

5 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.

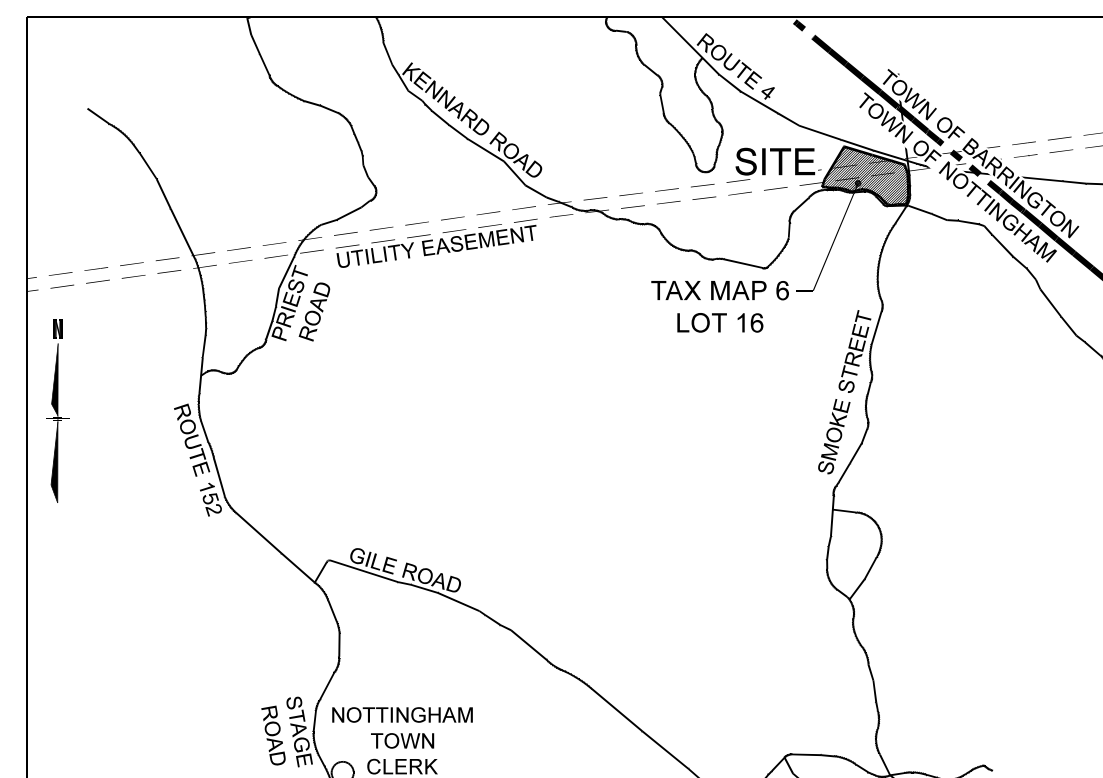
NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 5 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.

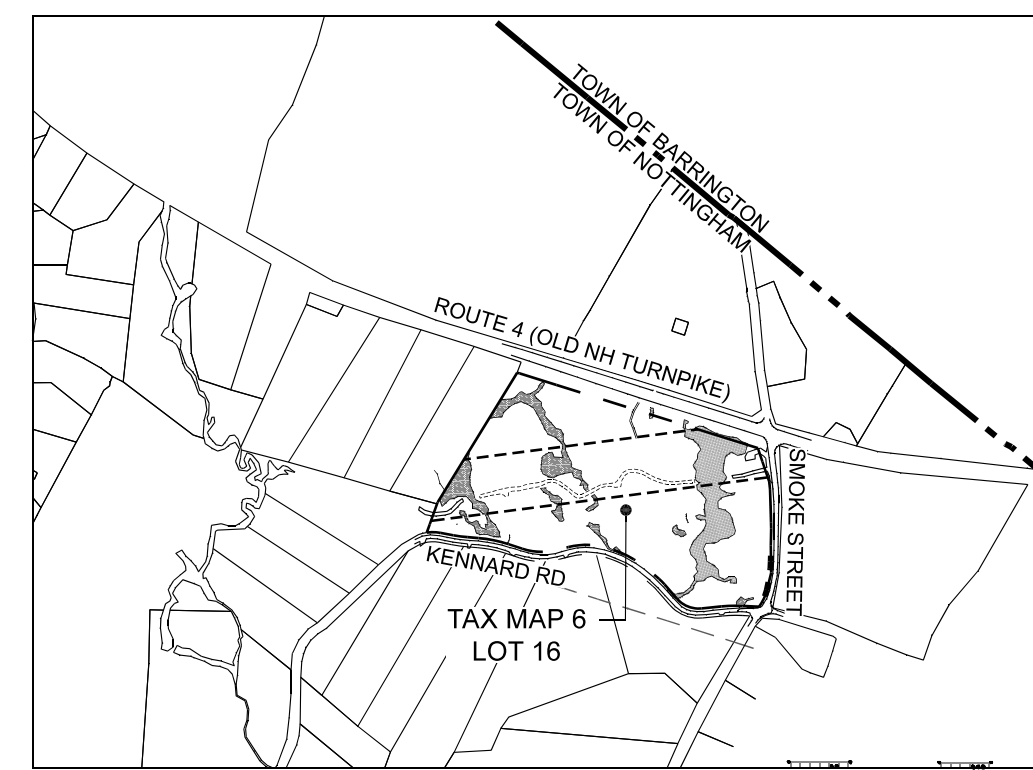
MIN. ROAD FRONTAGE	=200' (CONTIGUOUS FRONTAGE)
MIN. LOT SIZE	=87,120 SF (2 ACRES) (COMMERCIAL & INDUSTRIAL)
MIN. ROAD SETBACK	=100' (COMMERCIAL), 150' (INDUSTRIAL)
MIN. SIDE/REAR SETBACK	=100' BOTH (COMMERCIAL & INDUSTRIAL)
WETLAND/WATERBODY SETBACK	=POORLY DRAINED=50'
	=VERY POORLY DRAINED=75'
MAXIMUM 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 5 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 12	COVER SHEET
OVP	2 OF 12	OVERALL EXISTING CONDITIONS
ECP-1	3 OF 12	EXISTING CONDITIONS-1
ECP-2	4 OF 12	EXISTING CONDITIONS-2
PCP-1	5 OF 12	PROPOSED CONDITIONS-1
PCP-2	6 OF 12	PROPOSED CONDITIONS-2
PDVP	7 OF 12	PROPOSED DRIVEWAY PROFILES
PSP-1	8 OF 12	PROPOSED SUBDIVISION-1
PSP-2	9 OF 12	PROPOSED SUBDIVISION-2
SLP-1	10 OF 12	SIGHTLINE PLAN - LOT 16-1
SLP-2	11 OF 12	SIGHTLINE PLAN - LOT 16-2 & 16-3
SLP-3	12 OF 12	SIGHTLINE PLAN - LOT 16-4

PROFESSIONAL CONSULTANTS LIST

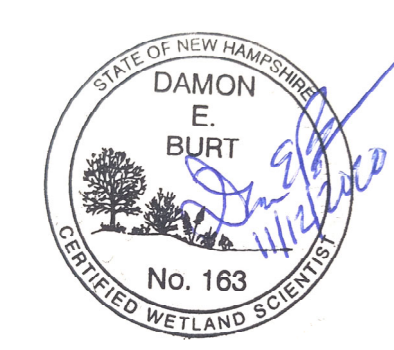
SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH:(603) 942-9220

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



APPROVED VARIANCE:
APPROVED VARIANCE DATED: JANUARY 19, 2021, ARTICLE II SECTION E 1 OF THE NOTTINGHAM ZONING ORDINANCE TO PERMIT RESIDENTIAL USES IN THE COMMERCIAL/INDUSTRIAL ZONE (ROUTE 4)

REQUESTED WAIVER:
REQUESTED WAIVER TO ALLOW TWO RESIDENTIAL DRIVEWAYS TO HAVE A MAXIMUM GRADE OF 10% WHERE 8% ALLOWED. THE TWO LOTS WE ARE ASKING FOR A DRIVEWAY SLOPE WAIVER FOR ARE 16-2 & 16-3.

OWNER/APPLICANT:

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

AGENCY APPROVALS

NHDES SUBDIVISION : _____ LOTS 16-2, & 16-4
NHDOT DRIVEWAY : _____



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

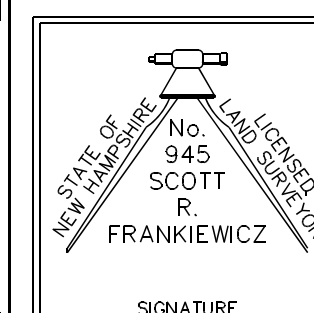
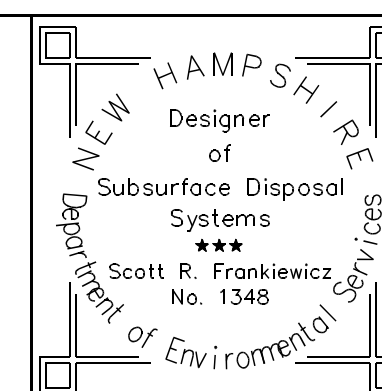
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION 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.

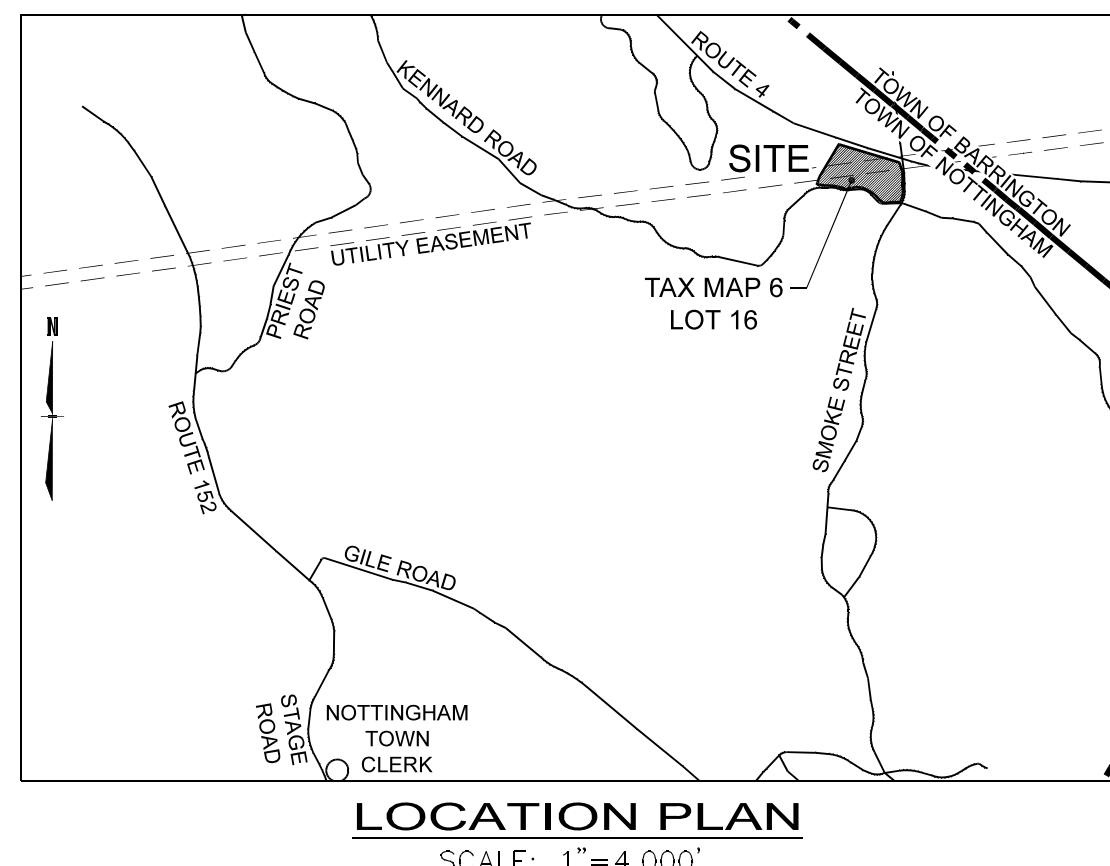
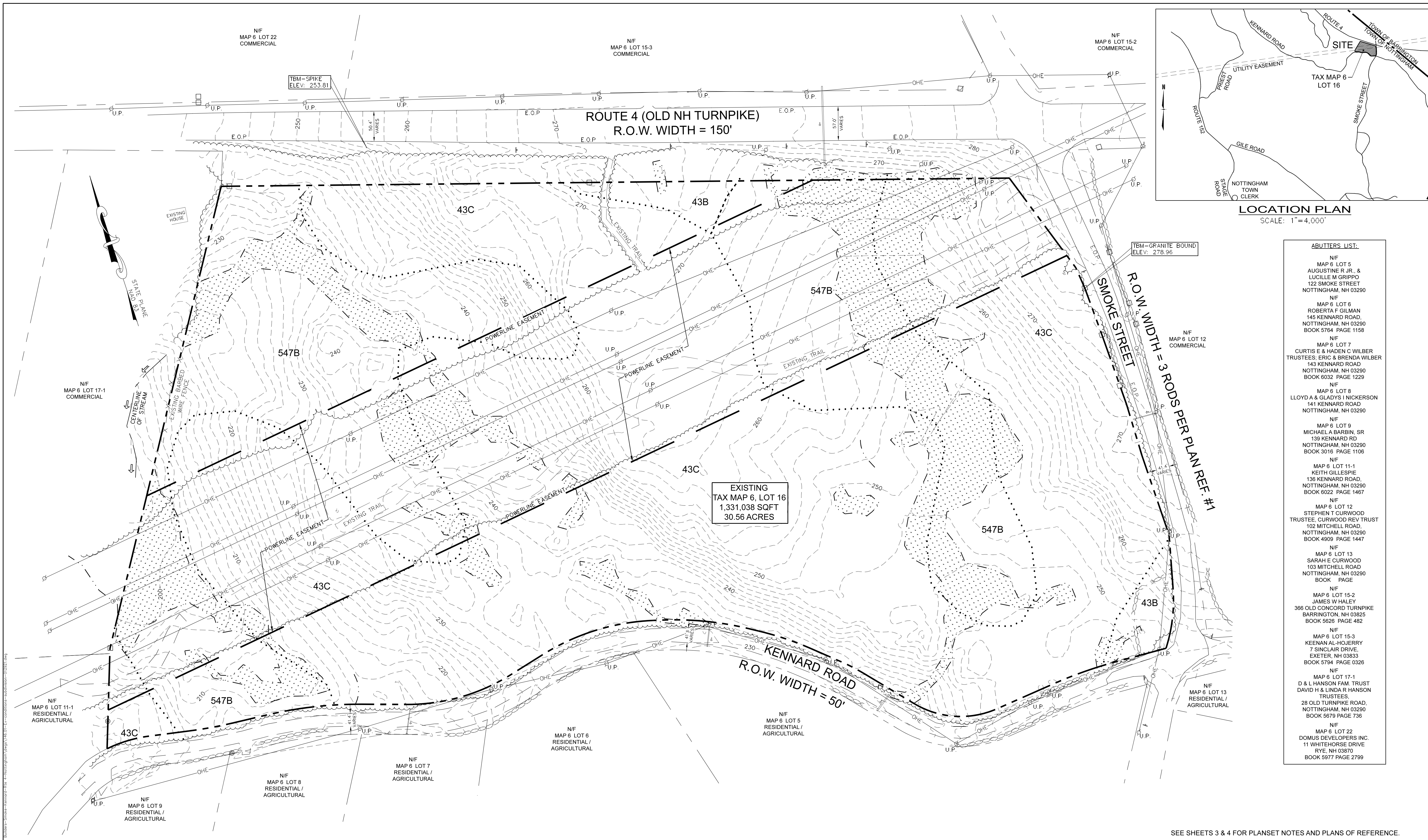
REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	01/21/2021	REVISED PER TOWN COMMENTS	TDB	
2	02/3/2021	REVISED PER TOWN COMMENTS	TDB	

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 12



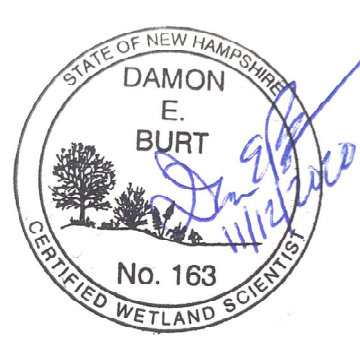
ABUTTERS LIST:

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
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 W HALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5626 PAGE 482
N/F MAP 6 LOT 15-3 KEENAN AL-HOUJERRY 7 SINCLAIR DRIVE EXETER, NH 03833 BOOK 5794 PAGE 0326
N/F MAP 6 LOT 17-1 D & L HANSON F&M 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/TYP	•••••		



- 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 Hollis Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
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SCOTT R. FRANKIEWICZ
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
1	01/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS

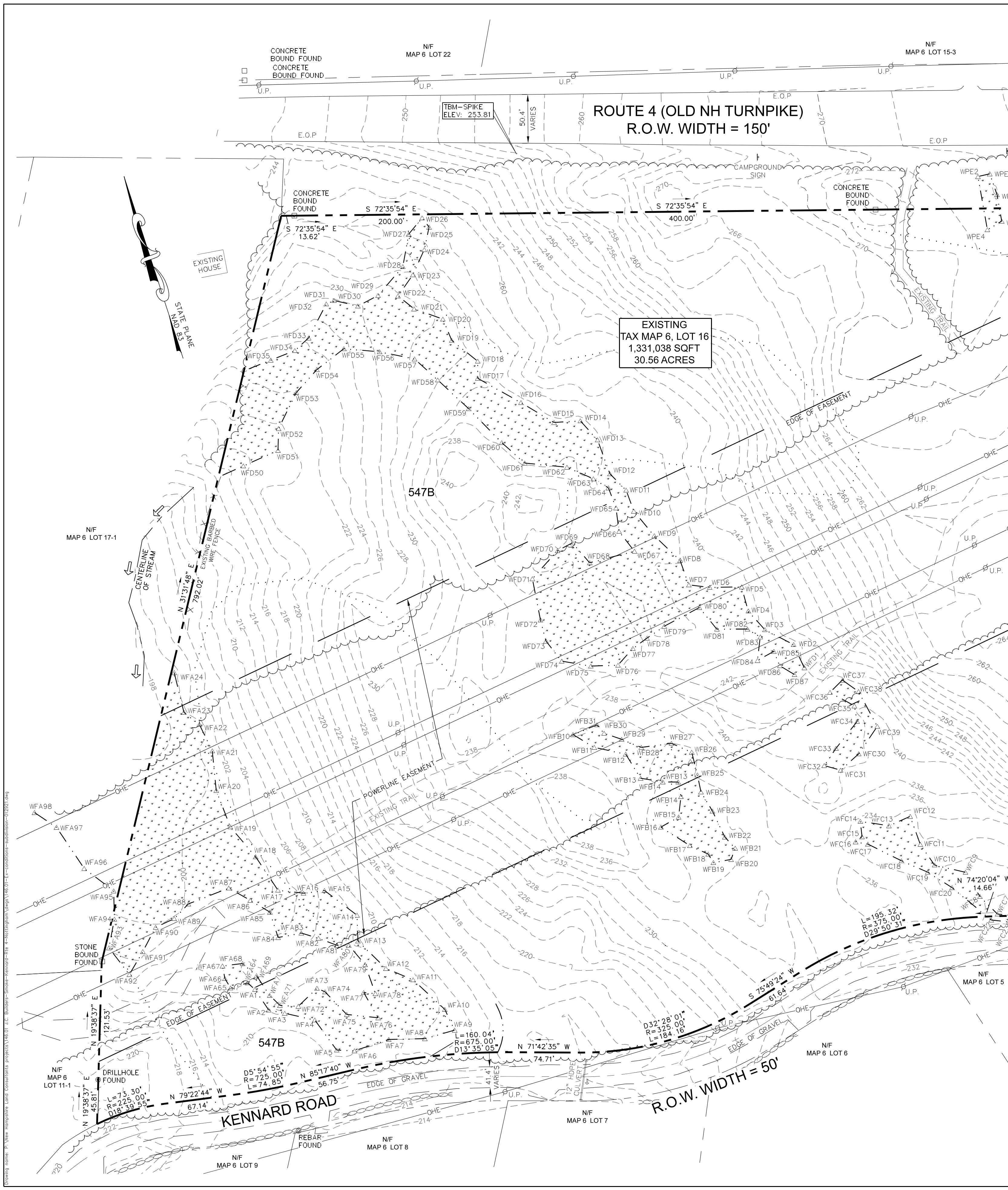
GRAPHIC SCALE
40 20 0 80
SCALE: 1"=80'

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
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6156 PAGE 2447

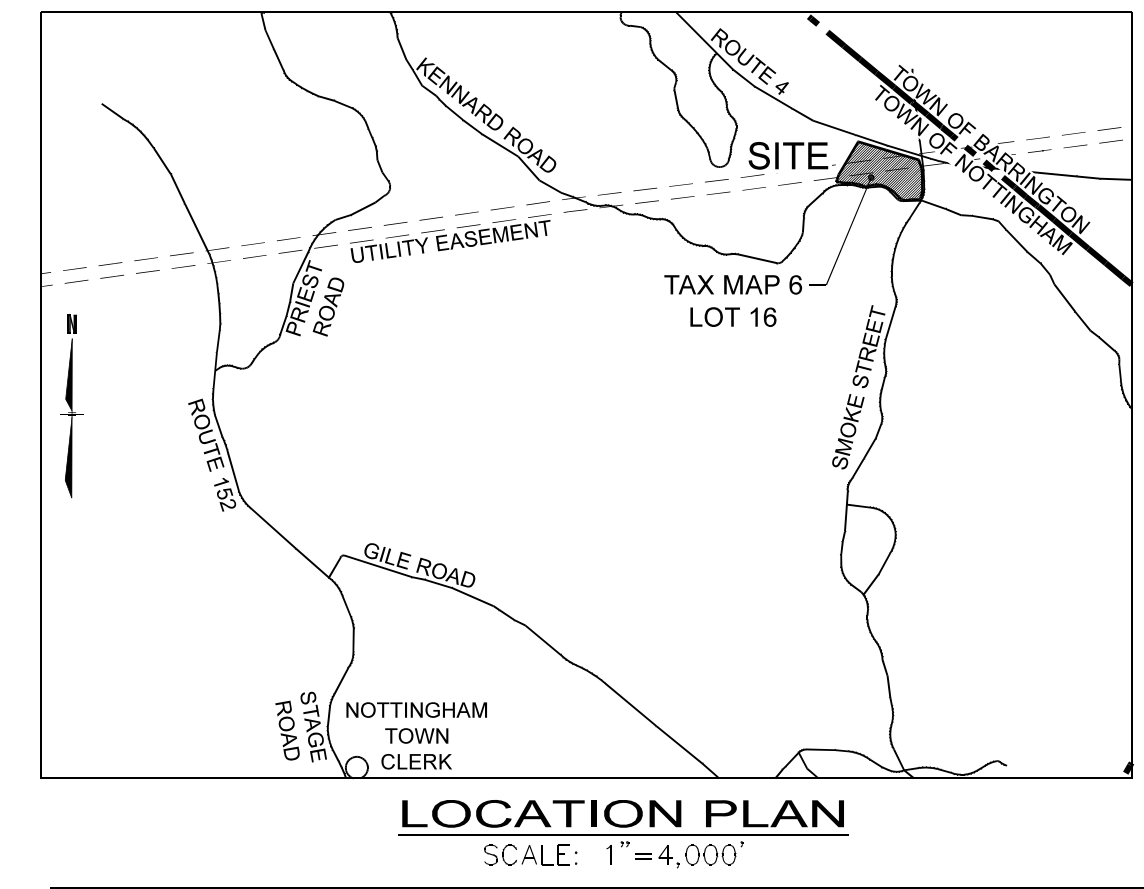
JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 16, 2020

OVP
SHT. 2 of 12



MATCHLINE SHEET 4 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

- NOTES:**
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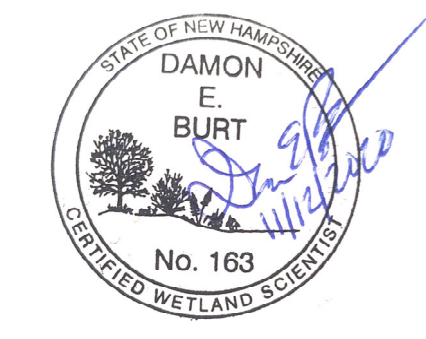


- PLAN REFERENCES:**
- UNRECORDED PLAN BY: T.F. BERNIER INC. PREPARED FOR: STATE OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION. TITLED: "BOUNDARY SURVEY ASSESSORS MAP 6 LOT 16, OLD TURNPIKE ROAD (ROUTE 4), SMOKE STREET & KENWARD ROAD, NOTTINGHAM NEW HAMPSHIRE" SCALE: 1"=100', DATED: MARCH, 1988.
 - R.C.R.D. PLAN #08535 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
BOOK 4909 PAGE 1447
 - NF MAP 6 LOT 6
ROBERTA F. GILMAN
145 KENWARD ROAD
NOTTINGHAM, NH 03290
BOOK 5764 PAGE 1158
 - NF MAP 6 LOT 7
CURTIS E. & HADEN C. WILBER
TRUSTEES: ERIC & BRENDA WILBER
143 KENWARD ROAD
NOTTINGHAM, NH 03290
BOOK 6032 PAGE 1229
 - NF MAP 6 LOT 8
LLOYD A. & GLADYS I. INICKERSON
141 KENWARD ROAD
NOTTINGHAM, NH 03290
 - NF MAP 6 LOT 9
MICHAEL A. BARBIN, SR.
139 KENWARD RD
NOTTINGHAM, NH 03290
BOOK 3016 PAGE 1106
 - NF MAP 6 LOT 11-1
KEITH GILLESPIE
136 KENWARD 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 5764 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**
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STATE OF NEW HAMPSHIRE
No. 945
SCOTT
R.
FRANKIEWICZ
LAND SURVEYOR
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.

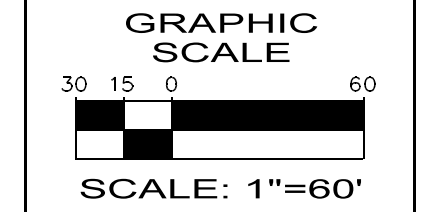
SCOTT R. FRANKIEWICZ, LLS DATE: _____

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
1	07/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB



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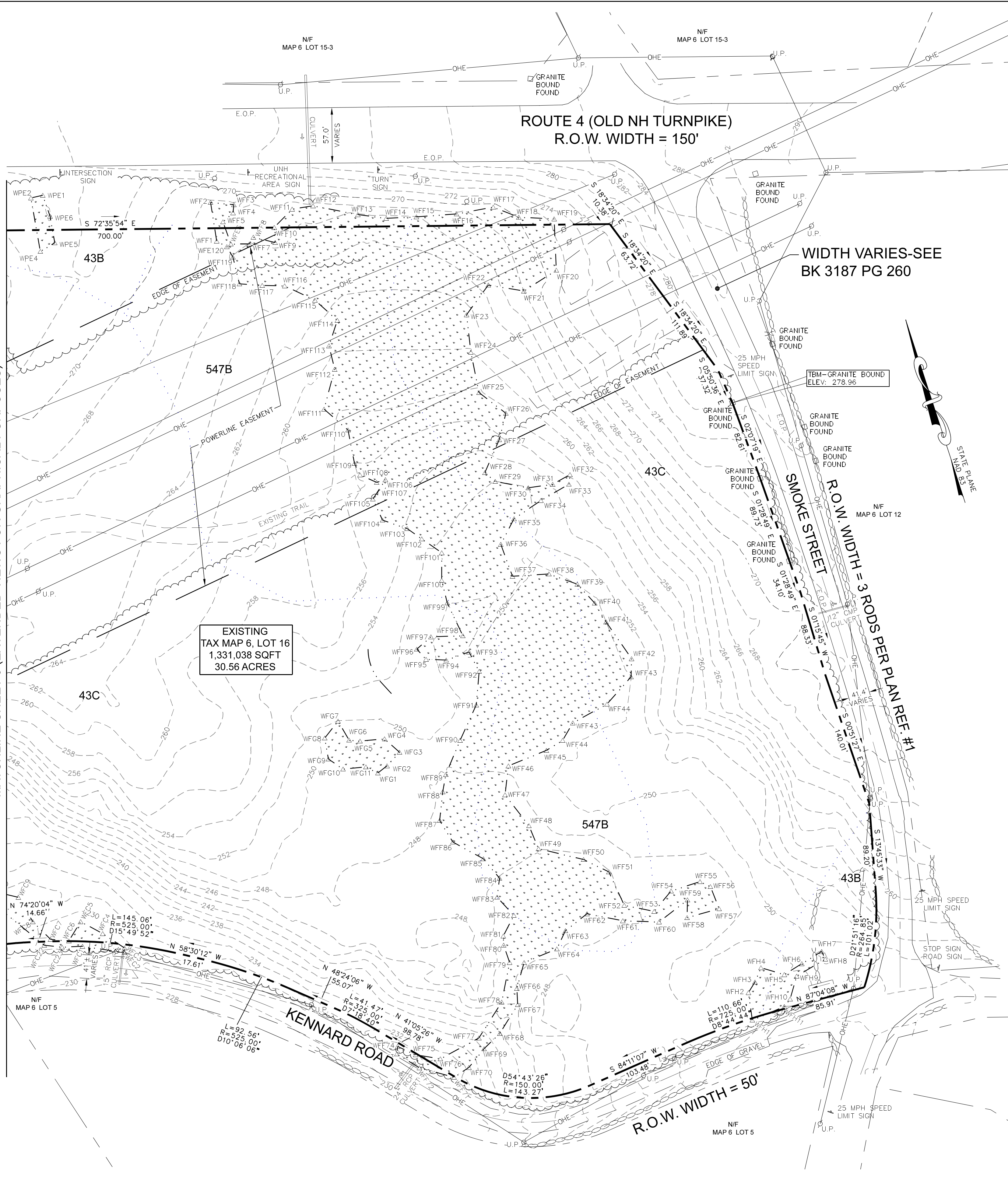
WEBSITE: NH.LANDCONSULTANTS.COM
PH: 603-942-9220

EXISTING CONDITIONS - 1
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

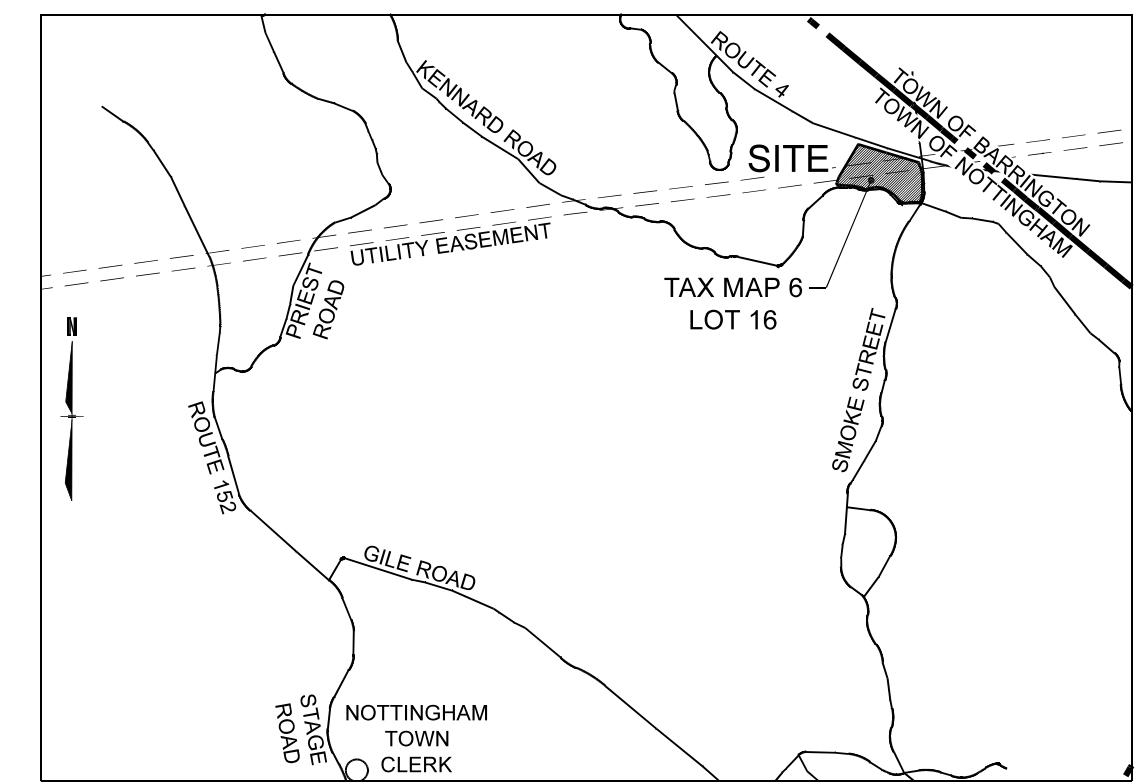
ECP-1
SHT. 3 of 12

MATCHLINE SHEET 3 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 5 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 = 50'
 - 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 5 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.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:
 - 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.

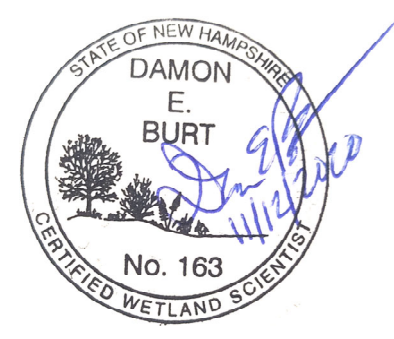


LOCATION PLAN
SCALE: 1"=4,000'

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

ADJUTING LIST:	
NIF MAP 6 LOT 5 AUGUSTINE R.R. & LUCILLE M GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290	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 AL-HOUJERY 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 138 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: Northeast and North East 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
LAND SURVEYOR
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	~~~~~
ADJUTING 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 TRELLINE	-----	EXISTING POWER POLE	⊥
EXISTING CONTOUR (MIR)	-572- - - -		
EXISTING CONTOUR (MJR)	-570- - - -		
SOIL BOUNDARY/TYPE	42B		

ENGINEER

NO.	DATE	DESCRIPTION	BY	TOR
1	07/21/21	REVISED PER TOWN COMMENTS		
2	02/23/21	REVISED PER TOWN COMMENTS		

REVISIONS

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

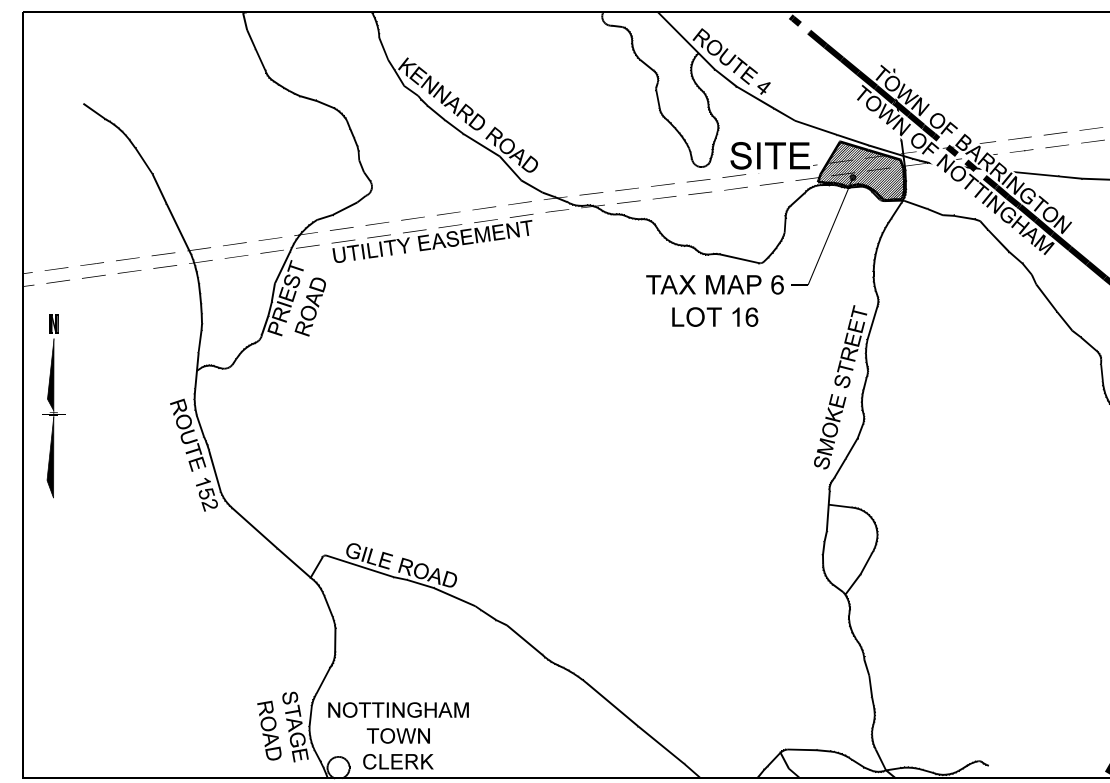
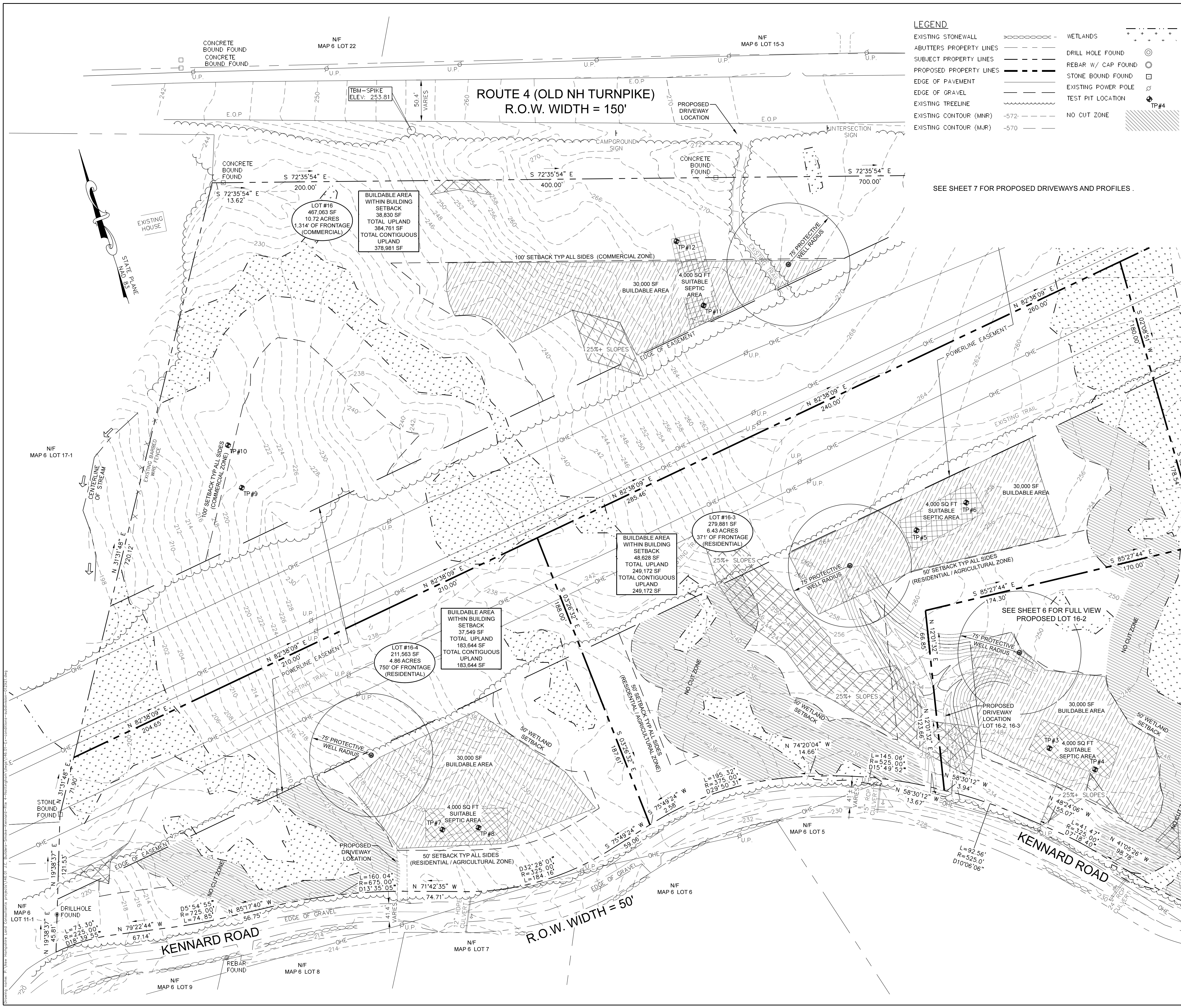
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WEBSITE: NH.LANDCONSULTANTS.COM
PH: 603-942-9220

EXISTING 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

ECP-2
SHT. 4 of 12



TEST PIT DATA

TEST PIT #	DATE	PERFORMED BY	PERMIT #
TEST PIT #7	10-27-2020	SCOTT FRANKIEWICZ	#1348
TEST PIT #10	10-27-2020	SCOTT FRANKIEWICZ	#1348
TEST PIT #8	10-27-2020	SCOTT FRANKIEWICZ	#1348
TEST PIT #9	10-27-2020	SCOTT FRANKIEWICZ	#1348
TEST PIT #11	10-27-2020	SCOTT FRANKIEWICZ	#1348
TEST PIT #12	10-27-2020	SCOTT FRANKIEWICZ	#1348

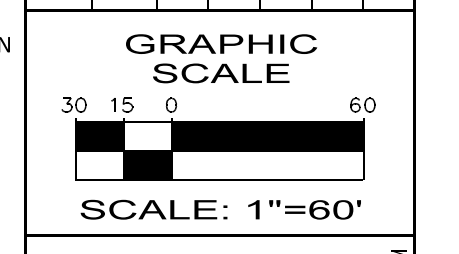
DEPTH	SOIL TYPE	DEPTH	SOIL TYPE
0-6"	FOREST MAT 10YR 3/3 - DARK BROWN	0-6"	FOREST MAT 10YR 3/3 - DARK BROWN
6-24"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN	6-28"	FINE SANDY LOAM GRANULAR/FRIABLE 7.5YR 5/6 - STRONG BROWN
24-50"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN	28-50"	LOAMY SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6 - LIGHT OLIVE BROWN
ESHW = 24" ROOTS TO 24" NO LEDGE OBSERVED NO WATER OBSERVED		ESHW = 28" ROOTS TO 28" NO LEDGE OBSERVED NO WATER OBSERVED	
ESHW = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED		ESHW = 28" ROOTS TO 28" NO LEDGE OBSERVED NO WATER OBSERVED	
ESHW = 32" ROOTS TO 32" NO LEDGE OBSERVED NO WATER OBSERVED		ESHW = 24" ROOTS TO 24" NO LEDGE OBSERVED NO WATER OBSERVED	

DESIGNER
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348
Department of Environmental Services

REVISIONS

NO.	DATE	DESCRIPTION
1	01/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS



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

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

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: 6156 PAGE: 2447

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

PCP-1
SHT. 5 of 12

MATCHLINE SHEET 6 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)



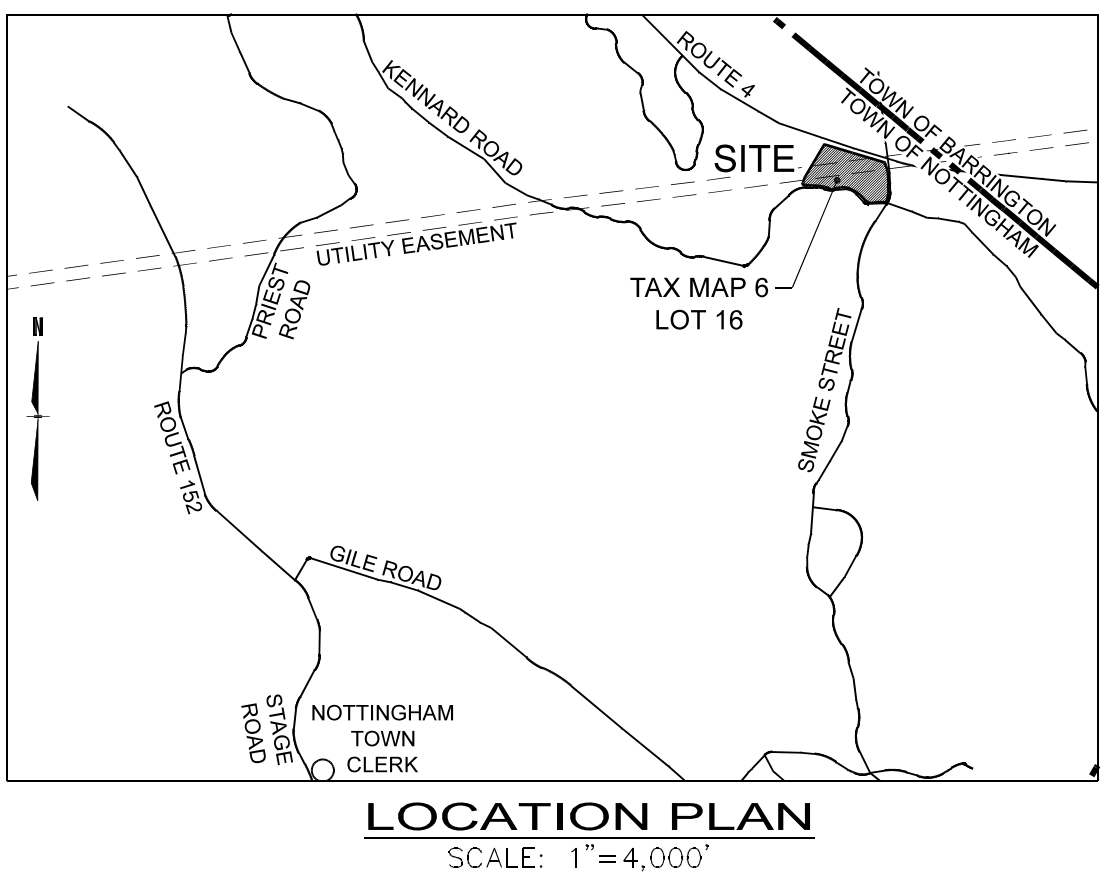
MATCHLINE SHEET 5 (EXTENDED VIEWS FOR GRAPHICAL PURPOSES)

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 5 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 = 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)
- 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 5 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 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 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 TREELINE	NO CUT ZONE
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
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
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
ESHWT = 36" 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
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
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
ESHWT = 24" ROOTS TO 24" NO LEDGE OBSERVED NO WATER OBSERVED	ESHWT = 30" ROOTS TO 30" 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.
 - R.C.R.D. PLAN #D8535 RECORDED ON MARCH 19, 1979, TITLED: "SUBDIVISION PLAN OF LAND", PREPARED FOR: ABIEE 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:

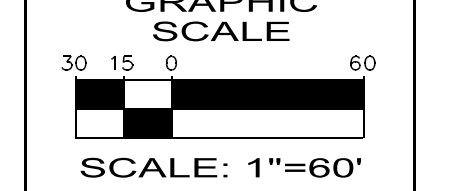
N/F MAP 6 LOT 5 AUGUSTINE R.JR. & LUCILLE M GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290	N/F MAP 6 LOT 12 STEPHEN T CURWOOD TRUSTEE, CURWOOD REV TRUST 102 MITCHELL ROAD NOTTINGHAM, NH 03290 BOOK 4909 PAGE 1447
N/F MAP 6 LOT 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5764 PAGE 1158	N/F MAP 6 LOT 13 SARA H 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 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 0326	N/F MAP 6 LOT 15-3 KEENAN AL-HOJERY 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 & 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.

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Scott R. Frankiewicz
No. 1348
Department of Environmental Services

REVISIONS

NO.	DATE	DESCRIPTION
1	07/21/21	REVISED PER TOWN COMMENTS
2	02/23/21	REVISED PER TOWN COMMENTS



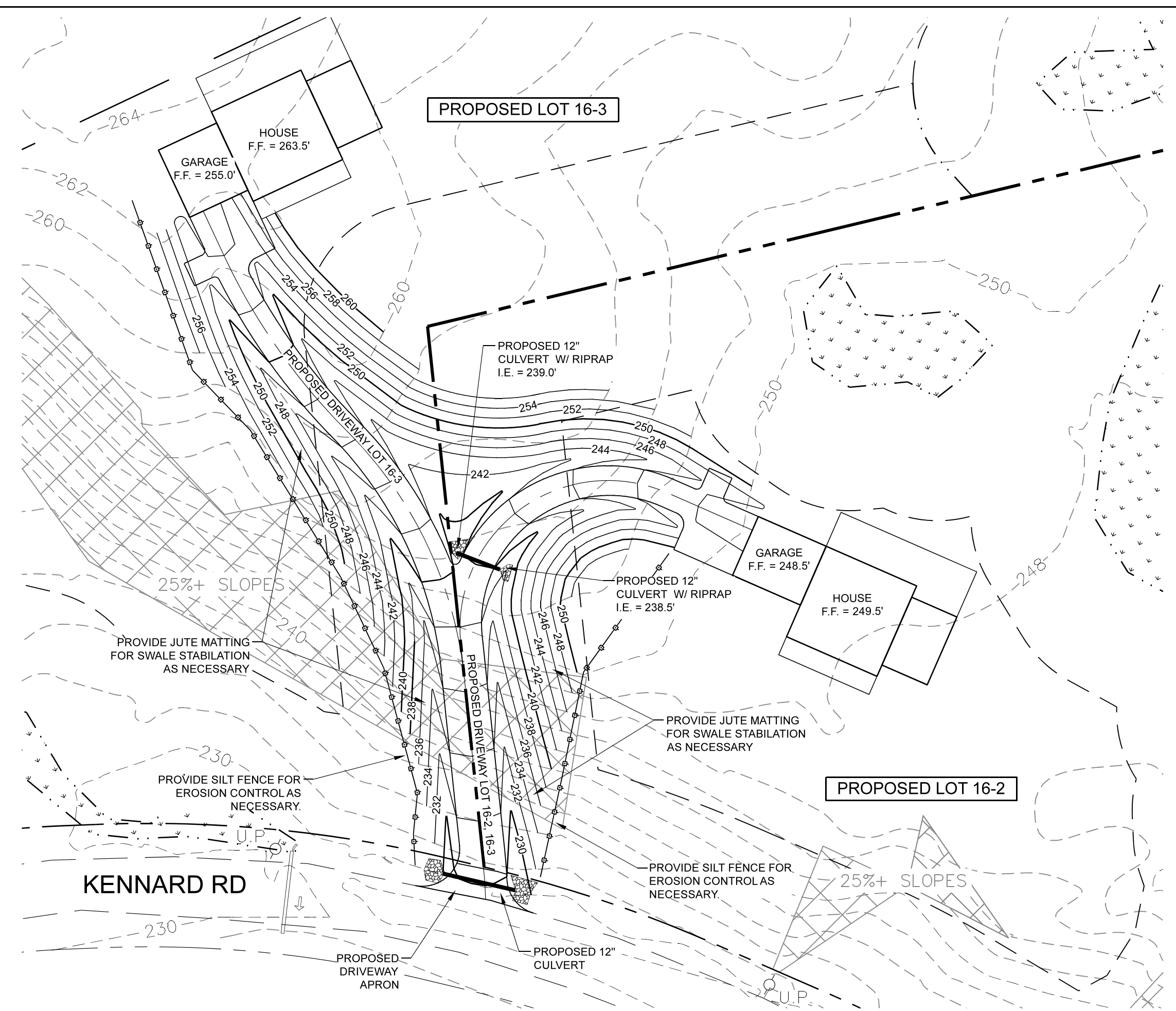
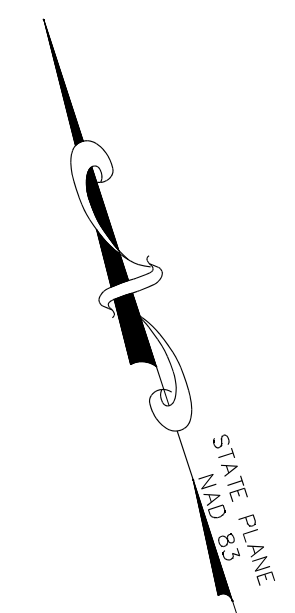
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683C FIRST NH TURNPIKE, NOTTINGHAM, NH 03261 PH: 603-942-9220
WEBSITE: NH.LANDCONSULTANTS.COM

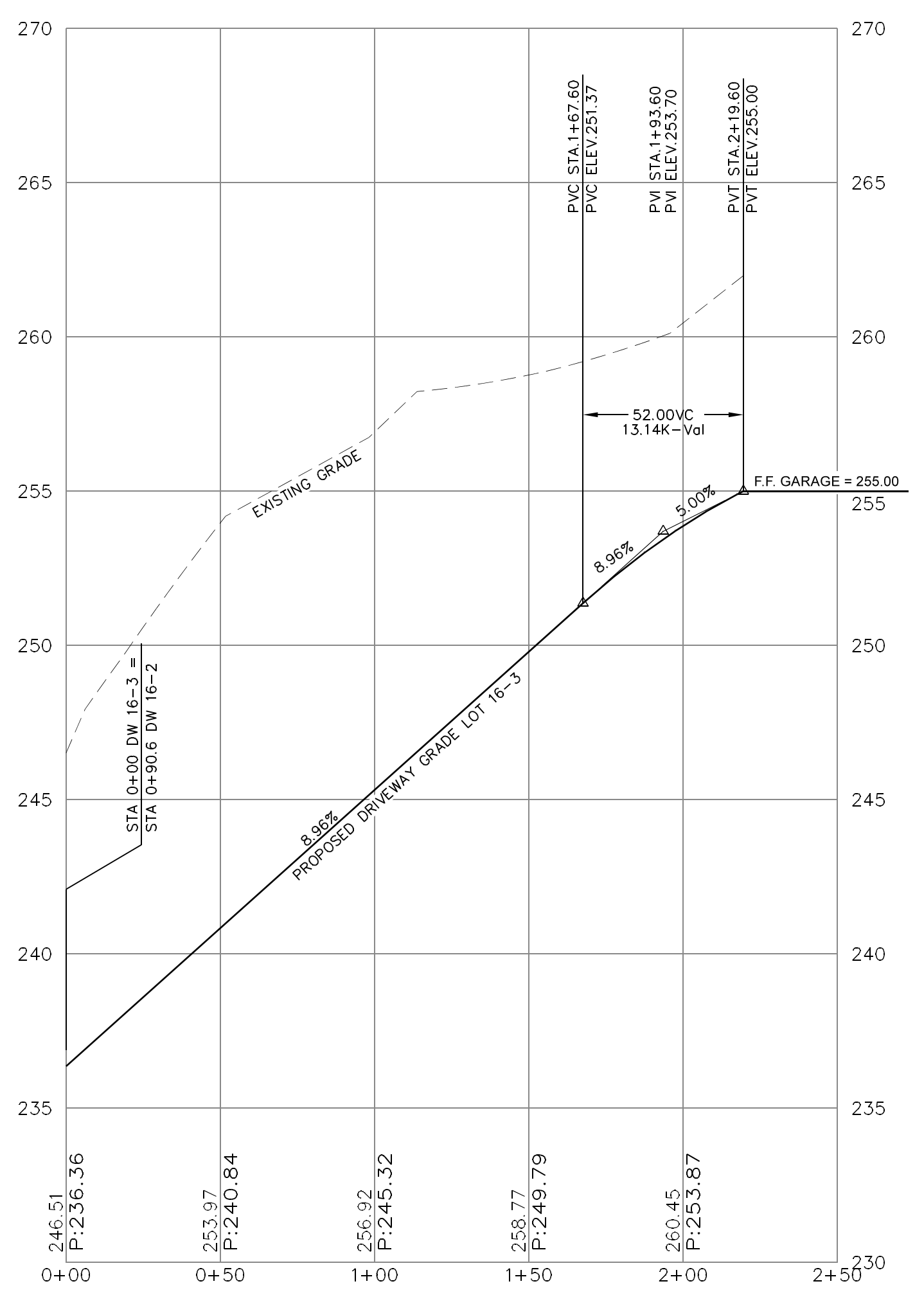
PROPOSED CONDITIONS - 2
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6158 PAGE 2447

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

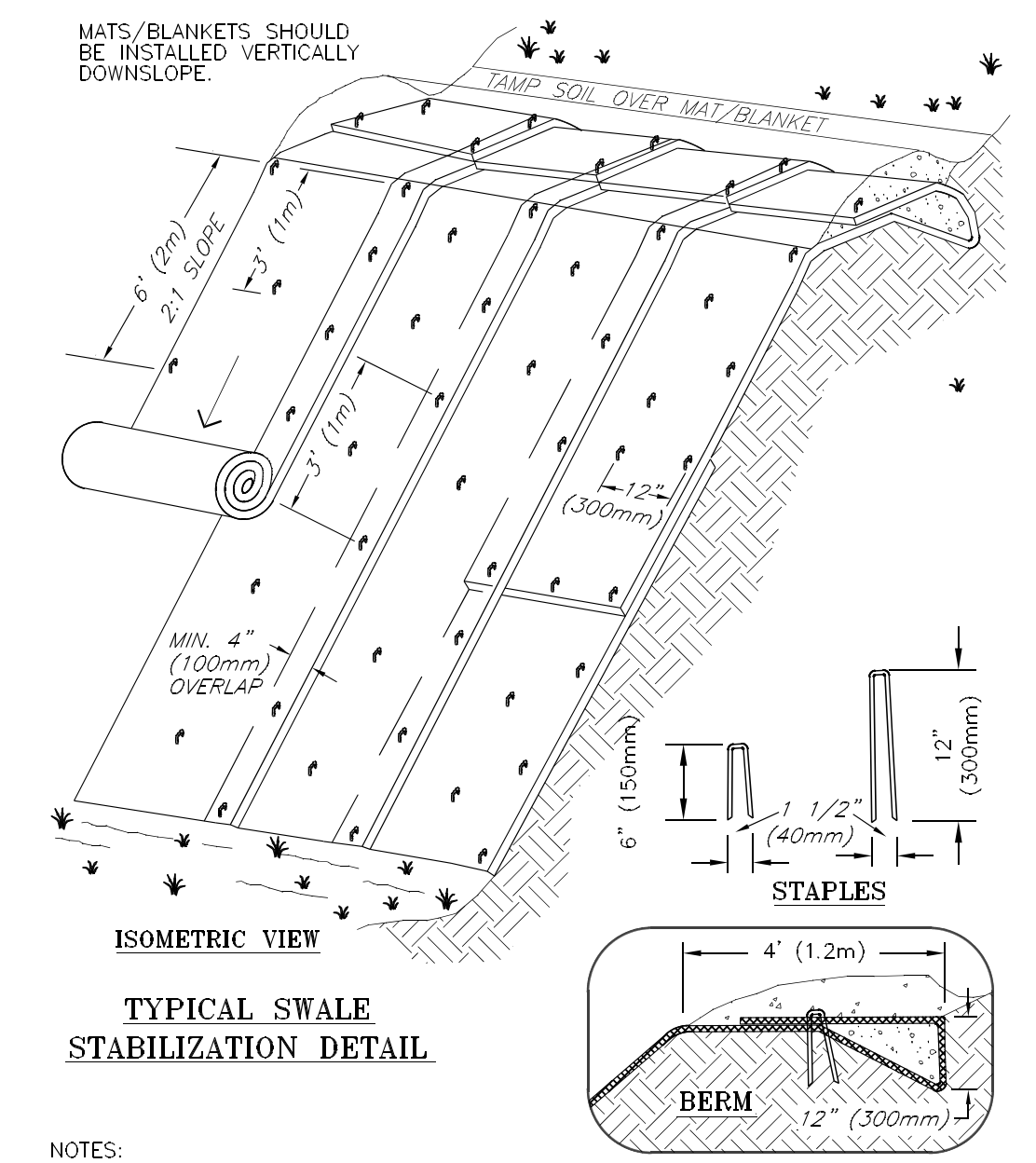
PCP-2
SHT. 6 of 12



PLAN VIEW - PROPOSED DRIVEWAYS LOTS 16-2 & 16-3
SCALE: 1"=40'



PROPOSED DRIVEWAY PROFILE - LOT 16-3
SCALE: 1"=40'H, 1"=4'V

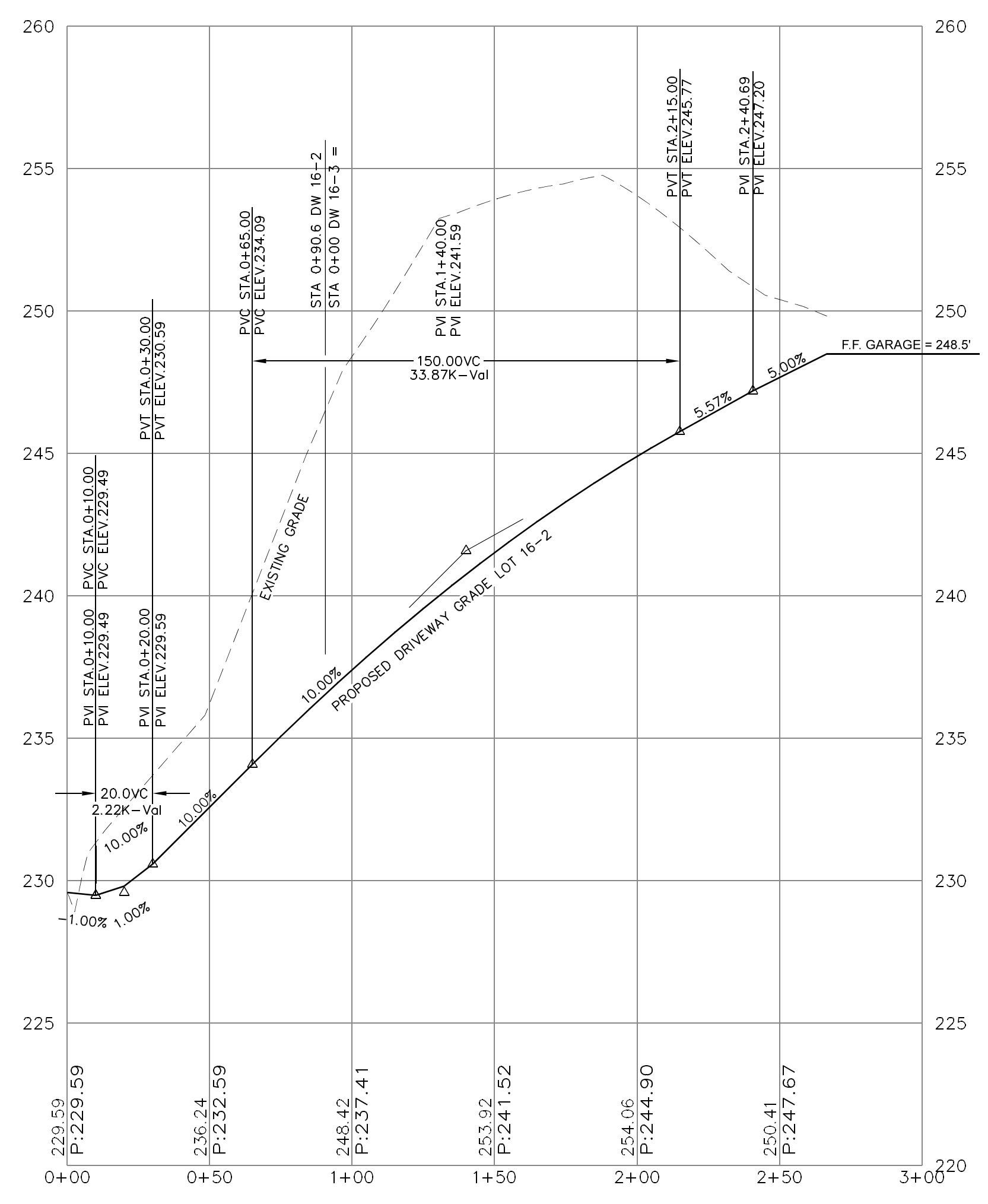


ISOMETRIC VIEW
TYPICAL SWALE STABILIZATION DETAIL

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

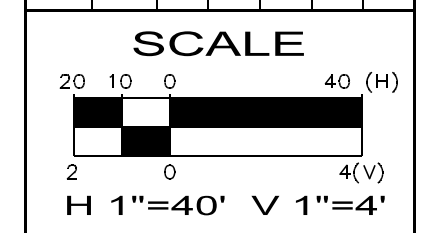
1994 JOHN HICKLHAM
FILE: BLNKSTLP

EROSION BLANKETS & TURF REINFORCEMENT MATS SWALE PROTECTION



PROPOSED DRIVEWAY PROFILE - LOT 16-2
SCALE: 1"=40'H, 1"=4'V

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/13/21	REVISED PER TOWN COMMENTS	TDB

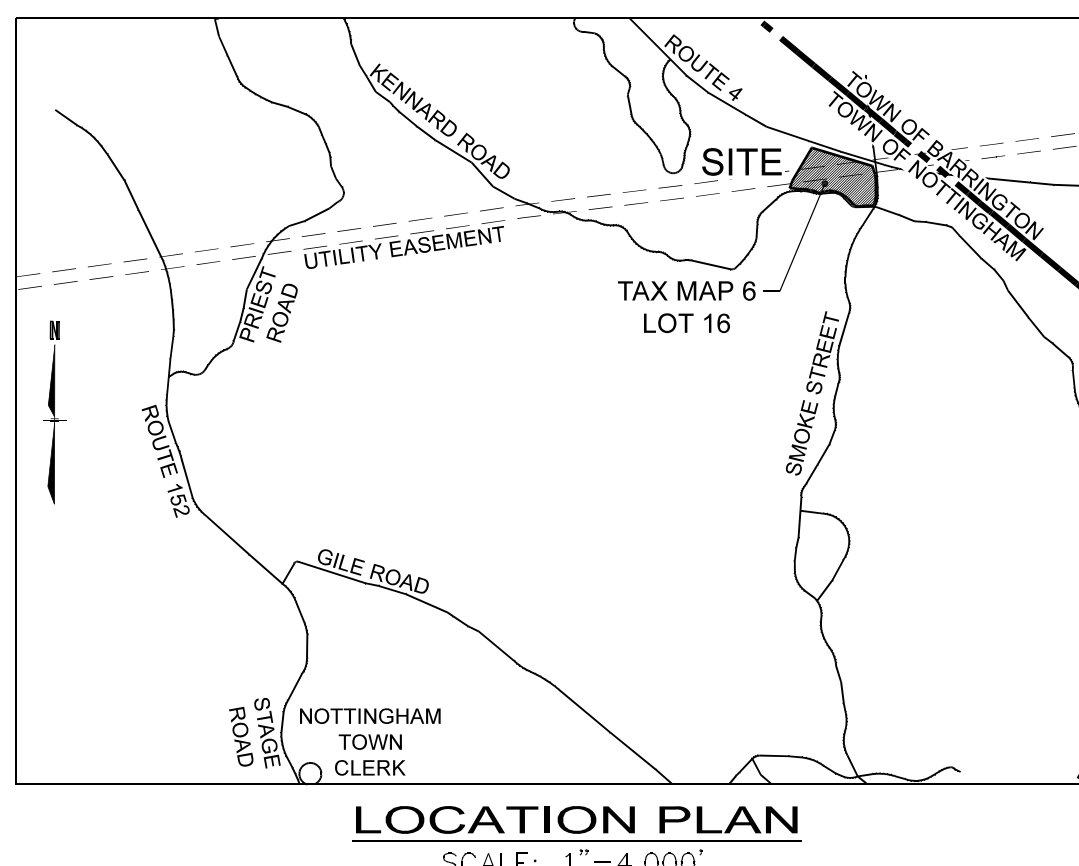
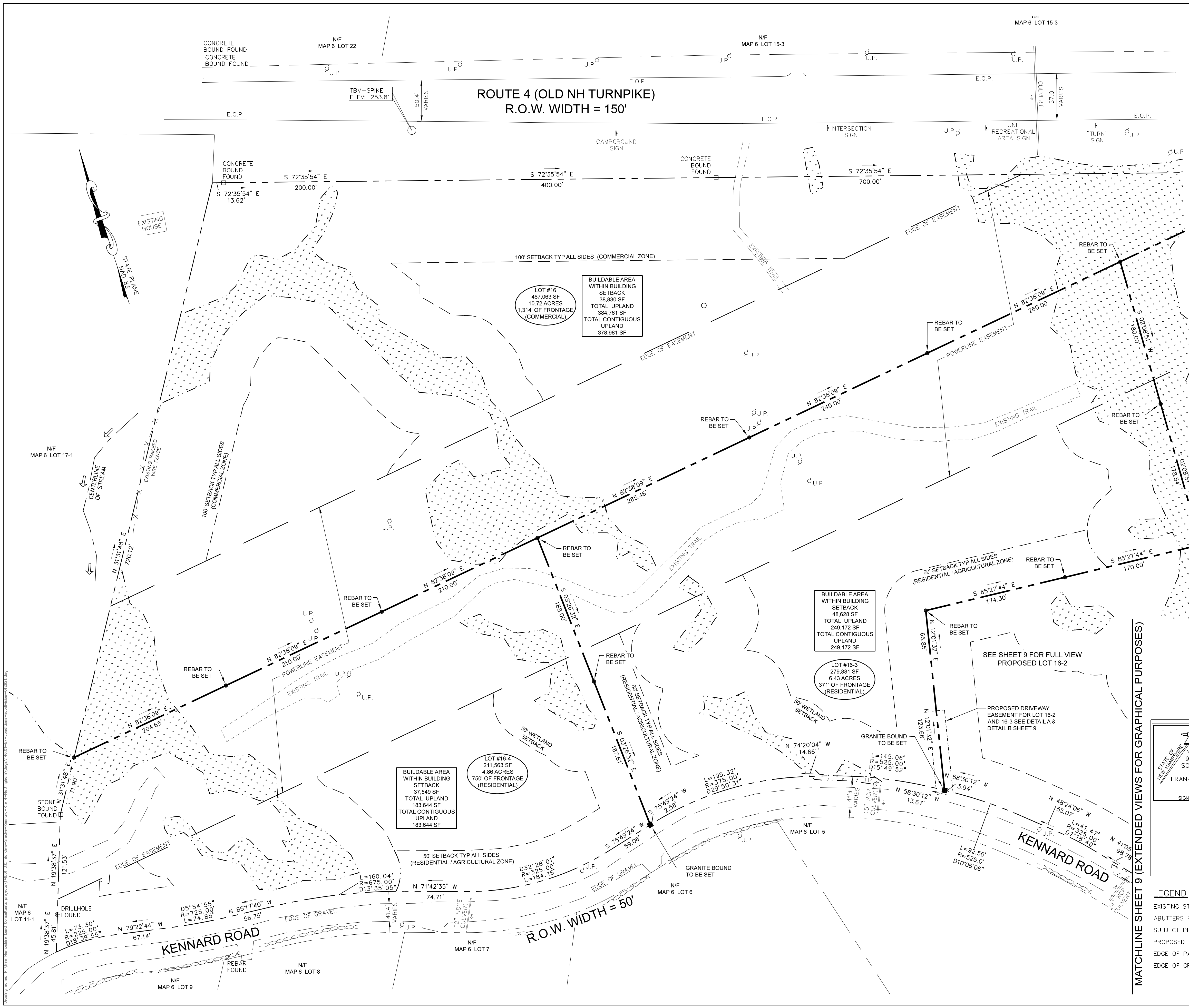


PROPOSED DRIVEWAY PROFILES
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6156 PAGE 2447

JOB NO: 146.01
ROCKINGHAM CO.
DATE: NOVEMBER 12, 2020

PDVP
SHT. 7 of 12

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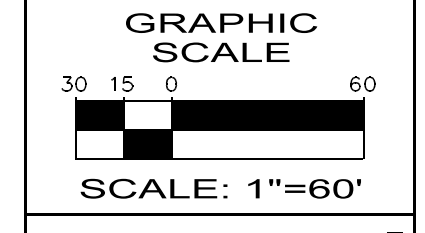


APPROVED VARIANCE:
APPROVED VARIANCE DATED: JANUARY 19, 2021, ARTICLE II SECTION E.1 OF THE NOTTINGHAM ZONING ORDINANCE TO PERMIT RESIDENTIAL USES IN THE COMMERCIAL/INDUSTRIAL ZONE (ROUTE 4)

REQUESTED WAIVER:
REQUESTED WAIVER TO ALLOW TWO RESIDENTIAL DRIVEWAYS TO HAVE A MAXIMUM GRADE OF 10% WHERE 8% ALLOWED. THE TWO LOTS WE ARE ASKING FOR A DRIVEWAY SLOPE WAIVER FOR ARE 16-2 & 16-3.

NHDES SUBDIVISION: LOTS 16-2, & 16-4

REVISIONS	
NO.	DATE
1	01/21/21
2	02/23/21



PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

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

SCOTT R. FRANKIEWICZ, LLS
DATE:

MOUMENTS 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 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.

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

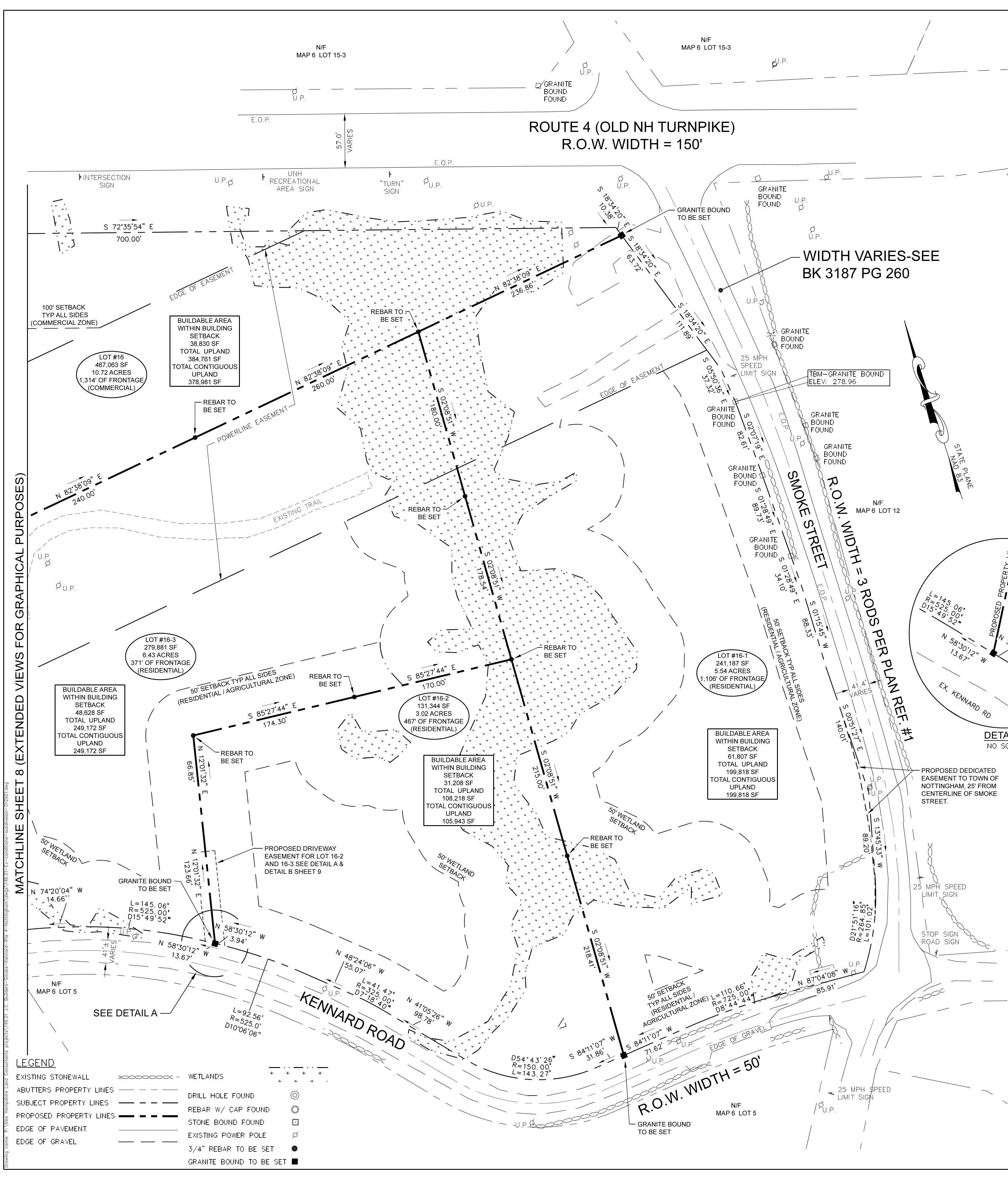
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PROPOSED SUBDIVISION - 1
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK: 6156 PAGE: 2447

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

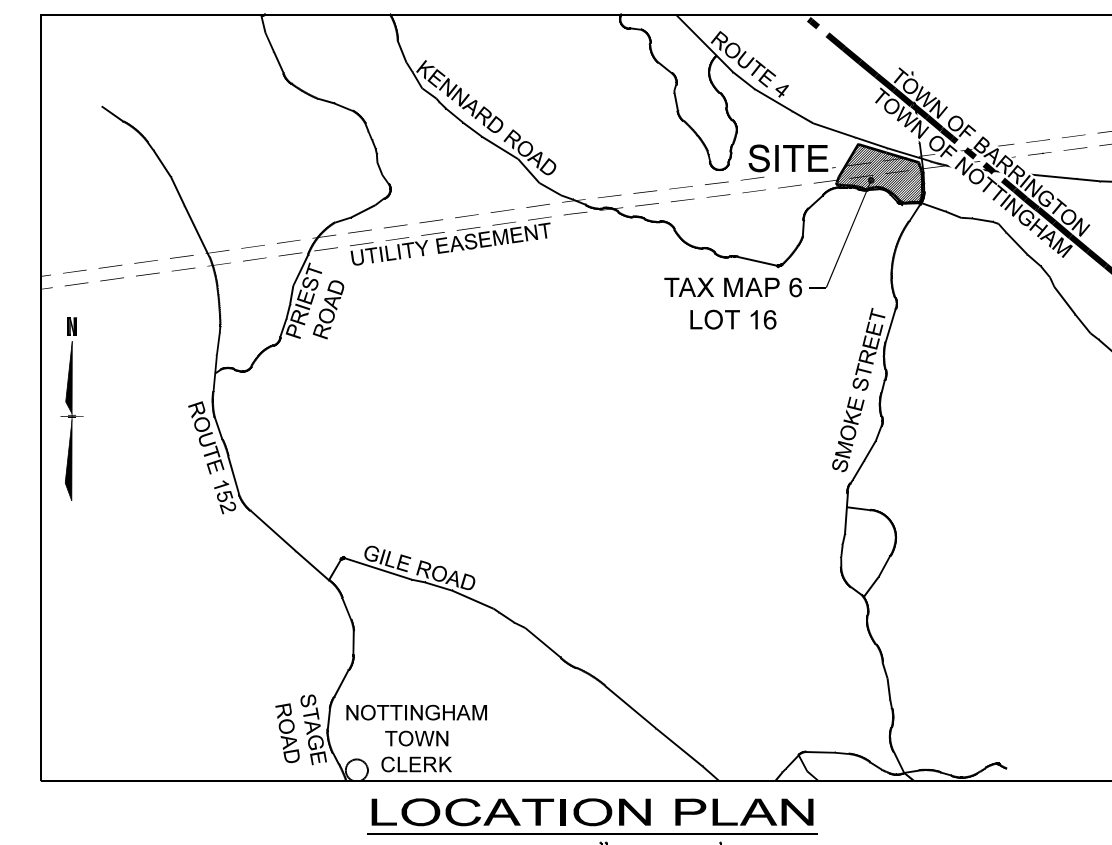
PSP-1
SHT. 8 of 12



ABUTTERS LIST:

NF MAP 6 LOT 5 AUGUSTINE R. JR. & LUCILLE M GRIPPO 122 SMOKE STREET NOTTINGHAM, NH 03290	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 6 ROBERTA F GILMAN 145 KENNARD ROAD, NOTTINGHAM, NH 03290 BOOK 5784 PAGE 1158	NF MAP 6 LOT 13 SARAH E CURWOOD 163 MITCHELL ROAD, NOTTINGHAM, NH 03290 BOOK PAGE
NF MAP 6 LOT 7 CURTIS E & HADEN C WILBER TRUSTEES; ERIC & BRENDA WILBER 143 KENNARD ROAD NOTTINGHAM, NH 03290 BOOK 6032 PAGE 1229	NF MAP 6 LOT 15-2 JAMES W HALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825 BOOK 5626 PAGE 482
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NHDES SUBDIVISION: LOTS 16-2, & 16-4

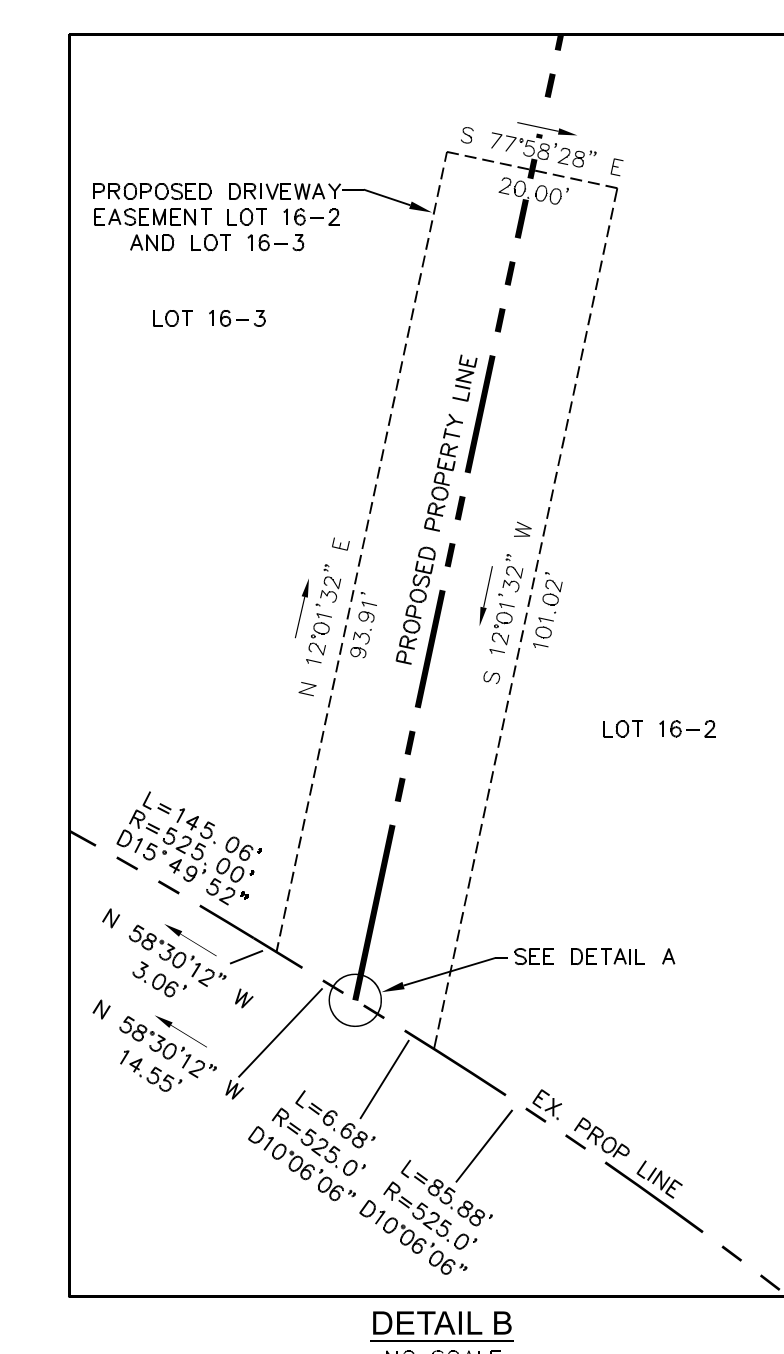
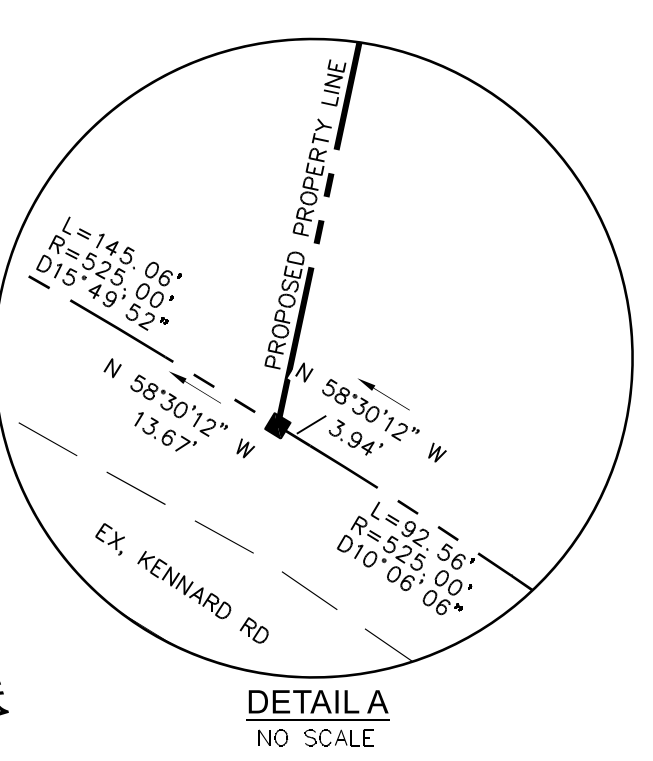


NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 5 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'
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 = VERY POORLY DRAINED=75'
SEPTIC SETBACK = 34'
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 5 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 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 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 #0535 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, MADBURY NH. SCALE: 1"=200', DATED: NOV. 1978, APPROVED BY NOTTINGHAM PLANNING BOARD ON FEBRUARY 22, 1979.



PLANNING BOARD APPROVAL:
NOTTINGHAM NH PLANNING BOARD

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

STATE OF NEW HAMPSHIRE
No. 945
SCOTT R. FRANKIEWICZ
SIGNATURE

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

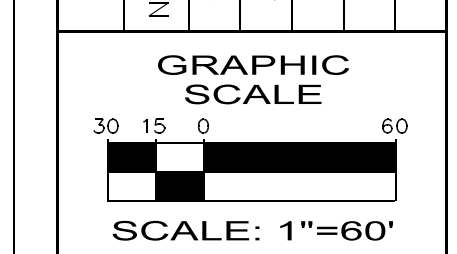
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SCOTT R. FRANKIEWICZ, L.L.S. DATE:

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
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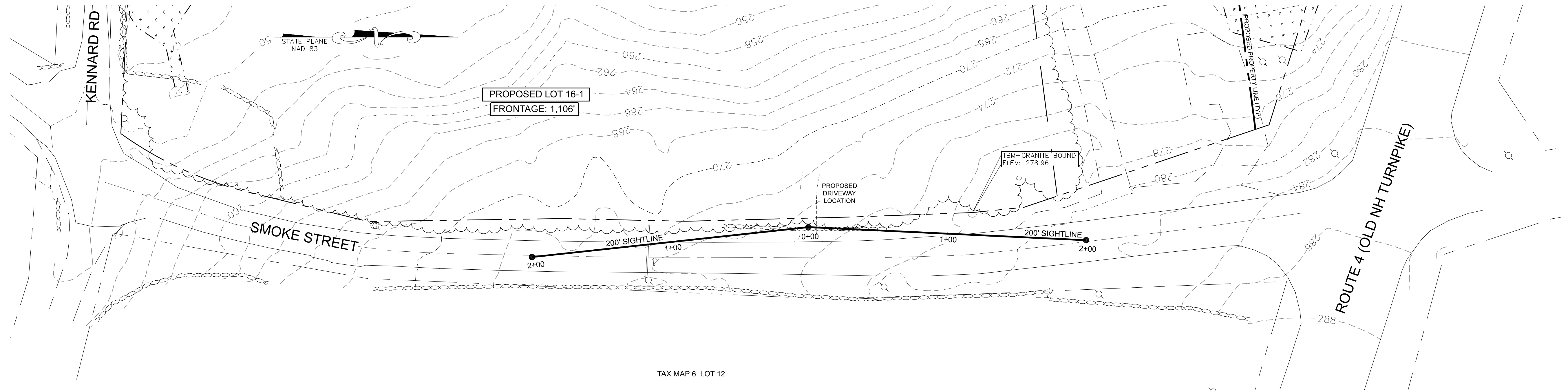
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PROPOSED SUBDIVISION - 2
TAX MAP 6 LOT 16
FRONTAGE SUBDIVISION
ROUTE 4, SMOKE STREET
AND KENNARD ROAD NOTTINGHAM, NH 03290
OWNED BY
JEFFERY COLE BUILDERS, LLC
140 RAYMOND ROAD, NOTTINGHAM, NH 03290
BOOK 6158 PAGE 2447

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

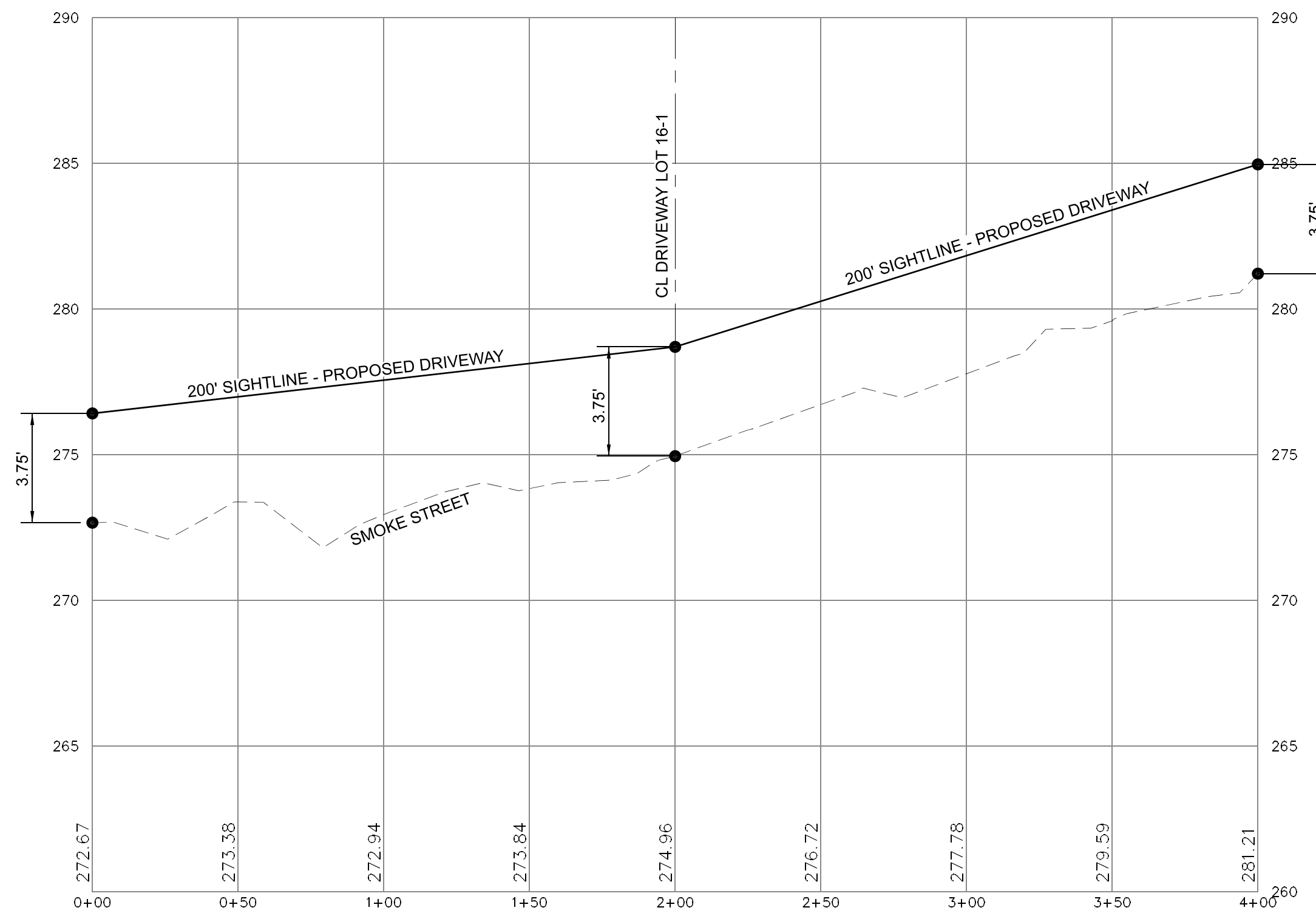
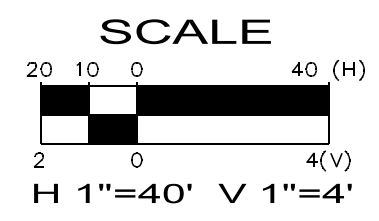
PSP-2
SHT. 9 of 12



SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-1)

SCALE: 1"=40'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/21/21	REVISED PER TOWN COMMENTS	TDB
2	02/23/21	REVISED PER TOWN COMMENTS	TDB



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-1)

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

PROPOSED SIGHTLINE PLAN - LOT 16-1
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

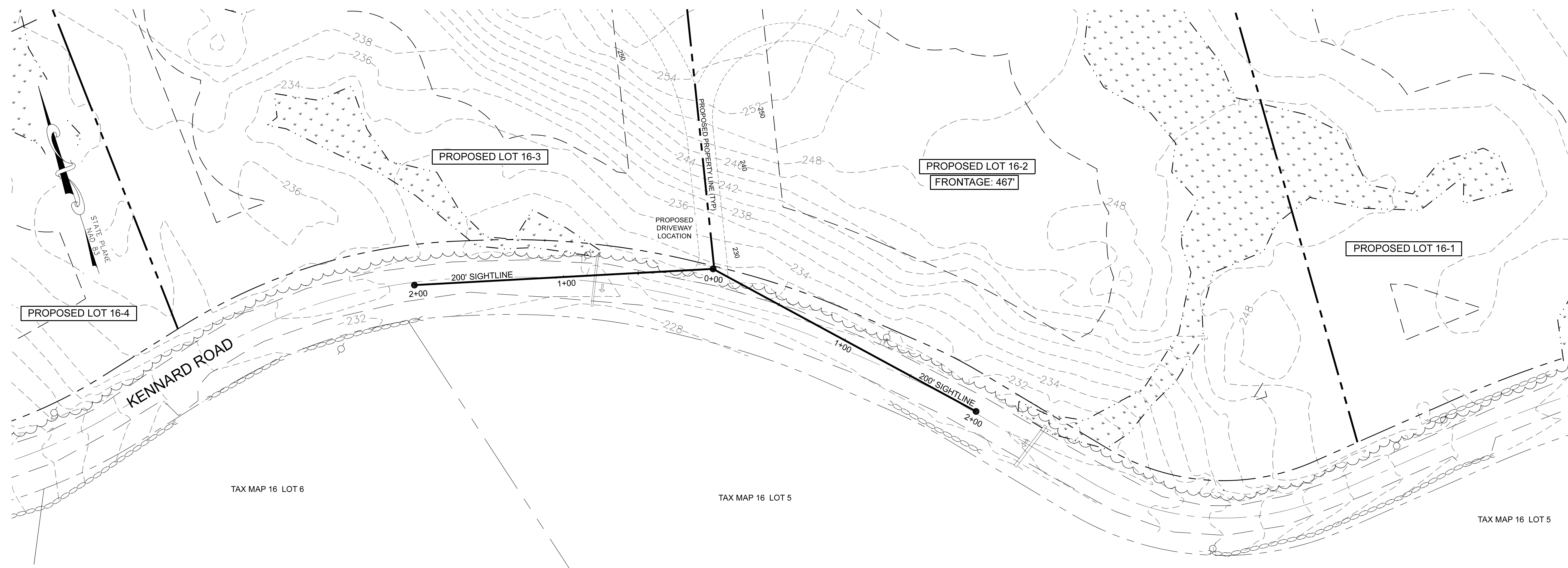
JOB NO: 146.01
ROCKINGHAM CO.

DATE: NOVEMBER 16, 2020

SLP-1
SHT. 10 of 12

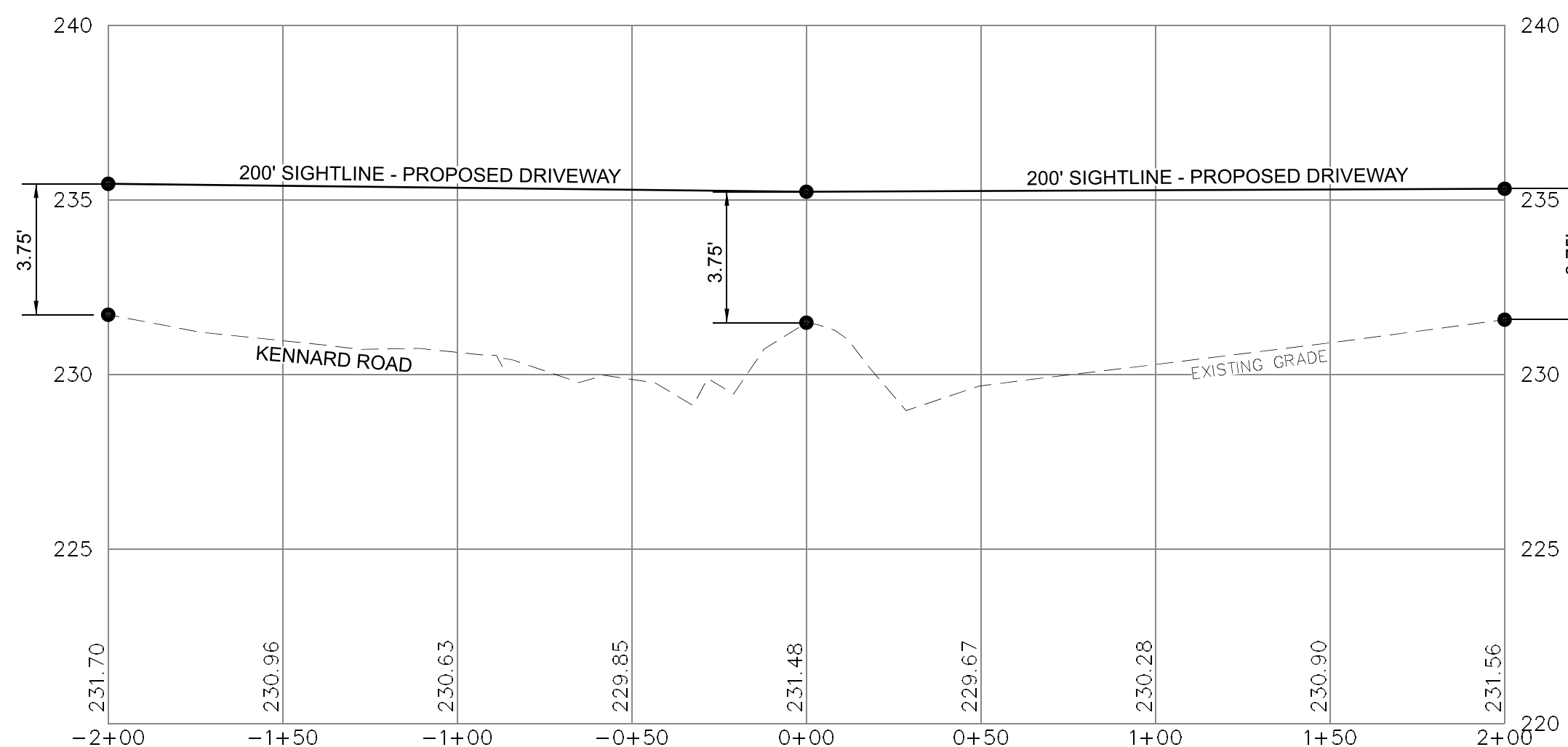


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SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 16-2 & 16-3)

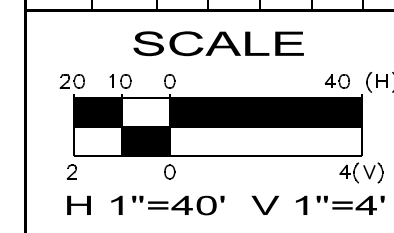
SCALE: 1"=40'



SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 16-2 & 16-3)

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

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PROPOSED SIGHTLINE PLAN - LOTS 16-2, & 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
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