

PLANNING BOARD:
AT THEIR MEETING ON OCTOBER 10, 2024, THE GOFFSTOWN PLANNING BOARD APPROVED THE FOLLOWING WAIVERS:

WETLAND DELINEATIONS - ENTIRE SITE
SOIL MAPPING - ENTIRE SITE

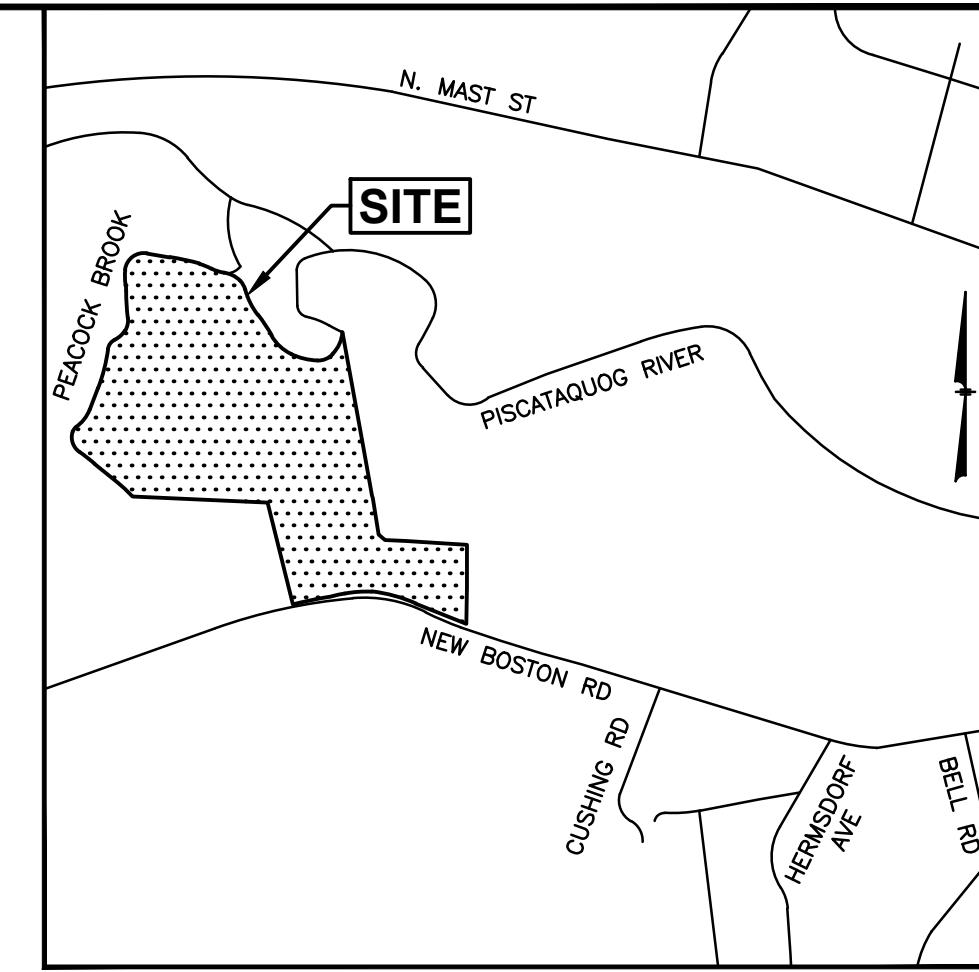
THE PLANNING BOARD VOTED TO APPROVE WITH THE FOLLOWING CONDITIONS:

- CERTIFICATION FROM A SURVEYOR THAT ALL THE MONUMENTATION HAS BEEN PROPERLY SET IN ACCORDANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE PLANNING DEPARTMENT.
- BUILDING PERMIT REQUIRED. ALL PERMITS MUST BE IN HAND BY THE TOWN, INCLUDING WETLANDS AND SHORELAND BEFORE A BUILDING PERMIT SHALL BE ISSUED.
- SIGNATURE AND STAMP OF THE PROFESSIONAL ENGINEER ON PLANS.
- SITE INSPECTION BY TOWN OR TOWN'S REPRESENTATIVE, PAID FOR BY THE OWNER, SHALL BE REQUIRED FOR GENERAL PLAN CONFORMANCE, EROSION CONTROL, AND DRAINAGE. A FINAL INSPECTION IS REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. AN ESCROW PAYMENT SHALL BE MADE TO THE TOWN PRIOR TO THE PRE CONSTRUCTION MEETING.
- DRAINAGE MAINTENANCE AGREEMENT IS REQUIRED AND SHALL INCLUDE A REFERENCE TO THE REQUIRED MAINTENANCE SCHEDULE, PROCEDURES, AND RECORDING.
- A PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH TOWN STAFF BEFORE ANY CONSTRUCTION BEGINS.
- PROVISION OF DIGITAL FILES, AUTOCAD SUBMISSION ON NORTH AMERICAN DATUM OF 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).
- BLASTING PERMIT IS REQUIRED FROM GOFFSTOWN FIRE DEPARTMENT.
- STREET EXCAVATION PERMIT IS REQUIRED FROM DPW FOR ALL EXCAVATION WORK TO BE PERFORMED IN THE ROW.
- NOTE ON THE PLAN THE BOARD'S FINAL WRITTEN DECISION, INCLUDING ANY WAIVERS, CONDITIONAL USE PERMITS, AND OUTSTANDING CONDITIONS OF APPROVAL, OR CONDITIONS SUBSEQUENT, AS REQUIRED BY CHAPTER 266 (SB189).
- REVIEW AND DETERMINATION THAT THE PLAN DOES NOT EXEMPT THE APPLICANT FROM THE OBLIGATION TO MEET ALL APPLICABLE REQUIRED CODES, INCLUDING, BUT NOT LIMITED TO BUILDING, ELECTRICAL, HEALTH, SAFETY, FIRE, ETC.
- REVIEW AND DETERMINATION OF THE PLAN DOES NOT EXEMPT APPLICANT FROM THE OBLIGATION TO MEET ALL APPLICABLE REQUIRED APPROVALS AND PERMITTING, INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES, WETLANDS, SHORELAND, STORMWATER, NHDES, US EPA, US ARMY CORPS OF ENGINEERS, ETC.
- PROVIDE PDF AND .DWG OF THE APPROVED PLANS.
- A DEED SHALL BE RECORDED WITHIN SIX MONTHS OF PLANNING BOARD'S RECORDING OF THE PLAN.
- PAYMENT OF IMPACT FEE OF \$8,871 FOR A NEW SINGLE-FAMILY HOME PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PER THE DEVELOPMENT REGULATIONS SECTION 3.C.13., THE TOWN ASSESSOR WILL ADVISE WHETHER AN INTENT TO CUT PERMIT IS REQUIRED. PLEASE CONTACT THE ASSESSING OFFICE PRIOR TO APPLYING FOR BUILDING PERMIT.
- A DRIVEWAY MODIFICATION PERMIT IS REQUIRED TO CONTINUE THE DRIVEWAY TO THE AREA OF THE PROPOSED HOME.
- THE DRIVEWAY SHALL BE BUILT TO NFPA REQUIREMENTS, WHICH ALSO REQUIRE A TURN-AROUND AT THE END.
- PLACARD MARKINGS SHALL BE REQUIRED FOR THE WETLAND SURFACE WATER CONSERVATION DISTRICT AT THE END OF THE OUTER 100' BUFFER, SPACED EVERY 50'.

MAP 7 LOT 9
N/F JEFFREY A. &
CARRIE E. DANIELS
BOOK 9755 PAGE 1747

#234 PARKER ROAD

N
NAD 83



LOCATION MAP
(NOT TO SCALE)

NOTES:

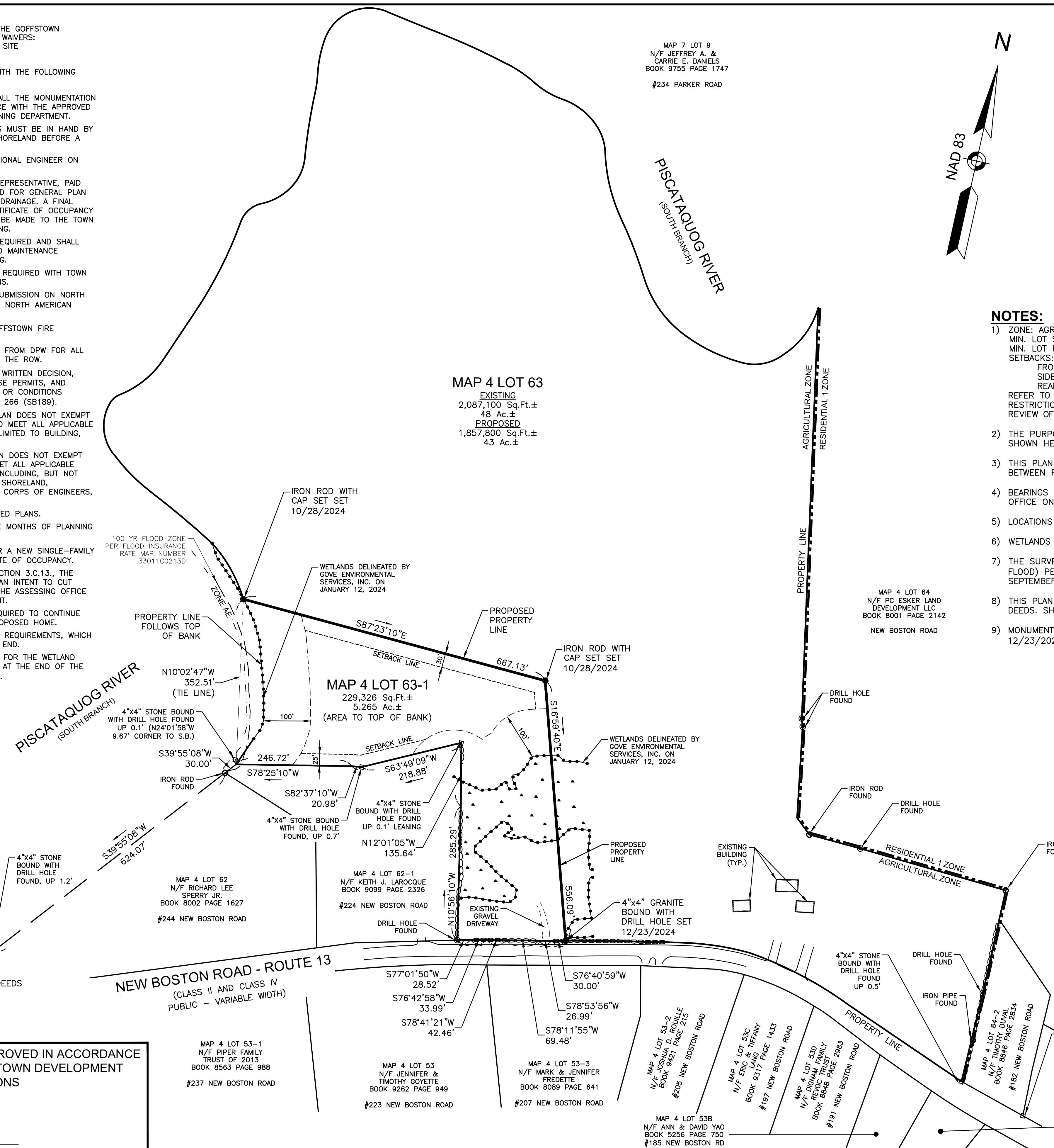
- ZONE: AGRICULTURAL DISTRICT (A)
MIN. LOT SIZE: 2 Acres
MIN. LOT FRONTAGE: 200 Ft.
SETBACKS:
FRONT 35 Ft.
SIDE 25 Ft.
REAR 30 Ft.
REFER TO THE TOWN OF GOFFSTOWN ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE GOFFSTOWN ZONING ORDINANCE.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 4 LOT 63-1 FROM MAP 4 LOT 63 AS SHOWN HEREON. LOT A IS TO BE CONSIDERED A SEPARATE BUILDABLE LOT.
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN FEBRUARY 14, 2024 AND OCTOBER 28, 2024.
- BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON FEBRUARY 14, 2024.
- LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 12, 2024.
- THE SURVEY TRACT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0213D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- THIS PLAN SET CONSISTS OF 4 SHEETS. SHEET 1 IS TO BE RECORDED AT THE REGISTRY OF DEEDS. SHEETS 1-4 ARE TO BE FILED WITH THE TOWN OF GOFFSTOWN.
- MONUMENTS AT PROPOSED LOT CORNERS WERE SET BY THIS OFFICE ON 10/28/2024 AND 12/23/2024.

OWNER OF RECORD:
MAP 4 LOT 63
CHRISTOPHER CHANDLER
200 NEW BOSTON ROAD
GOFFSTOWN, NH 03045
BOOK 9590 PAGE 1918

REVISIONS	
2	ISSUED FOR TOWN APPROVAL
1	TOWN COMMENTS
	JULY 18, 2024
DRAWN/DESIGN BY	CHECKED BY
KAC	SML

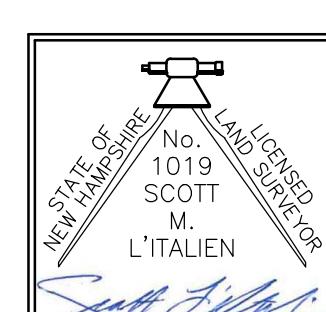
SUBDIVISION PLAN

1/10/2025
SCALE: 1"=120'
NEX-2300433
1 OF 5



CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND BETWEEN FEBRUARY & OCTOBER 2024 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

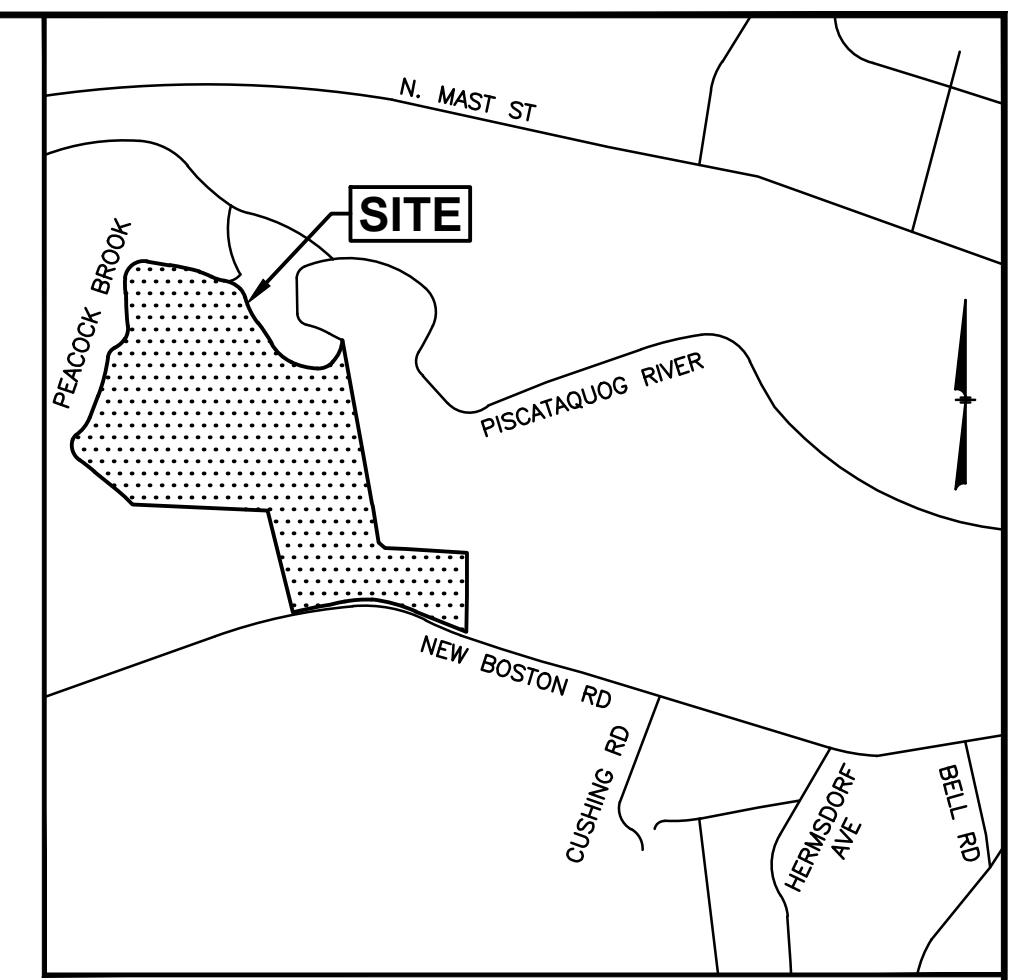
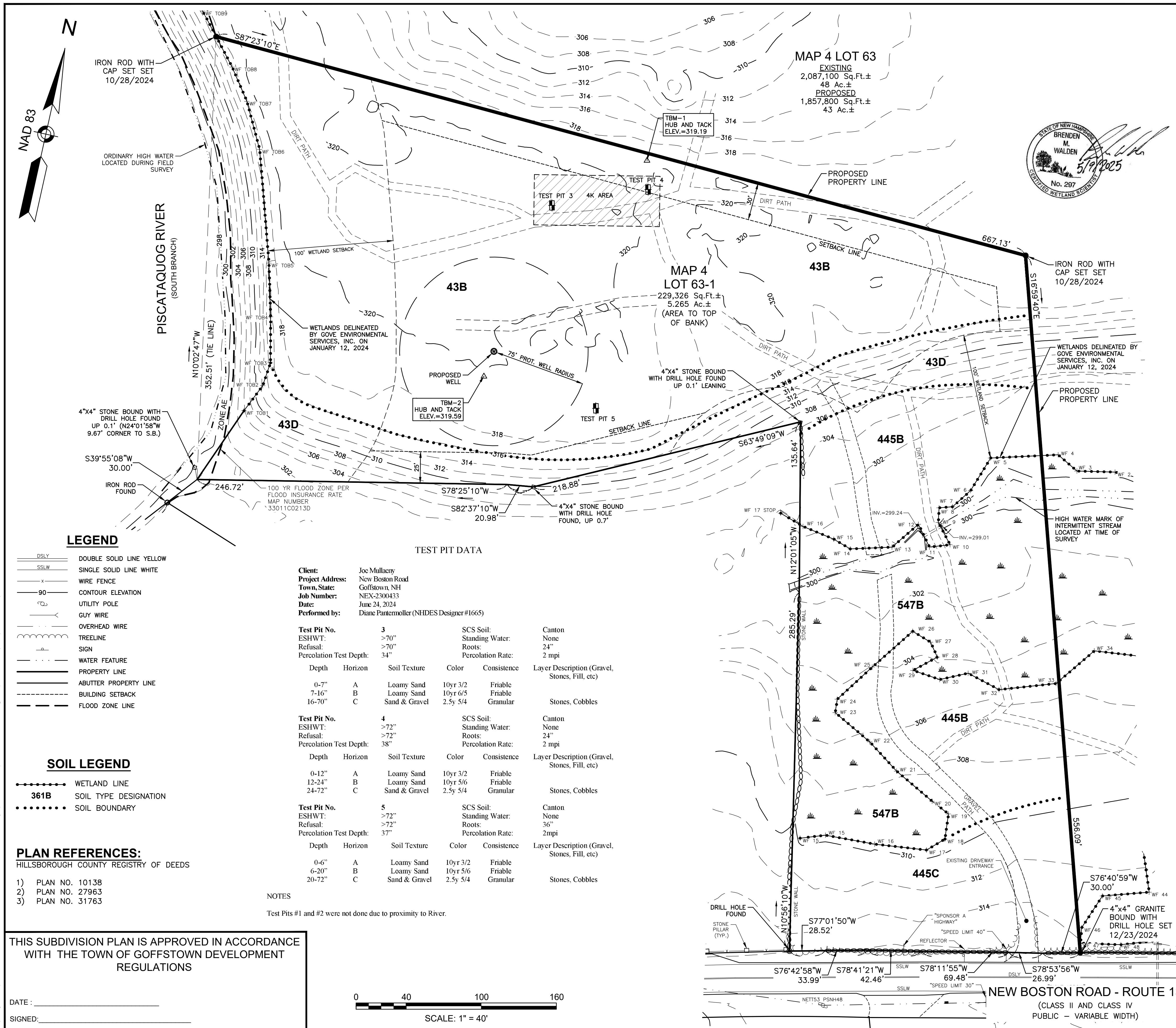


1/10/2025
SCOTT M. L'ITALIEN, LLS #1019 DATE
SCALE: 1"=120'
NEX-2300433
0 120 240 360 480
SCALE: 1" = 120'
1 OF 5

GPI Engineering
Design
Planning
Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
JOE MULLANEY
54 NORTH MAST ROAD
GOFFSTOWN, NH

ASSESSOR MAP 4 LOT 63
200 NEW BOSTON ROAD
GOFFSTOWN, NEW HAMPSHIRE



LOCATION MAP

(NOT TO SCALE)

NOTES

WETLAND NOTES

WETLAND NOTES
WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JANUARY 12, 2024 UTILIZING THE FOLLOWING STANDARDS:

- 1) US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-09-19 (OCT 2009).
- 2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
- 4) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES USEW MANUAL FWS/OBS-79/31 (1979).

SOIL MAPPING NOTES

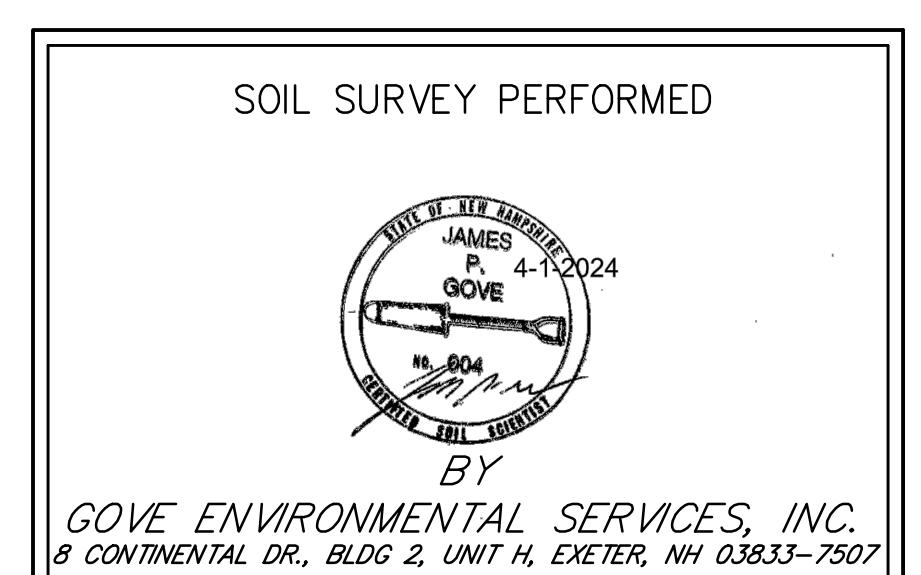
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL MAP WAS PRODUCED 4-1-2024, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC.

MAP 4 LOT 63
CHRISTOPHER CHANDLER

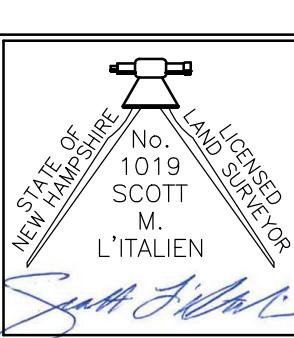
CHRISTOPHER CHANDLER
200 NEW BOSTON ROAD
GOFFSTOWN, NH 03045
BOOK 9590 PAGE 1918

REVISIONS		
3	NHDES COMMENTS	5/13/25
2	ISSUED FOR TOWN APPROVAL	1/10/25
1	TOWN COMMENTS	8/29/24
JULY 18, 2024		
DRAWN/DESIGN BY		CHECKED BY
KAC		SML



CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN FEBRUARY & OCTOBER 2024 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



TOPOGRAPHIC SUBDIVISION PLAN

SCALE:

NEV 2300433

2 OF 4

NOTES:

SEE SHEET 4 FOR NOTES.

PREPARED FOR
JOSEPH MULLANEY
54 NORTH MAST ROAD
GOFFSTOWN, NH

ASSESSOR MAP 4 LOI 63

**200 NEW BOSTON ROAD
GOFFSTOWN, NEW HAMPSHIRE**



5-9-25

REVISIONS		
3	REV. PER STATE COMMENTS	5/9/25
2	REV. FOR AOT SUBMISSION	3/18/25
1	TOWN COMMENTS	8/29/24
NO.	REVISION	DATE
JULY 18, 2024		
DRAWN/DESIGN BY		CHECKED BY
KAC/CNM		CNM

SITE DEVELOPMENT PLAN

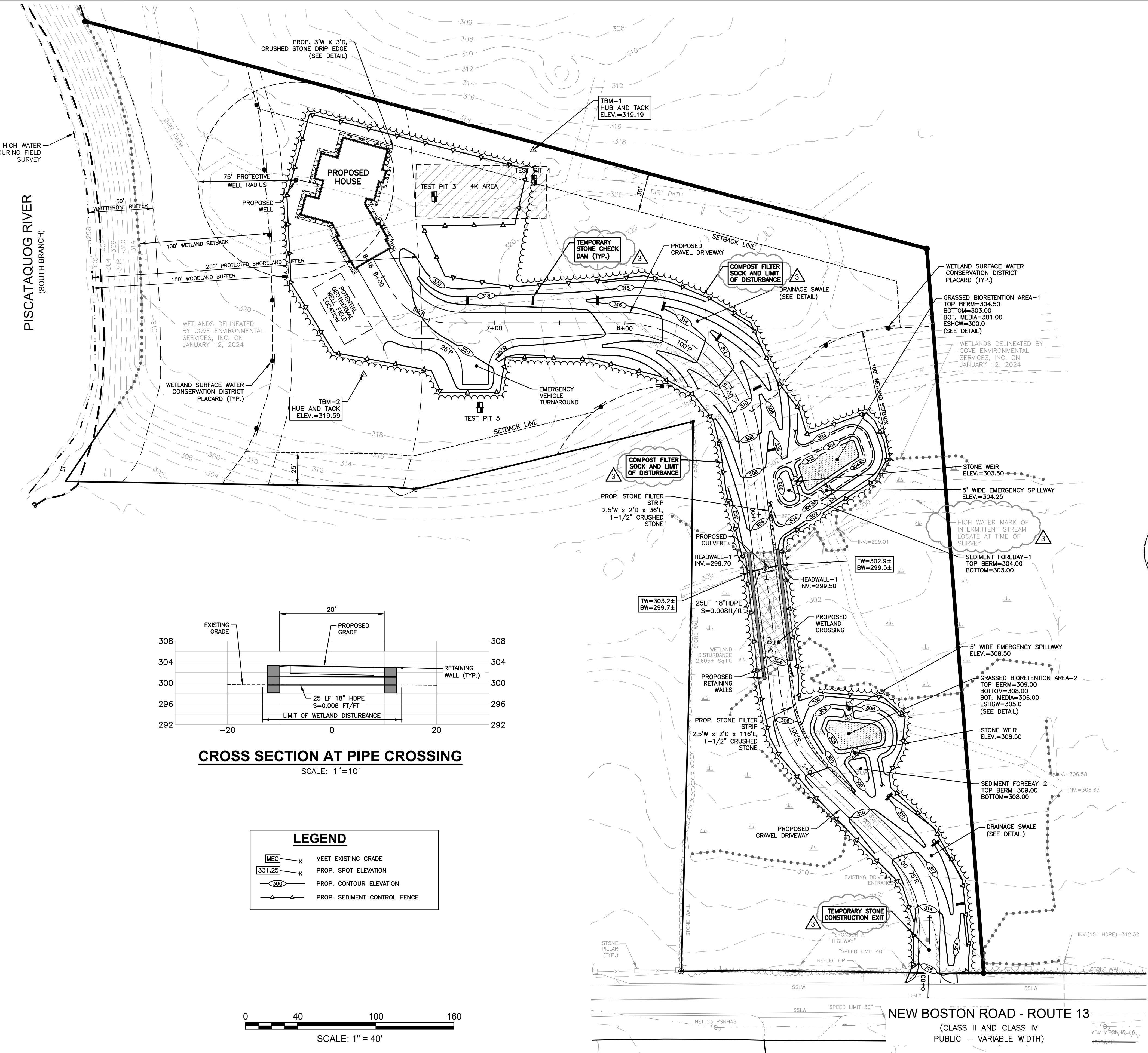
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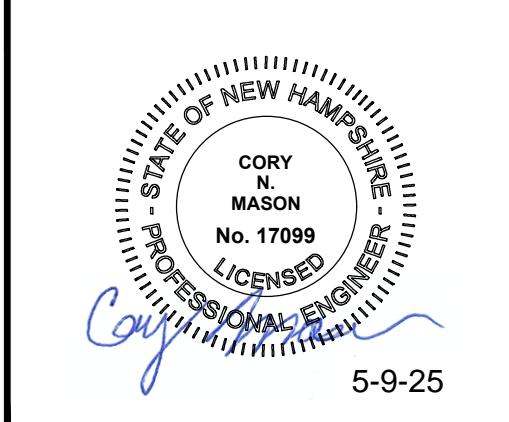
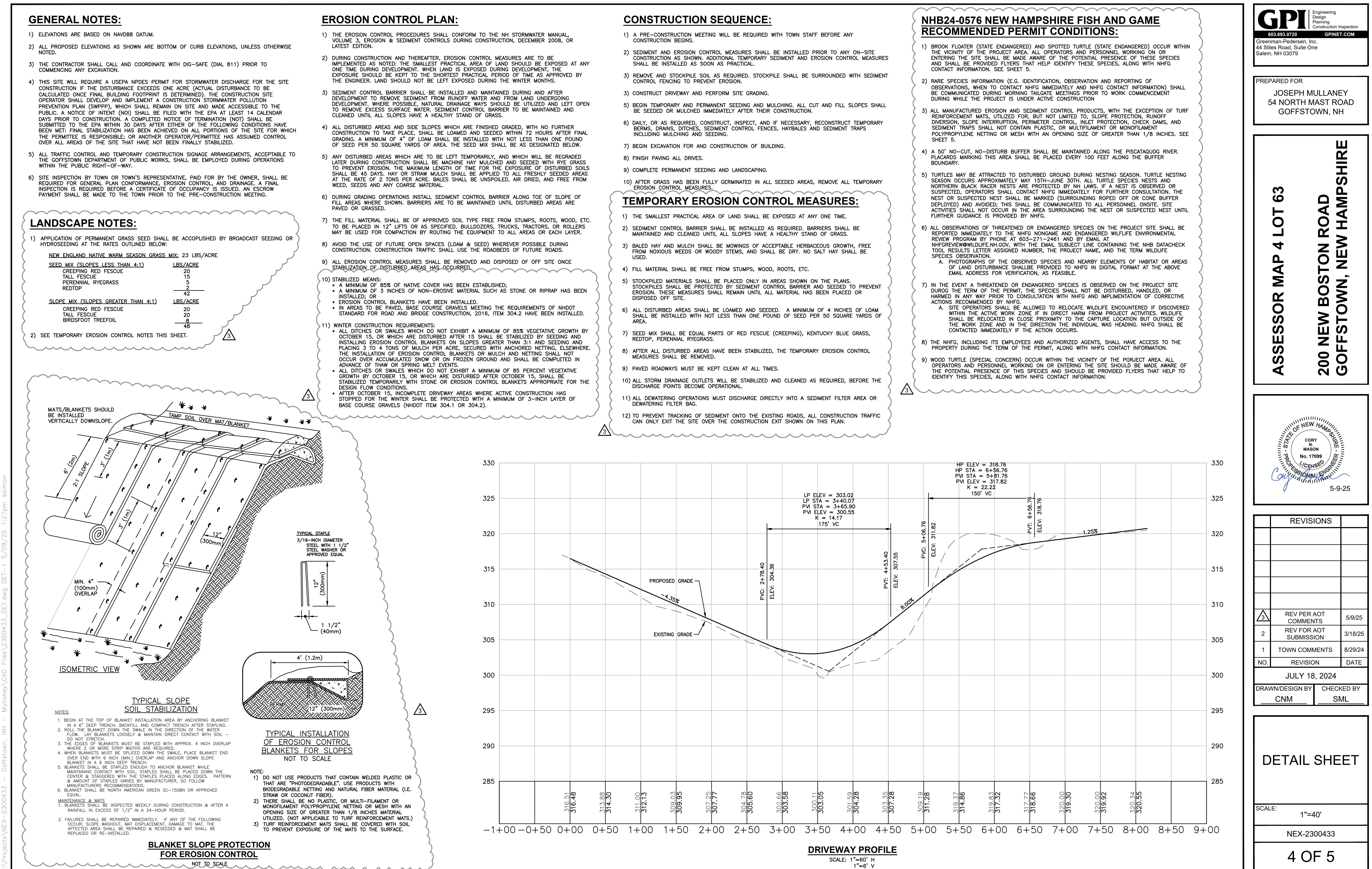
OWNER OF RECORD:
MAP 4 LOT 63-1
JOSEPH M. MULLANEY, TRUSTEE
SEPH M. MULLANEY FAMILY TRUST
54 NORTH MAST ROAD
GOFFSTOWN, NH 03045
BOOK 9836 PAGE 982

SCALE:

NEX-2300433

3 OF 5





REVISIONS	
3	REV PER AOT COMMENTS
2	REV FOR AOT SUBMISSION
1	TOWN COMMENTS
NO.	REVISION
DATE	
JULY 18, 2024	
DRAWN/DESIGN BY	
CNM	SML

