

N/F UNIVERSITY OF NEW HAMPSHIRE
ASST VP FACILITIES
22 COLVAS ROAD
DURHAM, NH 03824
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 42

N/F KEARNEY, FAYE & KEVIN
80 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3722, PAGE 524
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 19

N/F NEVISH, KEITH & DEBBIE
84 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1972, PAGE 190
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 18

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

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

- 1) 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.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) 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, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) 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. PHYTOEUNON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012. VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) 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-79/31.

ABUTTERS ACROSS US ROUTE 4:
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, STEPHANIE
30 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 4109, PAGE 327
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 17-2

N/F SCERBINSKI, JARED
122 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1964, PAGE 453
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 15

N/F LAMONTAGNE, JOHN & RUTH
124 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1584, PAGE 749
GENERAL RESIDENTIAL ZONE
TAX MAP 269, LOT 5

ABUTTERS ACROSS US ROUTE 4 CONT:
N/F TUCCOLO, ANDREA & MALAISON, PATRICK
32 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

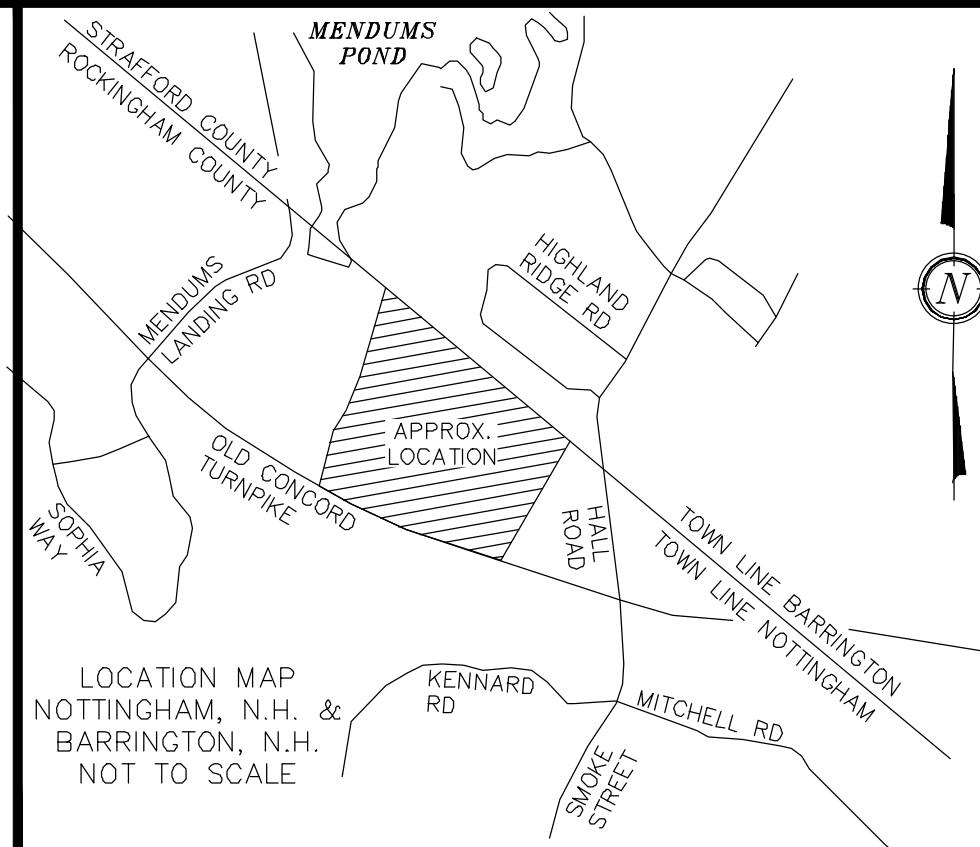
N/F GRAHAM, WILLIAM A.
38 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 3455, PAGE 716
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 17-5

N/F STATE OF NEW HAMPSHIRE FOREST & LAND DIVISION
PO BOX 4856
CONCORD, NH 03302
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 18

N/F PLANTE, BRIAN J.
42 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5266, PAGE 685
COMMERCIAL/INDUSTRIAL ZONE
TAX MAP 6, LOT 19

N/F AL-HOJERRY, KEENAN
7 SINCLAIR DRIVE
EXETER, NH 03833
S.C.R.D. BOOK 4452, PAGE 364
GENERAL RESIDENTIAL ZONE
TAX MAP 269, LOT 4

N/F AL-HOJERRY, KEENAN
7 SINCLAIR DR
EXETER, NH 03833
R.C.R.D. BOOK 5794, PAGE 326
COMMERCIAL/INDUSTRIAL ZONE & RESIDENTIAL/AGRICULTURAL ZONE
TAX MAP 6, LOT 15-3



- 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 ACRES
 - 4.) R.C.R.D. BOOK 5977, PAGE 2799
 - 5.) ZONING: COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL SETBACKS:
FRONT ~ 50.0' SINGLE/DUPLX
FRONT ~ 100.0' MULTI FAMILY
SIDE ~ 50.0'
REAR ~ 50.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE ~ 87,120 Sq. Ft.
MIN. LOT FRONTAGE ~ 200' SINGLE/DUPLX
MIN. LOT FRONTAGE ~ 300' MULTI FAMILY
MAX. BLDG. HEIGHT ~ 34'

- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0115E & MAP# - 33015C0120E, DATED: MAY 17, 2005
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 6, LOT 22, INTO 6 INDIVIDUAL RESIDENTIAL LOTS. SOME LOTS ARE SIZED FOR MULTI FAMILY USE.
- 9.) 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.
- 10.) 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.
- 11.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 12.) NHDES SUBDIVISION APPROVAL REQUIRED
- 13.) SEE BOUNDARY PLAN (SHEET 2) FOR DETAIL MEETS AND BOUNDS ON EXISTING BOUNDARY LINE. SEE DETAIL SUBDIVISIONS (SHEET 11 & 12) FOR MEETS AND BOUNDS ON ALL PROPOSED LOTS AND ROAD. ALSO SEE DETAIL SUBDIVISIONS FOR BUILDING SETBACK LINES, PLAN REFERENCES, OTHER NOTES, AND CONTIGUOUS UPLAND AREAS.

DURGIN IRON BOUND
~FND~ +0.9' (NOT HELD)
N29°03'31"E, 0.46"
TO CORNER
NH GRID COORDINATES
N: 241648.81
E: 1144870.43
ELEV.: 246.84

N/F STATE OF NEW HAMPSHIRE
DES WATER RESOURCES DIVISION
PO BOX 95
CONCORD, NH 03302
COMMERCIAL / INDUSTRIAL ZONE & RESIDENTIAL / AGRICULTURAL ZONE
TAX MAP 6, LOT 21

N/F WHITEMAN, JASON T.
88 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4326, PAGE 463
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 17

N/F MERCIERI, DAVID & LORRAINE
96 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2249, PAGE 749
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 16

N/F LANDRY, DAVID & DINA
114 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1964, PAGE 453
GENERAL RESIDENTIAL ZONE
TAX MAP 267, LOT 15

N/F SCERBINSKI, JARED
122 HIGHLAND RIDGE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4076, PAGE 394
GENERAL RESIDENTIAL ZONE
TAX MAP 269, LOT 6

LOT #6
TOTAL LOT AREA
1,335,282 Sq.Ft.
30.65 Ac.
BUILDING ENVELOPE
271,708 Sq.Ft.
6.24 Ac.
(9 UNITS MULTI)

LOT #5
TOTAL LOT AREA
140,495 Sq.Ft.
3.23 Ac.
BUILDING ENVELOPE
53,007 Sq.Ft.
1.22 Ac.
SINGLE FAMILY UNIT

LOT #4
TOTAL LOT AREA
126,021 Sq.Ft.
2.89 Ac.
BUILDING ENVELOPE
40,000 Sq.Ft.
0.92 Ac.
SINGLE FAMILY UNIT

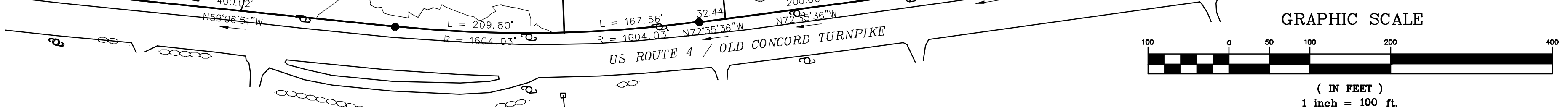
LOT #3
TOTAL LOT AREA
197,394 Sq.Ft.
4.53 Ac.
BUILDING ENVELOPE
31,808 Sq.Ft.
0.73 Ac.
SINGLE FAMILY UNIT

LOT #2
TOTAL LOT AREA
260,146 Sq.Ft.
5.97 Ac.
BUILDING ENVELOPE
62,644 Sq.Ft.
1.43 Ac.
SINGE FAMILY UNIT

LOT #1
TOTAL LOT AREA
540,633 Sq.Ft.
12.41 Ac.
BUILDING ENVELOPE
243,607 Sq.Ft.
5.59 Ac.
(6 UNITS MULTI)

NOTTINGHAM
APPROVED
PLANNING BOARD

DATE



- LEGEND:
- GRANITE BOUND ~TBS~
 - 3/4" REBAR W/ID CAP ~TBS~
 - DRILL HOLE ~FND OR TBS~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - REBAR ~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
 - WETLAND SETBACK 75' TO VERY POORLY DRAINED
 - PROPOSED EASEMENT
 - ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYP TYPICAL
 - FND FOUND
 - TBS TO BE SET

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 -

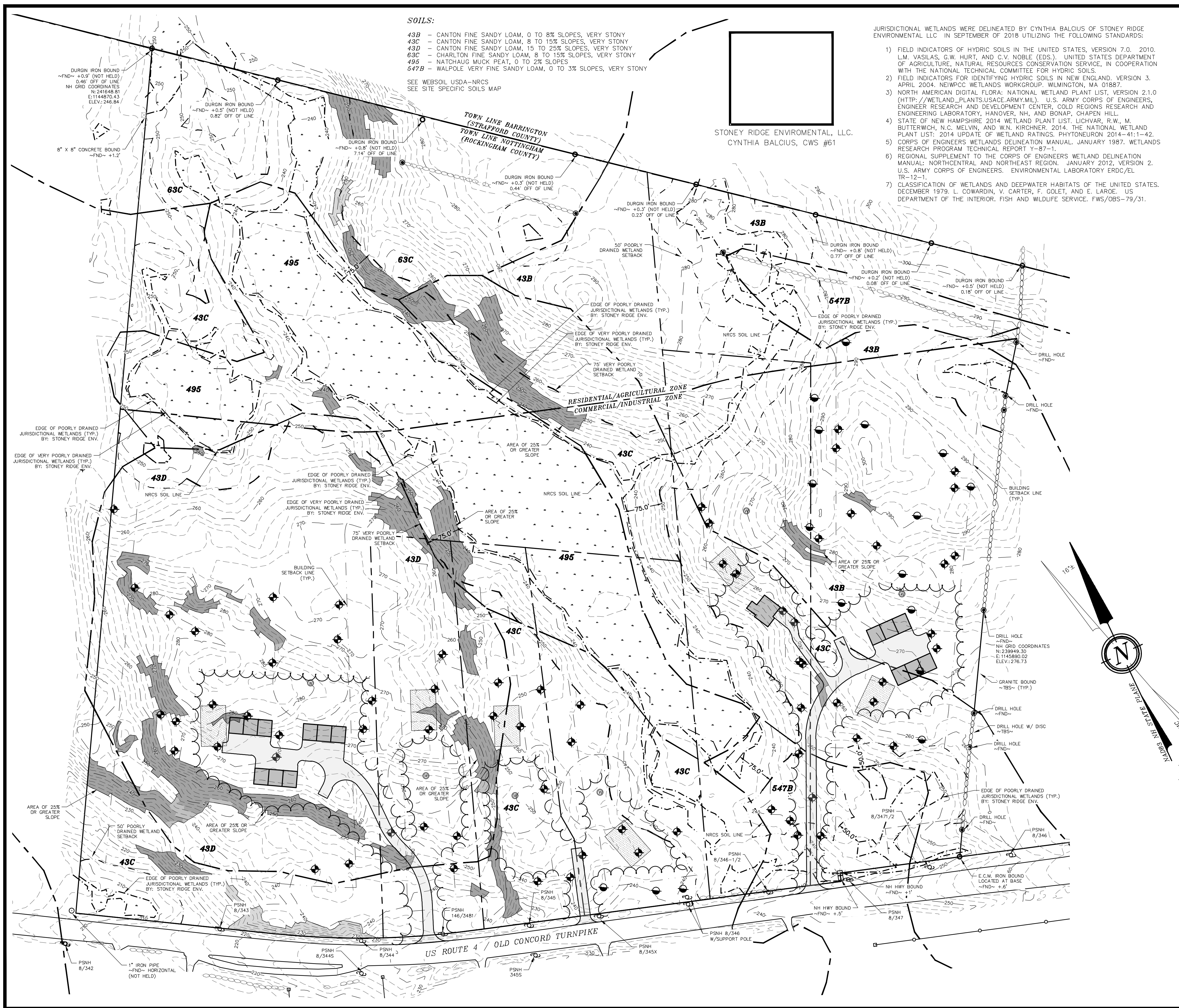
KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

OVERVIEW SUBDIVISION PLAN
LAND OF
DOMUS DEVELOPERS INC.
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: MARCH 4, 2019
FILE NO.: DB 2018 - 030

SHEET 10 OF 51

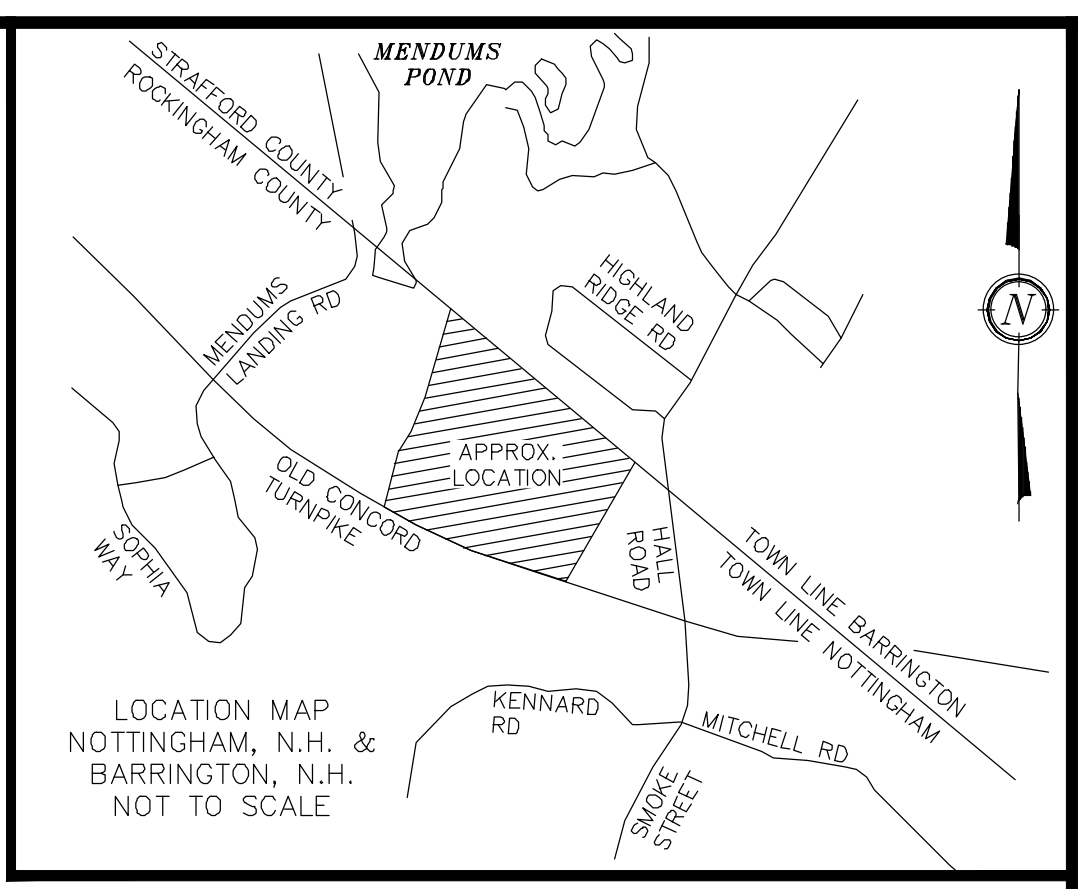


SOILS:
 43B - CANTON FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY
 43C - CANTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
 43D - CANTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY
 63C - CHARLTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
 495 - NATCHAUG MUCK PEAT, 0 TO 2% SLOPES
 647B - WALPOLE VERY FINE SANDY LOAM, 0 TO 3% SLOPES, VERY STONY

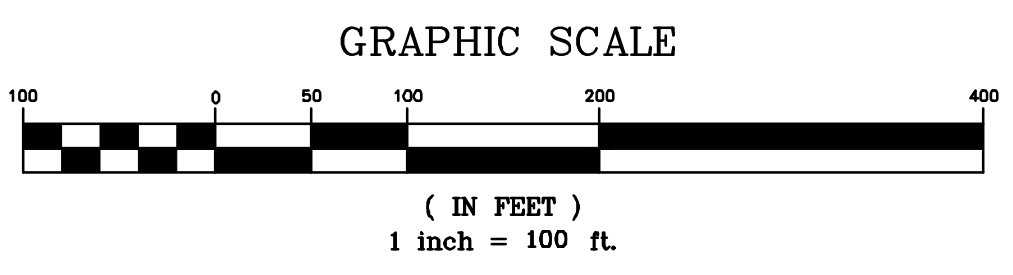
SEE WEBSOIL USDA-NRCS
 SEE SITE SPECIFIC SOILS MAP

- JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SEPTEMBER OF 2018 UTILIZING THE FOLLOWING STANDARDS:
- 1) 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.
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STONEY RIDGE ENVIRONMENTAL, LLC.
 CYNTHIA BALCIUS, CWS #61



- 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 ACRES
 - 4.) R.C.R.D. BOOK 5977, PAGE 2799
 - 5.) ZONING: COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL SETBACKS:
FRONT ~ 50.0'
SIDE ~ 50.0'
REAR ~ 50.0'
WETLANDS BUFFER ~ 50.0'
MIN. LOT SIZE ~ 87,120 Sq. Ft.
MIN. LOT FRONTAGE ~ 200'
MAX. BLDG. HEIGHT ~ 34'
 - OPEN SPACE DEVELOPMENT SETBACKS:
FRONT ~ 35.0'
SIDE ~ 25.0'
REAR ~ 25.0'
MIN. LOT SIZE ~ 30,000 Sq. Ft.
FRONTAGE ~ 100'
MAX. BLDG. HEIGHT ~ 34'
BUILDING SEPARATION ~ 30'
 - 6.) SEE SHEET #50 FOR SEPTIC DESIGN FOR LOT 22-13.
 - 7.) SEE SHEET #51 FOR SEPTIC DESIGN FOR LOT 22-14.
 - 8.) SEE DETAIL SUBDIVISION SHEETS FOR CORRESPONDING LOT AREAS.
 - 9.) TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN SUMMER OF 2018. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS.



- LEGEND:**
- GRANITE BOUND ~ TBS~
 - 3/4" REBAR W/ ID CAP ~ TBS~
 - DRILL HOLE ~ FND OR TBS~
 - IRON PIPE ~ FND~
 - IRON BOUND ~ FND~
 - REBAR ~ FND~
 - NH HIGHWAY BOUND ~ FND~
 - UTILITY POLE
 - PROPOSED WELL
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - POORLY DRAINED WETLAND LINE
 - VERY POORLY DRAINED WETLAND LINE
 - WETLAND SETBACK 50' TO POORLY DRAINED
 - WETLAND SETBACK 75' TO VERY POORLY DRAINED
 - 75' PROTECTIVE WELL RADIUS (NHDES)
 - 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. ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYP TYPICAL
 - FND FOUND
 - TBS TO BE SET
 - PROPOSED WELL & 75' WELL RADIUS

REVISION	DATE	DESCRIPTION

OVERVIEW OPEN SPACE SUBDIVISION TOPOGRAPHIC PLAN
 LAND OF
 DOMUS DEVELOPERS INC.
 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
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