

PROPOSED SITE PLAN FOR

KUBOTA TRUST

TAMI LEE DEFRANCESCO - TRUSTEE

TAX MAP 69, LOT 10

TAMI LEE DEFRANCESCO & JAMES GEORGE

TAX MAP 69, LOT 8

214 RAYMOND ROAD, NOTTINGHAM, NH 03290

ROCKINGHAM CO.

NOTES:

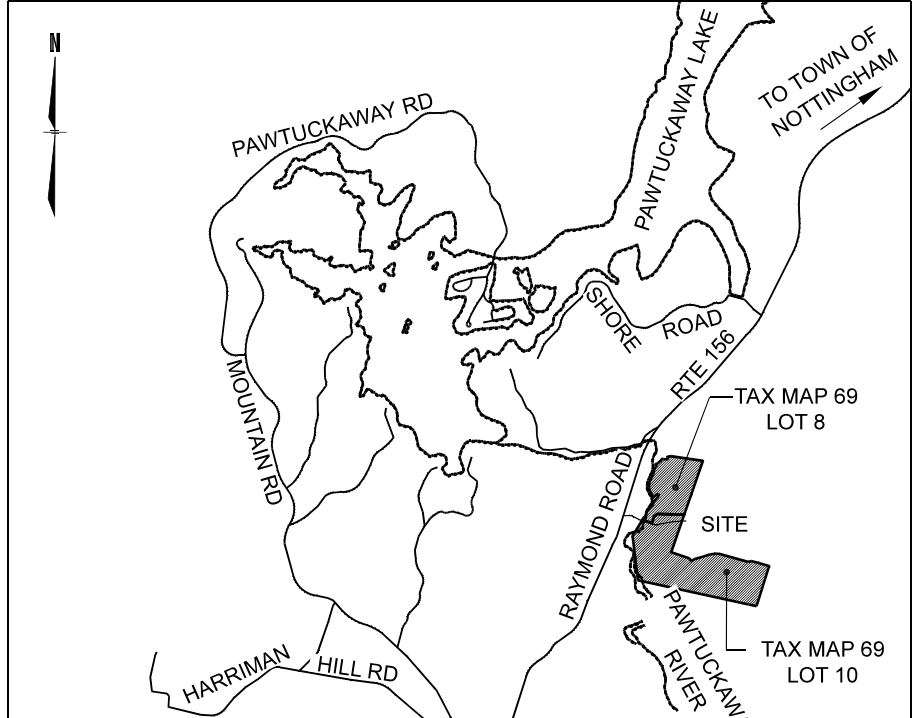
- THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOTS 8 & 10.
- THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOTS 8 & 10.
- THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQ.FT.), LOT 10, 63.04 ACRES (2,746,022 SQ.FT.).
- THE CURRENT OWNER FOR LOT 10, TAMI DEFRANCESCO-TRUSTEE (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 BK 5897 PG 1703. THE CURRENT OWNER FOR LOT 8, TAMI DEFRANCESCO AND JAMES GEORGE, 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 BK 6229 PG 2145.
- 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 EXISTING USE OF TM 69 LOT 8 IS RESIDENTIAL.
- THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL, INCIDENTAL CAMPING TO OCCUR IN CONJUNCTION WITH THE WATER CROSS EVENTS, AND 3 WATER-CROSS EVENTS PER YEAR. LOT 8 WILL BE USED FOR OVERFLOW PARKING ONLY.
- SEWER TO BE PROVIDED BY PORTA-POTTIES DISTRIBUTED ON-SITE.
- WATER AND OTHER REFRESHMENTS TO BE PROVIDED BY ON-SITE VENDORS.
- 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 granit-view.unh.edu.
- NO ALCOHOL WILL BE SERVED ON-SITE.
- EVENT HOURS: FRIDAY - 4 PM TO 6 PM, PRACTICE
 SATURDAY & SUNDAY - 10AM TO 6 PM, RACING
 PLANNED EVENTS ARE SCHEDULED 3 TIMES PER YEAR.
- THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED. 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN A GIVEN YEAR. SEE LETTER OF MAP AMENDMENT (LOMA)-TO LOT 8, CASE #21-01-09518.
- 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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- 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.
- NRCS SOILS DATA:
 12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 12E-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
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 43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 44B-MONTAUK FINE SANDY LOAM, 3 TO 8 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
 513B-DEERFIELD 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

PLAN REFERENCES:

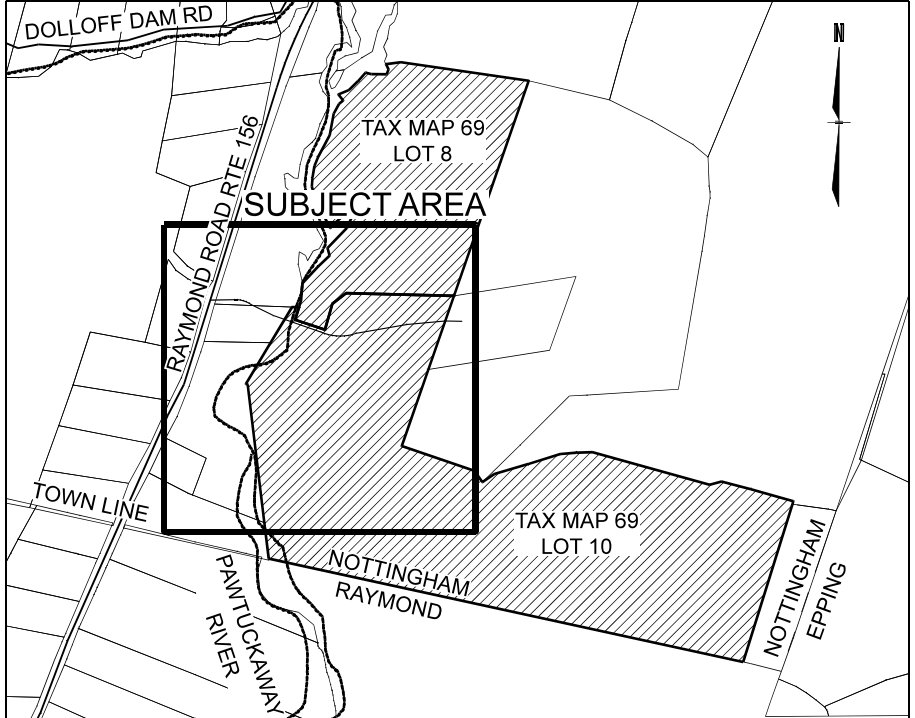
- R.C.R.D. PLAN #D-35711, RECORDED NOV. 21, 2008, TITLED: "PLAT OF LAND STINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST", SCALE: 1"=100', DATED AUG. 31, 2008, PREPARED BY: T.D. BROUILLETTE LAND SURVEYING, EXETER NH.
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- R.C.R.D. PLAN #D-14746, RECORDED MAR. 19, 1986, TITLED: "LOTS 1, 2, & 3 FOR ARTHUR L. & JANET G. JENKS AND DAVID & MURIEL VAN DOMMELEN, 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.

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
STERNIS
220 RAYMOND ROAD
NOTTINGHAM, NH 03290 |
| N/F | TAX MAP 69 LOT 7-3
ERIC C. & ERIN C. HARKINS
226 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) |



LOCATION PLAN
SCALE: 1"=4,000'



VICINITY SKETCH
SCALE: 1"=1,000'

PROFESSIONAL CONSULTANTS LIST

- | | | |
|------------------------|---|--|
| SURVEYOR: | NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH: (603) 942-9220 |
<small>SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY</small> |
| WETLAND/SOIL SCIENTIST | FRAGGLE ROCK ENVIRONMENTAL,
DAMON E. BURT, CWS, CPESC,
38 GARLAND ROAD, STRAFFORD, NH 03884
PH: (603) 969-5574 | |

INITIAL PLAN SET SUBMISSION DATE

JANUARY 20, 2021
 Latest revision date:
 JULY 19, 2021

SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 4	COVER SHEET
ECP	2 OF 4	EXISTING CONDITIONS PLAN
PSP	3 OF 4	PROPOSED SITE PLAN
PSPT	4 OF 4	PROPOSED SITE PLAN W/ TOPOGRPHY



- 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

AGENCY APPROVALS

- NH FISH & GAME: PERMIT APPROVED: APRIL 14, 2021
 NHDES AOT: PERMIT #WPS-5078E, DATED APRIL 29, 2021
 SPECIAL PERMIT (TOWN): PERMIT APPROVED: APRIL 22, 2021
 NHDOT DRIVEWAY: PERMIT #06-351-377, APPROVED 5/6/2021



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

OWNER/APPLICANT:

KUBOTA TRUST
 TAMI LEE DEFRANCESCO - TRUSTEE
 214 RAYMOND ROAD,
 NOTTINGHAM, NH 03290
 LOT 10 BK 5897 PG 1703

TAMI LEE DEFRANCESCO & JAMES GEORGE
 214 RAYMOND ROAD,
 NOTTINGHAM NH, 03290
 LOT 8 BK 6229 PG 2145

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:

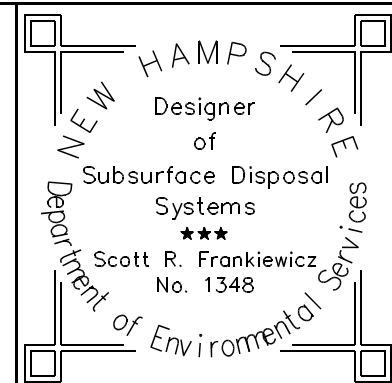
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REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	3/29/2021	REVISED PER TOWN COMMENTS	TDB	
2	4/8/2021	ADDED TOPO TO SITE PLAN PER TOWN COMMENTS	TDB	
3	7/19/2021	REVISED PER TOWN COMMENTS	TDB	

N.H. LAND Consultants

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



No. 945
 SCOTT R. FRANKIEWICZ
 SIGNATURE

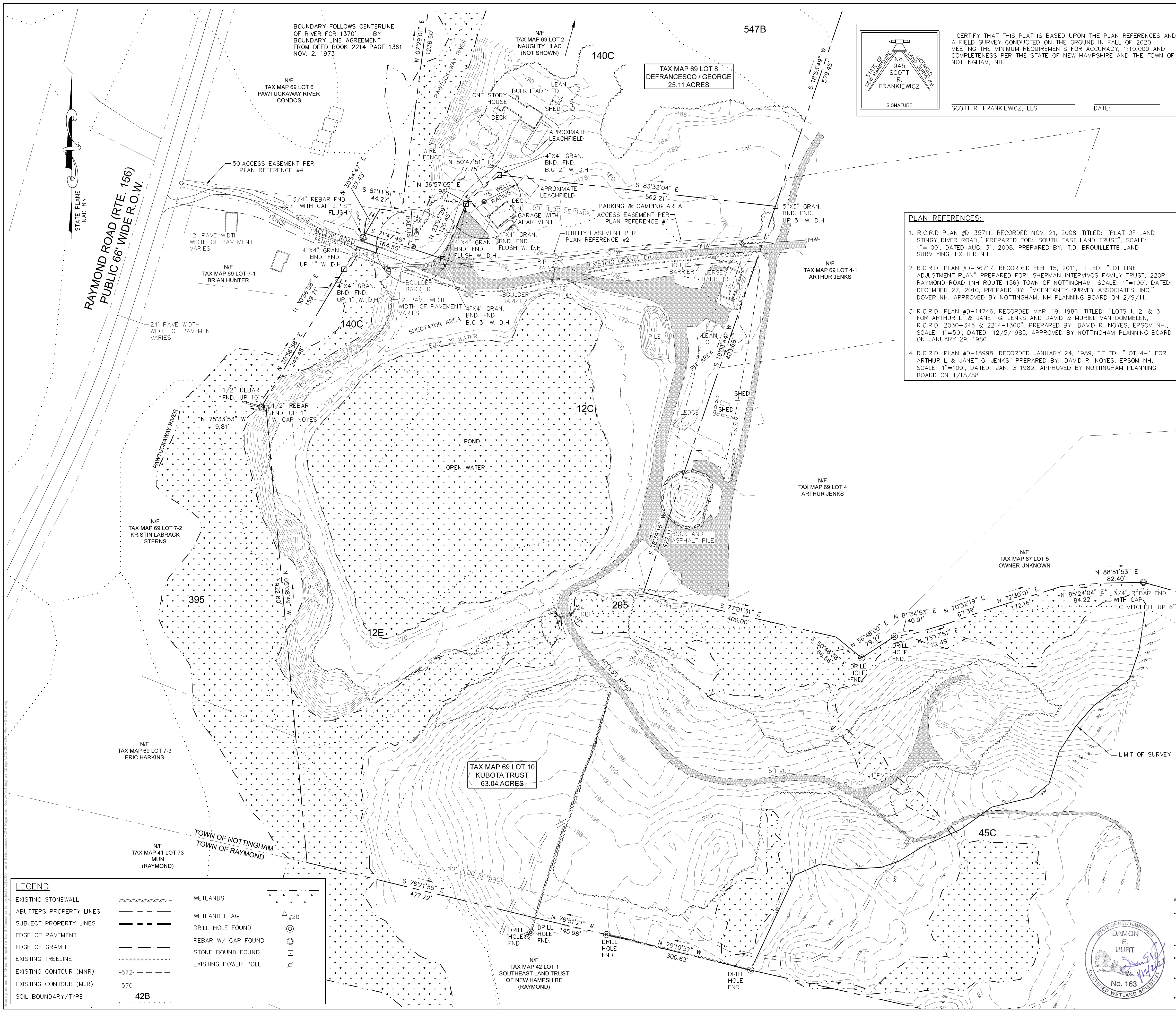
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ROCKINGHAM CO.
 JOB NO: 312.00
 DATE: JANUARY 20, 2021

CVR

SHT. 1 of 4

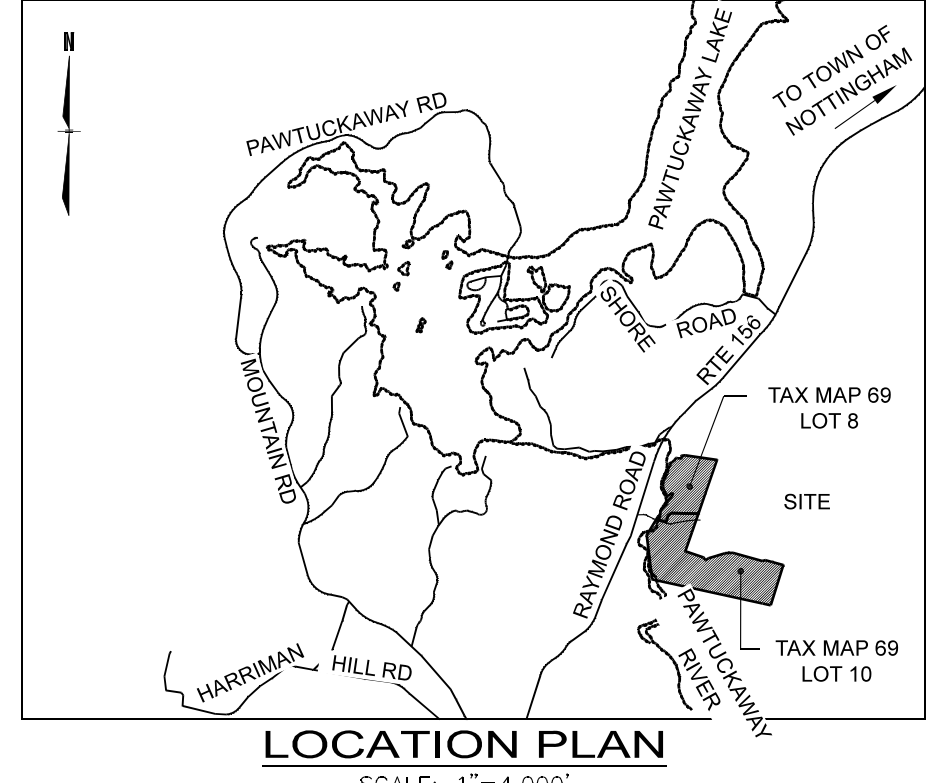


I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____

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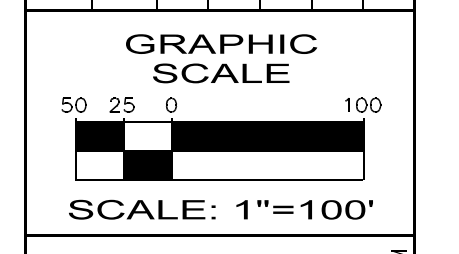


LEGEND

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 TREELINE	EXISTING POWER POLE
EXISTING CONTOUR (MNR)	
EXISTING CONTOUR (MJR)	
SOIL BOUNDARY/TYPE	

REVISIONS

NO.	DATE	DESCRIPTION
1	3/29/2021	REVISED PER TOWN COMMENTS
2	4/8/2021	ADDED TOPO TO SITE PLAN PER TOWN COMMENTS
3	7/19/2021	REVISED PER TOWN COMMENTS



N.H. LAND Consultants
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A Veteran Owned Company

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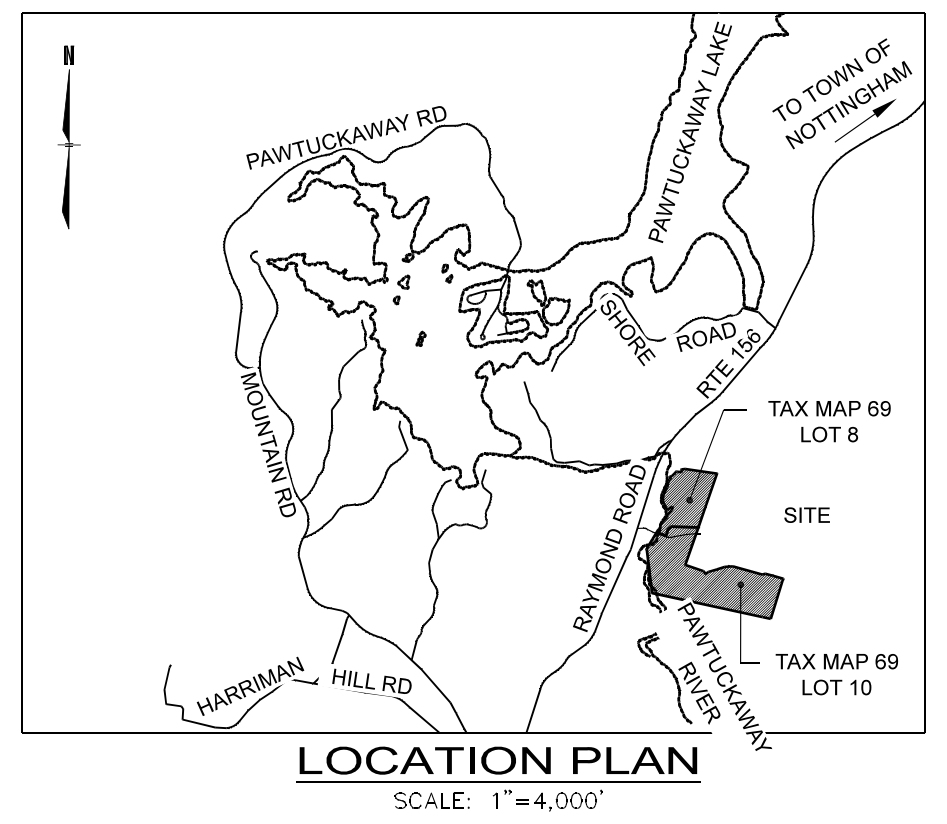
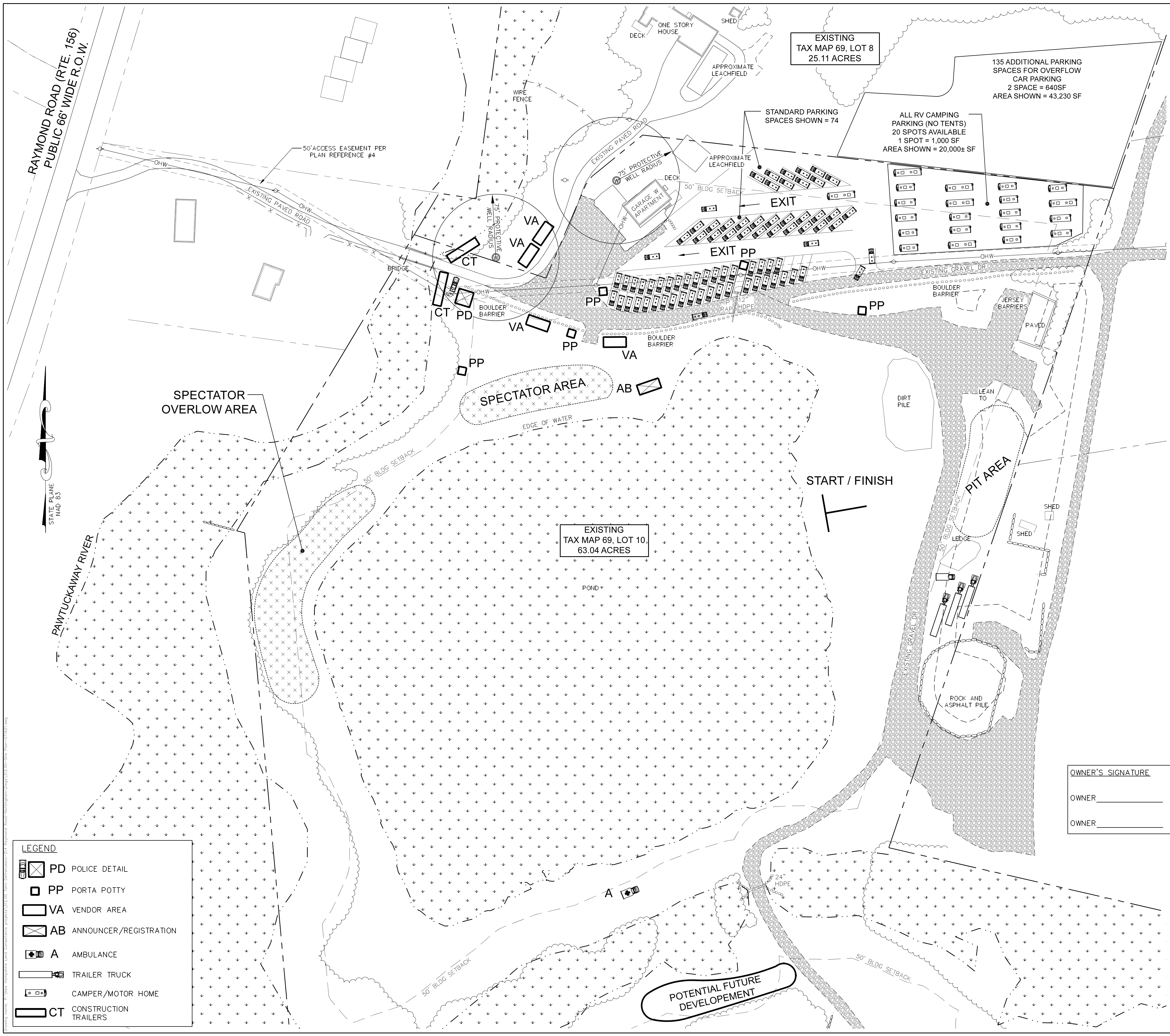
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LOT 8 BK 6229 PG 2145

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

ECP
SHT. 2 of 4



6583C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



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 TREELINE		EXISTING POWER POLE	
EXISTING CONTOUR (MNR)	-572		
EXISTING CONTOUR (M,R)	-570		
SOIL BOUNDARY/TYPE	42B		

SITE PLAN NOTES:

- THE PROPERTY FALLS WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AS SUCH THERE WILL BE NO DISPOSAL OF SOLID WASTE, NO ON-SITE DISPOSAL, STORAGE, PROCESSING, OR RECYCLING OF TOXIC OR HAZARDOUS MATERIALS OR WASTES; NO BURIAL OF PETROLEUM PRODUCTS; NO UNENCLOSED OR UNCOVERED STORAGE OF ROAD SALT OR DE-ICING CHEMICALS OR DUMPING OF SNOW CONTAINING THESE SAME CHEMICALS. REFER TO ARTICLE III, SECTION A OF THE TOWN'S ZONING ORDINANCE.
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- PROPOSED STANDARD PARKING SPACES SHOWN ON-SITE IS 74. PROPOSED RV CAMPER PARKING SPACES ARE 20. PROPOSED OVERFLOW PARKING SPACES ON LOT 8 IS 135. PROPOSED RV CAMPER PARKING = 1,000 SF/SPACE = 20 SPACES. (SEE PLAN) PROPOSED OVERFLOW PARKING = 640 SF/2 SPACES = 135 SPACES. (SEE PLAN) PROPOSED TOTAL PARKING FOR ALL VEHICLES SHOWN = 229 SPACES.

LEGEND

	PD POLICE DETAIL
	PP PORTA POTTY
	VA VENDOR AREA
	AB ANNOUNCER/REGISTRATION
	A AMBULANCE
	TRAILER TRUCK
	CAMPER/MOTOR HOME
	CT CONSTRUCTION TRAILERS

OWNER'S SIGNATURE

OWNER _____ DATE _____

OWNER _____ DATE _____

PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

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

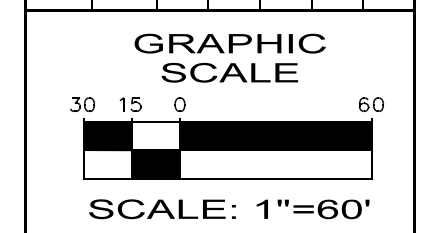
NEW STATE OF NEW HAMPSHIRE
 LICENSED LAND SURVEYOR
 No. 945
 SCOTT R. FRANKIEWICZ
 SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL 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
1	3/29/2021	REVISED PER TOWN COMMENTS	TDB
2	4/8/2021	ADDED TOPO TO SITE PLAN PER TOWN COMMENTS	TDB
3	7/19/2021	REVISED PER TOWN COMMENTS	TDB

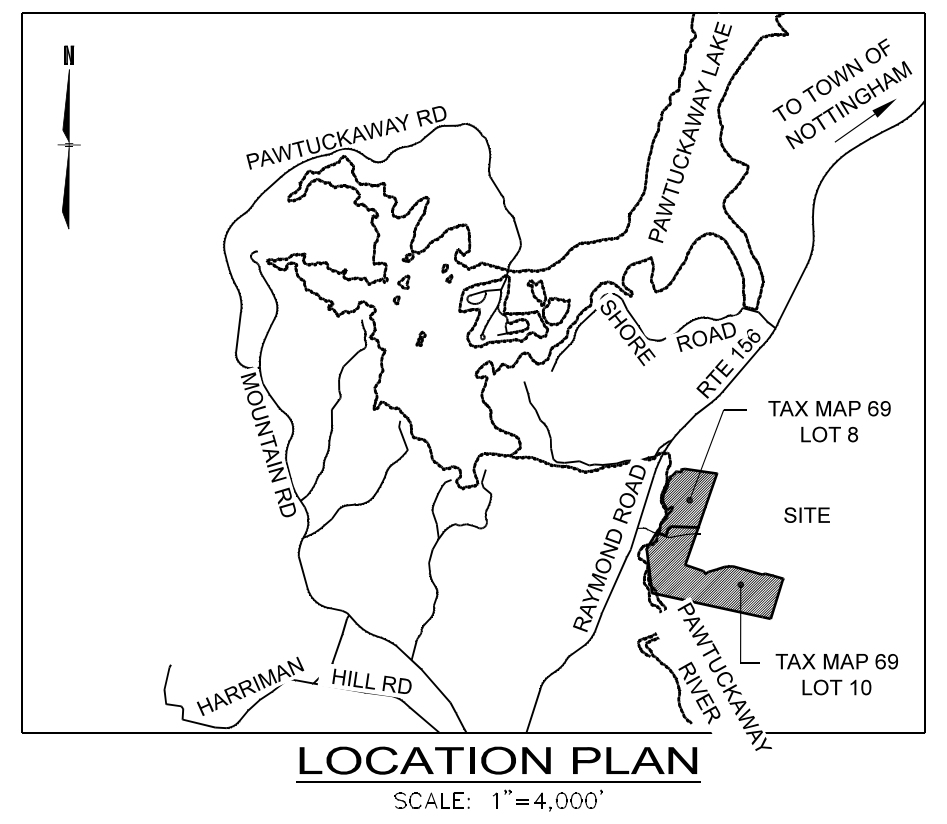
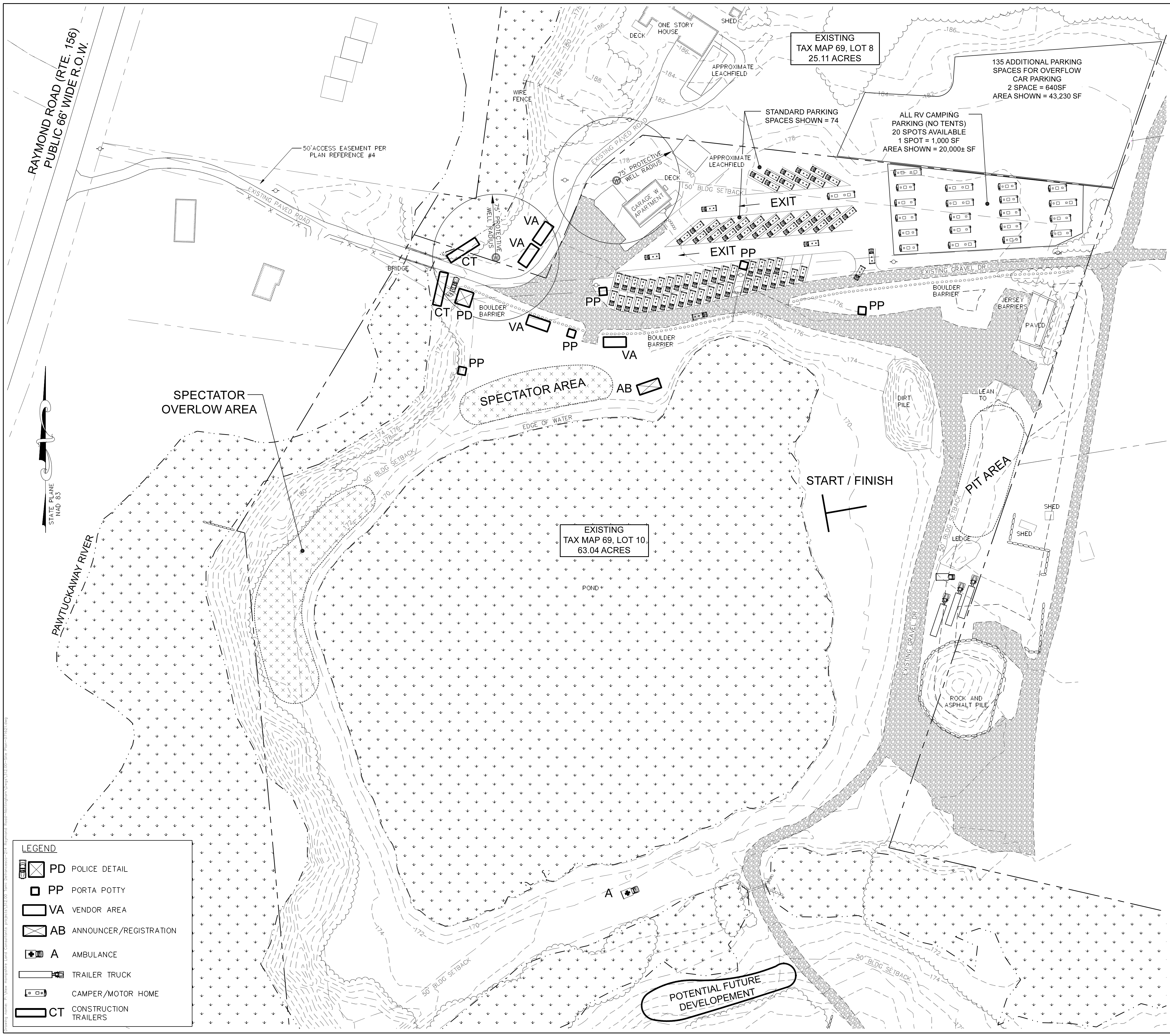


N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

PROPOSED SITE PLAN
 TAX MAP 69, LOTS 8 & 10
KUBOTA TRUST - LOT 10
 TAMI LEE DEFRANCESCO - TRUSTEE
 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 LOT 10 BK 5897 PG 1703
 TAMI LEE DEFRANCESCO & JAMES GEORGE
 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
 LOT 8 BK 6229 PG 2145

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

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



LEGEND

EXISTING STONEWALL	-----	WETLANDS	-----
ABUTTERS PROPERTY LINES	-----	WETLAND FLAG	△ #20
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		

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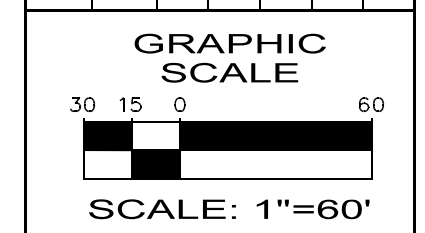
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