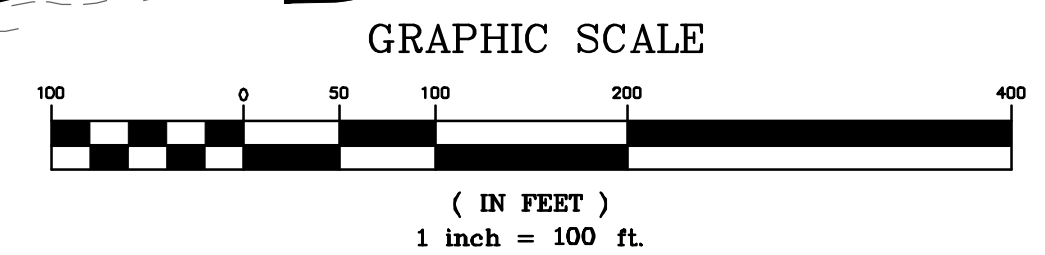


- NOTES:**
- 1) OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
 - 1A) APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
 - 2) TAX MAP 6, LOT 22
 - 3) LOT AREA: 2,599,972 Sq. Ft. 59.69 AC.
 - 4) R.C.R.D. BOOK 5977, PAGE 2799
 - 5) ZONING: COMMERCIAL/INDUSTRIAL DISTRICT & RESIDENTIAL/AGRICULTURAL DISTRICT
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 87,120 SQ. FT.
FRONT SETBACK ~ 50.0'
REAR SETBACK ~ 50.0'
SIDE SETBACK ~ 50.0'
WETLANDS SETBACK ~ 50.0'
 - 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY # 330137, MAP# - 33015C0115E & MAP# 33015C0120E, DATED: MAY 17, 2005
 - 7) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN AUGUST OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 11,922
 - 9) TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN SUMMER OF 2018. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS.
 - 10) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 6, LOT 22 AS OF THE DATE OF THIS PLAN.
 - 11) THIS IS CURRENTLY A VACANT LOT.
 - 12) SEE SUBDIVISION PLAN FOR MEETS AND BOUNDS OF ENTIRE PARCEL.

- PLAN REFERENCES:**
- 1) "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT WRP CONTRACT #NH016, BARRINGTON TAX MAP 269, LOTS 4 & 7, (STAFFORD COUNTY) NOTTINGHAM TAX MAP 6, LOTS 15.2 & 22 (ROCKINGHAM COUNTY) NH ROUTE 4, MCDANEL ROAD, HALL ROAD, TWO MILE ROAD, BARRINGTON, NH, OWNERS: WALDRON B. HALEY REVOCABLE TRUST OF 1998 & GRACE M. HALEY REVOCABLE TRUST OF 1998" PAGE 1 & 2 OF 2 BY: ERIC C. MITCHELL & ASSOCIATED, INC. DATED: MARCH 8, 2011 R.C.R.D.: D-36971 S.C.R.D.: PLAN # 102-58
 - 2) "BOUNDARY PLAN OF LAND, TAX MAP 6 LOT 15.3, NH ROUTE 4 & MCDANEL ROAD, NOTTINGHAM, NH" BY: ERIC C. MITCHELL & ASSOCIATED, INC. DATED: JANUARY 5, 2016 R.C.R.D.: PLAN # D-39260
 - 3) "PLOT PLAN" SHEET 1 & 2 OF 2 BY: THOMAS J. RAYMOND DATED: FEBRUARY 24, 2000 R.C.R.D.: PLAN # D-28003
 - 4) "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS OF PROPOSED SURFACE TRANSPORTATION PROJECT, STP-F-012-2(36), N.H. PROJECT NO. 11144, ROUTE 4 / SMOKE STREET / HALL ROAD INTERSECTION SHEETS 1-5 OF 5 BY: THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DATED: SEPTEMBER 4, 1996 R.C.R.D.: PLAN # D-25081
 - 5) "FINAL SUBDIVISION OF LAND 'HIGHLAND RIDGE' FOR HIGHLAND GROUP OF BARRINGTON, BARRINGTON, NEW HAMPSHIRE" BY: DURGIN/SCHOFIELD ASSOCIATES DATED: JUNE 18, 1987 S.C.R.D.: PLAN #31A-40
 - 6) "SUBDIVISION OF LAND FOR R. MINESINGER IN NOTTINGHAM, N.H." BY: BRUCE L. POKOPEK DATED: JUNE 11, 1989 R.C.R.D.: PLAN # D-16695
 - 7) "AS BUILT PLANS, GENERAL PLANS" SHEETS 17 & 18 OF 45 BY: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS NOT DATED PLANS ON FILE AT THIS OFFICE
 - 8) "PLAN OF ROUTE 4, NOTTINGHAM, N.H. BY: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DATED: AUGUST 1, 1973 PLAN ON FILE AT THIS OFFICE

- LEGEND:**
- DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - NH HIGHWAY BOUND ~FND~
 - UTILITY POLE
 - TEMPORARY BENCH MARK (T.B.M.)
 - TEST PIT
 - LEDS PROBE
 - BLAZED/PAINTED TREE
 - NRCS SOIL DELINEATION LINE
 - POORLY DRAINED WETLAND LINE
 - VERY POORLY DRAINED WETLAND LINE
 - WETLAND SETBACK 50' TO POORLY DRAINED
 - WETLAND SETBACK 75' TO VERY POORLY DRAINED
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - ZONING DISTRICT LINE
 - AREA OF 25% OR GREATER SLOPE

- SOILS:**
- 43B - CANTON FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY
 - 43C - CANTON FINE SANDY LOAM, 8 TO 10% SLOPES, VERY STONY
 - 43D - CANTON FINE SANDY LOAM, 10 TO 20% SLOPES, VERY STONY
 - 63C - CHARLTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
 - 495 - NATHAN'S MUCK PEAT, 0 TO 2% SLOPES
 - 647B - WALPOLE VERY FINE SANDY LOAM, 0 TO 3% SLOPES, VERY STONY
 - C&B - CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY
 - C&C - CHARLTON FINE SANDY LOAM, 8 TO 10% SLOPES, VERY STONY
- SEE WEBSOL USDA-NRCS
SEE SITE SPECIFIC SOILS MAP



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM, N.H. - 1:10,000 -

8-21-19

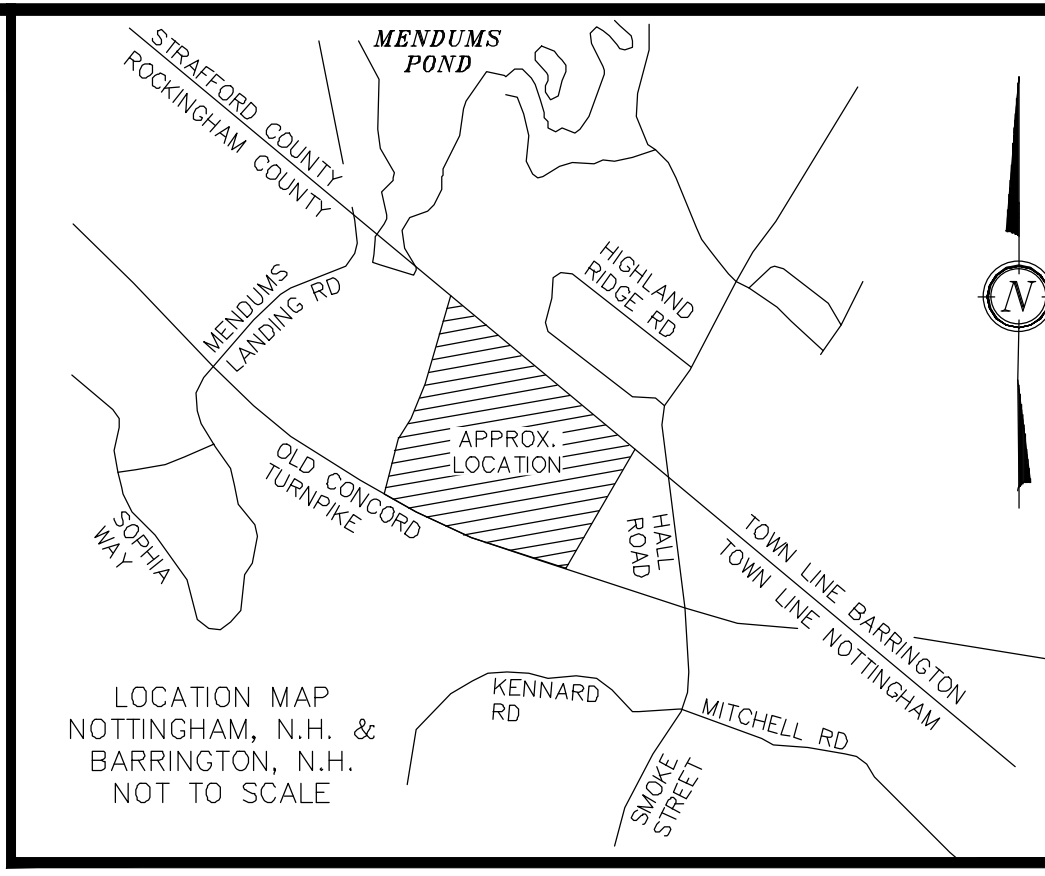
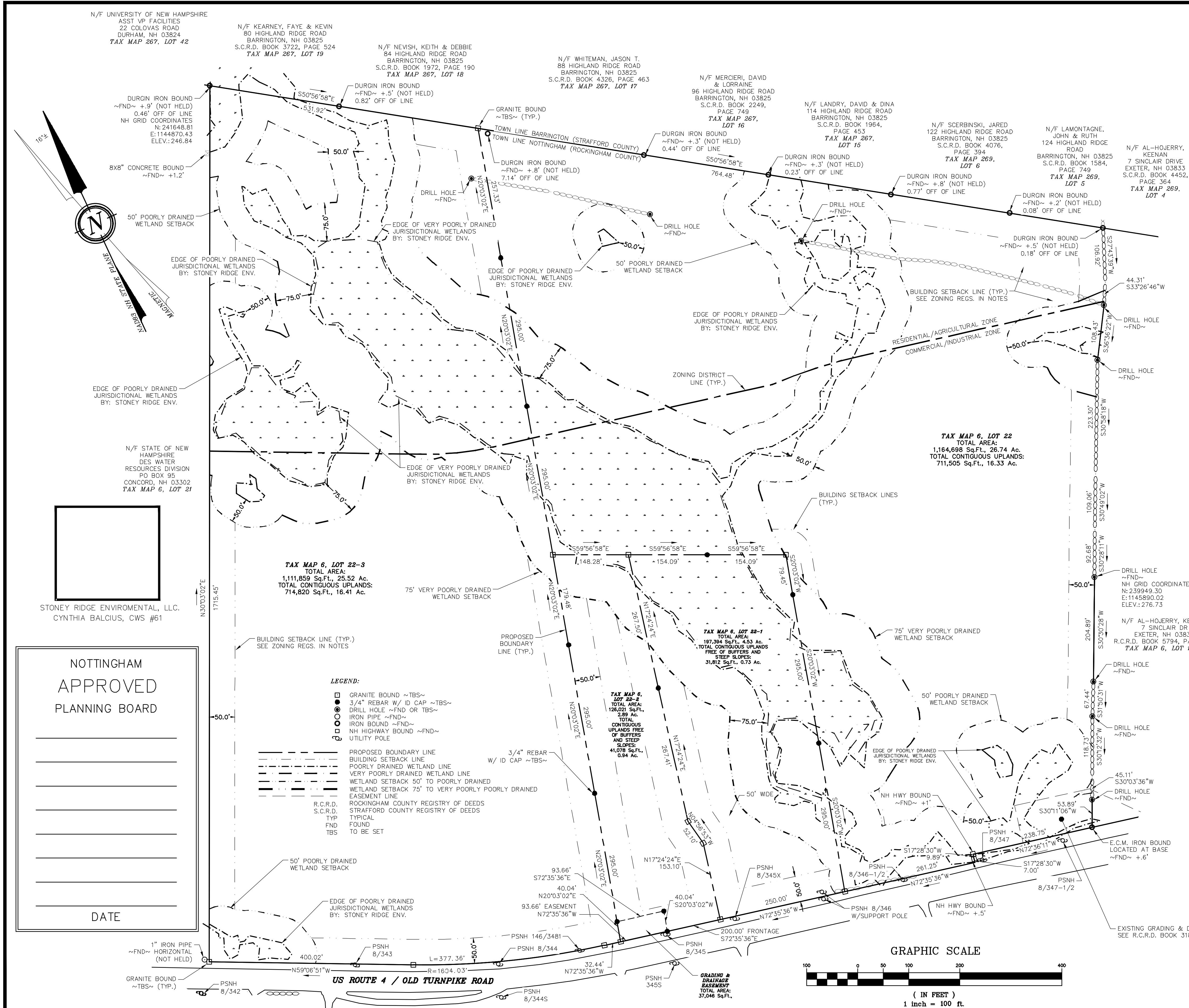
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISE PER PEER REVIEWS

EXISTING CONDITIONS PLAN
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JUNE 3, 2019
FILE NO.: DB 2018 - 030

SHEET 1 OF 8



- NOTES:**
- OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870
 - TAX MAP 6, LOT 22
 - LOT AREA: 2,599,972 Sq. Ft., 59.69 Ac.
 - R.C.R.D. BOOK 5977, PAGE 2799
 - ZONING: COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL SINGLE FAMILY DWELLING:
 - FRONT ~ 50.0'
 - SIDE ~ 50.0'
 - REAR ~ 50.0'
 - WETLANDS SETBACK ~ 50.0' POORLY DRAINED WETLANDS SETBACK ~ 75.0' VERY POORLY DRAINED
 - MIN. LOT SIZE ~ 87,120 Sq. Ft.
 - MIN. LOT FRONTAGE ~ 200.0'
 - MAX. BLDG. HEIGHT ~ 34'
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# 330137, MAP# 33015C0115E & MAP# 33015C0120E, DATED: MAY 17, 2005
 - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 6, LOT 22, INTO 4 INDIVIDUAL RESIDENTIAL LOTS.
 - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - FOR ABUTTERS ACROSS US ROUTE 4, SEE SUBDIVISION TOPOGRAPHICAL PLAN (SHEET #5).
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - THIS IS A 8 SHEET PLAN SET. SHEETS 4 IS THE SUBDIVISION PLAN. SHEET 5 IS THE TOPOGRAPHY SHEET. SHEET 6 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 7 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF NOTTINGHAM.

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISE PER PEER REVIEWS

SUBDIVISION PLAN
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22

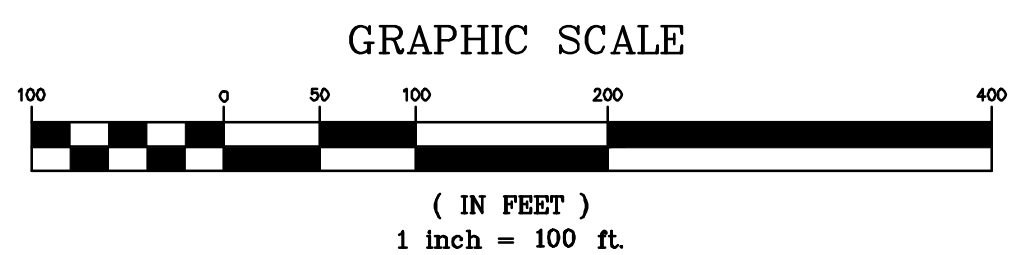
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 100 FT.
 DATE : JUNE 3, 2019
 FILE NO. : DB 2018 - 030

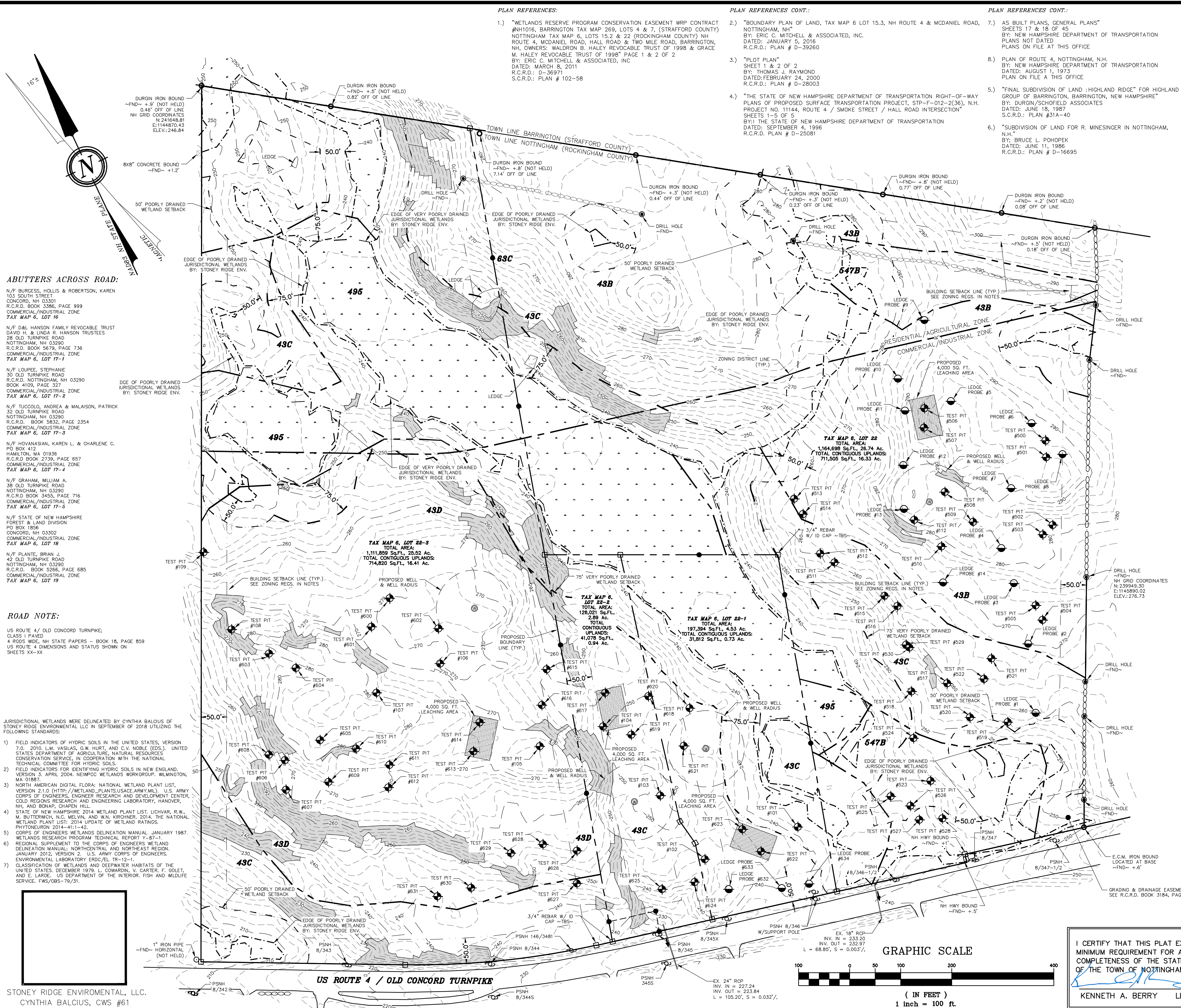
NOTTINGHAM APPROVED PLANNING BOARD

DATE _____

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM, N.H. - 1:10,000 - 8-21-19

KENNETH A. BERRY LLS 805 DATE _____





PLAN REFERENCES:

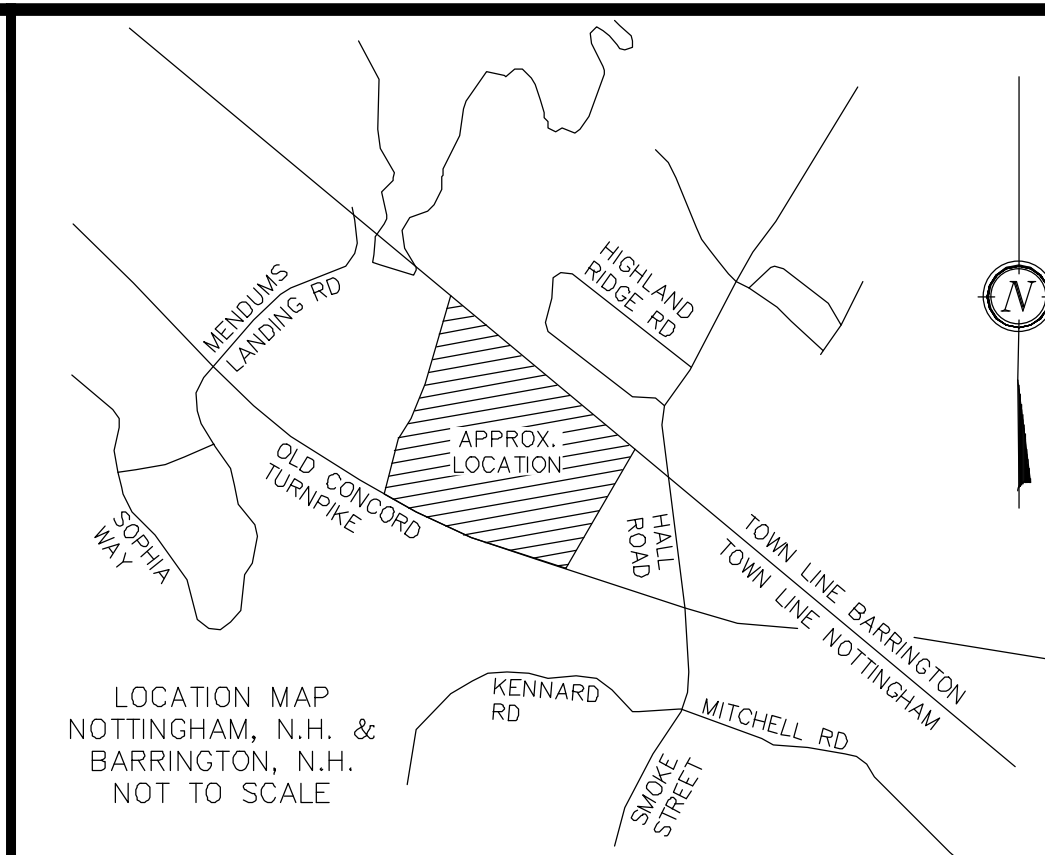
- "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT WRP CONTRACT #N1016, BARRINGTON TAX MAP 269, LOTS 4 & 7, (STRAFFORD COUNTY) NOTTINGHAM TAX MAP 6, LOTS 15.2 & 22 (ROCKINGHAM COUNTY) NH ROUTE 4, MCDANIEL ROAD, HALL ROAD & TWO MILE ROAD, BARRINGTON, NH, OWNERS: WALDRON B. HALEY REVOCABLE TRUST OF 1998 & GRACE M. HALEY REVOCABLE TRUST OF 1998" PAGE 1 & 2 OF 2 BY: ERIC C. MITCHELL & ASSOCIATED, INC. DATED: MARCH 8, 2011 R.C.R.D.: D-36971 S.C.R.D.: PLAN # 102-58

PLAN REFERENCES CONT.:

- "BOUNDARY PLAN OF LAND, TAX MAP 6 LOT 15.3, NH ROUTE 4 & MCDANIEL ROAD, NOTTINGHAM, NH. BY: ERIC C. MITCHELL & ASSOCIATED, INC. DATED: JANUARY 5, 2016 R.C.R.D.: PLAN # D-39260
- "PLOT PLAN" SHEET 1 & 2 OF 2 BY: THOMAS J. RAYMOND DATED: FEBRUARY 24, 2000 R.C.R.D.: PLAN # D-28003
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PROJECT, STP-F-012-2(36), N.H. PROJECT NO. 11144, ROUTE 4 / SMOKE STREET / HALL ROAD INTERSECTION" SHEETS 1-5 OF 5 BY: THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DATED: SEPTEMBER 4, 1996 R.C.R.D. PLAN # D-25051

PLAN REFERENCES CONT.:

- AS BUILT PLANS, GENERAL PLANS" SHEETS 17 & 18 OF 45 BY: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS NOT DATED PLANS ON FILE AT THIS OFFICE
- PLAN OF ROUTE 4, NOTTINGHAM, N.H. BY: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DATED: AUGUST 1, 1973 PLAN ON FILE AT THIS OFFICE
- "FINAL SUBDIVISION OF LAND 'HIGHLAND RIDGE' FOR HIGHLAND GROUP OF BARRINGTON, BARRINGTON, NEW HAMPSHIRE" BY: DURGIN/SCHOFIELD ASSOCIATES DATED: JUNE 18, 1987 S.C.R.D.: PLAN # 31A-40
- "SUBDIVISION OF LAND FOR R. MINESINGER IN NOTTINGHAM, N.H." BY: BRUCE L. POHOPEK DATED: JUNE 11, 1986 R.C.R.D.: PLAN # D-16695



NOTES:

- OWNER: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE, RYE, NH 03870
- APPLICANT: DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE, RYE, NH 03870
- TAX MAP 6, LOT 22
- LOT AREA: 2,599,972 Sq. Ft., 59.69 Ac.
- R.C.R.D. BOOK 5977, PAGE 2799
- ZONING: COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL SINGLE FAMILY DWELLING: SETBACKS: FRONT ~ 50.0' SIDE ~ 50.0' REAR ~ 50.0' WETLANDS SETBACK ~ 50.0' MIN. LOT SIZE ~ 87,120 Sq. Ft. MIN. LOT FRONTAGE ~ 200' MAX. BLDG. HEIGHT ~ 34'
- MULTI-FAMILY DWELLING: SETBACKS: FRONT ~ 100.0' SIDE ~ 100.0' REAR ~ 100.0' WETLANDS SETBACK ~ 50.0' MIN. LOT SIZE ~ 87,120 Sq. Ft. MIN. LOT FRONTAGE ~ 200' MAX. BLDG. HEIGHT ~ 34'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.; FEMA COMMUNITY# - 330137, MAP# - 33013C0115E & MAP# - 33013C0120E, DATED: MAY 17, 2009
- VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83 COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 6, LOT 22, INTO 4 INDIVIDUAL RESIDENTIAL LOTS.

LEGEND:

- GRANITE BOUND ~TBS~
- 3/4" REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- VERY POORLY DRAINED WETLAND LINE
- WETLAND SETBACK 50' TO POORLY DRAINED EASEMENT LINE
- WETLAND SETBACK 75' TO VERY POORLY DRAINED EASEMENT LINE
- ZONING DISTRICT LINE
- NRCS SOIL DELINEATION LINE
- NRCS SOIL LABEL
- 4,000 Sq. Ft. EFFLUENT LEACHING AREA
- AREA OF 25% OR GREATER SLOPE
- R.C.R.D. BOOK 5977, PAGE 2799
- S.C.R.D. PLAN # D-39260
- TP FOUND
- FND TO BE SET

ABUTTERS ACROSS ROAD:

- N/F BURGESS, HOLLIS & ROBERTSON, KAREN 103 SOUTH STREET CONCORD, NH 03301 R.C.R.D. BOOK 3386, PAGE 999 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 16
- N/F D&L HANSON FAMILY REVOCABLE TRUST DAVID H. & LINDA R. HANSON TRUSTEES 28 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290 R.C.R.D. BOOK 5679, PAGE 736 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 17-1
- N/F LOUPEE, STEPHANE 35 OLD TURNPIKE ROAD R.C.R.D. NOTTINGHAM, NH 03290 BOOK 4109, PAGE 327 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 17-2
- N/F TUCCOLO, ANDREA & MALAISON, PATRICK 35 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290 R.C.R.D. BOOK 5832, PAGE 2354 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 17-3
- N/F HOVANASIAN, KAREN L. & CHARLENE C. PO BOX 412 HAMILTON, MA 01936 R.C.R.D. BOOK 2739, PAGE 657 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 17-4
- N/F GRAHAM, WILLIAM A. 38 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290 R.C.R.D. BOOK 3455, PAGE 716 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 17-5
- N/F STATE OF NEW HAMPSHIRE FOREST & LAND DIVISION PO BOX 1856 CONCORD, NH 03302 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 18
- N/F PLANTE, BRIAN A. 42 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290 R.C.R.D. BOOK 5266, PAGE 685 COMMERCIAL/INDUSTRIAL ZONE TAX MAP 6, LOT 19

ROAD NOTE:

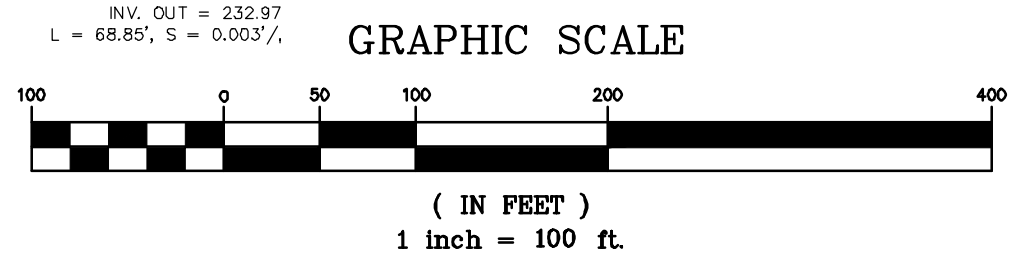
US ROUTE 4 / OLD CONCORD TURNPIKE, CLASS I PAVED
4 ROADS WIDE NH STATE PAPERS - BOOK 18, PAGE 859
US ROUTE 4 DIMENSIONS AND STATUS SHOWN ON SHEETS XX-XX

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0 - 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEMPCO WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, CHILDS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOCONTRON 2014:411-442.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/21.

STONEY RIDGE ENVIRONMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE 8-21-19



NOTTINGHAM APPROVED PLANNING BOARD

DATE: JUNE 3, 2019
FILE NO.: DB 2018 - 030

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISE PER PEER REVIEWS

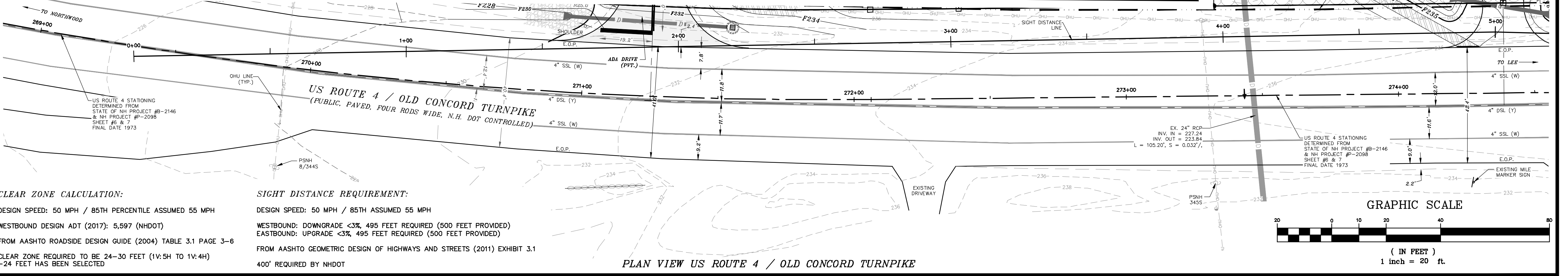
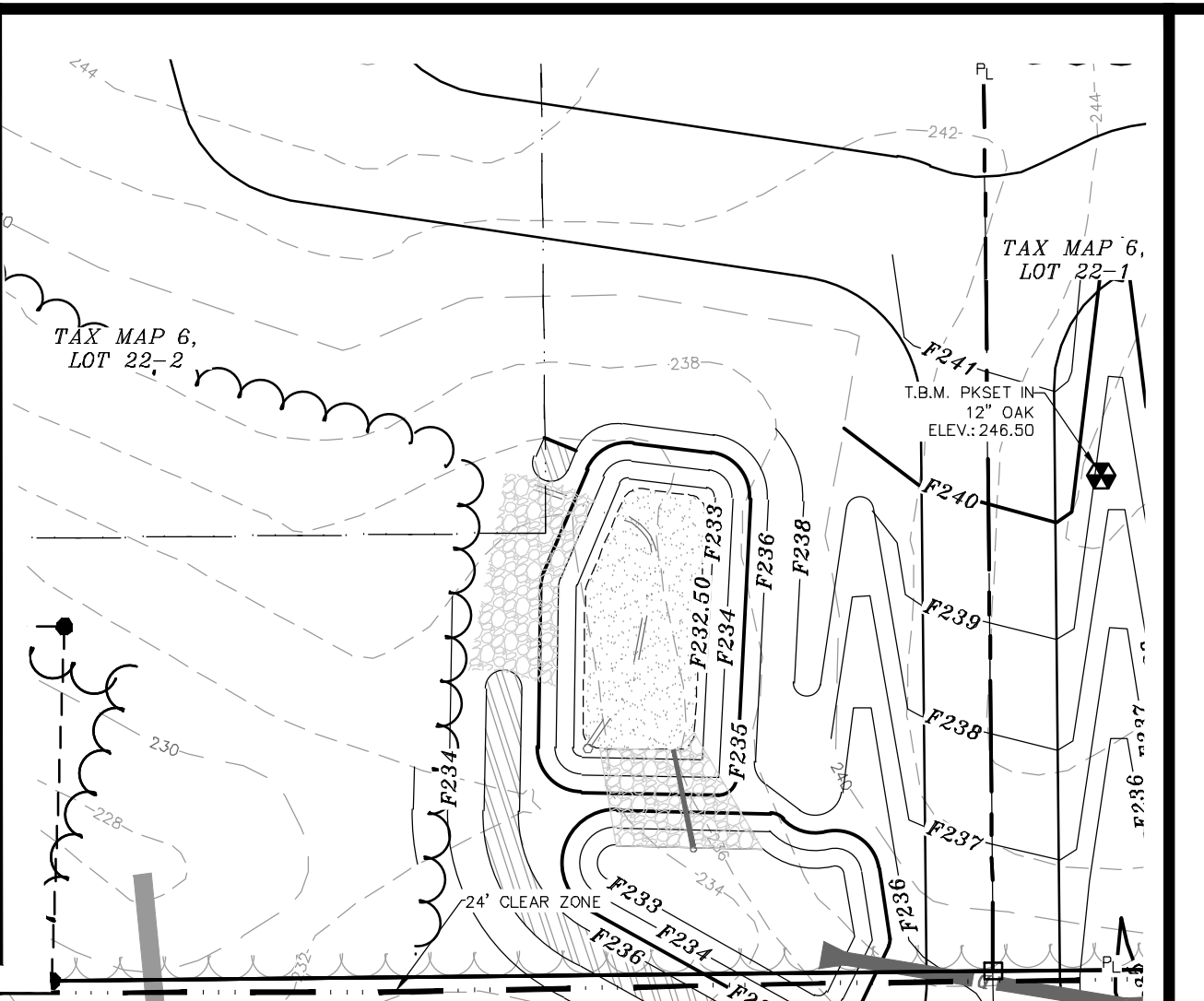
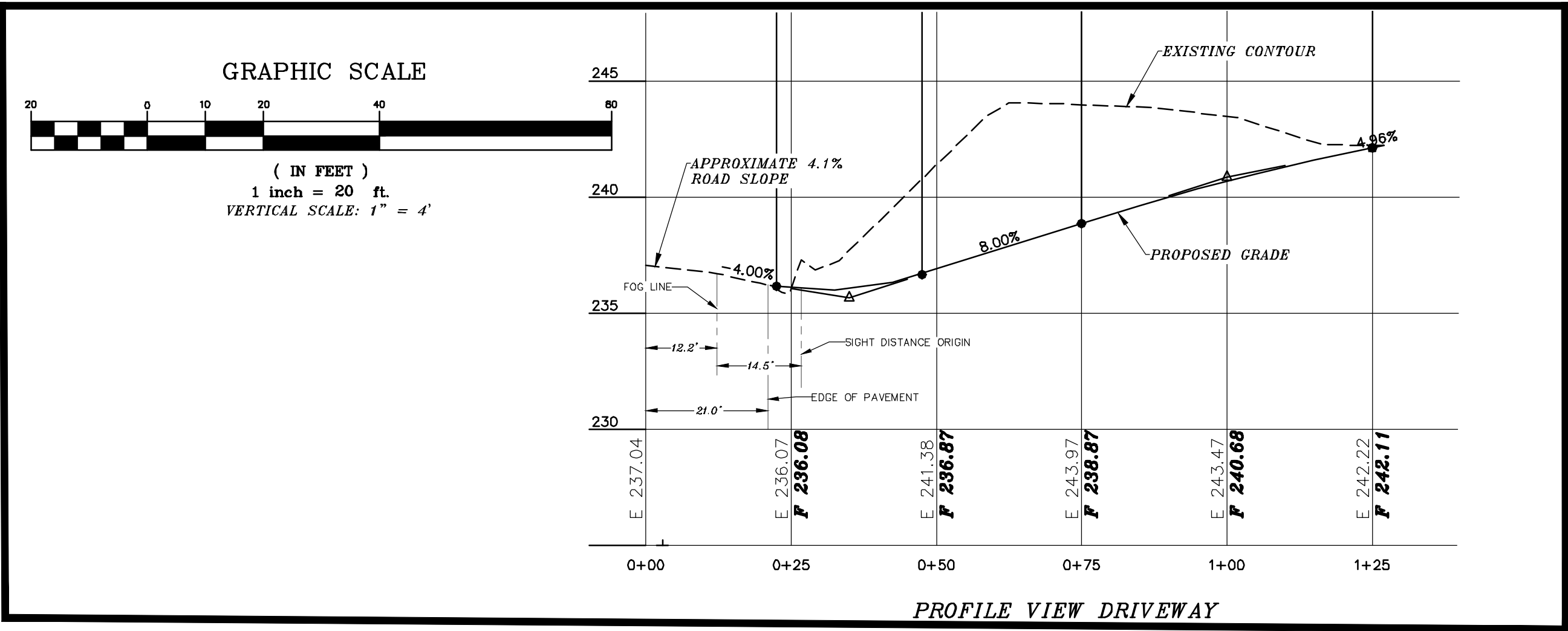
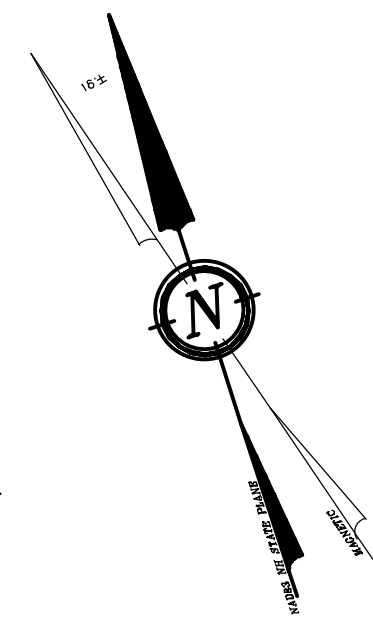
SUBDIVISION TOPOGRAPHIC PLAN
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: JUNE 3, 2019
FILE NO.: DB 2018 - 030

SIGNATURE: KENNETH A. BERRY

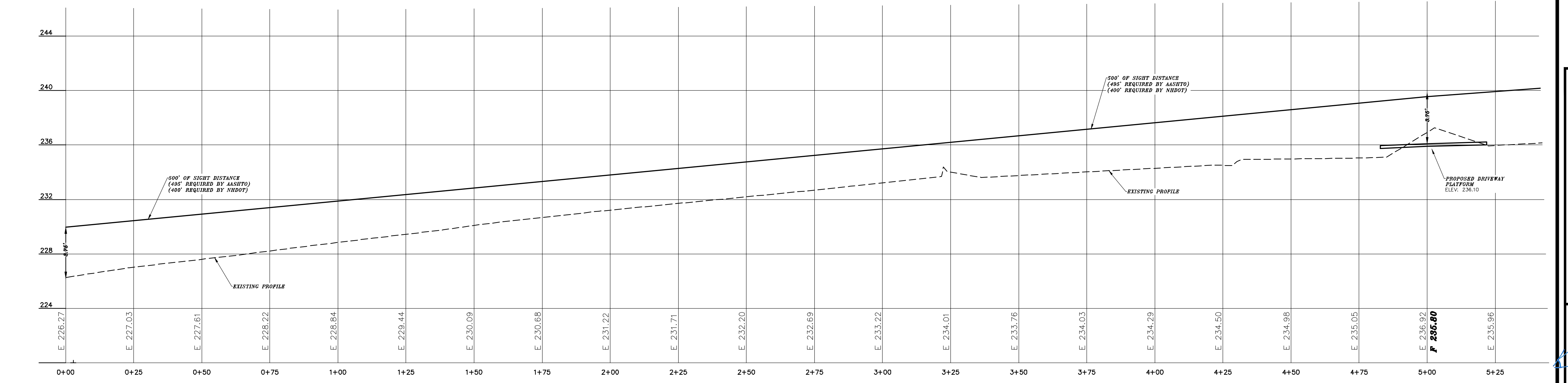
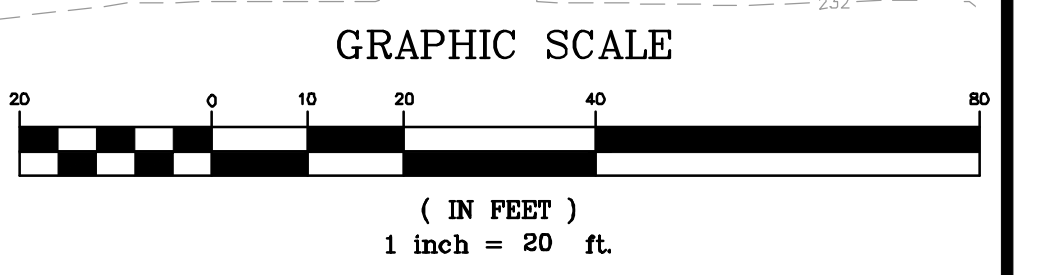
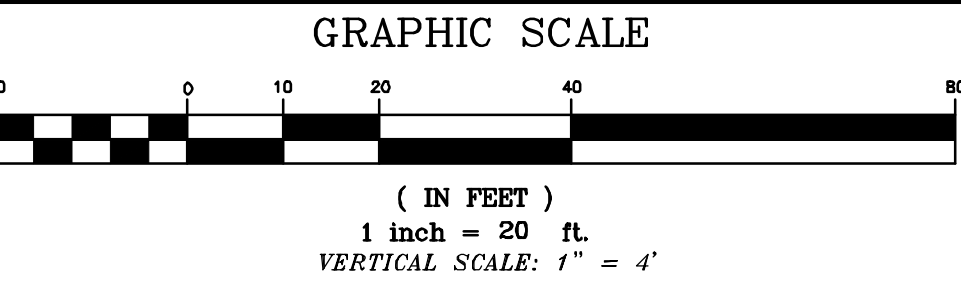
NOTES:

- 1.) OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- 1A.) APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- 2.) TAX MAP 6, LOT 22-1
TAX MAP 6, LOT 22-2
- 3.) LOT AREA LOT 22-1: 197,394 Sq. Ft., 4.53 Ac.
LOT AREA LOT 22-2: 126,021 Sq. Ft., 2.89 Ac.
- 4.) R.C.R.D. BOOK 5977, PAGE 2799
- 5.) THIS IS A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE RESIDENTIAL DRIVEWAY.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) SEE NHDOT-2 FOR STANDARD NOTES AND LEGEND.



CLEAR ZONE CALCULATION:
DESIGN SPEED: 50 MPH / 85TH PERCENTILE ASSUMED 55 MPH
WESTBOUND DESIGN ADT (2017): 5,597 (NHDOT)
FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
CLEAR ZONE REQUIRED TO BE 24-30 FEET (1V:5H TO 1V:4H)
-24 FEET HAS BEEN SELECTED

SIGHT DISTANCE REQUIREMENT:
DESIGN SPEED: 50 MPH / 85TH ASSUMED 55 MPH
WESTBOUND: DOWNGRADE <3%, 495 FEET REQUIRED (500 FEET PROVIDED)
EASTBOUND: UPGRADE <3%, 495 FEET REQUIRED (500 FEET PROVIDED)
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2011) EXHIBIT 3.1
400' REQUIRED BY NHDOT



REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISE PER PEER REVIEWS

SIGHT DISTANCE SHARED DRIVEWAY EASTBOUND
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD CONCORD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: JUNE 3, 2019
FILE NO.: DB 2018 - 030

NHDOT-1

NOTES:

- 1.) OWNER: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- 1A.) APPLICANT: DOMUS DEVELOPERS INC.
11 WHITEHORSE DRIVE
RYE, NH 03870
- 2.) TAX MAP 6, LOT 22-1
TAX MAP 6, LOT 22-2
- 3.) LOT AREA LOT 22-1: 197,394 Sq. Ft., 4.53 Ac.
LOT AREA LOT 22-2: 126,021 Sq. Ft., 2.89 Ac.
- 4.) R.C.R.D. BOOK 5977, PAGE 2799
- 5.) THIS IS A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE RESIDENTIAL DRIVEWAY.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 2' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) THIS IS A RESIDENTIAL DRIVEWAY.

LEGEND:

- DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - NH HIGHWAY BOUND ~FND~
 - 3/4" IRON BOUND W/ ID CAP ~TBS~
 - GRANITE BOUND ~TBS~
 - SIGNAGE
 - UTILITY POLE
 - GUY WIRE
 - OHU --- OVERHEAD UTILITIES LINE
 - PDL --- POORLY DRAINED WETLAND LINE
 - WTL --- WETLAND SETBACK 50' TO POORLY DRAINED
 - SBL --- SHOULDER
 - BSL --- BUILDING SETBACK LINE
 - SBL --- SUBDIVISION BOUNDARY LINE
 - EBL --- EASEMENT LINE
 - CL --- CENTER LINE
 - CZL --- CLEAR ZONE LINE
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
PL PROPERTY LINE
EL EASEMENT LINE
R.O.W. RIGHT OF WAY
E.O.P. EDGE OF PAVEMENT
SSL (W) SINGLE SOLID LINE (WHITE)
DSL (Y) DOUBLE SOLID LINE (YELLOW)

NOTES CONT.:

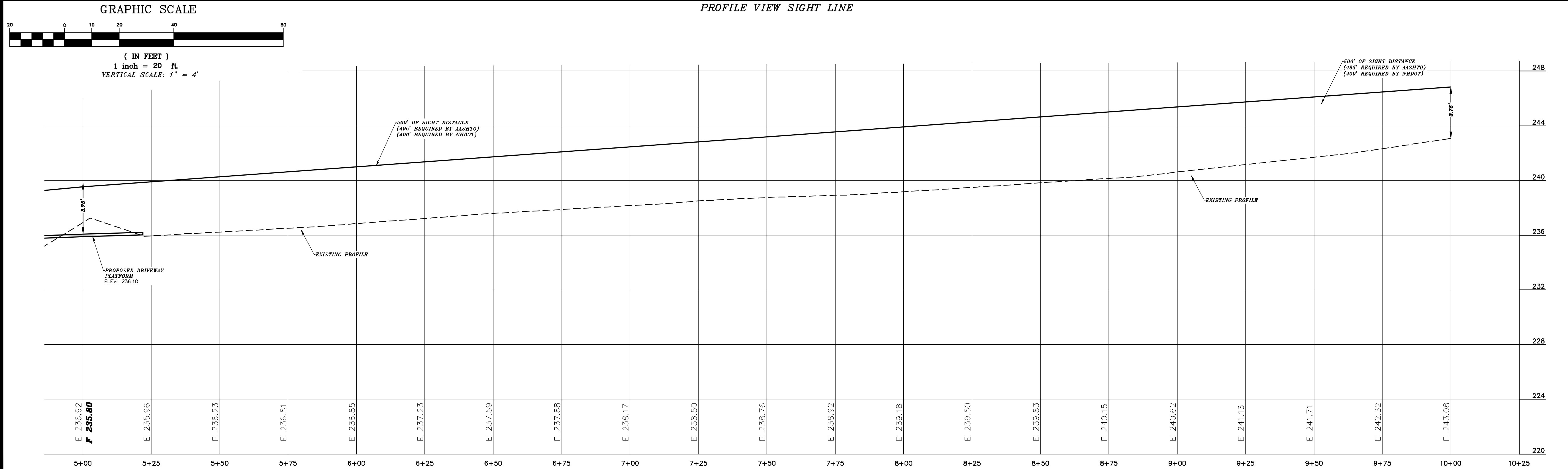
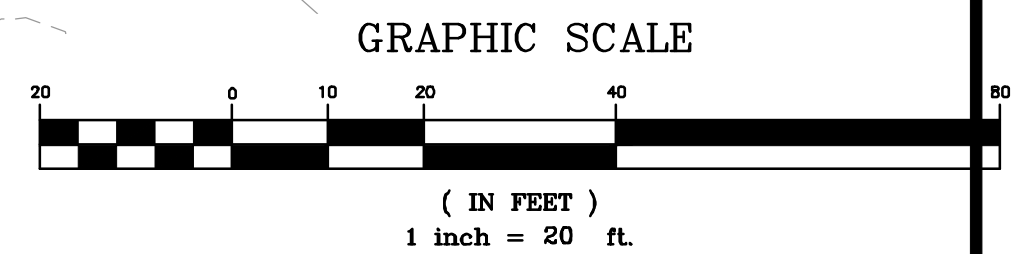
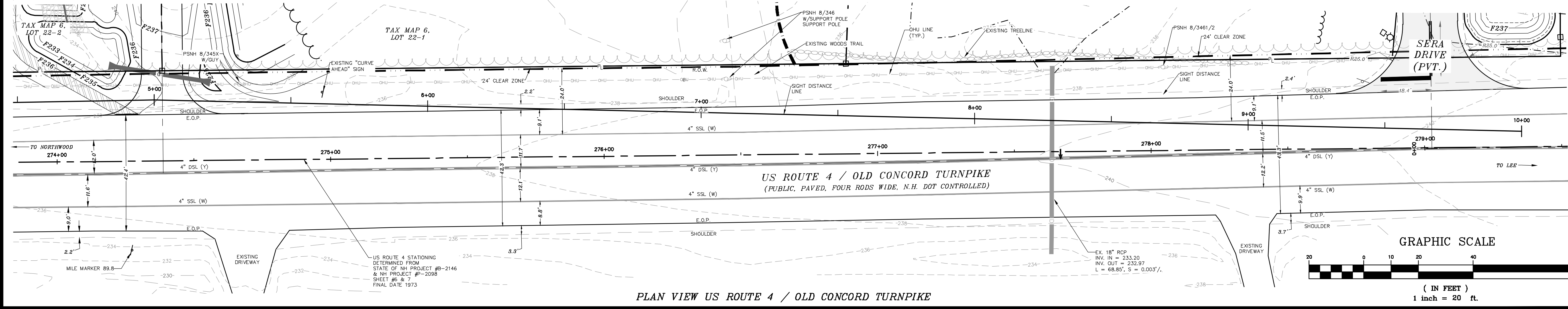
- 10.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION
- 11.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

NOTES CONT.:

- 12.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- 13.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 14.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 15.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

NOTES CONT.:

- 16.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 17.) THE CONTRACTOR SHALL CONTACT THE NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.
- 18.) THE SPEED LIMIT ON US ROUTE 4 ROAD IS 50 MPH.



REVISION	DATE	DESCRIPTION
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SIGHT DISTANCE SHARED DRIVEWAY WESTBOUND
LAND OF
DOMUS DEVELOPERS INC.
US ROUTE 4 / OLD TURNPIKE ROAD
NOTTINGHAM, N.H.
TAX MAP 6, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JUNE 3, 2019
FILE NO. : DB 2018 - 030

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER

BIORETENTION FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Bioretention Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5

3/8" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	95 - 100
# 4	22 - 55
# 8	0 - 10

3/4" WASHED CRUSHED STONE*	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
1/2"	15 - 55
# 10	0 - 5

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

* EQUIVALENT TO STANDARD WASHED STONE - SECTION 702 OF NHDOT STANDARD SPECIFICATIONS

RAIN GARDEN MIX

THE GRASS THAT IS PLANTED WITHIN A RAIN GARDEN BIO-FILTRATION SYSTEM WITHIN THE BIO-MEDIA MUST CONSIST OF A COMBINATION OF WARM SEASON GRASS SEED AND COLD SEASON GRASS SEED IN ORDER FOR THE GRASS TO START GROWING FOR STABILIZATION AND CONTINUE GROWING IN THE SANDY WELL-DRAINED ENVIRONMENT. PLANTING SPECIFICATION WILL MEET THE REQUIREMENTS AS OUTLINED IN VEGETATION NEW HAMPSHIRE SAND AND GRAVEL PITS' MIX 1 (WARM SEASON GRASSES) (15 LBS/AC) AND INCLUDE ANNUAL AND PERENNIAL RYE GRASS SEED (15 LBS/AC); THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX (23 LBS/AC) BY NEW ENGLAND WETLAND PLANTS, INC.; RAIN GARDEN MIX 180 (15 LBS/AC & 15 LBS/AC OF RYE) / RAIN GARDEN GRASS MIX 180-1 (20 LBS/AC & 10 LBS/AC OF RYE) BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL.

NOTES

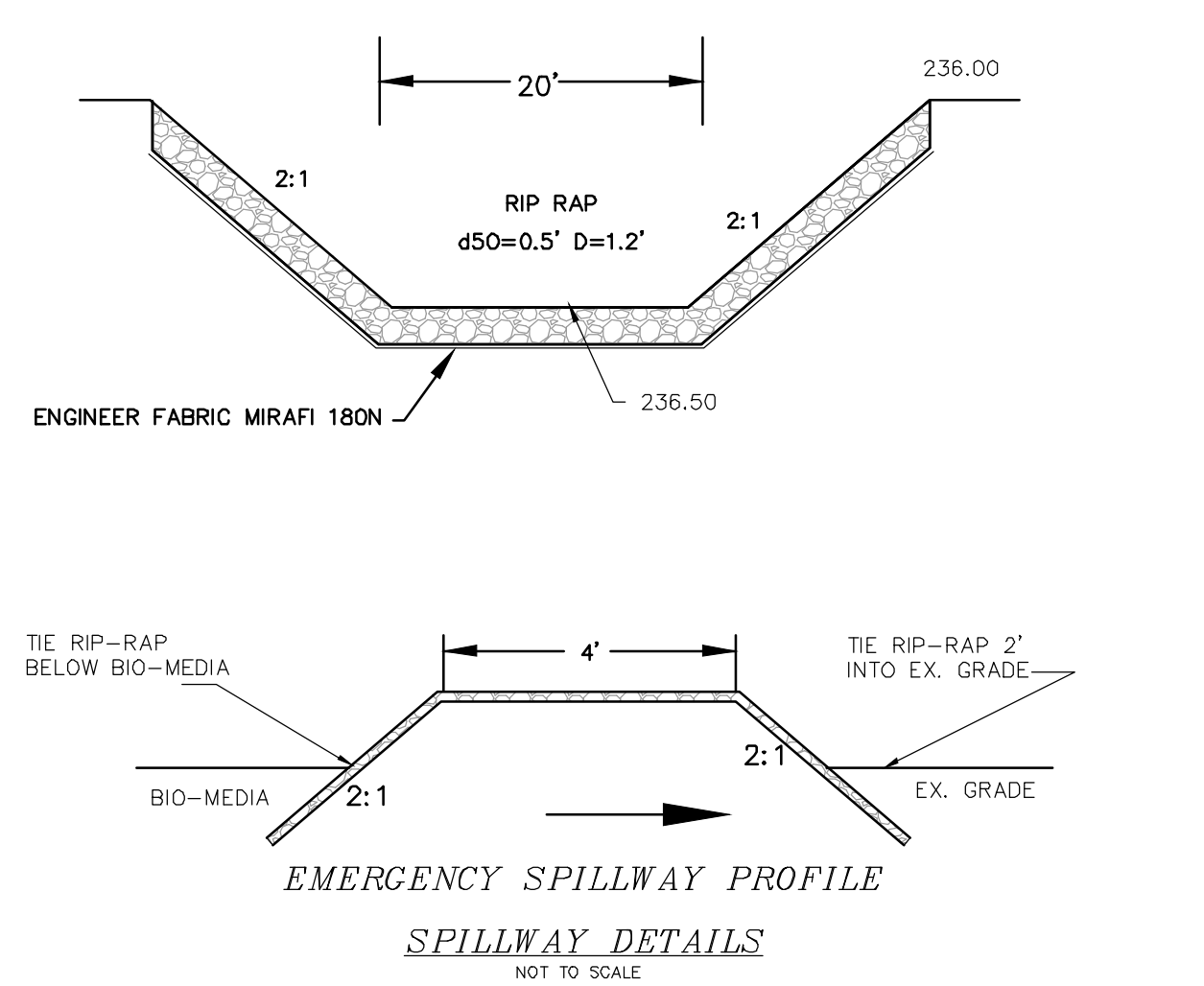
- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL BIORETENTION FILTER MEDIA SHALL BE AS SHOWN ABOVE. "BIO MEDIA" MEANS BIORETENTION FILTER MEDIA. COMPACTION IS NOT TO OCCUR IN THE RAIN GARDEN AREAS PRIOR TO CONSTRUCTION. SCARIFICATION REQUIRED IN THE EVENT COMPACTION TAKES PLACE.
- DO NOT PLACE THE BIORETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS

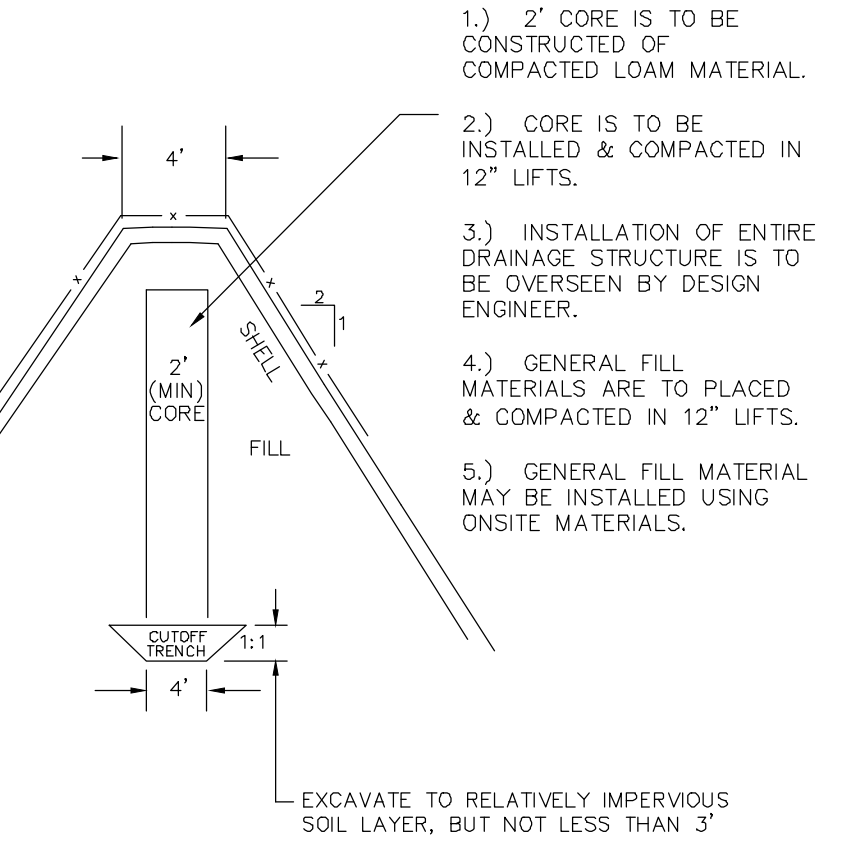
- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

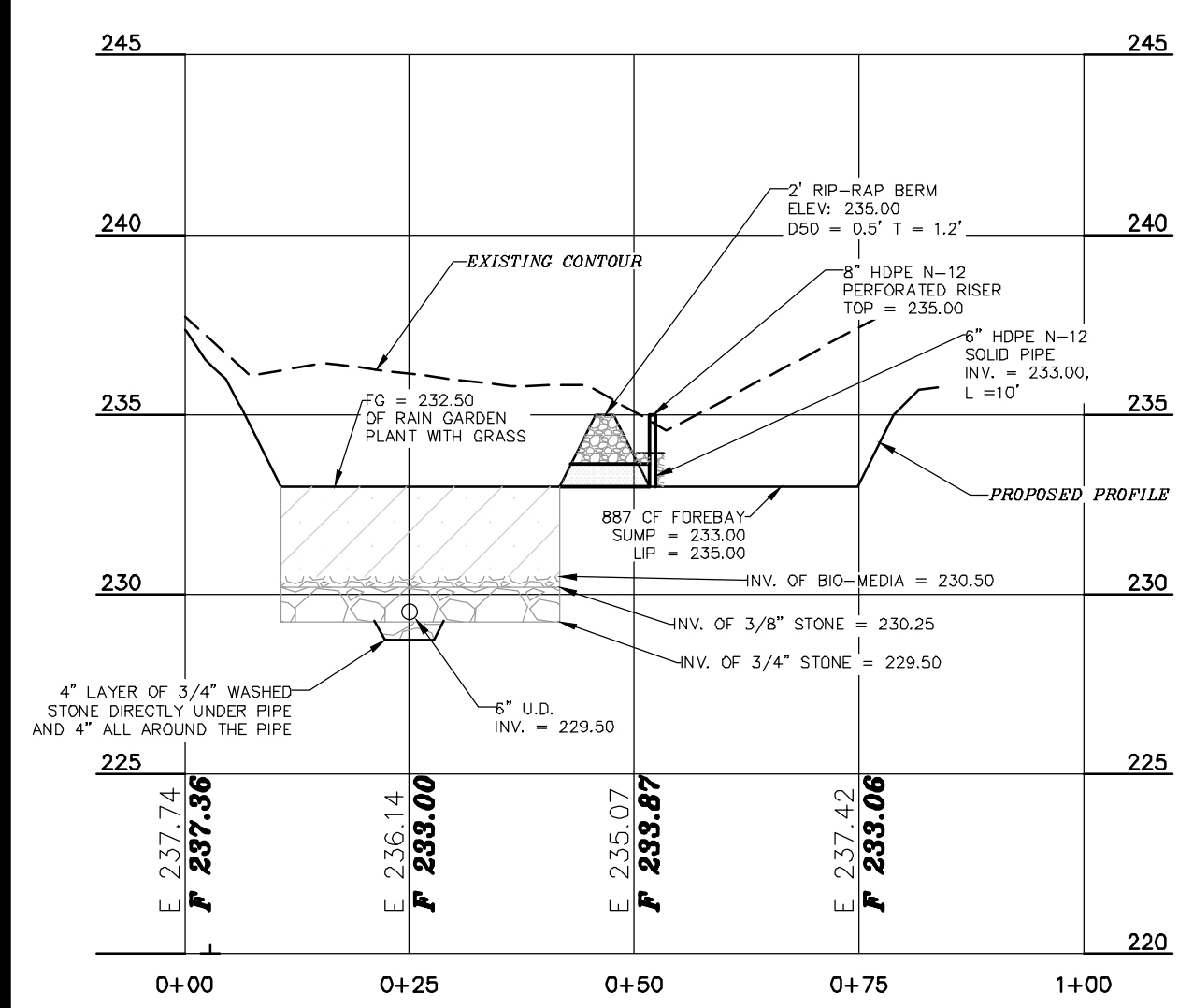
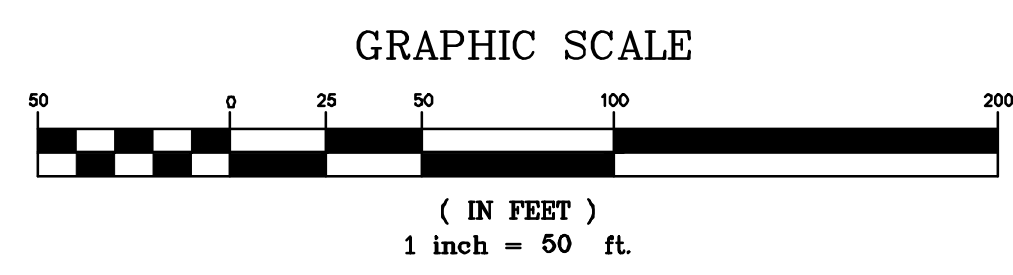
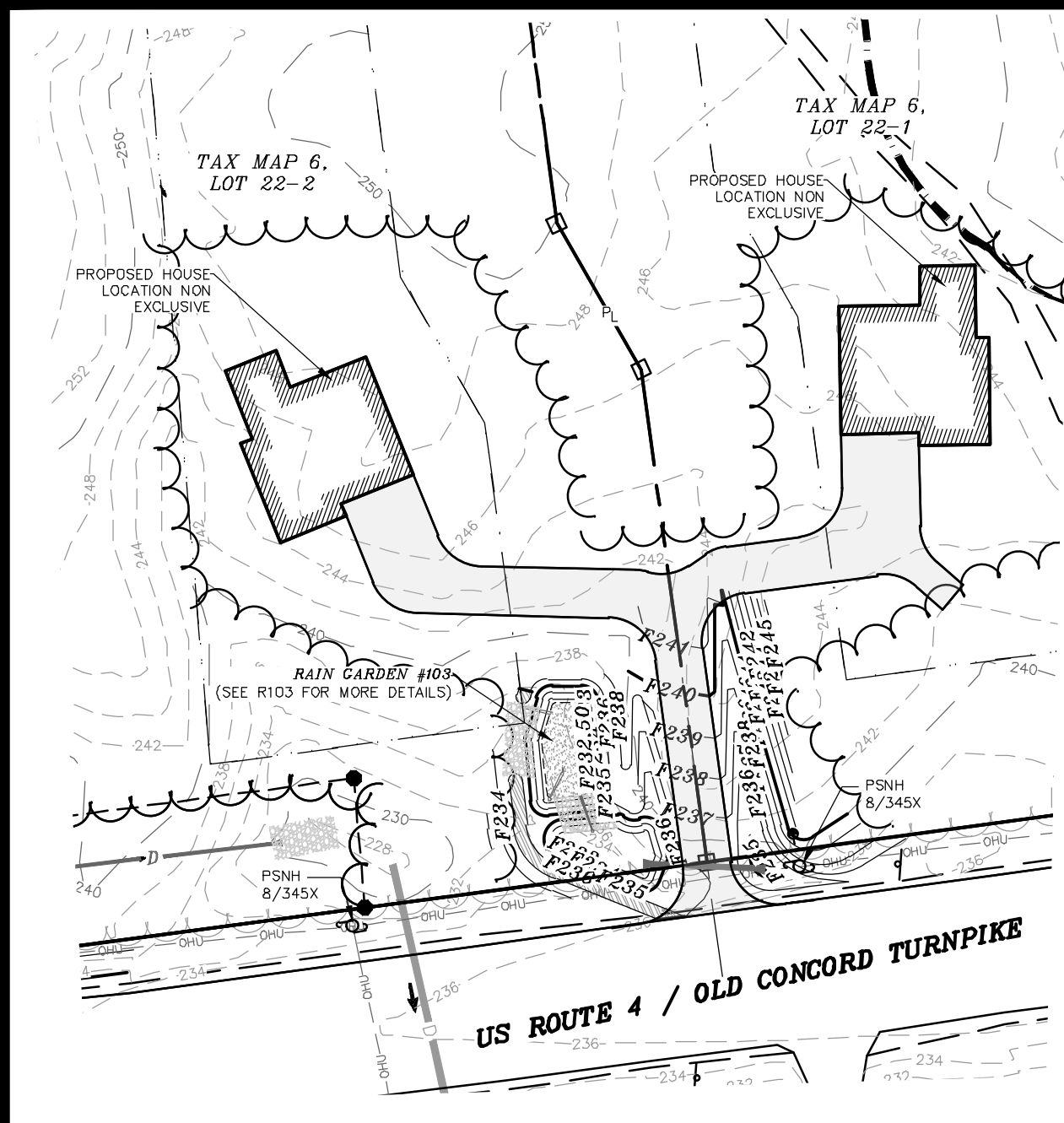
- UNH STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.



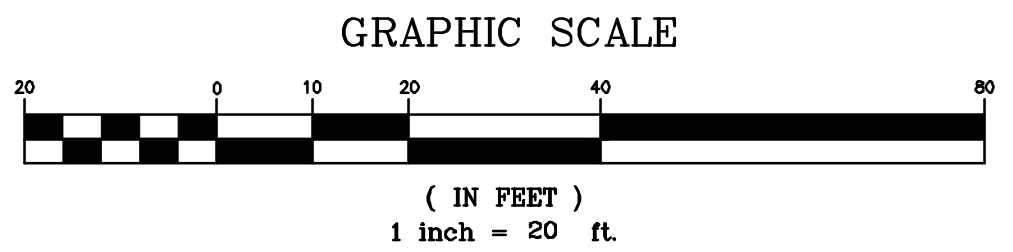
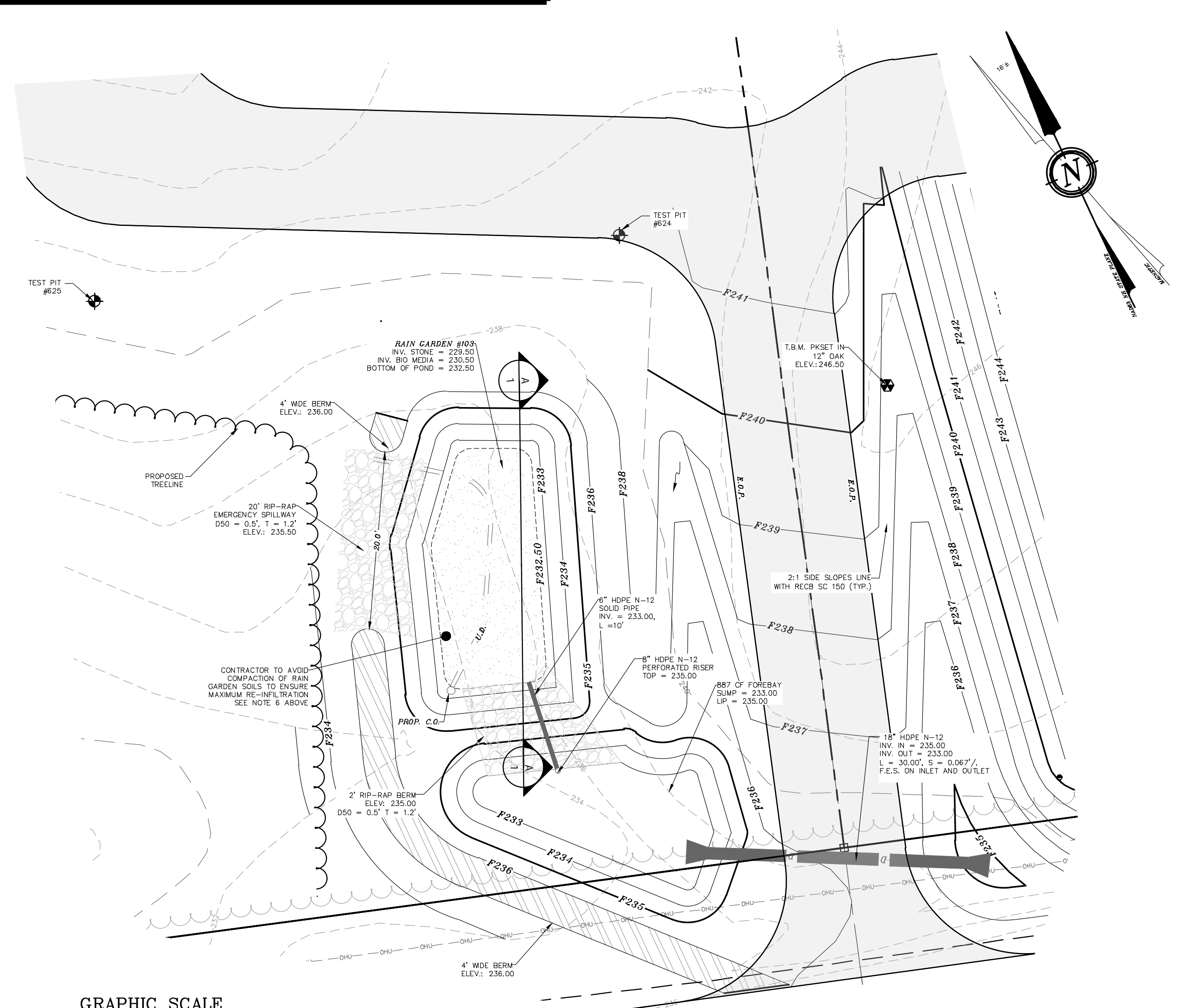
LOW PERMEABILITY MATERIAL GRADATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#40	60 - 95
#100	40 - 60
#200	25 - 45



- 2' CORE IS TO BE CONSTRUCTED OF COMPACTED LOAM MATERIAL.
- CORE IS TO BE INSTALLED & COMPACTED IN 12" LIFTS.
- INSTALLATION OF ENTIRE DRAINAGE STRUCTURE IS TO BE OVERSEEN BY DESIGN ENGINEER.
- GENERAL FILL MATERIALS ARE TO BE PLACED & COMPACTED IN 12" LIFTS.
- GENERAL FILL MATERIAL MAY BE INSTALLED USING ONSITE MATERIALS.



SECTION OF RAIN GARDEN R103

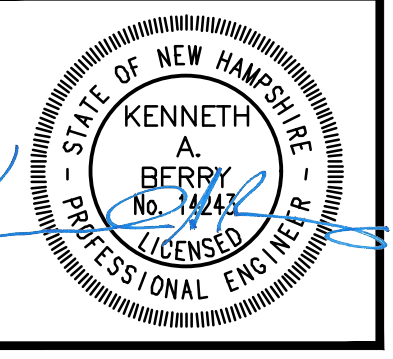


PLAN VIEW RAIN GARDEN #103

REVISION	DATE	DESCRIPTION
#1	8-15-19	REVISED PER PEER REVIEWS

RAIN GARDEN #103
 LAND OF
 DOMUS DEVELOPERS INC.
 US ROUTE 4 / OLD TURNPIKE ROAD
 NOTTINGHAM, N.H.
 TAX MAP 6, LOT 22-3

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
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R103