

Date: September 12, 2022

To: Planning Board

From: Camille Pattison, NRPC Assistant Director

Subject: Gary Meissner and Barbara Prince-Meissner (owner) and Meridian Land Services, Inc. (applicant) – Review for acceptance and consideration of a major subdivision to subdivide Tax Map 41, Lot 38-1 creating four total lots. The parcel is located at 325 Osgood Road, just west of the intersection of Burns Road and Osgood Road, in the Residence ‘R’ Zoning District.

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval of a Major Subdivision to subdivide Map 41, Lot 38-1 creating a total of four lots. The parcels are located in the Residence ‘R’ Zoning district. This will be the first public hearing for the application.

EXISTING USE/CONDITIONS:

The total area of existing Map 41, Lot 38-1 is 21.001 acres and currently undeveloped. All four parcels will be serviced by private well and septic, with driveway access from Osgood Road. Significant grades are present primarily on the remaining portion of Map 41, Lot 38-1, and towards the western side of all four lots. The parcel is located within the Level 1 Groundwater Protection Area, and is located on a designated scenic road.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters in a timely fashion.

WAIVERS:

The applicant has not submitted any waiver requests.

PROPOSAL:

The intent of the subdivision plan is to depict the subdivision of Map 41, Lot 38-1 into 3 additional lots 41-38-2, 41-38-3 and 41-38-4 as further detailed below:

- Map 41, Lot 38-1 would subsequently be subdivided into four total lots labeled 41-38-1, 41-38-2, 41-38-3 and 41-38-4. The proposed acreage is as follows:

<u>Lot #</u>	<u>Existing</u>	<u>Proposed</u>
Map 41, Lot 38-1	21.001 acres (914,803 SF)	12.00 acres (522,720 SF)
Map 41, Lot 38-2	-----	2.798 acres (108,827 SF)
Map 41, Lot 38-3	-----	2.410 acres (104,827 SF)
Map 41, Lot 38-4	-----	2.410 acres (104,827 SF)

- Each of the proposed lots meet the minimum lot size of 2 acres (87,120 SF) or greater, and minimum frontage of 200 linear feet, as required in the Residence ‘R’ District. The plans show the approximate location of the septic service area for the original lot. The related test pit information required for State septic approval, has been completed for all four lots, indicating the land is suitable for development.

- Frontage for each of the four lots will be provided on Osgood Road.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department:

Code Enforcement/ Health: No comments.

Conservation Commission: No comments.

Fire Department: No comments.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

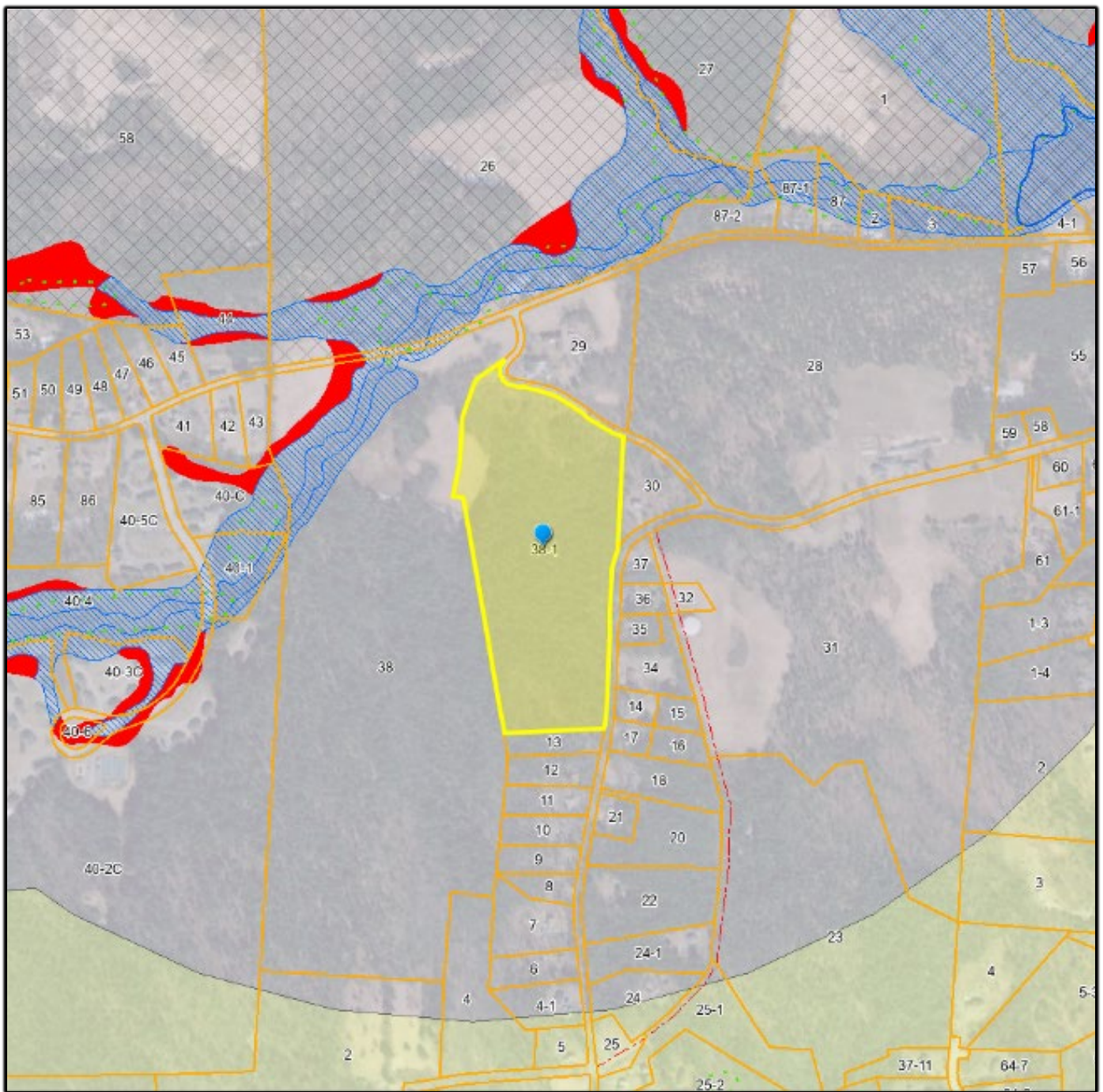
Community Development / Planning:

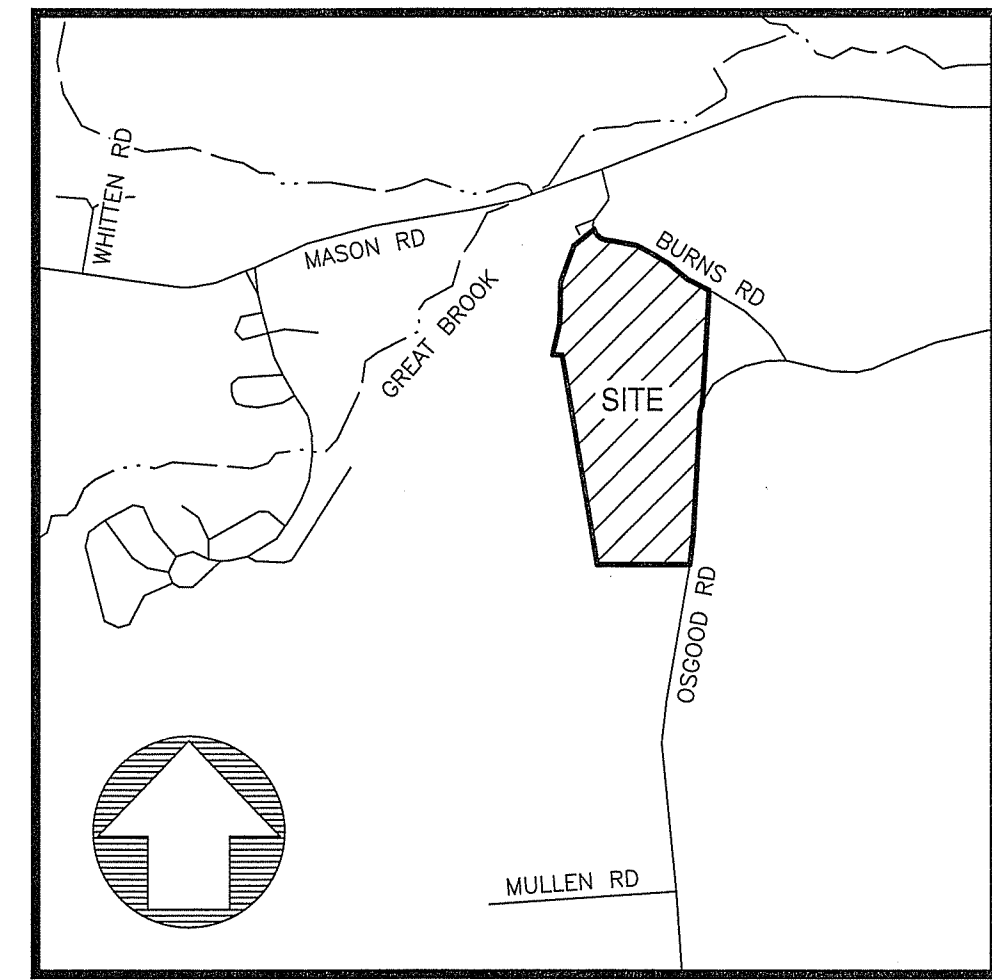
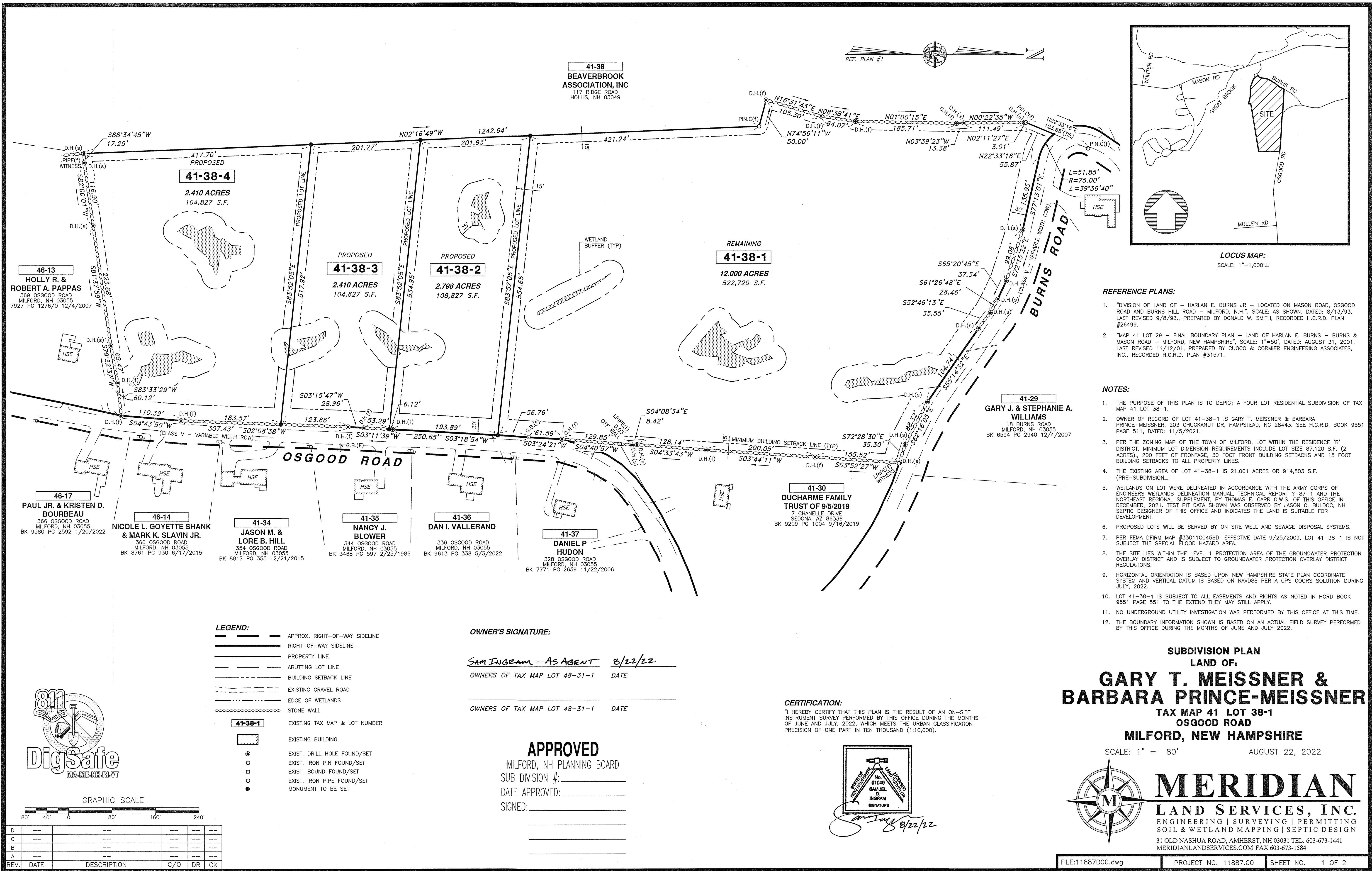
1. General Question. Please update Notes by organizing the lots and dimensional requirements into a chart.
2. General Comment. Curb cut approvals from the Town will be required for Map 41-38-1, 41-38-2, 41-38-3 and 41-38-4 from Osgood Road.
3. General Comment. Please confirm that the proposed driveways meet all local requirements related to site distance.
4. General Comment. Please provide an owner of record and mailing address for each of the newly created lots.
5. Please add a note stating: “no stonewalls or trees of 15” circumference or larger are to be removed within the Osgood Road Right-of-Way without a Planning Board Scenic Road public hearing. Where possible, all existing stonewalls should be retained.”
6. Please add a note stating a stormwater management & erosion control plan will be required for any land disturbance greater than 5,000 SF.
7. Subdivision Plan. A note shall be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation. Further, please be sure to include all bounds for each of the affected lots. See Milford Development Regulations, Section 6.021 Bounds for more information and specifications.
8. Subdivision Plan - A note shall be added to the plan stating State of NH site specific permit numbers.
9. A note shall be added to the plan stating that all private residences are exempt from the provisions of the Groundwater Ordinance provided no portion of the residence is part of a home business that violates the standards or conditions set forth in sections 6.01.2 and 6.01.3 of this Ordinance;
10. A note shall be added to the plan stating that in accordance with the Groundwater Ordinance, storage of heating fuels for on-site use or fuels for emergency electric generation, shall be in indoor storage tanks on an impervious concrete floor or have corrosion control, leak detection, and secondary containment in place.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Subdivision Plan. If the Board is satisfied with the information and responses from the applicant and finds the remaining concerns can be addressed with staff, staff would recommend a conditional approval.

Aerial View – 325 Osgood Road and Burns Hill Road





LOCUS MAP:
SCALE: 1"=1,000'±

- REFERENCE PLANS:**
- "DIVISION OF LAND OF - HARLAN E. BURNS JR - LOCATED ON MASON ROAD, OSGOOD ROAD AND BURNS HILL ROAD - MILFORD, N.H.", SCALE: AS SHOWN, DATED: 8/13/93, LAST REVISED 9/8/93., PREPARED BY DONALD W. SMITH, RECORDED H.C.R.D. PLAN #26499.
 - "MAP 41 LOT 29 - FINAL BOUNDARY PLAN - LAND OF HARLAN E. BURNS - BURNS & MASON ROAD - MILFORD, NEW HAMPSHIRE", SCALE: 1"=50', DATED: AUGUST 31, 2001, LAST REVISED 11/12/01, PREPARED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC., RECORDED H.C.R.D. PLAN #31571.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A FOUR LOT RESIDENTIAL SUBDIVISION OF TAX MAP 41 LOT 38-1.
 - OWNER OF RECORD OF LOT 41-38-1 IS GARY T. MEISSNER & BARBARA PRINCE-MEISSNER, 203 CHUCKANUT DR, HAMPSTEAD, NC 28443. SEE H.C.R.D. BOOK 9551 PAGE 511, DATED: 11/5/2021.
 - PER THE ZONING MAP OF THE TOWN OF MILFORD, LOT WITHIN THE RESIDENCE 'R' DISTRICT. MINIMUM LOT DIMENSION REQUIREMENTS INCLUDE LOT SIZE 87,120 S.F. (2 ACRES), 200 FEET OF FRONTAGE, 30 FOOT FRONT BUILDING SETBACKS AND 15 FOOT BUILDING SETBACKS TO ALL PROPERTY LINES.
 - THE EXISTING AREA OF LOT 41-38-1 IS 21.001 ACRES OR 914,803 S.F. (PRE-SUBDIVISION).
 - WETLANDS ON LOT WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY THOMAS E. CARR C.W.S. OF THIS OFFICE IN DECEMBER, 2021. TEST PIT DATA SHOWN WAS OBSERVED BY JASON C. BULLDOC, NH SEPTIC DESIGNER OF THIS OFFICE AND INDICATES THE LAND IS SUITABLE FOR DEVELOPMENT.
 - PROPOSED LOTS WILL BE SERVED BY ON SITE WELL AND SEWAGE DISPOSAL SYSTEMS.
 - PER FEMA DFIRM MAP #33011C0458D, EFFECTIVE DATE 9/25/2009, LOT 41-38-1 IS NOT SUBJECT TO THE SPECIAL FLOOD HAZARD AREA.
 - THE SITE LIES WITHIN THE LEVEL 1 PROTECTION AREA OF THE GROUNDWATER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO GROUNDWATER PROTECTION OVERLAY DISTRICT REGULATIONS.
 - HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM AND VERTICAL DATUM IS BASED ON NAVD88 PER A GPS COORS SOLUTION DURING JULY, 2022.
 - LOT 41-38-1 IS SUBJECT TO ALL EASEMENTS AND RIGHTS AS NOTED IN HCRD BOOK 9551 PAGE 551 TO THE EXTENT THEY MAY STILL APPLY.
 - NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
 - THE BOUNDARY INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JUNE AND JULY 2022.

SUBDIVISION PLAN
LAND OF:
GARY T. MEISSNER & BARBARA PRINCE-MEISSNER
TAX MAP 41 LOT 38-1
OSGOOD ROAD
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 80' AUGUST 22, 2022

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

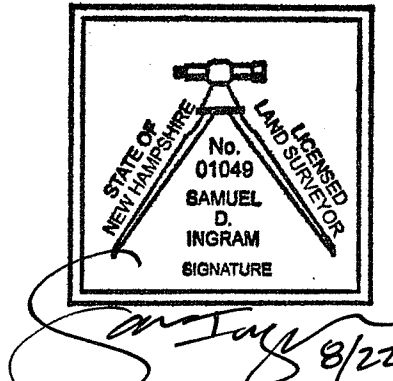
- LEGEND:**
- APPROX. RIGHT-OF-WAY SIDELINE
 - ==== RIGHT-OF-WAY SIDELINE
 - ==== PROPERTY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING GRAVEL ROAD
 - EDGE OF WETLANDS
 - STONE WALL
 - 41-38-1 EXISTING TAX MAP & LOT NUMBER
 - EXISTING BUILDING
 - EXIST. DRILL HOLE FOUND/SET
 - EXIST. IRON PIN FOUND/SET
 - EXIST. BOUND FOUND/SET
 - EXIST. IRON PIPE FOUND/SET
 - MONUMENT TO BE SET

OWNER'S SIGNATURE:
SAM INGRAM - AS AGENT 8/22/22
OWNERS OF TAX MAP LOT 48-31-1 DATE

OWNERS OF TAX MAP LOT 48-31-1 DATE

APPROVED
MILFORD, NH PLANNING BOARD
SUB DIVISION #: _____
DATE APPROVED: _____
SIGNED: _____

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JUNE AND JULY, 2022, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000).

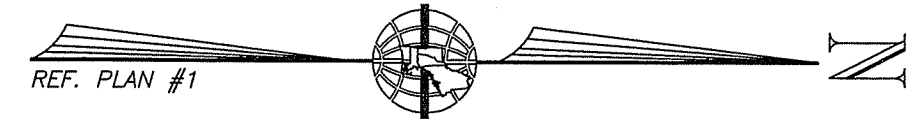


GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A					

Plotted: 8/22/2022 3:37 PM By: MJP
 H:\MS\11887\11887.DWG

41-38



MAP UNIT SYMBOL MAP UNIT NAME
 CaC CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, WELL DRAINED
 CAD CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, WELL DRAINED
 CMD CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY, WELL DRAINED
 CPC CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES, WELL DRAINED



- LEGEND:**
- APPROX. RIGHT-OF-WAY SIDELINE
 - RIGHT-OF-WAY SIDELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVEMENT
 - EXISTING GRAVEL ROAD
 - OH --- EXISTING OVERHEAD WIRE
 - EDGE OF WETLANDS
 - EDGE OF WATER
 - CaC --- U.S.D.A. SOILS BOUNDARY
 - STONE WALL
 - 10' CONTOUR INTERVAL
 - 2' CONTOUR INTERVAL
 - 41-38-1 --- EXISTING TAX MAP AND LOT NUMBER
 - EXISTING BUILDING
 - TP# 500 L=NONE S=59' --- TEST PIT NUMBER DEPTH-LEDGE FND DEPTH-SEASONAL HIGH WATER FND
 - EXISTING TREE LINE
 - --- EXISTING GRANITE BOUND FOUND
 - --- EXISTING DRILL HOLE FOUND/SET
 - --- EXISTING IRON PIPE FOUND
 - --- EXISTING CATCH BASIN SQUARE
 - EXISTING UTILITY POLE & GUY WIRE
 - 25% OR GREATER SLOPE
 - EXISTING DRAINAGE EASEMENT
 - * --- PREFERRED DRIVE LOCATION
 - --- 75' WELL RADIUS
 - --- POTENTIAL WELL SITING

46-13

46-17

46-14

41-34

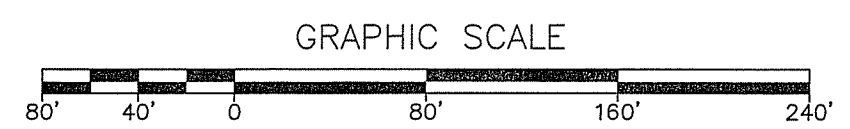
41-35

41-36

41-37

41-30

41-29



REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---

OWNER'S SIGNATURE:
SAM INGRAM - AS AGENT 8/22/22
 OWNERS OF TAX MAP LOT 48-31-1 DATE

 OWNERS OF TAX MAP LOT 48-31-1 DATE

APPROVED
 MILFORD, NH PLANNING BOARD
 SUB DIVISION #: _____
 DATE APPROVED: _____
 SIGNED: _____

TOPOGRAPHIC PLAN
 LAND OF:
**GARY T. MEISSNER &
 BARBARA PRINCE-MEISSNER**
 TAX MAP 41 LOT 38-1
 OSGOOD ROAD
 MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 80' AUGUST 22, 2022

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Designer
of
Subsurface Disposal
Systems

Jason C. Bolduc
No. 1895
Department of Environmental Services

PAGE: 1
FILE: 11887.00

TITLE: Gary Meissner
TOWN: Milford

TEST PIT NO.: 1

DATE: June 2, 2022

0"-5"	10YR 2/1 Black, Loam
5"-19"	10YR 5/3 Brown, Sandy Loam, Granular, Very Friable
19"-30"	2.5Y 5/6 Light Olive Brown, Fine Sand, Subangular Blocky, Friable
30"-53"	2.5Y 4/4 Olive Brown, Sandy Loam, Massive Very Friable

WATER: None S.H.W.: 15" ROOTS: 12"
LEDGE: >53" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 10" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 2

DATE: June 2, 2022

0"-10"	10YR 2/1 Black, Loam
10"-27"	10YR 5/6 Yellowish Brown, Loamy Sand, Granular Very Friable
27"-52"	2.5Y 5/2 Grayish Brown, Loamy Sand, Massive Friable

WATER: 37" S.H.W.: 10" ROOTS: 20"
LEDGE: >52" HARDPAN: None
PERCOLATION RATE: 14 MIN./IN. AT 8" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 3

DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-10"	10YR 2/1 Black, Loam
10"-18"	10YR 4/6 Dark Yellowish Brown, Fine Sandy Loam, Granular, Very Friable
18"-31"	2.5Y 6/2 Light Brownish Gray, Fine Sandy Loam Granular, Very Friable
31"-50"	2.5Y 6/3 Light Yellowish Brown, Fine Sand Massive Friable

WATER: 32" S.H.W.: 18" ROOTS: 18"
LEDGE: >50" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 15" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 4

DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-5"	10YR 2/1 Black, Loam
5"-15"	10YR 4/6 Dark Yellowish Brown, Fine Sandy Loam, Granular, Very Friable
15"-24"	2.5Y 5/6 Light Yellowish Brown, Fine Sandy Loam, Subangular Blocky, Friable
24"-51"	2.5Y 5/2 Grayish Brown, Sandy Loam, Massive Friable

WATER: None S.H.W.: 24" ROOTS: 30"
LEDGE: >51" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 22" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TOWN OF MILFORD
RECEIVED

AUG 22 2022

PB _____ ZBA _____ Office _____



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Jason C. Bolduc
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Department of Environmental Services

PAGE: 2
FILE: 11887.00

TITLE: Gary Meissner
TOWN: Milford

TEST PIT NO.: 5

DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-5"	10YR 3/3 Dark Brown, Loam
5"-27"	10YR 5/8 Yellowish Brown, Fine Sand, Subangular Blocky, Very Friable
27"-42"	2.5Y 6/1 Gray, Loamy Sand, Massive, Very Friable

WATER: None S.H.W.: 30" ROOTS: 30"
LEDGE: 42" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 10" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 6

DATE: June 2, 2022

0"-4"	10YR 3/3 Dark Brown, Loam
4"-26"	10YR 5/8 Yellowish Brown, Fine Sandy Loam Granular, Very Friable

WATER: None S.H.W.: None ROOTS: None
LEDGE: 26" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 20" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 7

DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-4"	10YR 2/1 Dark Brown, Loam
4"-10"	10YR 4/6 Dark Yellowish Brown, Fine Sandy Loam, Granular, Very Friable
10"-22"	10YR 5/8 Yellowish Brown, Loamy Fine Sand, Granular, Very Friable
22"-37"	2.5Y 6/2 Light Brownish Gray, Loamy Sand, Massive, Friable

WATER: None S.H.W.: 25" ROOTS: 16"
LEDGE: 37" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 20" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 8

DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-3"	10YR 3/1 Black, Loam
3"-8"	2.5Y 6/1 Gray, Fine Sand, Granular, Very Friable
8"-12"	10YR 3/6 Dark Yellowish Brown, Fine Sand Loamy, Granular, Very Friable
12"-22"	10YR 5/6 Light Olive Brown, Fine Sand, Granular, Very Friable
22"-38"	2.5Y 6/2 Light Brownish Gray, Loamy Sand Massive, Friable

WATER: None S.H.W.: 14" ROOTS: 12"
LEDGE: 38" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 10" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:



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Department of Environmental Services

PAGE: 3
FILE: 11887.00

TITLE: Gary Meissner
TOWN: Milford

TEST PIT NO.: 9
DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-6"	10YR 2/1 Black, Loam
6"-12"	7.5YR 3/4 Dark Brown, Fine Sandy Loam, Granular, Very Friable
12"-27"	10YR 4/4 Dark Yellowish Brown, Fine Sandy Loam Granular, Very Friable

WATER: None S.H.W.: 23" ROOTS: 10"
LEDGE: 27" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 18" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 10
DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-3"	10YR 2/1 Dark Brown, Loam
3"-17"	10YR 5/8 Yellowish Brown, Fine Sandy Loam Granular, Very Friable
17"-27"	2.5Y 5/6 Light Yellowish Brown, Sandy Loam Massive, Friable

WATER: None S.H.W.: 18" ROOTS: 12"
LEDGE: 27" HARDPAN: None
PERCOLATION RATE: 9 MIN./IN. AT 15" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 11
DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-5"	10YR 2/1 Dark Brown, Loam
5"-25"	10YR 5/8 Yellowish Brown, Fine Sandy Loam Granular, Very Friable
25"-38"	2.5Y 5/6 Light Yellowish Brown, Sandy Loam Massive, Friable

WATER: None S.H.W.: 22" ROOTS: 21"
LEDGE: 38" HARDPAN: None
PERCOLATION RATE: 9 MIN./IN. AT 18" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 12
DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-6"	10YR 2/1 Black, Loam
6"-24"	10YR 5/8 Yellowish Brown, Loamy Fine Sand Subangular Blocky, Friable
24"-36"	2.5Y 6/2 Light Brownish Gray, Loamy Sand Massive, Friable

WATER: None S.H.W.: 26" ROOTS: 24"
LEDGE: 36" HARDPAN:
PERCOLATION RATE: 10 MIN./IN. AT 23" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:



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No. 1895
Department of Environmental Services
John Walker

PAGE: 4
FILE: 11887.00

TITLE: Gary Meissner
TOWN: Milford

TEST PIT NO.: 13
DATE: June 2, 2022

~ DEPTH ~	~ DESCRIPTION ~
0"-7"	10YR 2/1 Black, Loam
7"-28"	10YR 5/8 Yellowish Brown, Loamy Fine Sand Subangular Blocky, Very Friable
28"-54"	2.5Y 6/2 Light Yellowish Brown, Sandy Loam Massive, Friable

WATER: None S.H.W.: 31" ROOTS: 28"
LEDGE: >54" HARDPAN: None
PERCOLATION RATE: 10 MIN./IN. AT 26" DEPTH
DATE: 6/2/22
INSPECTED BY: J.C.B. WITNESSED BY:

TEST PIT NO.: 14
DATE:

~ DEPTH ~	~ DESCRIPTION ~

WATER: S.H.W.: ROOTS:
LEDGE: HARDPAN:
PERCOLATION RATE: MIN./IN. AT DEPTH
DATE:
INSPECTED BY: WITNESSED BY:

TEST PIT NO.: 15
DATE:

~ DEPTH ~	~ DESCRIPTION ~

WATER: S.H.W.: ROOTS:
LEDGE: HARDPAN:
PERCOLATION RATE: MIN./IN. AT DEPTH
DATE:
INSPECTED BY: WITNESSED BY:

TEST PIT NO.: 16
DATE:

~ DEPTH ~	~ DESCRIPTION ~

S.H.W.: ROOTS:
LEDGE WATER: HARDPAN:
PERCOLATION RATE: MIN./IN. AT DEPTH
DATE:
INSPECTED BY: WITNESSED BY: