



"SOIL INFORMATION IS DEPICTED PER U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION PUBLISHED 2021. A SITE SPECIFIC SOIL SURVEY WAS NOT CONDUCTED IN PART OF THIS SURVEY."

- SOILS:
- 42C CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 - 12B HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES

LEGEND:	
MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
BK, PG.	BOOK / PAGE
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
INV.	INVERT
EL.	ELEVATION
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SBC	SLOPED BIT CURB
TBM	TEMPORARY BENCHMARK
VBC	VERTICAL BIT CURB
VGC	VERTICAL GRANITE CURB
●	IRON PIPE/ROD FOUND
○	MONUMENT TO BE SET
+	GUY POLE
—	GUY WIRE
—	UTILITY POLE
—	UTILITY POLE W/LIGHT
—	UTILITY BOX
—	CATCH BASIN
—	MAILBOX
—	DECIDUOUS TREE
—	SEWER MANHOLE
—	HYDRANT
—	WATER GATE VALVE
—	SIGN
—	OVERHEAD WIRE
—	TREE LINE
—	SEWER LINE
—	WATER LINE
—	APPROXIMATE BOUNDARY LINE
—	APPROXIMATE ABUTTER BOUNDARY LINE
—	SETBACK LINE
—	EXISTING CONTOUR
—	CONCRETE
—	BRICK
—	WOODEN DECK



PLAN REFERENCES:

- "SALEM HILL PARK SALEM, N.H. OWNED BY HOWARD L. GORDON" DATED 1923. RECORDED AT THE R.C.R.D. AS PLAN #213
- "SALEM HILL PARK SALEM, N.H. OWNED BY HOWARD L. GORDON" DATED 1923. RECORDED AT THE R.C.R.D. AS PLAN #284
- "PLAN OF LAND PREPARED FOR MARION M. FOSS LOCATED IN SALEM, NEW HAMPSHIRE" PREPARED BY CHARLES E. CYR CIVIL ENGINEER. DATED MAY 1976. NOT RECORDED.

NOTES:

- SUBJECT PARCEL: TAX MAP 81 LOT 2946
59 MILLVILLE STREET
SALEM, NH 03079-2618
NS PROJECT #1667
- OWNER OF RECORD: JACQUI L. FUSCHETTI
59 MILLVILLE STREET
SALEM, NH 03079-2618
RCRD BOOK 5044, PAGE 2005
- PARCEL AREA: 22,000 S.F. OR 0.51 AC
- THE PURPOSE OF THIS PLAN IS TO SHOW A 2-LOT SUBDIVISION OF THE SUBJECT PARCEL.
- DIMENSIONAL REQUIREMENTS: ZONE: RESIDENTIAL
MIN LOT AREA: 25,000 S.F. SINGLE/ 37,500 S.F. DUPLEX
MIN LOT FRONTAGE: 150' SINGLE + 40' PER UNIT /125' CURVED STREET + 40' PER UNIT
MIN FRONT SETBACK: 30'
MIN SIDE SETBACK: 15'
MIN REAR SETBACK: 30'
MAX COVERAGE: 30%
MAX BUILDING HEIGHT: 35'
- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF SALEM ZONING ORDINANCE LAST REVISED FEBRUARY 26, 2024. ADDITIONAL REGULATIONS APPLY, THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" WITH NO BASE FLOOD ELEVATION, PER FIRM MAP #33015C0561E, WITH AN EFFECTIVE DATE OF 05/17/2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE APPROXIMATE LOCATION OF BOUNDARIES FOR SUBDIVISION CONCEPT. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FIELD SURVEY COMPLETED BY NORTHAM SURVEY IN JUNE 2025 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKIA B31 AUTO LEVEL.
- HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
- THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- WETLANDS WERE NOT DELINEATED IN PART OF THIS SURVEY. NORTHAM SURVEY RECOMMENDS JURISDICTIONAL WETLANDS ARE DELINEATED BY A CERTIFIED WETLAND SCIENTIST PRIOR TO DEVELOPMENT
- THE EXISTING AND PROPOSED PARCEL WILL BE SERVED BY MUNICIPAL SEWER AND WATER.
- NEW UTILITY SERVICES WILL BE CONSTRUCTED UNDERGROUND.
- ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN A MANNER WHICH COMPLIES WITH ALL FEDERAL AND STATE REGULATIONS.
- A VARIANCE FROM ARTICLE III, SECTION 490-301C (1) WAS APPROVED AND GRANTED TO JACQUI FUSCHETTI BY THE SALEM, NH ZONING BOARD OF ADJUSTMENT ON OCTOBER 07, 2025 (PETITION #08-2025-00032) TO ALLOW THIS SUBDIVISION WITH STIPULATIONS AS FOLLOWS:
 - ROOF RUNOFF SHALL BE INFILTRATED.
 - EXISTING WATER AND SEWER MAINS AND PROPOSED WATER AND SEWER SERVICES SHALL BE SHOWN ON PLAN.
 - THE DRIVEWAY SHALL BE LOCATED AS FAR REMOVED FROM THE INTERSECTION AS POSSIBLE.
 - A WAIVER REQUEST LETTER HAS BEEN SUBMITTED TO DEFER THE ITEMS TO CONSTRUCTION - PHASE AND FINAL PLANS.

SUBDIVISION PLAN FOR JACQUI L. FUSCHETTI 59 MILLVILLE STREET SALEM, NH

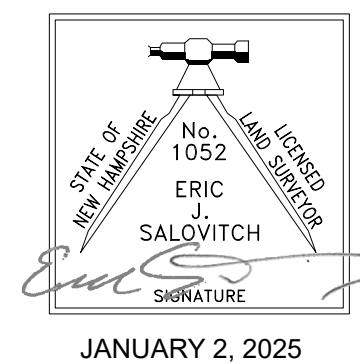
Assessors Map 81 & Lot # 2946

Prepared by

NORTHAM SURVEY LLC
750 CENTRAL AVE UNIT N
DOVER, NH, 03820

Scale 1" = 20'

Date: JANUARY 2, 2025



JANUARY 2, 2025

JACQUI L. FUSCHETTI
59 MILLVILLE STREET
SALEM, NH, 03079-2618

Salem Planning Board
Approval

ZONING CLASSIFICATION: RESIDENTIAL DISTRICT (R)

TITLE BLOCK SHOWN HEREON IS PER SALEM PLANNING BOARD REQUEST. TITLES BLOCK IS NOT A NORTHAM SURVEY WORK PRODUCT.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.