

6 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.

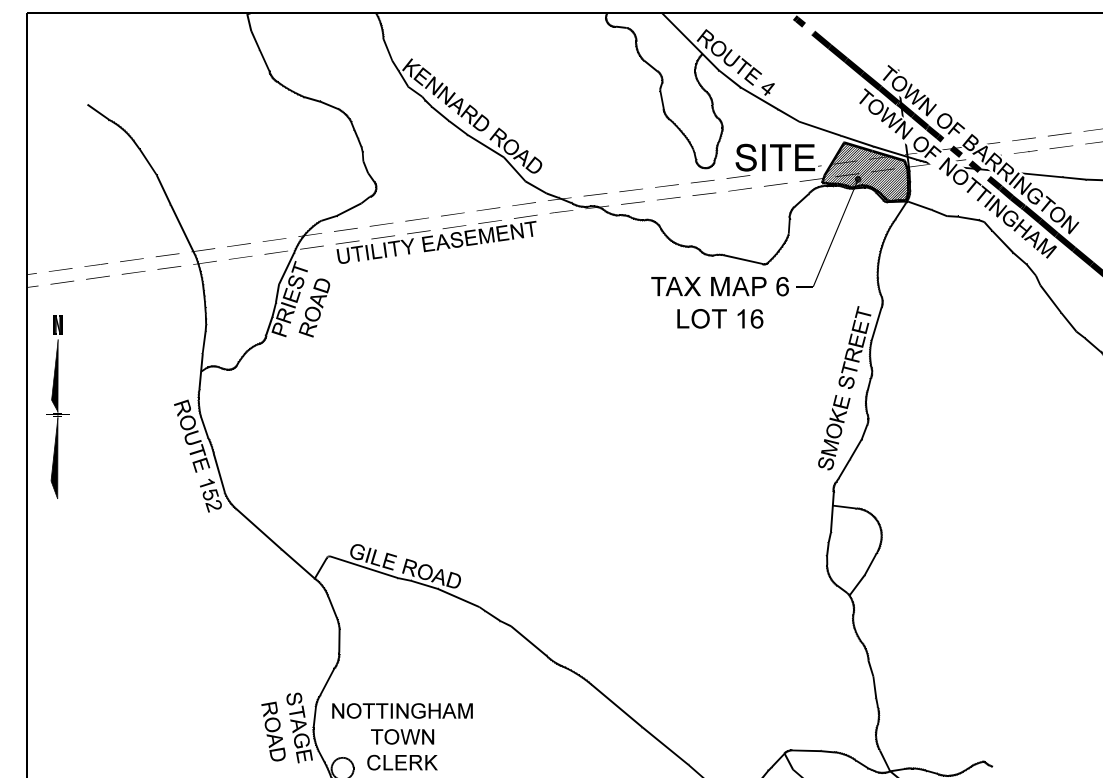
NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 6 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 DESIGNATIONS FOR THE PROPERTY ARE: COMMERCIAL/INDUSTRIAL DISTRICT, AND RESIDENTIAL/AGRICULTURAL DISTRICT.
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE COMMERCIAL/INDUSTRIAL DISTRICT.

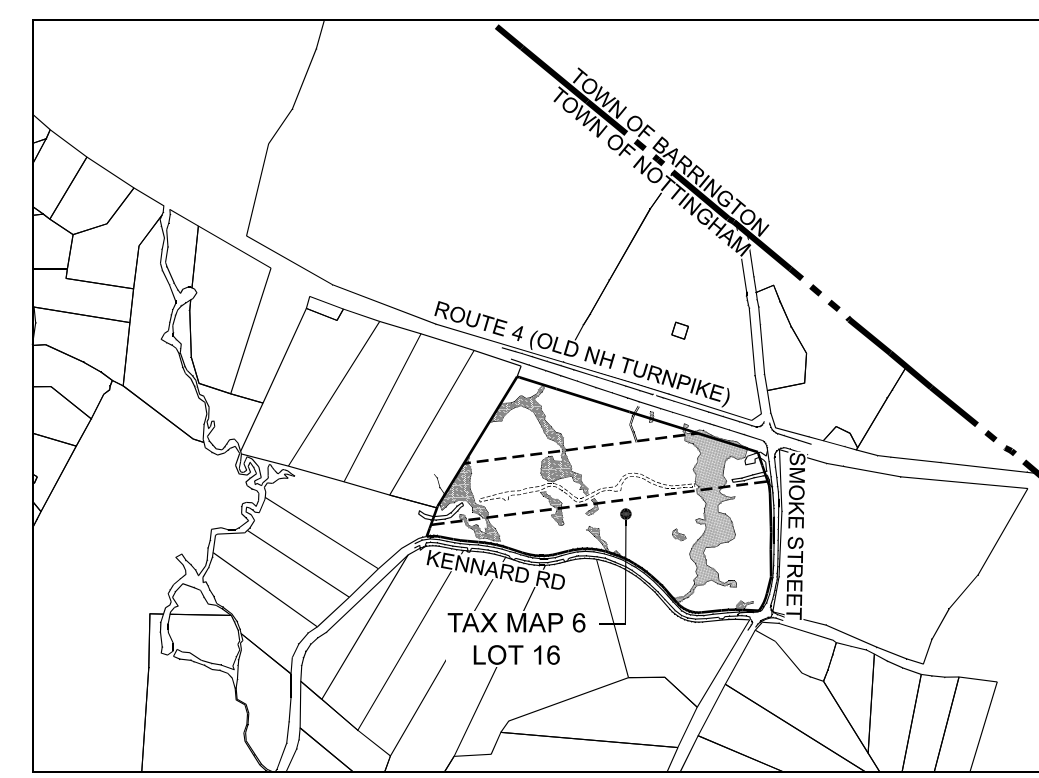
MIN. ROAD FRONTAGE	=200' (CONTIGUOUS FRONTAGE)
MIN. LOT SIZE	=87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
MIN. ROAD SETBACK	=100' (COMMERCIAL), 150' (INDUSTRIAL)
MIN. SIDE/REAR SETBACK	=100' BOTH (COMMERCIAL & INDUSTRIAL)
WETLAND/WATERBODY SETBACK	=POORLY DRAINED=50'
	=VERY POORLY DRAINED=75'
MAXIMUM 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)
- 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 6 LOT 16 IS VACANT LAND.
- THE PROPOSED USE OF TM 6 LOT 16 WILL BE 6 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 grantview.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.
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- 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.
- 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.



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 16-2
SLP-2	11 OF 13	SIGHTLINE PLAN - LOT 16-3
SLP-3	12 OF 13	SIGHTLINE PLAN - LOT 16-4
SLP-4	13 OF 13	SIGHTLINE PLAN - LOT 16-5

PROFESSIONAL CONSULTANTS LIST

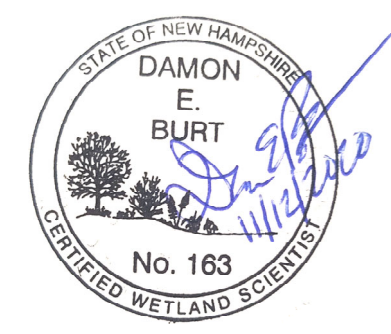
SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH:(603) 942-9220

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.
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- U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3



OWNER/APPLICANT:

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



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).

INITIAL PLAN SET SUBMISSION DATE

NOVEMBER 16, 2020
Latest revision date: _____

AGENCY APPROVALS

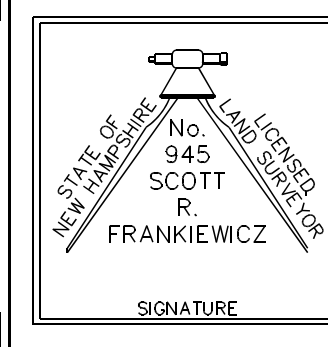
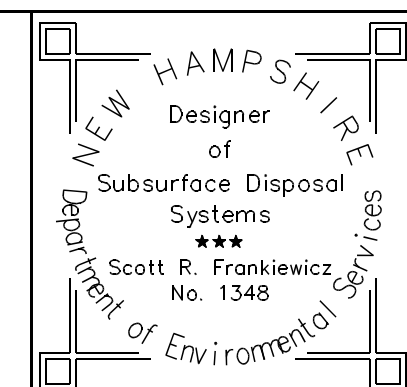
NHDES SUBDIVISION : _____
NH DOT DRIVEWAY : _____

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.

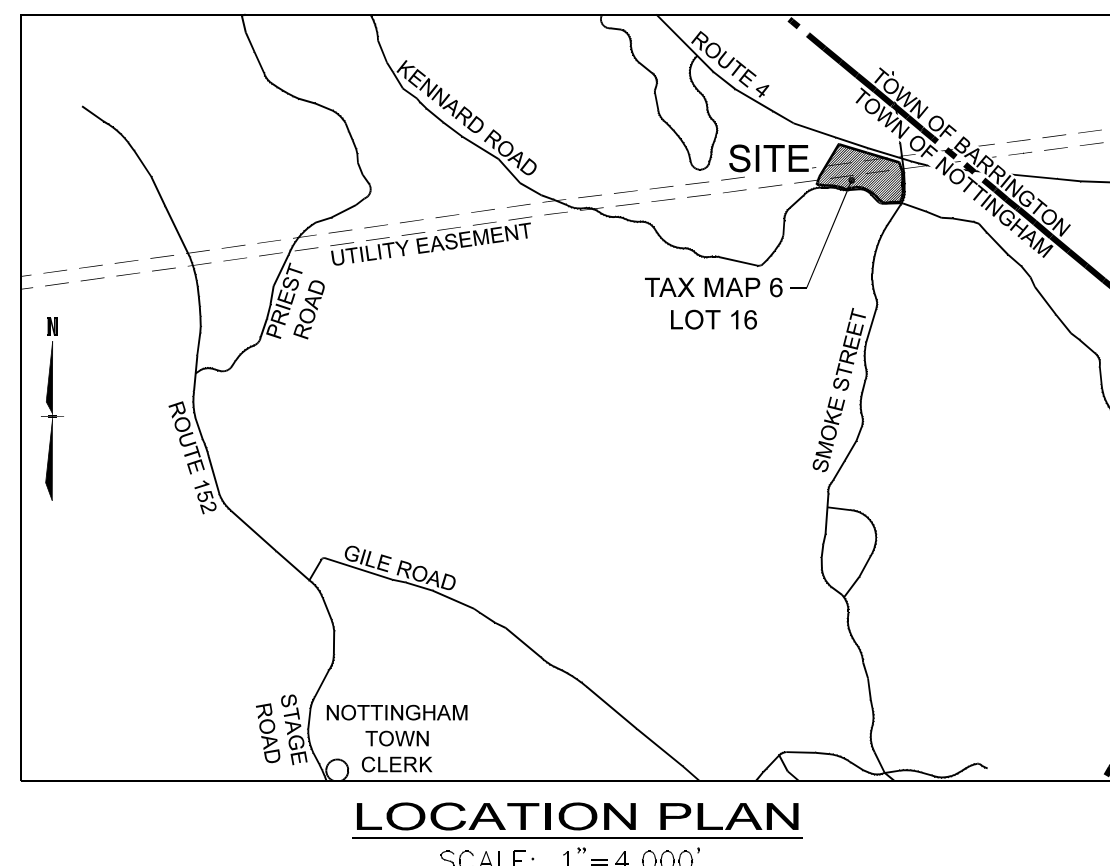
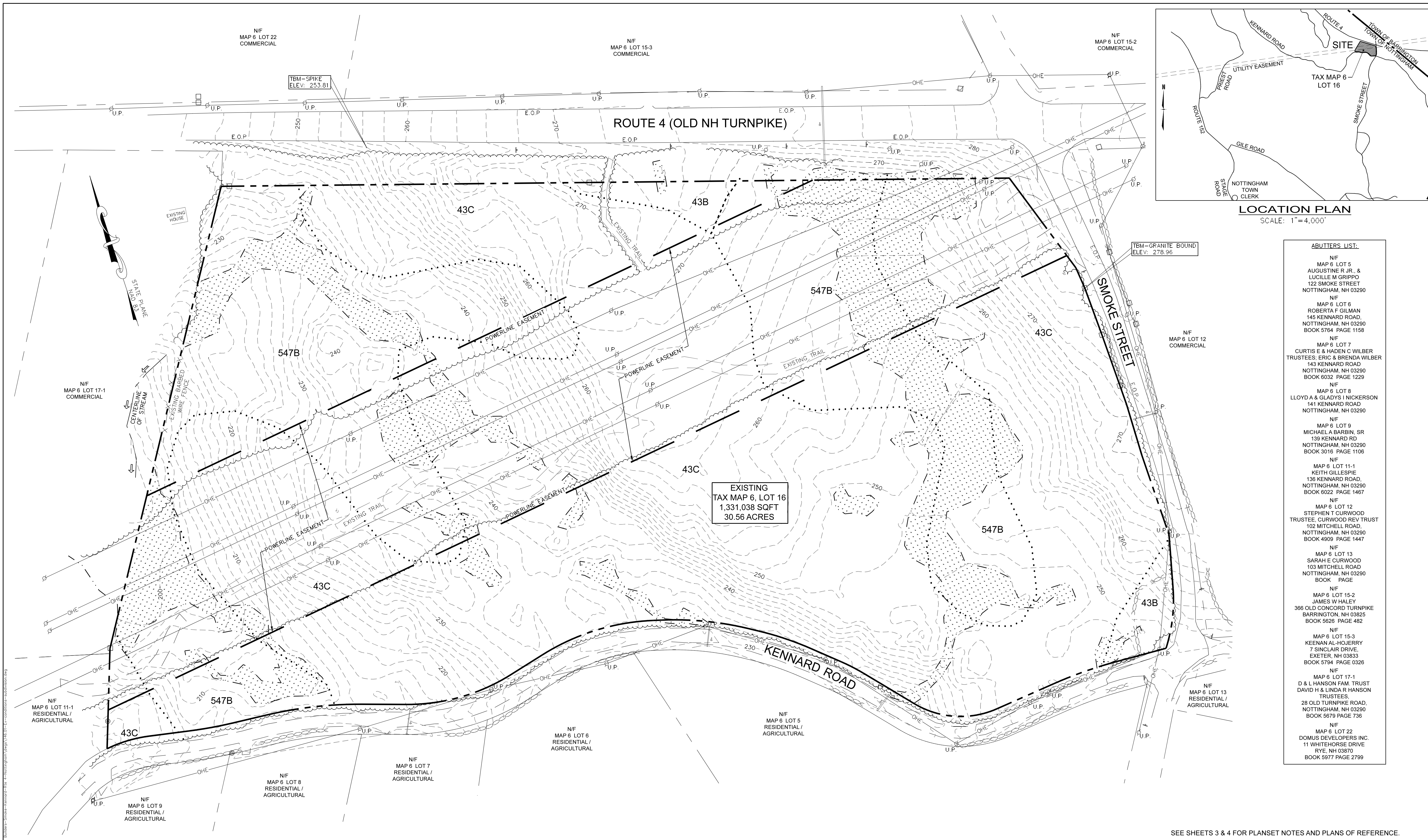
REVISIONS			
NO.	DATE	DESCRIPTION	BY

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



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



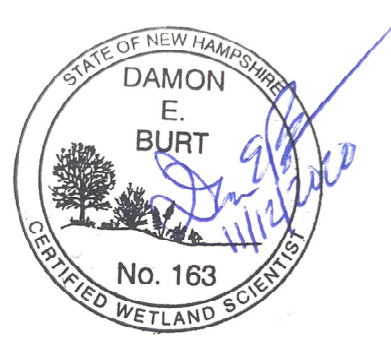
ABUTTERS LIST

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 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 WHALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5626 PAGE 482
N/F MAP 6 LOT 15-3 KEENAN ALHOJERRY 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**
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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 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

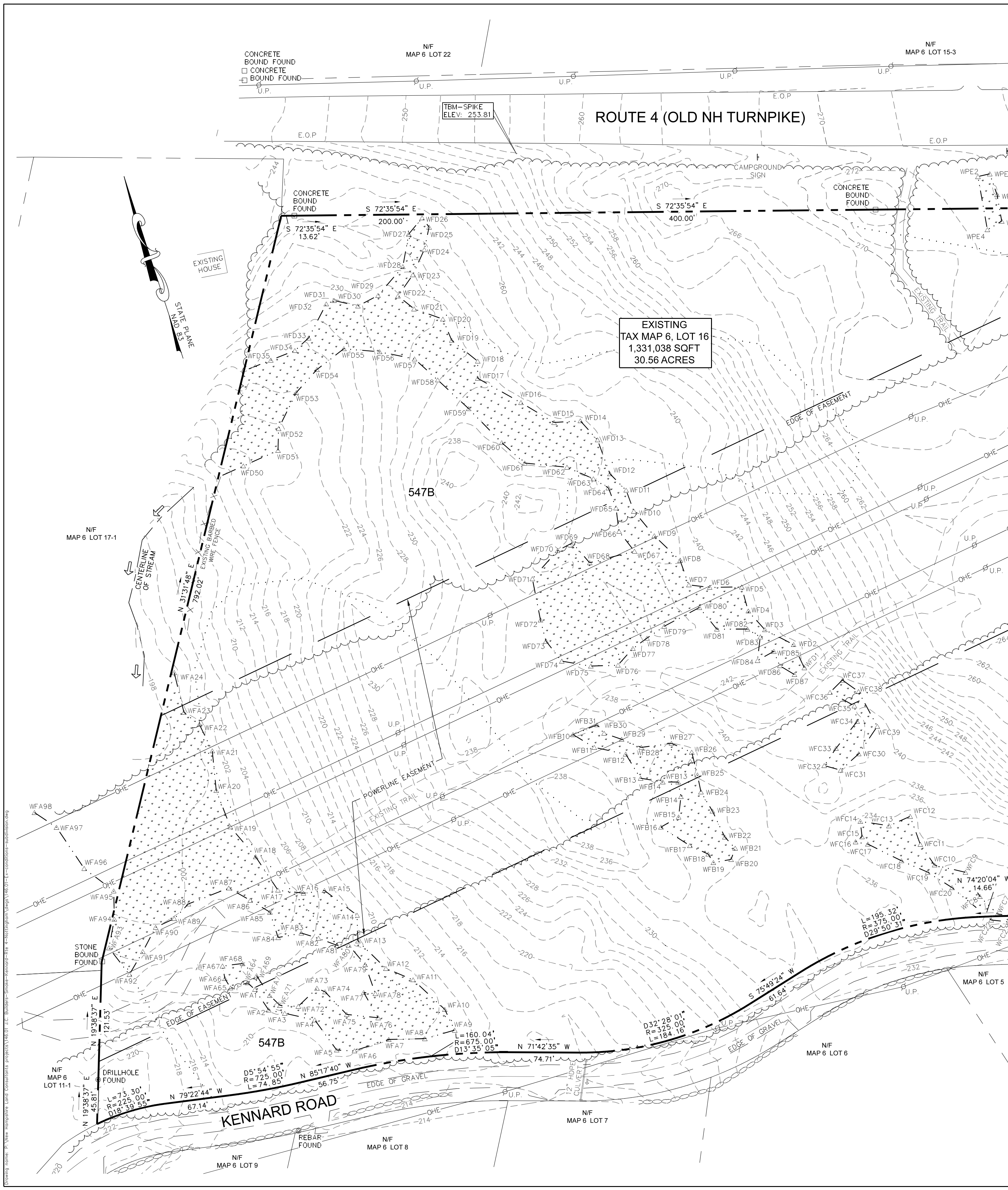
GRAPHIC SCALE
40 20 0 80
SCALE: 1"=80'

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
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
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BOOK 6156 PAGE 2447

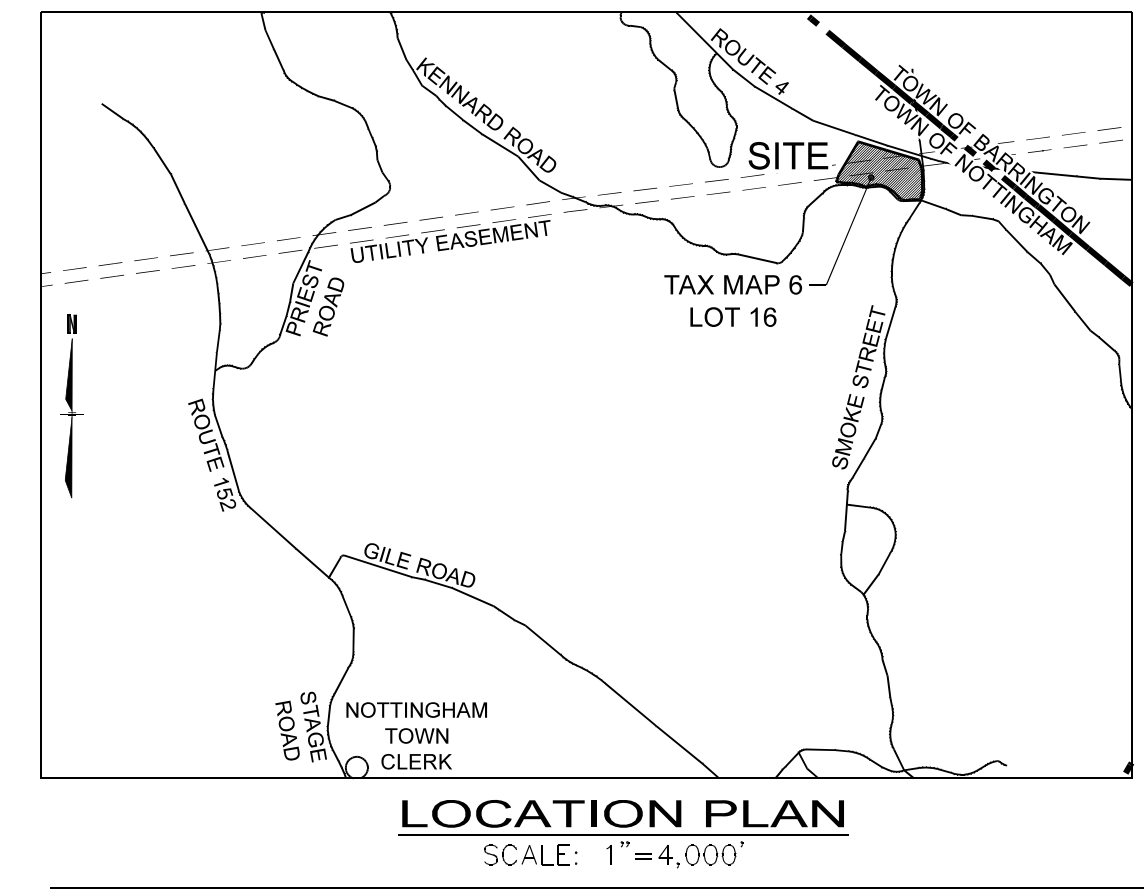
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

OVP
SHT. 2 of 13



MATCHLINE SHEET 4 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

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- 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 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 BOOK 4909 PAGE 1447</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>
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<p>NF MAP 6 LOT 9 MICHAEL A. BARBIN, SR 139 KENNARD RD NOTTINGHAM, NH 03290 BOOK 3016 PAGE 1106</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>
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STATE OF NEW HAMPSHIRE
 No. 945
 SCOTT
 R.
 FRANKIEWICZ
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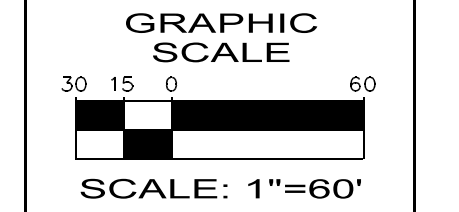
SCOTT R. FRANKIEWICZ, LLS DATE: _____

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



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

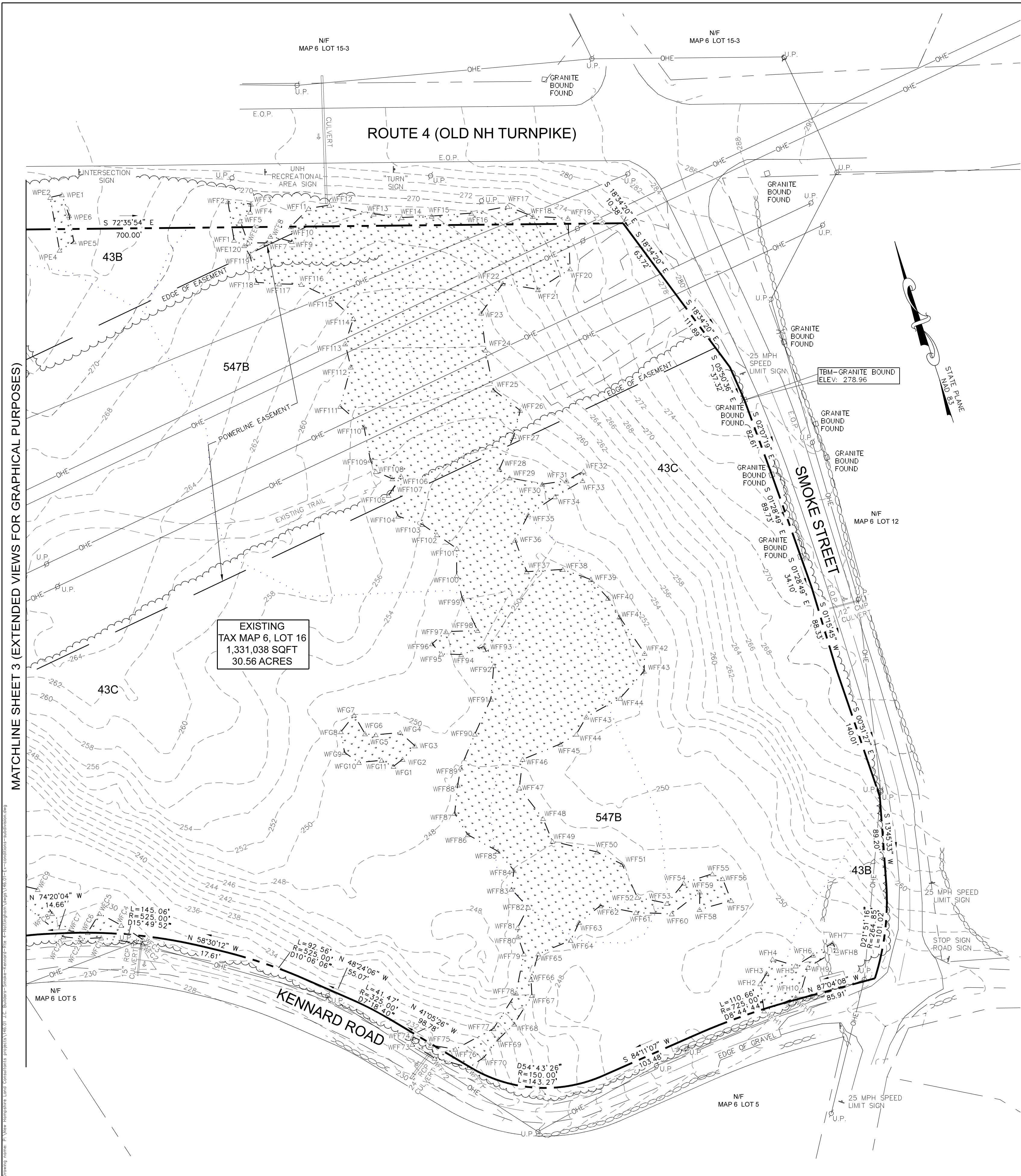
WEBSITE: NH.LANDCONSULTANTS.COM
 PH: 603-942-9220

EXISTING CONDITIONS - 1
 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-1
 SHT. 3 of 13

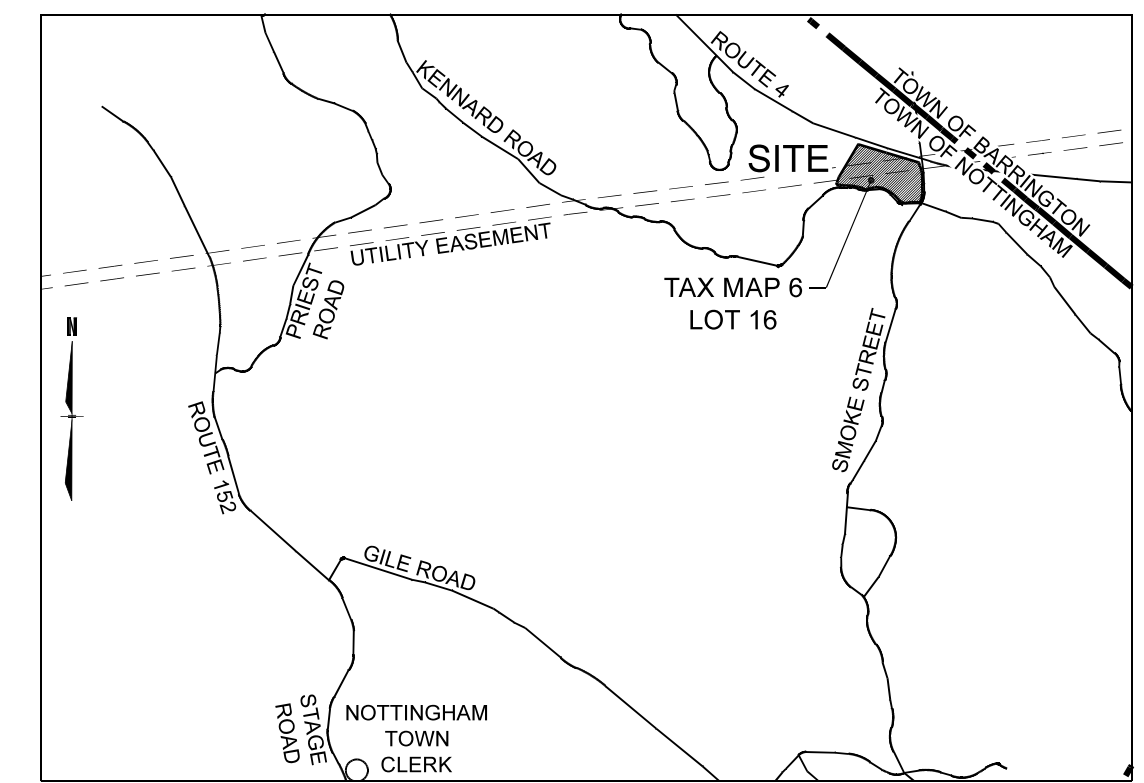
MATCHLINE SHEET 3 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



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

NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW A 6 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 SQFT.)
4. THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290, BK 6158, PAGE 2447.
5. THE ZONING DESIGNATIONS FOR THE PROPERTY ARE: COMMERCIAL/INDUSTRIAL DISTRICT, AND RESIDENTIAL/AGRICULTURAL DISTRICT.
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 =50'
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. 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)
8. THE EXISTING USE OF TM 6 LOT 16 IS VACANT LAND.
9. THE PROPOSED USE OF TM 6 LOT 16 WILL BE 6 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 grantview.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.
17. 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.
18. 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.
19. 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.
20. 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.

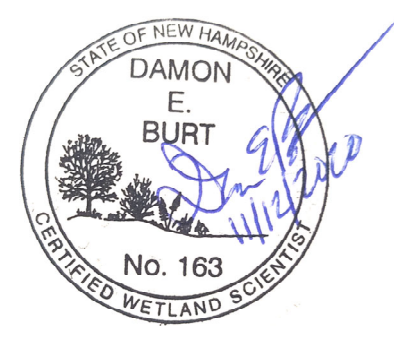


PLAN REFERENCES:

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2. 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, AMBOURY NH, SCALE: 1"=200', DATED: NOV. 1978, APPROVED BY NOTTINGHAM PLANNING BOARD ON FEBRUARY 22, 1979.

ADJUTERS LIST:

NIF MAP 6 LOT 5 STEPHEN T CURWOOD 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447	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 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158	NIF MAP 6 LOT 13 SARAH E CURWOOD 103 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK PAGE
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 15-2 JAMES WHALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5826 PAGE 482
NIF MAP 6 LOT 8 LLOYD & GLADYS INCKERSON 141 KENNARD ROAD NOTTINGHAM, NH 03290	NIF MAP 6 LOT 15-3 KEENAN ALHUJERRY 7 SINCLAIR DRIVE, EXETER, NH 03833 BOOK 5794 PAGE 0326
NIF MAP 6 LOT 9 MICHAEL A BARBIN SR 138 KENNARD RD NOTTINGHAM, NH 03290 BOOK 3016 PAGE 1108	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 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467	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: 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 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
No. 945
SCOTT
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	-----
ADJUTERS 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

REVISIONS

GRAPHIC SCALE
30 15 0 60
SCALE: 1"=60'

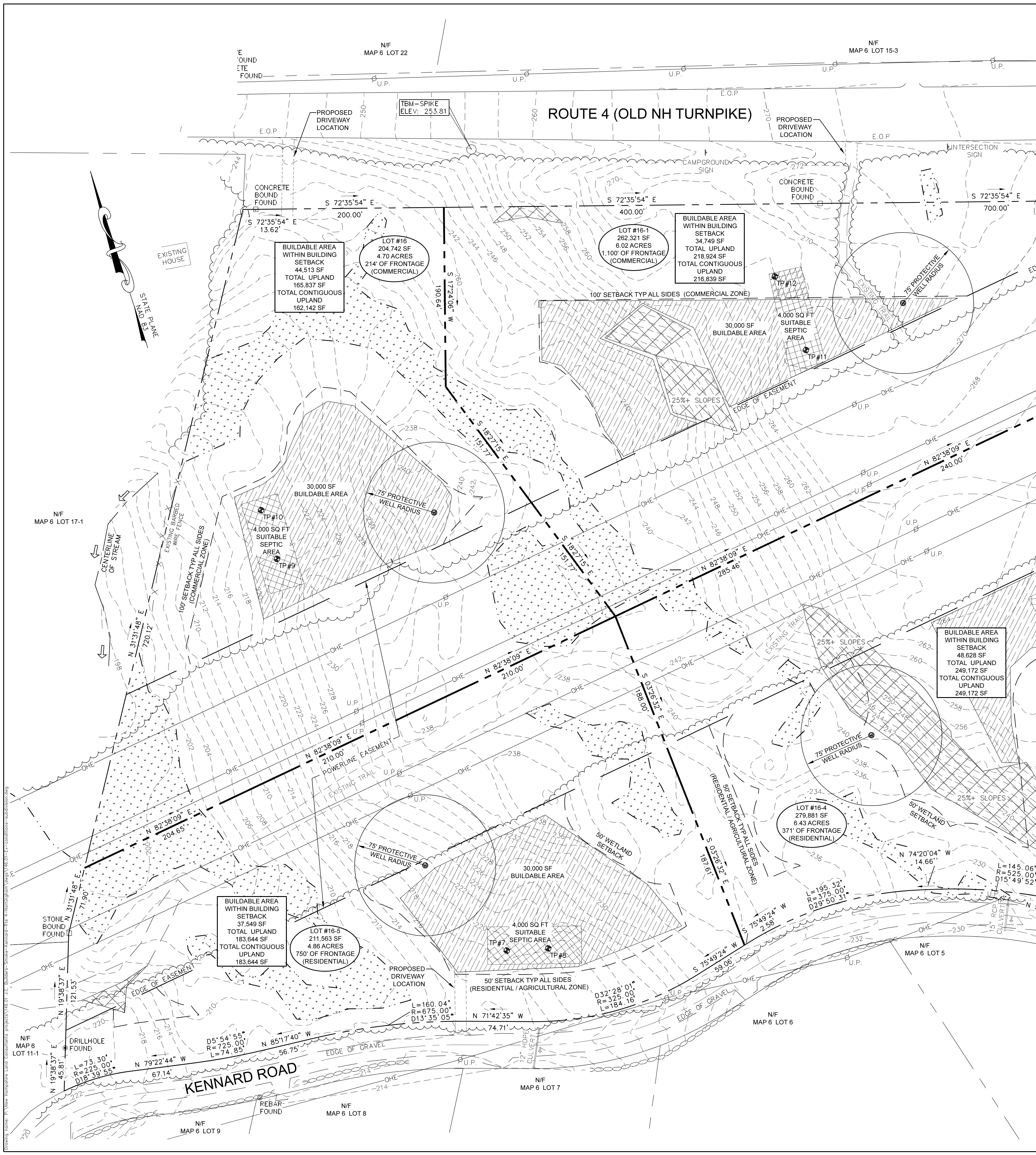
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A Veteran Owned Company

WEBSITE: INFLANDCONSULTANTS.COM
PH: 603-942-9220
FAX: 603-942-9261

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
SHT. 4 of 13



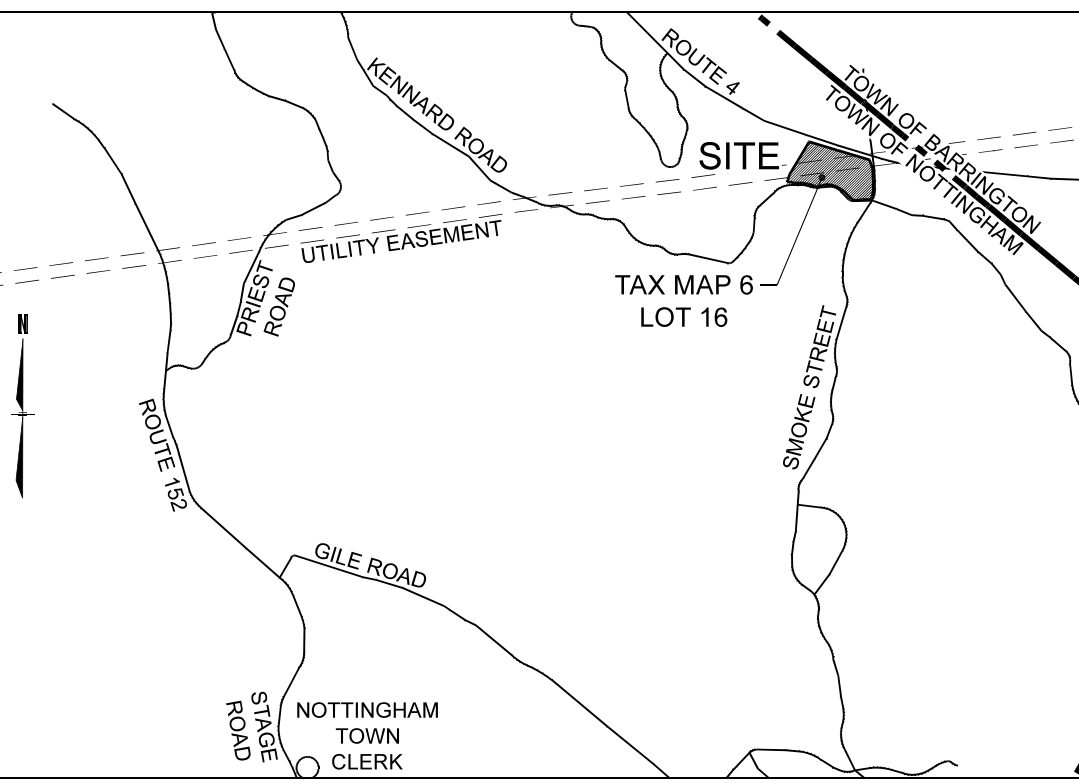
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 MIN. SIDE/REAR SETBACK = 100' (COMMERCIAL), 150' (INDUSTRIAL)
 WETLAND/WATERBODY SETBACK = POORLY DRAINED=50'
 = VERY POORLY DRAINED=75'
 MAXIMUM STRUCTURE HEIGHT = 34' (ABOVE 34' BY SPECIAL EXCEPTION)
 SEPTIC SETBACK = 50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
 - 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'
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 - THE EXISTING USE OF TM 6 LOT 16 IS VACANT LAND.
 - THE PROPOSED USE OF TM 6 LOT 16 WILL BE 6 LOT FRONTAGE SUBDIVISION.
 - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 - WATER TO BE PROVIDED BY ON-SITE WELLS.
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 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.

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 TRELLINE	~~~~~		
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MJR)	-570-		

TEST PIT DATA

TEST PIT #7 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #9 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #11 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	6-32" 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	32-60" LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	28-54" 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 = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 28" ROOTS TO 28" NO LEDGE OBSERVED NO WATER OBSERVED
TEST PIT #8 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #10 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #12 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
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ESHWT = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 28" ROOTS TO 24" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 24" ROOTS TO 24" NO LEDGE OBSERVED NO WATER OBSERVED



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ABUTTERS LIST:

NF MAP 6 LOT 5 AUGUSTINE R. JR. & LUCILLE M. GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290	NF MAP 6 LOT 6 ROBERTA F. GILMAN 145 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158	NF MAP 6 LOT 12 STEPHEN T. CURWOOD TRUSTEES: CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447
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NF MAP 6 LOT 9 MICHAEL A. LARBIN, SR. 139 KENNARD RD NOTTINGHAM, NH 03290 BOOK 3016 PAGE 1106	NF MAP 6 LOT 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467	NF MAP 6 LOT 15-2 SARAH E. CURWOOD 102 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK PAGE
NF MAP 6 LOT 15-3 DAVID H. & LINDA R. HANSON TRUSTEES 28 OLD TURNPIKE ROAD, NOTTINGHAM, NH 03290 BOOK 5679 PAGE 736	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	NF MAP 6 LOT 22 DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870 BOOK 5977 PAGE 2799

SEE SHEET 7 FOR PROPOSED DRIVEWAYS AND PROFILES.

MATCHLINE SHEET 6 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services

REVISIONS	BY	DESCRIPTION
NO.	DATE	DATE

GRAPHIC SCALE
30 15 0 60
SCALE: 1"=60'

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

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 6158 PAGE 2447

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

PCP-1
SHT. 5 of 13

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

MATCHLINE SHEET 5 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



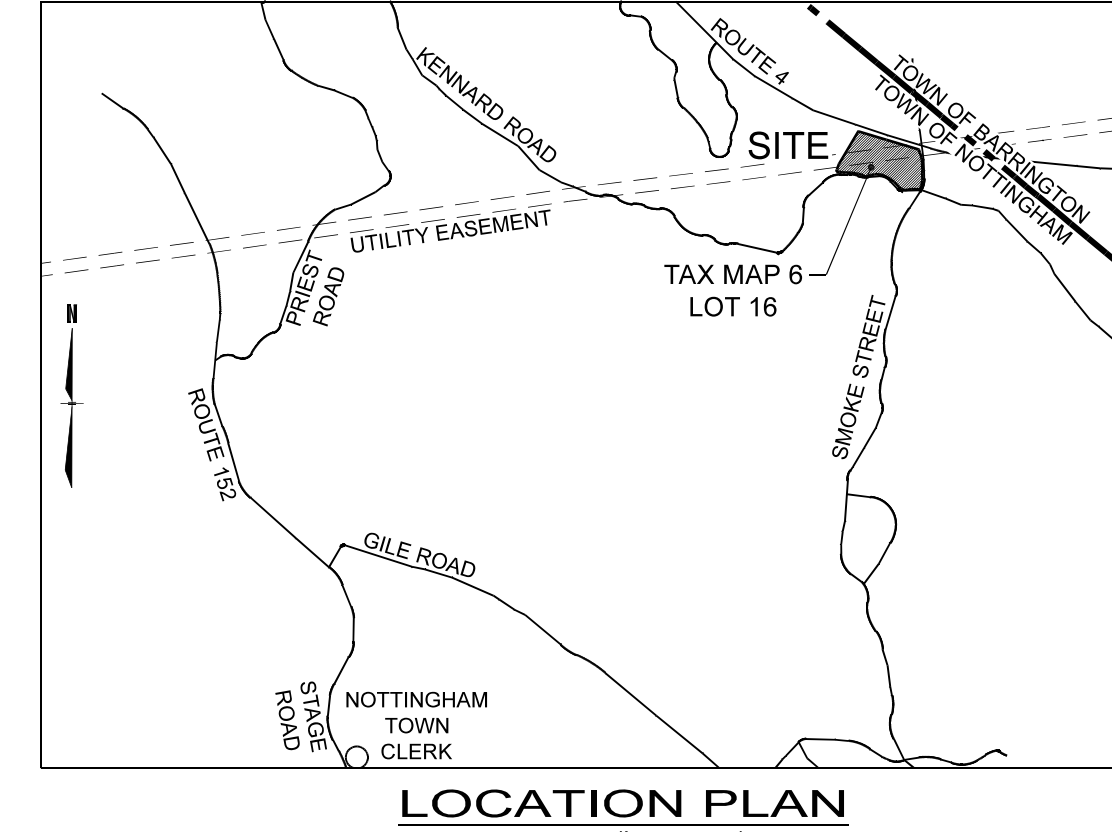
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 - MIN. ROAD SETBACK = 100' (COMMERCIAL), 150' (INDUSTRIAL)
 - MIN. SIDE/REAR SETBACK = 100' BOTH (COMMERCIAL & INDUSTRIAL)
 - WETLAND/WATERBODY SETBACK = POORLY DRAINED=50' =VERY POORLY DRAINED=75'
 - MAXIMUM STRUCTURE HEIGHT = 34' (ABOVE 34' BY SPECIAL EXCEPTION)
 - SEPTIC SETBACK = 50'/75' HYDRIC SOILS
 - MAXIMUM LOT COVERAGE = 50%
 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
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 - 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 6 LOT 16 IS VACANT LAND.
 - THE PROPOSED USE OF TM 6 LOT 16 WILL BE 6 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.
 - ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.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 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.
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 - 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 5 PERCENT SLOPES, VERY STONY.

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	TP#4
EXISTING TREELINE	---		
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MUR)	-570-		

TEST PIT DATA

TEST PIT #1 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #3 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #5 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 32" 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 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #4 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	TEST PIT #6 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:**
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 - R.C.R.D. PLAN #D8535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABBE KENHARD 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:

N/F MAP 6 LOT 5 STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447	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 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158	N/F MAP 6 LOT 13 SARAH E CURWOOD 103 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK PAGE
N/F MAP 6 LOT 7 CURTIS E & HADEN C WILBER TRUSTEES, ERIC & BRENDA WILBER 145 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 8032 PAGE 1229	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 8 LLOYD A & GLADYS I WICKERSON 141 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 5794 PAGE 1106	N/F MAP 6 LOT 15-3 KEENAN AL-HOJERRY 7 SINCLAIR DRIVE, EXETER, NH 03833 BOOK 5794 PAGE 0326
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 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 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467	N/F MAP 6 LOT 22 DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870 BOOK 5977 PAGE 2799

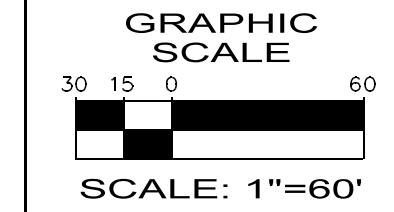
SEE SHEET 7 FOR PROPOSED DRIVEWAYS AND PROFILES.

DESIGNER
OF
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services

REVISIONS

NO.	DATE	DESCRIPTION



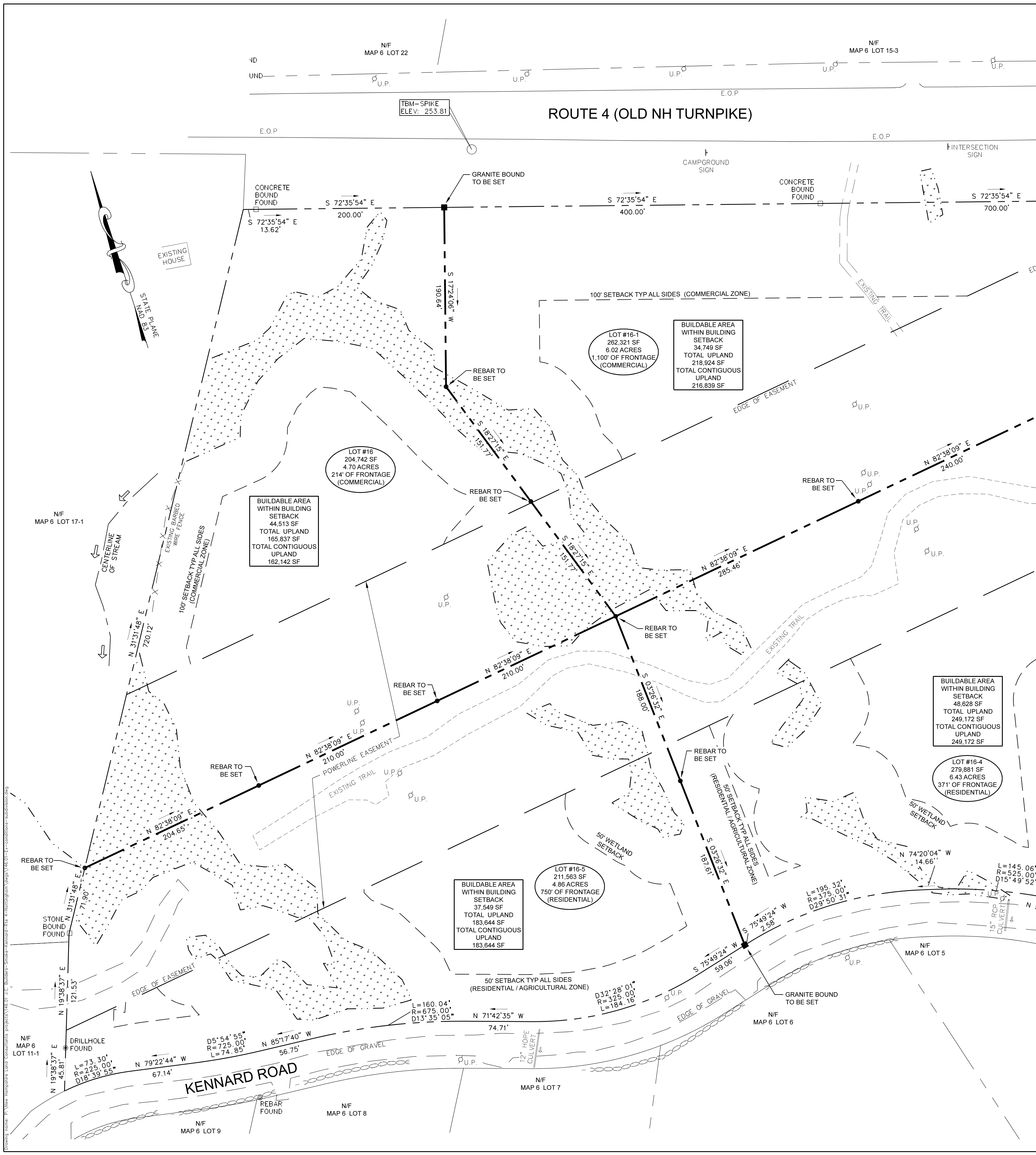
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A Veteran Owned Company

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

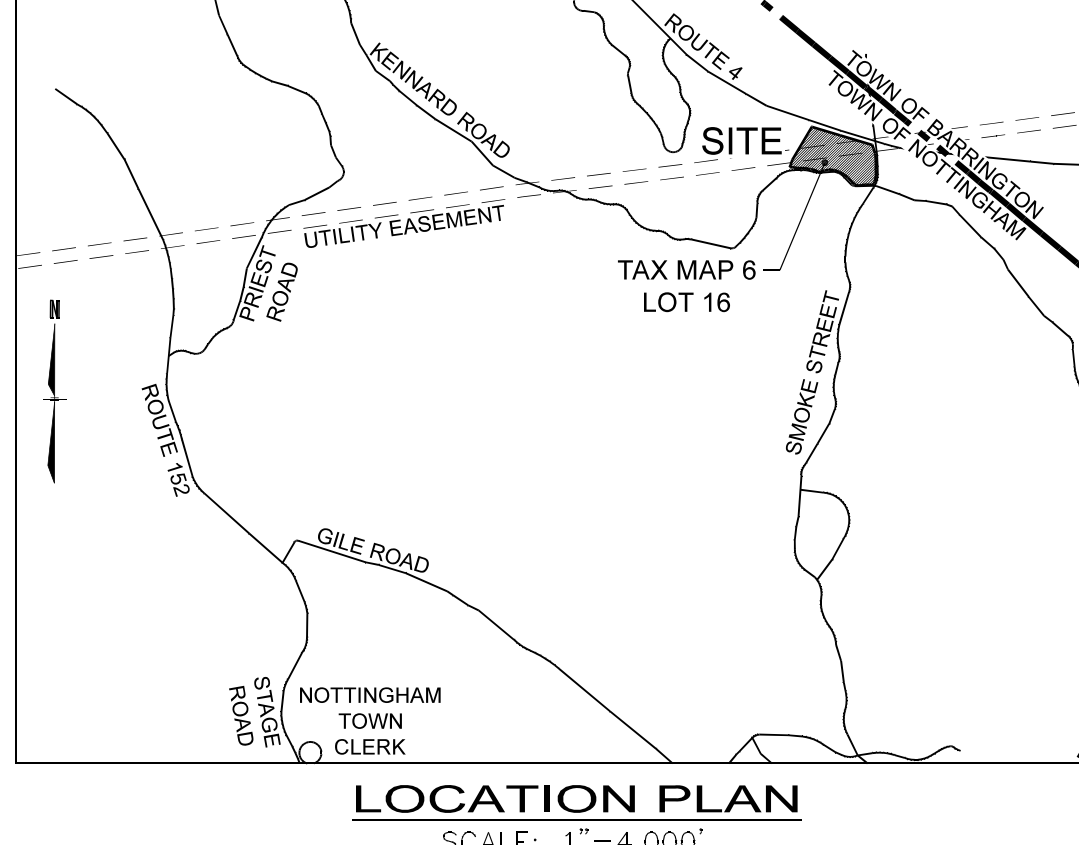
PROPOSED CONDITIONS - 2
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6158 PAGE 2447

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

PCP-2
SHT. 6 of 13



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 6 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 DESIGNATIONS FOR THE PROPERTY ARE: COMMERCIAL/INDUSTRIAL DISTRICT, AND RESIDENTIAL/AGRICULTURAL DISTRICT.
 - 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)
 - 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'
 - MAXIMUM STRUCTURE HEIGHT = 34'
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 - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
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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 12 STEPHEN T. CURWOOD TRUSTEES, CURWOOD REV TRUST 102 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447
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MATCHLINE SHEET 9 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

NHDES SUBDIVISION: Lots 16, 16-3, & 16-5

PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

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

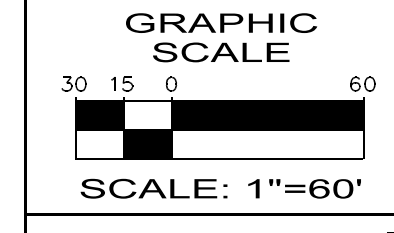
LEGEND

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	-----	3/4" REBAR TO BE SET	●
		GRANITE BOUND TO BE SET	■

SCOTT R. FRANKIEWICZ, LLS. DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION



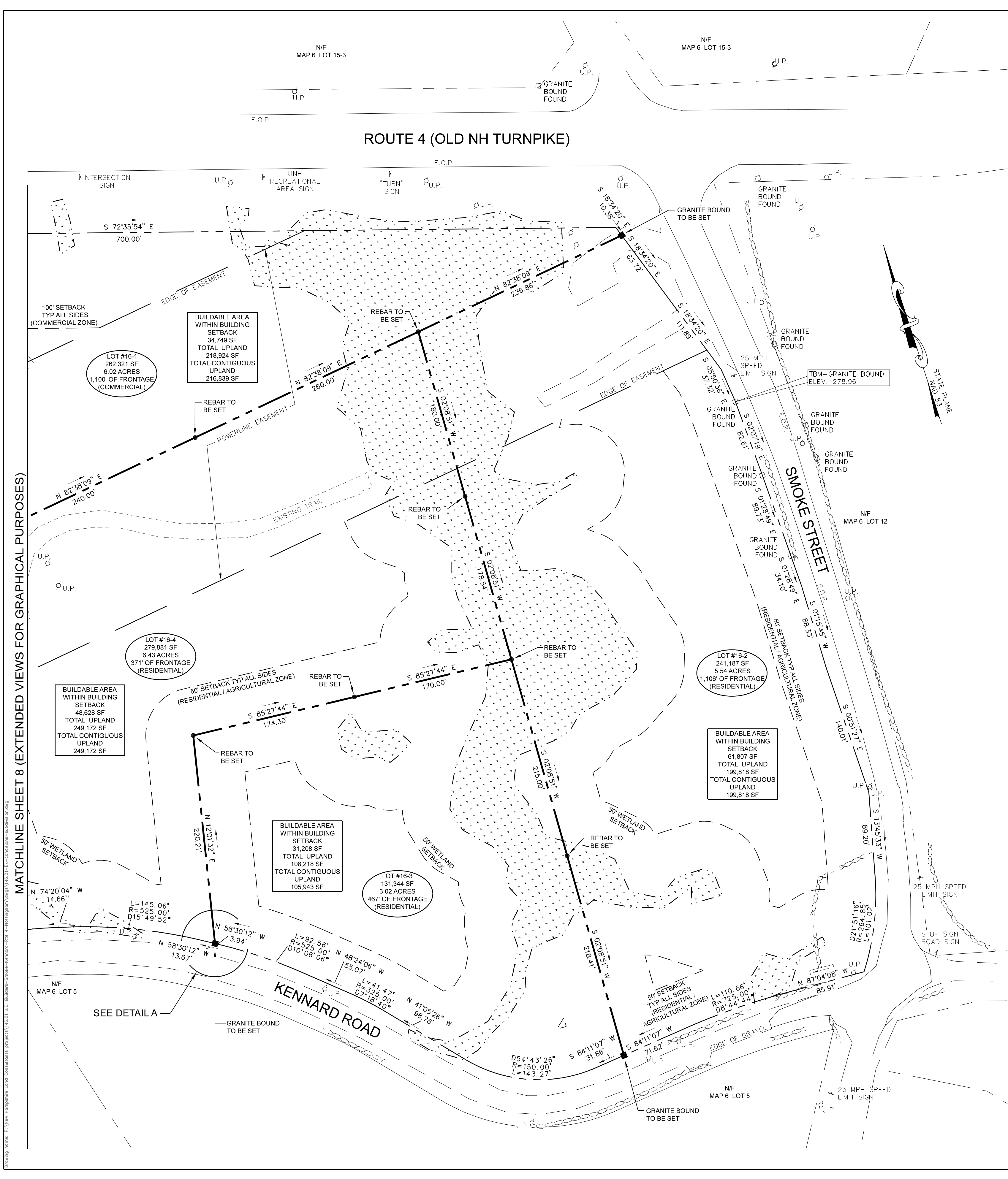
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683C FIRST NH TURNPIKE, NOTTINGHAM, NH 03261 PH: 603-442-9220 WEBSITE: NH.LANDCONSULTANTS.COM

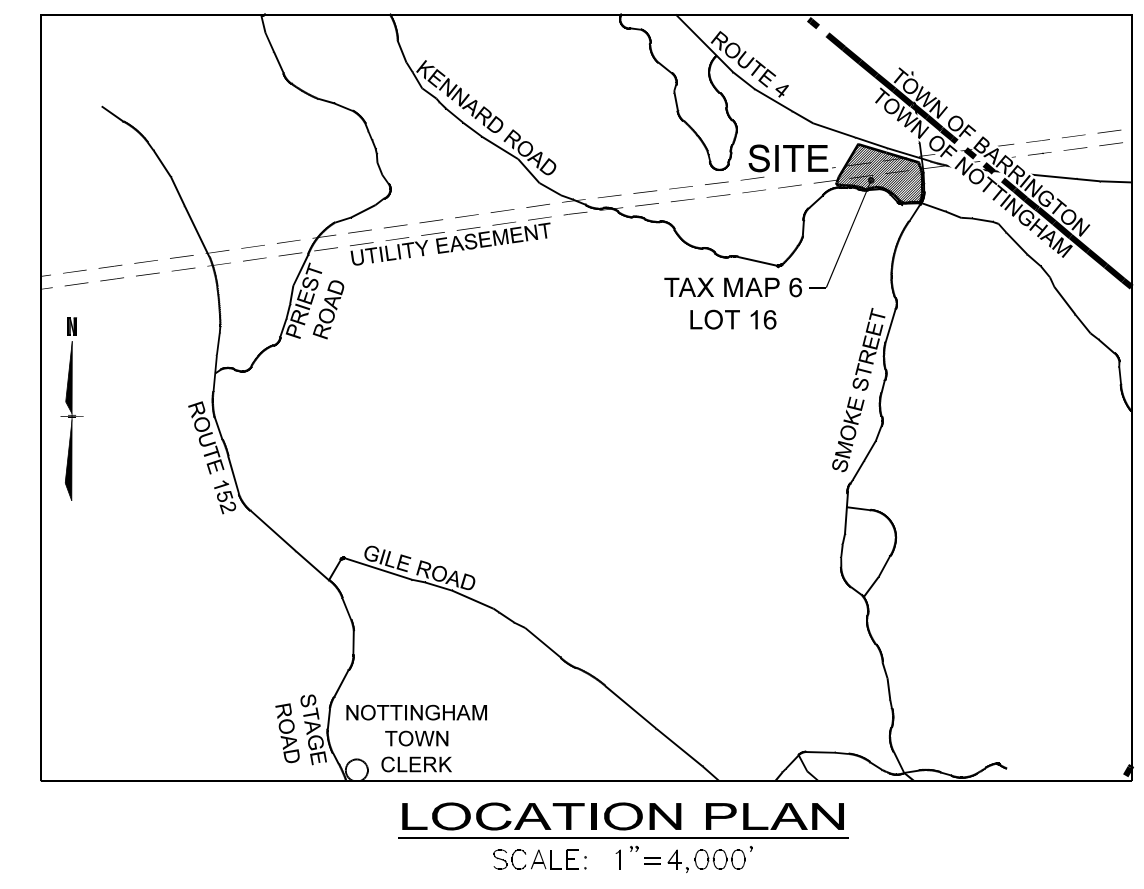
PROPOSED SUBDIVISION - 1
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6158 PAGE 2447

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

PSP-1
SHT. 8 of 13



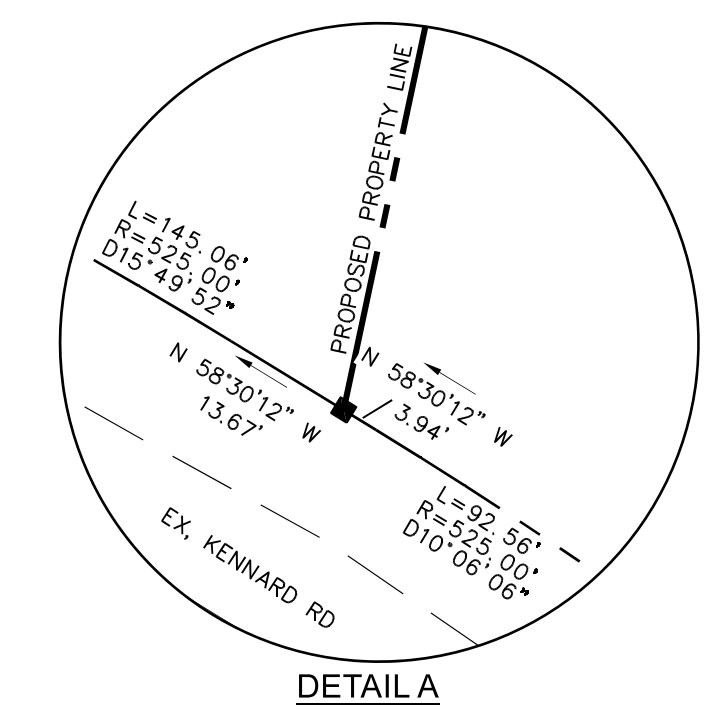
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 - 437-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
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 - R.C.R.D. PLAN #D8535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABBE KENNARD ESTATE AND ROBERT 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:

N/F MAP 6 LOT 5 AUGUSTINE R. JR. & LUCILLE M. GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290	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 6 ROBERT F. GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158	N/F MAP 6 LOT 13 SARAH E. CURWOOD 103 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK PAGE
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 15-2 KEENAN AL-HOJERRY 7 SINCLAIR DRIVE, EXETER, NH 03833 BOOK 5794 PAGE 0326
N/F MAP 6 LOT 8 LLOYD A. & GLADYS I. NICKERSON 141 KENNARD ROAD NOTTINGHAM, NH 03290	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 5879 PAGE 736
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 22 DOMUS DEVELOPERS INC. 11 WHITEHORSE DRIVE RYE, NH 03870 BOOK 5977 PAGE 2799



PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

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

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 OF 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.

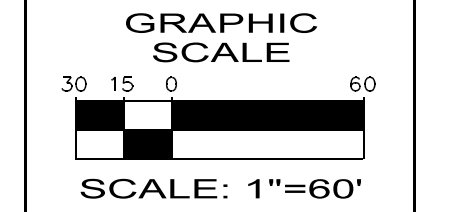
SCOTT R. FRANKIEWICZ, LLS DATE: _____

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	3/4" REBAR TO BE SET
	GRANITE BOUND TO BE SET

REVISIONS

NO.	DATE	DESCRIPTION	BY



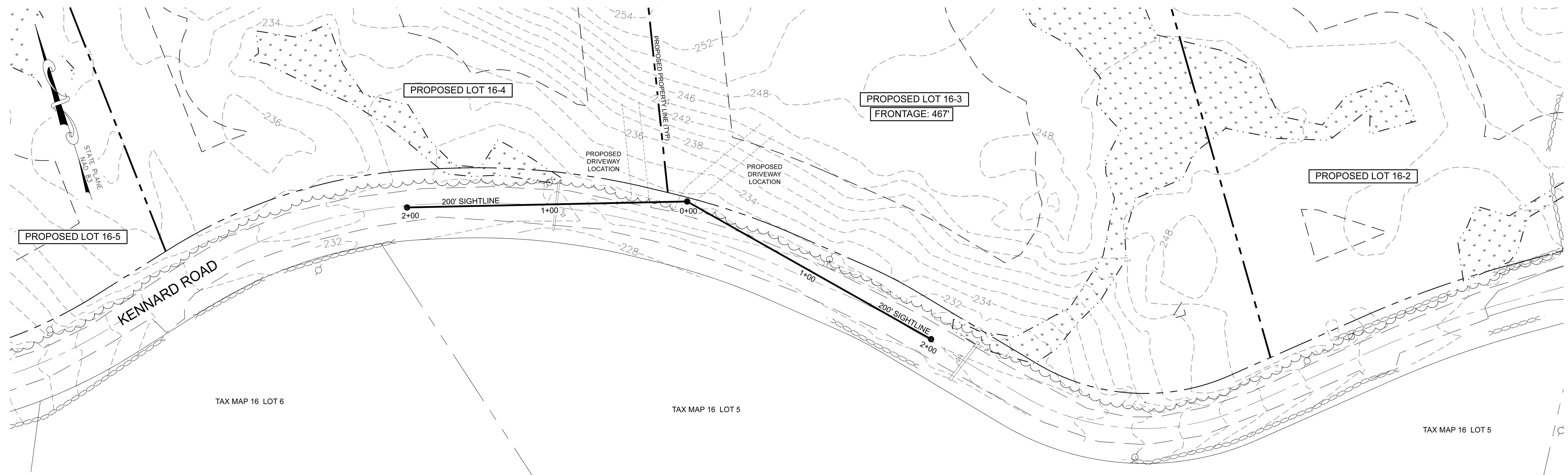
N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE

683C FIRST NH TURNPIKE, NOTTINGHAM, NH 03261 PH: 603-442-9220 WEBSITE: NH-LANDCONSULTANTS.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

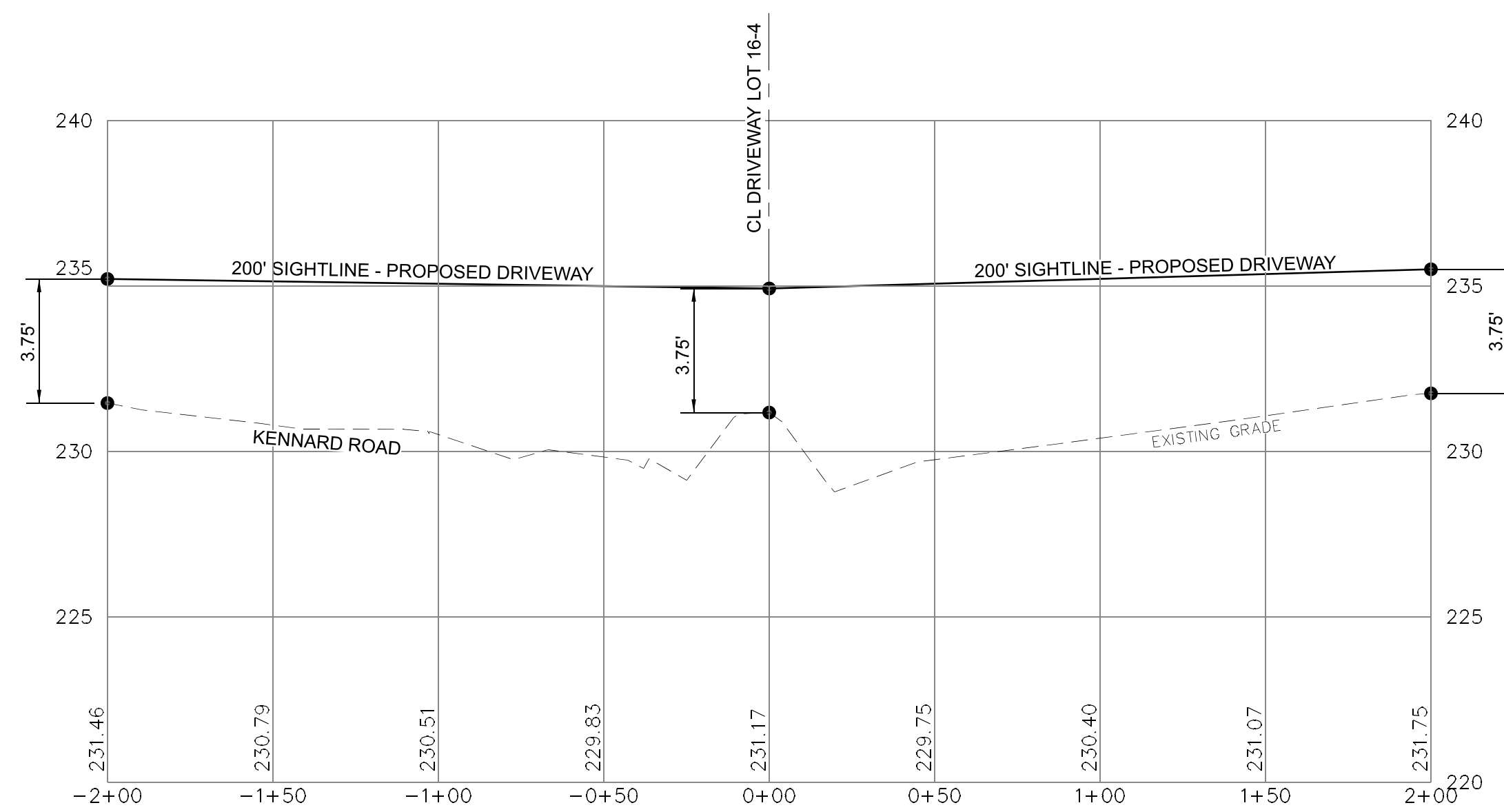
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

PSP-2
SHT. 9 of 13



SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-3)

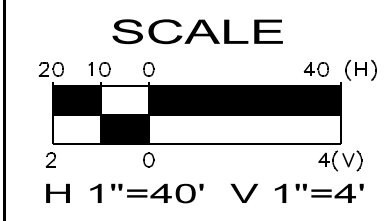
SCALE: 1"=40'



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-3)

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

REVISIONS	
NO.	DATE



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

PROPOSED SIGHTLINE PLAN - LOT 16-3
 TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
 ROUTE 4 - SMOKE STREET
 AND KENWARD 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

SLP-2
 SHT. 11 of 13

