

WETLAND DELINEATION CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF TURNING POINT LAND SURVEYORS & LAND PLANNERS, BRYAN L. BAILEY ASSOCIATES, INC. 217 COTTON HILL ROAD GILFORD, NH 03249, DURING 11 NOV. 2019 USING THE FOLLOWING STANDARDS:

1. ENVIRONMENTAL LABORATORY. (1987). "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL," TECHNICAL REPORT Y-87-1, U.S. ARMY ENGINEER WATERWAYS EXPERIMENT STATION, VICKSBURG, MISS.
2. U.S. ARMY CORPS OF ENGINEERS. 2011. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL & NORTHEAST REGION (VERSION 2.0), Ed. J.S. WAKELEY, R.W. LICHVAR, C.V. NOBLE, AND J.F. BERKOWITZ. ERDC/EL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
3. THE NATIONAL WETLAND PLANT LIST. COLD REGIONS RESEARCH & ENGINEERING LABORATORY. U.S. ARMY ENGINEER RESEARCH & DEVELOPMENT CENTER. TECHNICAL REPORT ERDC/CRREL TR-12-11. OCTOBER 2012.
4. NATIONAL WETLAND PLANT LIST, 2016, VERSION 3.3. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. U.S. ARMY CORPS OF ENGINEERS. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
5. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. (2016). "FIELD INDICATORS OR HYDRIC SOILS IN THE UNITED STATES," VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
6. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. (2017). VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
7. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
8. NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WT 100-900. CURRENT EDITION.



MAP - ST. - LOT 231-295-19
PREMIUM PT. REAL ESTATE DEV., LLC
ATTN: WAGNER MYRON
1921 PARADE ROAD
LACONIA, NH 03246

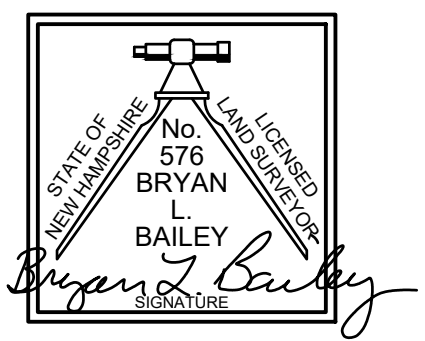
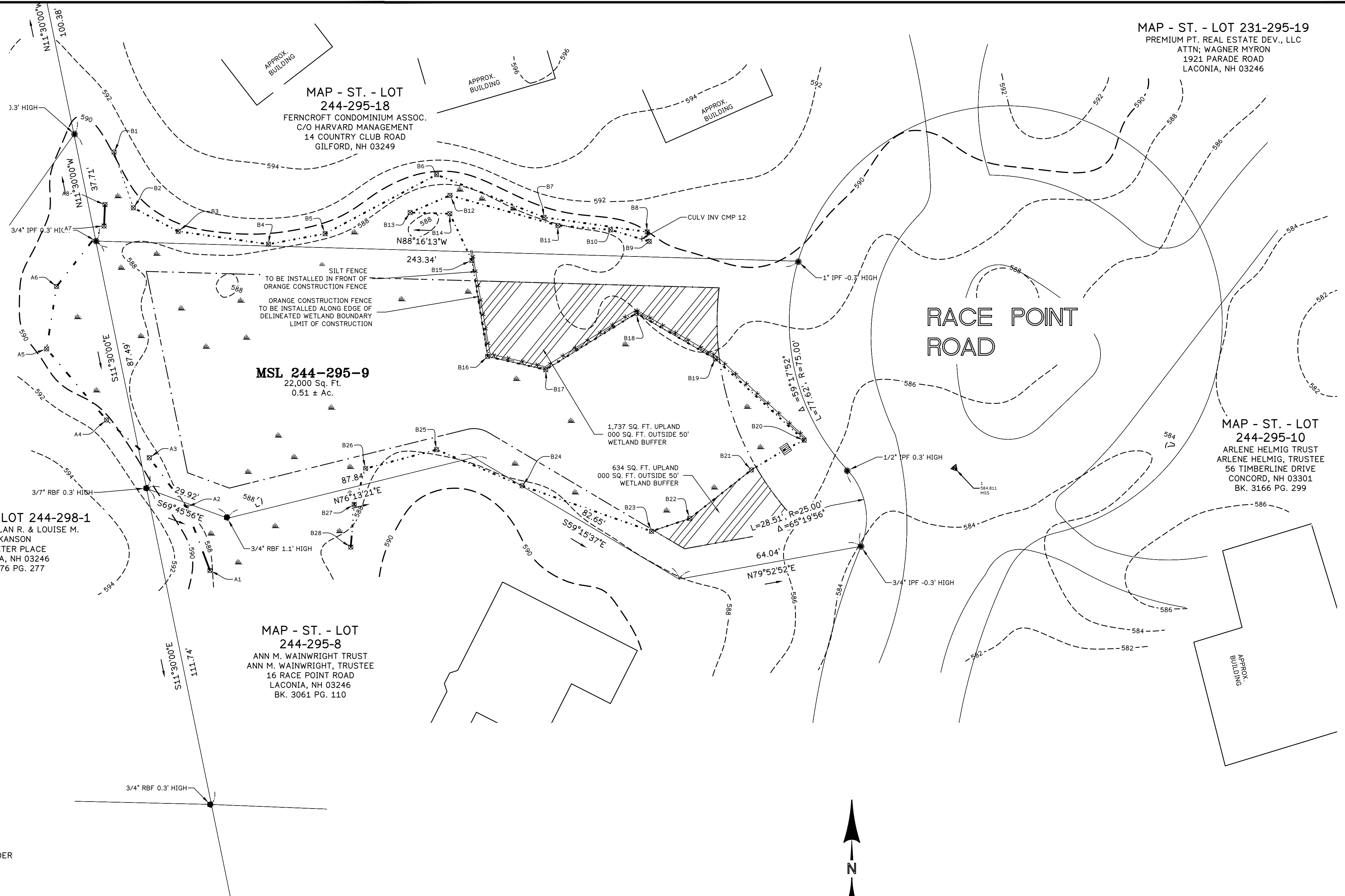
MAP - ST. - LOT 244-298-1
RHONDA L & ALAN R. & LOUISE M.
HOKANSON
30 EXETER PLACE
LACONIA, NH 03246
BK. 2976 PG. 277

MAP - ST. - LOT 244-295-8
ANN M. WAINWRIGHT TRUST
ANN M. WAINWRIGHT, TRUSTEE
16 RACE POINT ROAD
LACONIA, NH 03246
BK. 3061 PG. 110

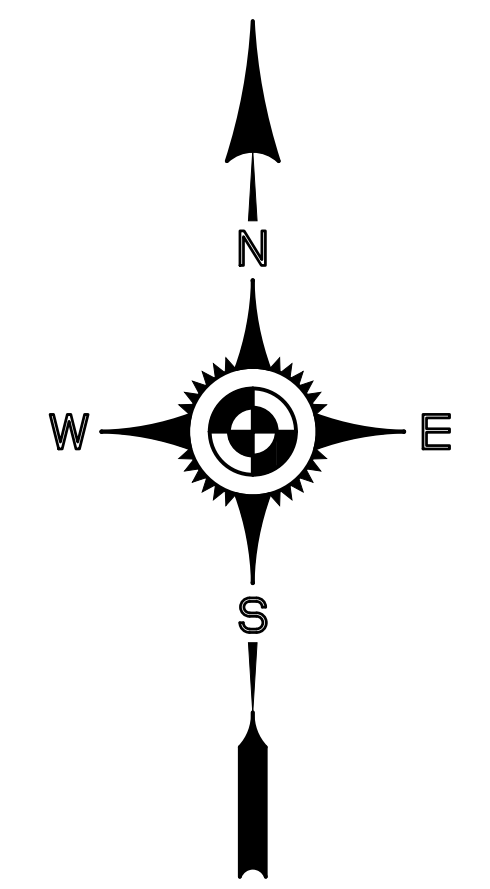
MAP - ST. - LOT 244-295-10
ARLENE HELMIG TRUST
ARLENE HELMIG, TRUSTEE
56 TIMBERLINE DRIVE
CONCORD, NH 03301
BK. 3166 PG. 299

MAP - ST. - LOT 244-295-18
FERNACROFT CONDOMINIUM ASSOC.
C/O HARVARD MANAGEMENT
14 COUNTRY CLUB ROAD
GILFORD, NH 03249

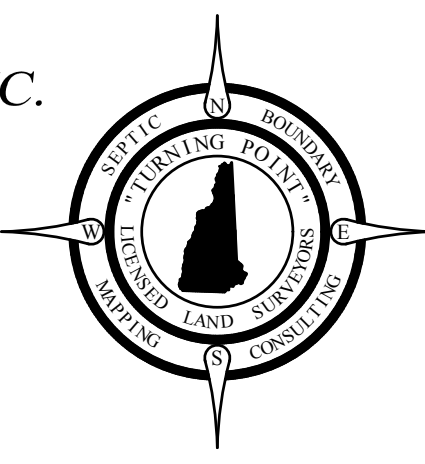
MSL 244-295-9
22,000 Sq. Ft.
0.51 ± Ac.



I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
DATE: 01/17/2022
Bryan L. Bailey
BRYAN L. BAILEY L.L.S. #576



BRYAN L. BAILEY ASSOCIATES, INC.
TURNING POINT
LAND SURVEYORS & LAND PLANNERS
217 Cotton Hill Road
Gilford, NH 03249
Ph 528-3734



WETLANDS LOCATION PLAN

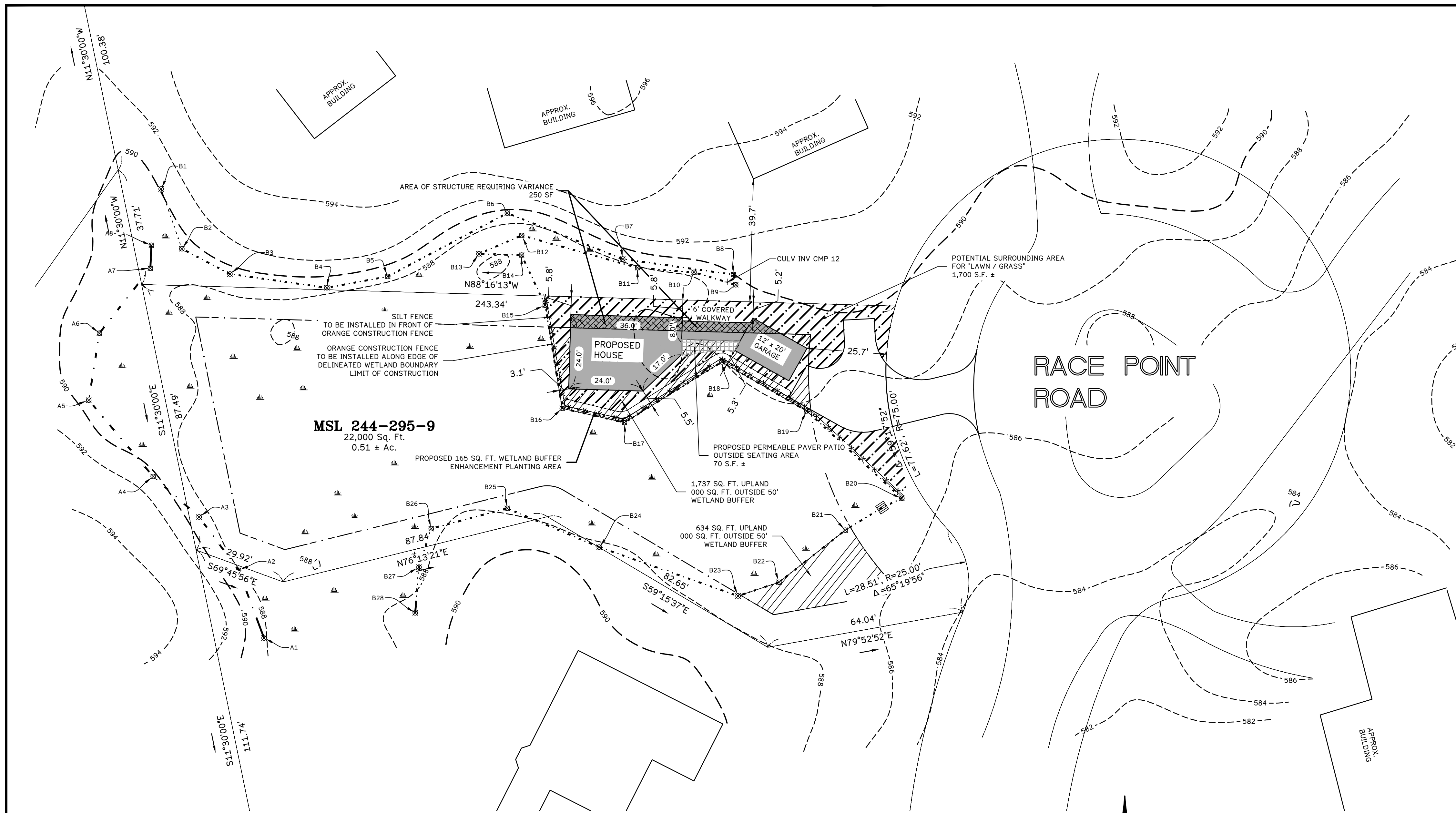
MAP 244 ST. 295 LOT 9
RACE POINT
LACONIA, NH

OWNER: RONALD A. VEZINA REV. TR. & PAMELA J. VEZINA REV. TR.
171 GOLD STREET, UNIT 5
LACONIA, NH 03246

REFERENCE PLAN;
BOUNDARY LINE ADJUSTMENT PLAN, BETWEEN ANN M. WAINWRIGHT REV. TRUST & RONALD A. VEZINA REV. TRUST BY YERKES SURVEYING CONSULTANTS, DATED DECEMBER 4 2015 AN IS RECORDED AT THE B.C.R.D. AT PLAN DRAWER L76 #90.

REFERENCE DEED;
FREDERICK R. & REBECCA E. DOLLOFF, TRUSTEES OF THE F & R DOLLOFF FAMILY TRUST TO RONALD A. VEZINA, TRUSTEE OF THE RONALD A. VEZINA REVOCABLE TRUST & PAMELA J. VEZINA, TRUSTEE OF THE PAMELA J. VEZINA REVOCABLE TRUST, DATED 25 JUNE 2021, RECORDED B.C.R.D. AT BOOK 3427 PAGE 212.

DATE 01/17/2022	JOB No. 3311
DRAWN BY : JJB / BLB	
SCALE : 1"=20'	



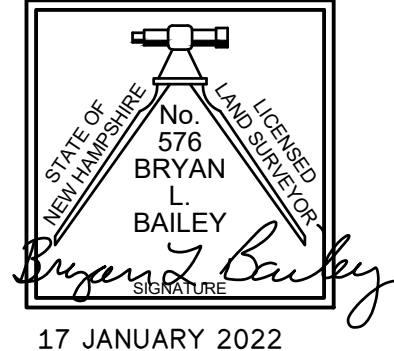
- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SINGLE-FAMILY RESIDENTIAL HOME TO BE BUILT ON LAND LOCATED ON RACE POINT ROAD WITHIN THE SOUTHDOWN SHORES RESIDENTIAL DEVELOPMENT IDENTIFIED AS TAX MAP 244 ST. 295 LOT 9.
 - DIMENSIONAL CONTROLS:**
 - MINIMUM LOT AREA =
 - MINIMUM LOT FRONTAGE =
 - FRONT YARD SETBACK = 25 FT.
 - SIDE/REAR YARD SETBACK = 10 FT.
 - WETLAND BUFFER = 50 FT.
 - PROPOSED DEVELOPMENT AREAS;**
 - HOME 792 SQ. FT.
 - BREEZEWAY 122 SQ. FT.
 - GARAGE 240 SQ. FT.
 - DRIVEWAY 705 SQ. FT.
- AREA OF LOT = 22,143 SQ. FT. ± ~ 0.508 AC ±
 AREA OF LOT OCCUPIED BY WETLAND = 15,532.5 SQ. FT. ± 70% OF LOT UN-BUILDABLE
- AVAILABLE BUILDING ENVELOPE = 1,737 SQ. FT.
 PROPOSED BUILDING FOOTPRINT = 1,154 SQ. FT.

DATE	REVISION	INITIALS

DATE: 01/17/2022 JOB No. 3311
 DRAWN BY: JJB / BLB

SCALE: 1" = 10' 10' 5' 0' 10' 20'

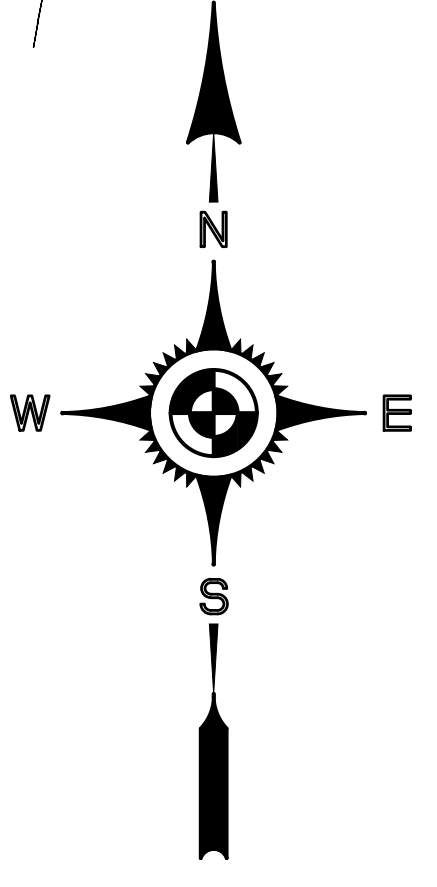
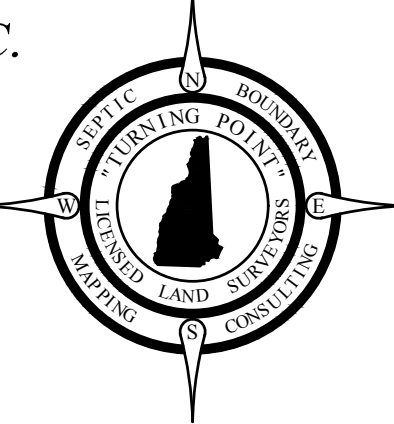
17 JANUARY 2022



MAP / ST. / LOT - 244 / 295 / 9
PROPOSED BUILDING LOCATION - PLOT PLAN
 LAND OF RONALD & PAMELA VEZINA, TR
 LAND LOCATED AT RACE POINT ROAD, LACONIA NH
 PROPERTY OWNER: RONALD A. & PAMELA J. VEZINA REV. TRUST
 RONALD A. & PAMELA J. VEZINA TRUSTEES
 171 GOLD STREET, UNIT #5
 LACONIA, NH 03246

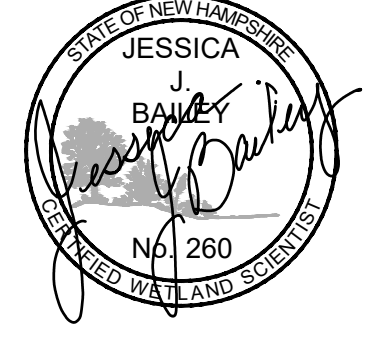
DATE OF PLAN: DECEMBER 2021 DEED: BK. 3427 PG. 212

BRYAN L. BAILEY ASSOCIATES, INC.
 TURNING POINT
 LAND SURVEYORS & LAND PLANNERS
 217 Cotton Hill Road
 Gilford, NH 03249
 Ph 603-528-3734
 www.bailey-associates.com



REFERENCE PLAN:
 BOUNDARY LINE ADJUSTMENT PLAN, BETWEEN
 ANN M. WAINWRIGHT REV. TRUST &
 RONALD A. VEZINA REV. TRUST
 BY YERKES SURVEYING CONSULTANTS,
 DATED DECEMBER 4 2015 AN IS
 RECORDED AT THE B.C.R.D. AT
 PLAN DRAWER L76 #90.

- WETLAND DELINEATION CERTIFICATION**
 JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF BRYAN L. BAILEY ASSOCIATES, INC. d.b.a. TURNING POINT LAND SURVEYORS & LAND PLANNERS, 217 COTTON HILL ROAD GILFORD, NH 03249. DURING NOV. 2019 IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
- WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. 1987, UNITED STATES ARMY CORPS OF ENGINEERS. 1987.
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH CENTRAL & NORTHEAST REGION. (VERSION 2.0), U.S.A.C.E., 2011.
 - ADMINISTRATIVE RULES ENV-WT 100-900. SPECIFICALLY, DELINEATION AND CLASSIFICATION OF WETLANDS ENV-WT 301.01 - 301.02. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, CURRENT PUBLISHED VERSION.



I HEREBY CERTIFY THAT THIS SURVEY AND SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
 01/17/2022
 DATE; *Bryan L. Bailey*
 BRYAN L. BAILEY L.L.S. #576

LEGEND

● REBAR FND/SET	⊕ TEMPORARY BENCHMARK	⊙ SEWER MAN HOLE	— STONEWALL
○ DRILL HOLE FND/SET	⊕ PERMANENT BENCHMARK	⊙ DRAIN MAN HOLE	— TREELINE
■ CONCRETE BND.FND/SET	⊗ WETLAND FLAG	⊙ WELL	— WETLAND
□ CONC. BND. TO BE SET	⊗ WETLAND	⊙ HYDRANT	— EXISTING WATER
● GRANITE BND. FND/SET	⊗ TREE STUMP FOUND	⊙ WATER SHUTOFF	— EXISTING SEWER LINE
● STONE ERECT FOUND	⊗ PERCOLATION TEST	⊙ GATE VALVE	— EXISTING STORM DRAIN
● STAKE & STONES FND.	⊗ TEST PIT	⊙ CATCH BASIN	— BUILDING SETBACK LINE
● IRON ROD FOUND	⊗ DECIDUOUS TREE	⊙ UTILITY POLE	
● IRON PIPE FOUND	⊗ CONIFEROUS TREE	⊙ LIGHT POLE	
● SPIKE FND/SET	⊗ SOIL TYPE	⊙ GUY ANCHOR	
● MAGNAIL (PK) FND/SET	— EDGE OF GRAVEL DRIVE		
● HUB & TACK FND/SET			

