

LOCATION MAP
1" = 3000'

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.21 (2009).

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
6. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485-A-17 IS NOT REQUIRED.
7. ALL NEW HOUSES TO BE EQUIPPED WITH STONE DRIP EDGES TO COLLECT ROOF RUNOFF (SEE DETAIL).
8. ALL NEW DRIVEWAYS TO HAVE BIORETENTION (DRY) SWALES ON THE LOW SIDE (SEE DETAILS).

THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE SSSNNE PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, DECEMBER 2017. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES. SOIL MAPPING WAS PERFORMED BY JAMES GOVE, CSS # 004.

SOIL TYPE	DESCRIPTION	SOIL SERIES
323 (S) H	MODERATELY WELL DRAINED GLACIAL TILL WITH MINERAL RESTRICTIVE LAYER	WOODBIDGE
423 (S) H	SOMEWHAT POORLY DRAINED GLACIAL TILL WITH MINERAL RESTRICTIVE LAYER	WOODBIDGE SWPD
523 (S) H	POORLY DRAINED GLACIAL TILL WITH MINERAL RESTRICTIVE LAYER	RIDGEBURY
623 (S) H	VERY POORLY DRAINED GLACIAL TILL WITH MINERAL RESTRICTIVE LAYER	WHITMAN

ZONING REQUIREMENTS

ZONE: RESIDENTIAL/AGRICULTURAL-(RA)
MIN. LOT SIZE = 2 ACRES
MIN. FRONTAGE = 200'
MAX. HEIGHT = 34'
MIN. OPEN SPACE = 60%

BUILDING SETBACKS:
FRONT 50'
SIDE & REAR 50'
POORLY DRAINED SOILS 50'
VERY POORLY DRAINED SOILS 75'

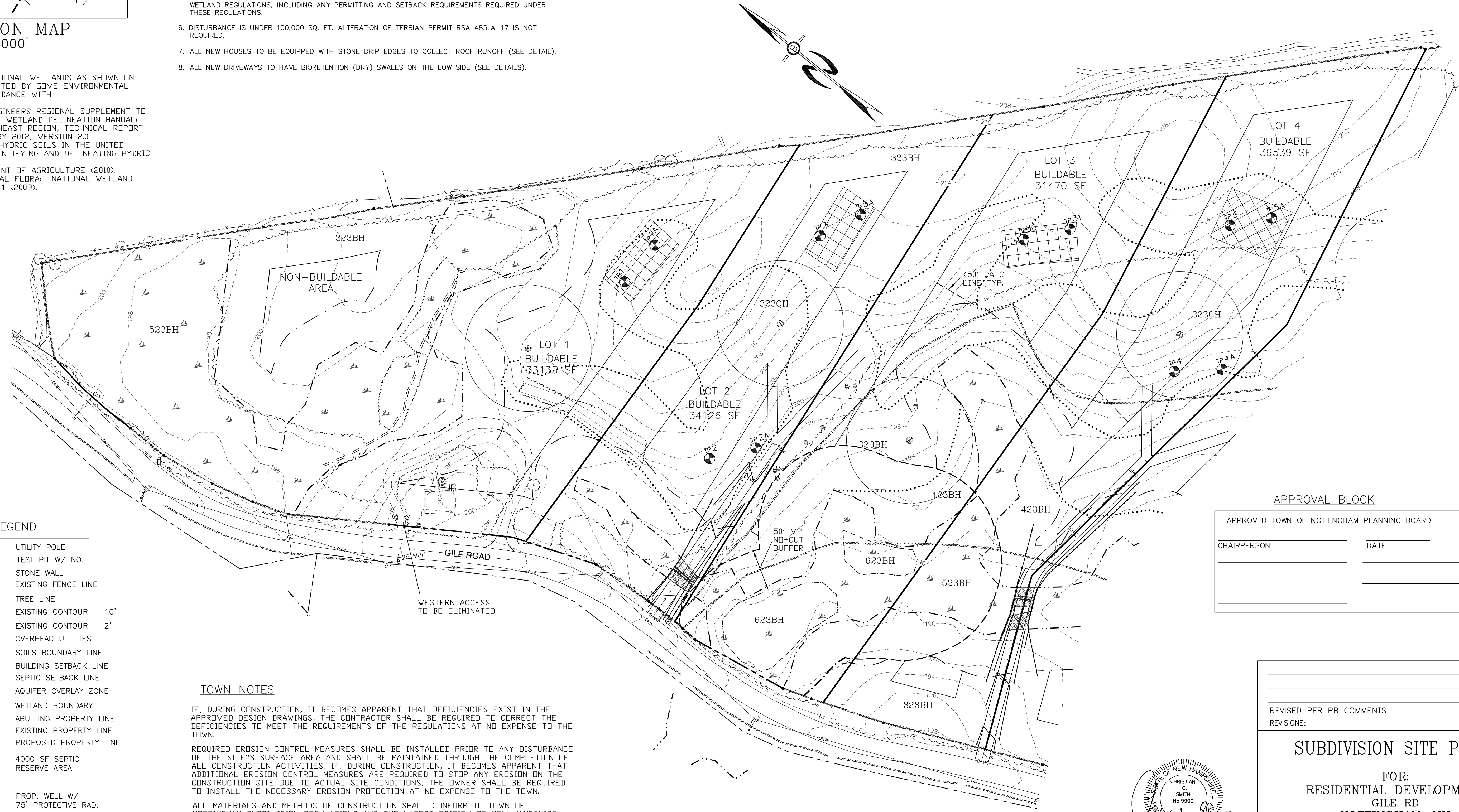
LEACH FIELD SETBACKS
POORLY DRAINED SOILS 75'
VERY POORLY DRAINED SOILS 75'

PREPARED FOR:

JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- EXISTING FENCE LINE
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- AQUIFER OVERLAY ZONE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 4000 SF SEPTIC RESERVE AREA
- PROP. WELL W/ 75' PROTECTIVE RAD.

TOWN NOTES

IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

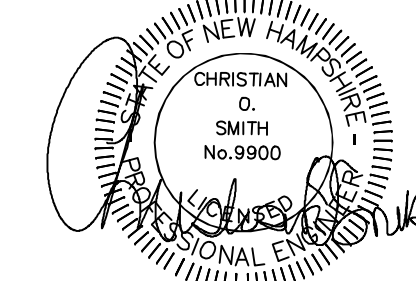
REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION 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.

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

APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

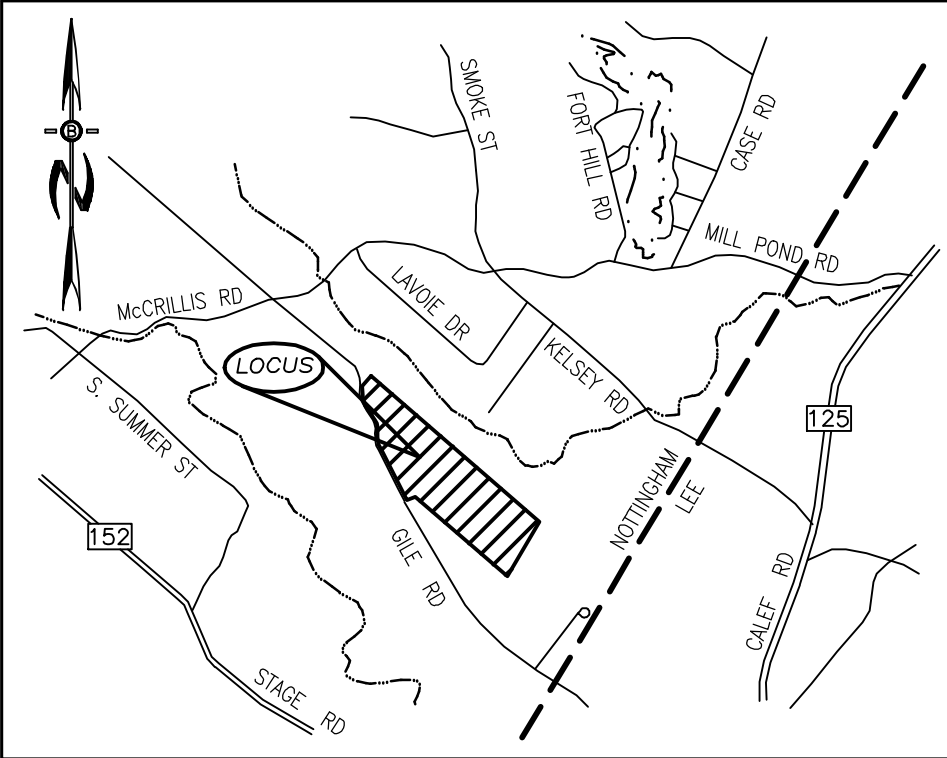
CHAIRPERSON	DATE



SUBDIVISION SITE PLAN

FOR:
RESIDENTIAL DEVELOPMENT
GILE RD
NOTTINGHAM, NH

DATE:	JAN. 2021	SCALE:	1"=60'
PROJ. NO:	NH-1155	SHEET NO.	8 OF 11



LOCATION MAP
1"=3000'

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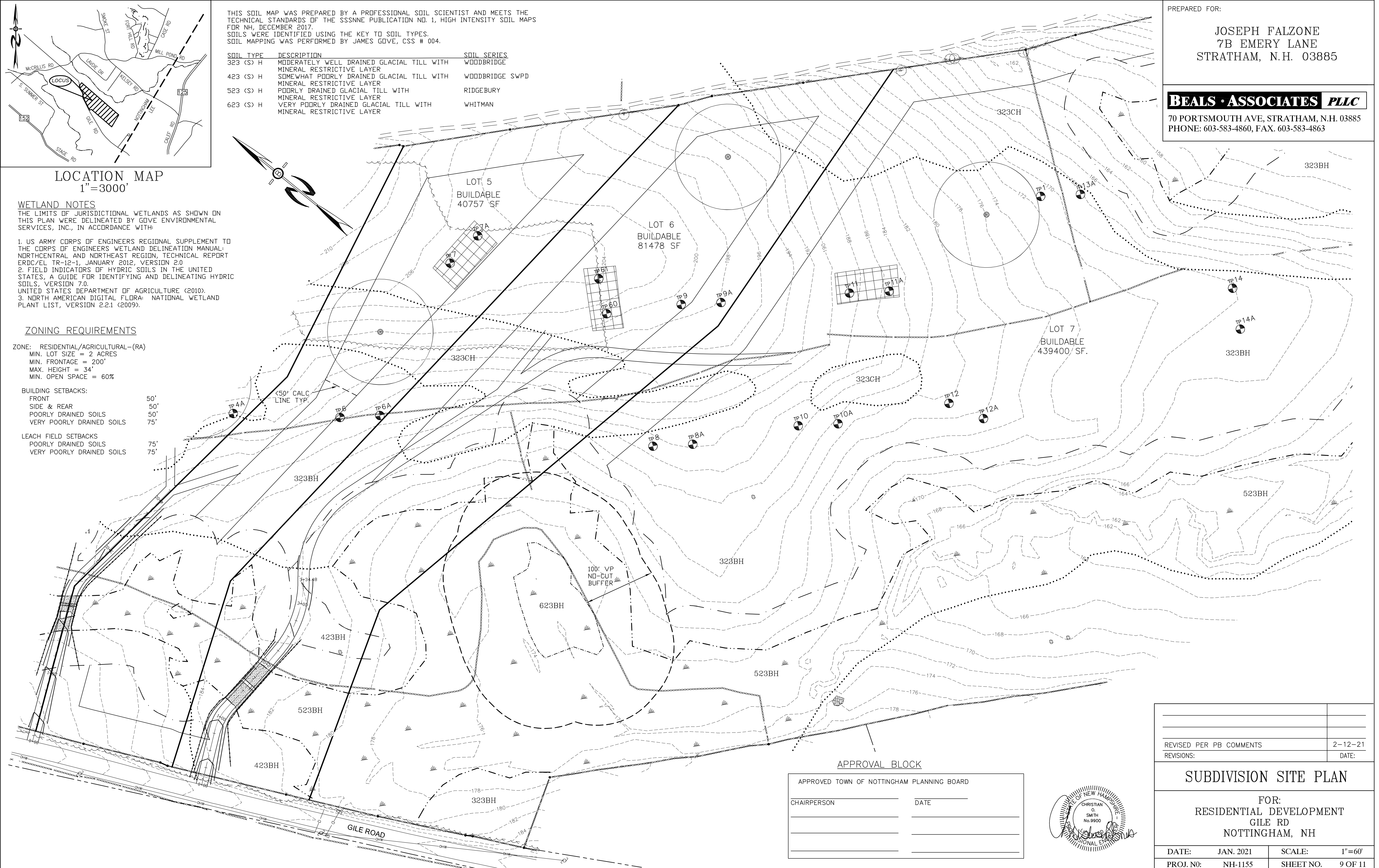
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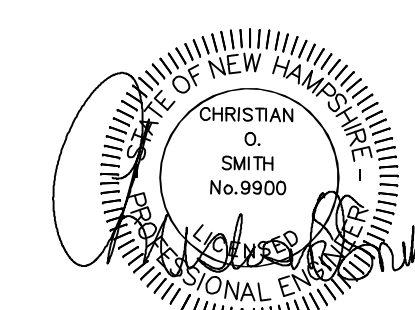
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APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE



REVISED PER PB COMMENTS	2-12-21
REVISIONS:	DATE:
SUBDIVISION SITE PLAN	
FOR: RESIDENTIAL DEVELOPMENT GILE RD NOTTINGHAM, NH	
DATE: JAN. 2021	SCALE: 1"=60'
PROJ. NO: NH-1155	SHEET NO. 9 OF 11