEED REFERENCE BOOK 3692 PAGE 448, CARROLL COUNTY REGISTRY OF DEEDS.
- THE EXISTING LOT 6 ON MAP 110 INCLUDES A DWELLING WITH A DRIVEWAY, WELL, SEPTIC SYSTEM, AND ACCESS TO BALCH LAKE. THE EXISTING SEPTIC SYSTEM HAS NHDES OPERATIONAL APPROVAL CA1988013009 FOR 600 GPD (4 BEDROOMS). NO MODIFICATION IS REQUIRED TO THE EXISTING SEPTIC SYSTEM AND WATER WELL FOR THIS PROPOSED SUBDIVISION.
- THE BALCH LAKE ACCESS SHALL BE ENTIRELY CONTAINED WITHIN THE NEW LOT 6A AS SHOWN ON THIS SUBDIVISION. THE NEW LOT 6A SHALL REMAIN PART OF THE EXISTING LOT 6 ON MAP 110. LOT 6 AND LOT 6A SHALL REMAIN UNDER SINGLE OWNERSHIP AND THIS SHALL BE NOTED IN DEEDS. NO PUBLIC ACCESS IS ALLOWED ON LOT 6A. NO DEVELOPMENT IS ALLOWED ON LOT 6A.
- EACH PROPOSED LOT IS DESIGNED TO PROVIDE THE REQUIRED MINIMUM LOT AREA AND IS SHOWN WITH THE FOLLOWING: A "4K" SEPTIC AREA AS REQUIRED BY ENV-WQ 1003.07(m), AND A WELL WITH 75' PROTECTIVE WELL RADIUS MEETING REQUIREMENTS OF ENV-WQ 1008.06. EACH LOT EXCEEDS THE FRONTAGE REQUIRED FOR A TOWN ROAD.
- GOVE ENVIRONMENTAL INC. PERFORMED THE WETLAND MAPPING ON 12/14/2022 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987). THE WETLAND FLAGS LOCATED BY RTK GPS SURVEY PERFORMED ON 12/15/2022.
- NO PORTION OF THIS DEVELOPMENT IS WITHIN A FLOOD HAZARD ZONE. SEE FLOOD INSURANCE RATE MAP, CARROLL COUNTY, MAP NUMBER 3300307800, EFFECTIVE DATE MARCH 19, 2013.
- THIS PLAN REPRESENTS A BOUNDARY SURVEY BY SFC ENGINEERING PARTNERSHIP, INC. PERFORMED IN MAY 2023.
- NORTH ROAD IS A PRIVATE ROAD WITH 50' ROW OVER EXISTING CAMP ROAD FOR TRAVEL TO AND FROM PUBLIC HIGHWAY. THE ROAD EDGES OF NORTH ROAD DEPICTED ON THIS PLAN REPRESENT THE APPARENT EXISTING TRAVELED WAY.
- BUILDING LOCATIONS ON ADJACENT LOTS ARE TAKEN FROM TOWN OF WAKEFIELD GIS.
- TOPOGRAPHY SHOWN IS FROM FIELD VERIFIED NH GRANIT BARE EARTH LIDAR.
- SOILS DEPICTED ARE FROM NRCS WEB SOIL SURVEY AND INCLUDE THE FOLLOWING:
47C HENNIKER FINE SANDY LOAM, 9 TO 15% SLOPES, VERY STONY
459B METACOMET FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY
647B PILLSBURY FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY
980C HENNIKER-GLOUCESTER FINE SANDY LOAMS, COOL, 8 TO 15% SLOPES, VERY STONY
- TEST PITS WERE OBSERVED BY SFC ON MAY 9, 2023.
- ALL SIGNIFICANT MAPPED NATURAL AND CULTURAL RESOURCES ARE SHOWN ON THIS PLAN.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT. ALL USES WITHIN THIS ZONE SHALL COMPLY WITH WAKEFIELD ZONING ORDINANCE.
- THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET 2 IS RECORDED AT THE CARROLL COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF WAKEFIELD'S PLANNING OFFICE, WHICH IN ITS ENTIRETY CONSTITUTE THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

NOTES CONTINUED

- BENCHMARK: CHC 900 BASE ELEVATION: 622.04 VERTICAL DATUM: NAVD 88 HORIZONTAL DATUM: NAD 83
- MINIMUM SETBACKS
ZONING DISTRICT: RII RIII
MINIMUM LOT SIZE: 1 Ac. 3 Ac.
MINIMUM FRONTAGE: 150' 150'
STREET SETBACK: 20' 50'
SIDE SETBACK: 20' 20'
REAR SETBACK: 10' 15'
WETLAND SETBACK: 30' 30'
- NO OPEN SPACE IS PROPOSED FOR THIS SUBDIVISION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE NHDES STORMWATER MANUAL, VOLUME 3.

WAIVER

THIS SUBDIVISION INCLUDES A WAIVER TO TOWN OF WAKEFIELD SITE PLAN REVIEW AND SUBDIVISION REGULATIONS, ARTICLE VI, SECTION 6.01.7 THAT REQUIRES SUBDIVISION ALONG A CLASS VI ROAD, OR ANY PRIVATE ROAD, TO NOT BE APPROVED UNLESS THE APPLICANT UPGRADES SUCH ROAD TO MEET THE DESIGN STANDARDS OF THE WAKEFIELD DEVELOPMENT REGULATIONS AND TOWN'S ORDINANCE.



No.	Revision	Date
Designed by: GRF	Drawn by: JRB	Checked by: DMF

Topographic Subdivision Plan
Wyman's Cove Subdivision
161 North Road
East Wakefield, NH
Assessors Map 110 Lot 6



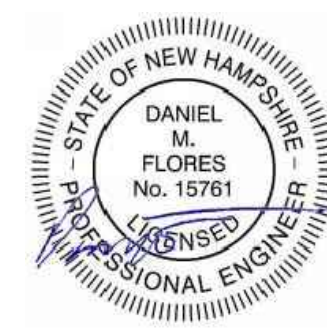
183 Rockingham Rd, Unit 3 East
Windham, NH 03087

(603) 647-8700
www.sfceing.com

Sheet 1 of 2

Scale: 1" = 100'

Date: 10/16/2023



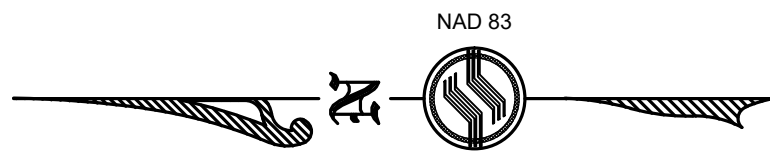
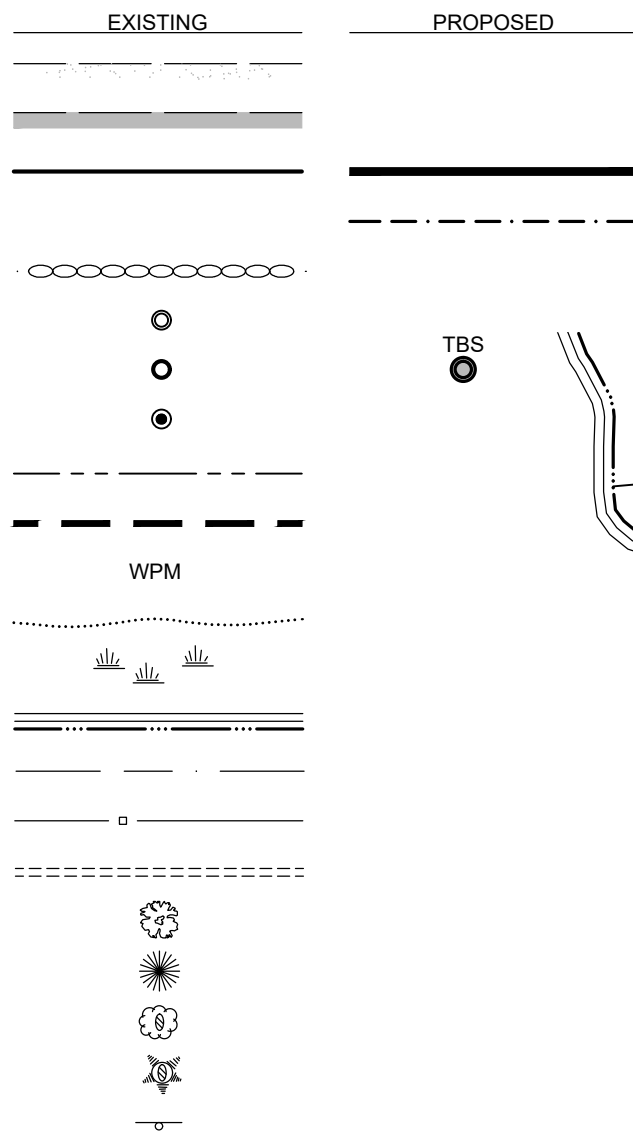
Prepared for:
Wyman's Cove LLC
36 Governor Dinsmore Road
Windham, NH 03087

Wakefield Planning Board
Approval

Chairman Signature Date

Zoning Classification: Residential II Zone and Residential III Zone

EDGE OF GRAVEL
EDGE OF PAVEMENT
PROPERTY LINE
EASEMENT LINE
STONE WALL
IRON PIPE
REBAR
DRILL HOLE
BUILDING SETBACK LINE
ZONING BOUNDARY
WAKEFIELD PROPERTY MAP
HYDRIC SOILS BOUNDARY
SWAMP/WETLANDS
EDGE OF WATER
STREAM
BOX WIRE FENCE
STORM SEWER
DECIDUOUS TREE
EVERGREEN TREE
DECIDUOUS TREE WITH BLAZE
EVERGREEN TREE WITH BLAZE
SIGN



NAD 83

WPM 95-22
CAROL A ENGELS &
CAROL FLEMING
340 SWAINS POND AVE
MELROSE, MA 02176

WPM 95-24
ETHAN G HARRIS TRUST
ETHAN G HARRIS &
KATHY KOMMET
14 VILLA STREET
WALTHAM, MA 02453

WPM 95-26
COOPER FAMILY REVOCABLE TRUST
KELLI S & MICHAEL J COOPER
170 NORTH ROAD
EAST WAKEFIELD, NH 03830

WPM 95-28 & 110-11
WYMANS COVE LLC
36 GOVERNOR
DINSMORE ROAD
WINDHAM, NH 03087

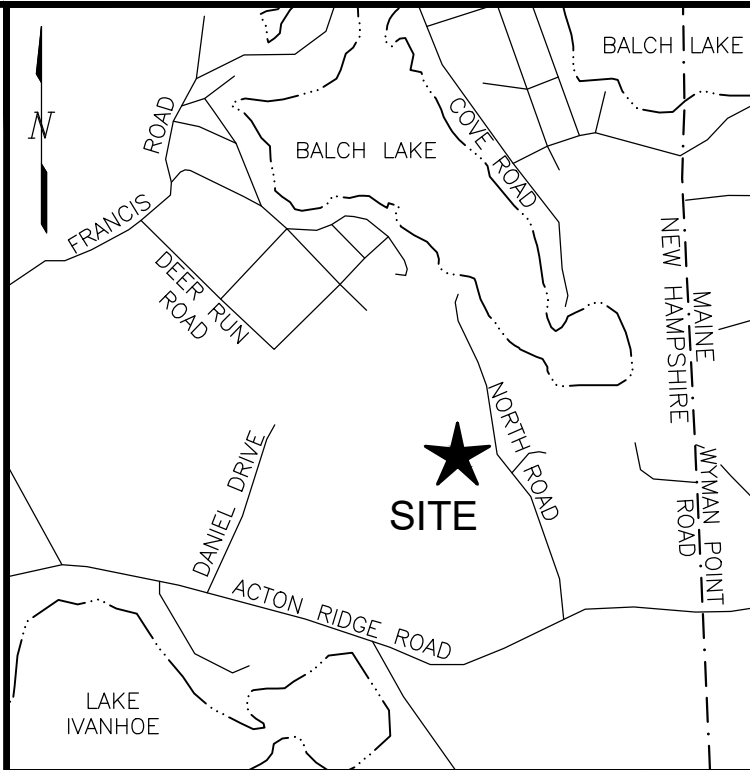
WPM 95-23
LEONARD & CYNTHIA
MARSHALL
35 CENTRAL AVE
DANVERS, MA 01923

WPM 95-25
ETHAN G HARRIS TRUST
ETHAN G HARRIS
14 VILLA STREET
WALTHAM, MA 02453

WPM 95-27
EDWARD PATRICK LOFTUS
9 LONGMEADOW ROAD
WESTFORD, MA 01886

WPM 95-27
RD PATRICK LO
NGMEADOW RO
STFORD, MA 01

- "PLAN OF SUBDIVISION", PREPARED FOR: JOSEPH W. AND EDITH S.H. HORNE, PREPARED BY: LAKES REGION SURVEY SERVICE INC., DATED: SEPT. 23, 1974, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEED AS PLAN BOOK 29 PAGE 62.
- "PLAN OF LAND", PREPARED FOR: JOSEPH W. AND EDITH S.H. HORNE, PREPARED BY: LAKES REGION SURVEY SERVICE INC., DATED: OCT. 28, 1975, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEED AS PLAN BOOK 31 PAGE 96.
- "PLAN OF SUBDIVISION": PREPARED FOR: JOSEPH W. AND EDITH S. HORNE, PREPARED BY: LAKES REGION SURVEY SERVICE INC., DATED: APRIL 28, 1976, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEED AS PLAN BOOK 33 PAGE 39.
- "SUBDIVISION OF LAND", PREPARED FOR: JOSEPH A. O'HEARN ET AL., PREPARED BY: JOHN R. KNIGHT, LLS., DATED JULY 1987, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 105 PAGE 18.
- "PLAN OF LAND", PREPARED FOR: JOSEPH A. O'HEARN AND MAUREEN A. O'HEARN, PREPARED BY: FOX SURVEY COMPANY, DATED: AUGUST 2007, AND RECORDED IN THE CARROLL COUNTY REGISTRY OF DEEDS AS PLAN BOOK 219 PAGE 5.



PREPARED FROM:
GOOGLE MAPS
SCALE: 1"= 1/4 MILE (1320 FEET)

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE MINOR SUBDIVISION OF MAP 110.10 LOT 6 CONSISTING OF 20.96 AC.±. PROPOSED SUBDIVISION WILL RESULT IN THREE 4-BEDROOM RESIDENTIAL LOTS.
2. SUBJECT PARCEL: TAX MAP 110, LOT 6 (AREA: 913.184 SF - 20.96 AC.±)
THE OWNER OF RECORD: WYMAN'S COVE LLC
DEED REFERENCE BOOK 3692 PAGE 448, CARROLL COUNTY REGISTRY OF DEEDS.
3. THE EXISTING LOT 6 ON MAP 110 INCLUDES A DWELLING WITH A DRIVEWAY, WELL, SEPTIC SYSTEM, AND ACCESS TO BALCH LAKE. THE EXISTING SEPTIC SYSTEM HAS NIDES OPERATIONAL, REPORT # 47-1, JANUARY 1987). NO MODIFICATION IS REQUIRED TO THE EXISTING SEPTIC SYSTEM AND WATER WELL FOR THIS PROPOSED SUBDIVISION.
4. THE BALCH LAKE ACCESS SHALL BE ENTIRELY CONTAINED WITHIN THE NEW LOT 6A AS SHOWN ON THIS SUBDIVISION. THE NEW LOT 6A SHALL REMAIN PART OF THE EXISTING LOT 6 ON MAP 110. LOT 6 AND LOT 6A SHALL REMAIN UNDER SINGLE OWNERSHIP AND THIS SHALL BE NOTED IN DEEDS. NO PUBLIC ACCESS IS ALLOWED ON LOT 6A. NO DEVELOPMENT IS ALLOWED ON LOT 6A.
5. EACH PROPOSED LOT IS DESIGNED TO PROVIDE THE REQUIRED MINIMUM LOT AREA AND MEETING REQUIREMENTS OF ENV-WQ 1008.06. EACH LOT EXCEEDS THE FRONTAGE REQUIRED FOR A TOWN ROAD.
6. GOVE ENVIRONMENTAL INC. PERFORMED THE WETLAND MAPPING ON 12/14/2022 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1983) (REPORT # 47-1, JANUARY 1987). THE WETLAND FLAGS LOCATED BY RTK GPS SURVEY PERFORMED ON 12/15/2022.
7. NO PORTION OF THIS DEVELOPMENT IS WITHIN A FLOOD HAZARD ZONE. SEE FLOOD INSURANCE RATE MAP, CARROLL COUNTY, MAP NUMBER 33003C0780D, EFFECTIVE DATE MARCH 19, 2013.
8. THIS PLAN REPRESENTS A BOUNDARY SURVEY BY SFC ENGINEERING PARTNERSHIP, INC. PERFORMED IN MAY 2023.
9. NORTH ROAD IS A PRIVATE ROAD WITH 50' ROW OVER EXISTING CAMP ROAD FOR TRAVEL TO AND FROM PUBLIC HIGHWAY. THE ROAD EDGES OF NORTH ROAD DEPICTED ON THIS PLAN REPRESENT THE APPARENT EXISTING TRAVELED WAY.
10. BUILDING LOCATIONS ON ADJACENT LOTS AREA TAKEN FROM TOWN OF WAKEFIELD GIS.
11. ALL SIGNIFICANT MAPPED NATURAL AND CULTURAL RESOURCES ARE SHOWN ON THIS PLAN.
12. BENCHMARK: CHC 900 BASE
ELEVATION: 622.04'
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83
13. MINIMUM SETBACKS
ZONING DISTRICT: R11 R111
MINIMUM LOT SIZE: 1 Ac. 3 Ac.
MINIMUM FRONTAGE: 150' 150'
STREET SETBACK: 20' 50'
SIDE SETBACK: 20' 20'
REAR SETBACK: 10' 15'
WETLAND SETBACK: 30' 30'
14. NO OPEN SPACE IS PROPOSED FOR THIS SUBDIVISION.
15. THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET 2 IS RECORDED AT THE CARROLL COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS ARE ON FILE AT THE TOWN OF WAKEFIELD'S PLANNING OFFICE, WHICH IN ITS ENTIRETY CONSTITUTE THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

No.	Revision		Date
Designed by: GRF		Drawn by: JRB	Checked by: DMF

Minor Subdivision Plat
Wyman's Cove Subdivision
161 North Road
East Wakefield, NH
 Assessors Map 110 Lot 6



183 Rockingham Rd, Unit 3 East
Windham, NH 03087

(603) 647-8700
www.sfceng.com

Sheet 2 of 2

Scale: 1" = 100'

Date: 10/16/2023

Prepared for:

Wyman's Cove LLC
36 Governor Dinsmore Road
Windham, NH 03087

Wakefield Planning Board
Approval

Chairman Signature

D.

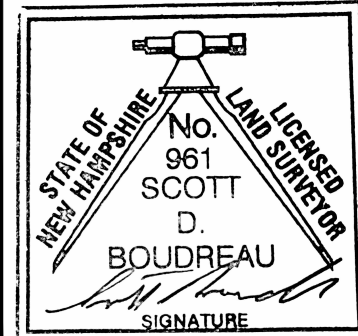
Zoning Classification: Residential II Zone and
Residential III Zone

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY BY SFC ENGINEERING PARTNERSHIP AND THE RELATIVE ERROR OF CLOSURE OF THE FIELD WORK USED IN THE PREPARATION OF THIS PLAN WAS 1 : 41,600. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PLANS AND DOCUMENTS OF RECORD AND FIELD EVIDENCE RECOVERED AT THE TIME OF THE SURVEY.

SCOTT BOUDREAU, LLS

Owner Signature _____

Date _____



SCALE: 1" = 100'

A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical labels: 0 at the left end, 100' at the first major tick, 200' at the second major tick, and 300' at the right end.

1/2" REBAR UP 5"
W/ GREAT EAST
SURVEY CAP BENT
WLY SHOT AT BASE

S72°54'49"E
1.57' TO CORNER

DETAIL 2

Drawing name: K:\865550-Brown East Wakefield NH\AutoCAD\Finals\865550 Subdivision 31 of dwg

© SFC ENGINEERING PARTNERSHIP INC. 2023