

# 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.

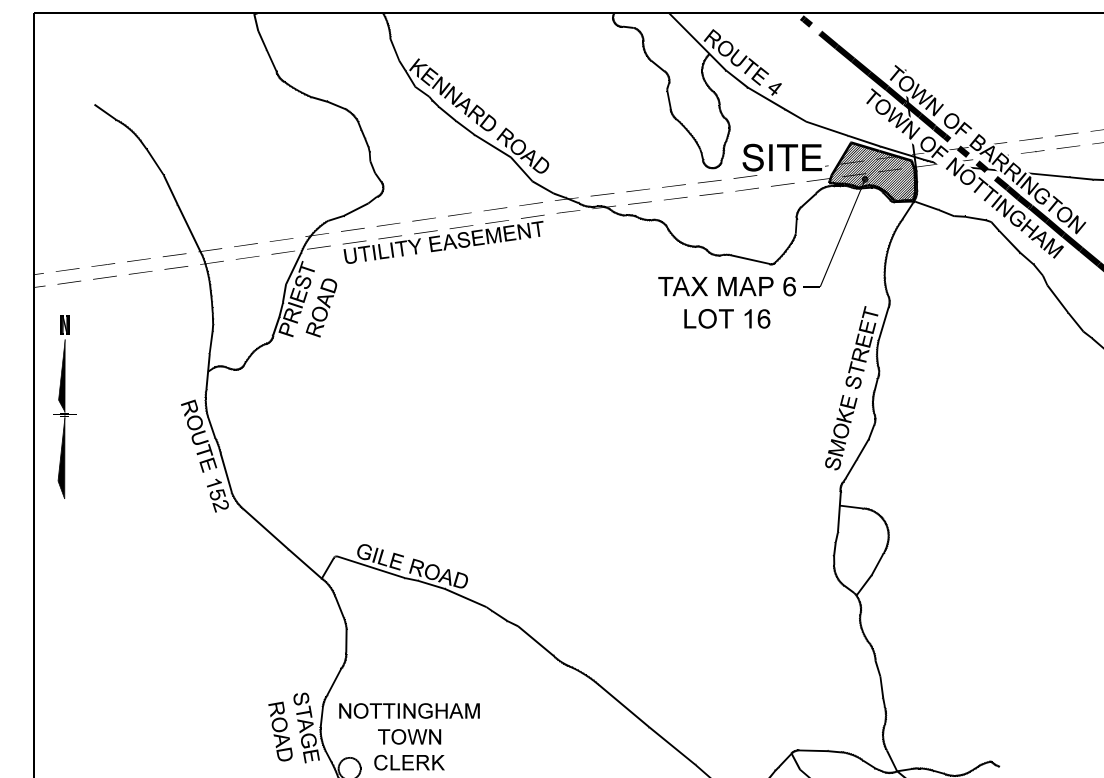
**NOTES:**

- 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:
 

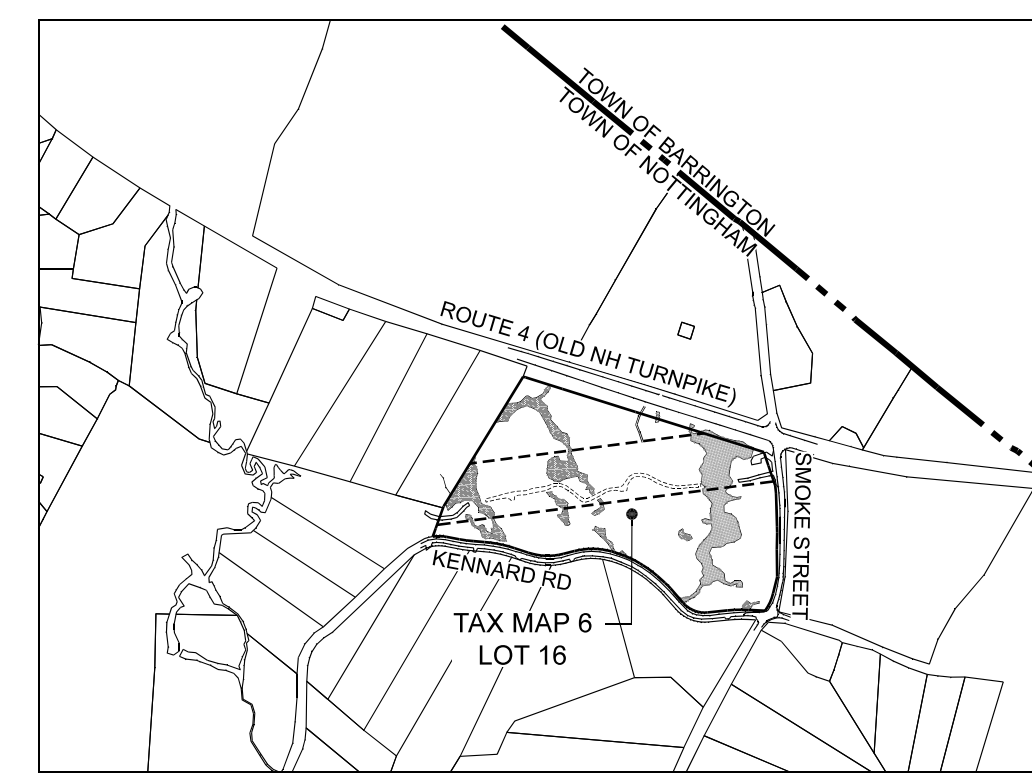
|                           |  |
|---------------------------|--|
| MIN. ROAD FRONTAGE        | =200' (CONTIGUOUS FRONTAGE)                    |
| MIN. LOT SIZE             | =87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL) |
| MIN. ROAD SETBACK         | =100' (COMMERCIAL), 150' (INDUSTRIAL)          |
| 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'                            |
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| 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](http://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**

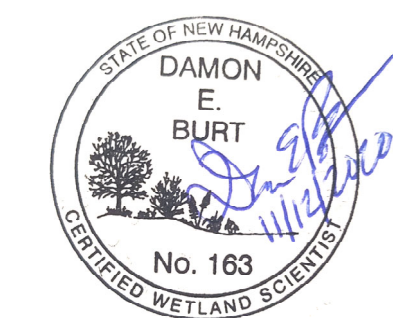
SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.  
683C FIRST NH TURNPIKE (RT.4)  
NORTHWOOD, NH 03261 PH:(603) 942-9220

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.
- 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: \_\_\_\_\_

**OWNER/APPLICANT:**

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

**AGENCY APPROVALS**

NHDES SUBDIVISION : \_\_\_\_\_  
NH DOT DRIVEWAY : \_\_\_\_\_



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

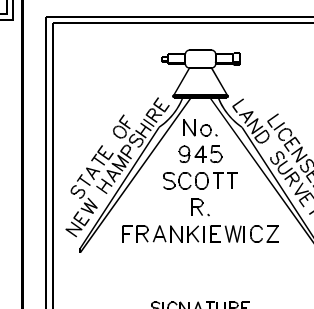
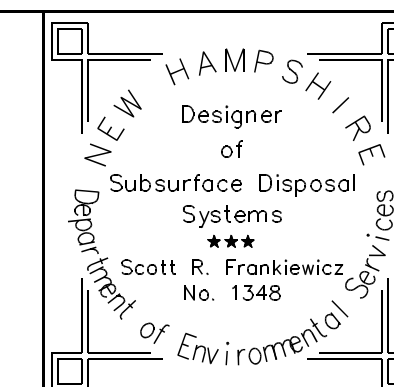
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION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

**NOTE:**

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

| 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

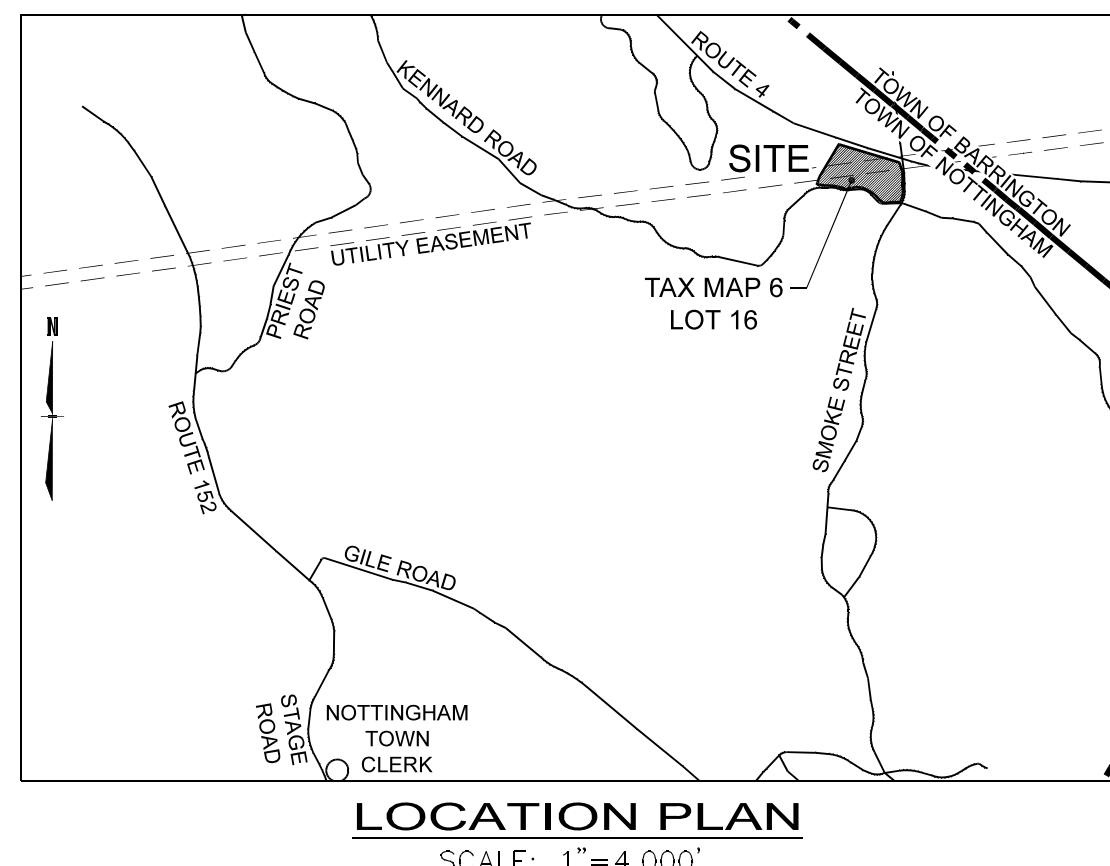
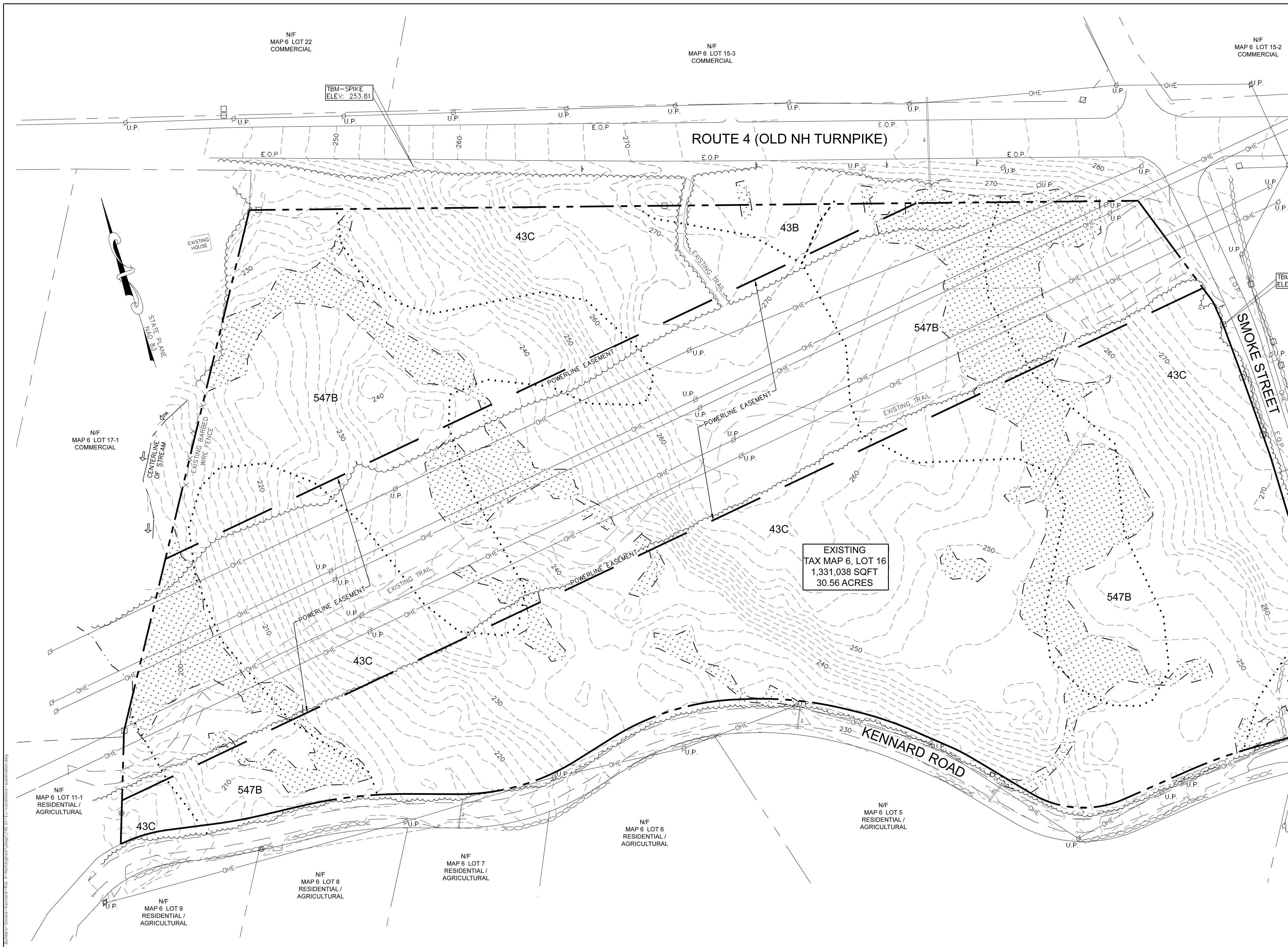


**COVER SHEET**  
TAX MAP 6 LOT 16  
**FRONTAGE SUBDIVISION**  
ROUTE 4, SMOKE STREET,  
AND KENNARD ROAD NOTTINGHAM, NH 03290  
OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
BOOK 6158 PAGE 2447

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

**CVR**

**SHT. 1 of 13**



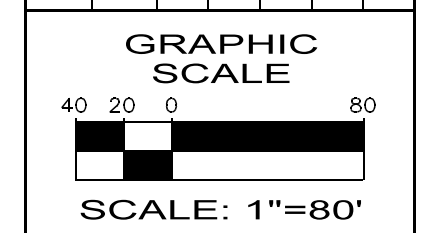
**ABUTTERS LIST**

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

ENGINEER

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |



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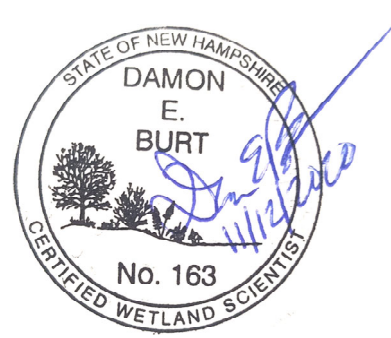
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AND KENNARD ROAD NOTTINGHAM, NH 03290  
OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
BOOK 6156 PAGE 2447

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

**OVP**  
SHT. 2 of 13

**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

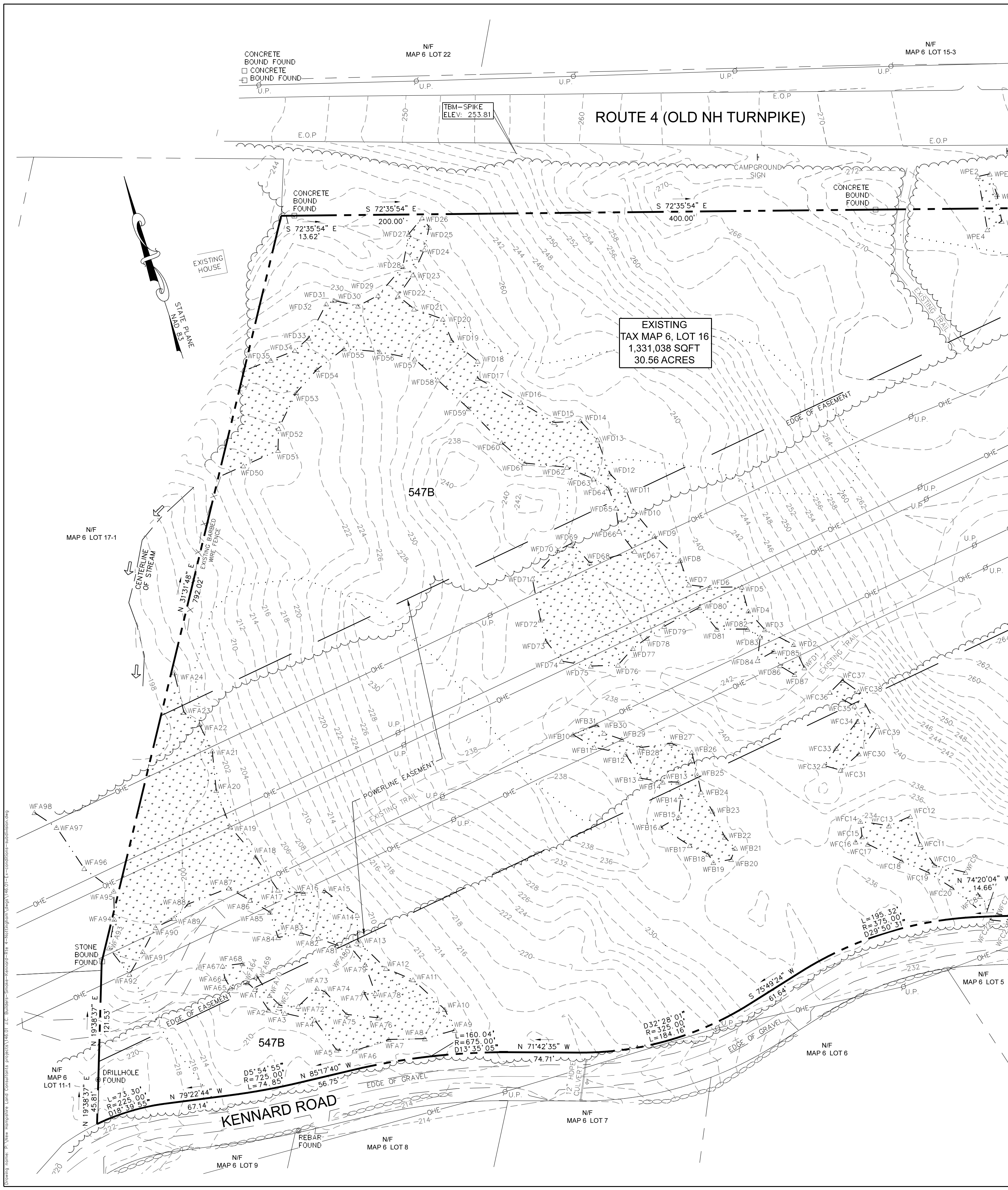
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NEW STATE OF NH  
No. 945  
SCOTT R.  
FRANKIEWICZ  
LAND SURVEYOR  
SIGNATURE

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.

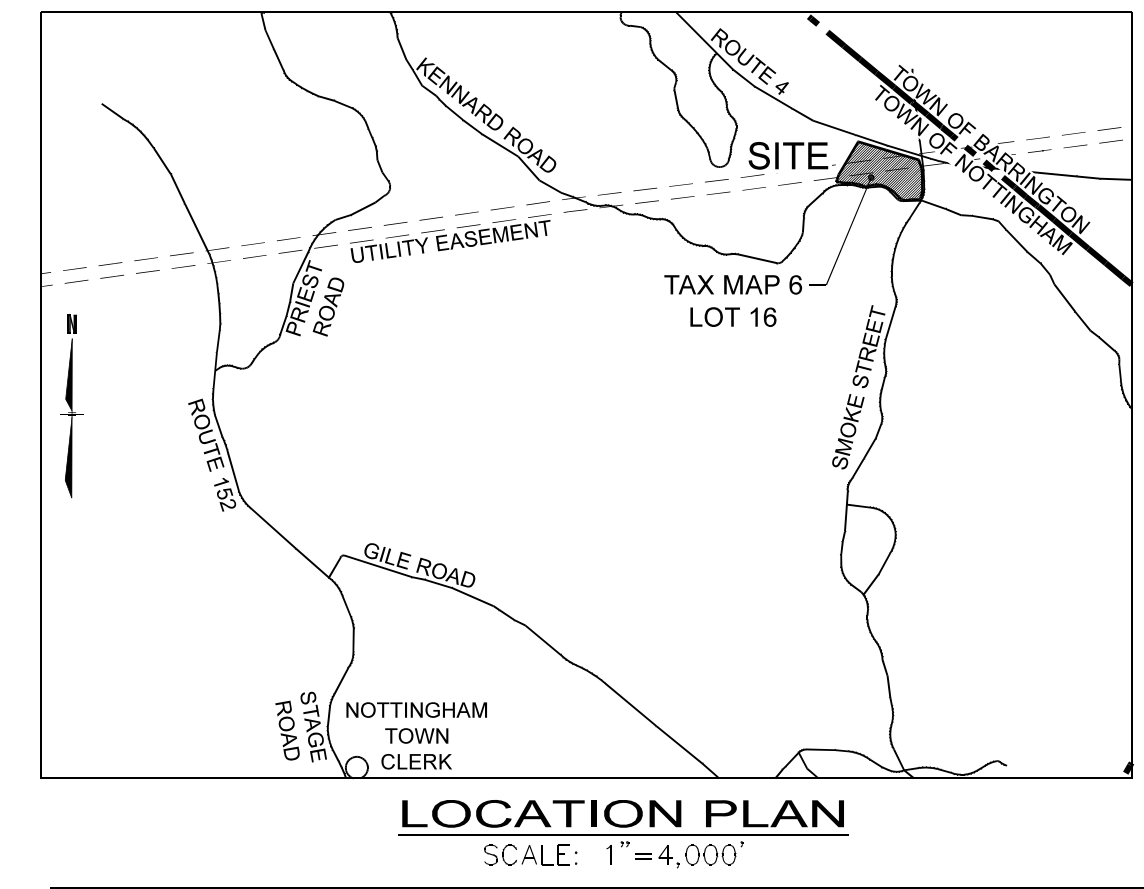
SCOTT R. FRANKIEWICZ, LLS DATE:

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



MATCHLINE SHEET 4 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

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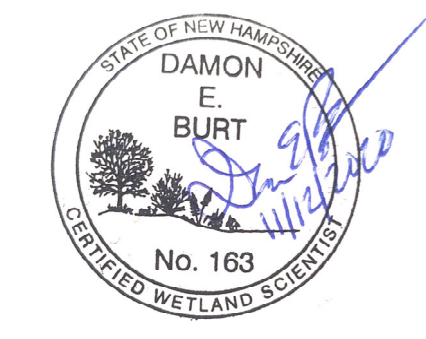


- PLAN REFERENCES:**
- UNRECORDED PLAN BY: T.F. BERNIER INC. PREPARED FOR: STATE OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION, TITLED: "BOUNDARY SURVEY ASSESSORS MAP 6 LOT 16, OLD TURNPIKE ROAD (ROUTE 4), SMOKE STREET & KENNARD ROAD, NOTTINGHAM NEW HAMPSHIRE" SCALE: 1"=100', DATED: MARCH, 1988.
  - R.C.R.D. 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:**
- 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 7  
CURTIS E. & HADEN C. WILBER  
TRUSTEES: ERIC S. & BRENDA WILBER  
143 KENNARD ROAD  
NOTTINGHAM, NH 03290  
BOOK 6032 PAGE 1229
  - NF MAP 6 LOT 8  
LLOYD A. & GLADYS I. INICKERSON  
141 KENNARD ROAD  
NOTTINGHAM, NH 03290
  - NF MAP 6 LOT 9  
MICHAEL A. BARBIN, 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 12  
STEPHEN T. CURWOOD  
TRUSTEE: CURWOOD REV TRUST  
102 MITCHELL ROAD,  
NOTTINGHAM, NH 03290  
BOOK 4909 PAGE 1447
- NF MAP 6 LOT 13  
SARAH E. CURWOOD  
103 MITCHELL ROAD  
NOTTINGHAM, NH 03290  
BOOK 5764 PAGE 1158
- NF MAP 6 LOT 15-2  
JAMES W. HALEY  
366 OLD CONCORD TURNPIKE  
BARRINGTON, NH 03825  
BOOK 5628 PAGE 482
- NF MAP 6 LOT 15-3  
KEENAN AL-HOJERRY  
7 SINCLAIR DRIVE,  
EXETER, NH 03833  
BOOK 5794 PAGE 0326
- 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

- 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., Gotel, 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.

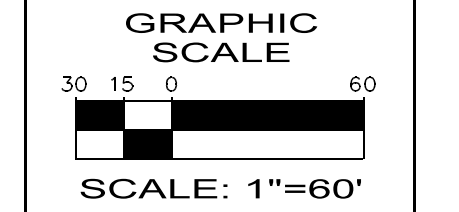
SCOTT R. FRANKIEWICZ, LLS DATE: \_\_\_\_\_

**LEGEND**

|                         |               |                     |         |
|-------------------------|---------------|---------------------|---------|
| EXISTING STONEWALL      | -----         | WETLANDS            | ~~~~~   |
| 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

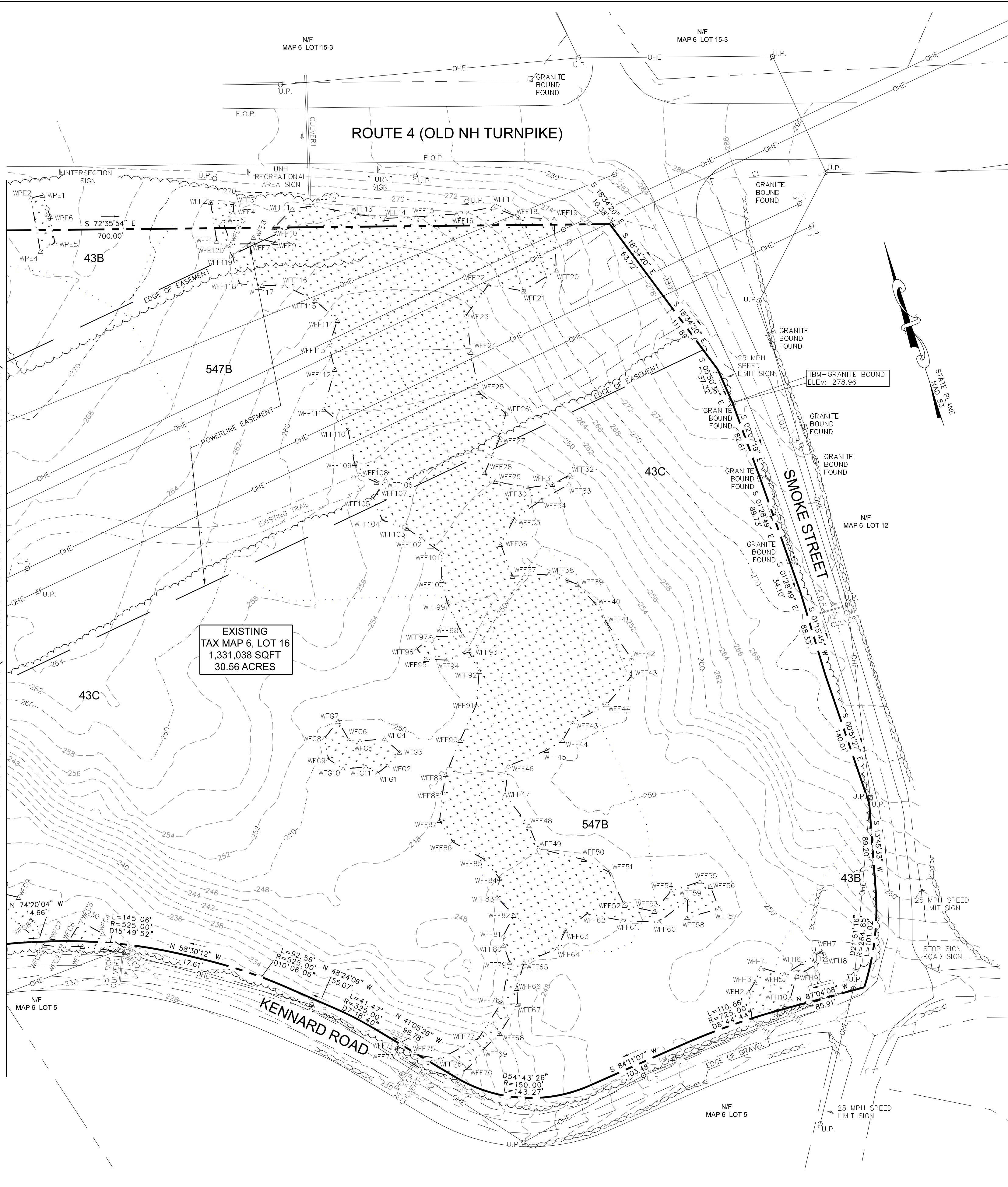
WEBSITE: [NH.LANDCONSULTANTS.COM](http://NH.LANDCONSULTANTS.COM)  
PH: 603-942-9220

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

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

**ECP-1**  
SHT. 3 of 13

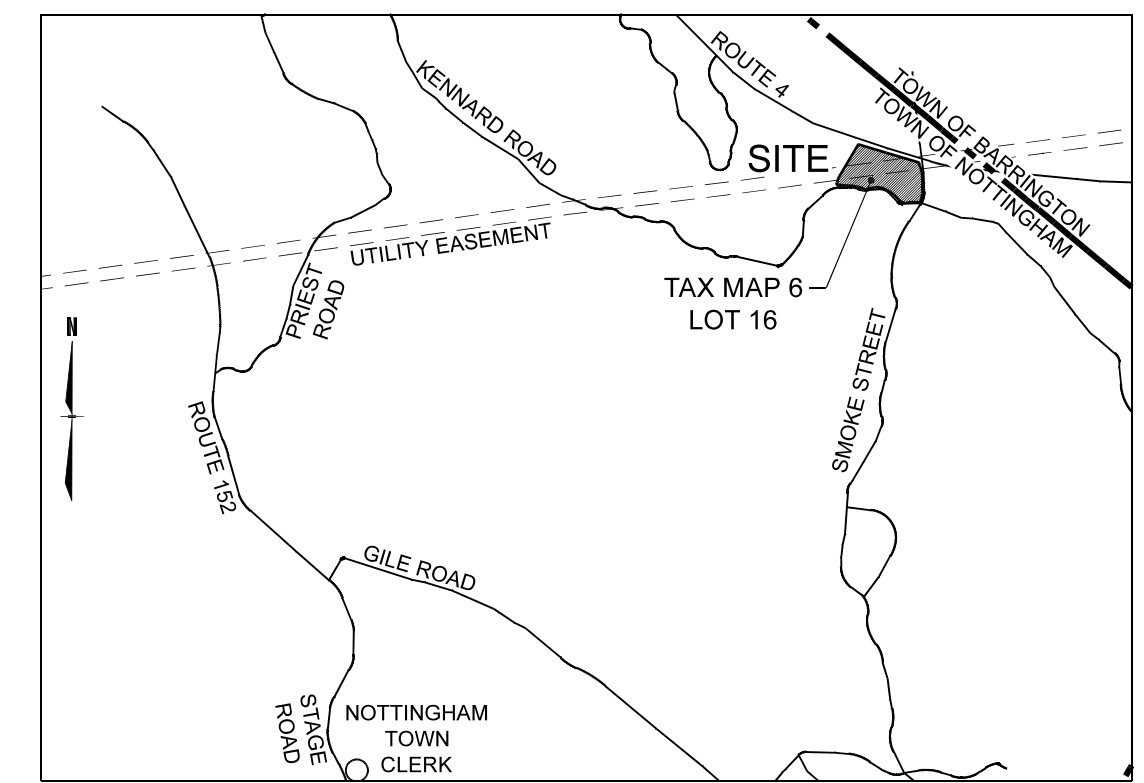
MATCHLINE SHEET 3 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



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 =100' BOTH (COMMERCIAL & INDUSTRIAL)
WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
=VERY POORLY DRAINED=75'
MAXIMUM STRUCTURE HEIGHT =34' (ABOVE 34' BY SPECIAL EXCEPTION)
SEPTIC SETBACK =50'/75' HYDRIC SOILS
MAXIMUM LOT COVERAGE =50%
OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
7. 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.

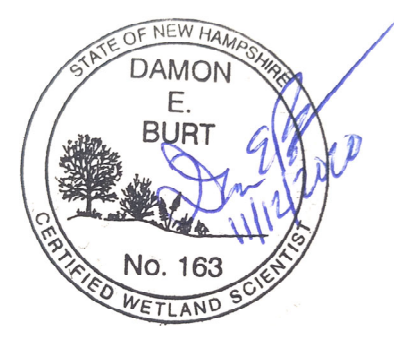


LOCATION PLAN SCALE: 1"=4,000'

- PLAN REFERENCES:
1. UNRECORDED PLAN BY: T.F. BERNIER INC., PREPARED FOR: STATE OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION, TITLED: "BOUNDARY SURVEY ASSESSORS MAP 6 LOT 16, OLD TURNPIKE ROAD (ROUTE 4), SMOKE STREET & KENNARD ROAD, NOTTINGHAM NEW HAMPSHIRE" SCALE: 1"=100', DATED: MARCH, 1988.
2. R.C.R.D. PLAN #D8535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: 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.

Table with 2 columns: ABUTTERS LIST and their respective property details including names, addresses, and book/page numbers.

- 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.
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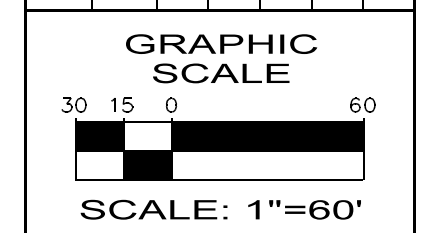
SIGNATURE: FRANKIEWICZ

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 table listing symbols for existing stone wall, abutters property lines, subject property lines, edge of pavement, edge of gravel, existing treeline, existing contour (MIR), existing contour (MJR), soil boundary/type, wetlands, wetland flag, drill hole found, rebar w/cap found, stone bound found, existing power pole, and wetland flag WFC19.

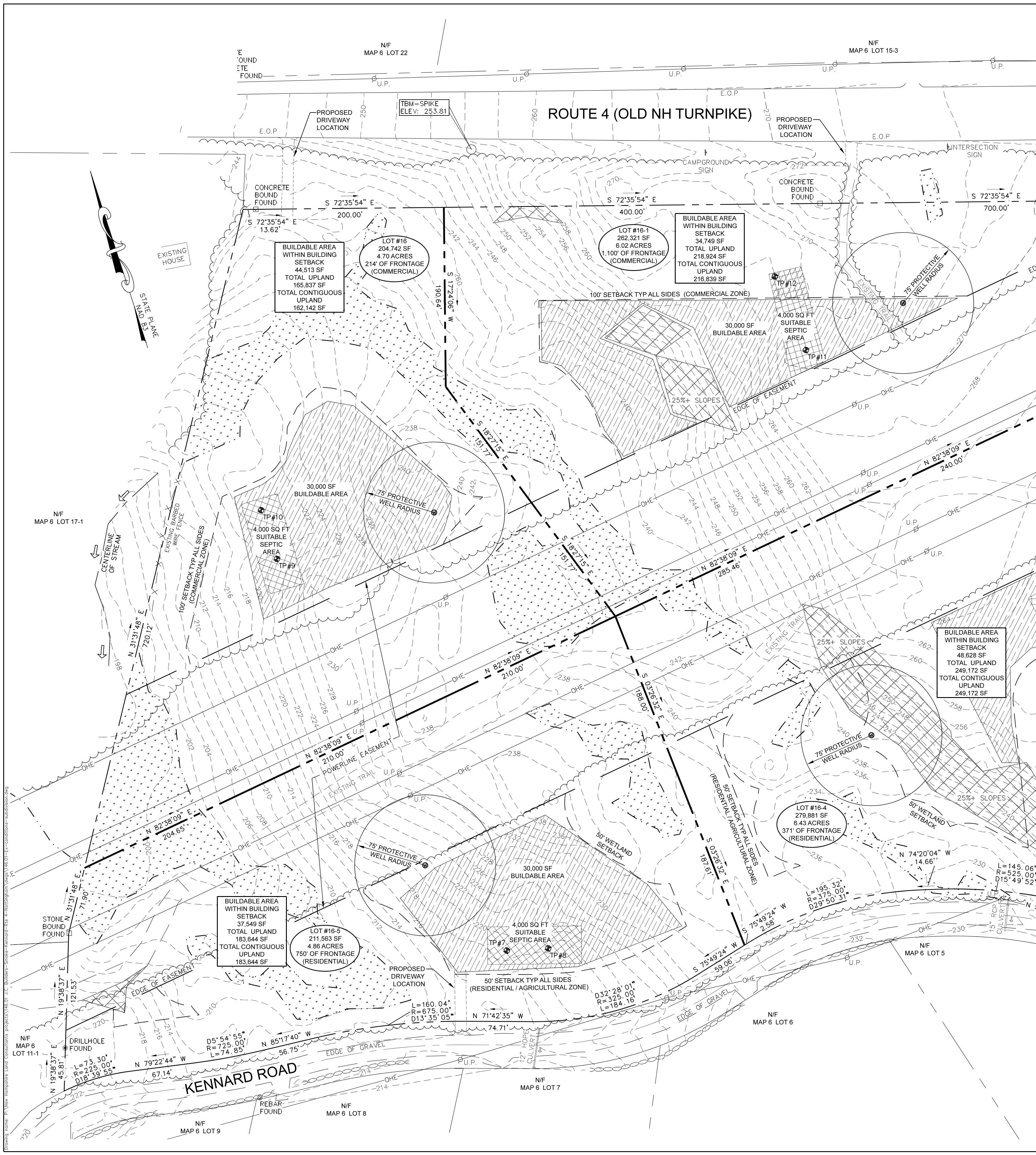
ENGINEER

REVISIONS table with columns for NO., DATE, DESCRIPTION, and BY.



N.H. LAND Consultants logo and text: SURVEYING • LAND PLANNING • REAL ESTATE A Veteran Owned Company. Website: INHLANDCONSULTANTS.COM. Phone: 603-942-9220.

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



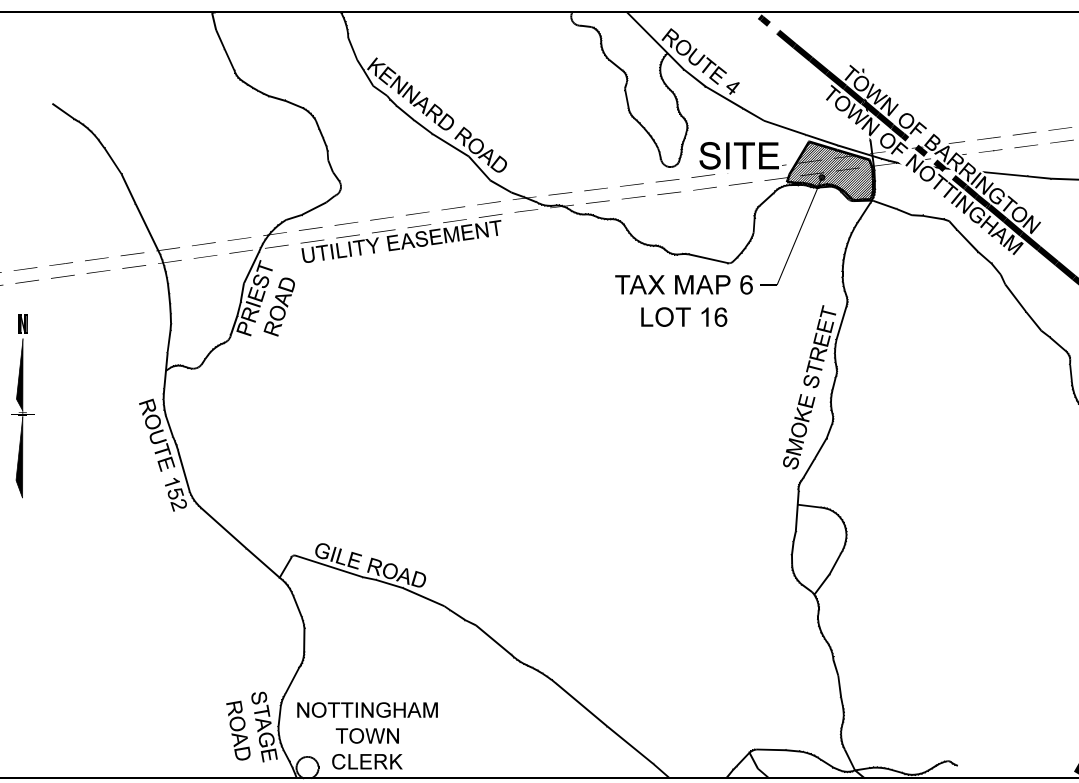
- NOTES:**
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    - 45C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY.
    - 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY.

**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<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #9<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348  | TEST PIT #11<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 |
| 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN   | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN   |
| 6-24" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               | 6-32" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN                | 6-28" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN                |
| 24-50" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         | 32-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN          | 28-54" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN          |
| ESHWT = 24"<br>ROOTS TO 24"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               | ESHWT = 32"<br>ROOTS TO 32"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED                | ESHWT = 28"<br>ROOTS TO 28"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED                |
| TEST PIT #8<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #10<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #12<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 |
| 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN   | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN   |
| 6-32" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               | 6-28" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN                | 6-24" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN                |
| 32-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         | 28-50" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN          | 24-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN          |
| ESHWT = 32"<br>ROOTS TO 32"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               | ESHWT = 28"<br>ROOTS TO 28"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED                | ESHWT = 24"<br>ROOTS TO 24"<br>NO LEDGE OBSERVED<br>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.
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**ABUTTERS LIST:**

|   |  |
|---|--|
| NF<br>MAP 6 LOT 5<br>AUGUSTINE R. JR. &<br>LUCILLE M. GRIPPO<br>122 SMOKE STREET<br>NOTTINGHAM, NH 03290  | NF<br>MAP 6 LOT 12<br>STEPHEN T. CURWOOD<br>TRUSTEE, CURWOOD REV TRUST<br>102 MITCHELL ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 4909 PAGE 1447                        |
| NF<br>MAP 6 LOT 6<br>ROBERTA F. GILMAN<br>145 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5764 PAGE 1158  | NF<br>MAP 6 LOT 13<br>SARAH E. CURWOOD<br>102 MITCHELL ROAD<br>NOTTINGHAM, NH 03290<br>BOOK PAGE   |
| NF<br>MAP 6 LOT 7<br>CURTIS E. & HADEN C. WILBER<br>TRUSTEES, ERIC & BRENDA WILBER<br>143 KENNARD ROAD<br>NOTTINGHAM, NH 03290<br>BOOK 6032 PAGE 1229 | NF<br>MAP 6 LOT 15-2<br>JAMES W. HALEY<br>366 OLD CONCORD TURNPIKE<br>BARRINGTON, NH 03825<br>BOOK 5626 PAGE 482   |
| NF<br>MAP 6 LOT 8<br>LLOYD A. & GLADYS I. NICKERSON<br>141 KENNARD ROAD<br>NOTTINGHAM, NH 03290   | NF<br>MAP 6 LOT 17-1<br>D. & L. HANSON FAM. TRUST<br>DAVID H. & LINDA R. HANSON<br>TRUSTEES<br>28 OLD TURNPIKE ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5679 PAGE 736 |
| NF<br>MAP 6 LOT 9<br>MICHAEL A. LARBIN, SR<br>139 KENNARD RD<br>NOTTINGHAM, NH 03290<br>BOOK 3016 PAGE 1106   | NF<br>MAP 6 LOT 22<br>DOMUS DEVELOPERS INC.<br>11 WHITEHORSE DRIVE<br>RYE, NH 03870<br>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

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

**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, NOTTINGHAM, NH 03261 PH 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

MATCHLINE SHEET 5 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



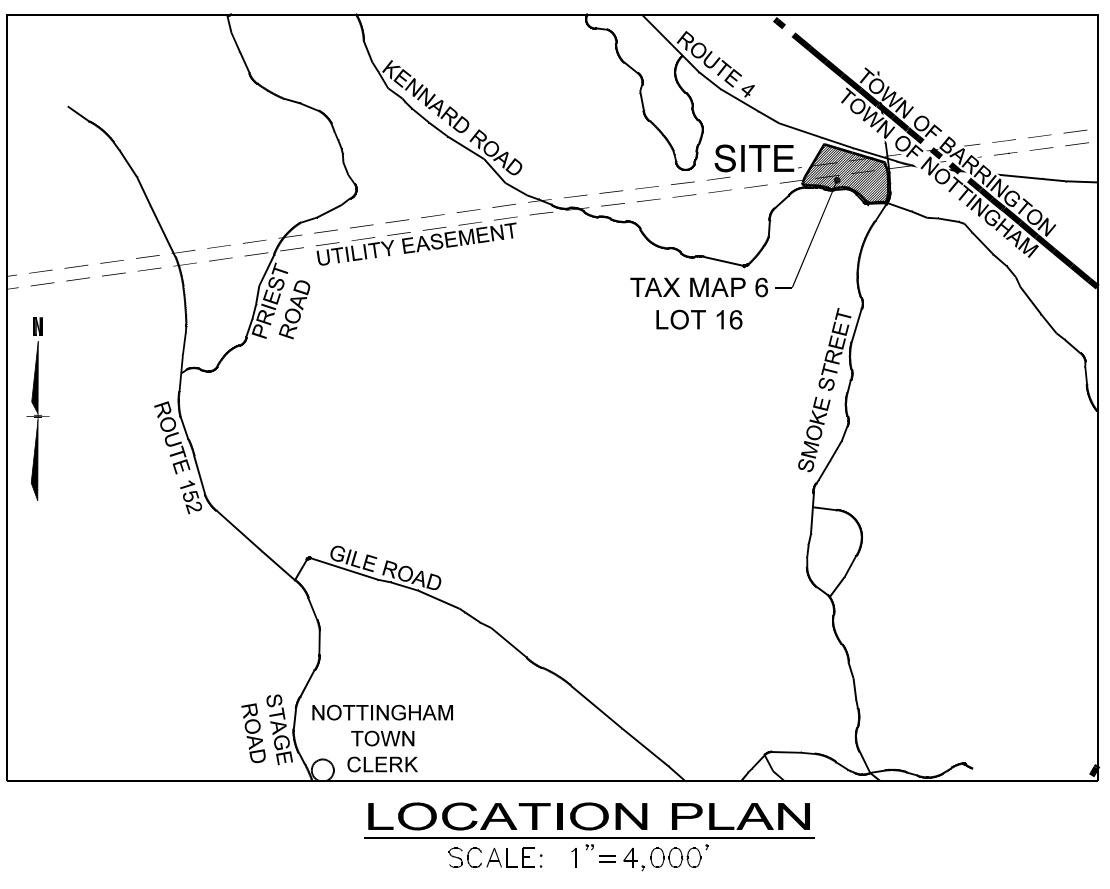
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 6 LOT FRONTAGE SUBDIVISION.
  - THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16.
  - THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1,331,038 SQFT.)
  - THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290, BK 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.
  - 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.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON SEPTEMBER 25, 2020 FROM DATA COLLECTED BY THIS OFFICE ON SEPTEMBER 25, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 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 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<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #3<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #5<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 |
| 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  |
| 6-36" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               | 6-32" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               | 6-32" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               |
| 36-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         | 32-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         | 32-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         |
| ESHWT = 36"<br>ROOTS TO 32"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               | ESHWT = 32"<br>ROOTS TO 32"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               | ESHWT = 32"<br>ROOTS TO 32"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               |
| TEST PIT #2<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #4<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 | TEST PIT #6<br>DATE: 10-27-2020<br>PERFORMED BY: SCOTT FRANKIEWICZ,<br>PERMIT #1348 |
| 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  | 0-6" FOREST MAT<br>10YR 3/3 - DARK BROWN  |
| 6-24" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               | 6-29" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               | 6-30" FINE SANDY LOAM<br>GRANULAR/FRIABLE<br>7.5YR 5/6 - STRONG BROWN               |
| 24-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         | 29-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         | 30-60" LOAMY SAND<br>GRANULAR/FIRM IN PLACE<br>2.5Y 5/6 - LIGHT OLIVE BROWN         |
| ESHWT = 24"<br>ROOTS TO 24"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               | ESHWT = 29"<br>ROOTS TO 29"<br>NO LEDGE OBSERVED<br>NO WATER OBSERVED               | ESHWT = 30"<br>ROOTS TO 30"<br>NO LEDGE OBSERVED<br>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.
  - 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:**

|  |   |
|--|---|
| NF<br>MAP 6 LOT 5<br>STEPHEN T CURWOOD<br>TRUSTEE, CURWOOD REV TRUST<br>102 MITCHELL ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 4909 PAGE 1447            | NF<br>MAP 6 LOT 12<br>STEPHEN T CURWOOD<br>TRUSTEE, CURWOOD REV TRUST<br>102 MITCHELL ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 4909 PAGE 1447                    |
| NF<br>MAP 6 LOT 6<br>ROBERTA F GILMAN<br>145 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5764 PAGE 1158  | NF<br>MAP 6 LOT 13<br>SARAH E CURWOOD<br>103 MITCHELL ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK PAGE  |
| NF<br>MAP 6 LOT 7<br>CURTIS E & HADEN C WILBER<br>TRUSTEES, ERIC & BRENDA WILBER<br>145 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 8032 PAGE 1229 | NF<br>MAP 6 LOT 15-2<br>JAMES W HALEY<br>366 OLD CONCORD TURNPIKE<br>BARRINGTON, NH 03825<br>BOOK 5626 PAGE 482   |
| NF<br>MAP 6 LOT 8<br>LLOYD A & GLADYS I WICKERSON<br>141 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5794 PAGE 0326                                | NF<br>MAP 6 LOT 17-1<br>D & L HANSON FAM TRUST<br>DAVID H & LINDA R HANSON<br>TRUSTEES<br>28 OLD TURNPIKE ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5679 PAGE 736 |
| NF<br>MAP 6 LOT 9<br>MICHAEL A BARBIN, SR<br>139 KENNARD RD,<br>NOTTINGHAM, NH 03290<br>BOOK 3016 PAGE 1106  | NF<br>MAP 6 LOT 22<br>DOMUS DEVELOPERS INC.<br>11 WHITEHORSE DRIVE<br>RYE, NH 03870<br>BOOK 5977 PAGE 2799  |

SEE SHEET 7 FOR PROPOSED DRIVEWAYS AND PROFILES.

**DESIGNER**  
Subsurface Disposal Systems  
Scott R. Frankiewicz  
No. 1348  
Department of Environmental Services

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

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

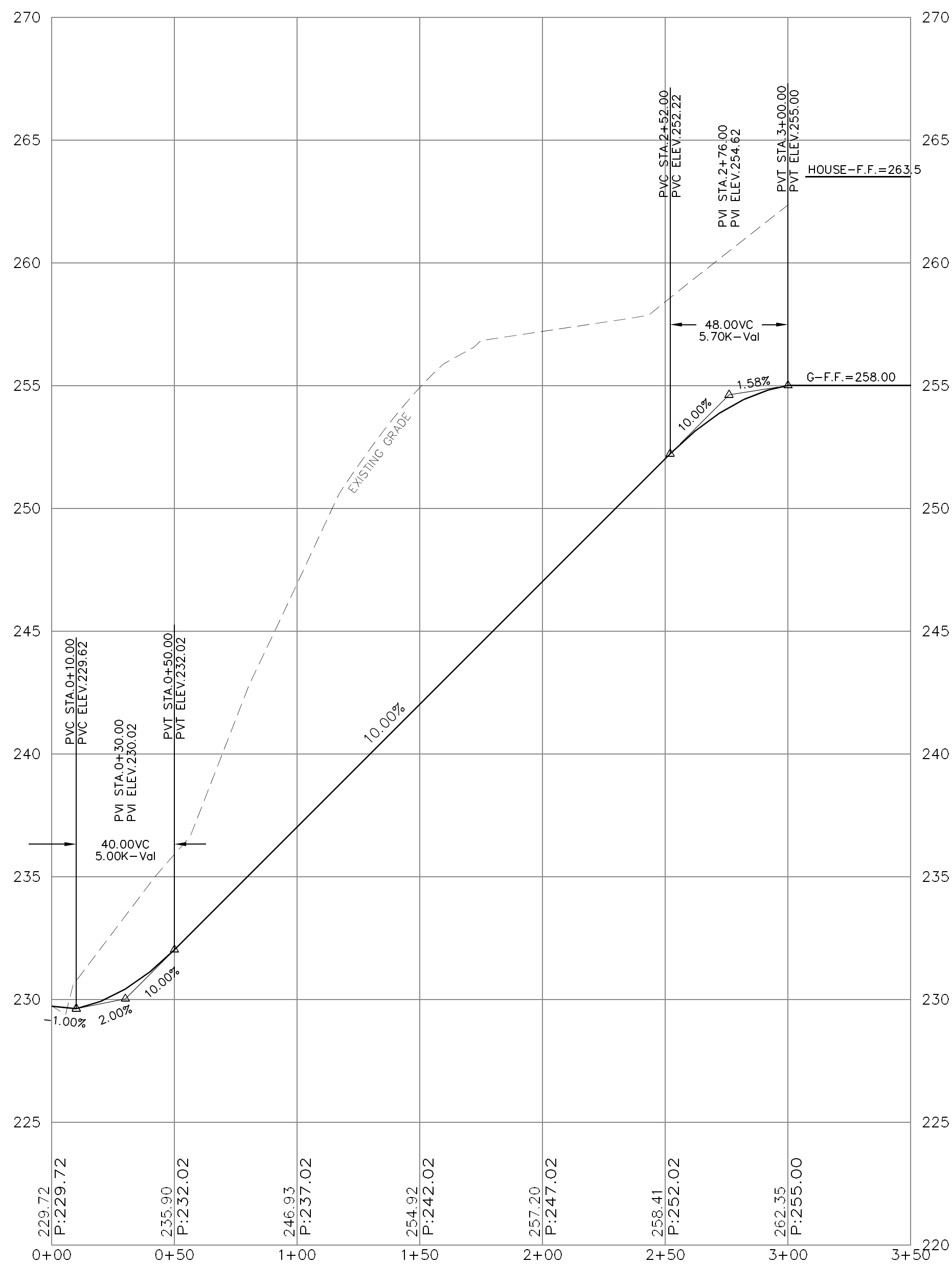
**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A Veteran Owned Company

**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

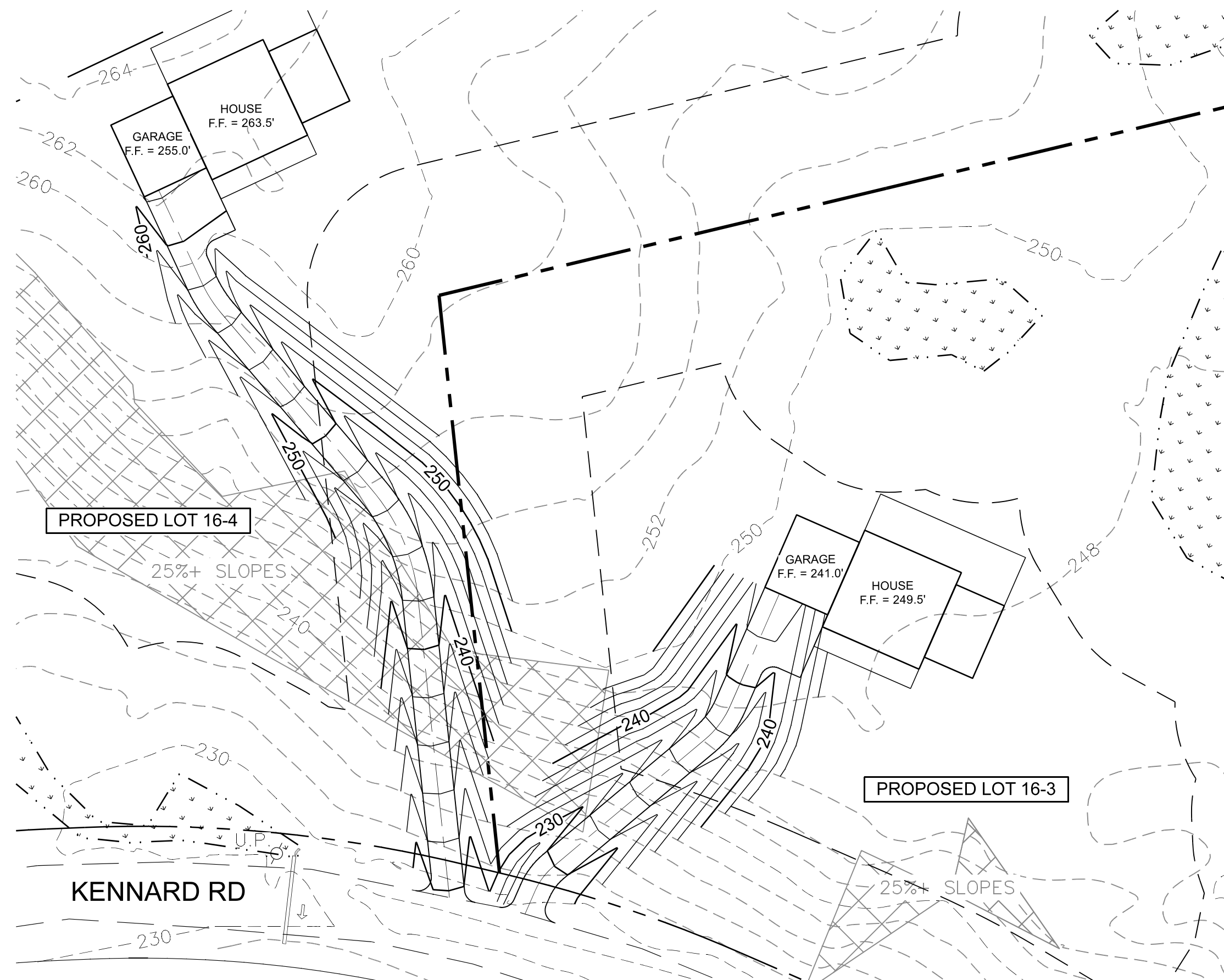
**PCP-2**  
SHT. 6 of 13

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



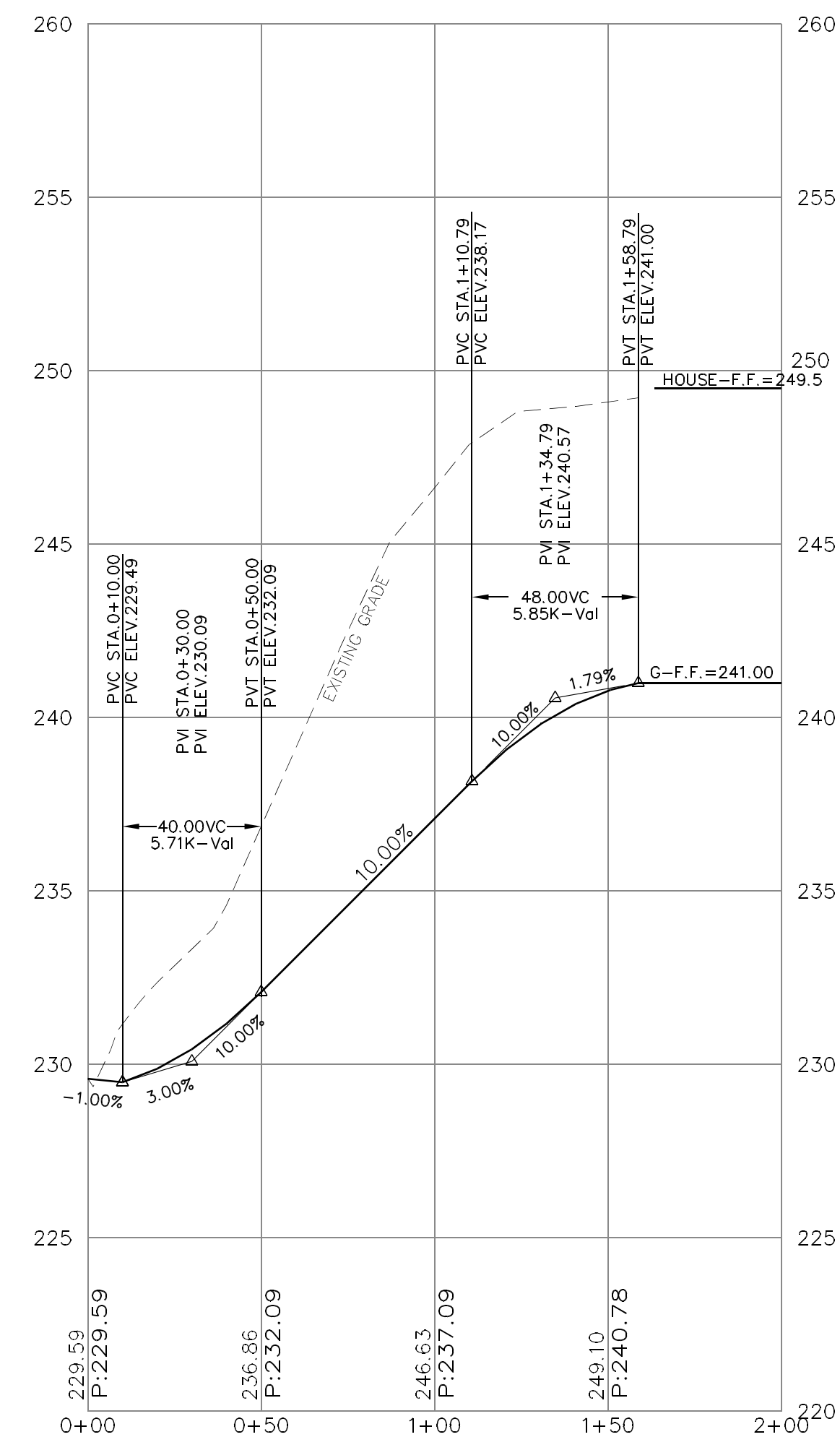
PROPOSED DRIVEWAY PROFILE - LOT 16-4

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



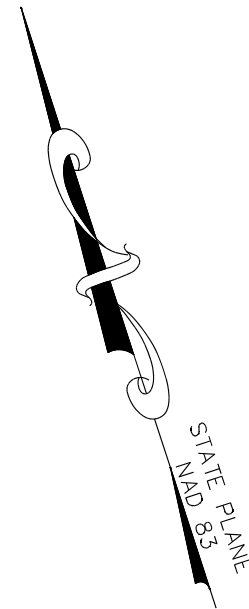
PLAN VIEW - PROPOSED DRIVEWAYS LOTS 16-3 & 16-4

SCALE: 1"=40'

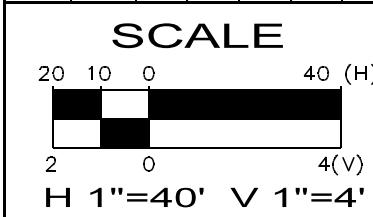


PROPOSED DRIVEWAY PROFILE - LOT 16-3

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



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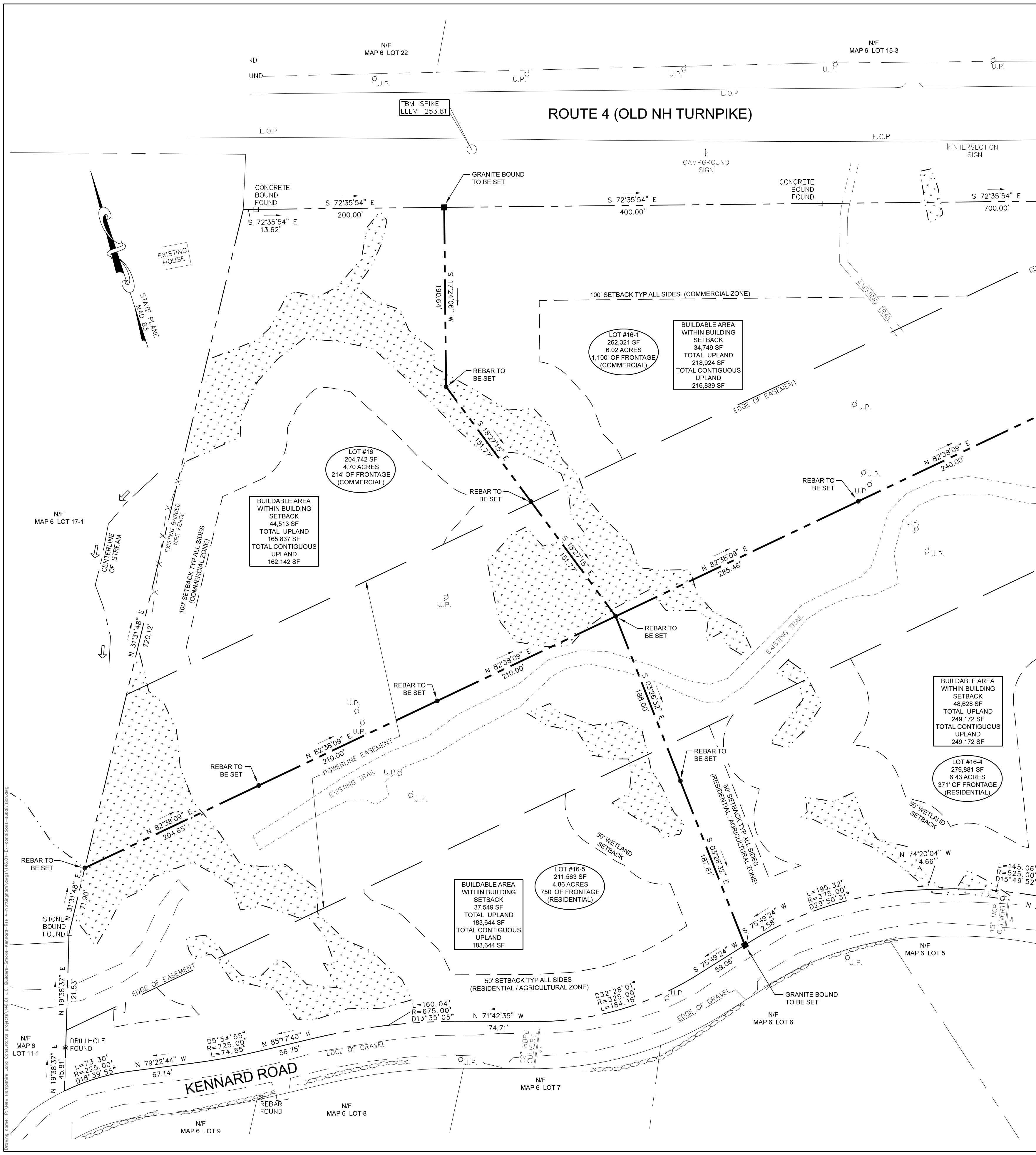
PROPOSED DRIVEWAY PROFILES  
 TAX MAP 6  
**FRONTAGE SUBDIVISION**  
 ROUTE 4, SMOKE STREET,  
 AND KENNARD ROAD NOTTINGHAM, NH 03290  
 OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
 BOOK 6156 PAGE 2447

JOB NO: 146.01  
 ROCKINGHAM CO.

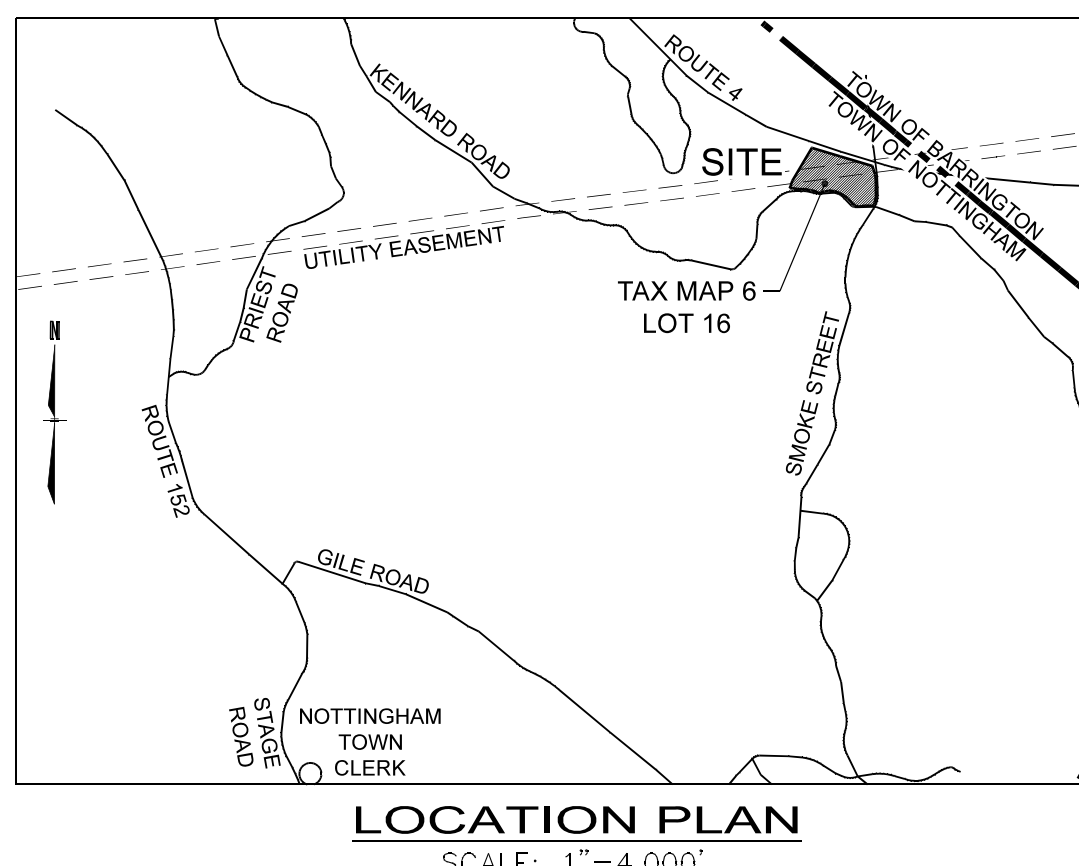
DATE: NOVEMBER 12, 2020

**PDVP**  
 SHT. 7 of 13

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



- 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 SQ.FT.)
  - 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)
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    - OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
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  - 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, 5 TO 8 PERCENT SLOPES, VERY STONY.



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  - R.C.R.D. PLAN #08535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABIE 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<br>MAP 6 LOT 5<br>AUGUSTINE R. JR. &<br>LUCILLE M. GRIPPO<br>122 SMOKE STREET<br>NOTTINGHAM, NH 03290   | N/F<br>MAP 6 LOT 12<br>STEPHEN T. CURWOOD<br>TRUSTEES, CURWOOD REV TRUST<br>102 MITCHELL ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 4909 PAGE 1447                       |
| N/F<br>MAP 6 LOT 6<br>ROBERTA F. GILMAN<br>145 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5784 PAGE 1158   | N/F<br>MAP 6 LOT 13<br>SARAH E. CURWOOD<br>103 MITCHELL ROAD<br>NOTTINGHAM, NH 03290<br>BOOK PAGE   |
| N/F<br>MAP 6 LOT 7<br>CURTIS E. & HADEN C. WILBER<br>TRUSTEES, ERIC & BRENDA WILBER<br>145 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 6032 PAGE 1229 | N/F<br>MAP 6 LOT 15-2<br>JAMES W. HALEY<br>366 OLD CONCORD TURNPIKE<br>BARRINGTON, NH 03825<br>BOOK 5626 PAGE 482   |
| N/F<br>MAP 6 LOT 8<br>LLOYD A. & GLADYS I. KICKERSON<br>141 KENNARD ROAD<br>NOTTINGHAM, NH 03290  | N/F<br>MAP 6 LOT 15-3<br>KEENAN ALMOJERRY<br>7 SINCLAIR DRIVE,<br>EXETER, NH 03833<br>BOOK 5794 PAGE 0326   |
| N/F<br>MAP 6 LOT 9<br>MICHAEL A. BARBIN, SR.<br>139 KENNARD RD<br>NOTTINGHAM, NH 03290<br>BOOK 3016 PAGE 1106   | N/F<br>MAP 6 LOT 17-1<br>D. & L. HANSON FAM. TRUST<br>DAVID H. & LINDA R. HANSON<br>TRUSTEES<br>28 OLD TURNPIKE ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5679 PAGE 736 |
| N/F<br>MAP 6 LOT 11-1<br>KEITH GILLESPIE<br>136 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 6022 PAGE 1467  | N/F<br>MAP 6 LOT 22<br>DOMUS DEVELOPERS INC.<br>11 WHITEHORSE DRIVE<br>RYE, NH 03870<br>BOOK 5977 PAGE 2799   |

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 |

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

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

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020.

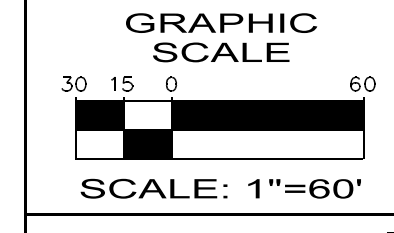
SCOTT R. FRANKIEWICZ, LLS. DATE: \_\_\_\_\_

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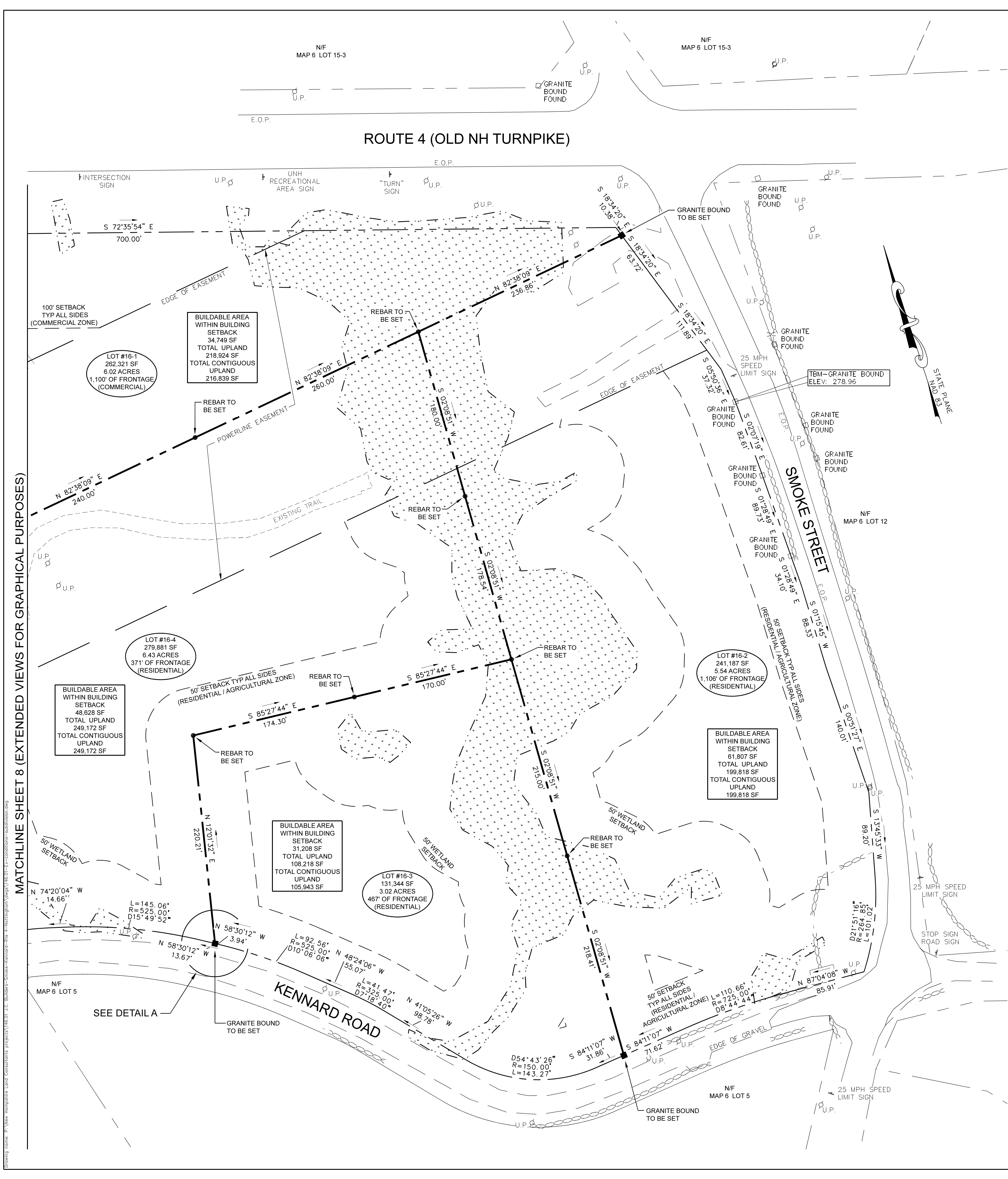
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-442-9220 WEBSITE: NH.LANDCONSULTANTS.COM

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

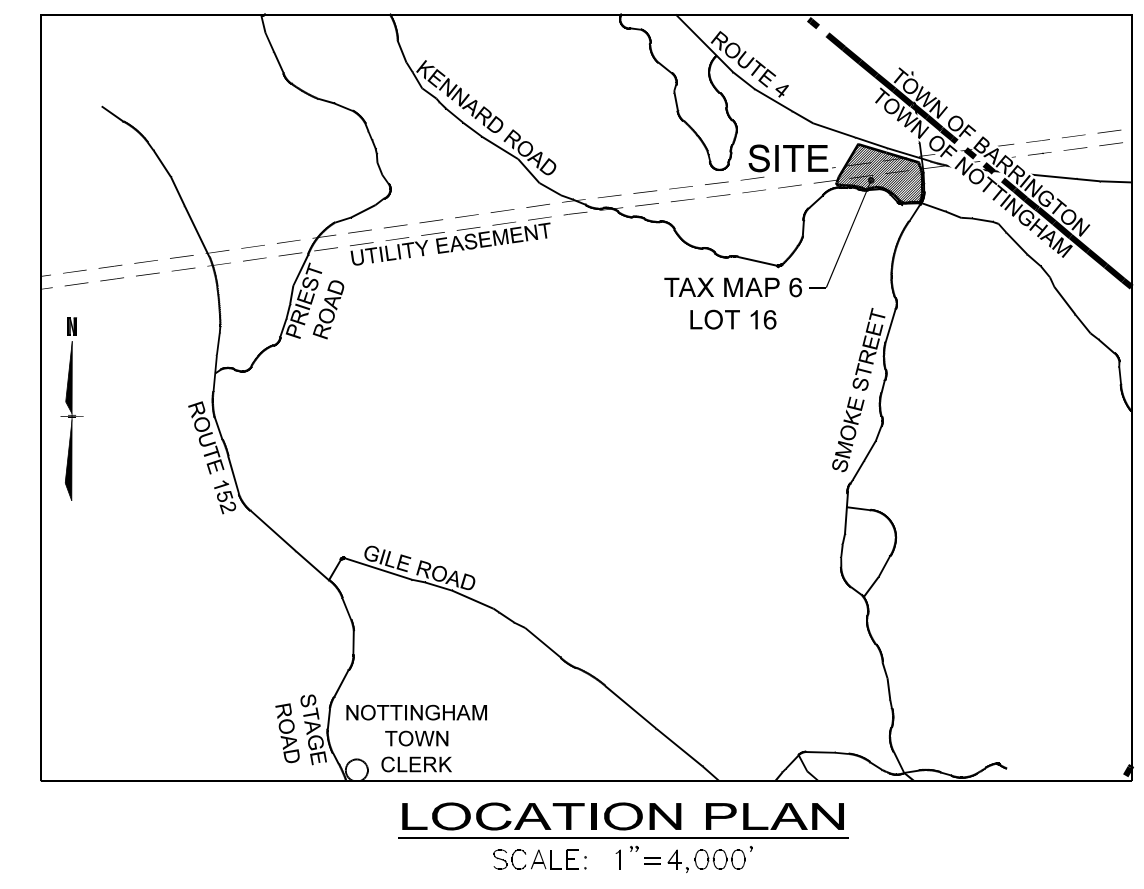
JOB NO: 146.01  
ROCKINGHAM CO.  
DATE: NOVEMBER 16, 2020

**PSP-1**  
SHT. 8 of 13





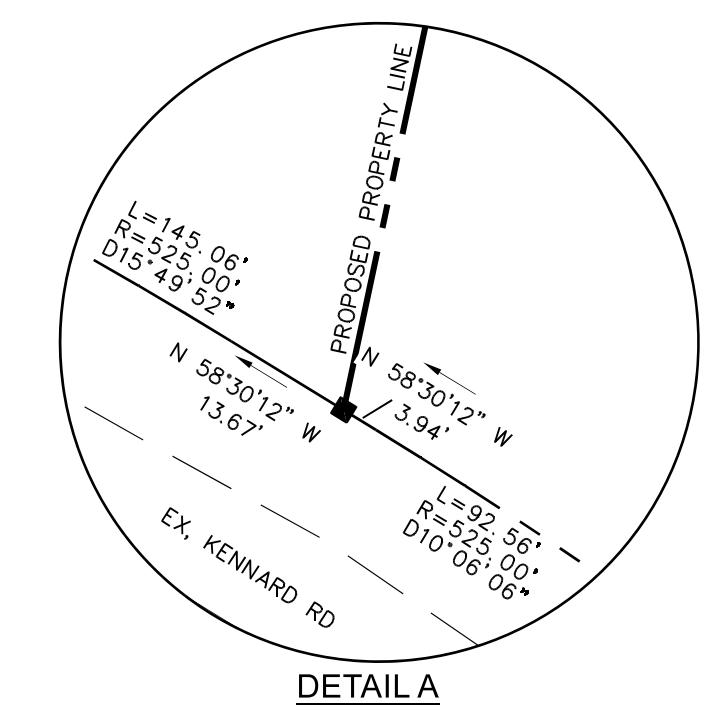
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 6 LOT FRONTAGE SUBDIVISION.
  - THE PROPERTY IS DESIGNATED AS MAP 6, LOT 16.
  - THE AREA OF THE EXISTING LOT 16 IS 30.56 ACRES (1,331,038 SQ FT).
  - THE CURRENT OWNER FOR LOT 16, JEFFERY COLE BUILDERS, LLC, 140 RAYMOND ROAD, NOTTINGHAM NH 03290, BK 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 = 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'
    - 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 graniteview.unh.edu.
  - SHEETS 8 AND 9 OF THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE: MAY 17, 2005, SITE RESIDES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON SEPTEMBER 25, 2020 FROM DATA COLLECTED BY THIS OFFICE ON SEPTEMBER 25, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA:
    - 436-CANTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY.
    - 437-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:**
- 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: ABBE KENNARD ESTATE AND ROBERT BOWEN, NOTTINGHAM NH, PREPARED BY: FREDRICK E. DREW ASSOCIATES, DUNSBURY NH, SCALE: 1"=200', DATED: NOV. 1978, APPROVED BY NOTTINGHAM PLANNING BOARD ON FEBRUARY 22, 1979.

**ABUTTERS LIST:**

|   |   |
|---|---|
| N/F<br>MAP 6 LOT 5<br>AUGUSTINE R. JR. & LUCILLE M. GRIPPO<br>122 SMOKE STREET<br>NOTTINGHAM, NH 03290  | N/F<br>MAP 6 LOT 12<br>STEPHEN T. CURWOOD TRUSTEE, CURWOOD REV TRUST<br>102 MITCHELL ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 4909 PAGE 1447                       |
| N/F<br>MAP 6 LOT 6<br>ROBERT F. GILMAN<br>145 KENNARD ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5764 PAGE 1158  | N/F<br>MAP 6 LOT 13<br>SARAH E. CURWOOD<br>103 MITCHELL ROAD<br>NOTTINGHAM, NH 03290<br>BOOK PAGE   |
| N/F<br>MAP 6 LOT 7<br>CURTIS E. & HADEN C. WILBER TRUSTEES, ERIC & BRENDA WILBER<br>143 KENNARD ROAD<br>NOTTINGHAM, NH 03290<br>BOOK 6032 PAGE 1229 | N/F<br>MAP 6 LOT 15-2<br>KEENAN AL-HOJERRY<br>7 SINCLAIR DRIVE,<br>EXETER, NH 03833<br>BOOK 5794 PAGE 0326  |
| N/F<br>MAP 6 LOT 8<br>LLOYD A. & GLADYS I. NICKERSON<br>141 KENNARD ROAD<br>NOTTINGHAM, NH 03290  | N/F<br>MAP 6 LOT 17-1<br>D & L HANSON FAM. TRUST<br>DAVID H. & LINDA R. HANSON TRUSTEES,<br>28 OLD TURNPIKE ROAD,<br>NOTTINGHAM, NH 03290<br>BOOK 5879 PAGE 736 |
| N/F<br>MAP 6 LOT 9<br>MICHAEL A. BARBIN, SR.<br>139 KENNARD RD<br>NOTTINGHAM, NH 03290<br>BOOK 3016 PAGE 1106                                       | N/F<br>MAP 6 LOT 22<br>DOMUS DEVELOPERS INC.<br>11 WHITEHORSE DRIVE<br>RYE, NH 03870<br>BOOK 5977 PAGE 2799   |



**PLANNING BOARD APPROVAL:**  
NOTTINGHAM NH PLANNING BOARD

|          |      |
|----------|------|
| CHAIRMAN | DATE |
| MEMBER   | DATE |
| MEMBER   | DATE |
| MEMBER   | DATE |
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| 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.**

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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.

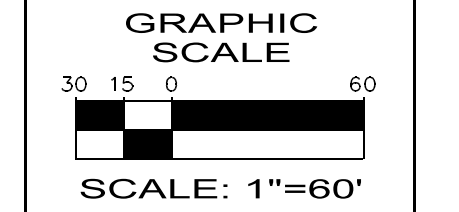
SCOTT R. FRANKIEWICZ, LLS DATE: \_\_\_\_\_

**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**

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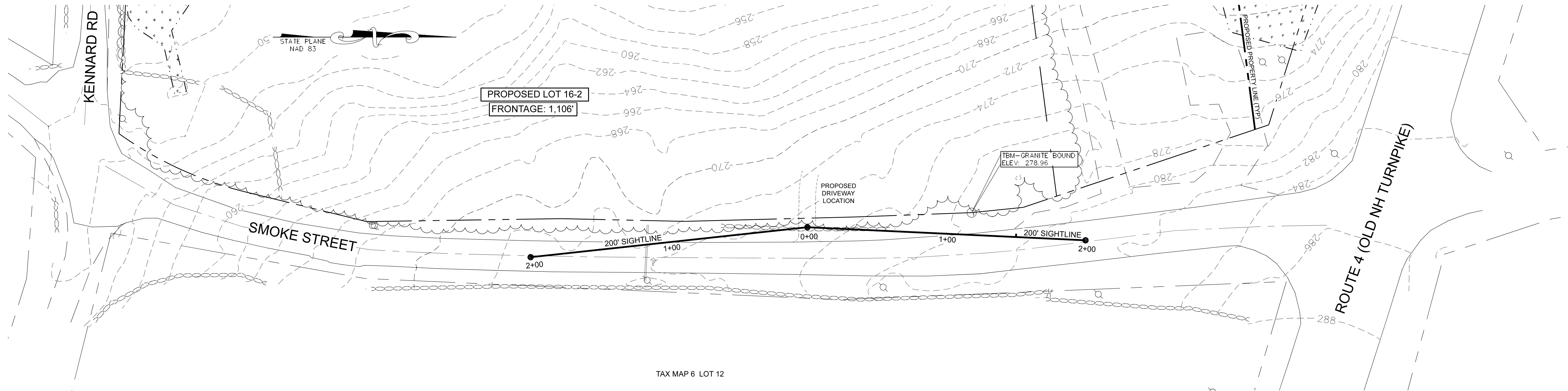
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**PROPOSED SUBDIVISION - 2**  
TAX MAP 6 LOT 16  
**FRONTAGE SUBDIVISION**  
ROUTE 4, SMOKE STREET  
AND KENNARD ROAD NOTTINGHAM, NH 03290  
OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
BOOK 6158 PAGE 2447

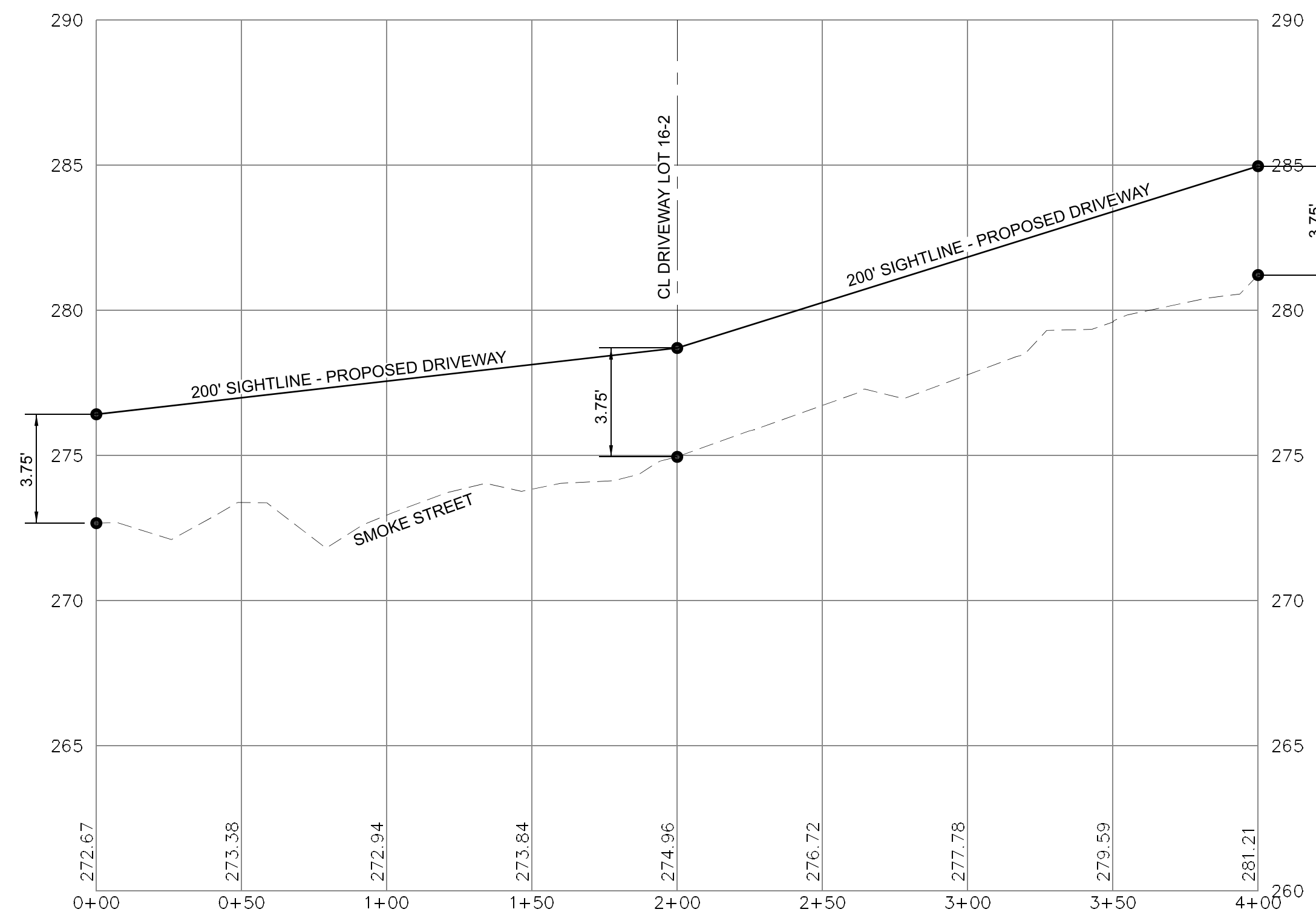
**JOB NO: 146.01**  
**ROCKINGHAM CO.**  
**DATE: NOVEMBER 16, 2020**

**PSP-2**  
SHT. 9 of 13



**SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-2)**

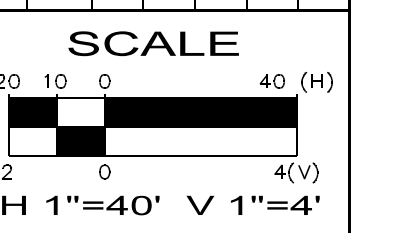
SCALE: 1"=40'



**SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-2)**

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

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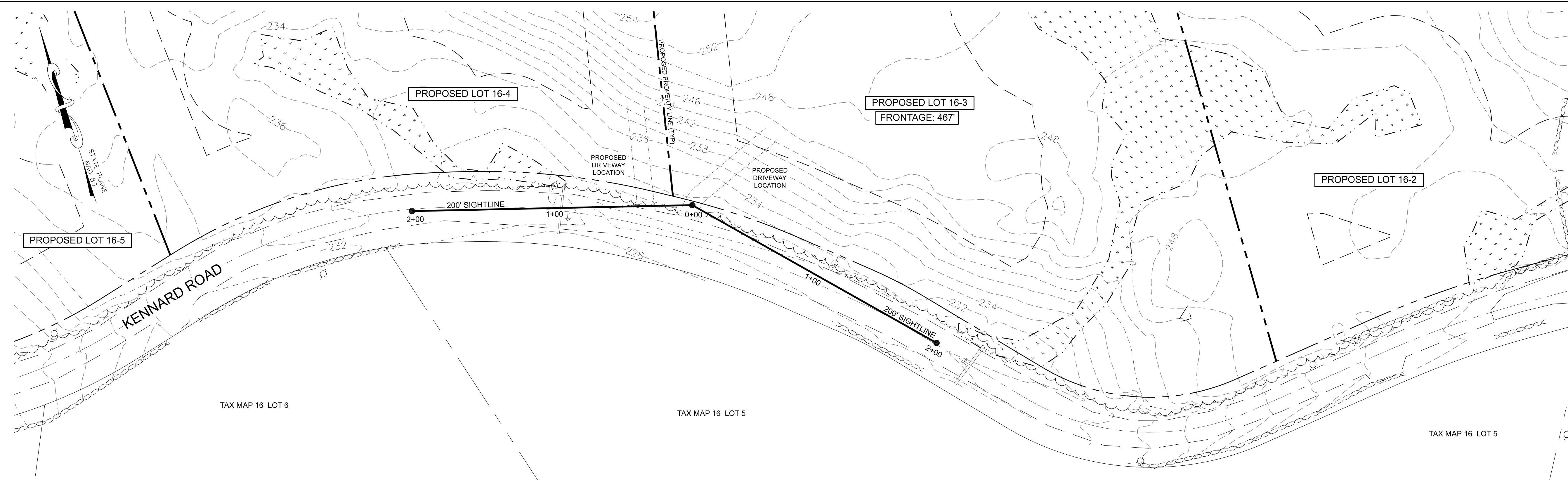


SCALE  
 20 10 0 40 (H)  
 2 0 4 (V)  
 H 1"=40' V 1"=4'

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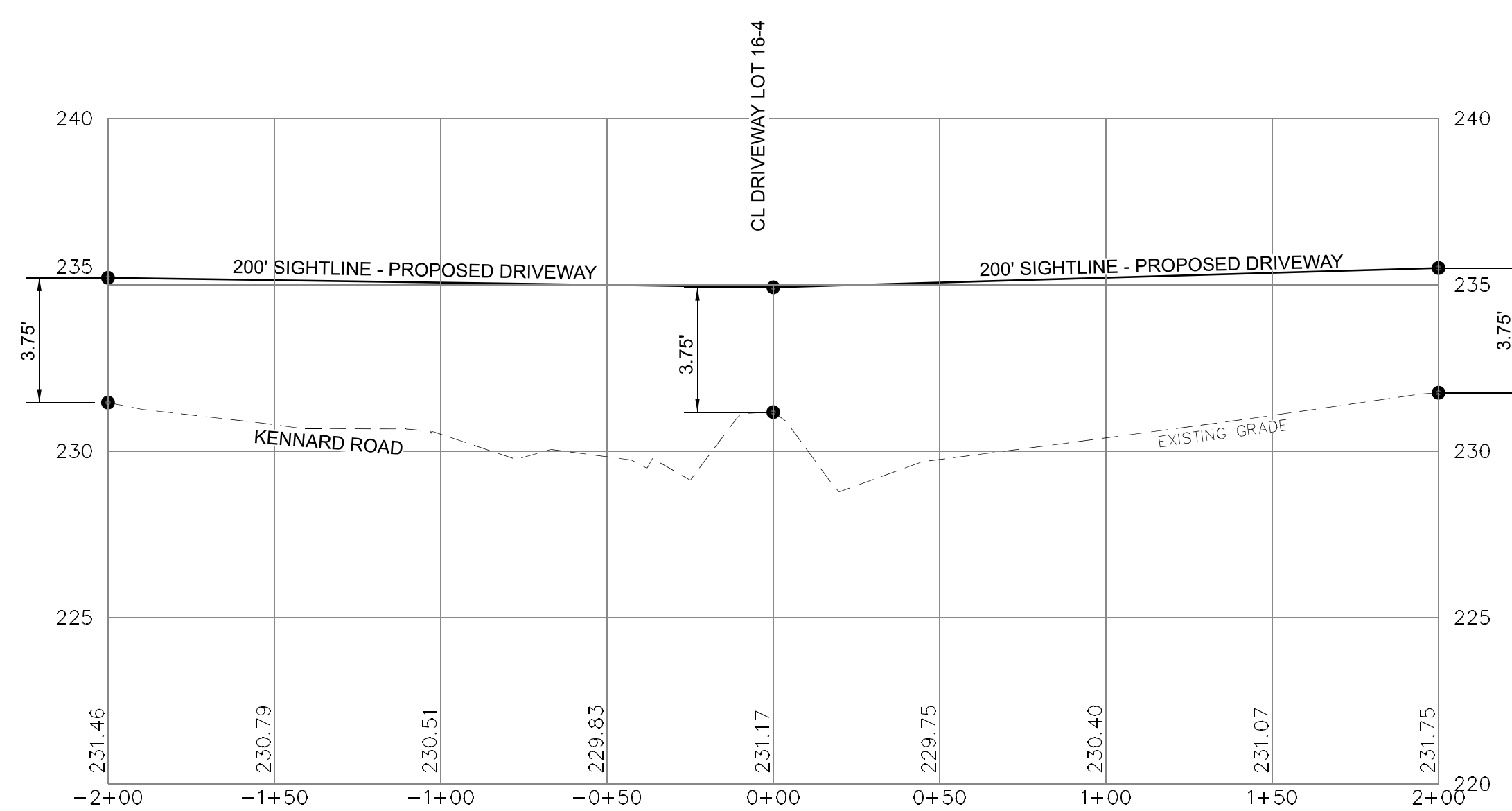
PROPOSED SIGHTLINE PLAN - LOT 16-2  
 TAX MAP 6 LOT 16  
**FRONTAGE SUBDIVISION**  
 AND KENNARD ROAD NOTTINGHAM, NH 03290  
 OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
 BOOK 6156 PAGE 2447

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



**SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-3)**

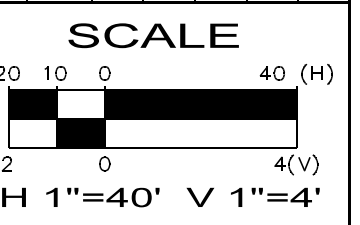
SCALE: 1"=40'



**SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-3)**

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

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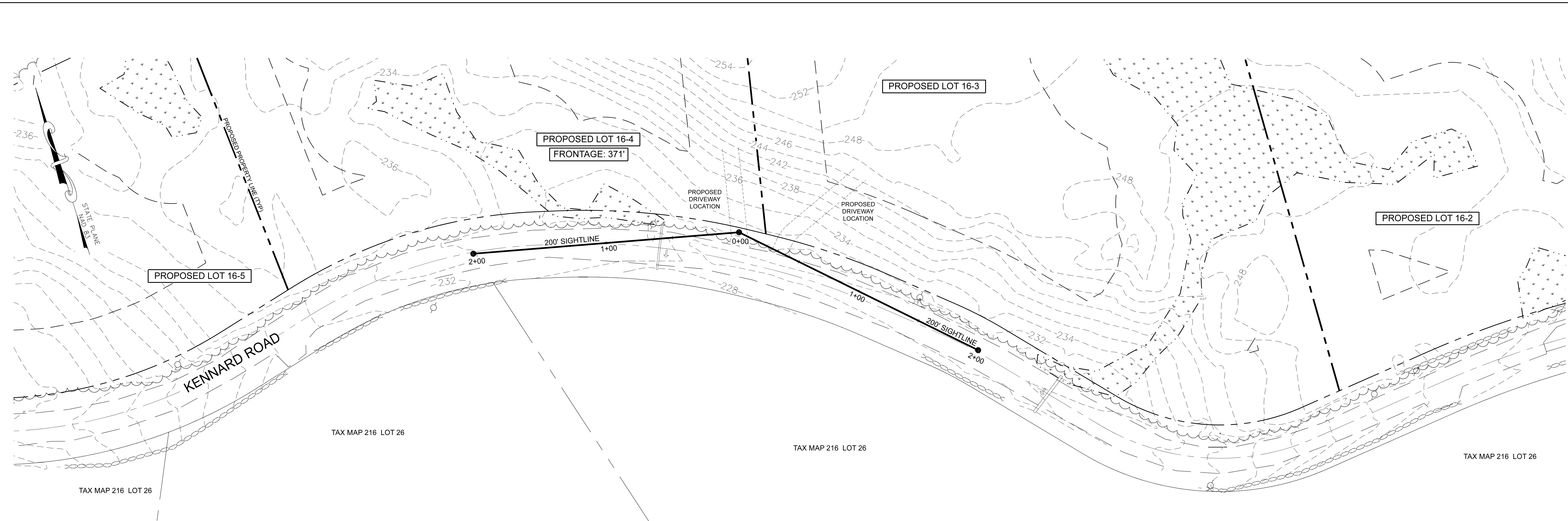
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PROPOSED SIGHTLINE PLAN - LOT 16-3  
 TAX MAP 16 LOT 16  
**FRONTAGE SUBDIVISION**  
 ROUTE 4 - SMOKE STREET  
 AND KENWARD ROAD NOTTINGHAM, NH 03290  
 OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
 BOOK 6158 PAGE 2447

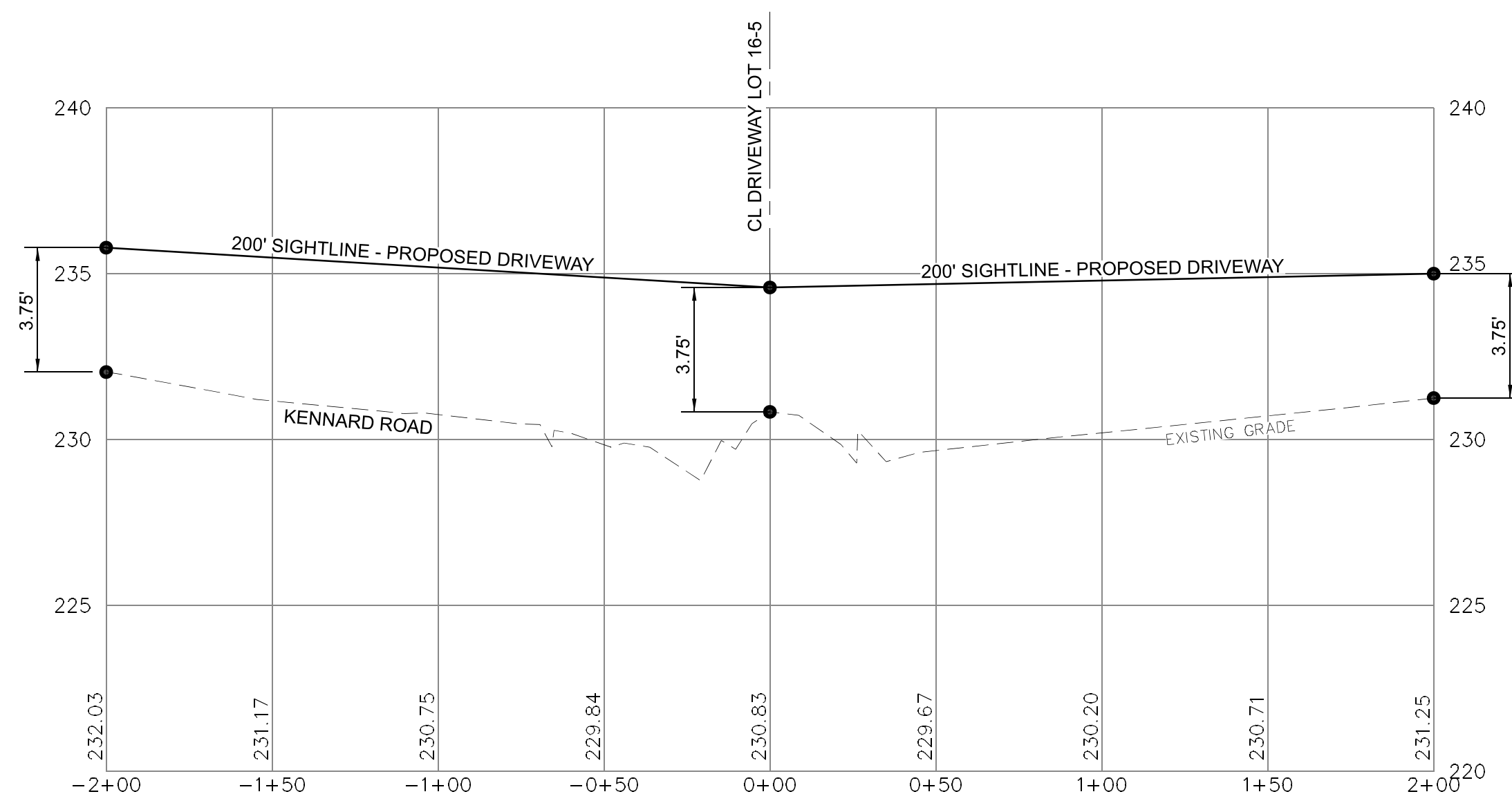
JOB NO: 146.01  
 ROCKINGHAM CO.  
 DATE: NOVEMBER 16, 2020

**SLP-2**  
 SHT. 11 of 13



**SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-4)**

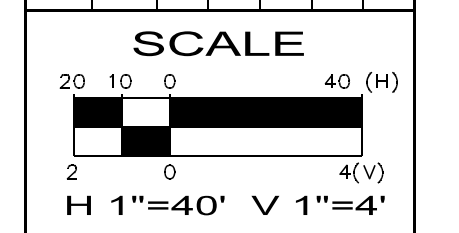
SCALE: 1"=40'



**SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-4)**

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

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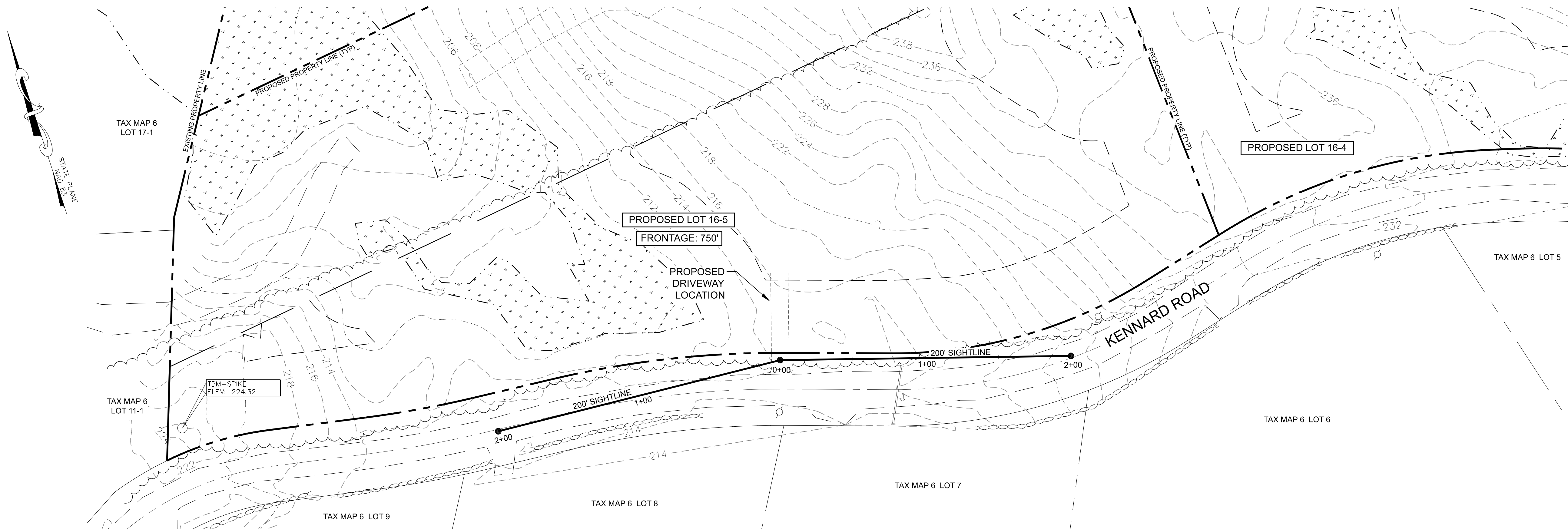


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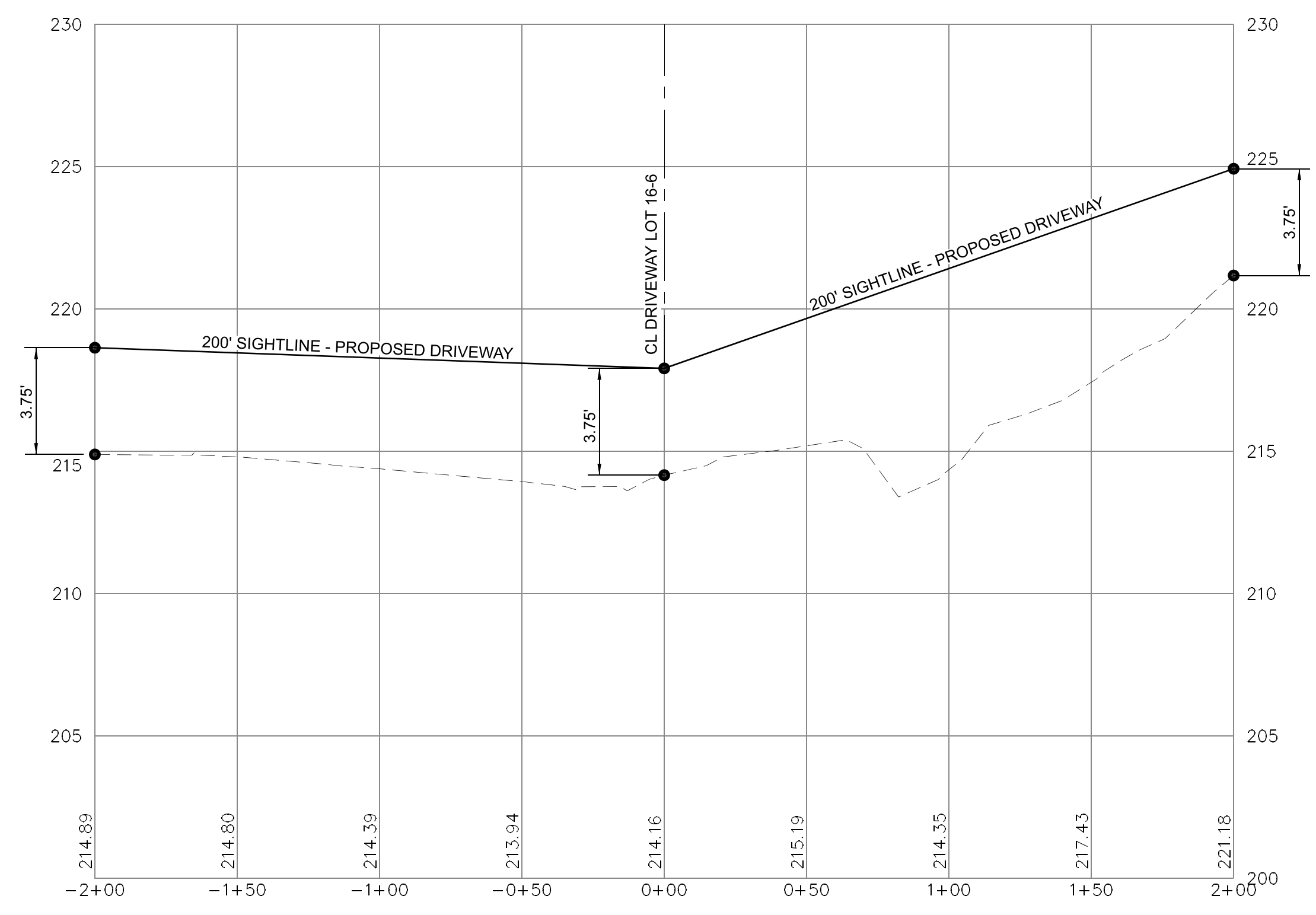
PROPOSED SIGHTLINE PLAN - LOT 16-4  
 TAX MAP 6 LOT 16  
**FRONTAGE SUBDIVISION**  
 ROUTE 4 - SMOKE STREET  
 AND KENNARD ROAD NOTTINGHAM, NH 03290  
 OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
 140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
 BOOK 6156 PAGE 2447

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

**SLP-3**  
 SHT. 12 of 13

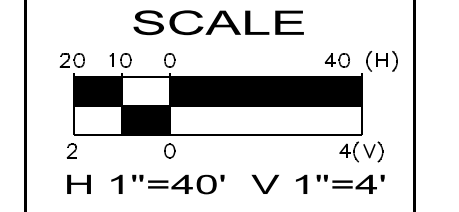


**SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-5)**  
SCALE: 1"=40'



**SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-5)**  
SCALE: 1"=40'H, 1"=4'V

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PROPOSED SIGHTLINE PLAN - LOT 16-5  
TAX MAP 6 LOT 16  
**FRONTAGE SUBDIVISION**  
ROUTE 4 - SMOKE STREET  
AND KENNARD ROAD NOTTINGHAM, NH 03290  
OWNED BY  
**JEFFERY COLE BUILDERS, LLC**  
140 RAYMOND ROAD, NOTTINGHAM, NH 03290  
BOOK 6156 PAGE 2447

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

**SLP-4**  
SHT. 13 of 13