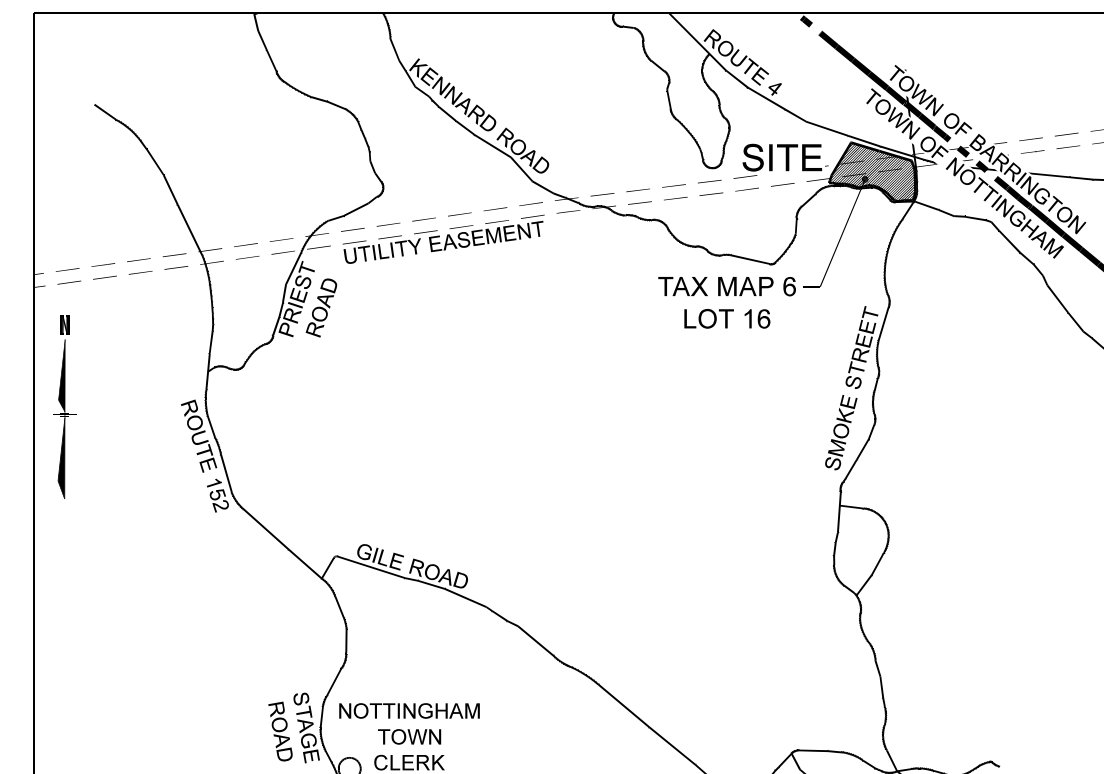


5 LOT FRONTAGE SUBDIVISION PLAN FOR JEFFERY COLE BUILDERS, LLC TAX MAP 6, LOT 16

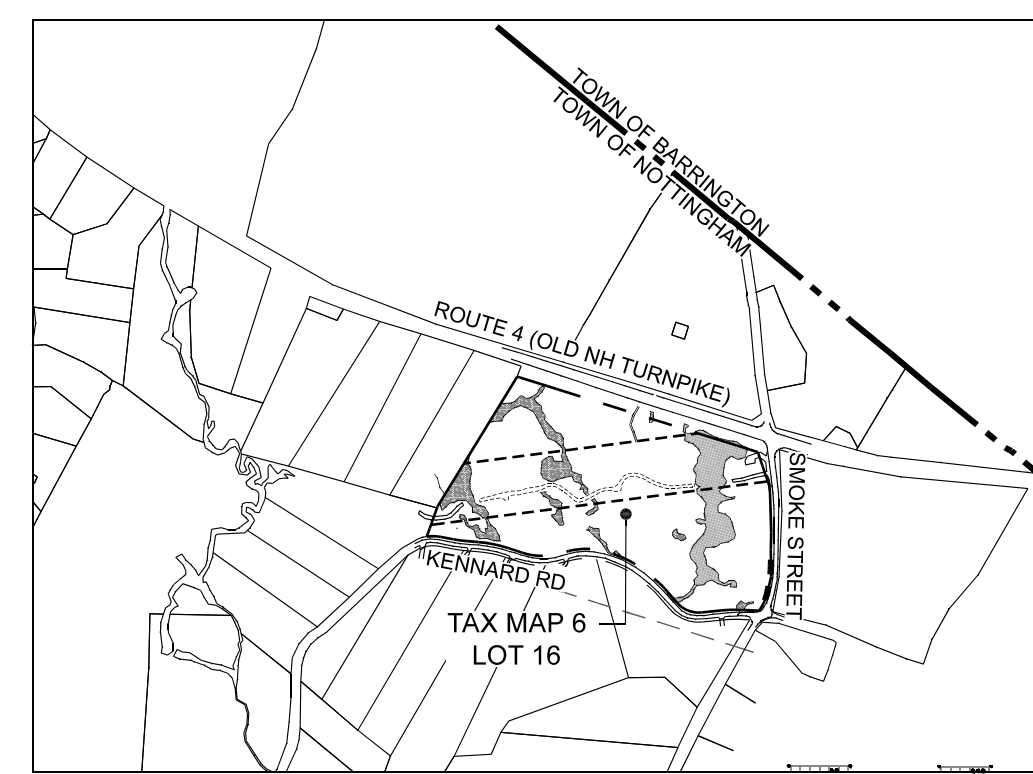
ROUTE 4, SMOKE STREET & KENNARD ROAD NOTTINGHAM, NH 03290 ROCKINGHAM CO.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT FRONTAGE SUBDIVISION.
2. THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16.
3. THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1,331,038 SQ FT.)
4. THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290, BK 6158, PAGE 2447.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS: COMMERCIAL/INDUSTRIAL DISTRICT, WITH AN APPROVED VARIANCE TO ALLOW RESIDENTIAL HOUSING ON LOTS 16-1, 16-2, 16-3, & 16-4
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE COMMERCIAL/INDUSTRIAL DISTRICT:
 MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 MIN. LOT SIZE =87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
 MIN. ROAD SETBACK =100' (COMMERCIAL), 150' (INDUSTRIAL)
 MIN. SIDE/REAR SETBACK =100' BOTH (COMMERCIAL & INDUSTRIAL)
 WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
 =VERY POORLY DRAINED=75'
 MAXIMUM STRUCTURE HEIGHT =34' (ABOVE 34' BY SPECIAL EXCEPTION)
 SEPTIC SETBACK =50' /75' HYDRIC SOILS
 MAXIMUM LOT COVERAGE =50%
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
7. RESIDENTIAL SIDE & REAR SETBACKS AS FOLLOWS:
 MIN. ROAD SETBACK =50'
 MIN. SIDE/REAR SETBACK =50'
8. THE EXISTING USE OF TM 6 LOT 16 IS VACANT LAND.
9. THE PROPOSED USE OF TM 6 LOT 16 WILL BE 5 LOT FRONTAGE SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY ON-SITE WELLS.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantsview.unh.edu
14. SHEETS 8 AND 9 OF THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. 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.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
19. 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.
20. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY THE OPUS ON SEPTEMBER 25, 2020 FROM DATA COLLECTED BY THIS OFFICE ON SEPTEMBER 25, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
21. NRCS SOILS DATA:
 43B-CANTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY.
 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.
22. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
23. ALL DRIVEWAY LOCATIONS TO BE APPROVED BY ROAD AGENT.
24. DRAINAGE IMPROVEMENTS ALONG KENNARD RD. IN THE AREAS OF DRIVEWAYS FOR LOTS 16-2, 16-3 & 16-4 TO BE REVIEWED BY AND APPROVED BY THE TOWN OF NOTTINGHAM ROAD AGENT.
25. ALL RESIDENTIAL DRIVEWAYS ARE TO BE GRAVEL.
26. IN LIEU OF INSTALLATION OF CISTERN FOR RESIDENTIAL LOTS, NFRC RECOMMEND FIRE PROTECTION OF ALL RESIDENCES BE PROVIDED BY SPRINKLER SYSTEMS THAT AT A MINIMUM MEET THE REQUIREMENTS OF NFPA 13-D, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES."



LOCATION PLAN
SCALE: 1"=4,000'



VICINITY SKETCH
SCALE: 1"=1,000'

SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 13	COVER SHEET
OVP	2 OF 13	OVERALL EXISTING CONDITIONS
ECP-1	3 OF 13	EXISTING CONDITIONS-1
ECP-2	4 OF 13	EXISTING CONDITIONS-2
PCP-1	5 OF 13	PROPOSED CONDITIONS-1
PCP-2	6 OF 13	PROPOSED CONDITIONS-2
PDVP	7 OF 13	PROPOSED DRIVEWAY PROFILES
PSP-1	8 OF 13	PROPOSED SUBDIVISION-1
PSP-2	9 OF 13	PROPOSED SUBDIVISION-2
SLP-1	10 OF 13	SIGHTLINE PLAN - LOT 16-1
SLP-2	11 OF 13	SIGHTLINE PLAN - LOT 16-2 & 16-3
SLP-3	12 OF 13	SIGHTLINE PLAN - LOT 16-4
DET-1	13 OF 13	DETAIL SHEET

PROFESSIONAL CONSULTANTS LIST

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
 683C FIRST NH TURNPIKE (RT.4)
 NORTHWOOD, NH 03261 PH: (603) 942-9220

WETLAND/SOIL SCIENTIST: FRAGGLE ROCK ENVIRONMENTAL,
 DAMON E. BURT, CWS, CPESC,
 38 GARLAND ROAD, STRAFFORD, NH 03884
 PH: (603) 969-5574



Wetland Delineation Standards	
•	Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
•	U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
•	Cowardin, Lewis M., Solet, Francis C. and LoRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
•	Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
•	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
•	U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3



APPROVED VARIANCE:
 APPROVED VARIANCE DATED: JANUARY 19, 2021, ARTICLE II SECTION E.1 OF THE NOTTINGHAM ZONING ORDINANCE TO PERMIT RESIDENTIAL USES IN THE COMMERCIAL/INDUSTRIAL ZONE (ROUTE 4)

APPROVED WAIVERS: DATED 2-10-21

- ARTICLE 15, SECTION 3.2.4 - APPROVED WAIVER TO ALLOW TWO RESIDENTIAL DRIVEWAYS TO HAVE A MAXIMUM GRADE OF 10% WHERE 8% ALLOWED. THE TWO LOTS WE ARE ASKING FOR A DRIVEWAY SLOPE WAIVER FOR ARE 16-2 & 16-3.
- ARTICLE 20, SECTION 2.4 - APPROVED WAIVER TO ALLOW THE IMPACT OF STEEP SLOPES (25%+) FOR ONE COMMON DRIVEWAY FOR LOTS 16-2 & 16-3. APPROXIMATELY 5,000 SF OF IMPACT TO THE STEEP SLOPES FOR THE CONSTRUCTION OF THE DRIVEWAY.

OWNER/APPLICANT:

JEFFERY COLE BUILDERS, LLC
 140 RAYMOND ROAD,
 NOTTINGHAM NH, 03290
 BK 6158 PG 2447

AGENCY APPROVALS

NHDES SUBDIVISION : _____ LOTS 16-2, & 16-4



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

INITIAL PLAN SET SUBMISSION DATE

NOVEMBER 16, 2020

Latest revision date:

MARCH 15, 2021

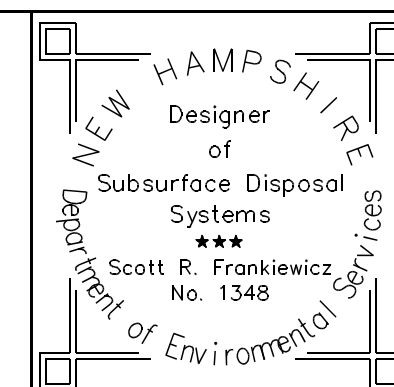
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/21/2021	REVISED PER TOWN COMMENTS	TOB
2	02/3/2021	REVISED PER TOWN COMMENTS	TOB
3	02/15/2021	REVISED PER TOWN COMMENTS	TOB
4	03/15/2021	REVISED PER TOWN COMMENTS	TOB



N.H. LAND Consultants
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 A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



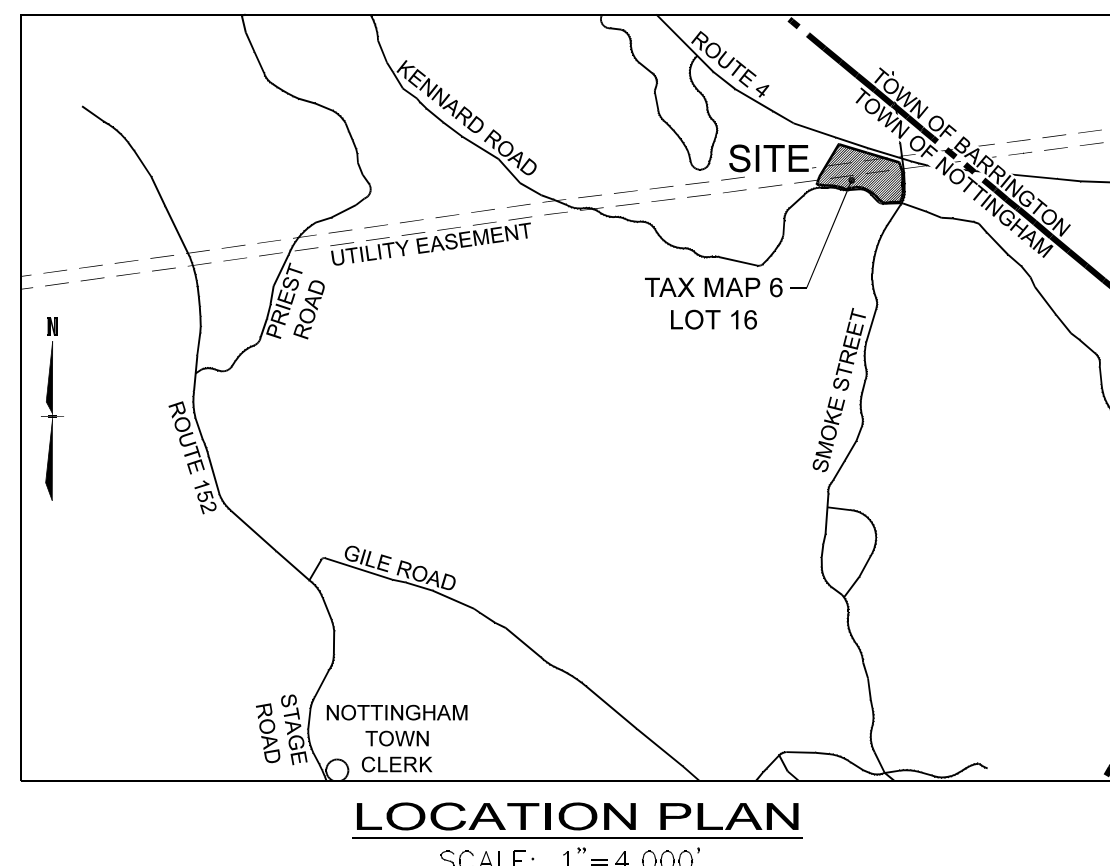
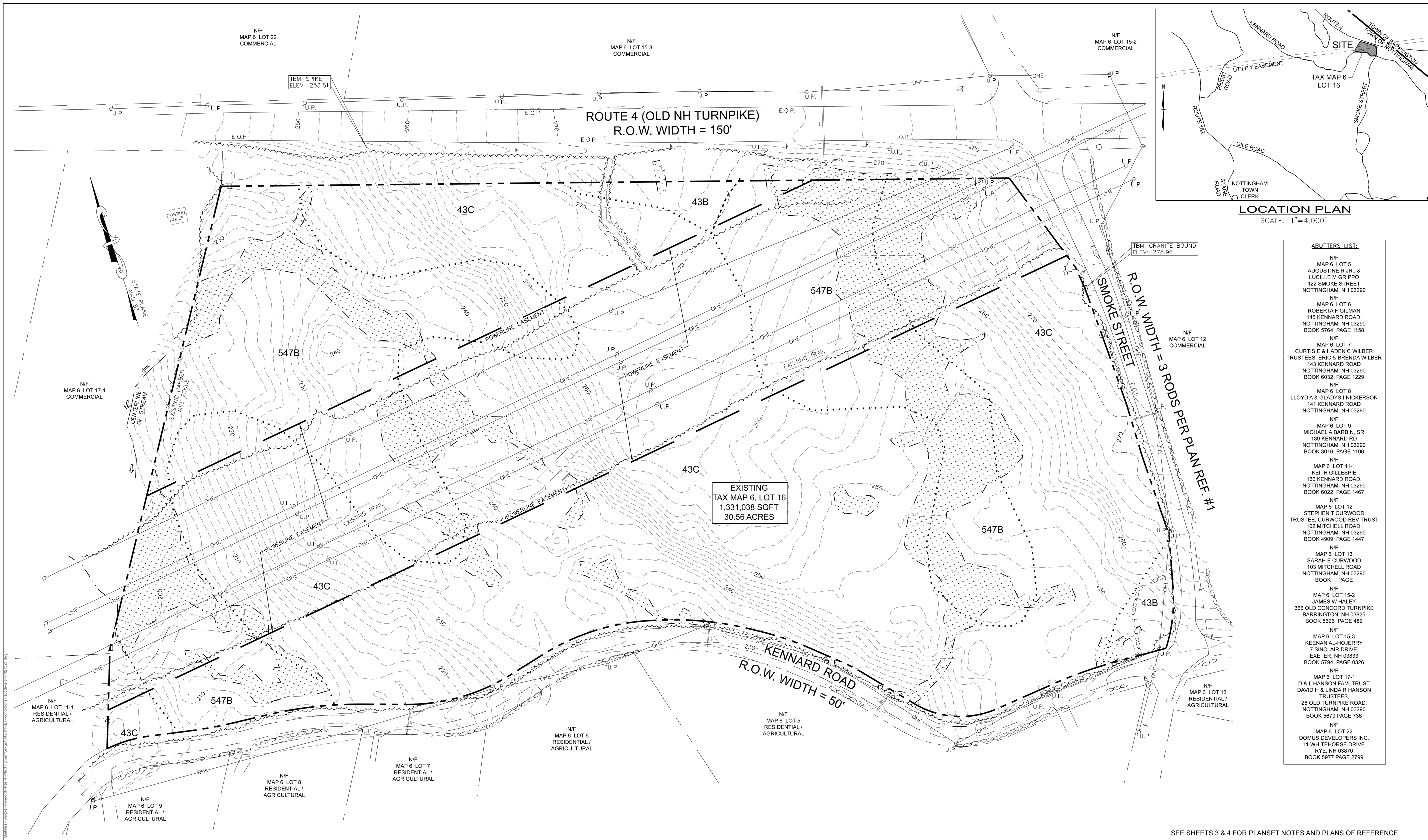
No. 945
 SCOTT R. FRANKIEWICZ
 SIGNATURE

COVER SHEET
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 ROUTE 4, SMOKE STREET,
 AND KENNARD ROAD NOTTINGHAM, NH 03290
 OWNED BY
JEFFERY COLE BUILDERS, LLC
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290
 BOOK 6158 PAGE 2447

JOB NO: 146.01
ROCKINGHAM CO.
 DATE: NOVEMBER 16, 2020

CVR

SHT. 1 of 13

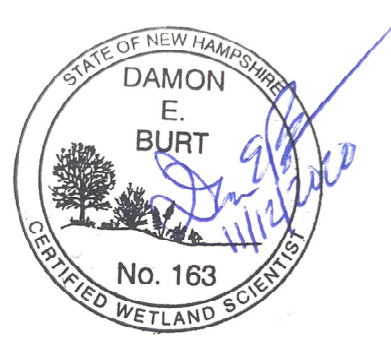


- ABUTTERS LIST:**
- N/F MAP 6 LOT 5 AUGUSTINE R. JR. & LUCILLE M GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290
 - N/F MAP 6 LOT 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158
 - N/F MAP 6 LOT 7 CURTIS E & HADEN C WILBER TRUSTEES, ERIC & BRENDA WILBER 143 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 6032 PAGE 1229
 - N/F MAP 6 LOT 8 LLOYD A & GLADYS I NICKERSON 141 KENNARD ROAD NOTTINGHAM, NH 03290
 - N/F MAP 6 LOT 9 MICHAEL A BARBIN, SR 139 KENNARD RD NOTTINGHAM, NH 03290 BOOK 3016 PAGE 1106
 - N/F MAP 6 LOT 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467
 - N/F MAP 6 LOT 12 STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447
 - N/F MAP 6 LOT 13 SARAH E CURWOOD 103 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK PAGE
 - N/F MAP 6 LOT 15-2 JAMES W HALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5626 PAGE 482
 - N/F MAP 6 LOT 15-3 KEENAN AL-HOUJERRY 7 SINCLAIR DRIVE, EXETER, NH 03833 BOOK 5794 PAGE 0326
 - N/F MAP 6 LOT 17-1 D & L HANSON FAM TRUST DAVID H & LINDA R HANSON TRUSTEES, 28 OLD TURNPIKE ROAD, NOTTINGHAM, NH 03290 BOOK 5679 PAGE 736
 - N/F MAP 6 LOT 22 DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870 BOOK 5977 PAGE 2799

EXISTING TAX MAP 6, LOT 16
1,331,038 SQFT
30.56 ACRES

LEGEND

EXISTING STONEWALL	-----	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	⊙
EDGE OF PAVEMENT	-----	STONE BOUND FOUND	⊙
EDGE OF GRAVEL	-----	EXISTING POWER POLE	⊙
EXISTING TREELINE	-----		
EXISTING CONTOUR (MNR)	-572- - - - -		
EXISTING CONTOUR (MJR)	-570- - - - -		
SOIL BOUNDARY/TYPE		



- Wetland Delineation Standards**
- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Hollis Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Goleet, Francis C. and LuFoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979
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 - U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

SCOTT R. FRANKIEWICZ
No. 945
FRANKIEWICZ
SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE:

SEE SHEETS 3 & 4 FOR PLANSET NOTES AND PLANS OF REFERENCE.

ENGINEER

NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
4	03/15/21	REVISED PER TOWN COMMENTS	TDB

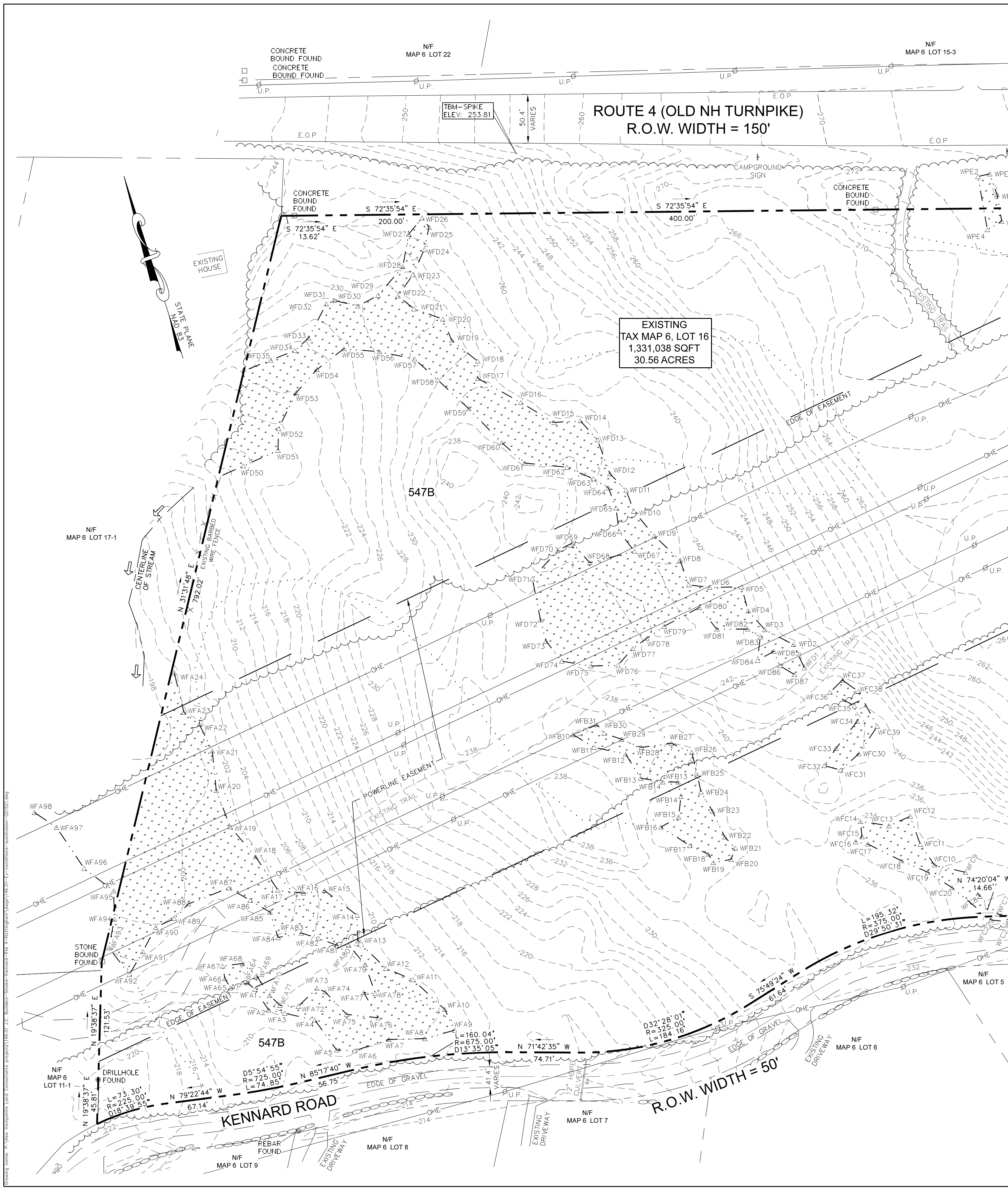
GRAPHIC SCALE
40 20 0 80
SCALE: 1"=80'

N.H. LAND Consultants
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A Veteran Owned Company

OVERALL EXISTING CONDITIONS
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6156 PAGE 2447

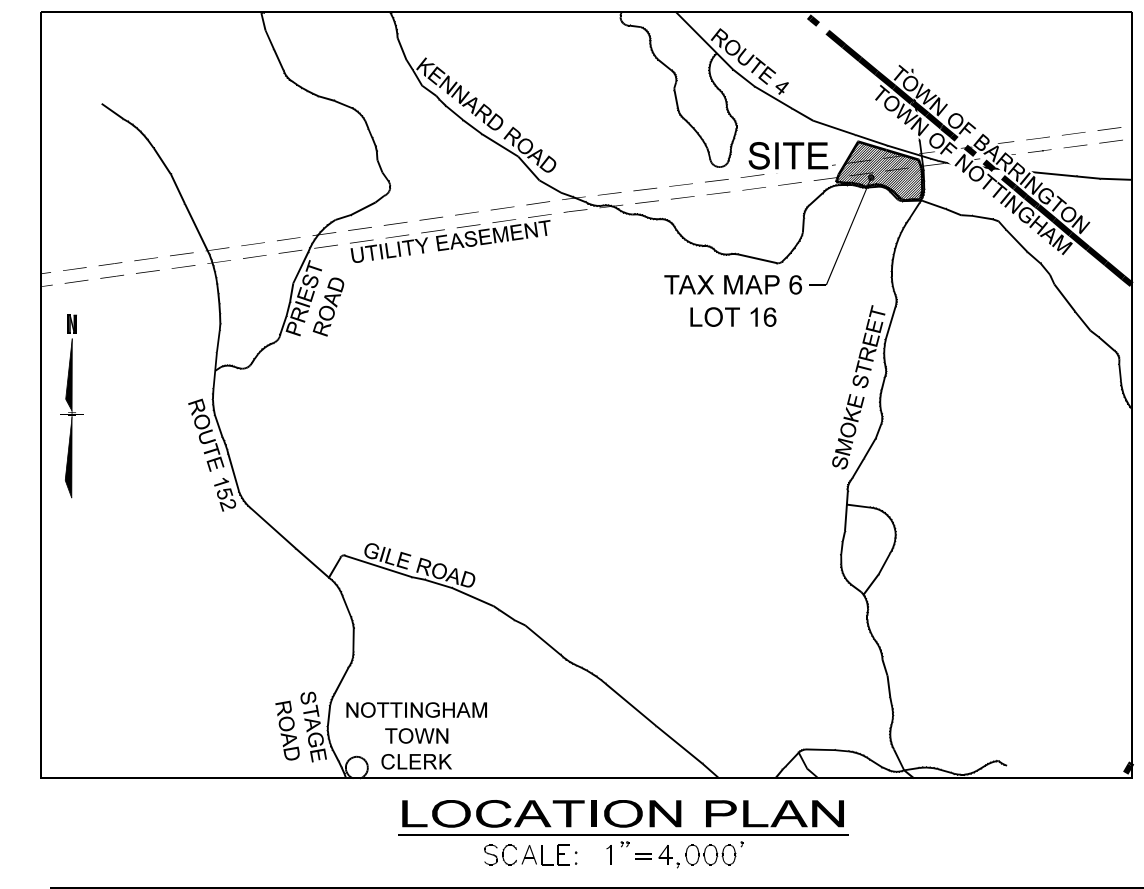
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

OVP
SHT. 2 of 13



MATCHLINE SHEET 4 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

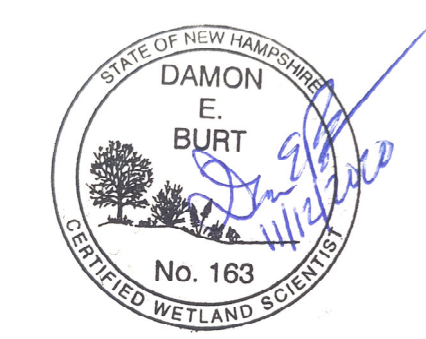
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 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
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- PLAN REFERENCES:**
- UNRECORDED PLAN BY: TF, BERNIER INC. PREPARED FOR: STATE OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION, TITLED: "BOUNDARY SURVEY ASSESSORS MAP 6 LOT 16, OLD TURNPIKE ROAD (ROUTE 4), SMOKE STREET & KENNARD ROAD, NOTTINGHAM NEW HAMPSHIRE" SCALE: 1"=100', DATED: MARCH, 1988.
 - R.C.R.D. PLAN #08535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABBIE KENNARD ESTATE AND ROBERT BOYEN, NOTTINGHAM NH, PREPARED BY: FREDRICK E. DREW ASSOCIATES, MADBURY NH., SCALE: 1"=200', DATED: NOV. 1978, APPROVED BY NOTTINGHAM PLANNING BOARD ON FEBRUARY 22, 1979.

ABUTTERS LIST:	
<p>NF MAP 6 LOT 5 AUGUSTINE R. JR. & LUCILLE M. GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290</p>	<p>NF MAP 6 LOT 12 STEPHEN T. CURWOOD TRUSTEE: CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447</p>
<p>NF MAP 6 LOT 6 ROBERTA F. GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158</p>	<p>NF MAP 6 LOT 13 SARAH E. CURWOOD 103 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK PAGE</p>
<p>NF MAP 6 LOT 7 CURTIS E. & HADEN C. WILBER TRUSTEES: ERIC & BRENDA WILBER 143 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 6032 PAGE 1229</p>	<p>NF MAP 6 LOT 15-2 JAMES W. HALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5628 PAGE 482</p>
<p>NF MAP 6 LOT 8 LLOYD A. & GLADYS I. INCKERSON 141 KENNARD ROAD NOTTINGHAM, NH 03290</p>	<p>NF MAP 6 LOT 15-3 KEENAN AL-HOJERRY 7 SINCLAIR DRIVE, EXETER, NH 03833 BOOK 5794 PAGE 0328</p>
<p>NF MAP 6 LOT 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467</p>	<p>NF MAP 6 LOT 17-1 D & L HANSON FAM. TRUST DAVID H. & LINDA R. HANSON TRUSTEES: 28 OLD TURNPIKE ROAD, NOTTINGHAM, NH 03290 BOOK 5679 PAGE 736</p>
	<p>NF MAP 6 LOT 22 DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870 BOOK 5977 PAGE 2799</p>

- Wetland Delineation Standards**
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 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Gobot, Francis C. and LaRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
 - Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
 - 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
 - U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3



STATE OF NEW HAMPSHIRE
 LAND USES
 No. 945
 SCOTT
 R.
 FRANKIEWICZ
 SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

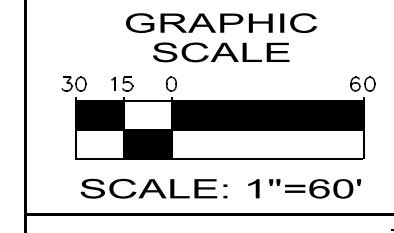
SCOTT R. FRANKIEWICZ, LLS DATE: _____

LEGEND

EXISTING STONEWALL	-----	WETLANDS	~~~~~
ABUTTERS PROPERTY LINES	-----	WETLAND FLAG	△ WFC19
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	⊙
EDGE OF GRAVEL	-----	STONE BOUND FOUND	⊙
EXISTING TREELINE	-----	EXISTING POWER POLE	⊙
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MJR)	-570-		
SOIL BOUNDARY/TYPE	42B		

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
4	03/15/21	REVISED PER TOWN COMMENTS	TDB



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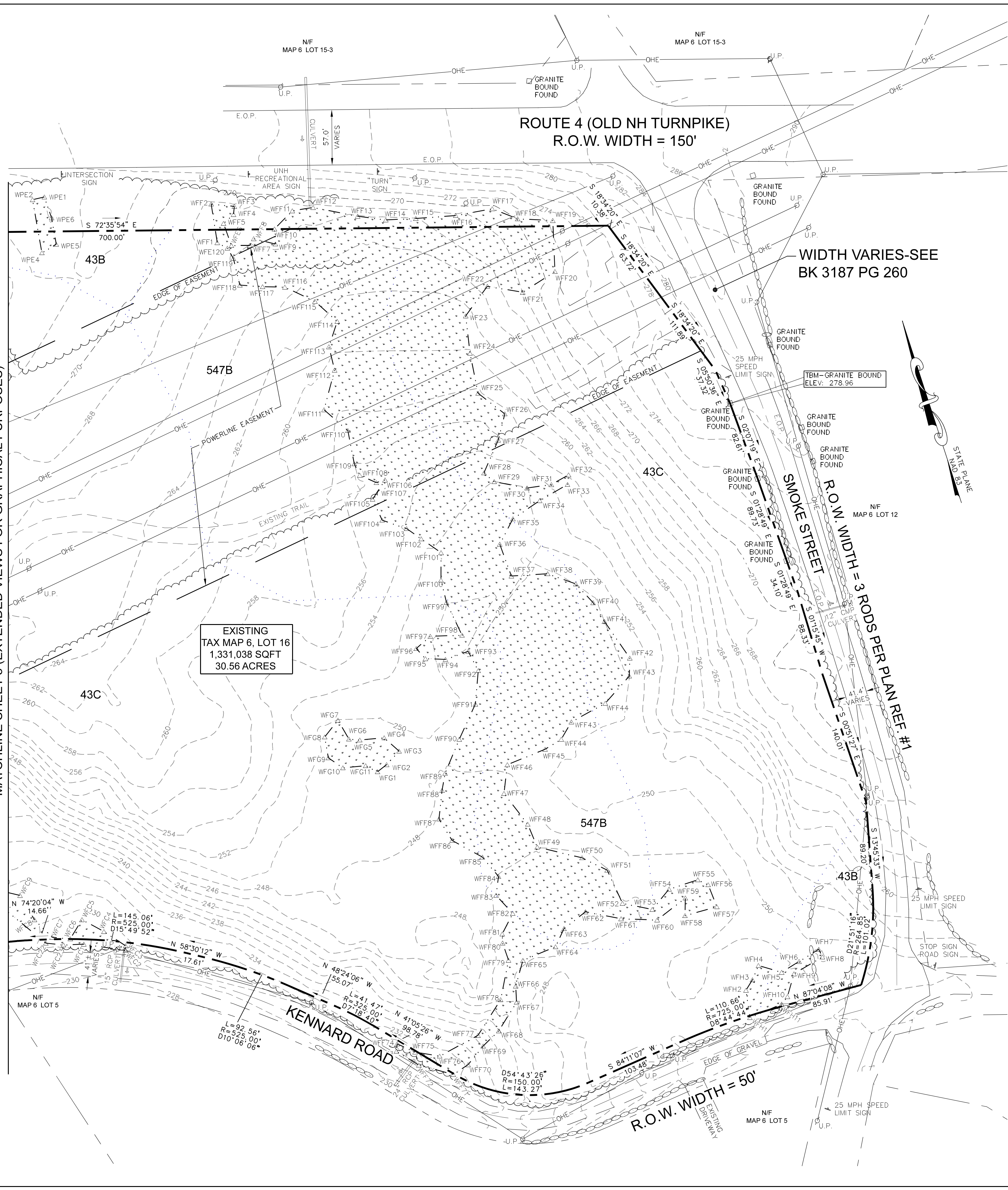
WEBSITE: NHLANDCONSULTANTS.COM
 PH: 603-942-9220

EXISTING CONDITIONS - 1
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 ROUTE 4, SMOKE STREET
 AND KENNARD ROAD NOTTINGHAM, NH 03290
 OWNED BY:
JEFFERY COLE BUILDERS, LLC
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290
 BOOK 6158 PAGE 2447

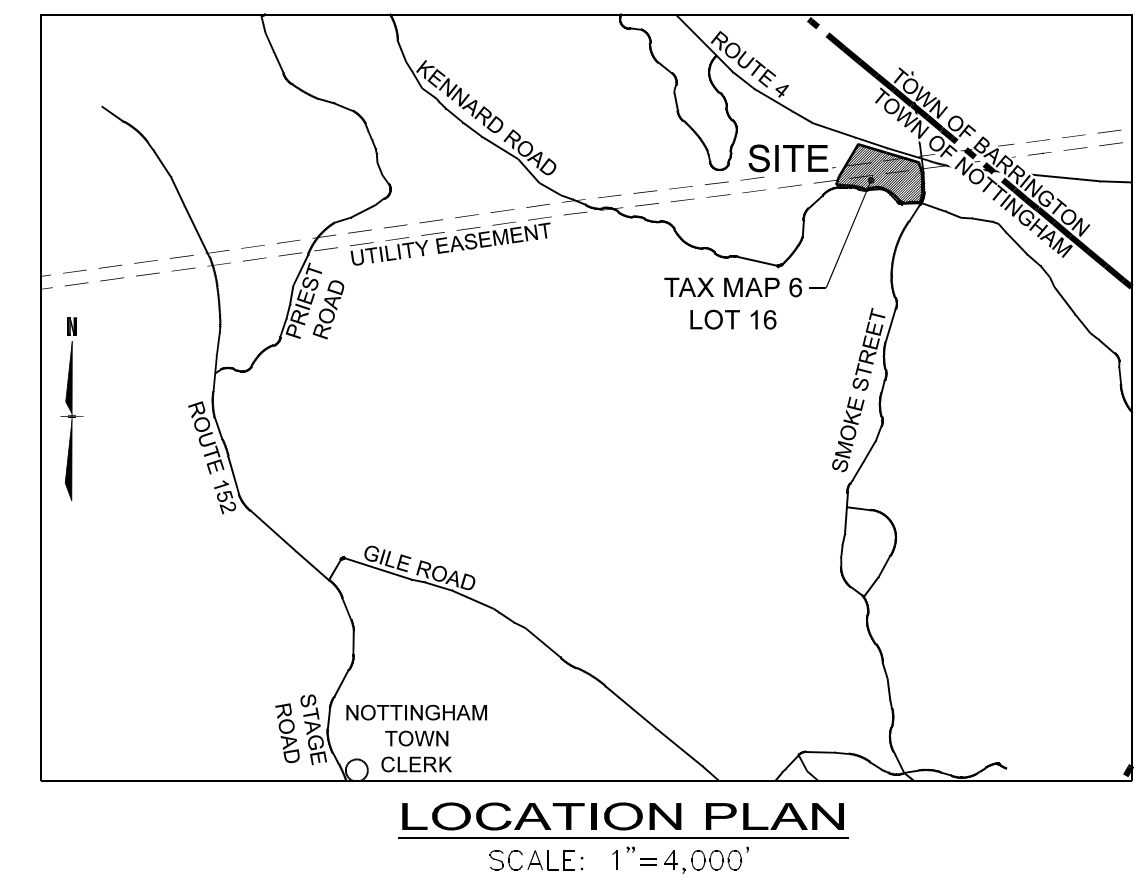
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

ECP-1
 SHT. 3 of 13

MATCHLINE SHEET 3 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT FRONTAGE SUBDIVISION.
 - THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16.
 - THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1,331,038 SQFT.)
 - THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290, BK 6158, PAGE 2447.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS: COMMERCIAL/INDUSTRIAL DISTRICT, WITH AN APPROVED VARIANCE TO ALLOW RESIDENTIAL HOUSING ON LOTS 16-1, 16-2, 16-3, & 16-4
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE COMMERCIAL/INDUSTRIAL DISTRICT:
 - MIN. ROAD FRONTAGE = 200' (CONTIGUOUS FRONTAGE)
 - MIN. LOT SIZE = 87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
 - MIN. ROAD SETBACK = 100' (COMMERCIAL), 150' (INDUSTRIAL)
 - MIN. SIDE/REAR SETBACK = 100' BOTH (COMMERCIAL & INDUSTRIAL)
 - WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'
 - MAXIMUM STRUCTURE HEIGHT = VERY POORLY DRAINED=75'
 - SEPTIC SETBACK = 34' (ABOVE 34' BY SPECIAL EXCEPTION)
 - MAXIMUM LOT COVERAGE = 50/75' HYDRIC SOILS
 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
 - RESIDENTIAL SIDE & REAR SETBACKS AS FOLLOWS:
 - MIN. ROAD SETBACK = 50'
 - MIN. SIDE/REAR SETBACK = 50'
 - THE EXISTING USE OF TM 6 LOT 16 IS VACANT LAND.
 - THE PROPOSED USE OF TM 6 LOT 16 WILL BE 5 LOT FRONTAGE SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITEVIEW.UNH.EDU.
 - SHEETS 8 AND 9 OF THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - 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.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - 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.
 - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES, FROM A SOLUTION GENERATED BY NGS OPUS ON SEPTEMBER 25, 2020 FROM DATA COLLECTED BY THIS OFFICE ON SEPTEMBER 25, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 83.
 - NRCS SOILS DATA:
 - 43B-CANTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY.
 - 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
 - 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
 - ALL DRIVEWAY LOCATIONS TO BE APPROVED BY ROAD AGENT.
 - DRAINAGE IMPROVEMENTS ALONG KENNARD RD. IN THE AREAS OF DRIVEWAYS FOR LOTS 16-2, 16-3 & 16-4 TO BE REVIEWED BY AND APPROVED BY THE TOWN OF NOTTINGHAM ROAD AGENT.
 - ALL RESIDENTIAL DRIVEWAYS ARE TO BE GRAVEL.
 - IN LIEU OF INSTALLATION OF CISTERN FOR RESIDENTIAL LOTS, NFRD RECOMMEND FIRE PROTECTION OF ALL RESIDENCES BE PROVIDED BY SPRINKLER SYSTEMS THAT AT A MINIMUM MEET THE REQUIREMENTS OF NFPA 13-D, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES."



- PLAN REFERENCES:**
- UNRECORDED PLAN BY: T.F. BERNIER INC., PREPARED FOR: STATE OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION, TITLED: "BOUNDARY SURVEY ASSESSORS MAP 6 LOT 16, OLD TURNPIKE ROAD (ROUTE 4), SMOKE STREET & KENNARD ROAD, NOTTINGHAM NEW HAMPSHIRE" SCALE: 1"=100', DATED: MARCH, 1988.
 - R.C.R.D. PLAN #D8535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABBIE KENNARD ESTATE AND ROBERT BOWEN, NOTTINGHAM NH. PREPARED BY: FREDRICK E. DREW ASSOCIATES, AMBURY NH. SCALE: 1"=200', DATED: NOV. 1978, APPROVED BY NOTTINGHAM PLANNING BOARD ON FEBRUARY 22, 1979.

ABUTTERS LIST:

MAP #	OWNER	ADDRESS	BOOK	PAGE
NIF MAP 6 LOT 5	STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST	102 MITCHELL ROAD, NOTTINGHAM, NH 03290	BOOK 4909	PAGE 1447
NIF MAP 6 LOT 6	ROBERTA F GILMAN	145 KENNARD ROAD, NOTTINGHAM, NH 03290	BOOK 5764	PAGE 1158
NIF MAP 6 LOT 7	CURTIS E & HADEN C WILBER TRUSTEES, ERIC & BRENDA WILBER	143 KENNARD ROAD, NOTTINGHAM, NH 03290	BOOK 6032	PAGE 1229
NIF MAP 6 LOT 8	LLOYD & GLADYS INICKERSON	141 KENNARD ROAD, NOTTINGHAM, NH 03290	BOOK 3016	PAGE 1108
NIF MAP 6 LOT 9	MICHAEL A BARBIN SR	139 KENNARD RD, NOTTINGHAM, NH 03290	BOOK 3016	PAGE 1108
NIF MAP 6 LOT 10-11	KEITH GILLESPIE	138 KENNARD ROAD, NOTTINGHAM, NH 03290	BOOK 6022	PAGE 1467
NIF MAP 6 LOT 12	STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST	102 MITCHELL ROAD, NOTTINGHAM, NH 03290	BOOK 4909	PAGE 1447
NIF MAP 6 LOT 13	SARAH E CURWOOD	103 MITCHELL ROAD, NOTTINGHAM, NH 03290	BOOK 5826	PAGE 482
NIF MAP 6 LOT 15-2	JAMES WHALEY	366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825	BOOK 5826	PAGE 482
NIF MAP 6 LOT 16-3	KEENAN AL-HOUJERY	7 SINCLAIR DRIVE, EXETER, NH 03833	BOOK 5794	PAGE 0326
NIF MAP 6 LOT 17-1	D & L HANSON FAM TRUST	DAVID H & LINDA R HANSON TRUSTEES, 28 OLD TURNPIKE ROAD, NOTTINGHAM, NH 03290	BOOK 5679	PAGE 736
NIF MAP 6 LOT 22	DOMUS DEVELOPERS INC.	11 WHITEHORSE DRIVE RYE, NH 03870	BOOK 5977	PAGE 2799

- Wetland Delineation Standards**
- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and North East Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Golet, Francis C. and LoRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
 - Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
 - 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
 - U.S. Army Corps of Engineers 2016, National Wetland Plant List/State List, Version 3.3



STATE OF NEW HAMPSHIRE
 LAND CONVEYANCE
 No. 945
 SCOTT
 R
 FRANKIEWICZ
 SIGNATURE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

LEGEND

EXISTING STONEWALL	-----	WETLANDS	~~~~~
ABUTTERS PROPERTY LINES	-----	WETLAND FLAG	~~~~~
SUBJECT PROPERTY LINES	-----	DRILL HOLE FOUND	⊙
EDGE OF PAVEMENT	-----	REBAR W/ CAP FOUND	⊙
EDGE OF GRAVEL	-----	STONE BOUND FOUND	⊙
EXISTING TRELLINE	-----	EXISTING POWER POLE	⊙
EXISTING CONTOUR (MIR)	-572- - - -		
EXISTING CONTOUR (MJR)	-570- - - -		
SOIL BOUNDARY/TYPE	42B		

ENGINEER

NO.	DATE	DESCRIPTION
1	01/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS
3	02/15/21	REVISED PER TOWN COMMENTS
4	03/15/21	REVISED PER TOWN COMMENTS

GRAPHIC SCALE

30 15 0 60

SCALE: 1"=60'

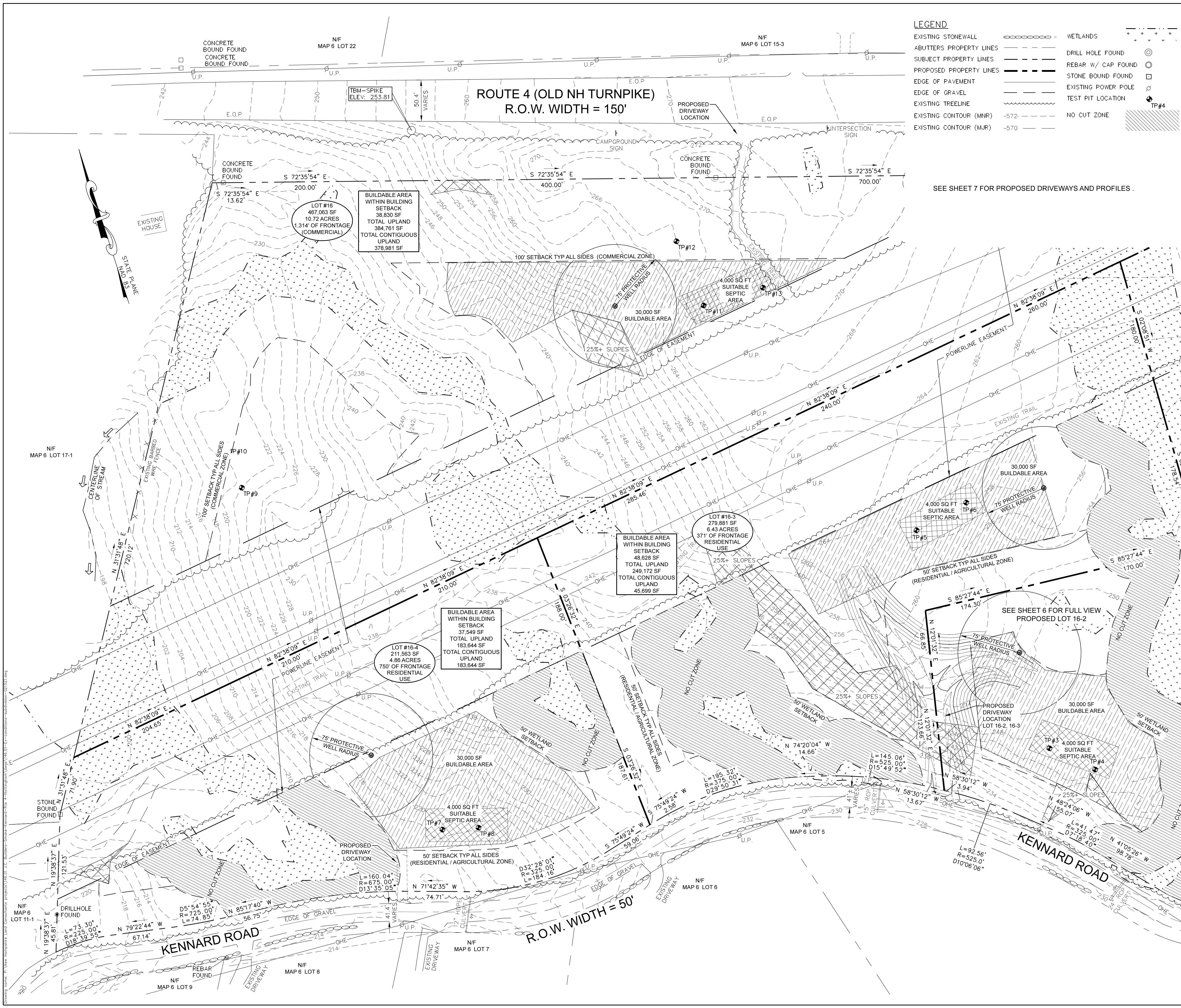
N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

WEBSITE: INFLANDCONSULTANTS.COM
 PH: 603-942-9220
 653C FIRST NH TURNPIKE, NOTTINGHAM, NH 03261

EXISTING CONDITIONS - 2
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 AND KENNARD ROAD NOTTINGHAM, NH 03290
 OWNED BY
JEFFERY COLE BUILDERS, LLC
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290
 BOOK 6158 PAGE 2447

JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

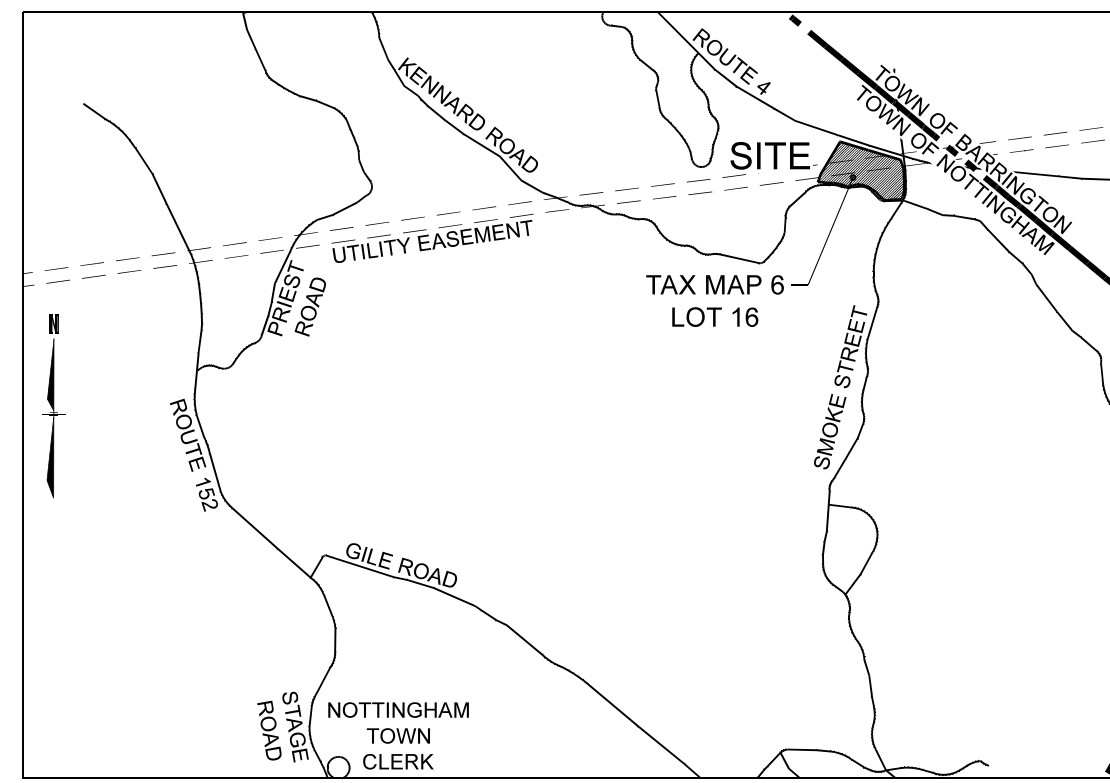
ECP-2
 SH. 4 of 13



LEGEND

EXISTING STONEWALL	---	WETLANDS	---
ABUTTERS PROPERTY LINES	---	DRILL HOLE FOUND	○
SUBJECT PROPERTY LINES	---	REBAR W/ CAP FOUND	□
PROPOSED PROPERTY LINES	---	STONE BOUND FOUND	□
EDGE OF PAVEMENT	---	EXISTING POWER POLE	⊕
EDGE OF GRAVEL	---	TEST PIT LOCATION	⊕
EXISTING TREE LINE	---	NO CUT ZONE	---
EXISTING CONTOUR (MNR)	-572		
EXISTING CONTOUR (M.R)	-570		

SEE SHEET 7 FOR PROPOSED DRIVEWAYS AND PROFILES.



LOCATION PLAN
SCALE: 1"=4,000'

TEST PIT DATA

TEST PIT #	DATE	PERFORMED BY	PERMIT #
TEST PIT #7	10-27-2020	SCOTT FRANKIEWICZ	1348
TEST PIT #10	10-27-2020	SCOTT FRANKIEWICZ	1348

NO.	DATE	DESCRIPTION
1	01/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS
3	02/15/21	REVISED PER TOWN COMMENTS
4	03/15/21	REVISED PER TOWN COMMENTS

GRAPHIC SCALE

30 15 0 60

SCALE: 1"=60'

TEST PIT #	DATE	PERFORMED BY	PERMIT #
TEST PIT #8	10-27-2020	SCOTT FRANKIEWICZ	1348
TEST PIT #11	10-27-2020	SCOTT FRANKIEWICZ	1348

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-28"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
24-50"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	28-50"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-32"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
32-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	24-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-32"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
32-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	24-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-36"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
36-72"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	24-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-36"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
36-72"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	24-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-36"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
36-72"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	24-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-36"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
36-72"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	24-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN

0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-36"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
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MATCHLINE SHEET 6 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

DESIGNER OF
Subsurface Disposal Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services

REVISIONS

NO.	DATE	DESCRIPTION
1	01/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS
3	02/15/21	REVISED PER TOWN COMMENTS
4	03/15/21	REVISED PER TOWN COMMENTS

GRAPHIC SCALE

30 15 0 60

SCALE: 1"=60'

N.H. LAND Consultants
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A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

PROPOSED CONDITIONS - 1
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK: 6156 PAGE: 2-4-47

JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020



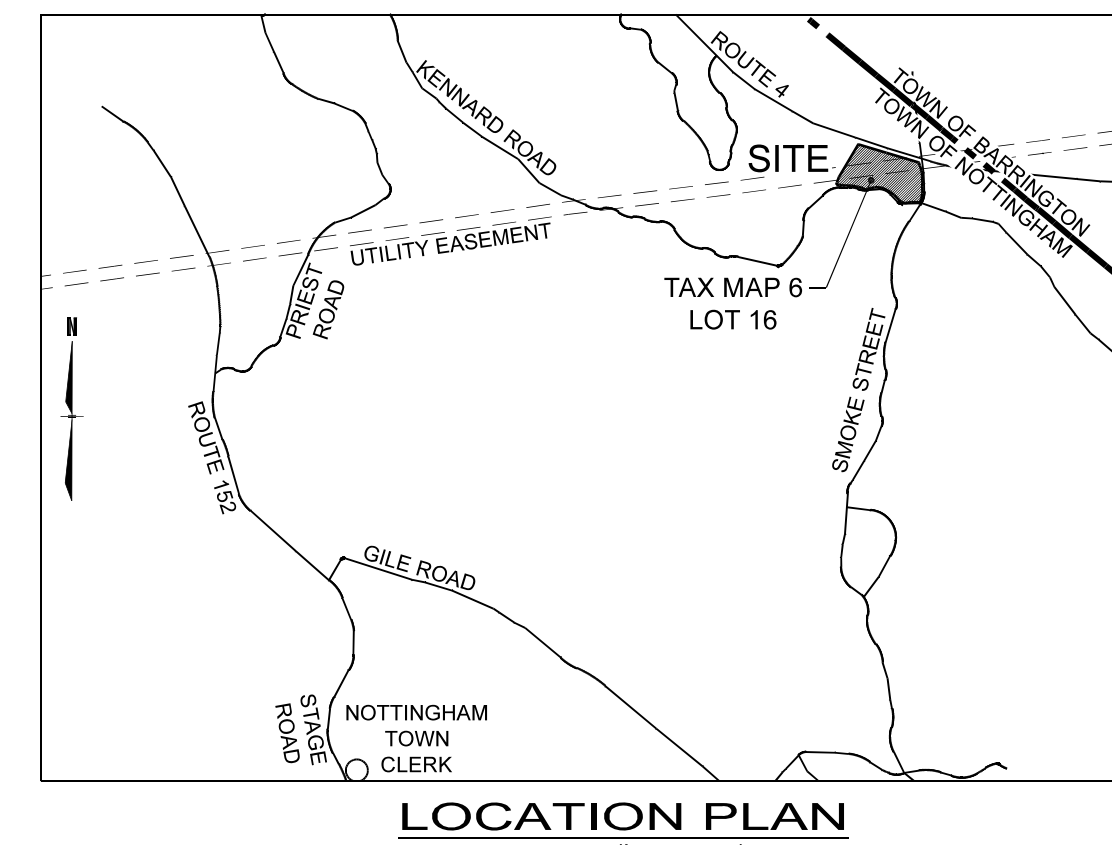
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT FRONTAGE SUBDIVISION.
2. THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16.
3. THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1,331,038 SQ. FT.)
4. THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290, BK 6158, PAGE 2447.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS: COMMERCIAL/INDUSTRIAL DISTRICT, WITH AN APPROVED VARIANCE TO ALLOW RESIDENTIAL HOUSING ON LOTS 16-1, 16-2, 16-3, & 16-4
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE COMMERCIAL/INDUSTRIAL DISTRICT:
 - MIN. ROAD FRONTAGE = 200' (CONTIGUOUS FRONTAGE)
 - MIN. LOT SIZE = 87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
 - MIN. ROAD SETBACK = 100' (COMMERCIAL), 150' (INDUSTRIAL)
 - MIN. SIDE/REAR SETBACK = 100' BOTH (COMMERCIAL & INDUSTRIAL)
 - WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'
 - MAXIMUM STRUCTURE HEIGHT = 34' (ABOVE 34' BY SPECIAL EXCEPTION)
 - SEPTIC SETBACK = 50'/75' HYDRIC SOILS
 - MAXIMUM LOT COVERAGE = 50%
 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
7. RESIDENTIAL SIDE & REAR SETBACKS AS FOLLOWS:
 - MIN. ROAD SETBACK = 50'
 - MIN. SIDE/REAR SETBACK = 50'
8. THE EXISTING USE OF TM 6 LOT 16 IS VACANT LAND.
9. THE PROPOSED USE OF TM 6 LOT 16 WILL BE 5 LOT FRONTAGE SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY ON-SITE WELLS.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UH.EDU.
14. SHEETS 8 AND 9 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 3301500115E, EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. 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.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
19. 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.
20. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON SEPTEMBER 25, 2020 FROM DATA COLLECTED BY THIS OFFICE ON SEPTEMBER 25, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
21. NRCS SOILS DATA:
 - 43B-CANTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY.
 - 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
 - 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.
22. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
23. ALL DRIVEWAY LOCATIONS TO BE APPROVED BY ROAD AGENT.
24. DRAINAGE IMPROVEMENTS ALONG KENNARD RD. IN THE AREAS OF DRIVEWAYS FOR LOTS 16-2, 16-3 & 16-4 TO BE REVIEWED BY AND APPROVED BY THE TOWN OF NOTTINGHAM ROAD AGENT.
25. ALL RESIDENTIAL DRIVEWAYS ARE TO BE GRAVEL.
26. IN LIEU OF INSTALLATION OF CISTERN FOR RESIDENTIAL LOTS, NFRD RECOMMEND FIRE PROTECTION OF ALL RESIDENCES BE PROVIDED BY SPRINKLER SYSTEMS THAT AT A MINIMUM MEET THE REQUIREMENTS OF NFPA 13-D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES.

SEE SHEET 7 FOR PROPOSED DRIVEWAYS AND PROFILES.

TEST PIT DATA

TEST PIT #1	TEST PIT #3	TEST PIT #5
DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348
0-6" FOREST MAT 10YR 3/3 - DARK BROWN	0-6" FOREST MAT 10YR 3/3 - DARK BROWN	0-6" FOREST MAT 10YR 3/3 - DARK BROWN
6-36" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-32" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-32" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
36-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	32-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	32-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN
ESHWT = 36" ROOTS TO 36" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED
TEST PIT #2	TEST PIT #4	TEST PIT #6
DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348
0-6" FOREST MAT 10YR 3/3 - DARK BROWN	0-6" FOREST MAT 10YR 3/3 - DARK BROWN	0-6" FOREST MAT 10YR 3/3 - DARK BROWN
6-24" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-29" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-30" FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
24-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	29-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	30-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN
ESHWT = 24" ROOTS TO 24" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 29" ROOTS TO 29" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 30" ROOTS TO 30" NO LEDGE OBSERVED NO WATER OBSERVED



PLAN REFERENCES:

1. UNRECORDED PLAN BY: T.F. BERNIER INC., PREPARED FOR: STATE OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION, TITLED: "BOUNDARY SURVEY ASSESSORS MAP 6 LOT 16, OLD TURNPIKE ROAD (ROUTE 4), SMOKE STREET & KENNARD ROAD, NOTTINGHAM NEW HAMPSHIRE" SCALE: 1"=100', DATED: MARCH, 1988.
2. R.C.R.D. PLAN #D8535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABBE KENNARD, ESTATE AND ROBERT BOWEN, NOTTINGHAM NH, PREPARED BY: FREDRICK E. DREW ASSOCIATES, MAIDENBURY NH, SCALE: 1"=200', DATED: NOV. 1978, APPROVED BY NOTTINGHAM PLANNING BOARD ON FEBRUARY 22, 1979.

ABUTTERS LIST:

MAP #	LOT #	OWNER	BOOK	PAGE
N/F	LOT 5	AUGUSTINE R. JR. & LUCILLE M. GRIPPO	BOOK 4909	PAGE 1447
N/F	LOT 6	ROBERTA F. GILMAN	BOOK 5784	PAGE 1158
N/F	LOT 7	CURTIS E. & HADEN C. WILBER TRUSTEES, ERIC & BRENDA WILBER	BOOK 6032	PAGE 1229
N/F	LOT 8	LYOYD A. & GLADYS I. WICKERSON	BOOK 5794	PAGE 0326
N/F	LOT 9	MICHAEL A. BARBIN, SR.	BOOK 3016	PAGE 1106
N/F	LOT 11-1	KEITH GILLESPIE	BOOK 6022	PAGE 1467
N/F	LOT 12	STEPHEN T. CURWOOD TRUSTEE, CURWOOD REV. TRUST	BOOK 4909	PAGE 1447
N/F	LOT 13	SARAH E. CURWOOD	BOOK 5626	PAGE 482
N/F	LOT 15-2	JAMES W. WAHLEY	BOOK 6032	PAGE 1229
N/F	LOT 15-3	KEENAN AL-HOJERRY	BOOK 5626	PAGE 482
N/F	LOT 17-1	D. L. HANSON FAM. TRUST	BOOK 5679	PAGE 736
N/F	LOT 22	DOMUS DEVELOPERS INC.	BOOK 5977	PAGE 2799

LEGEND

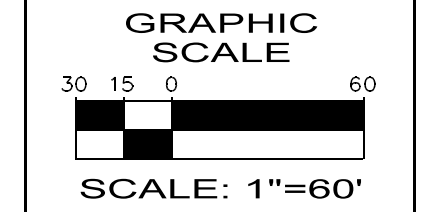
EXISTING STONEWALL	WETLANDS
ABUTTERS PROPERTY LINES	DRILL HOLE FOUND
SUBJECT PROPERTY LINES	REBAR W/ CAP FOUND
PROPOSED PROPERTY LINES	STONE BOUND FOUND
EDGE OF PAVEMENT	EXISTING POWER POLE
EDGE OF GRAVEL	TEST PIT LOCATION
EXISTING TREELINE	NO CUT ZONE
EXISTING CONTOUR (MNR) -572-	
EXISTING CONTOUR (M.R) -570-	

MATCHLINE SHEET 5 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

DESIGNER
OF
SUBSURFACE DISPOSAL SYSTEMS
SCOTT R. FRANKIEWICZ
No. 1348
Department of Environmental Services

REVISIONS

NO.	DATE	DESCRIPTION
1	01/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS
3	02/15/21	REVISED PER TOWN COMMENTS
4	03/15/21	REVISED PER TOWN COMMENTS



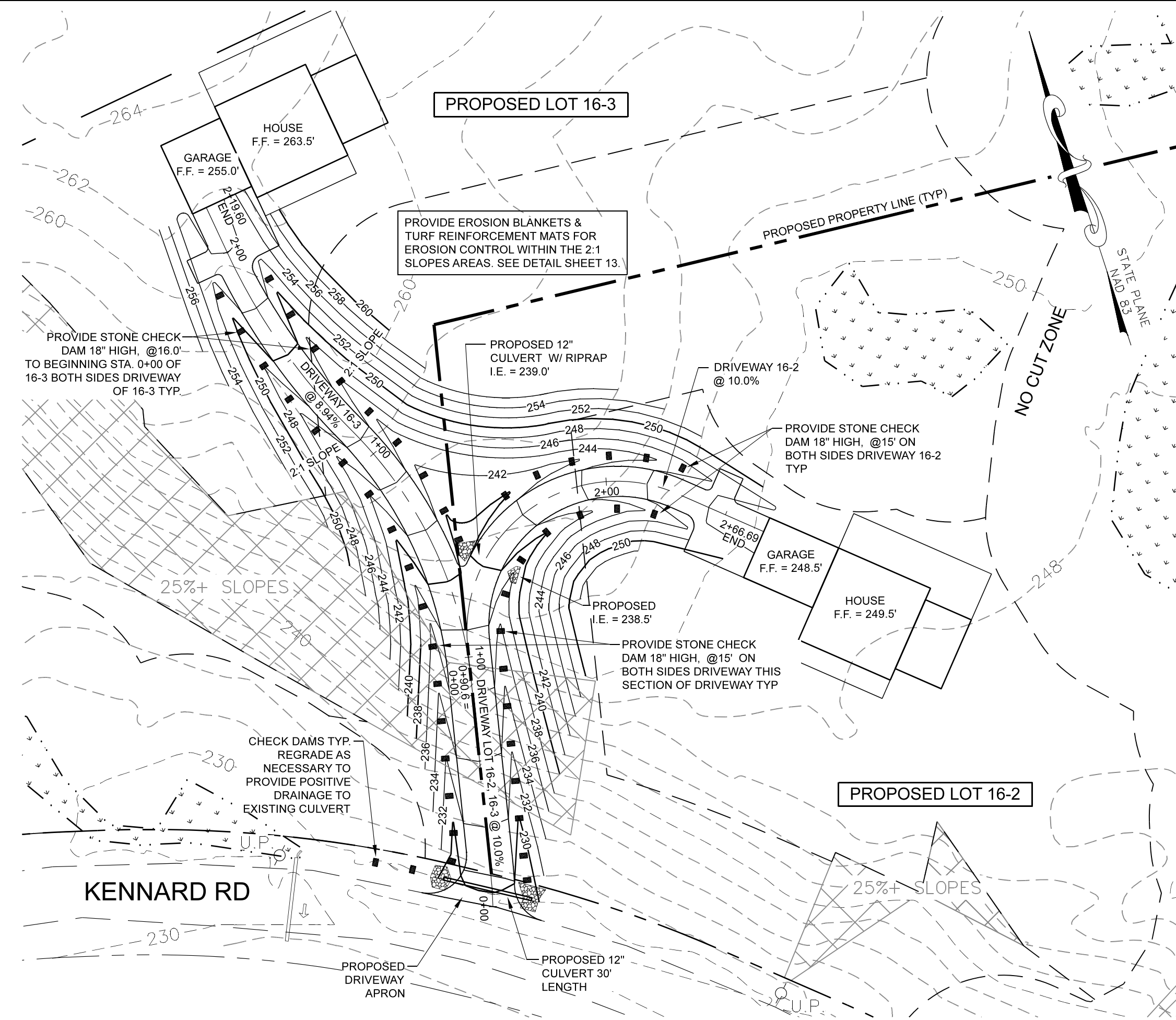
N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

WEBSITE: NHLANDCONSULTANTS.COM
PH: 603-942-9220

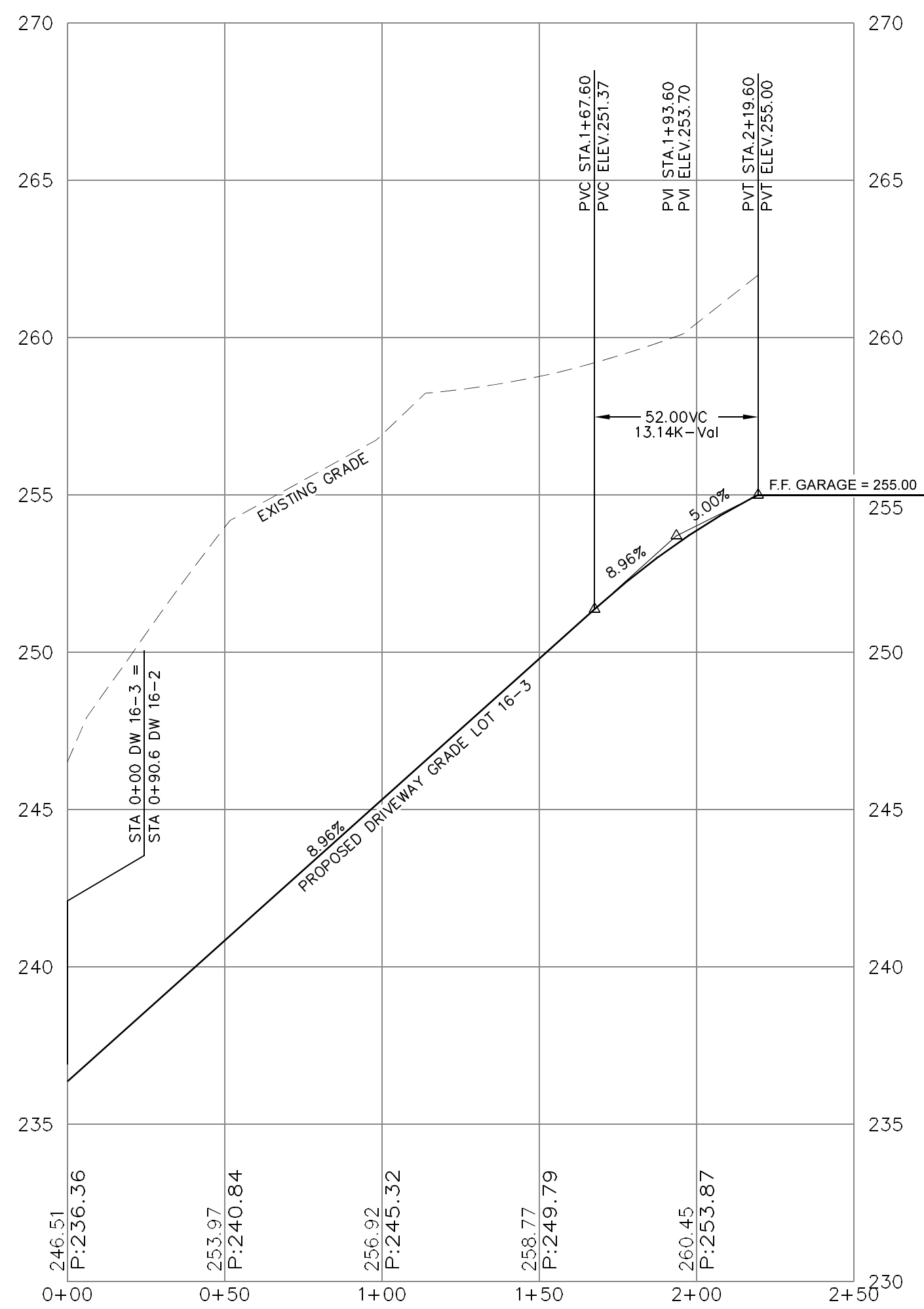
PROPOSED CONDITIONS - 2
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6158 PAGE 2447

JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

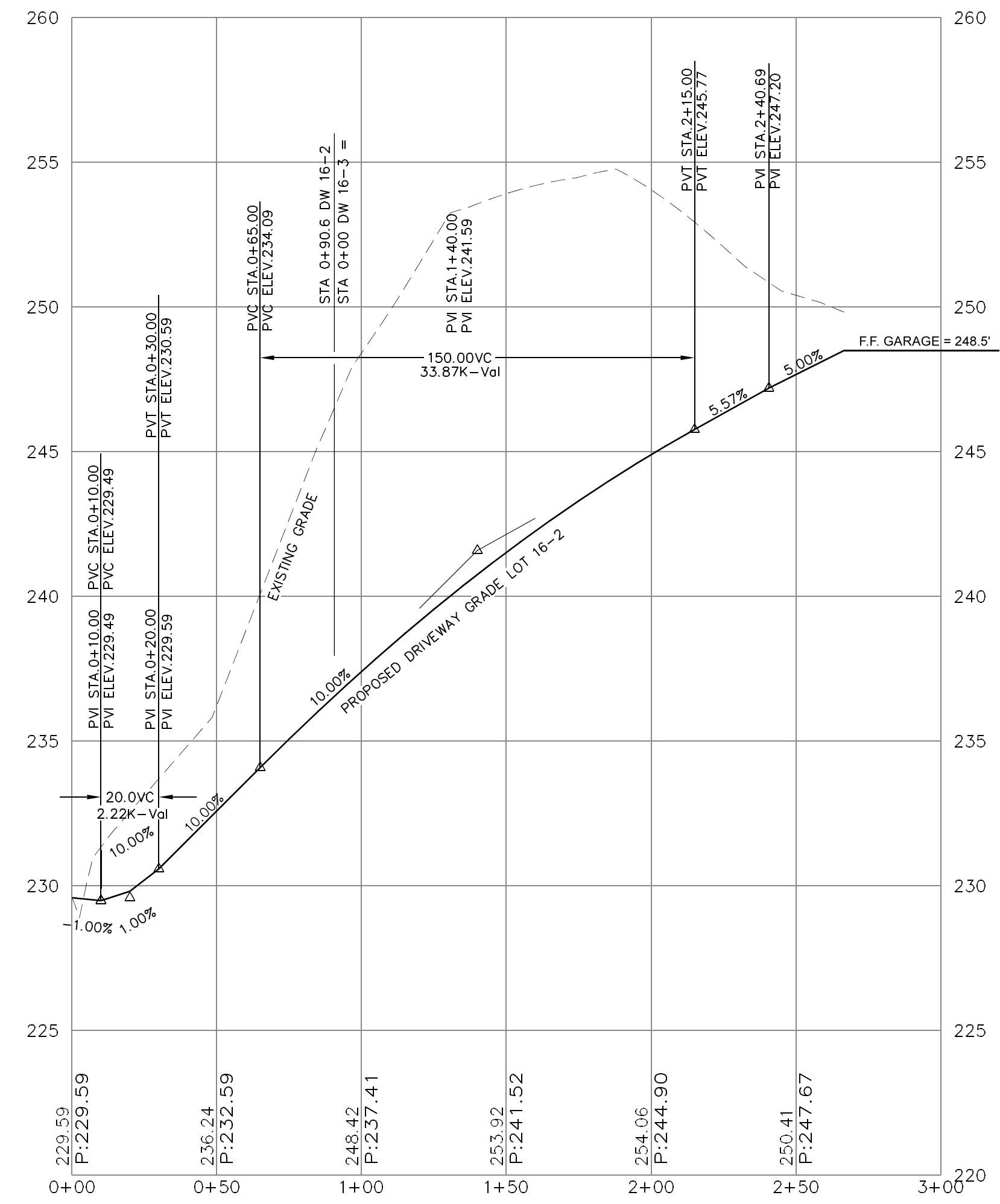
PCP-2
SHT. 6 of 13



PLAN VIEW - PROPOSED DRIVEWAYS LOTS 16-2 & 16-3
SCALE: 1"=40'

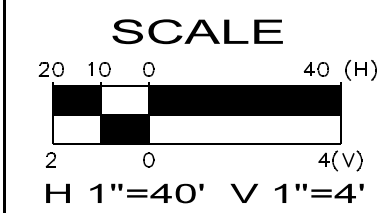


PROPOSED DRIVEWAY PROFILE - LOT 16-3
SCALE: 1"=40'H, 1"=4'V



PROPOSED DRIVEWAY PROFILE - LOT 16-2
SCALE: 1"=40'H, 1"=4'V

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
4	03/15/21	REVISED PER TOWN COMMENTS	TDB

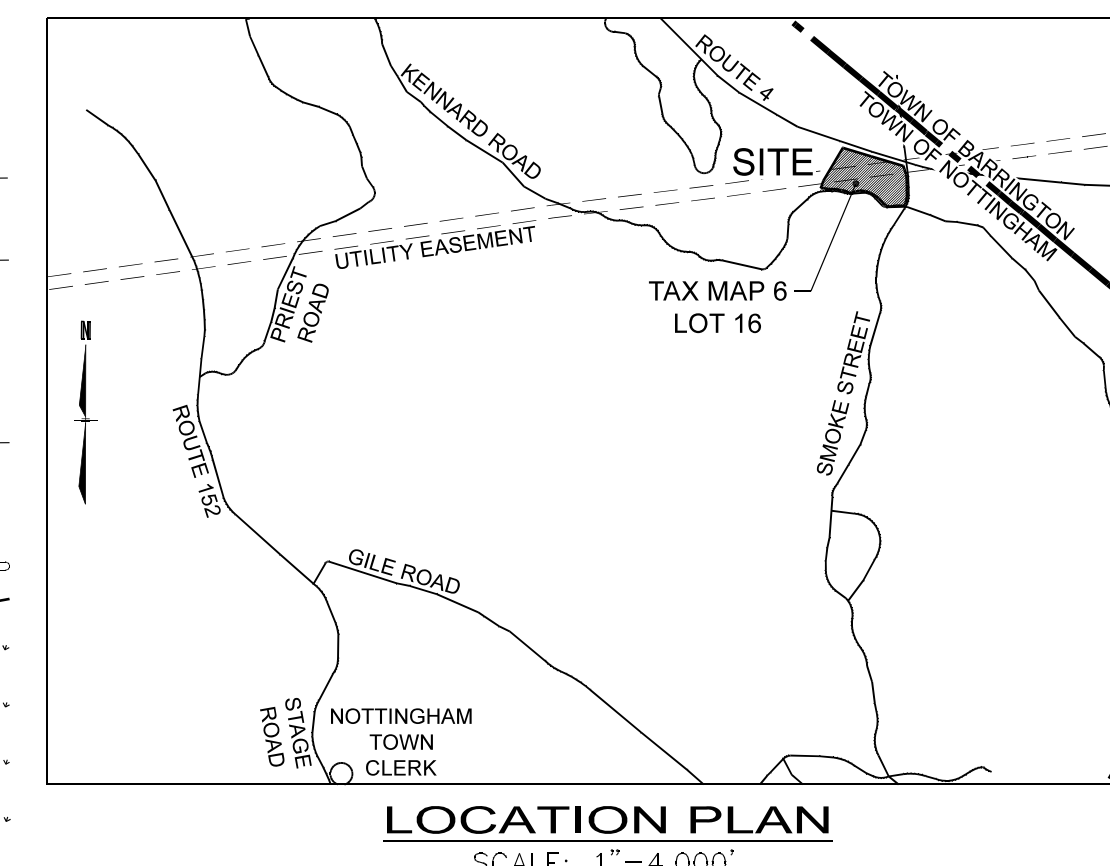
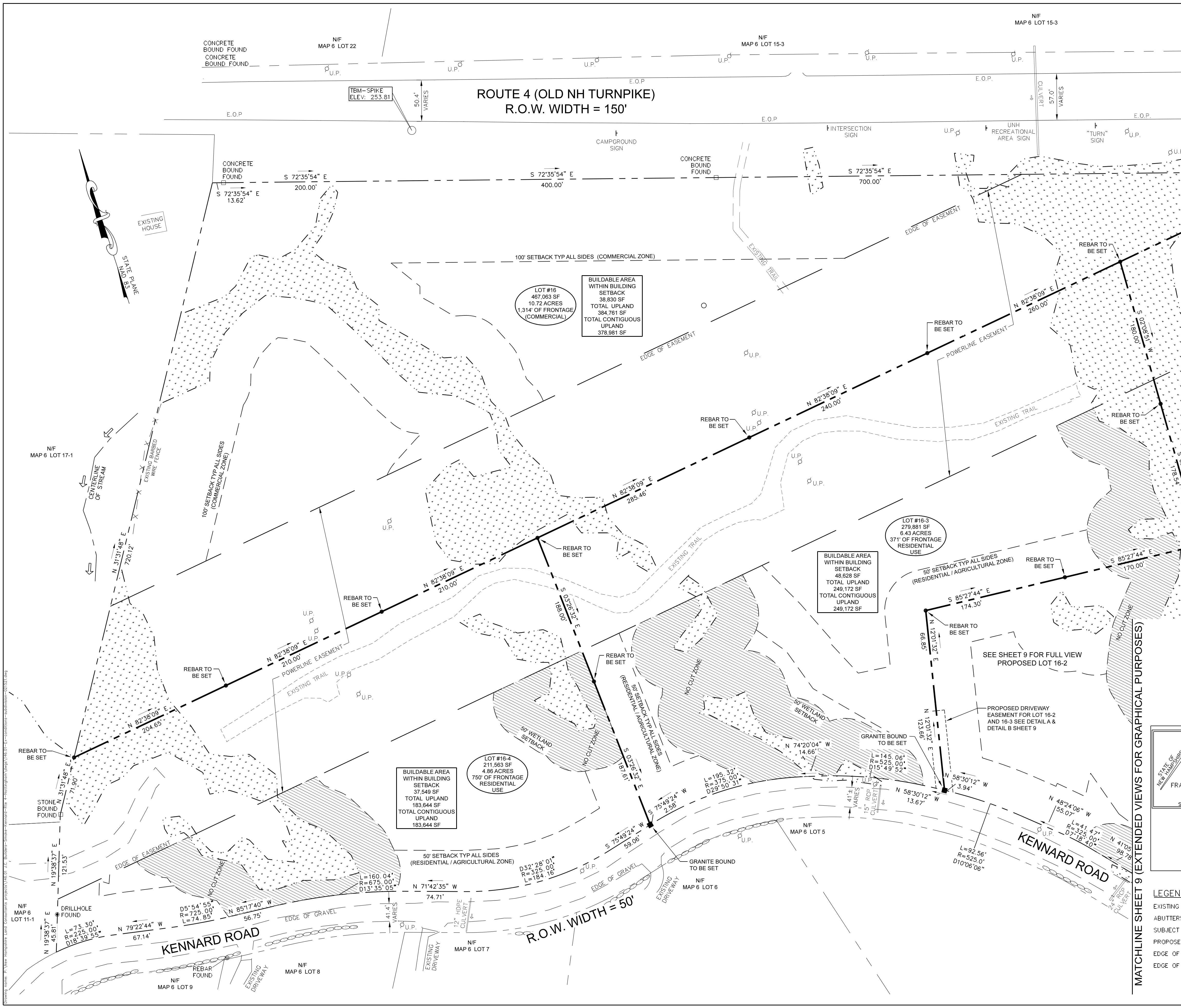


PROPOSED DRIVEWAY PROFILES
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4 SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6156 PAGE 2447

JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 12, 2020

PDVP
SHT. 7 of 13

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: INHLANDCONSULTANTS.COM



APPROVED VARIANCE:
APPROVED VARIANCE DATED: JANUARY 19, 2021, ARTICLE II SECTION E.1 OF THE NOTTINGHAM ZONING ORDINANCE TO PERMIT RESIDENTIAL USES IN THE COMMERCIAL/INDUSTRIAL ZONE (ROUTE 4)

APPROVED WAIVERS: DATED 2-10-21

- ARTICLE 15, SECTION 3.2.4 - APPROVED WAIVER TO ALLOW TWO RESIDENTIAL DRIVEWAYS TO HAVE A MAXIMUM GRADE OF 10% WHERE 8% ALLOWED. THE TWO LOTS WE ARE ASKING FOR A DRIVEWAY SLOPE WAIVER FOR ARE 16-2 & 16-3.
- ARTICLE 20, SECTION 2.4 - APPROVED WAIVER TO ALLOW THE IMPACT OF STEEP SLOPES (25%+) FOR ONE COMMON DRIVEWAY FOR LOTS 16-2 & 16-3. APPROXIMATELY 3,000 SF OF IMPACT TO THE STEEP SLOPES FOR THE CONSTRUCTION OF THE DRIVEWAY.

NHDES SUBDIVISION: LOTS 16-2, & 16-4

PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

NO. 945
SCOTT
FRANKIEWICZ
SIGNATURE

MONUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

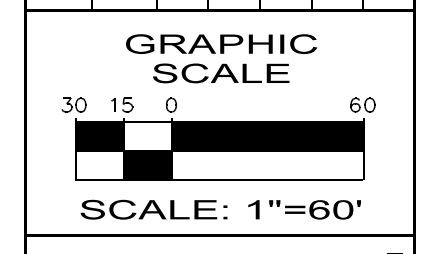
THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS. DATE:

REVISIONS

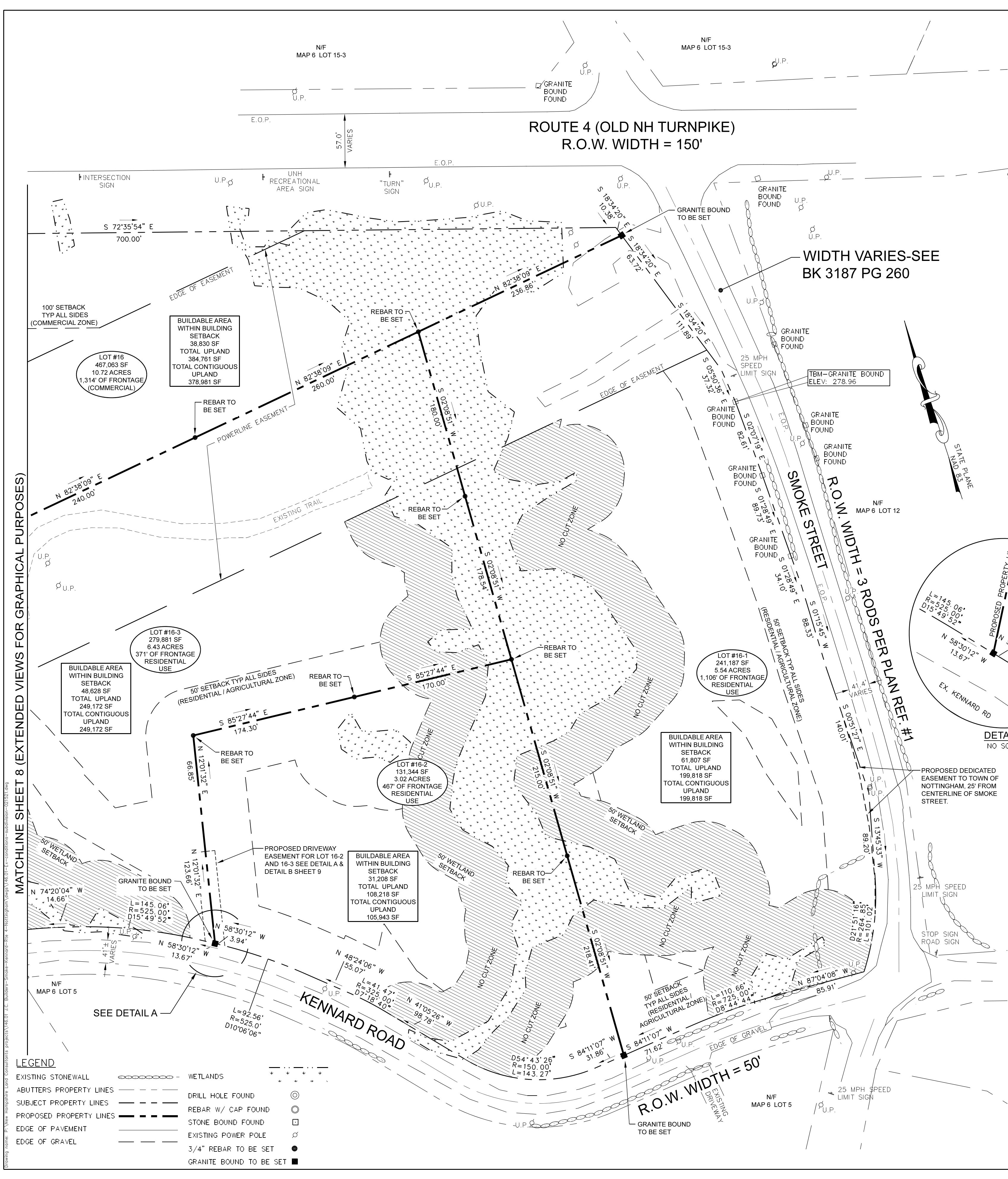
NO.	DATE	DESCRIPTION	BY
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N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NOTTINGHAM, NH 03261 PH: 603-442-9220 WEBSITE: NH.LANDCONSULTANTS.COM

PROPOSED SUBDIVISION - 1
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK: 6156 PAGE: 2447

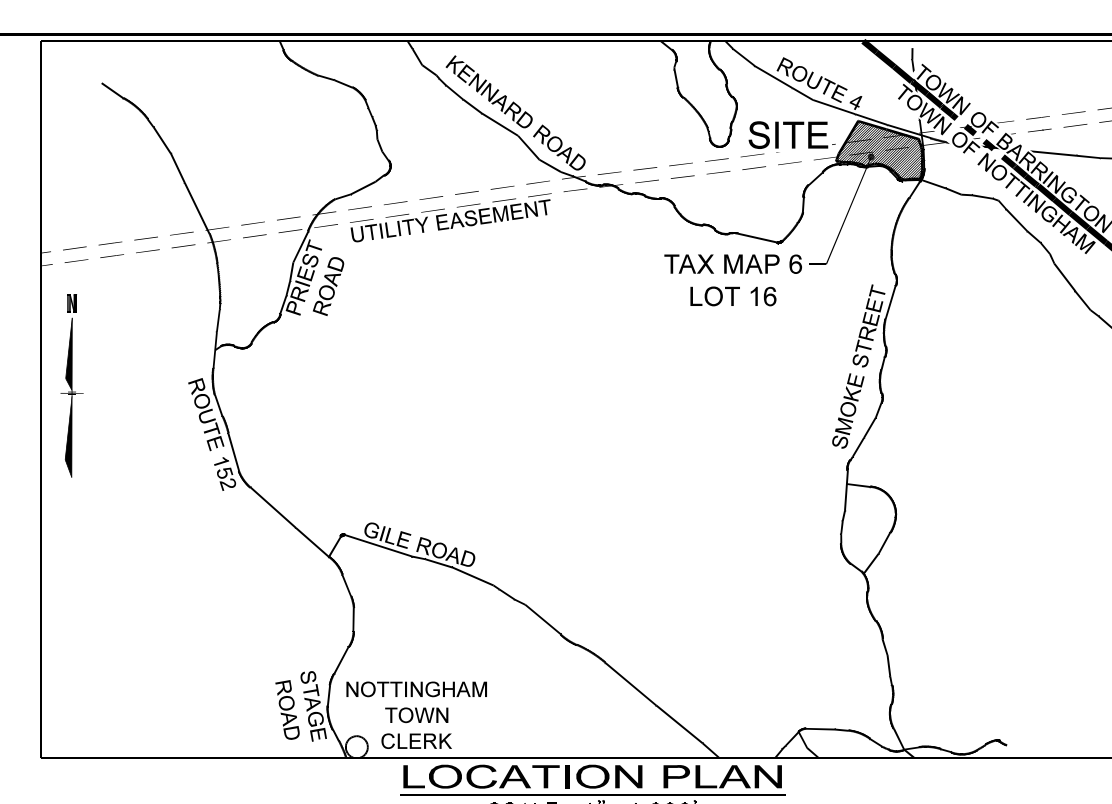
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020
PSP-1
SHT. 8 of 13



ABUTTERS LIST:

NF MAP 6 LOT 5 STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447	NF MAP 6 LOT 12 STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447
NF MAP 6 LOT 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5784 PAGE 1158	NF MAP 6 LOT 13 SARAH E CURWOOD 163 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK PAGE
NF MAP 6 LOT 7 CURTIS E & HADEN C WILBER TRUSTEES, ERIC & BRENDA WILBER 143 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 6032 PAGE 1229	NF MAP 6 LOT 15-2 JAMES W HALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5626 PAGE 482
NF MAP 6 LOT 8 LLOYD A & GLADYS I NICKERSON 141 KENNARD ROAD NOTTINGHAM, NH 03290	NF MAP 6 LOT 15-3 KEEMAN AL-HOJERRY 7 SINGLAIN DRIVE, EXETER, NH 03833 BOOK 5794 PAGE 0326
NF MAP 6 LOT 9 MICHAEL A BARBIN, SR 139 KENNARD RD NOTTINGHAM, NH 03290 BOOK 3016 PAGE 1106	NF MAP 6 LOT 17-1 D & L HANSON FAM TRUST DAVID H & LINDA R HANSON TRUSTEES, 28 OLD TURNPIKE ROAD, NOTTINGHAM, NH 03290 BOOK 5679 PAGE 738
NF MAP 6 LOT 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467	NF MAP 6 LOT 22 DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870 BOOK 5977 PAGE 2799

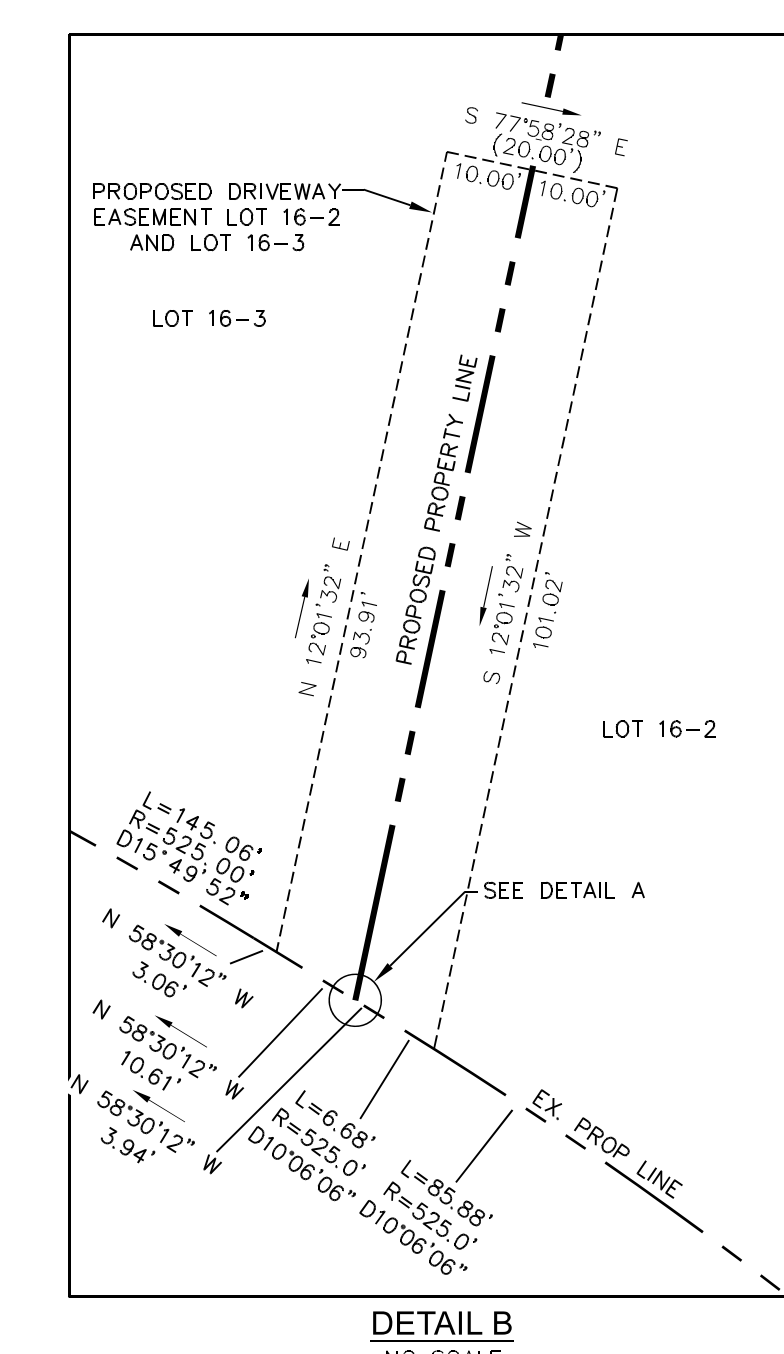
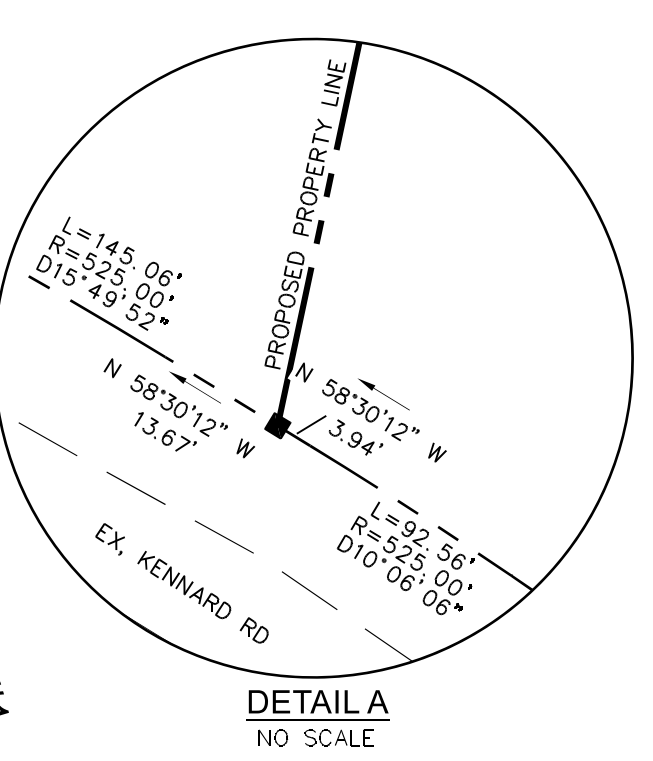
NHDES SUBDIVISION: LOTS 16-2, & 16-4



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT FRONTAGE SUBDIVISION.
 - THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16.
 - THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1,331,038 SQ FT).
 - THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM, NH 03290, BK 6158, PAGE 2447.
 - THE ZONING DESIGNATION FOR THE PROPERTY IS: COMMERCIAL/INDUSTRIAL DISTRICT, WITH AN APPROVED VARIANCE TO ALLOW RESIDENTIAL HOUSING ON LOTS 16-1, 16-2, 16-3, & 16-4.
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE COMMERCIAL/INDUSTRIAL DISTRICT:
 - MIN. ROAD FRONTAGE = 200' (CONTIGUOUS FRONTAGE)
 - MIN. LOT SIZE = 87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
 - MIN. ROAD SETBACK = 100' (COMMERCIAL), 150' (INDUSTRIAL)
 - MIN. SIDE/REAR SETBACK = 100' BOTH (COMMERCIAL & INDUSTRIAL)
 - WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'
 - MAXIMUM STRUCTURE HEIGHT = 34' (ABOVE 34' BY SPECIAL EXCEPTION)
 - SEPTIC SETBACK = 50'
 - MAXIMUM LOT COVERAGE = 50%
 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
 - RESIDENTIAL SIDE & REAR SETBACKS AS FOLLOWS:
 - MIN. ROAD SETBACK = 50'
 - MIN. SIDE/REAR SETBACK = 50'
 - THE EXISTING USE OF TM 6 LOT 16 IS VACANT LAND.
 - THE PROPOSED USE OF TM 6 LOT 16 WILL BE 5 LOT FRONTAGE SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
 - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANVIEW.UH.EDU.
 - SHEETS 8 AND 9 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
 - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C00115E, EFFECTIVE DATE: MAY 17, 2005, SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
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PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

NO. 945
SCOTT R. FRANKIEWICZ
SIGNATURE

MONUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

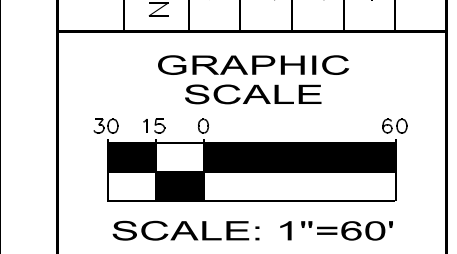
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SCOTT R. FRANKIEWICZ, LLC DATE:

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
4	03/15/21	REVISED PER TOWN COMMENTS	TDB



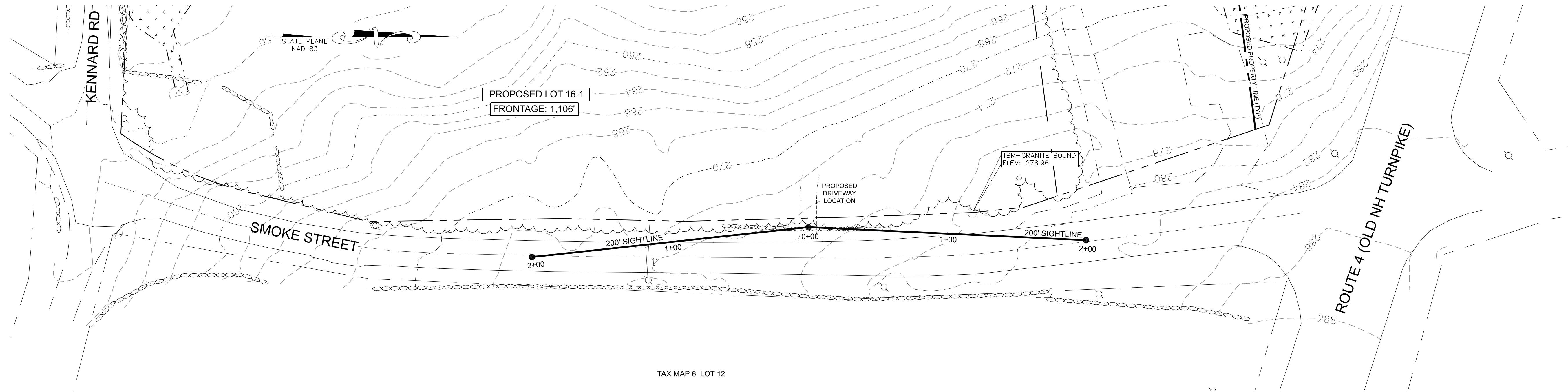
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683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-442-9220 WEBSITE: NHLANDCONSULTANTS.COM

PROPOSED SUBDIVISION - 2
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6158 PAGE 2447

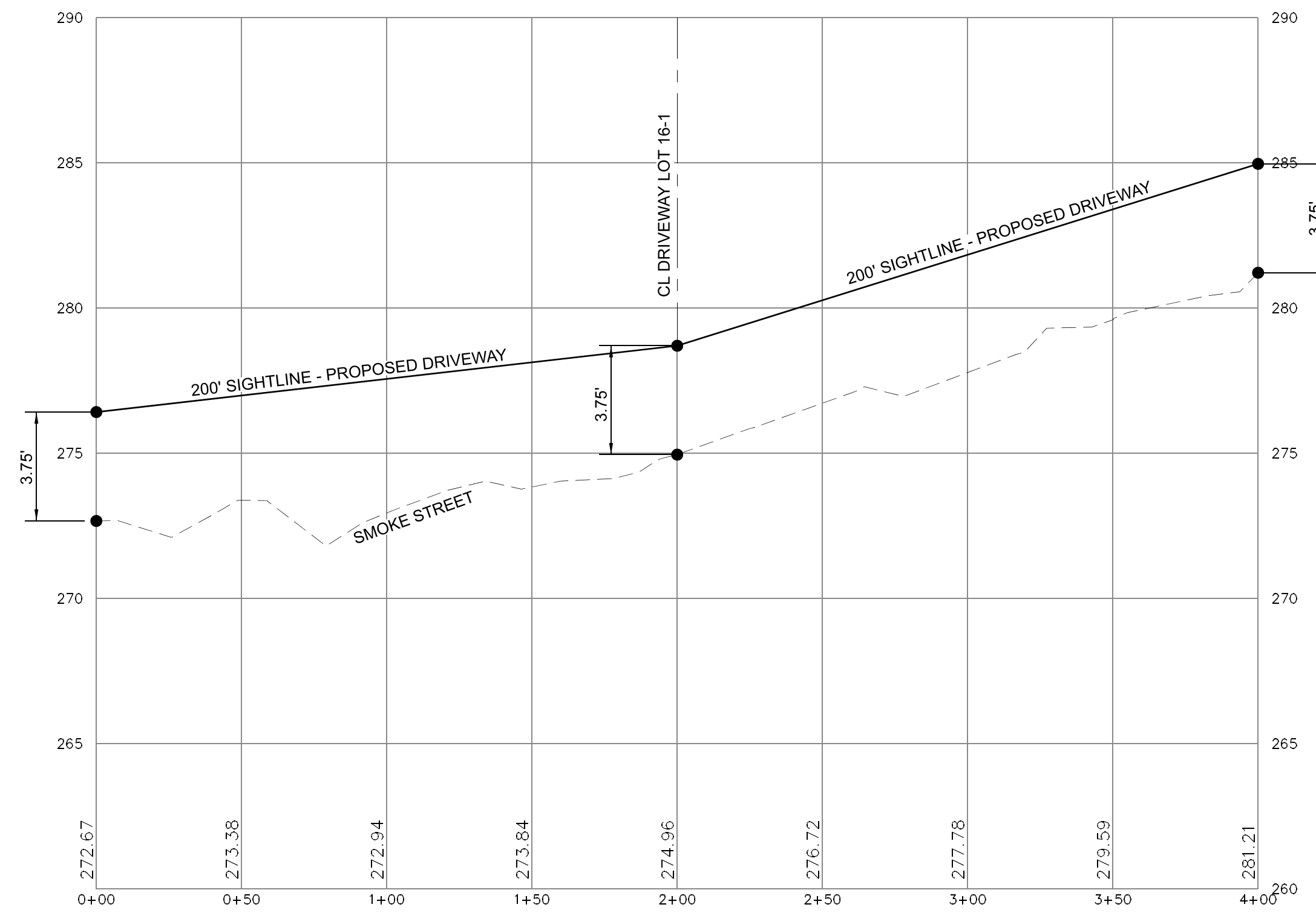
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

PSP-2
SHT. 9 of 13



SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-1)

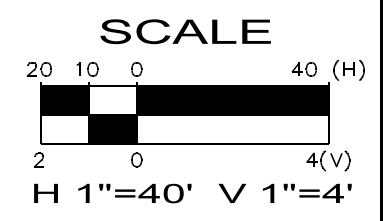
SCALE: 1"=40'



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-1)

SCALE: 1"=40'H, 1"=4'V

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
4	03/15/21	REVISED PER TOWN COMMENTS	TDB



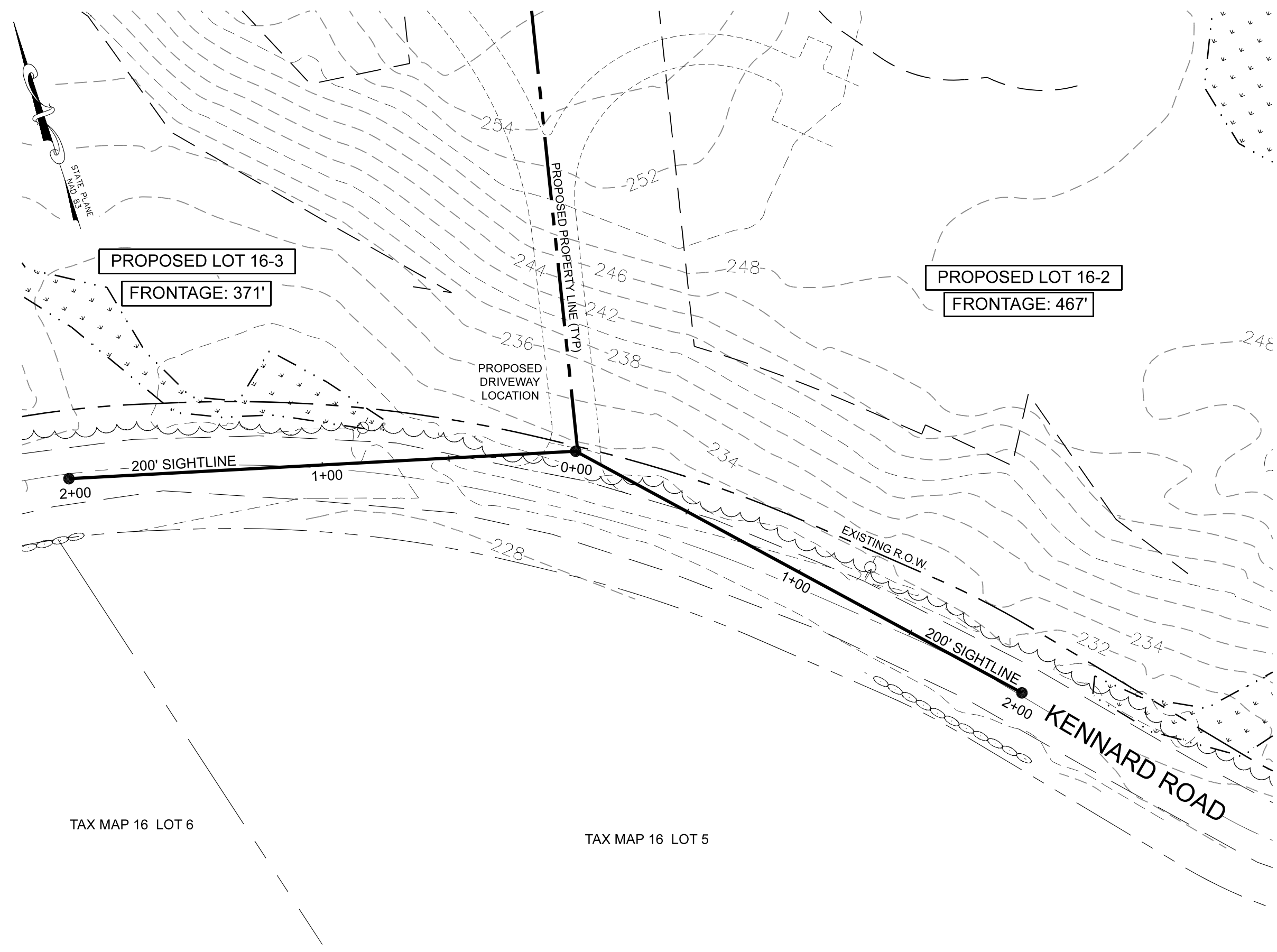
TAX MAP 6 LOT 12

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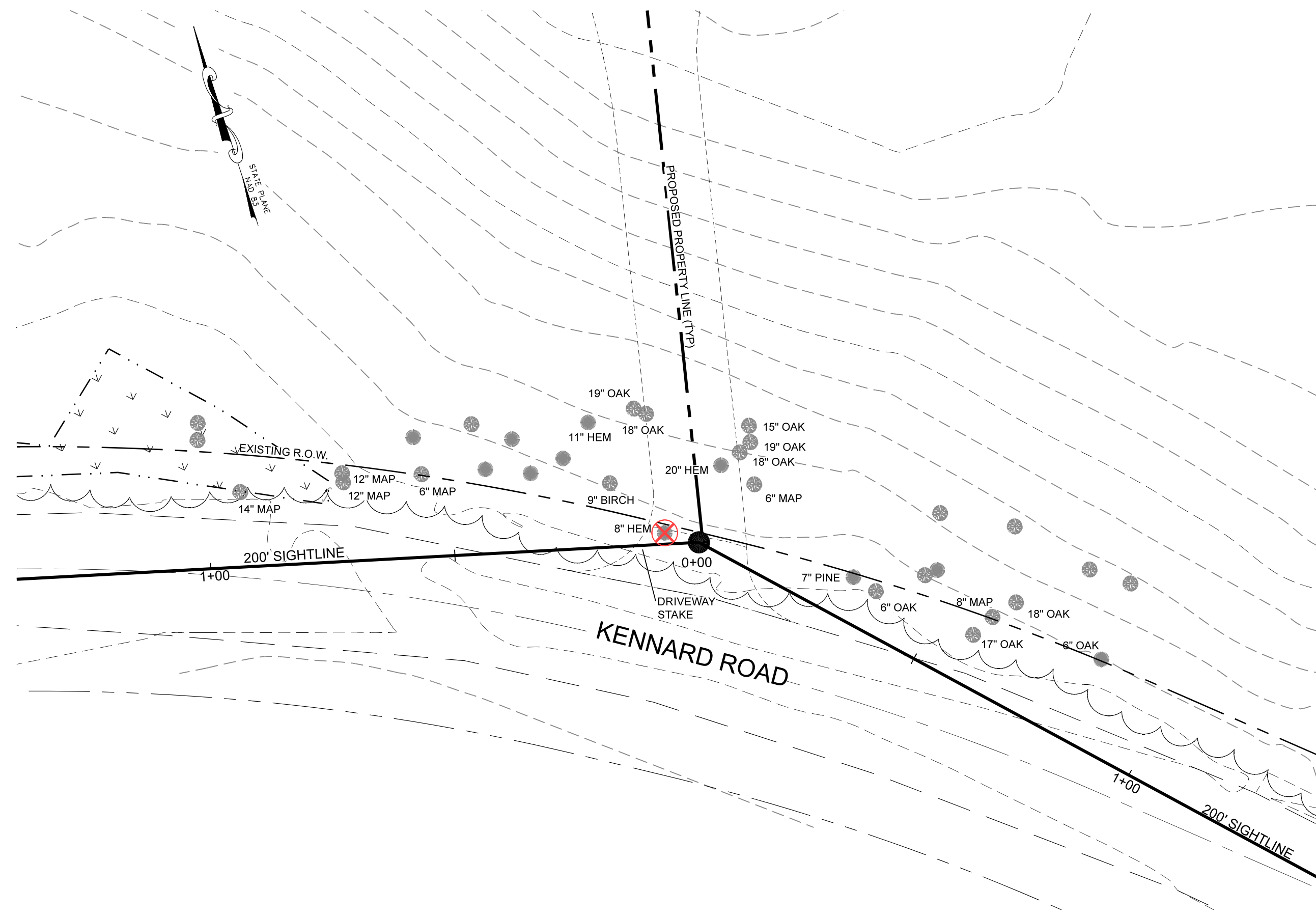
PROPOSED SIGHTLINE PLAN - LOT 16-1
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 ROUTE 4 - SMOKE STREET
 AND KENNARD ROAD NOTTINGHAM, NH 03290
 OWNED BY
JEFFERY COLE BUILDERS, LLC
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290
 BOOK 6158 PAGE 2447

JOB NO: 146.01
 ROCKINGHAM CO.
 DATE: NOVEMBER 16, 2020



SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-2 & 16-3)

SCALE: 1"=40'

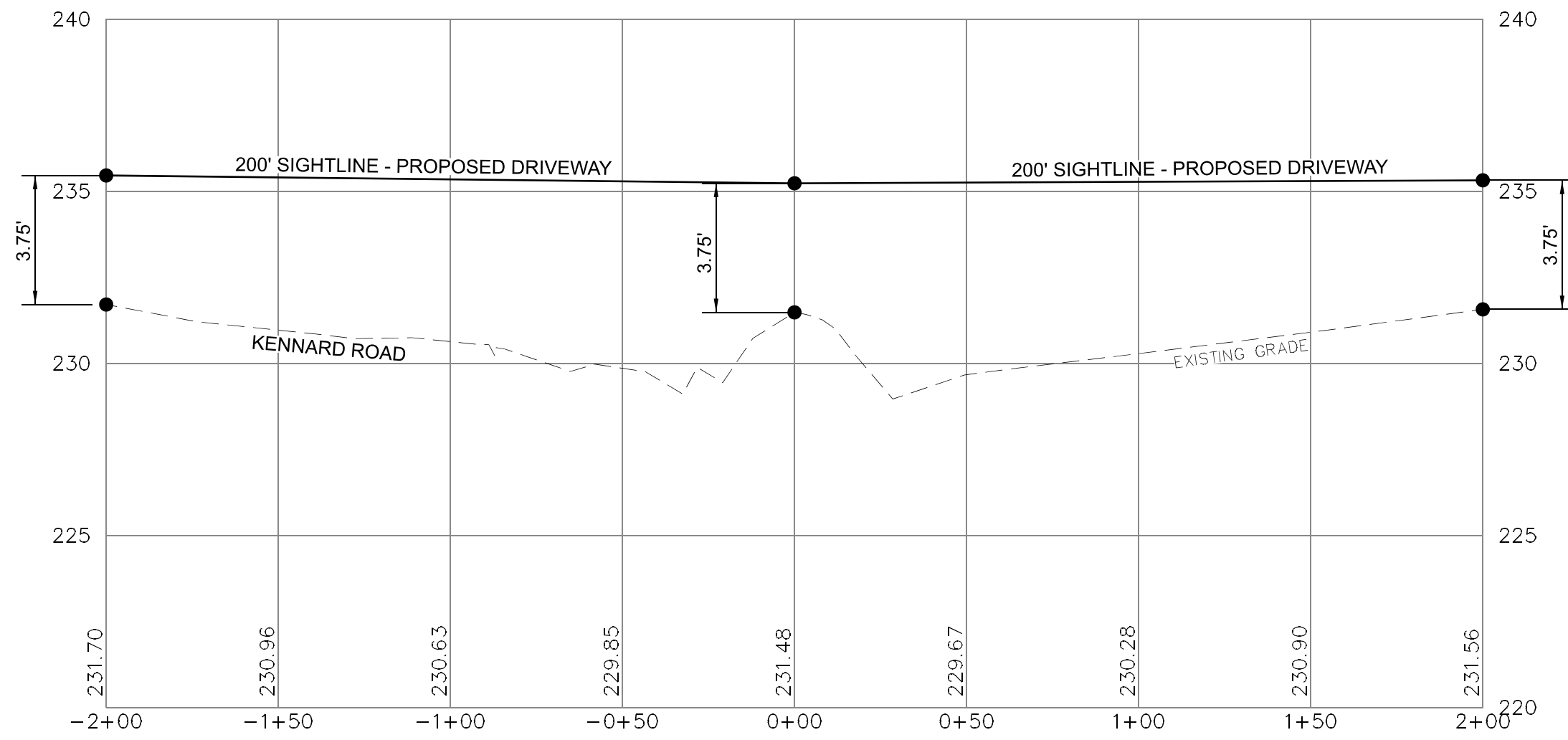


TREE CLEARING PLAN - (PROPOSED DRIVEWAY - LOT 16-2 & 16-3)

SCALE: 1"=20'

LEGEND

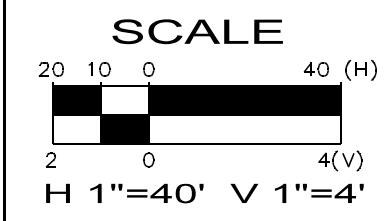
- SOFT WOOD - HEMLOCK, PINE, BEECH
- ⊗ HARD WOOD - MAPLES, OAK
- ⊗ SELECTED TREES TO BE REMOVED
- OAK - OAK TREE
- HEM - HEMLOCK
- MAP - MAPLE



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-2 & 16-3)

SCALE: 1"=40'H, 1"=4'V

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
4	03/15/21	REVISED PER TOWN COMMENTS	TDB



H 1"=40' V 1"=4'

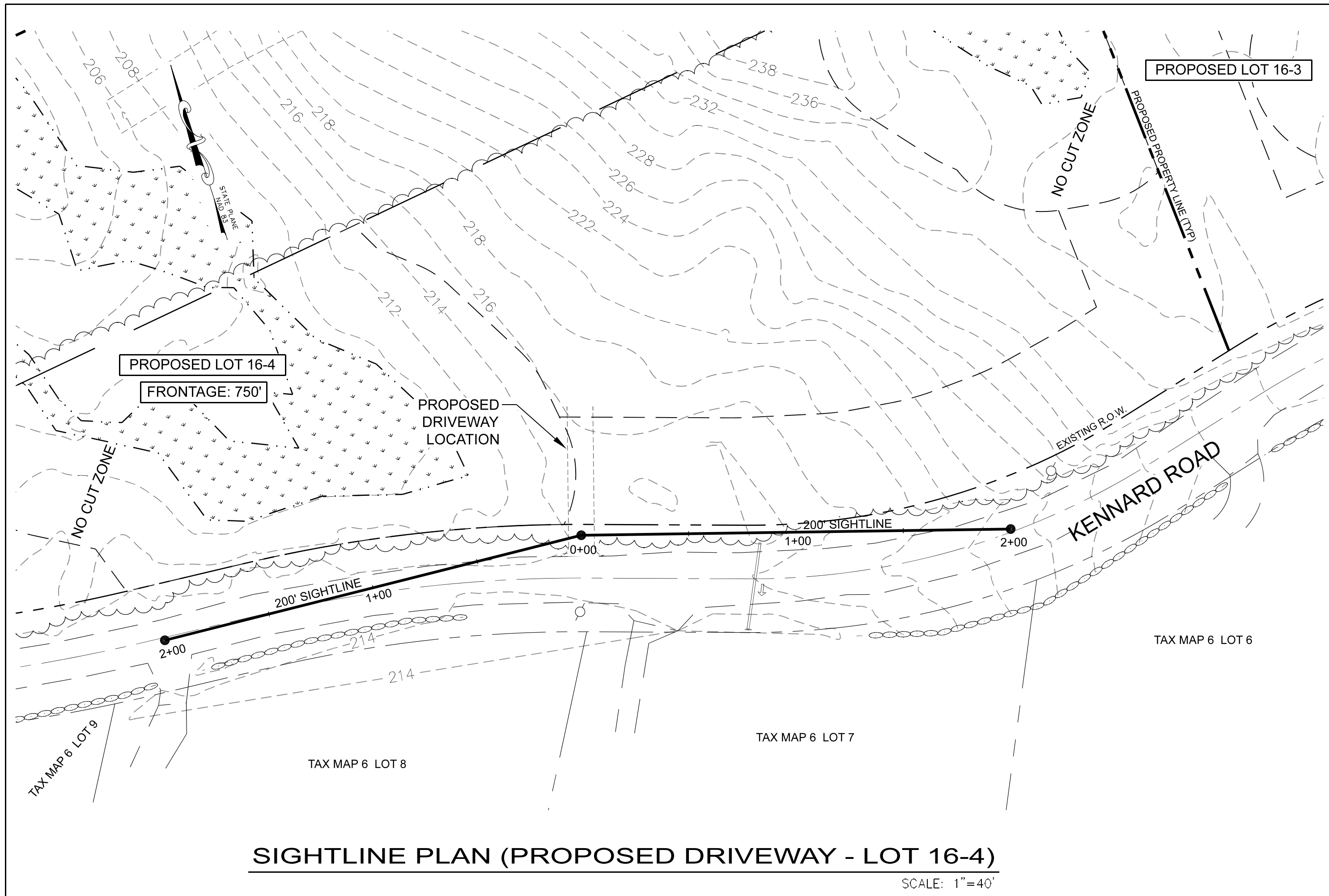
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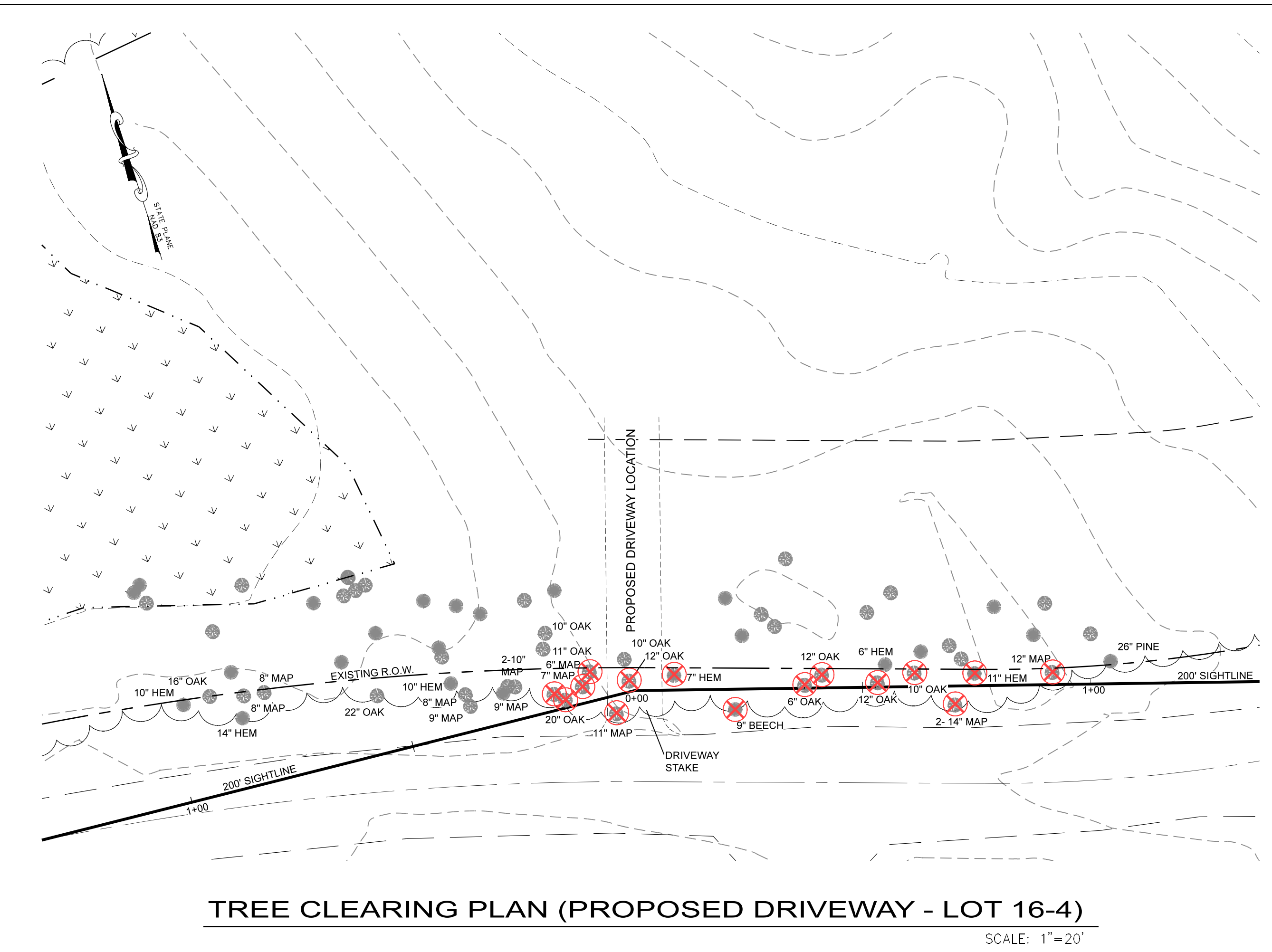
PROPOSED SIGHTLINE PLAN - LOTS 16-2, & 16-3
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 ROUTE 4, SMOKE STREET
 AND KENNARD ROAD NOTTINGHAM, NH 03290
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 BOOK 6156 PAGE 2447

JOB NO: 146.01
 ROCKINGHAM CO.
 DATE: NOVEMBER 16, 2020

SLP-2
 SHT. 11 of 13

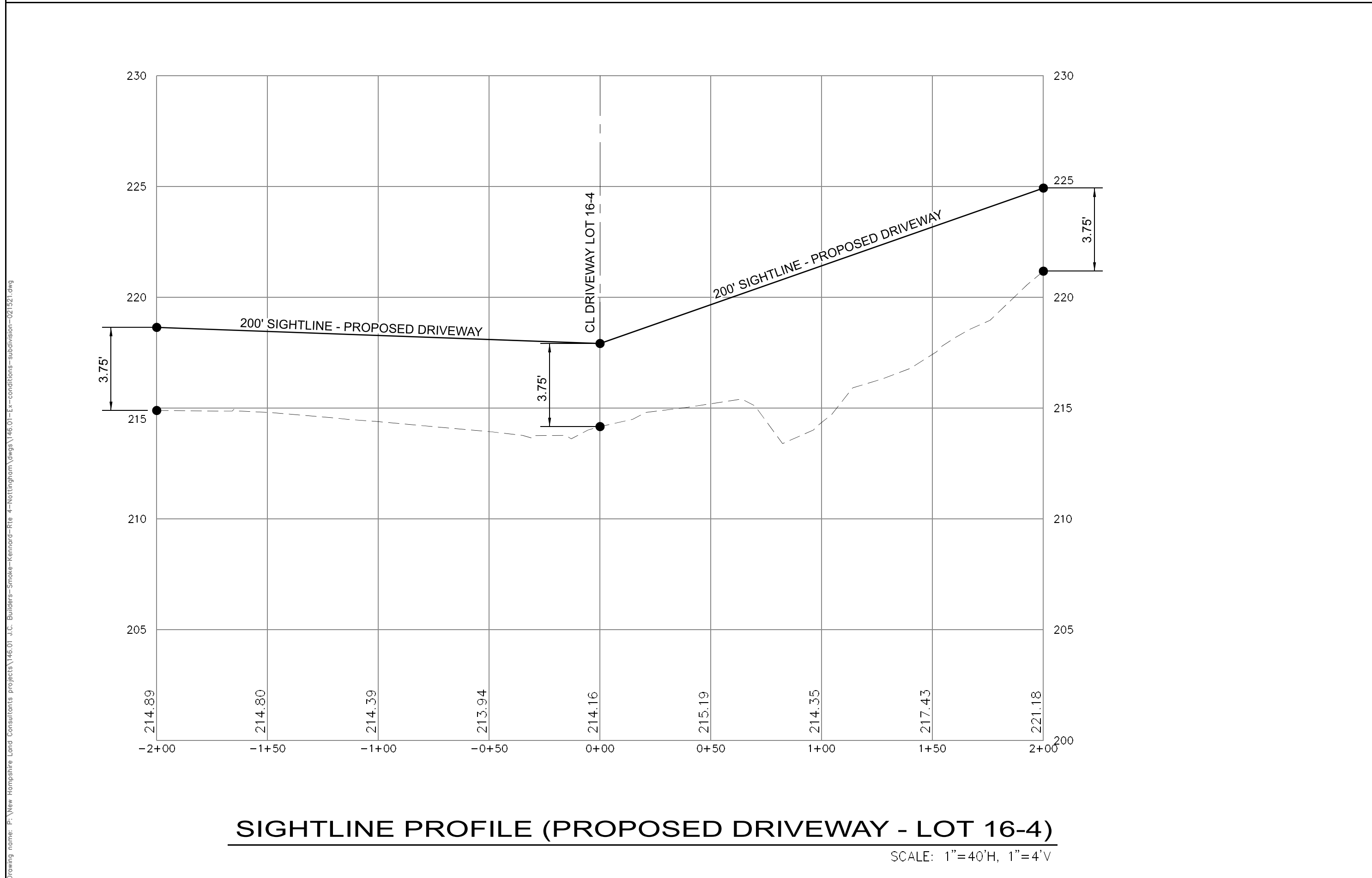


SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-4)
SCALE: 1"=40'



TREE CLEARING PLAN (PROPOSED DRIVEWAY - LOT 16-4)
SCALE: 1"=20'

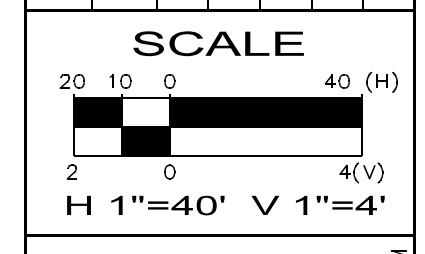
- LEGEND**
- SOFT WOOD - HEMLOCK, PINE, BEECH
 - HARD WOOD - MAPLES, OAK
 - ⊗ SELECTED TREES TO BE REMOVED
 - OAK - OAK TREE
 - HEM - HEMLOCK
 - MAP - MAPLE



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-4)
SCALE: 1"=40'H, 1"=4'V

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB
3	02/15/21	REVISED PER TOWN COMMENTS	TDB
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PROPOSED SIGHTLINE PLAN - LOT 16-4
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4 - SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
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JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

SLP-3
SHT. 12 of 13

Northern Black Racer

(New Hampshire state threatened species)



- Solid black with a white throat and chin
- Slender with glossy scales, 3-6 ft. long
- Hatchlings are very small and patterned



Immediately report sightings to NH Fish and Game
Melissa Doperalski (603-419-1129) or
Brendan Clifford (603-944-0885)
 Please report promptly, noting specific location and date
 Photographs strongly encouraged

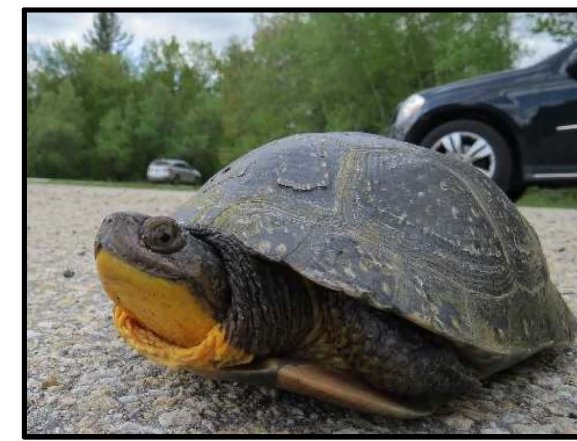


ALL OBSERVATIONS OF THE NORTHERN BLACK RACER SNAKES ENCOUNTERED FROM THE END OF SEPTEMBER THROUGH THE MONTH OF APRIL MUST BE IMMEDIATELY REPORTED TO THE NHFG DEPARTMENT MELISSA DOPERALSKI 603-479-1129 (CELL) OR BRENDAN CLIFFORD 603-271-0463 AS THIS INDICATES A POTENTIAL HIBERNACULUM IN THE AREA. PLEASE ATTEMPT TO PHOTOGRAPH THIS SPECIES IF POSSIBLE.



PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting observations of four turtle species



Blanding's turtle
 (State Endangered)

Large, dark/black domed shell with lighter speckles.
 Distinct yellow throat/chin.
 Aquatic but often moves on land.

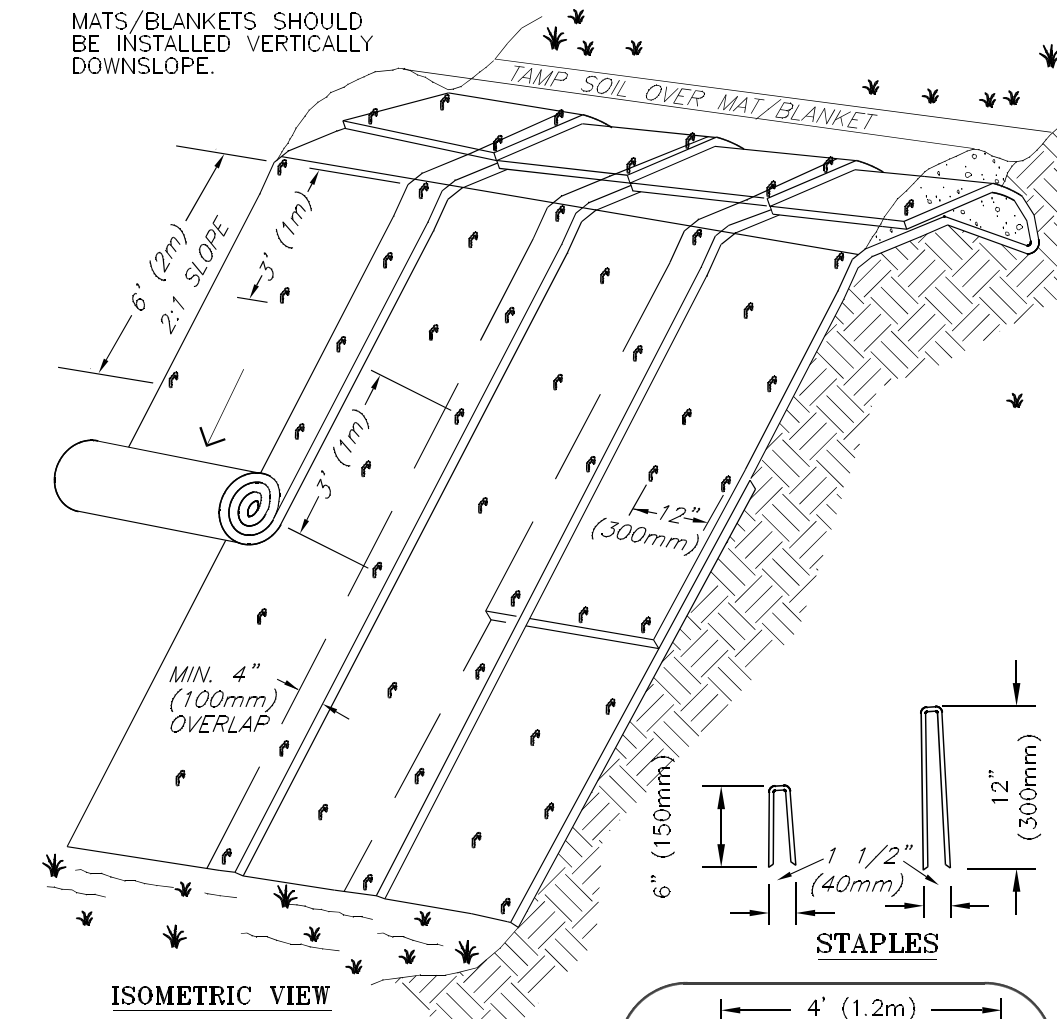


Spotted turtle
 (State Threatened)

Small, mostly aquatic with black or dark brown with yellow spots.
 Fairly flat shell compared to Blanding's turtle.
 Spots vary in color and number.

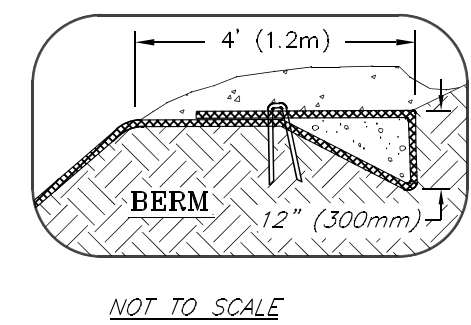
Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or to NHFG Wildlife Biologist Melissa Doperalski 603-479-1129 (cell) anytime.
 Please report promptly, noting specific location and date - Photographs strongly encouraged

IF SPOTTED OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN A WORK AREA. PLEASE CONTACT MELISSA DOPERALSKI 603-479-1129 (CELL), OR JOHN MEGYESY 978-578-0802 (CELL) FOR FURTHER INSTRUCTIONS.

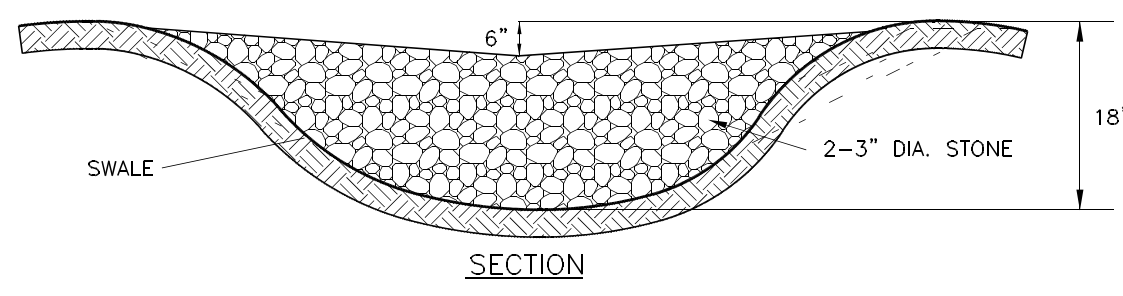


- NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

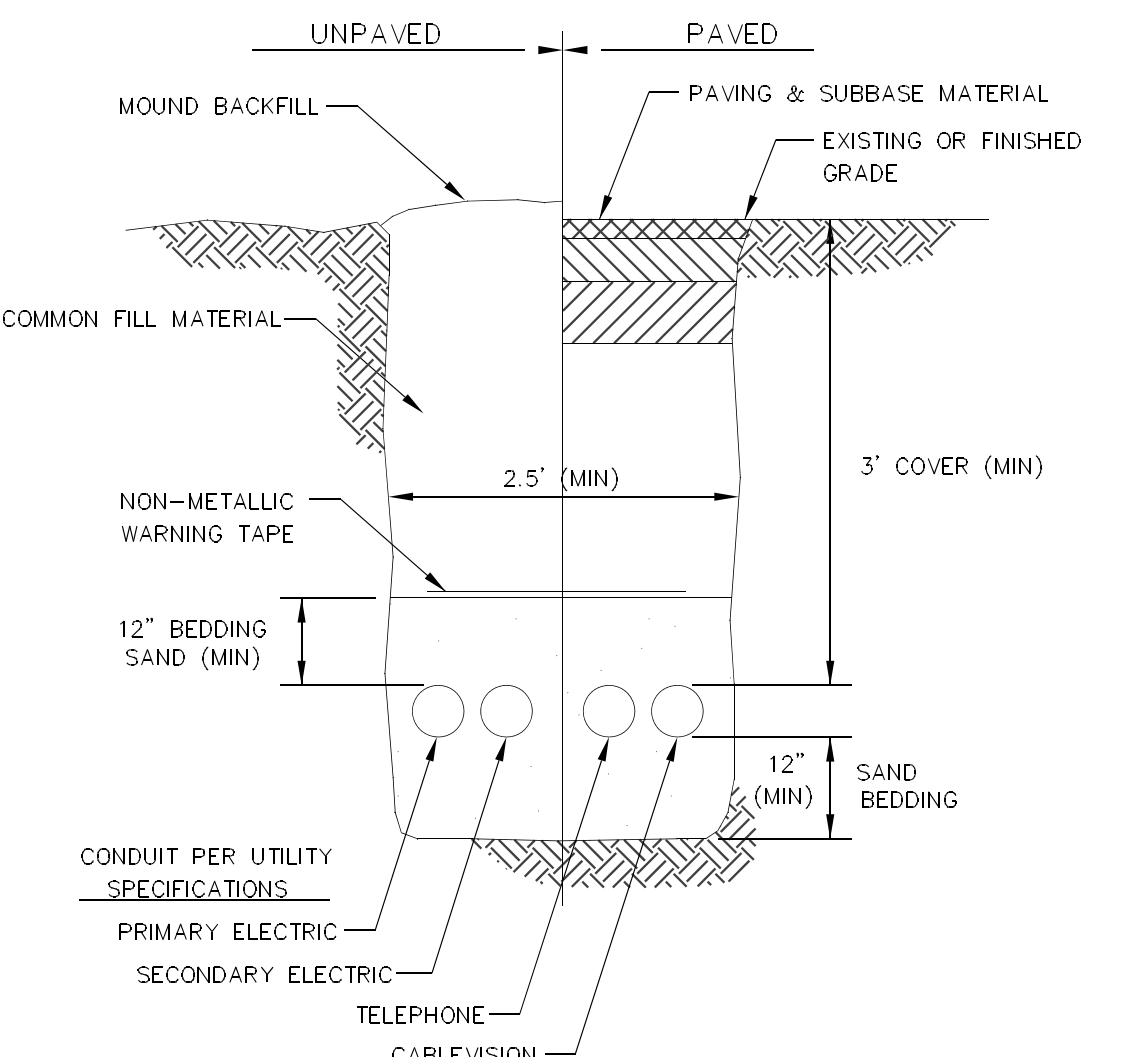
FILE: BUNTSUP



EROSION BLANKETS & TURF REINFORCEMENT MATS
 SWALE PROTECTION
 NH GREEN # OR EQUAL



STONE CHECK DAM DETAIL



UTILITY TRENCH DETAIL

NOT TO SCALE

REVISIONS		DESCRIPTION	BY
NO.	DATE		
1	01/21/21	REVISED PER TOWN COMMENTS	TBB
2	02/13/21	REVISED PER TOWN COMMENTS	TBB
3	02/15/21	REVISED PER TOWN COMMENTS	TBB
4	03/15/21	REVISED PER TOWN COMMENTS	TBB

NO SCALE

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 PH: 603-942-9220
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261

DETAIL SHEET
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 ROUTE 4, SMOKE STREET
 AND KENNARD ROAD NOTTINGHAM, NH 03290
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