6 LOT FRONTAGE SUBDIVISION PLAN FOR TAX MAP 6, LOT 16 **ROCKINGHAM CO.**

JEFFERY COLE BUILDERS, LLC ROUTE 4, SMOKE STREET & KENNARD ROAD NOTTINGHAM, NH 03290

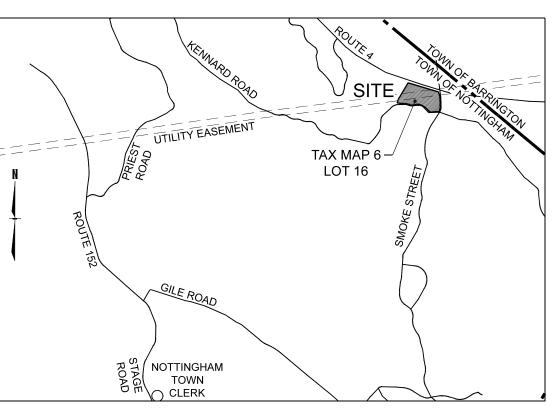
<u>NOTES</u>:

 THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16. THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1.331.038 SOFT.) THE COMPERT CONNERT FOR LOT 16 IS 30.56 ACRES (1.331.038 SOFT.) THE COMPERT CONNERT FOR LOT 16 IS STREET AND RECOLUMERCIAL/INDUSTRIAL DISTRICT. AND RESIDENTIAL/AGRICULTURAL DISTRICT. DIRECT AND RESIDENTIAL/AGRICULTURAL DISTRICT. DIRECT AND RESIDENTIAL/AGRICULTURAL DISTRICT. DIRECT AND RESIDENTIAL/AGRICULTURAL DISTRICT. DIRECT AND RESIDENTIAL/AGRICULTURAL DISTRICT. MIN ROAD RESIDENTIAL/AGRICULTURAL DISTRICT. MIN ROAD SETEAX MIN	1.	THE PURPOSE OF THIS PLAN IS TO SHO	OW A 6 LOT FRONTAGE SUBDIVISION.
 THE CURRENT OWNER FOR LOT 16, LEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290. BK 6158, PAGE 2447, THE CONNERCIAL/INDUSTRIAL DISTRICT. INE ROAD REQUERTIONS FOR THE PROPERTY ARE: COMMERCIAL/INDUSTRIAL DISTRICT. AND RESIDENTIAL/ACRICULTURAL DISTRICT. NIN. ROAD FRONTAGE	2.	. THE PROPERTY IS DESIGNATED AS MAP	6, LOT 16.
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 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. ABUITING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.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 MAMPSHIRE 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 SUPPRENT THAT ADDITIONAL EROSION CONTROL MEASURES APARENT THAT ADDITIONAL EROSION CONTROL MEASURES APARENT 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 EXSPENSE TO THE TOWN. 17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCES EXIST IN THE APPROVED DESIGN DRAWINGS, THE COMITENCTION AT NO EXPENSE TO THE TOWN. 17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO OFFRENCES TO MEET THE REQUIREMENTS OF THE REGUIRED TO TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGUIRED TO TO CORRECT DETICTION. IT BECOMES APPARENT THAT DEFICIENCES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONDITIONS. THE OWNER SHALL BE REQUIRED TO THE TOWN. 18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCES EXIST IN THE APPROVED DESIGN DRA	8	THE EXISTING USE OF TM 6 LOT 16 IS	VACANT LAND.
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	2	43B-CANTON FINE SANDY LOAM, 0 TO 43C-CANTON FINE SANDY LOAM, 8 TO	15 PERCENT SLOPES, VERY STONY.

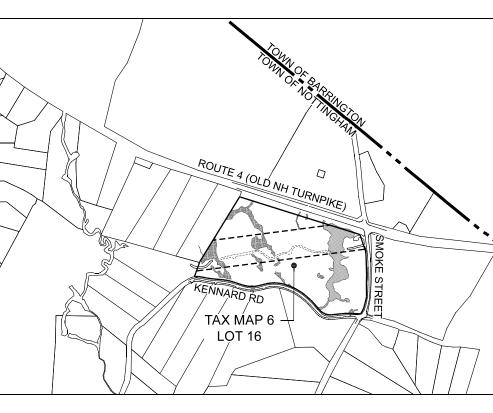
NOTE:

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



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

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

NOVEMBER 16, 2020

Latest revision date:

N.H. LAND

Consultan



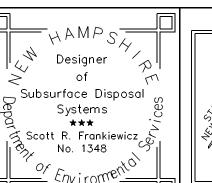


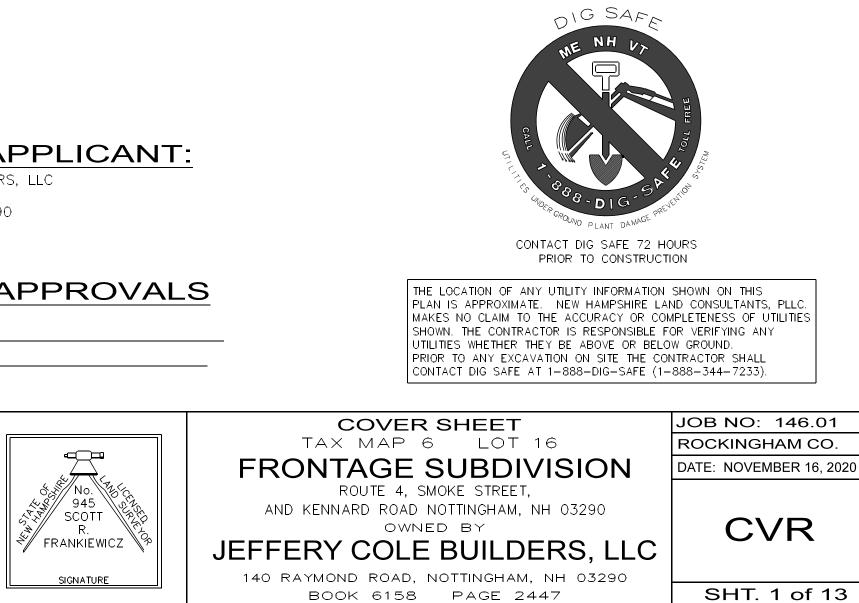
OWNER/APPLICANT: JEFFERY COLE BUILDERS, LLC

140 RAYMOND ROAD, NOTTINGHAM NH, 03290 BK 6158 PG 2447

AGENCY APPROVALS

NHDES SUBDIVISION : _____ NHDOT DRIVEWAY : _____





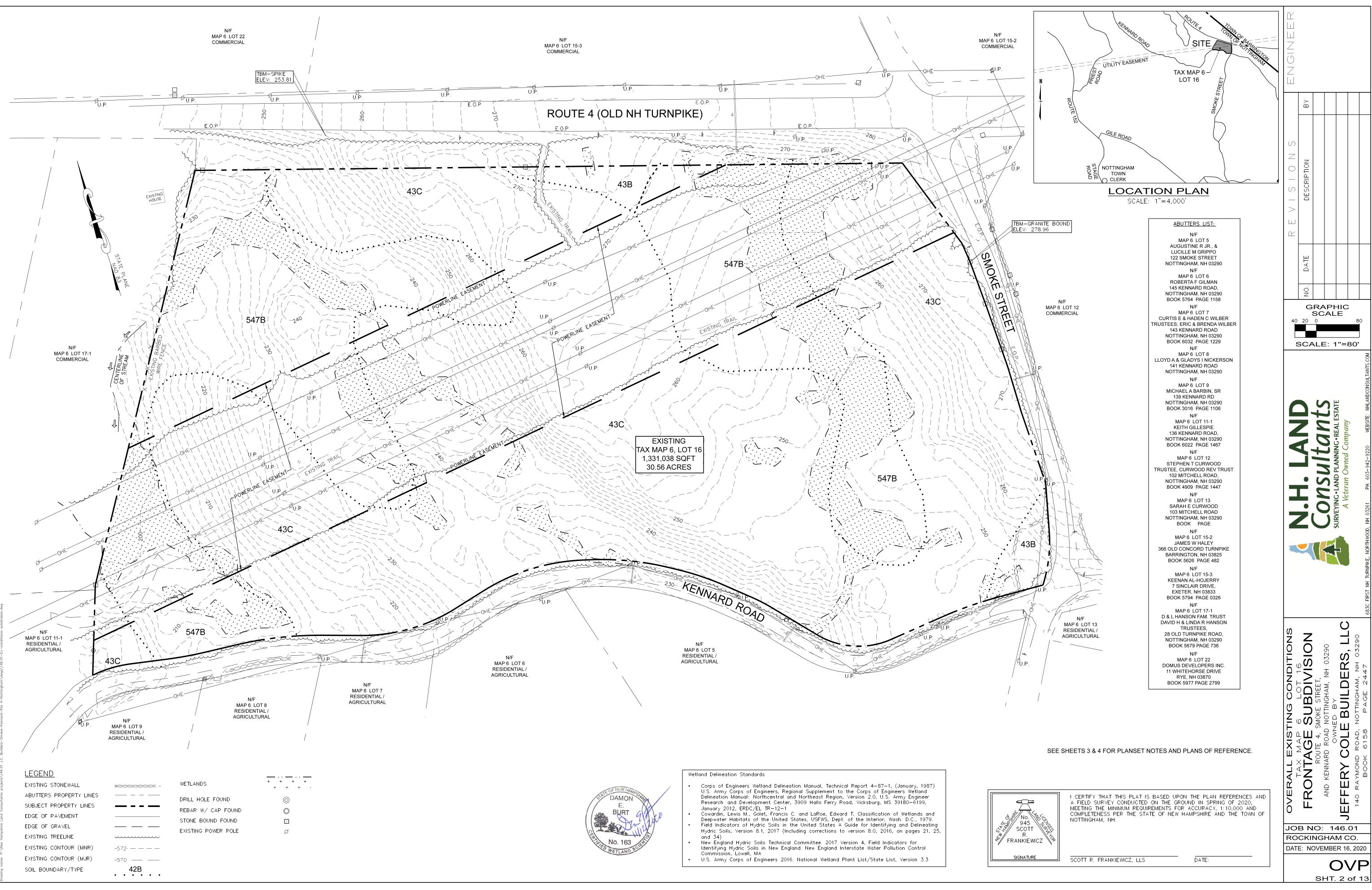
A VETERAN OWNED COMPANY 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

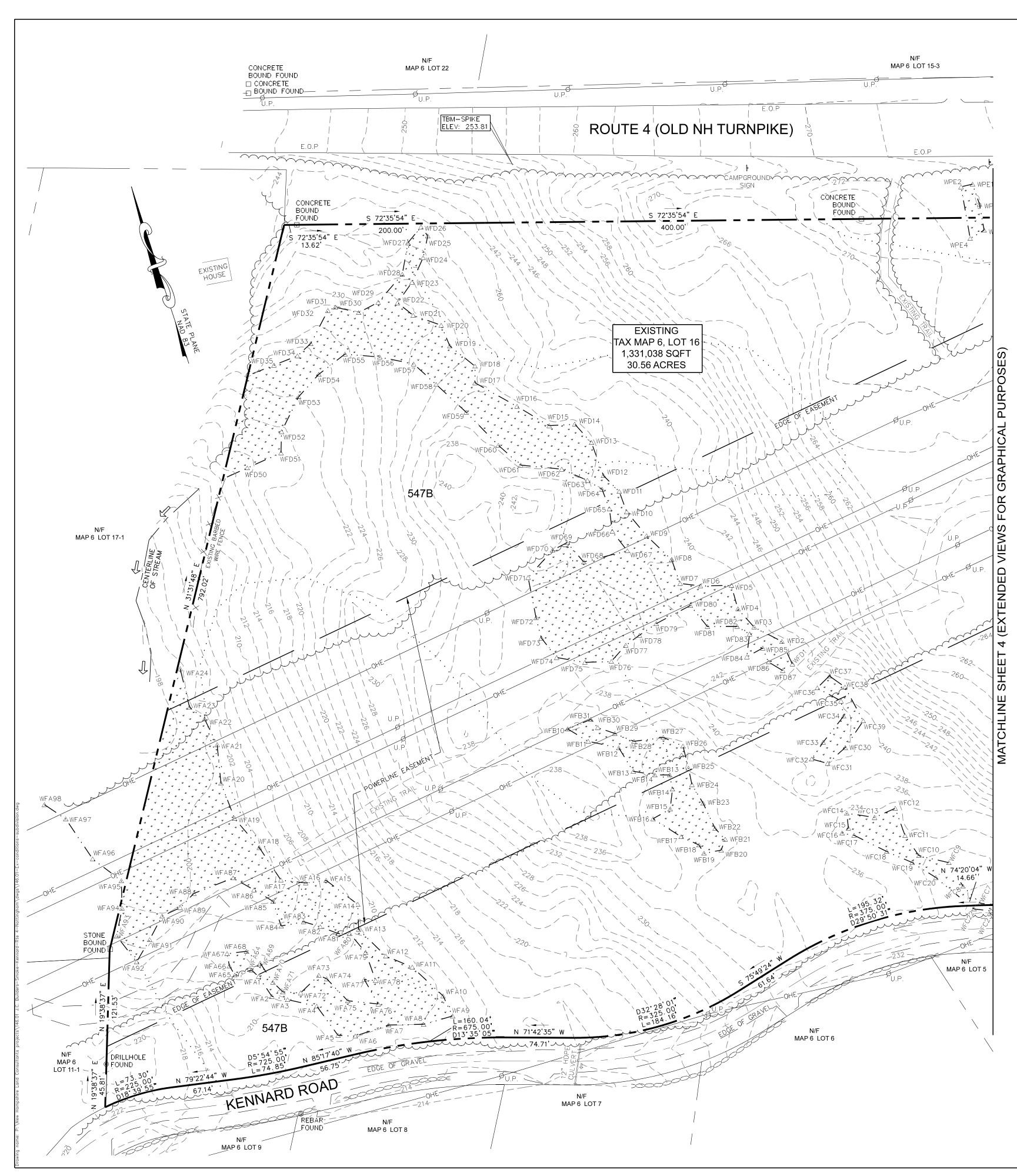
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SHEET INDEX

DWG	<u>sht no.</u>	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

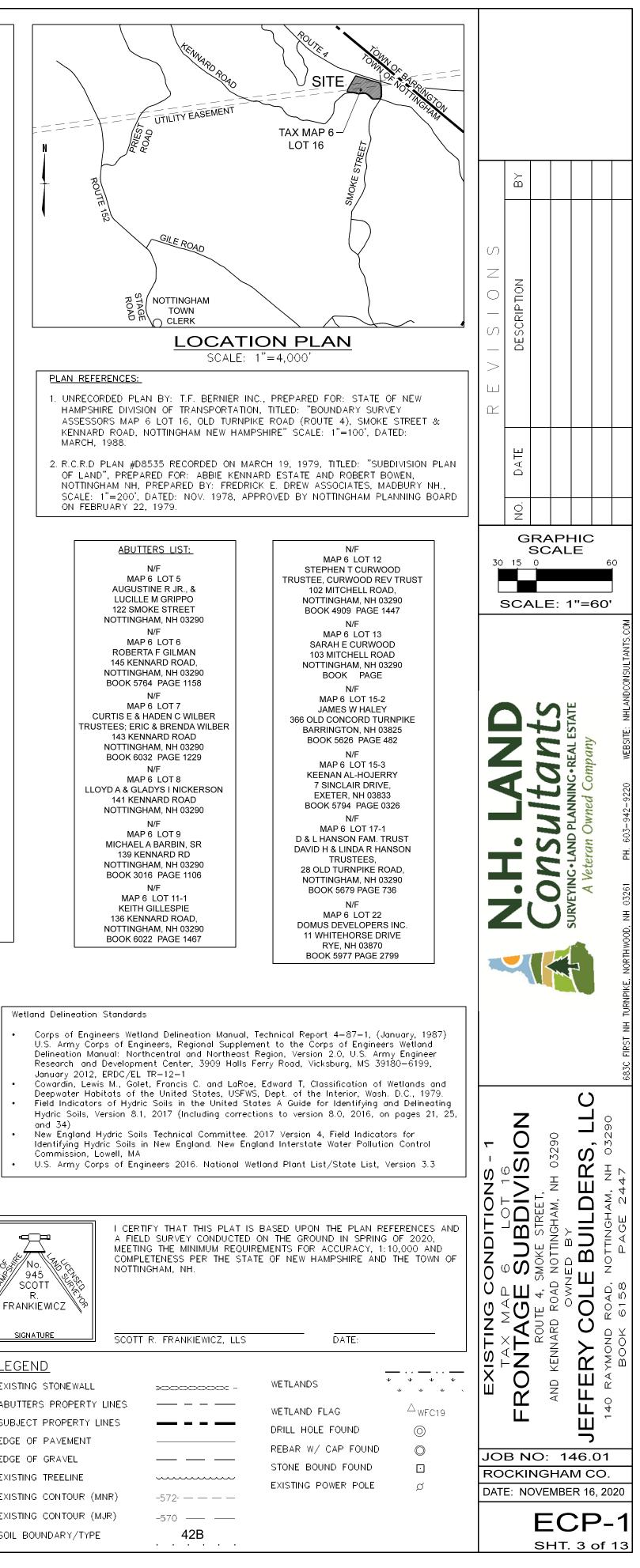
BOOK 6158 PAGE 2447

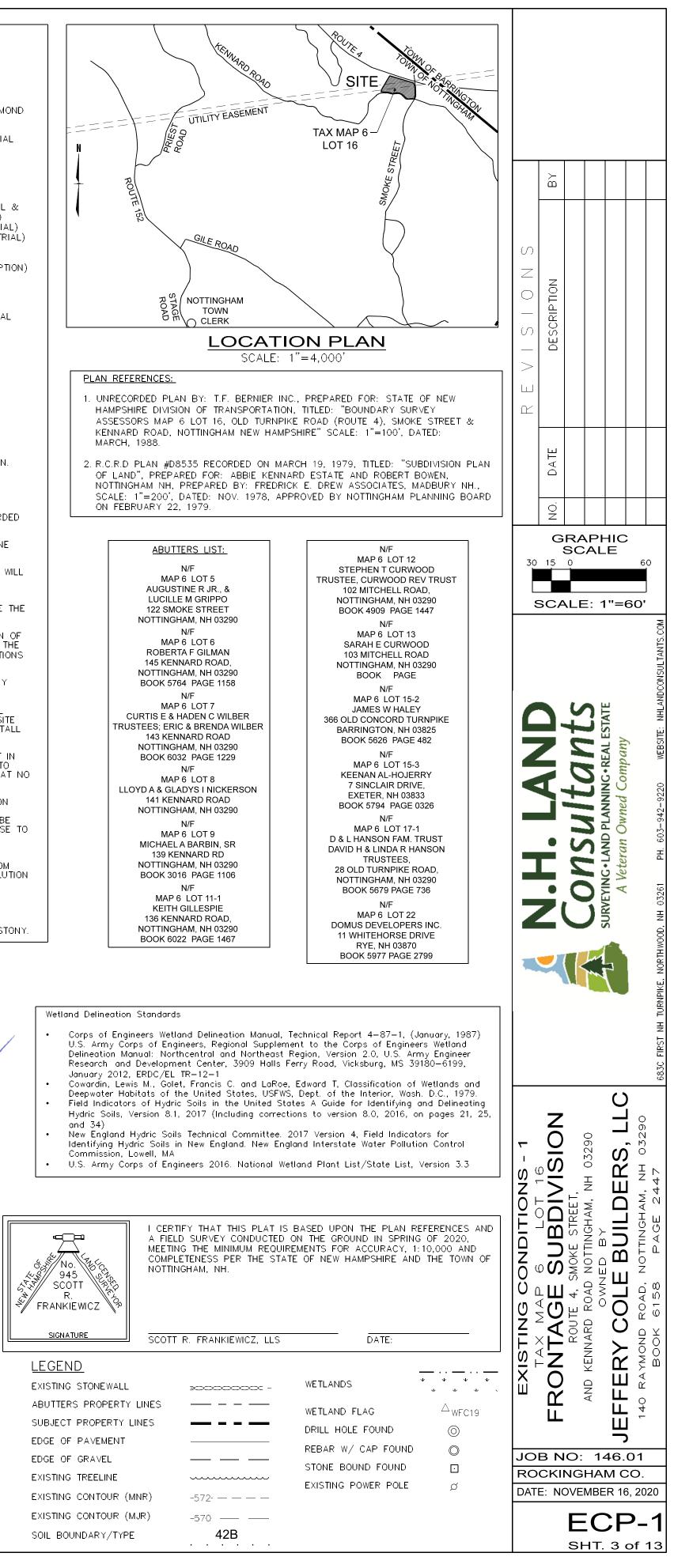


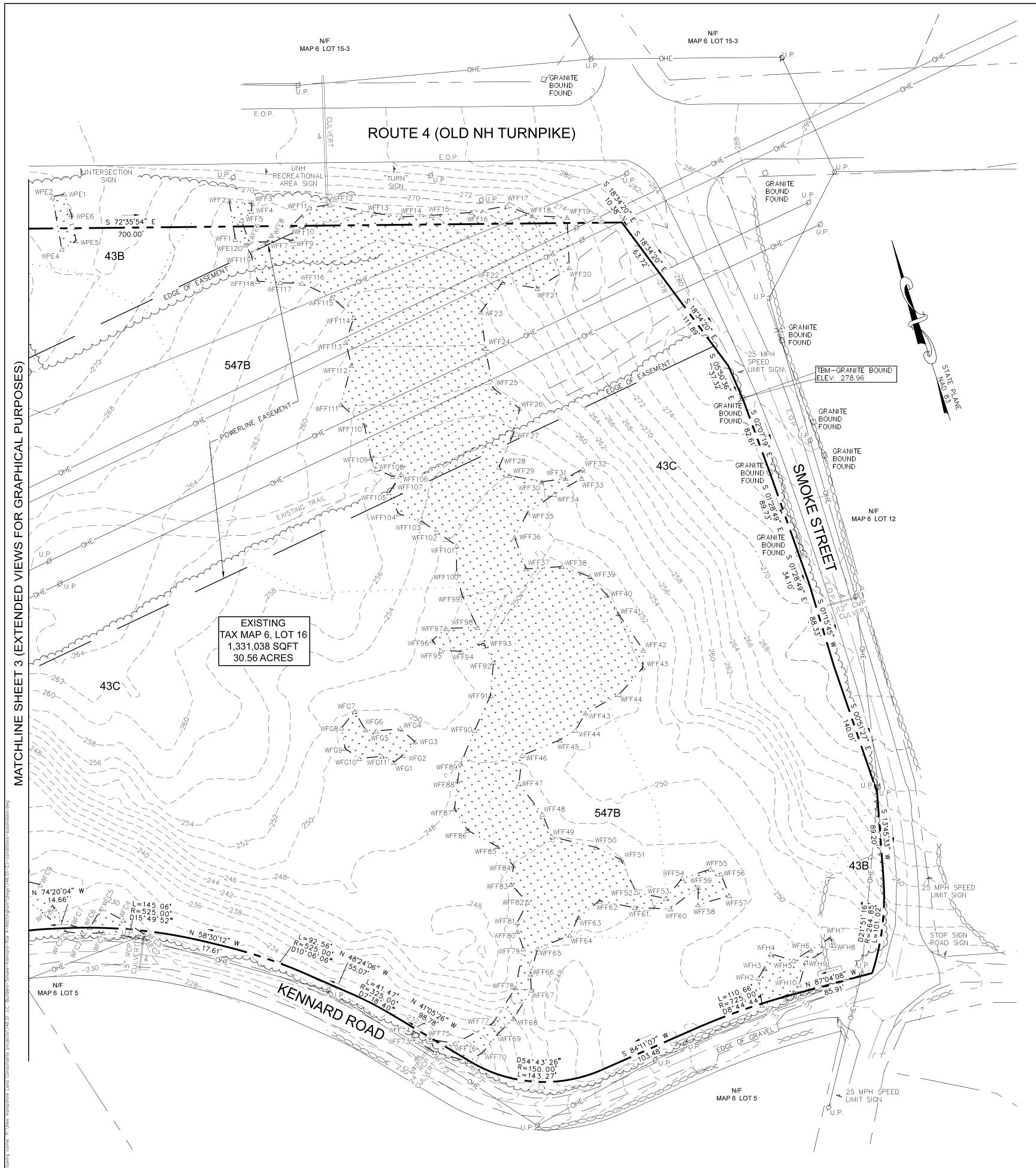


NC	DTES:	
1.	THE PURPOSE OF THIS PLAN IS TO SH	OW A 6 LOT FRONTAGE SUBDIVISION.
2.	THE PROPERTY IS DESIGNATED AS MAP	9 6, LOT 16.
3.	THE AREA OF THE EXISTING LOT 16 IS	30.56 ACRES (1,331,038 SQFT.)
4.	THE CURRENT OWNER FOR LOT 16, JEF ROAD, NOTTINGHAM NH 03290. BK 615	FERY COLE BUILDERS, LLC, 140 RAYMOND 8, PAGE 2447,
5.	THE ZONING DESIGNATIONS FOR THE PEDISTRICT, AND RESIDENTIAL/AGRICULTU	ROPERTY ARE: COMMERCIAL/INDUSTRIAL RAL DISTRICT.
6.	DIMENSIONAL REQUIREMENTS PROVIDED DISTRICT:	FOR ZONE COMMERCIAL/INDUSTRIAL
	MIN. ROAD FRONTAGE MIN. LOT SIZE	=200' (CONTIGUOUS FRONTAGE) =87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
	MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK WETLAND/WATERBODY SETBACK	=100' (COMMERCIAL), 150' (INDUSTRIAL) =100' BOTH (COMMERCIAL & INDUSTRIAL) =POORLY DRAINED=50'
	MAXIMUM STRUCTURE HEIGHT SEPTIC SETBACK MAXIMUM LOT COVERAGE	= VERY POORLY DRAINED= 75 =34' (ABOVE 34' BY SPECIAL EXCEPTION) =50'/75' HYDRIC SOILS =50%
_	OVERLAY DISTRICTS: (AQUIFER, WETLAN	
7	DIMENSIONAL REQUIREMENTS PROVIDED DISTRICT:	
	MIN. ROAD FRONTAGE MIN. LOT SIZE MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK WETLAND/WATERBODY SETBACK MAXIMUM STRUCTURE HEIGHT	=200' (CONTIGUOUS FRONTAGE) =87,120 SF (2 ACRES) =50' =50'
	MAXIMUM STRUCTURE HEIGHT	= VERY POORLY DRAINED=75'
	SEPTIC SETBACK OVERLAY DISTRICTS: (AQUIFER, WETLAN	=50'/75' HYDRIC SOILS
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 S	EPTIC SYSTEMS.
11.	WATER TO BE PROVIDED BY ON-SITE V	VELLS.
12	RIGHT OF WAY WIDTH DETERMINED BY DEEDS AND PLANS OF REFERENCE.	SURVEY, FIELD INVESTIGATION, RECORDED
13.	ABUTTING PROPERTY INFORMATION PRO TAX MAP DATA AND DATA PROVIDED E	
14	SHEETS 8 AND 9 OF THIS SET WILL BE BE FILED AT THE TOWN OF NOTTINGHA	: RECORDED, A COMPLETE PLAN SET WILL M.
15.	. THE FEMA MAP NUMBER FOR THIS SITE MAY 17, 2005, SITE RESIDES IN ZONE 0.2% ANNUAL CHANCE FLOODPLAIN.	IS 33015C0115E, EFFECTIVE DATE: X, AREA DETERMINED TO BE OUTSIDE THE
16	NOTTINGHAM SUBDIVISION PLAN REGULA	STRUCTION SHALL CONFORM TO TOWN OF ATIONS AND THE LATEST EDITION OF THE ISPORTATION'S STANDARD SPECIFICATIONS
17.		AREA AND SHALL BE MAINTAINED NSTRUCTION ACTIVITIES, IF, DURING THAT ADDITIONAL EROSION CONTROL Y EROSION ON THE CONSTRUCTION SITE OWNER SHALL BE REQUIRED TO INSTALL
17.	THE APPROVED DESIGN DRAWINGS, THE	APPARENT THAT DEFICIENCIES EXIST IN CONTRACTOR SHALL BE REQUIRED TO EQUIREMENTS OF THE REGULATIONS AT NO
18	IF DURING CONSTRUCTION, IT BECOMES CONTROL MEASURES ARE REQUIRED TO CONSTRUCTION SITE DUE TO ACTUAL S REQUIRED TO INSTALL THE NECESSARY THE TOWN.	STOP ANY EROSION ON THE
19	ELEVATIONS AND COORDINATES ARE BA FROM A SOLUTION GENERATED BY NGS DATA COLLECTED BY THIS OFFICE ON S IS BASED ON THE NAD 83 (2011) REF.	OPUS ON SEPTEMBER 25, 2020 FROM SEPTEMBER 25, 2020. THE OPUS SOLUTION
20	NRCS SOILS DATA: 43B-CANTON FINE SANDY LOAM, 0 TO 43C-CANTON FINE SANDY LOAM, 8 TO 547B-WALPOLE VERY FINE SANDY LOA	

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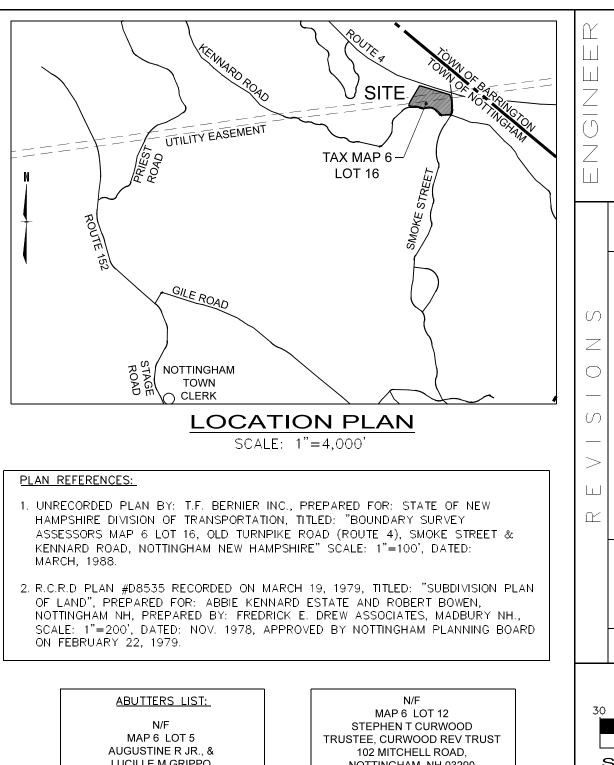


NOTES:	
1. THE PURPOSE OF THIS PLAN IS TO	SHOW A 6 LOT FRONTAGE SUBDIVISION.
2. THE PROPERTY IS DESIGNATED AS I	MAP 6, LOT 16.
3. THE AREA OF THE EXISTING LOT 16	IS 30.56 ACRES (1,331,038 SQFT.)
4. THE CURRENT OWNER FOR LOT 16, ROAD, NOTTINGHAM NH 03290. BK	JEFFERY COLE BUILDERS, LLC, 140 RAYMOND 6158, PAGE 2447,
5. THE ZONING DESIGNATIONS FOR THE DISTRICT, AND RESIDENTIAL/AGRICU	PROPERTY ARE: COMMERCIAL/INDUSTRIAL LTURAL DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVID DISTRICT:	ED FOR ZONE COMMERCIAL/INDUSTRIAL
MIN. ROAD FRONTAGE MIN. LOT SIZE	=200' (CONTIGUOUS FRONTAGE) =87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK WETLAND/WATERBODY SETBACK	=100' (COMMERCIAL), 150' (INDUSTRIAL) =100' BOTH (COMMERCIAL & INDUSTRIAL) =POORLY DRAINED=50' =VERY POORLY DRAINED=75'
SEPTIC SETBACK MAXIMUM LOT COVERAGE	= 34' (ABOVE 34' BY SPECIAL EXCEPTION)
	EAND CONSERVATION, TEOOD TRAZZARD)
DISTRICT:	,
MIN. ROAD FRONTAGE MIN. LOT SIZE MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK WETLAND/WATERBODY SETBACK MAXIMUM STRUCTURE HEIGHT	=200' (CONTIGUOUS FRONTAGE) =87,120 SF (2 ACRES) =50' =50'
WETLAND/WATERBODY SETBACK	=POORLY DRAINED=50' =VERY POORLY DRAINED=75'
SEPTIC SETBACK	
8. THE EXISTING USE OF TM 6 LOT 16	IS VACANT LAND.
9. THE PROPOSED USE OF TM 6 LOT 7	16 WILL BE 6 LOT FRONTAGE SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SIT	E SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY ON-SIT	E WELLS.
12. RIGHT OF WAY WIDTH DETERMINED E DEEDS AND PLANS OF REFERENCE.	BY SURVEY, FIELD INVESTIGATION, RECORDED
13. ABUTTING PROPERTY INFORMATION F TAX MAP DATA AND DATA PROVIDE	PROVIDED BY A COMBINATION OF ON-LINE D BY granitview.unh.edu.
BE FILED AT THE TOWN OF NOTTING	
15. THE FEMA MAP NUMBER FOR THIS MAY 17, 2005, SITE RESIDES IN ZO 0.2% ANNUAL CHANCE FLOODPLAIN.	NE X, AREA DETERMINED TO BE OUTSIDE THE
NOTTINGHAM SUBDIVISION PLAN REG	CONSTRUCTION SHALL CONFORM TO TOWN OF GULATIONS AND THE LATEST EDITION OF THE RANSPORTATION'S STANDARD SPECIFICATIONS ION.
DISTURBANCE OF THE SITE'S SURFA THROUGH THE COMPLETION OF ALL CONSTRUCTION, IT BECOMES APPAR MEASURES ARE REQUIRED TO STOP DUE TO ACTUAL SITE CONDITIONS,	JRES SHALL BE INSTALLED PRIOR TO ANY CE AREA AND SHALL BE MAINTAINED CONSTRUCTION ACTIVITIES, IF, DURING ENT THAT ADDITIONAL EROSION CONTROL ANY EROSION ON THE CONSTRUCTION SITE THE OWNER SHALL BE REQUIRED TO INSTALL ON AT NO EXSPENSE TO THE TOWN.
THE APPROVED DESIGN DRAWINGS,	IES APPARENT THAT DEFICIENCIES EXIST IN THE CONTRACTOR SHALL BE REQUIRED TO E REQUIREMENTS OF THE REGULATIONS AT NO
CONTROL MEASURES ARE REQUIRED CONSTRUCTION SITE DUE TO ACTUA	IES APPARENT THAT ADDITIONAL EROSION TO STOP ANY EROSION ON THE L SITE CONDITIONS, THE OWNER SHALL BE ARY EROSION PROTECTION AT NO EXPENSE TO
FROM A SOLUTION GENERATED BY N DATA COLLECTED BY THIS OFFICE C IS BASED ON THE NAD 83 (2011) F	BASED ON STATE PLANE COORDINATES NGS OPUS ON SEPTEMBER 25, 2020 FROM IN SEPTEMBER 25, 2020. THE OPUS SOLUTION REF. FRAME AND THE NAVD 88.
43C-CANTON FINE SANDY LOAM, 8	TO 8 PERCENT SLOPES, VERY STONY. TO 15 PERCENT SLOPES, VERY STONY. OAM, 3 TO 8 PERCENT SLOPES, VERY STONY.





EXIS SUB EDG EDGE EXIS EXIST EXIST SOIL BOUNDARY/TYPE



LUCILLE M GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290

MAP 6 LOT 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158

N/F

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/E MAP 6 LOT 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 6022 PAGE 1467

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-HOJERRY 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

Wetland Delineation Standards

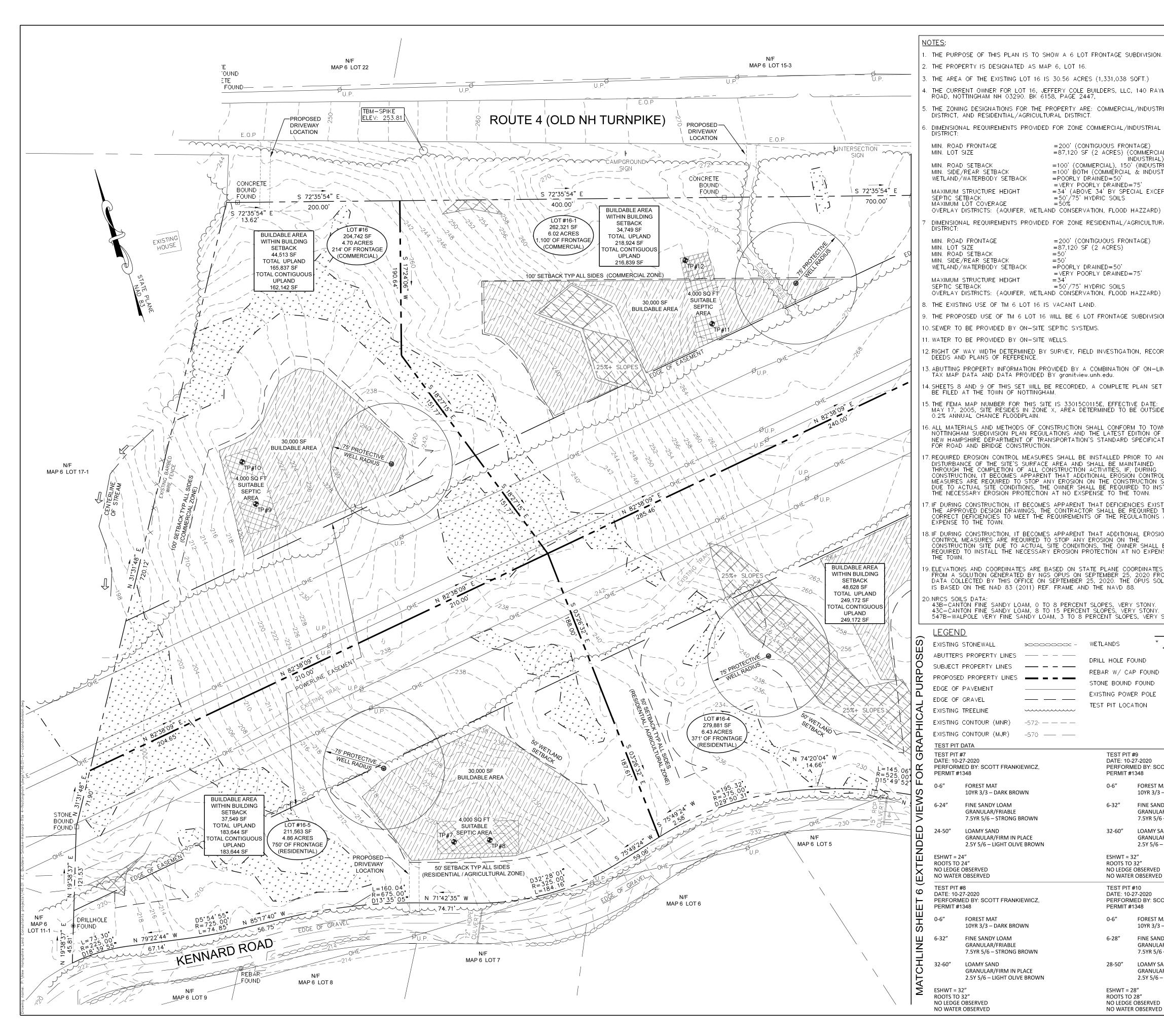
Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987) U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls 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

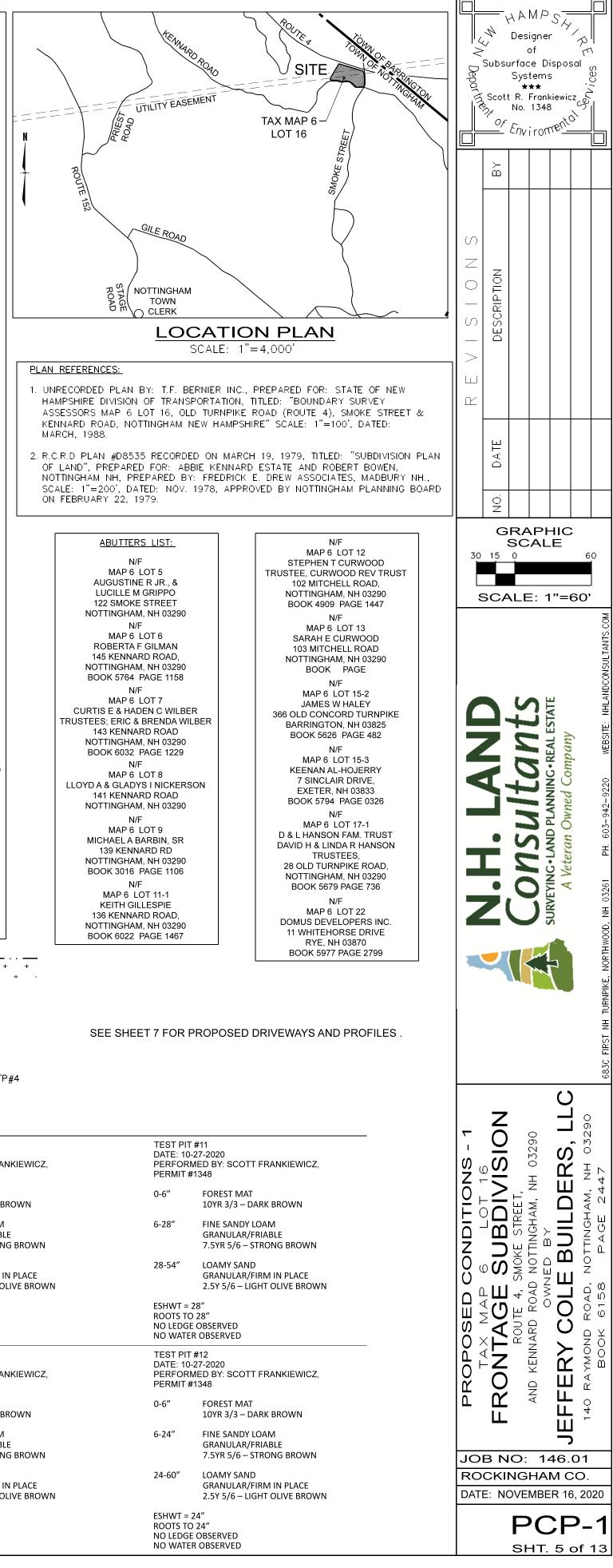
Commission, Lowell, MA • U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3

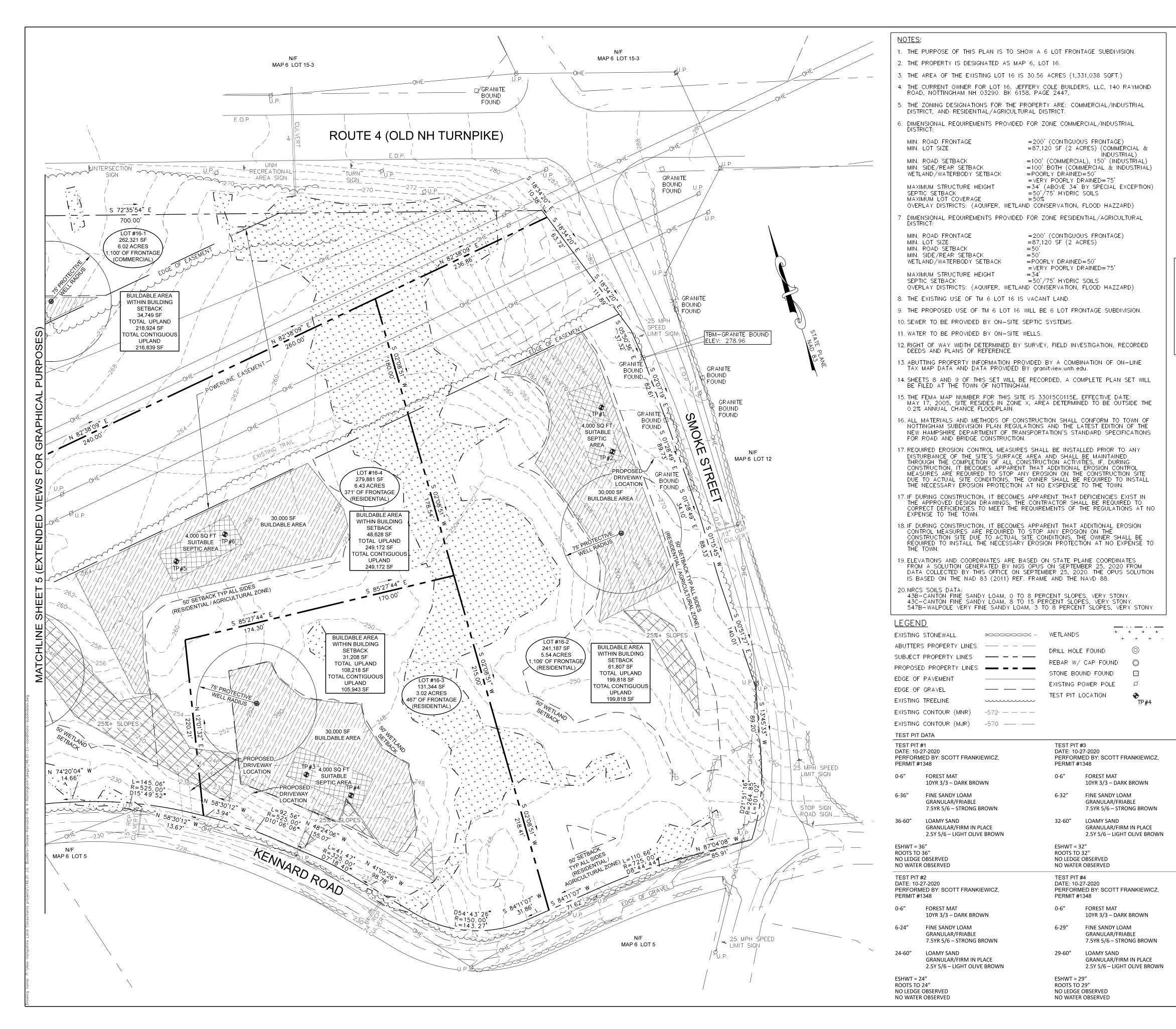
A FIEI MEETI COMPI	LD SURVEY CONDUCTED (NG THE MINIMUM REQUIR	BASED UPON THE PLAN R ON THE GROUND IN SPRIN EMENTS FOR ACCURACY, 1 E OF NEW HAMPSHIRE ANI	G OF 2020, :10,000 AND
SCOTI	T R. FRANKIEWICZ, LLS	DATE:	
<u>GEND</u>			
STING STONEWALL		WETLANDS	Ψ Ψ Ψ Ψ Ψ Ψ Ψ Ψ
ITTERS PROPERTY LINES		WETLAND FLAG	$\triangle_{\rm WFC19}$
JECT PROPERTY LINES		DRILL HOLE FOUND	\bigcirc
E OF PAVEMENT		REBAR W/ CAP FOUND	0
E OF GRAVEL		STONE BOUND FOUND	Ū
STING TREELINE		EXISTING POWER POLE	Ø
STING CONTOUR (MNR)	-572- — — — —		\sim
STING CONTOUR (MJR)	-570		
BOUNDARY/TYPE	42B		

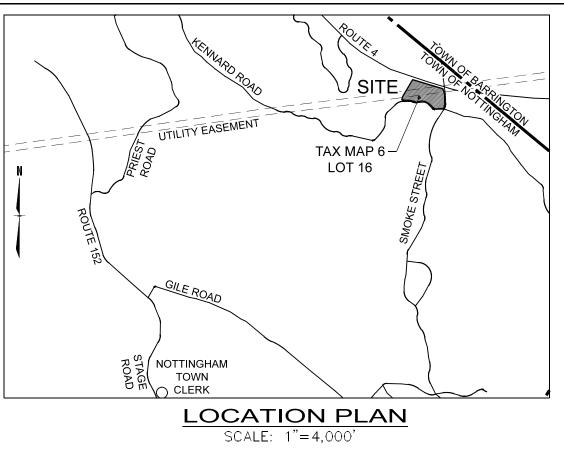




THE CURRENT OWNER FOR ROAD, NOTTINGHAM NH 03	LOT 16, JEFF 290. BK 6158	FERY COLE E 8, PAGE 244	BUILDERS, LLC, 17,	140 RAYMOND
THE ZONING DESIGNATIONS DISTRICT, AND RESIDENTIAL				_/INDUSTRIAL
DIMENSIONAL REQUIREMENT DISTRICT:	s provided	FOR ZONE (COMMERCIAL/IN	IDUSTRIAL
MIN. ROAD FRONTAGE MIN. LOT SIZE		=200' (CON =87,120 SF		ITAGE) COMMERCIAL & U
MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK WETLAND/WATERBODY SETE	ЗАСК	=100' BOTH =POORLY DA	MERCIAL), 150' (COMMERCIAL RAINED=50'	(INDUSTŔÍAL) & INDUSTRÍAL)
MAXIMUM STRUCTURE HEIGI SEPTIC SETBACK MAXIMUM LOT COVERAGE OVERLAY DISTRICTS: (AQUI		=34 (ABOV =50'/75' H =50%	E 34 BY SPEC YDRIC SOILS	CIAL EXCEPTION)
DIMENSIONAL REQUIREMENT DISTRICT:				ŕ
MIN. ROAD FRONTAGE MIN. LOT SIZE MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK		=200' (CON =87,120 SF =50' =50'	ITIGUOUS FRON (2 ACRES)	ITAGE)
MIN. ROAD SETBACK MIN. SIDE/REAR SETBACK WETLAND/WATERBODY SETE MAXIMUM STRUCTURE HEIGI SEPTIC SETBACK				75'
SEPTIC SETBACK OVERLAY DISTRICTS: (AQUI THE EXISTING USE OF TM (FER, WETLAN	D CONSERVA		HAZZARD)
THE PROPOSED USE OF TM				SUBDIVISION.
SEWER TO BE PROVIDED BY WATER TO BE PROVIDED BY			MS.	
RIGHT OF WAY WIDTH DETE DEEDS AND PLANS OF REF		SURVEY, FIEL	D INVESTIGATI	ON, RECORDED
ABUTTING PROPERTY INFOR TAX MAP DATA AND DATA	MATION PRO PROVIDED B	VIDED BY A Y granitview	COMBINATION .unh.edu.	OF ON-LINE
SHEETS 8 AND 9 OF THIS BE FILED AT THE TOWN OF			A COMPLETE	PLAN SET WILL
THE FEMA MAP NUMBER F MAY 17, 2005, SITE RESIDE 0.2% ANNUAL CHANCE FLO	ES IN ZONE 🔅			
ALL MATERIALS AND METHO NOTTINGHAM SUBDIVISION F NEW HAMPSHIRE DEPARTME FOR ROAD AND BRIDGE CC	PLAN REGULA ENT OF TRAN	TIONS AND	THE LATEST E	DITION OF THE
REQUIRED EROSION CONTRO DISTURBANCE OF THE SITE THROUGH THE COMPLETION	'S SURFACE OF ALL CON	AREA AND S	SHALL BE MAIN ACTIVITIES, IF,	ITAINED DURING
CONSTRUCTION, IT BECOME MEASURES ARE REQUIRED DUE TO ACTUAL SITE CONE THE NECESSARY EROSION I	TO STOP AN DITIONS, THE	Y EROSION (OWNER SHA	ON THE CONST ILL BE REQUIRE	RUCTION SITE
IF DURING CONSTRUCTION, THE APPROVED DESIGN DR CORRECT DEFICIENCIES TO EXPENSE TO THE TOWN.	AWINGS, THE	CONTRACTO	R SHALL BE R	EQUIRED TO
IF DURING CONSTRUCTION, CONTROL MEASURES ARE F CONSTRUCTION SITE DUE T REQUIRED TO INSTALL THE THE TOWN.	REQUIRED TO O ACTUAL SI	STOP ANY TE CONDITIO	EROSION ON T NS, THE OWNE	HE IR SHALL BE
ELEVATIONS AND COORDINA FROM A SOLUTION GENERA DATA COLLECTED BY THIS IS BASED ON THE NAD 83	TED BY NGS OFFICE ON S	OPUS ON S EPTEMBER 2	EPTEMBER 25, 25, 2020. THE	2020 FROM OPUS SOLUTION
NRCS SOILS DATA: 43B-CANTON FINE SANDY 43C-CANTON FINE SANDY 547B-WALPOLE VERY FINE	LOAM, 8 TO	15 PERCENT	SLOPES, VER	Y STONY.
<u>LEGEND</u>				.
EXISTING STONEWALL ABUTTERS PROPERTY LINE	>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>		WETLANDS	т т ,
SUBJECT PROPERTY LINES			DRILL HOLE FOR	
PROPOSED PROPERTY LINE EDGE OF PAVEMENT	s 		STONE BOUND	
EDGE OF GRAVEL			EXISTING POWE	ATION 🔶
EXISTING TREELINE EXISTING CONTOUR (MNR)	-572			TP#
EXISTING CONTOUR (MJR) TEST PIT DATA	-570 —			
TEST PIT #7 DATE: 10-27-2020 PERFORMED BY: SCOTT FRAM PERMIT #1348	NKIEWICZ,		TEST PIT DATE: 10-: PERFORM PERMIT #	27-2020 IED BY: SCOTT FRANK
0-6" FOREST MAT 10YR 3/3 – DARK BI	ROWN		0-6"	FOREST MAT 10YR 3/3 – DARK BRC
6-24" FINE SANDY LOAM GRANULAR/FRIABL 7.5YR 5/6 – STRON	E		6-32"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 – STRONG
24-50" LOAMY SAND GRANULAR/FIRM II 2.5Y 5/6 – LIGHT OI	N PLACE		32-60″	LOAMY SAND GRANULAR/FIRM IN I 2.5Y 5/6 – LIGHT OLIN
ESHWT = 24" ROOTS TO 24"			ESHWT = 3 ROOTS TO	32″ 32″
NO LEDGE OBSERVED NO WATER OBSERVED			NO WATEF	OBSERVED R OBSERVED
TEST PIT #8 DATE: 10-27-2020 PERFORMED BY: SCOTT FRAM PERMIT #1348	NKIEWICZ,		TEST PIT DATE: 10- PERFORM PERMIT #	27-2020 IED BY: SCOTT FRANK
0-6" FOREST MAT 10YR 3/3 – DARK BI	ROWN		0-6"	FOREST MAT 10YR 3/3 – DARK BRC
6-32" FINE SANDY LOAM GRANULAR/FRIABL 7.5YR 5/6 – STRON			6-28"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 – STRONG
32-60" LOAMY SAND GRANULAR/FIRM II 2.5Y 5/6 – LIGHT OI	N PLACE		28-50"	LOAMY SAND GRANULAR/FIRM IN I 2.5Y 5/6 – LIGHT OLIN
ESHWT = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED				







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.
- 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, MADBURY 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 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

MAP 6 LOT 11-1 KEITH GILLESPIE 136 KENNARD ROAD, NOTTINGHAM, NH 03290

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-HOJERRY 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

SEE SHEET 7 FOR PROPOSED DRIVEWAYS AND PROFILES .

DATE: 10 PERFOR	TEST PIT #5 DATE: 10-27-2020 PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348		
0-6"	FOREST MAT 10YR 3/3 – DARK BROWN		
6-32"	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		
TEST PIT DATE: 10 PERFORI PERMIT #	-27-2020 MED BY: SCOTT FRANKIEWICZ,		
0-6″	FOREST MAT 10YR 3/3 – DARK BROWN		
6-30″	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 – STRONG BROWN		
30-60"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 – LIGHT OLIVE BROWN		



