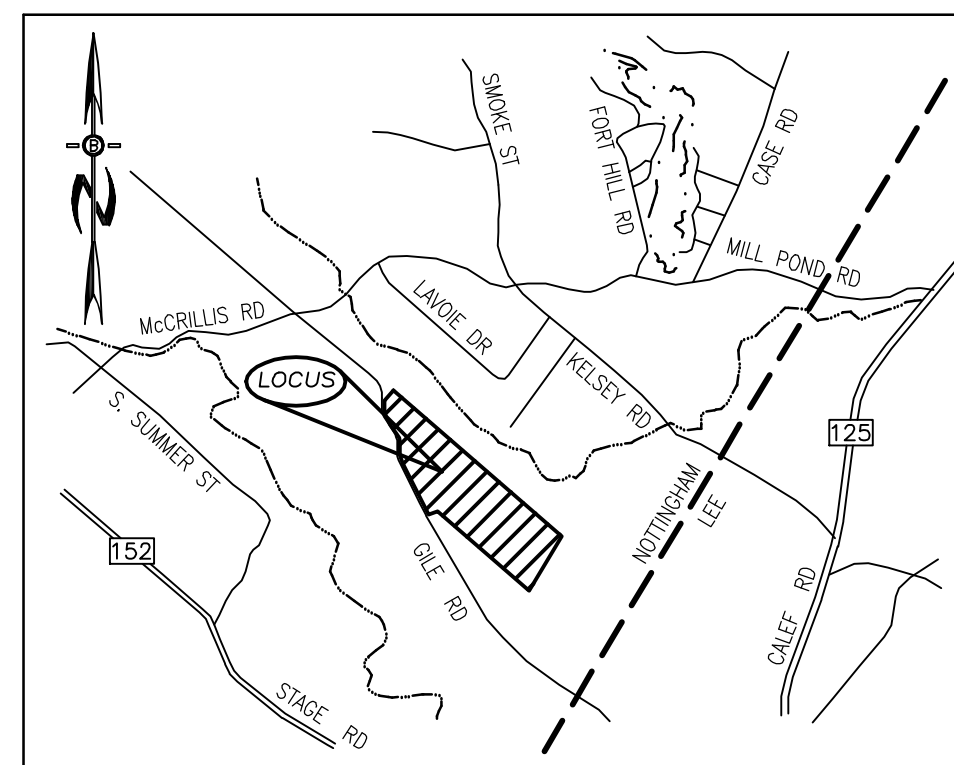
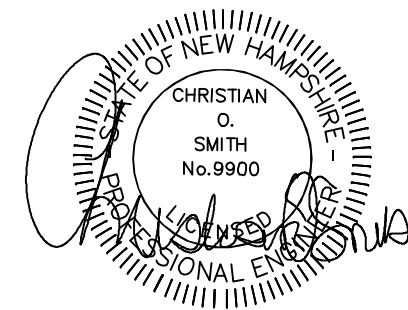


# 7 LOT SUBDIVISION GILE ROAD TAX MAP 40, LOT 1

CIVIL ENGINEERS:

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE,  
STRATHAM, NEW HAMPSHIRE  
PHN. 603-583-4860, FAX. 603-583-4863



LOCATION MAP

INDEX

TITLE SHEET	
SUBDIVISION PLANS	1-4
EXISTING CONDITION PLAN	5-7
SUBDIVISION SITE PLAN	8
CONSTRUCTION DETAILS	9

LAND SURVEYORS:

**DOUCET SURVEY INC.**  
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857-0163  
Voice (603) 659-6560, Data (603) 659-4118

OWNER/DEVELOPER:  
LEDGE FARM LLC  
JOSEPH FALZONE  
7B EMERY LANE  
STRATHAM, N.H. 03885

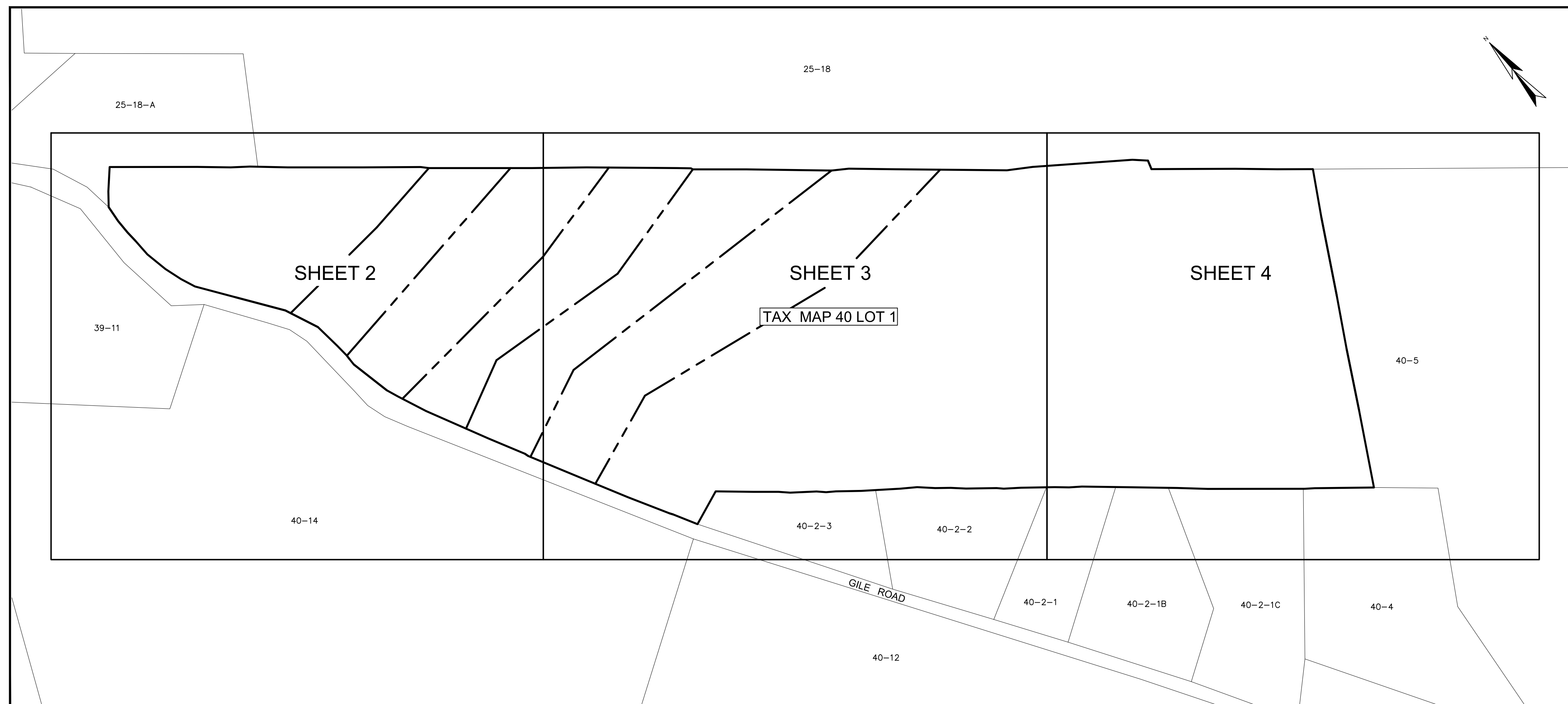
WETLAND / SOIL  
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
8 CONTINENTAL DRIVE,  
BLDG 2 UNIT H  
EXETER, NH 03833  
1-603-778-0644

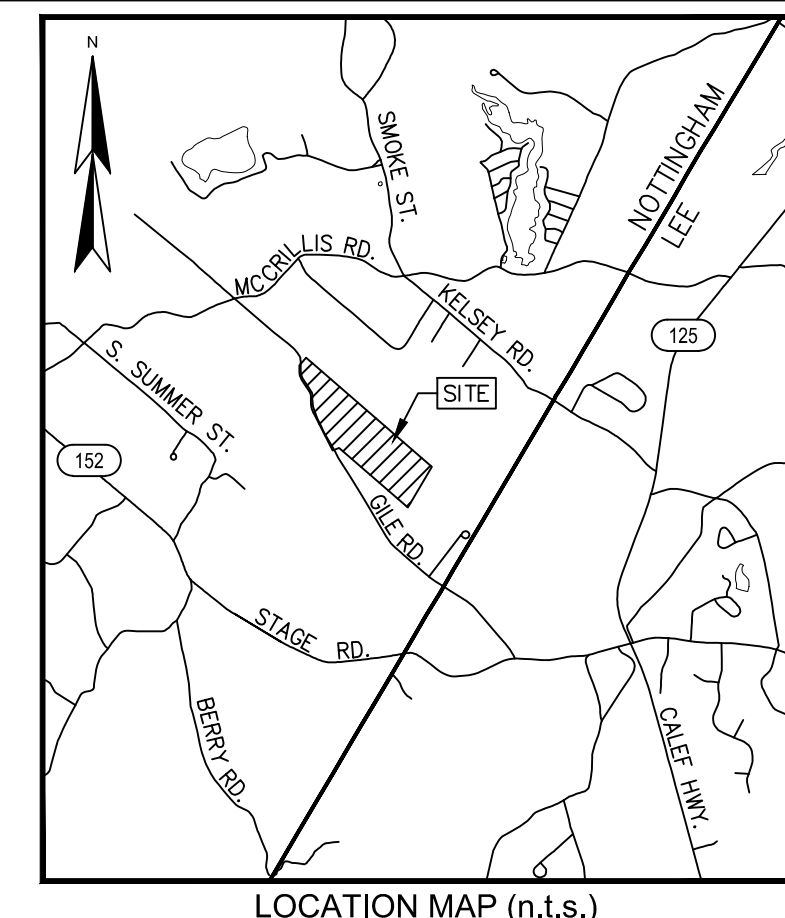
REQUIRED PERMITS

NHDES SUBDIVISION APPROVAL NUMBER: eSA2020 \_\_\_\_\_ DATED \_\_\_\_\_  
NHDES WETLAND IMPACT APPROVAL NUMBER: \_\_\_\_\_ DATED \_\_\_\_\_

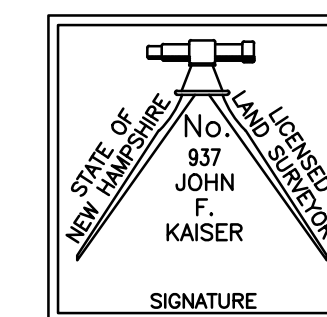
REVISIONS:	DATE:



KEY MAP



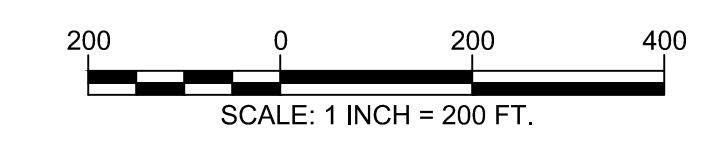
LOCATION MAP (n.t.s.)



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

\_\_\_\_\_, L.L.S. #937  
 \_\_\_\_\_ DATE

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**SUBDIVISION PLAN**  
 LAND OF  
**DIANE MONTI**  
**TAX MAP 40 LOT 1**  
 GILE ROAD  
 NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: W.D.C.	DATE: DECEMBER 30, 2020
CHECKED BY: J.F.K.	DRAWING NO. 5911C
JOB NO. 5911	SHEET 1 OF 7

**\*\*SHEETS 5-7 NOT TO BE RECORDED**

- NOTES:
- REFERENCE: TAX MAP 40 LOT 1  
GILE ROAD, NOTTINGHAM, NH  
D.S. PROJECT NO. 5911
  - TOTAL PARCEL AREA: 2,721,272 SQ. FT. OR 62.47 AC.
  - OWNER OF RECORD: DIANE MONTI  
200 S BANANA RIVER BLVD #2407  
COCOA BEACH, FL 32931  
STRAFFORD COUNTY PROBATE DOC. 1997-0652
  - ZONE: RESIDENTIAL/AGRICULTURAL  
DIMENSIONAL REQUIREMENTS:
    - MIN. LOT AREA 2 AC.
    - MIN. FRONTAGE 200 ft.
    - MIN. FRONT SETBACK 50 ft.
    - MIN. SIDE/REAR SETBACK 50 ft.
    - MAX. BUILDING HEIGHT 34 ft. (FROM ADJACENT GRADE)
 WETLAND SETBACKS
    - 50 ft. (STRUCTURE TO POORLY DRAINED SOILS)
    - 75 ft. (STRUCTURE TO VERY POORLY DRAINED SOILS)
    - 75 ft. (SEPTIC TO ANY WETLAND)
  - ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF NOTTINGHAM ZONING ORDINANCE AS AMENDED MARCH 10, 2020 AS AVAILABLE ON THE TOWN WEBSITE ON 11/2/2020. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
  - ZBA NOTES:
    - ECOPASSAGE OR SIMILAR STRUCTURES ARE REQUIRED AS PRESENTED FOR THE DRIVEWAY CROSSINGS
    - LOT 7 IS RESTRICTED FROM ANY FURTHER DEVELOPMENT.
  - FIELD SURVEY PERFORMED BY D.J.B. & S.M.C. (DOUCET SURVEY) DURING SEPTEMBER & OCTOBER OF 2020 USING A TRIMBLE S7 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
  - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (±.2) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING SEPTEMBER OF 2020 IN ACCORDANCE WITH:
  - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
  - CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0210E, DATED 5/17/2005.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROAD AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED ON THE R.C.R.D. WEBSITE, N.H.D.O.T. DISTRICT 6, AND THE NOTTINGHAM TOWN CLERK'S OFFICE. SAID RESEARCH INDICATES A PUBLIC RIGHT OF WAY WITH A VARYING WIDTH, NO LAYOUTS WERE FOUND. FACE OF STONE WALL WAS HELD AS EDGE OF RIGHT OF WAY.
- APPROXIMATE BURIAL GROUND LOCATION INFORMATION AS PROVIDED IN PHASE 1A ARCHAEOLOGICAL SENSITIVITY ASSESSMENT REPORT DATED DECEMBER 13, 2019. PREPARED BY MONADNOCK ARCHAEOLOGICAL CONSULTING, LLC.
- CEMETERY SUBJECT TO N.H.R.S.A. 289:3, III NEW CONSTRUCTION, EXCAVATION, OR BUILDING IN THE AREA OF A KNOWN BURIAL SITE SHALL COMPLY WITH LOCAL ZONING. IN ABSENCE OF SUCH REGULATIONS NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF THE BOUNDARY OF THE BURIAL GROUND.
- WHERE BOUNDS ARE SPECIFIED TO BE SET (PER TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS) BUT UNREASONABLE TO DO SO, A DISK IN DRILL HOLE OR OTHER SUITABLE MONUMENT SHALL BE SET IN PLACE. REBAR ARE TO BE SET AT INTERVALS NOT GREATER THAN 300' ALONG LOT LINES. SHOULD FINAL MONUMENTING OCCUR PRIOR TO CREATION OF THE RECORDABLE MYLAR, THE SET LOCATIONS OF SAID REBAR WILL BE PROVIDED ON THE PLAN.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

- REFERENCE PLANS:
- "SUBDIVISION OF LAND FOR ROBERT DIBERTO IN NOTTINGHAM, N.H.," DATED JULY 8, 1991 BY BRUCE POKOPEK, R.C.R.D. PLAN D-21271.
  - "SUBDIVISION OF LAND FOR ROBERT DIBERTO IN NOTTINGHAM, N.H.," DATED MAY 22, 1985 BY BRUCE POKOPEK R.C.R.D. PLAN C-13779.
  - "PROPERTY OF KATHLEEN B. CARTER, PROPOSED SUBDIVISION, GILE ROAD, NOTTINGHAM, N.H. - ROCKINGHAM CO.," DATED JULY 16, 1972 BY C.B. KNOWLES R.C.R.D. PLAN C-3100.
  - "A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT PREPARED FOR EDWARD & SUZANNE DAVIS SITUATED IN THE TOWN OF NOTTINGHAM, NH" DATED 7-24-2000 BY BLAISDELL SURVEY, LLC R.C.R.D. PLAN D-28272.

**LEGEND**

- Solid line: EXISTING LOT LINE
- Dashed line: PROPOSED LOT LINE
- Dotted line: APPROXIMATE ABUTTERS LOT LINE
- Dashed-dotted line: BUILDING SETBACK LINE
- Long-dashed line: 50' WETLAND SETBACK LINE
- Dash-dot line: 75' WETLAND SETBACK LINE
- Short-dash line: EDGE OF WETLAND
- Wavy line: WETLAND AREA
- Dashed line with circles: STONE WALL
- X: WIRE FENCE
- Square with cross: UTILITY POLE
- Circle with cross: BOUND FOUND
- Circle with dot: DRILL HOLE FOUND
- Circle with plus: IRON PIPE/ROD FOUND
- Circle with asterisk: 5/8" REBAR W/D CAP SET (SEE NOTE 15)
- Square with dot: 4"x4" GRANITE BOUND OR DISK IN DRILL HOLE TO BE SET (SEE NOTE 15)
- Circle with cross-hatch: WELL
- Circle with vertical lines: DECIDUOUS TREE
- Circle with horizontal lines: TYPICAL BOUND FOUND
- Square with cross-hatch: D.H.F. DRILL HOLE FOUND
- Circle with vertical lines: S.S.F. CONCRETE
- Circle with horizontal lines: GRAN. GRANITE
- Circle with cross-hatch: BW BARBED WIRE

TAX MAP 25 LOT 18A  
EDWARD W. & SUZANNE H. DAVIS  
126 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3431, PAGE 1715

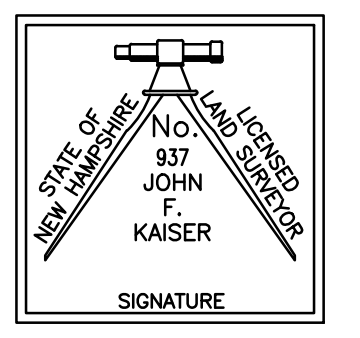
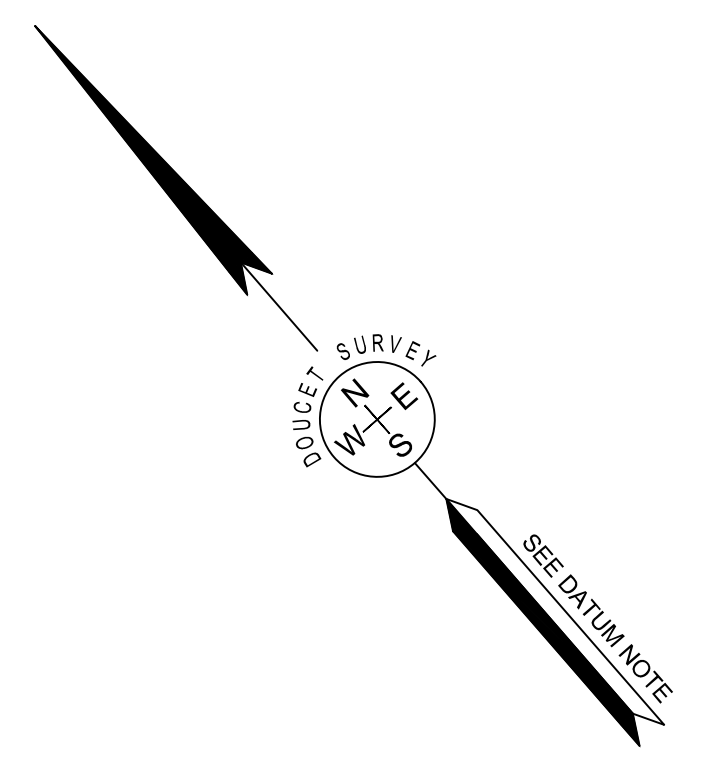
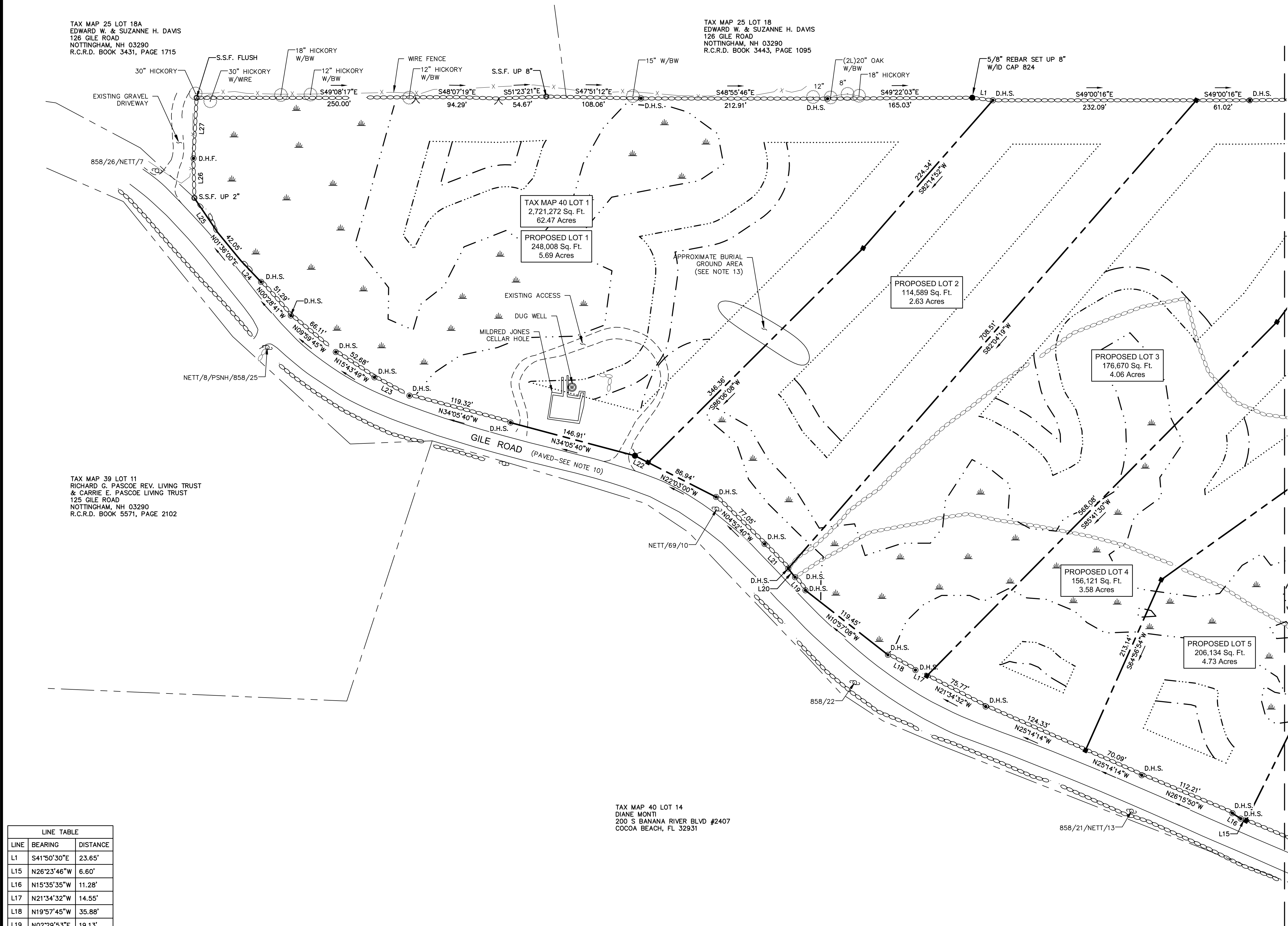
TAX MAP 25 LOT 18  
EDWARD W. & SUZANNE H. DAVIS  
126 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3443, PAGE 1095

TAX MAP 39 LOT 11  
RICHARD G. PASCOE REV. LIVING TRUST  
& CARRIE E. PASCOE LIVING TRUST  
125 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 5571, PAGE 2102

TAX MAP 40 LOT 14  
DIANE MONTI  
200 S BANANA RIVER BLVD #2407  
COCOA BEACH, FL 32931

LINE	BEARING	DISTANCE
L1	S41°50'30"E	23.65'
L15	N26°23'46"W	6.60'
L16	N15°35'35"W	11.28'
L17	N21°34'32"W	14.55'
L18	N19°57'45"W	35.88'
L19	N02°29'53"E	19.13'
L20	N02°59'36"E	12.58'
L21	N03°04'35"W	38.87'
L22	N22°03'00"W	16.86'
L23	N21°18'57"W	45.07'
L24	N02°31'00"W	33.30'
L25	N07°02'33"E	47.16'
L26	N39°39'11"E	45.07'
L27	N43°55'44"E	69.31'

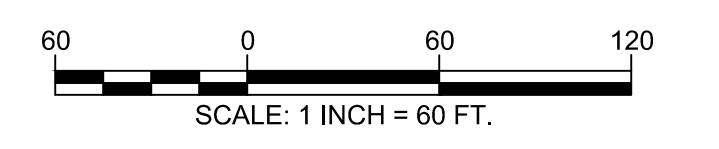
LOT NUMBER	PROPOSED FRONTAGE (FT.)
1	620.7
2	202.9
3	201.6
4	200.1
5	200.2
6	200.0
7	312.5



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\_\_\_\_\_  
L.L.S. #937  
DATE

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**SUBDIVISION PLAN**  
LAND OF  
**DIANE MONTI**  
TAX MAP 40 LOT 1  
GILE ROAD  
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

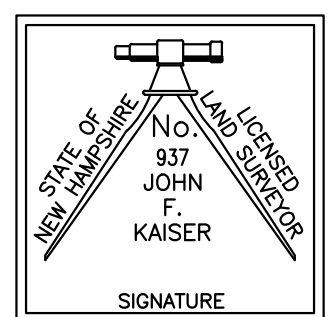
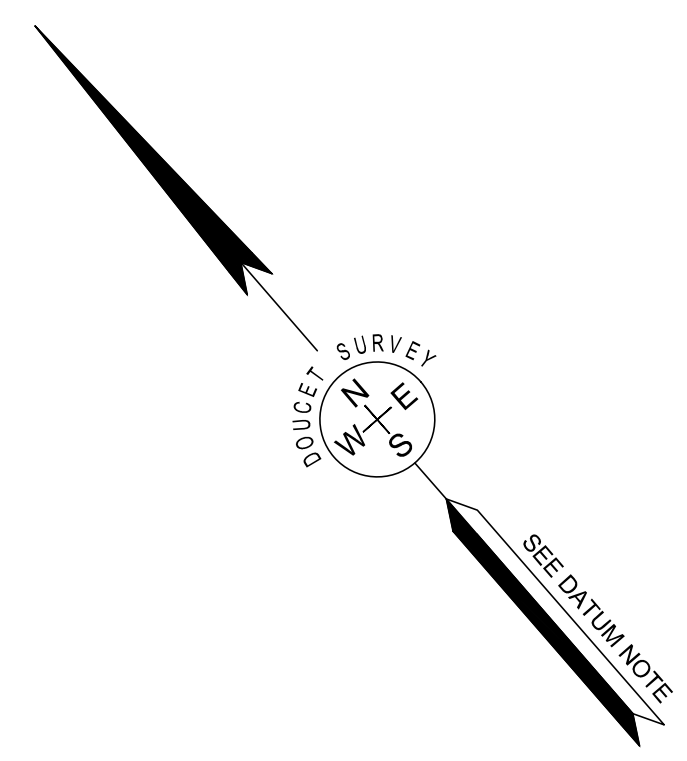
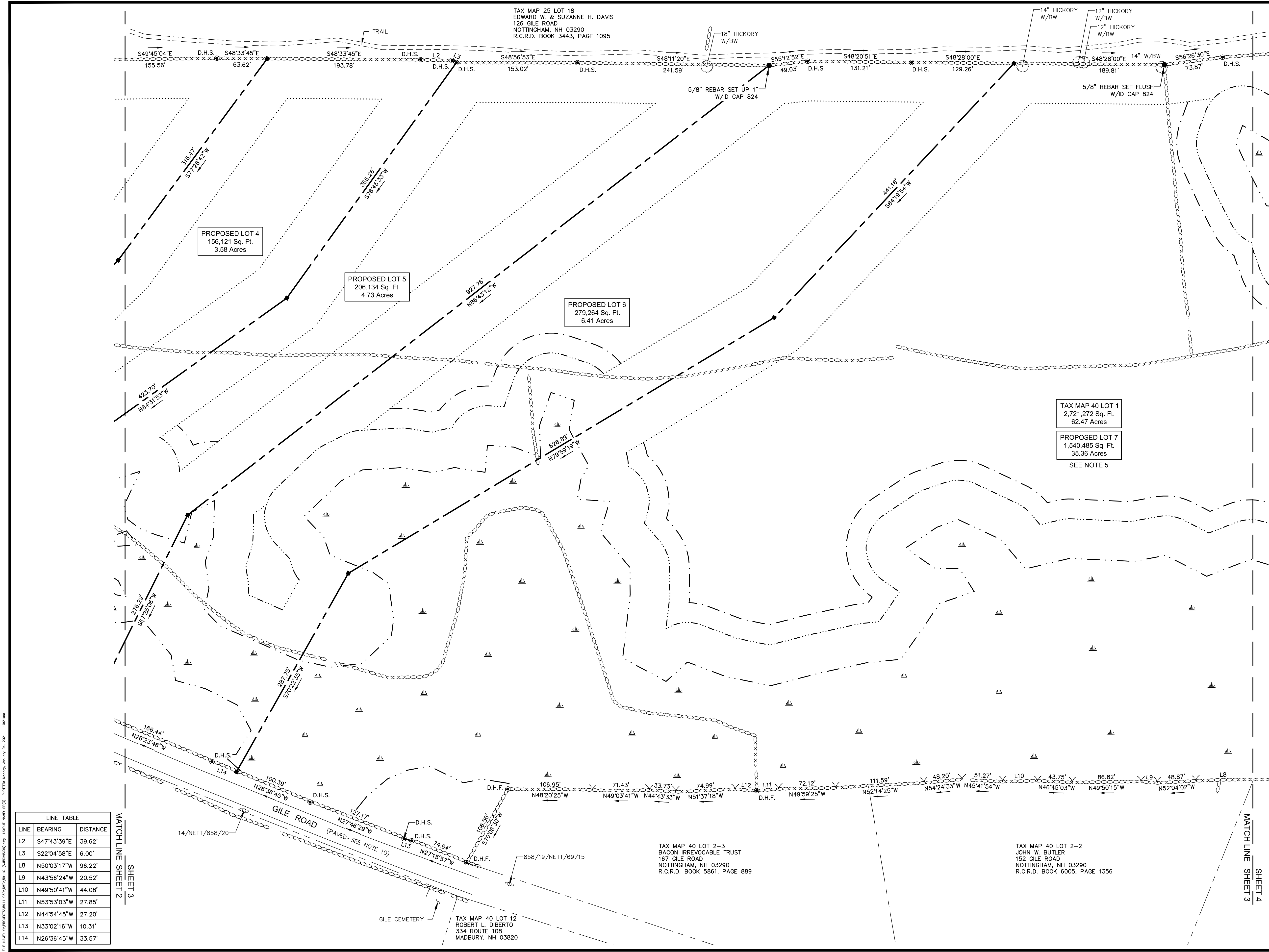
DRAWN BY:	W.D.C.	DATE:	DECEMBER 30, 2020
CHECKED BY:	J.F.K.	DRAWING NO.	5911C
JOB NO.	5911	SHEET	2 OF 7

\*\*SHEETS 5-7 NOT TO BE RECORDED

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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
http://www.doucetsurvey.com

MATCH LINE SHEET 3

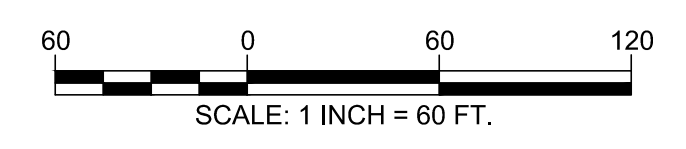
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\_\_\_\_\_. L.L.S. #937  
 \_\_\_\_\_ DATE

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**SUBDIVISION PLAN**  
 LAND OF  
**DIANE MONTI**  
 TAX MAP 40 LOT 1  
 GILE ROAD  
 NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: W.D.C.	DATE: DECEMBER 30, 2020
CHECKED BY: J.F.K.	DRAWING NO. 5911C
JOB NO. 5911	SHEET 3 OF 7

**\*\*SHEETS 5-7 NOT TO BE RECORDED\*\***

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 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	S47°43'39"E	39.62'
L3	S22°04'58"E	6.00'
L8	N50°03'17"W	96.22'
L9	N43°56'24"W	20.52'
L10	N49°50'41"W	44.08'
L11	N53°53'03"W	27.85'
L12	N44°54'45"W	27.20'
L13	N33°02'16"W	10.31'
L14	N26°36'45"W	33.57'

FILE NAME: N:\PROJECTS\5911 - COUPLER\DWG\101 - SUBDIVISION.dwg PLOT DATE: 12/30/2020 10:45:00 AM PLOT BY: JFKA

MATCH LINE SHEET 2

MATCH LINE SHEET 3

MATCH LINE SHEET 4

SHEET 3

SHEET 4

TAX MAP 25 LOT 18  
EDWARD W. & SUZANNE H. DAVIS  
126 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3443, PAGE 1095

TAX MAP 40 LOT 1  
2,721,272 Sq. Ft.  
62.47 Acres

PROPOSED LOT 7  
1,540,485 Sq. Ft.  
35.36 Acres

TAX MAP 40 LOT 5  
CONRAD L. & KATHY A. MANDSAGER  
174 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3264, PAGE 2415

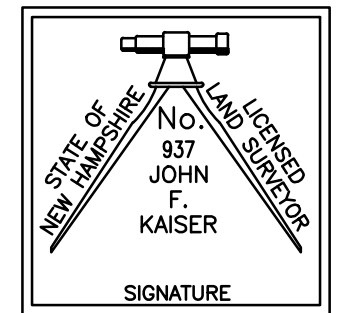
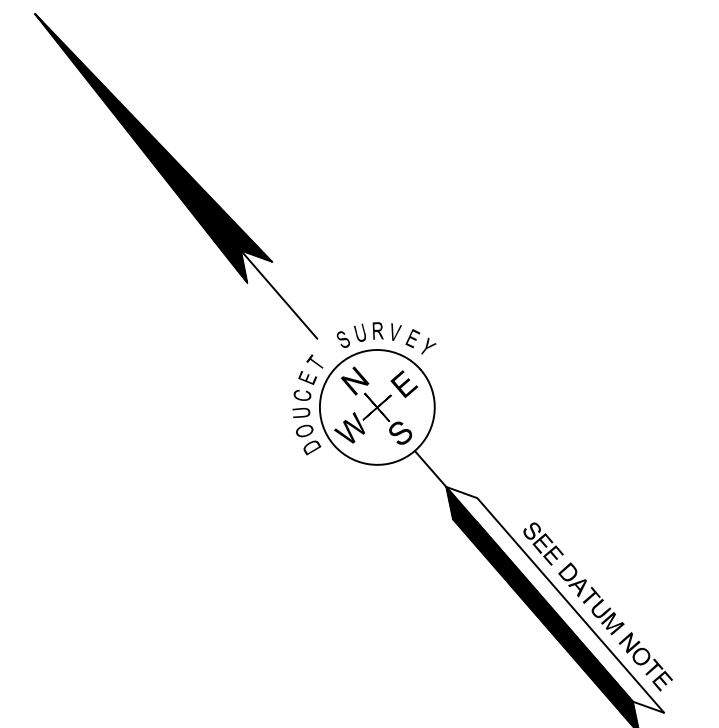
TAX MAP 40 LOT 2-1  
NASSER REVOCABLE TRUST  
154 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3442, PAGE 975

TAX MAP 40 LOT 2-1B  
SANDRA J. POTTER REV. TRUST  
156 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 5335, PAGE 1582

TAX MAP 40 LOT 2-1C  
COLLEEN E. & ADAM M. ROSENTHAL  
162 GILE ROAD  
NOTTINGHAM, NH 03290-5201  
R.C.R.D. BOOK 5654, PAGE 881

TAX MAP 40 LOT 4  
RICHARD S. & ANN P. BACON  
167 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 5956, PAGE 2730

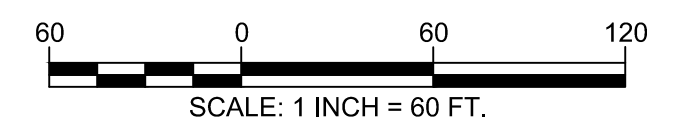
LINE	BEARING	DISTANCE
L4	S46°18'22"E	44.31'
L5	S18°45'14"W	26.48'
L6	N51°44'30"W	29.40'
L7	N48°03'45"W	40.93'



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

\_\_\_\_\_, L.L.S. #937  
DATE

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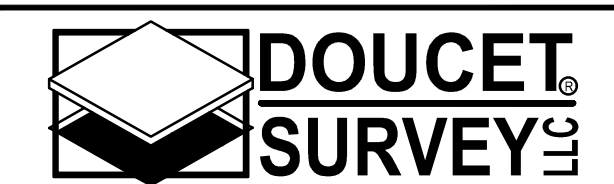


**SUBDIVISION PLAN**  
LAND OF  
**DIANE MONTI**  
TAX MAP 40 LOT 1  
GILE ROAD  
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	W.D.C.	DATE:	DECEMBER 30, 2020
CHECKED BY:	J.F.K.	DRAWING NO.	5911C
JOB NO.	5911	SHEET	4 OF 7

\*\*SHEETS 5-7 NOT TO BE RECORDED



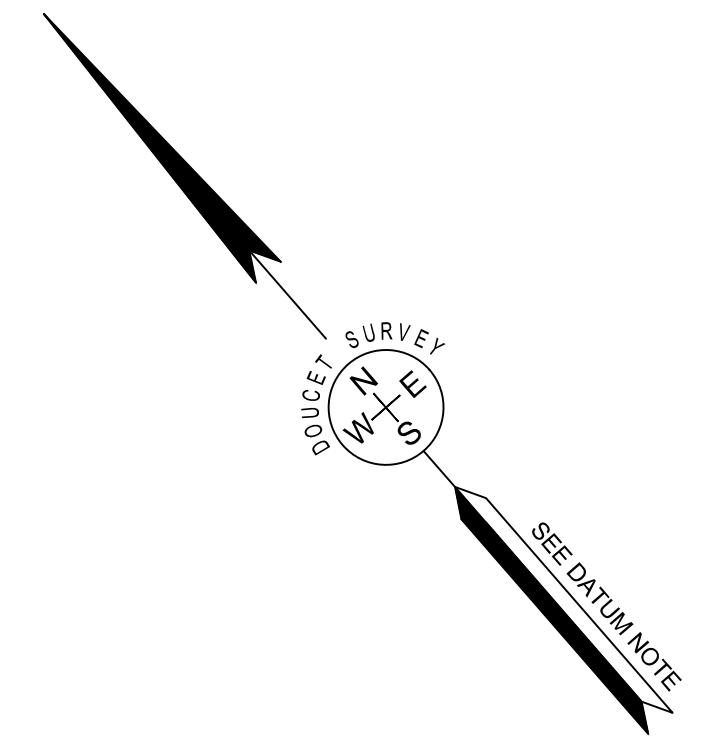
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TAX MAP 25 LOT 18A  
EDWARD W. & SUZANNE H. DAVIS  
126 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3431, PAGE 1715

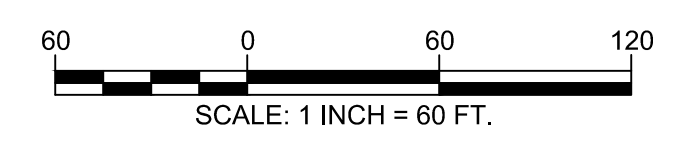
TAX MAP 25 LOT 18  
EDWARD W. & SUZANNE H. DAVIS  
126 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 3443, PAGE 1095

TAX MAP 39 LOT 11  
RICHARD C. PASCOE REV. LIVING TRUST  
& CARRIE E. PASCOE LIVING TRUST  
125 GILE ROAD  
NOTTINGHAM, NH 03290  
R.C.R.D. BOOK 5571, PAGE 2102

TAX MAP 40 LOT 14  
DIANE MONTI  
200 S BANANA RIVER BLVD #2407  
COCOA BEACH, FL 32931



- LEGEND**
- LOT LINE
  - - - APPROXIMATE ABUTTERS LOT LINE
  - STONE WALL
  - - - WIRE FENCE
  - X — OVERHEAD WIRE
  - D — DRAIN LINE
  - 100 — MAJOR CONTOUR LINE
  - 98 — MINOR CONTOUR LINE
  - TREE LINE
  - SHRUB LINE
  - - - EDGE OF WETLAND
  - WETLAND AREA
  - LEDGE OUTCROP
  - UTILITY POLE
  - UTILITY POLE & GUY WIRE
  - SIGN
  - BOUND FOUND
  - DRILL HOLE FOUND
  - IRON PIPE/ROD FOUND
  - BARBED WIRE FOUND ON GROUND
  - 5/8" REBAR W/ID CAP SET
  - POST
  - POST
  - WELL
  - DECIDUOUS TREE
  - ROCK/BOULDER
  - SPOT GRADE
  - TYP.
  - BND. FND.
  - D.H.F.
  - S.S.F.
  - CONC.
  - GRAN.
  - HDWL
  - EP
  - BW
  - BOUND FOUND
  - DRILL HOLE FOUND
  - STEEL STAKE FOUND
  - CONCRETE
  - GRANITE
  - HEADWALL
  - EDGE OF PAVEMENT
  - BARBED WIRE



**EXISTING CONDITIONS PLAN**  
LAND OF  
**DIANE MONTI**  
TAX MAP 40 LOT 1  
GILE ROAD  
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

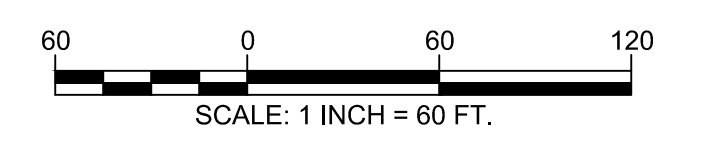
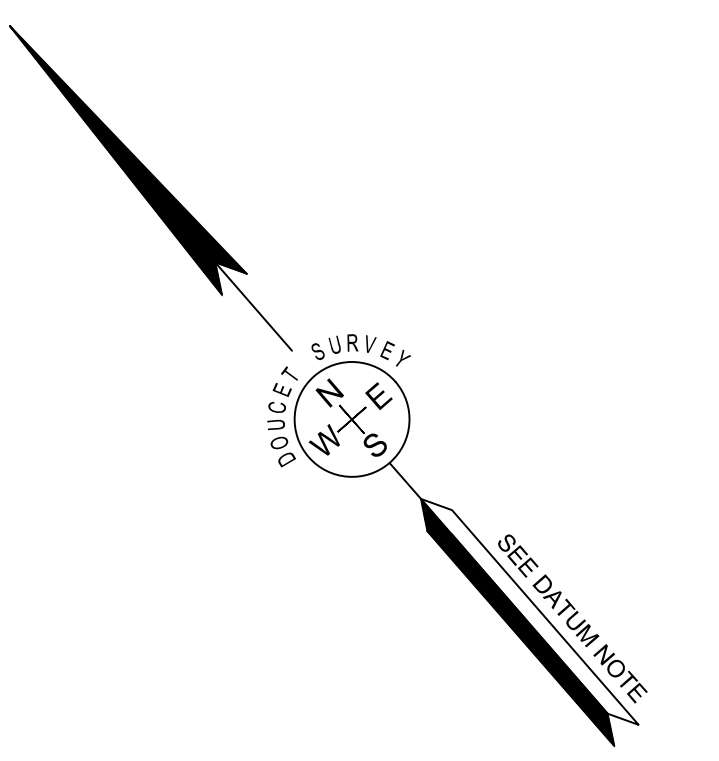
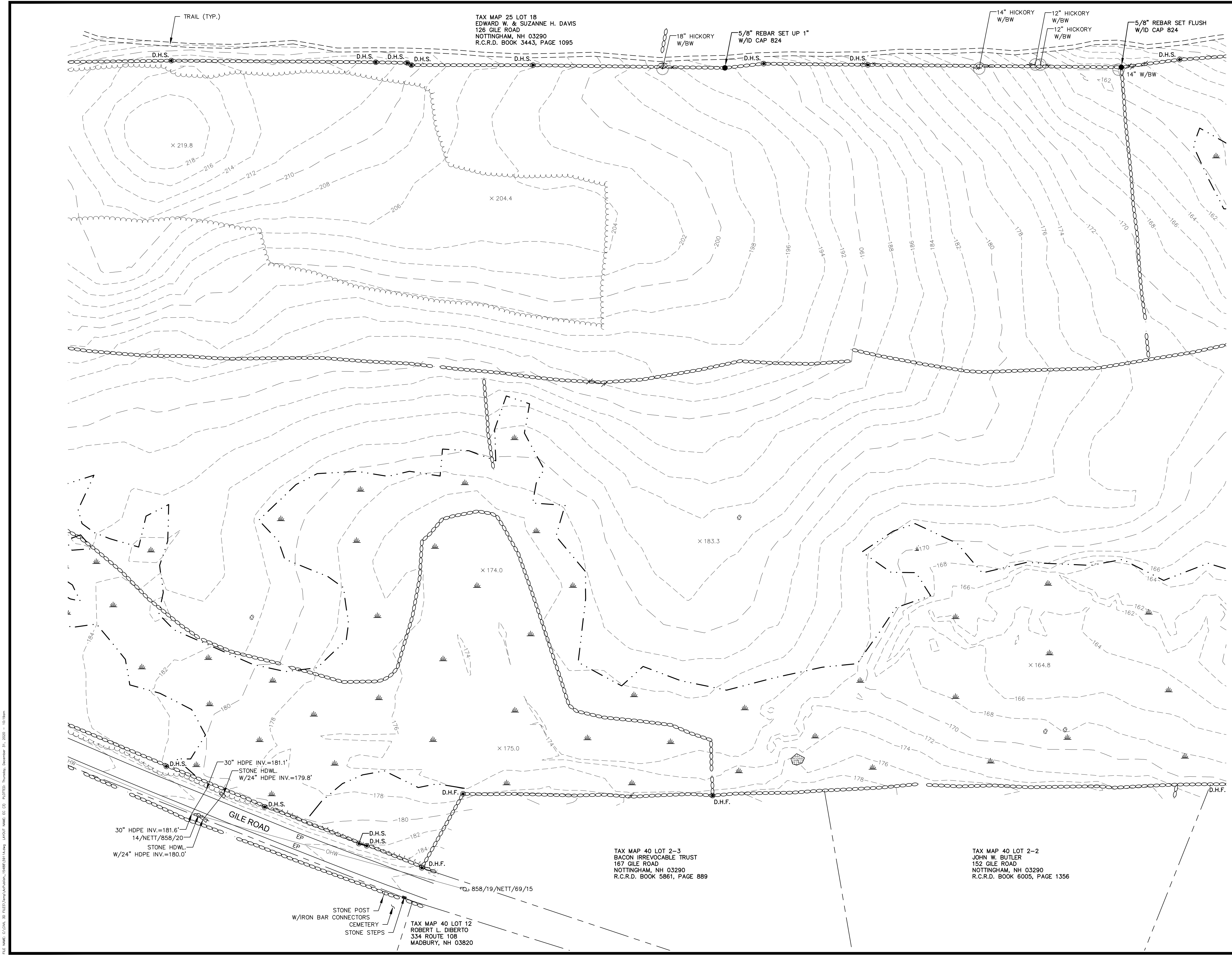
DRAWN BY:	W.D.C.	DATE:	DECEMBER 30, 2020
CHECKED BY:	J.F.K.	DRAWING NO.	5911C
JOB NO.	5911	SHEET	5 OF 7

\*\*SHEETS 5-7 NOT TO BE RECORDED



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FILE NAME: C:\DATA\2020\5911\5911.dwg PLOT DATE: 12/30/2020 10:15:00



**EXISTING CONDITIONS PLAN**  
 LAND OF  
**DIANE MONTI**  
 TAX MAP 40 LOT 1  
 GILE ROAD  
 NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	W.D.C.	DATE:	DECEMBER 30, 2020
CHECKED BY:	J.F.K.	DRAWING NO.	5911C
JOB NO.	5911	SHEET	6 OF 7

\*\*SHEETS 5-7 NOT TO BE RECORDED

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FILE NAME: C:\DATA\_03\5911\5911.dwg DATE PLOTTED: Thursday, December 31, 2020 10:15am

TAX MAP 25 LOT 18  
 EDWARD W. & SUZANNE H. DAVIS  
 126 GILE ROAD  
 NOTTINGHAM, NH 03290  
 R.C.R.D. BOOK 3443, PAGE 1095

TAX MAP 40 LOT 5  
 CONRAD L. & KATHY A. MANDSAGER  
 174 GILE ROAD  
 NOTTINGHAM, NH 03290  
 R.C.R.D. BOOK 3264, PAGE 2415

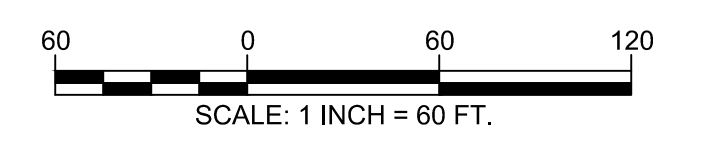
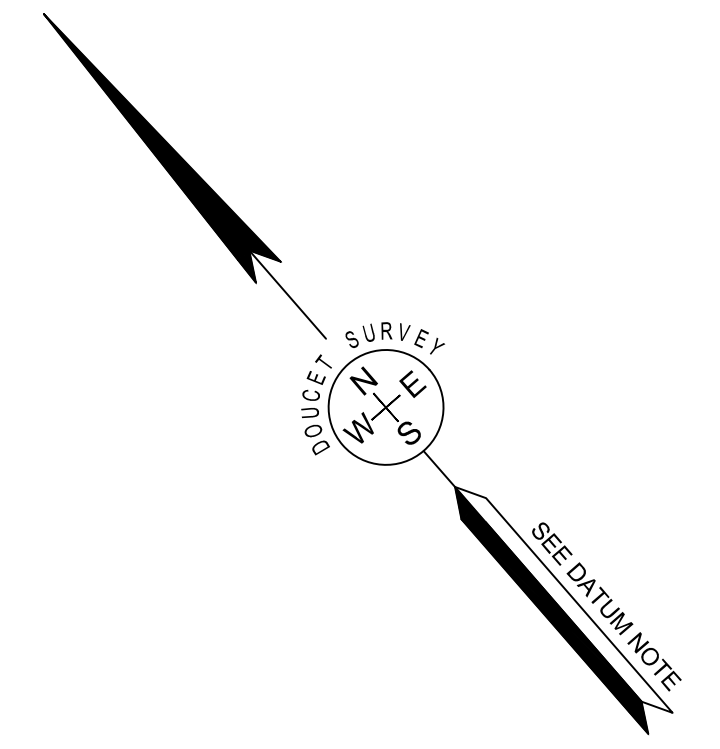
TAX MAP 40 LOT 2-2  
 JOHN W. BUTLER  
 152 GILE ROAD  
 NOTTINGHAM, NH 03290  
 R.C.R.D. BOOK 6005, PAGE 1356

TAX MAP 40 LOT 2-1  
 NASSER REVOCABLE TRUST  
 154 GILE ROAD  
 NOTTINGHAM, NH 03290  
 R.C.R.D. BOOK 3442, PAGE 975

TAX MAP 40 LOT 2-1B  
 SANDRA J. POTTER REV. TRUST  
 156 GILE ROAD  
 NOTTINGHAM, NH 03290  
 R.C.R.D. BOOK 5335, PAGE 1582

TAX MAP 40 LOT 2-1C  
 COLLEEN E. & ADAM M. ROSENTHAL  
 162 GILE ROAD  
 NOTTINGHAM, NH 03290-5201  
 R.C.R.D. BOOK 5654, PAGE 881

TAX MAP 40 LOT 4  
 RICHARD S. & ANN P. BACON  
 167 GILE ROAD  
 NOTTINGHAM, NH 03290  
 R.C.R.D. BOOK 5956, PAGE 2730



**EXISTING CONDITIONS PLAN**  
 LAND OF  
**DIANE MONTI**  
 TAX MAP 40 LOT 1  
 GILE ROAD  
 NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

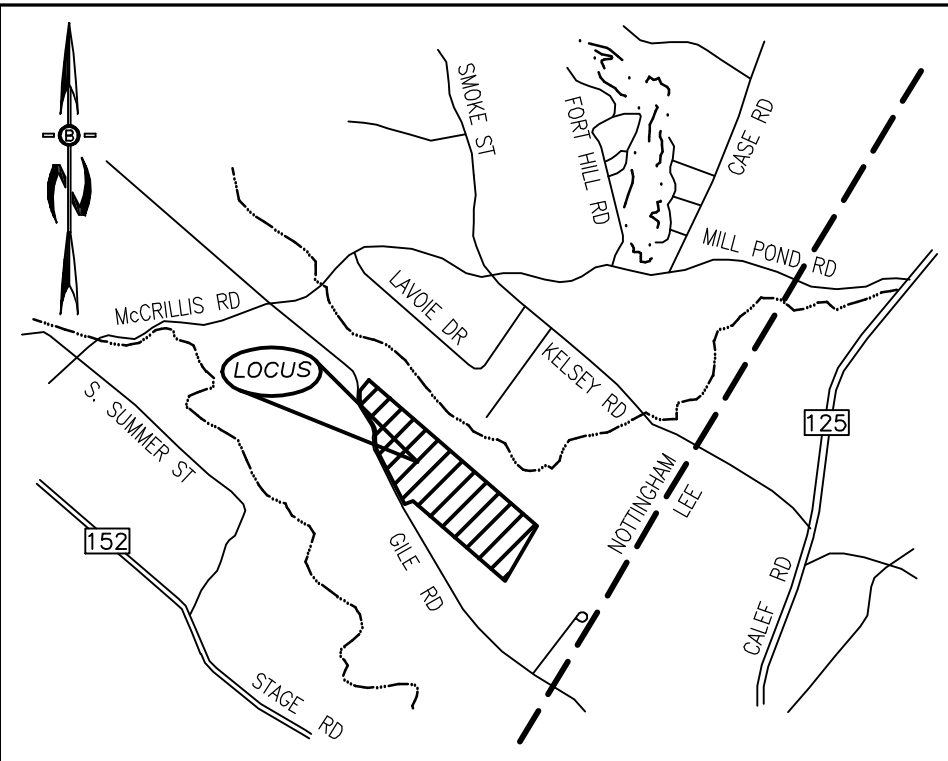
DRAWN BY: W.D.C.	DATE: DECEMBER 30, 2020
CHECKED BY: J.F.K.	DRAWING NO. 5911C
JOB NO. 5911	SHEET 7 OF 7

\*\*SHEETS 5-7 NOT TO BE RECORDED

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FILE NAME: C:\DATA\_30\_12\2020\Newmarket\15485\15485.dwg, PLOT DATE: 12/30/2020, PLOT TIME: 10:05:00 AM, PLOT BY: J.F.K.





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, NORTH-CENTRAL 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, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (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'

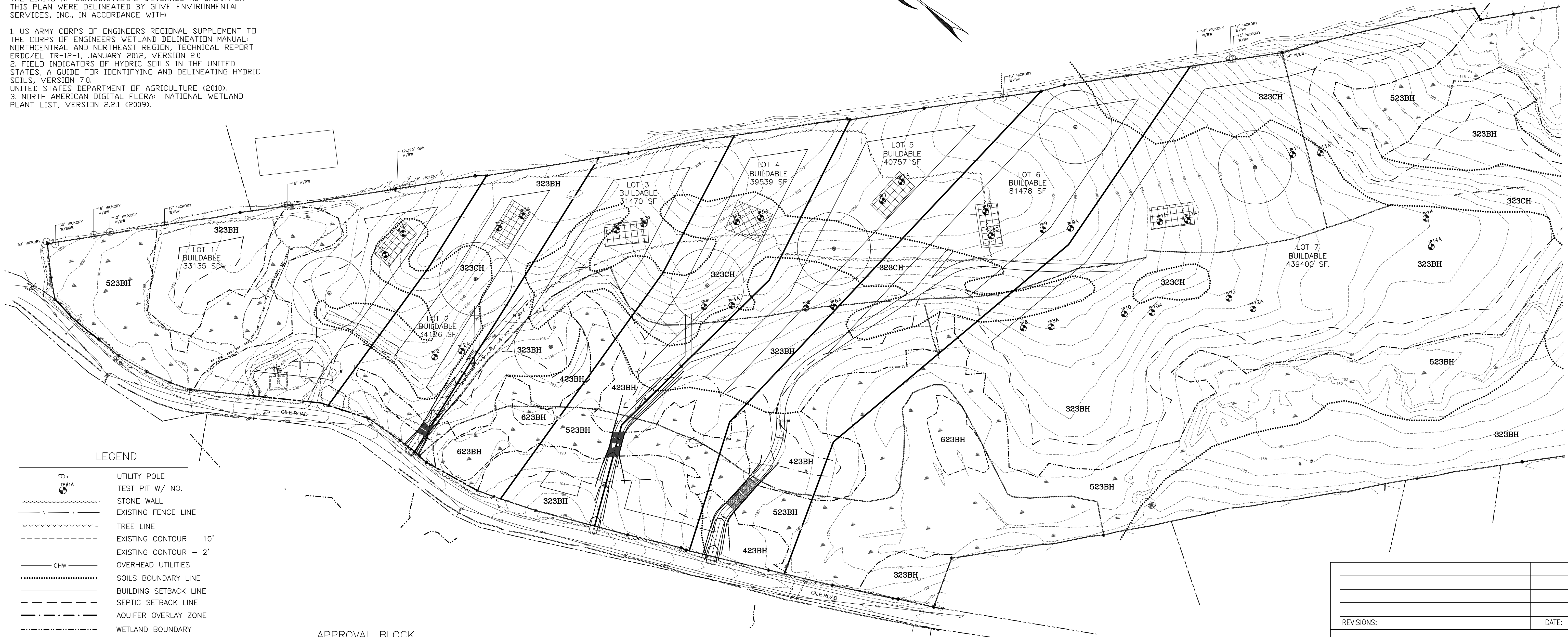
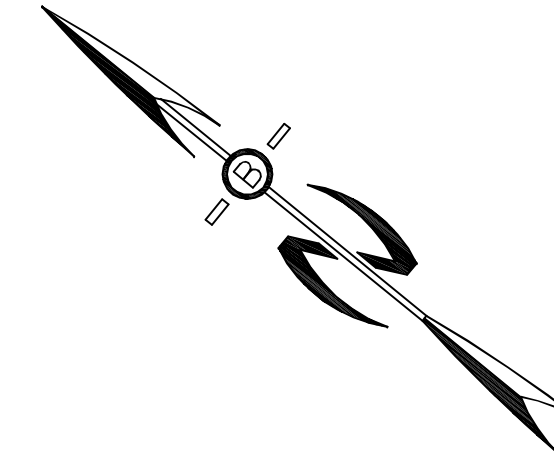
LEACH FIELD SETBACKS	
POORLY DRAINED SOILS	75'
VERY POORLY DRAINED SOILS	75'

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



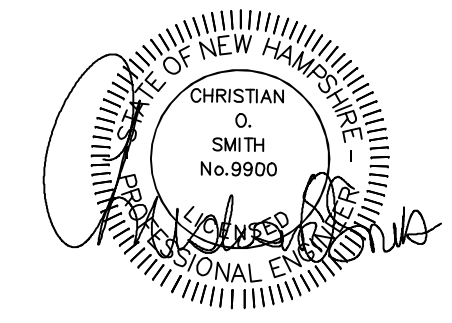
**LEGEND**

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- EXISTING FENCE LINE
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OHW
- 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.

**APPROVAL BLOCK**

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

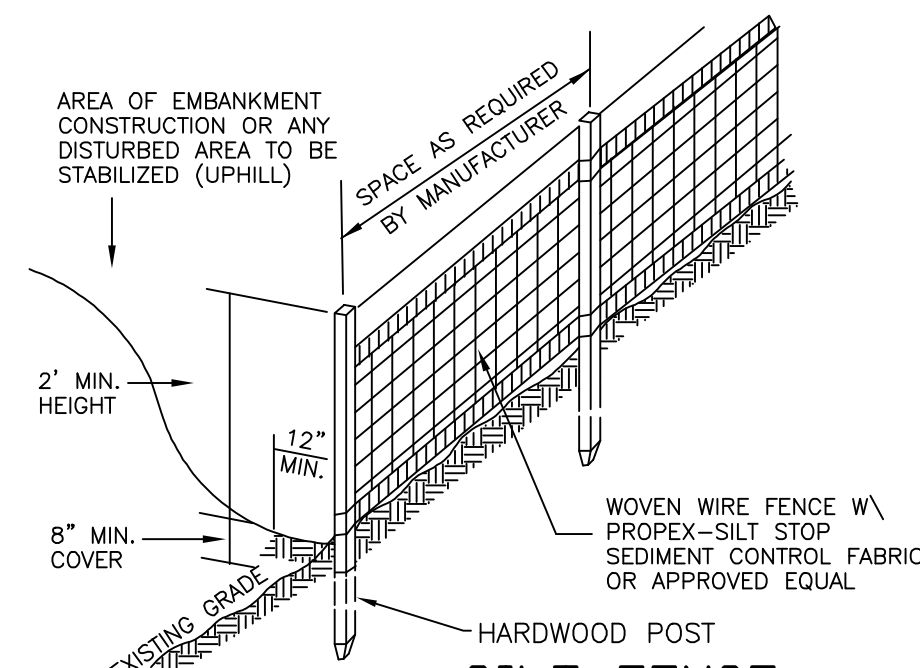
CHAIRPERSON	DATE



REVISIONS:	DATE:
<b>SUBDIVISION SITE PLAN</b>	
FOR: RESIDENTIAL DEVELOPMENT GILE RD NOTTINGHAM, NH	
DATE: JAN. 2021	SCALE: 1" = 100'
PROJ. NO: NH-1155	SHEET NO. 8 OF 9

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



**SILT FENCE**

**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8".
2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

**MAINTENANCE**

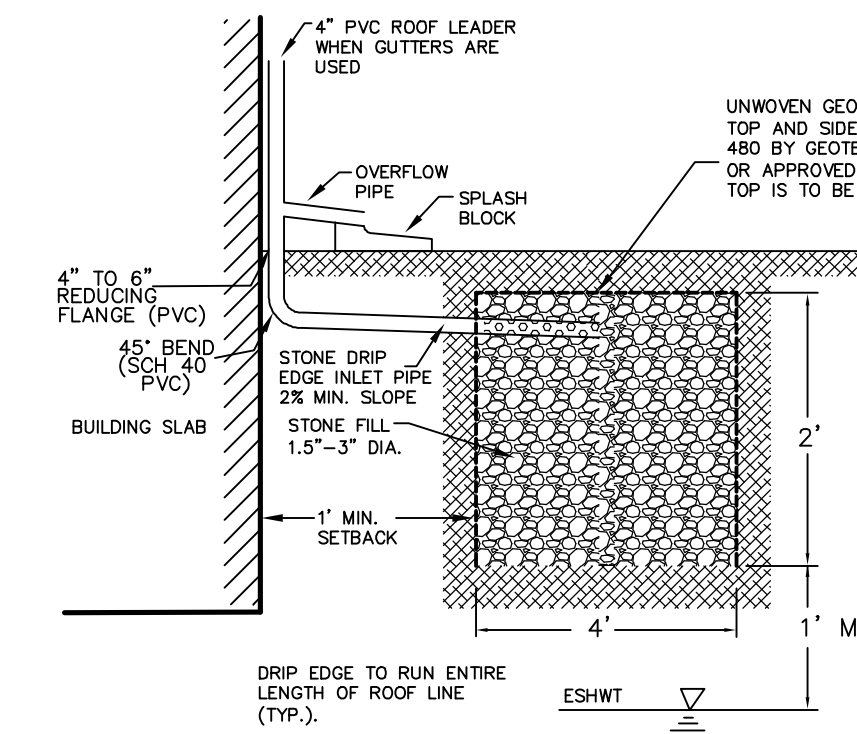
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

**TEMPORARY EROSION CONTROL MEASURES**

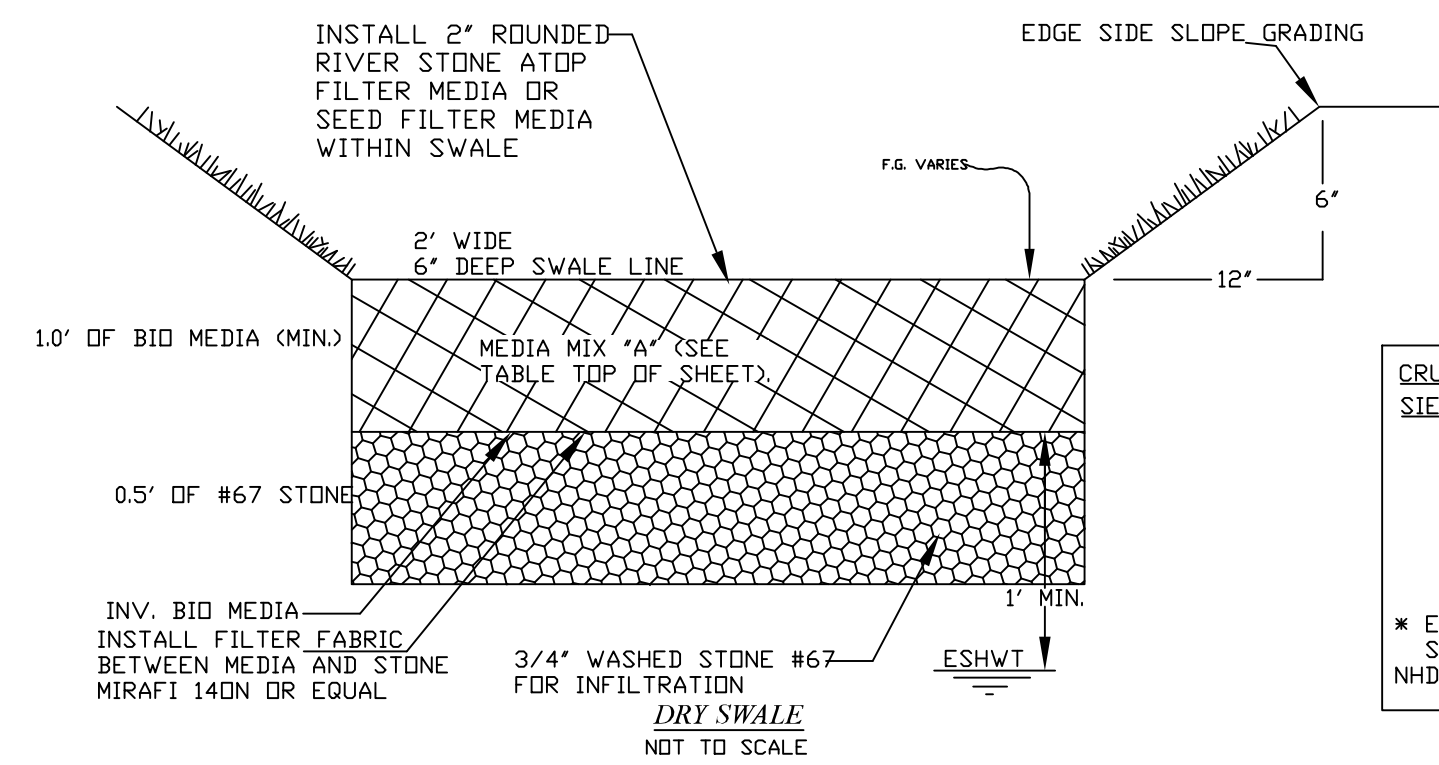
1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED\*.
  2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
  3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
  4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.25" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
  5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
  6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.
- \* AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

**DRAINAGE NOTES**

1. PROPOSED DRIVEWAYS TO HAVE 2' BOTTOM-WIDTH BIORETENTION DRY SWALES EITHER SIDE (SEE DETAIL).
2. ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
3. ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS IN THE BIO-SWALES. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.



NOT TO SCALE  
**STONE DRIP EDGE SECTION**

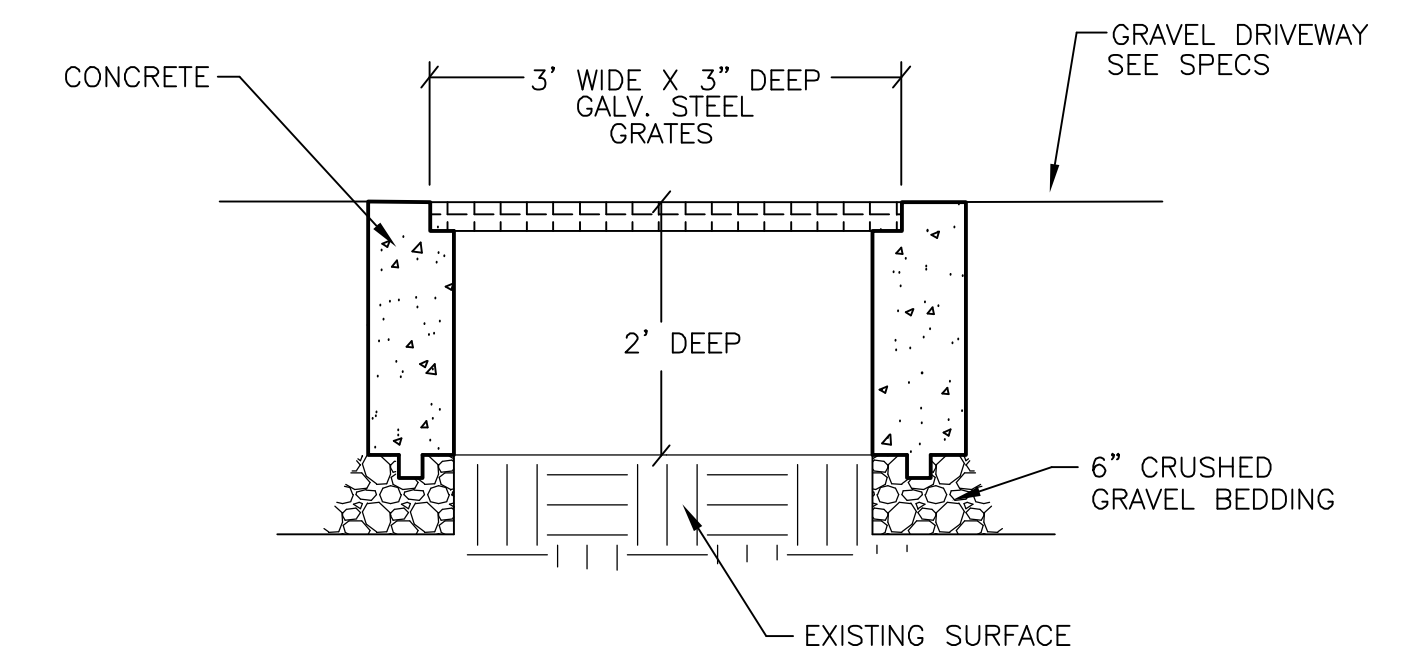


CRUSHED STONE BEDDING *	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

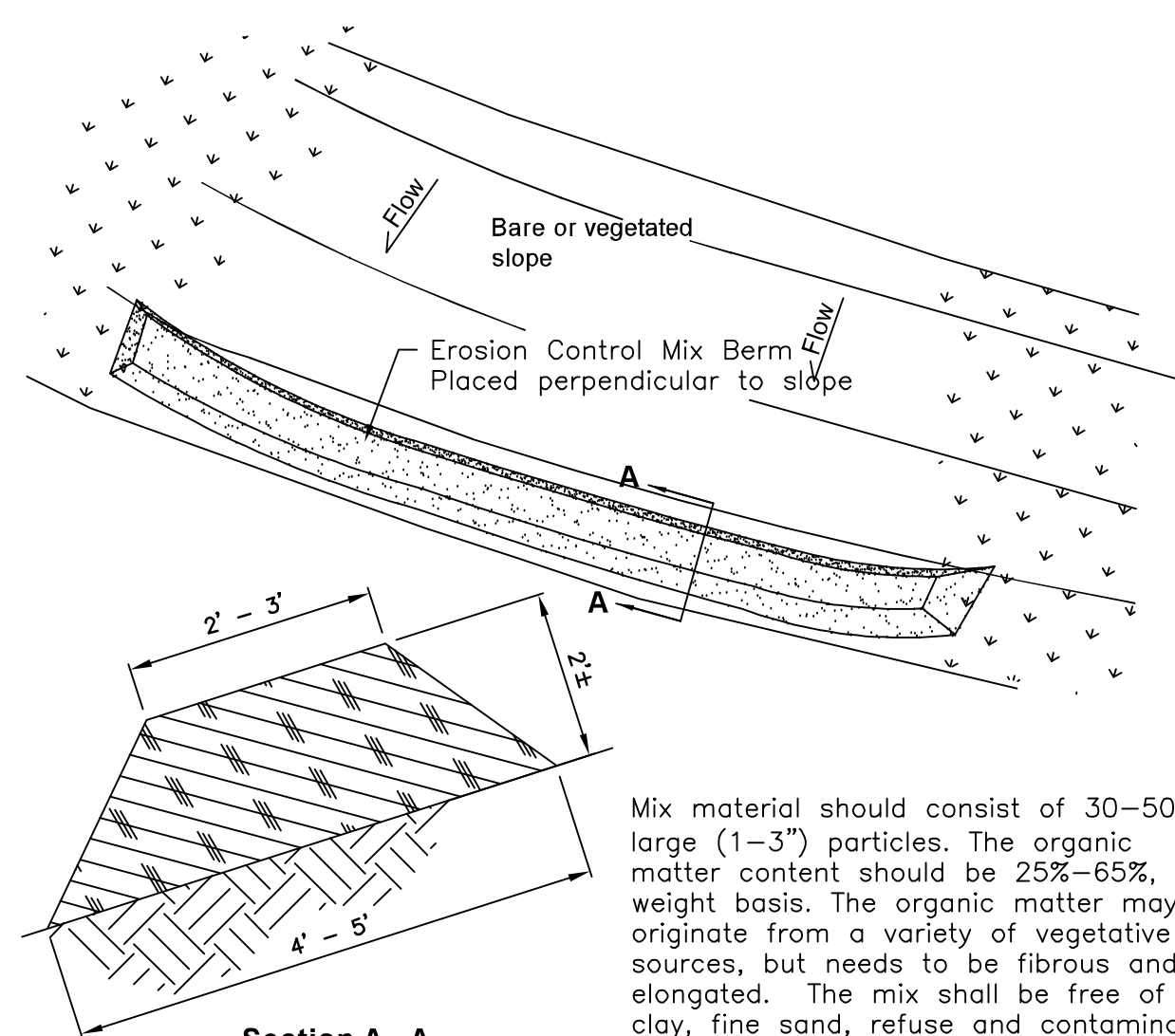
\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**NOTES**

1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. REINFORCED FOR H-20 LOADING.
3. ALL BELOW GRADE EXTERIOR SURFACES SHALL BE COATED WITH KOL-TAR'S BLACK SHIELD ASPHALT COATING, OR APPROVED EQUAL

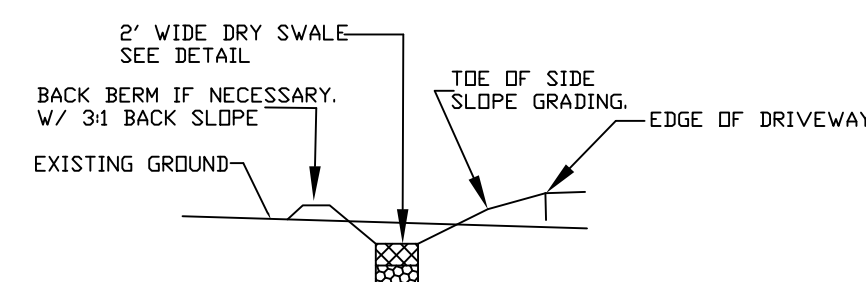


NOT TO SCALE  
**ECO-PASSAGE DETAIL**



Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth. Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditches, streams, etc.

**Erosion Control Mix Berm**

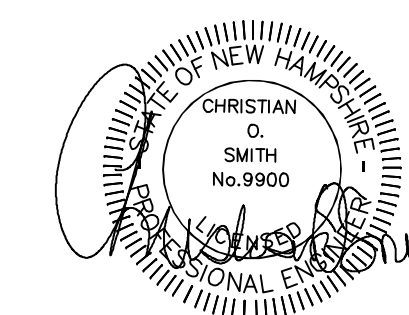


**CROSS SECTION NOTES**

1. ALL FILL TO BRING SWALE BOTTOM TO SUBGRADE SHALL BE INSTALLED IN NO GREATER THAN 24" LIFTS
2. ALL FILL SHALL BE LOOSELY COMPACTED.
3. UNDERDRAIN IS NOT REQUIRED AS PART OF THE PLAN, IF THE CONTRACTOR FINDS EXCESSIVE GROUNDWATER THE DESIGN ENGINEER IS TO BE NOTIFIED.
4. SUBGRADE - CONTRACTOR SHALL REMOVE FILL MATERIAL & PROVIDE GRANULAR BACKFILL UNDER SWALE WASHED STONE LAYER. SCARIFY SUBGRADE PRIOR TO PLACEMENT OF STONE LAYER. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER.

TYPICAL DRY SWALE CROSS-SECTION

FILTER MEDIA MIXTURES			
Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5



REVISIONS:		DATE:
<b>CONSTRUCTION DETAILS</b>		
FOR: RESIDENTIAL DEVELOPMENT GILE RD NOTTINGHAM, NH		
DATE:	JAN. 2021	SCALE: NTS
PROJ. NO:	NH-1155	SHEET NO. 9 OF 9