

PROPOSED SITE PLAN FOR KUBOTA TRUST

TAMI LEE DEFRANSESCO - TRUSTEE

TAX MAP 69, LOT'S 8 & 10

214 RAYMOND ROAD, NOTTINGHAM, NH 03290

ROCKINGHAM CO.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOT'S 8 & 10.
- THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOT'S 8 & 10.
- THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT.), LOT 10, 63.04 ACRES (2,746,022 SQFT.).
- THE CURRENT OWNER FOR LOT'S 8 & 10, TAMI DEFRANSESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
- THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT.
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:
 MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =50'
 MIN. SIDE/REAR SETBACK =50'
 WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
 =VERY POORLY DRAINED=75'
 MAXIMUM STRUCTURE HEIGHT =34'
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
- THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL.
- THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL AND 3 WATER-CROSS EVENTS PER YEAR.
- 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 grantview.unh.edu.
- THE FEMA MAP NUMBER FOR THIS SITE IS 3301500185E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE 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.
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- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
- MPCS SOILS DATA:
 12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 44B-MONTAUK FINE SANDY LOAM, 3 TO 6 PERCENT SLOPES
 45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 97-FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0 TO PERCENT SLOPES
 140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY
 295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 313B-DEEFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
 395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

ABUTTERS LIST:

N/F
 TAX MAP 69 LOT 2
 NAUGHTY LILAC, LLC
 C/O MCLANE, GRAF, RAULERSON
 P.O. BOX 326
 MANCHESTER, NH 03105-0326

N/F
 TAX MAP 69 LOT 6
 PAWTUCKAWAY RIVER CONDOS
 212 RAYMOND ROAD
 NOTTINGHAM, NH 03290

N/F
 TAX MAP 69 LOT 7-1
 BRIAN HUNTER
 218 RAYMOND ROAD
 NOTTINGHAM, NH 03290

N/F
 TAX MAP 69 LOT 4-1
 ARTHUR JENKS
 214 RAYMOND ROAD UNIT R,
 NOTTINGHAM, NH 03290

N/F
 TAX MAP 67 LOT 5
 OWNER UNKNOWN

N/F
 TAX MAP 69 LOT 4
 ARTHUR JENKS
 214 RAYMOND ROAD,
 NOTTINGHAM, NH 03290

N/F
 TAX MAP 69 LOT 7-2
 KRISTIN LABRACK
 STERNES
 220 RAYMOND ROAD
 NOTTINGHAM, NH 03290

N/F
 TAX MAP 69 LOT 7-3
 ERIC C. & ERIN C. HARKINS
 228 RAYMOND ROAD
 NOTTINGHAM, NH 03290

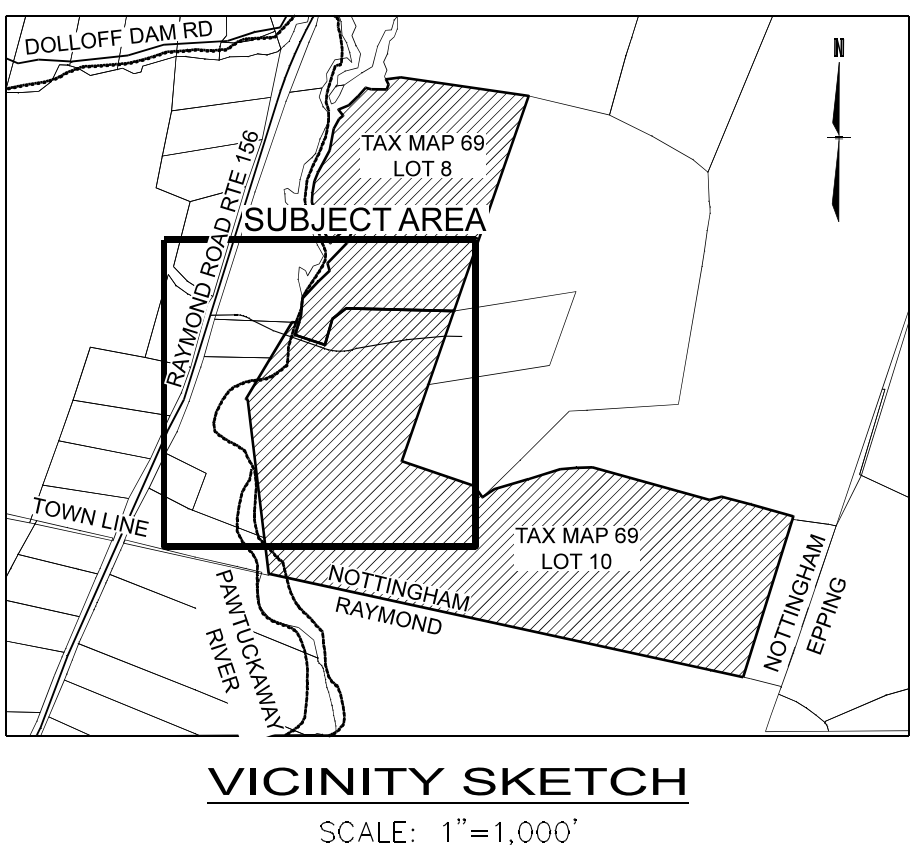
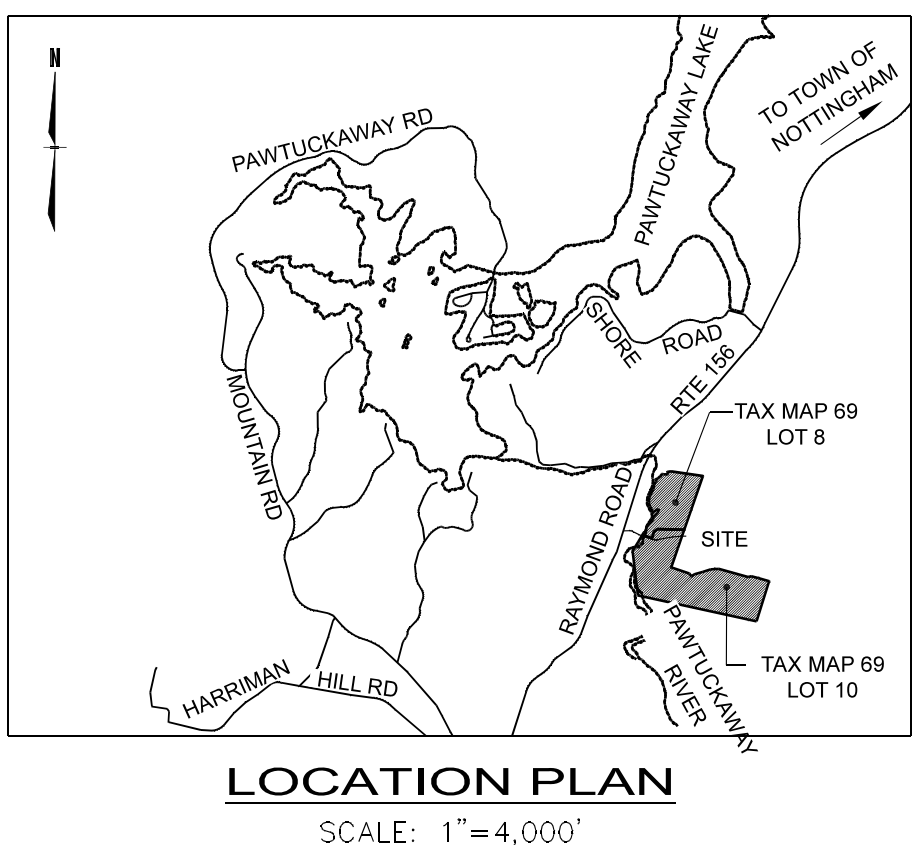
N/F
 TAX MAP 69 LOT 11
 MARK A. 7 CHRISTENE C.
 VALLONE- TRUSTEES
 M&C VALLONE REV. TRUST 2014
 252 BLAKE ROAD,
 EPPING, NH 03042

N/F
 TAX MAP 41 LOT 73
 CARL C. MUN
 111 NOTTINGHAM ROAD
 RAYMOND, NH 03077
 (RAYMOND ABUTTER)

N/F
 TAX MAP 42 LOT 1
 SOUTHEAST LAND TRUST
 OF NEW HAMPSHIRE
 6 CENTER STREET
 P.O. BOX 675, EXETER, NH 03833
 (RAYMOND ABUTTER)

PLAN REFERENCES:

- R.C.R.D. PLAN #D-35711, RECORDED NOV. 21, 2008, TITLED: "PLAT OF LAND STINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST, SCALE: 1"=100', DATED AUG. 31, 2008, PREPARED BY: T.D. BROUILLETTE LAND SURVEYING, EXETER NH.
- R.C.R.D. PLAN #D-36717, RECORDED FEB. 15, 2011, TITLED: "LOT LINE ADJUSTMENT PLAN" PREPARED FOR: SHERMAN INTERVIVOS FAMILY TRUST, 220R RAYMOND ROAD (NH ROUTE 156) TOWN OF NOTTINGHAM" SCALE: 1"=100', DATED: DECEMBER 27, 2010, PREPARED BY: "MCNEANEY SURVEY ASSOCIATES, INC." DOVER NH. APPROVED BY NOTTINGHAM, NH PLANNING BOARD ON 2/9/11.
- R.C.R.D. PLAN #D-14746, RECORDED MAR. 19, 1986, TITLED: "LOTS 1, 2, & 3 FOR ARTHUR L. & JANET G. JENKS AND DAVID & MURIEL VAN DOMMELN, R.C.R.D. 2030-345 & 2214-1360", PREPARED BY: DAVID R. NOYES, EPSOM NH, SCALE: 1"=50', DATED: 12/5/1985, APPROVED BY NOTTINGHAM PLANNING BOARD ON JANUARY 29, 1986.
- R.C.R.D. PLAN #D-18998, RECORDED JANUARY 24, 1989, TITLED: "LOT 4-1 FOR ARTHUR L & JANET G. JENKS" PREPARED BY: DAVID R. NOYES, EPSOM NH, SCALE: 1"=100', DATED: JAN. 3 1989, APPROVED BY NOTTINGHAM PLANNING BOARD ON 4/18/88.



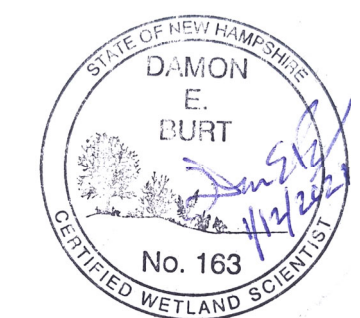
SHEET INDEX

DWG	SHT NO.	DESCRIPTION
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ECP	2 OF 3	EXISTING CONDITIONS PLAN
PSP	3 OF 3	PROPOSED SITE PLAN

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., Golet, 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

INITIAL PLAN SET SUBMISSION DATE

JANUARY 20, 2021

Latest revision date:

OWNER/APPLICANT:

KUBOTA TRUST
 TAMI LEE DEFRANSESCO - TRUSTEE
 214 RAYMOND ROAD,
 NOTTINGHAM, NH 03290
 LOT 8 BK 6049 PG 1868
 LOT 10 BK 5897 PG 1703

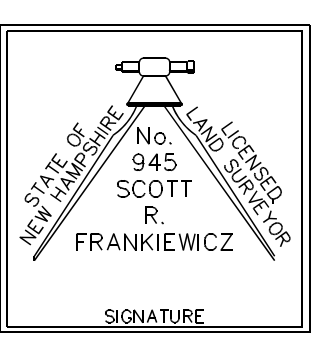
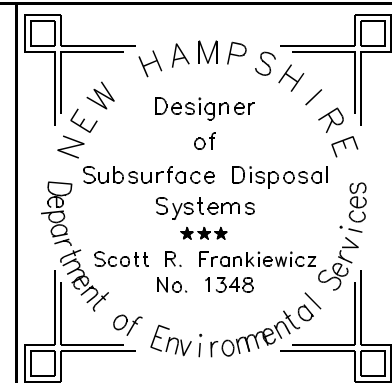
NOTE:

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.



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).

REVISIONS			
NO.	DATE	DESCRIPTION	BY



COVER SHEET
 TAX MAP 69, LOT'S 8 & LOT 10
KUBOTA TRUST
TAMI LEE DEFRANSESCO
TRUSTEE
 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 LOT 8 BK 6049 PG 1868, LOT 10 BK 5897 PG 1703

ROCKINGHAM CO.
JOB NO: 312.00
DATE: JANUARY 20, 2021

CVR

SHT. 1 of 3

