

# OPEN SPACE RESIDENTIAL SUBDIVISION

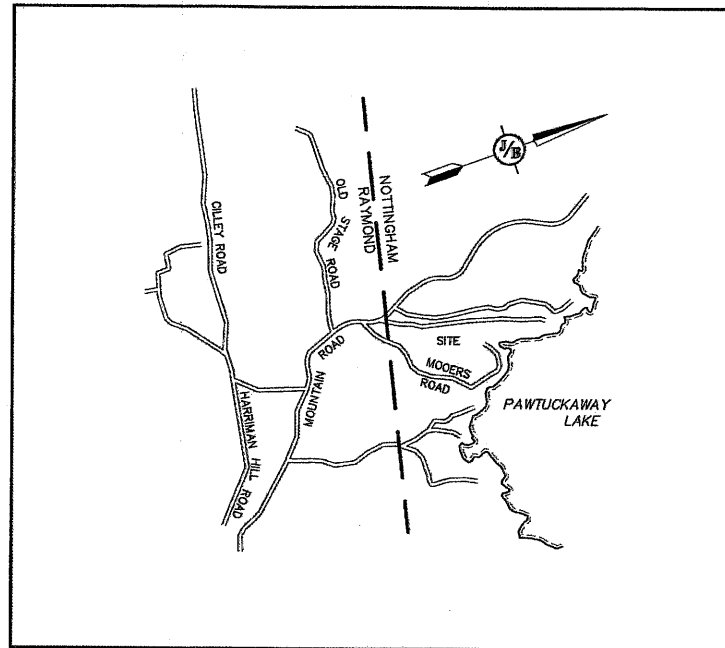
## "MOOERS ROAD SUBDIVISION"

### TAX MAP 72, LOT NUMBER 13-1

### MOOERS ROAD, NOTTINGHAM, NH

#### SHEET INDEX

|         |                                      |
|---------|--------------------------------------|
| CS      | COVER SHEET                          |
| C1      | EXISTING CONDITIONS PLAN             |
| Y1      | YIELD PLAN                           |
| A1      | OVERALL SUBDIVISION PLAN             |
| A2-A5   | SUBDIVISION PLAN                     |
| C2      | OVERALL SITE PLAN                    |
| C2A-C2B | SITE PLAN                            |
| C3      | OVERALL GRADING AND DRAINAGE PLAN    |
| C3A-C3B | GRADING AND DRAINAGE PLAN            |
| D1      | DETAILS SHEET                        |
| E1      | EROSION AND SEDIMENT CONTROL DETAILS |



LOCUS MAP  
SCALE 1" = 2000'

#### PERMITS

##### TYPE OF PERMIT

NHDES SUBDIVISION PERMIT:  
NEW HAMPSHIRE DEPARTMENT OF  
ENVIRONMENTAL SERVICES -  
SUBSURFACE SYSTEMS BUREAU  
29 HAZEN DRIVE, P.O. BOX 95  
CONCORD, NEW HAMPSHIRE 03302-0095  
(603) 271-3503  
RESPONSIBLE CONSULTANT:  
JONES & BEACH ENGINEERS, INC.

##### STATUS

SUBMITTED:  
PERMIT NO.  
DATED:  
EXPIRATION:

##### TYPE OF PERMIT

NOTTINGHAM SUBDIVISION APPROVAL:  
TOWN OF EPPING PLANNING BOARD  
157 MAIN STREET  
EPPING, NEW HAMPSHIRE 03042  
(603) 679-5441  
RESPONSIBLE CONSULTANT:  
JONES & BEACH ENGINEERS, INC.

##### STATUS

SUBMITTED:  
PERMIT NO.  
DATED:  
EXPIRATION:

#### APPLICANT / OWNER

JIM ROSBOROUGH  
41 MOOERS ROAD  
NOTTINGHAM, NH 03290  
(508) 344-6729

#### CIVIL ENGINEER / SURVEYOR

JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: BARRY GIER  
EMAIL: BGIER@JONESANDBEACH.COM

#### WETLAND CONSULTANT

GZA GEOENVIRONMENTAL, INC.  
5 COMMERCE PARK NORTH, SUITE 201  
BEDFORD, NEW HAMPSHIRE 03110-6984  
(603) 623-3600  
CONTACT: TRACY TARR

PROJECT PARCEL  
TOWN OF NOTTINGHAM  
TAX MAP 72, LOT 13-1

APPLICANT/OWNER  
JIM ROSBOROUGH  
41 MOOERS ROAD  
NOTTINGHAM, NH 03290  
BK 6406, PG 114

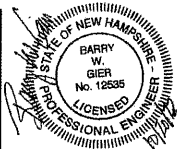
TOTAL LOT AREA  
2,389,403 SQ. FT.  
54.85 ACRES

APPROVED - NOTTINGHAM, NH  
PLANNING BOARD

DATE:

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT

|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

## J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4748  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |  |
|------------------|--|
| Plan Name:       | COVER SHEET  |
| Project:         | MOOERS ROAD SUBDIVISION<br>MOOERS ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOOERS ROAD, NOTTINGHAM, NH 03290 |

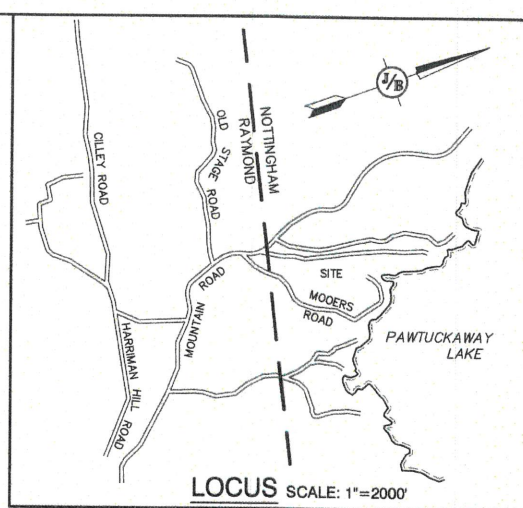
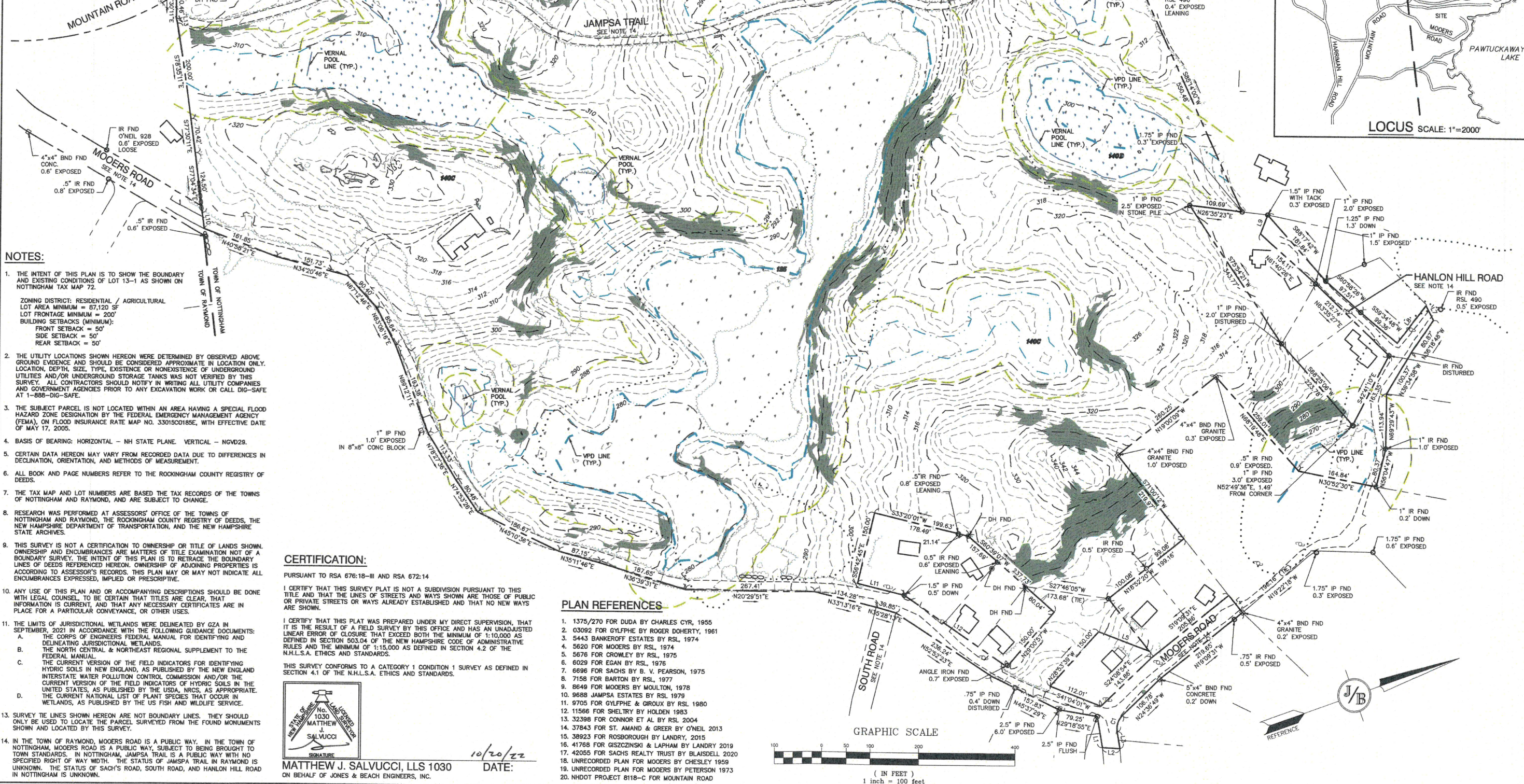
|               |                       |
|---------------|-----------------------|
| DRAWING No.   | CS                    |
| SHEET 1 OF 16 | JBE PROJECT NO. 18051 |

PROJECT NAME AND LOCATION  
JBE # 18051 REVISION X, 2000000

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 36.70      | 36.08  | 55°13'00"   | N52°12'24" W  | 55.29        |
| C2    | 60.01      | 622.96 | 5°31'11"    | N15°33'33" W  | 59.99        |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S79°48'54"E | 65.00    |
| L2   | N22°41'56"E | 36.21    |
| L3   | S79°48'54"E | 35.42    |
| L4   | S71°00'12"W | 45.00    |
| L5   | S40°28'06"W | 112.00   |
| L6   | N71°30'11"E | 137.09   |
| L7   | S82°05'06"W | 133.64   |
| L8   | N33°22'12"W | 88.24    |
| L9   | S48°58'42"E | 42.00    |
| L10  | S78°16'29"E | 33.15    |
| L11  | S33°17'29"E | 100.00   |
| L12  | S84°13'44"W | 288.09   |
| L13  | N81°52'46"W | 10.53    |



**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOT 13-1 AS SHOWN ON NOTTINGHAM TAX MAP 72.
- ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 67,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0188E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NGVD29.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TAX RECORDS OF THE TOWNS OF NOTTINGHAM AND RAYMOND, AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT ASSESSORS' OFFICE OF THE TOWNS OF NOTTINGHAM AND RAYMOND, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE NEW HAMPSHIRE STATE ARCHIVES.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GZA IN SEPTEMBER, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:  
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.  
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.  
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.  
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- SURVEY THE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- IN THE TOWN OF RAYMOND, MOERS ROAD IS A PUBLIC WAY. IN THE TOWN OF NOTTINGHAM, MOERS ROAD IS A PUBLIC WAY, SUBJECT TO BEING BROUGHT TO TOWN STANDARDS. IN NOTTINGHAM, JAMPSA TRAIL IS A PUBLIC WAY WITH NO SPECIFIED RIGHT OF WAY WIDTH. THE STATUS OF JAMPSA TRAIL IN RAYMOND IS UNKNOWN. THE STATUS OF SACH'S ROAD, SOUTH ROAD, AND HANLON HILL ROAD IN NOTTINGHAM IS UNKNOWN.

**CERTIFICATION:**

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

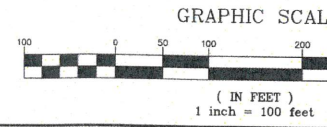
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

10/20/22

**MATTHEW J. SALVUCCI, LLS 1030**  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

- PLAN REFERENCES**
- 1375/270 FOR DUDA BY CHARLES CYR, 1955
  - 03092 FOR GYLFPHE BY ROGER DOHERTY, 1961
  - 5443 BANKEROFF ESTATES BY RSL, 1974
  - 5620 FOR MOERS BY RSL, 1974
  - 5676 FOR CROWLEY BY RSL, 1975
  - 6029 FOR EGAN BY RSL, 1978
  - 6696 FOR SACHS BY B. V. PEARSON, 1975
  - 7158 FOR BARTON BY RSL, 1977
  - 8649 FOR MOERS BY MOULTON, 1978
  - 9688 JAMPSA ESTATES BY RSL, 1979
  - 9705 FOR GYLFPHE & GIROUX BY RSL, 1980
  - 11566 FOR SHELTRY BY HOLDEN, 1983
  - 13298 FOR CONNOR ET AL BY RSL, 2004
  - 37843 FOR ST. AMAND & GREER BY O'NEIL, 2013
  - 38923 FOR ROSBOROUGH BY LANDRY, 2015
  - 41768 FOR GISZCZINSKI & LAPHAM BY LANDRY, 2019
  - 42055 FOR SACHS REALTY TRUST BY BLAISDELL, 2020
  - UNRECORDED PLAN FOR MOERS BY CHESLEY, 1959
  - UNRECORDED PLAN FOR MOERS BY PETERSON, 1973
  - NHDOT PROJECT 8118-C FOR MOUNTAIN ROAD



|  |                 |                    |
|--|-----------------|--------------------|
| Design: BWG  | Draft: DFP      | Date: 09/27/22     |
| Checked: BWG   | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-EX-CONDITIONS.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 07/12/22 | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>EXISTING CONDITIONS PLAN</b>                               |
| Project:         | <b>MOERS ROAD SUBDIVISION<br/>MOERS ROAD, NOTTINGHAM, NH</b>  |
| Owner of Record: | <b>JIM ROSBOROUGH<br/>41 MOERS ROAD, NOTTINGHAM, NH 03290</b> |

|               |                       |
|---------------|-----------------------|
| DRAWING No.   | <b>C1</b>             |
| SHEET 2 OF 18 | JBE PROJECT NO. 18051 |

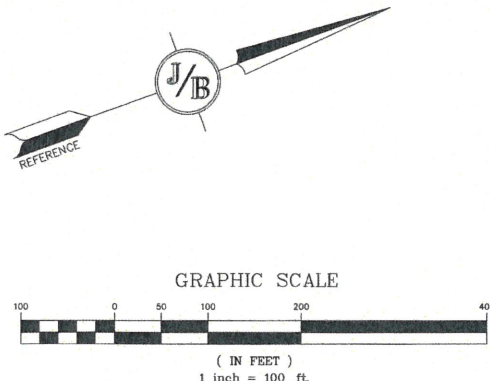


**LEGEND**

| PROPOSED  | DESCRIPTION            |
|-----------|------------------------|
| [Pattern] | 4K SEPTIC AREA         |
| [Pattern] | 30K BUILDABLE ENVELOPE |
| [Pattern] | STEEP SLOPE AREA       |

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROTENTIAL DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH 11 STANDARD RESIDENTIAL LOTS.
- ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
 LOT AREA MINIMUM = 87,120 SF  
 LOT FRONTAGE MINIMUM = 200'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 50'  
 REAR SETBACK = 50'  
 WETLAND SETBACK:  
 VPD = 75'  
 PD = 50'
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.



**LOT TABLE**

| LOT | AREA (AC) | AREA (SF) | BUILDING ENVELOPE (SF) | FRONTAGE |
|-----|-----------|-----------|------------------------|----------|
| 1   | 2.77      | 120,490   | 30,083                 | 200'     |
| 2   | 2.84      | 123,858   | 32,093                 | 200'     |
| 3   | 2.31      | 100,517   | 34,313                 | 200'     |
| 4   | 6.94      | 302,229   | 33,966                 | 558'     |
| 5   | 5.17      | 225,148   | 34,834                 | 345'     |
| 6   | 5.13      | 223,501   | 71,502                 | 201'     |
| 7   | 5.66      | 246,338   | 57,244                 | 200'     |
| 8   | 4.45      | 193,626   | 52,608                 | 200'     |
| 9   | 5.15      | 224,247   | 37,846                 | 263'     |
| 10  | 4.63      | 210,486   | 41,214                 | 372'     |
| 11  | 3.16      | 137,783   | 44,970                 | 725'     |

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

|   |                |                    |
|---|----------------|--------------------|
| Design: BWG   | Draft: DFP     | Date: 10/19/2022   |
| Checked: BWG  | Scale: 1"=100' | Project No.: 18051 |
| Drawing Name: 18051-YIELD-2.dwg   |                |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 2    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 07/12/22 | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>YIELD PLAN</b><br>MAP 72, LOT 13-1                         |
| Project:         | <b>MOOERS ROAD SUBDIVISION</b><br>MOOERS ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOOERS ROAD, NOTTINGHAM, NH 03290        |

DRAWING No.

**Y1**

SHEET 3 OF 16  
 JBE PROJECT NO. 18051

**GENERAL LEGEND**

| EXISTING | DESCRIPTION              |
|----------|--------------------------|
| ---      | PROPERTY LINES           |
| ---      | ABUTTING PROPERTY LINES  |
| ---      | SETBACK LINES            |
| ---      | FRESHWATER WETLANDS LINE |
| ---      | SURFACE WATER            |
| ---      | WETLANDS SETBACK LINE    |
| * * *    | FRESHWATER WETLANDS      |
| ○        | EX. IRON PIPE/IRON ROD   |
| □        | EX. STONE/GRANITE BOUND  |
| ●        | GRANITE BOUND TO BE SET  |
| ●        | IRON PIN TO BE SET       |

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH AN 11 LOT OPEN-SPACE RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- OPEN SPACE REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 25'  
REAR SETBACK = 25'  
WETLAND SETBACK:  
VPD = 75'  
PD = 50'  
BASE ZONING REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 87,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'
- INDICES APPROVAL FOR SUBDIVISION PERMIT NO. \_\_\_\_\_ DATED \_\_\_\_\_
- SHEETS A1 THROUGH A5 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS. FULL PLAN SET SHALL BE ON FILE AT TOWN OF NOTTINGHAM PLANNING OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 MOVD 1929). REFERENCE: FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- 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 THROUGHOUT 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 DIVISION OF TRANSPORTATION'S STANDARD SPECIFICATION FOR NEW ROAD & BRIDGE CONSTRUCTION.
- THE INTENT OF THIS PLAN IS TO DEDICATE RIGHT-OF-WAY FOR JAMPSA TRAIL AND MOOERS ROAD IN THE PROJECT AREA.
- IN THE TOWN OF RAYMOND, MOOERS ROAD IS A PUBLIC WAY. THE STATUS OF JAMPSA TRAIL IN RAYMOND IS UNKNOWN. THE STATUS OF SACH'S ROAD, SOUTH ROAD, AND HANLON HILL ROAD IN NOTTINGHAM IS UNKNOWN.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 36.70      | 38.08  | 85°13'00"   | N52°22'24" W  | 35.29        |
| C2    | 80.01      | 622.95 | 5°31'11"    | N15°33'33" W  | 59.99        |
| C3    | 120.43     | 290.00 | 34°30'03"   | S 35°08'59" W | 118.62       |
| C4    | 39.78      | 100.00 | 22°47'42"   | S 43°58'10" W | 39.52        |
| C5    | 108.97     | 200.00 | 31°13'03"   | N 16°57'48" E | 107.63       |
| C6    | 108.19     | 150.00 | 41°19'33"   | N 22°01'02" E | 105.86       |
| C7    | 42.00      | 100.00 | 24°03'52"   | S 07°58'50" W | 41.89        |
| C8    | 163.79     | 250.00 | 37°32'19"   | S 14°43'03" W | 160.88       |
| C9    | 161.43     | 150.00 | 23°27'55"   | S 21°45'15" W | 61.00        |
| C10   | 146.25     | 250.00 | 10°35'59"   | N 04°43'18" E | 46.18        |

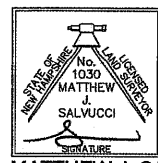
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S79°48'54"E   | 65.00    |
| L2   | N22°41'56"E   | 36.21    |
| L3   | S79°48'54"E   | 36.42    |
| L4   | S71°00'12"W   | 45.00    |
| L5   | S40°25'06"W   | 112.00   |
| L6   | N71°50'11"E   | 137.09   |
| L7   | S82°08'08"W   | 33.64    |
| L8   | N33°22'12"W   | 98.24    |
| L9   | S48°58'42"E   | 42.00    |
| L10  | S78°16'29"E   | 33.15    |
| L11  | S33°17'08"W   | 700.00   |
| L12  | S54°15'44"W   | 258.09   |
| L13  | N81°52'46"W   | 10.53    |
| L14  | N 42°40'49" E | 19.77    |
| L15  | N 04°03'08" W | 43.76    |
| L16  | S 33°29'13" W | 48.10    |
| L16  | S 33°29'13" W | 48.10    |

**CERTIFICATION:**

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 803.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



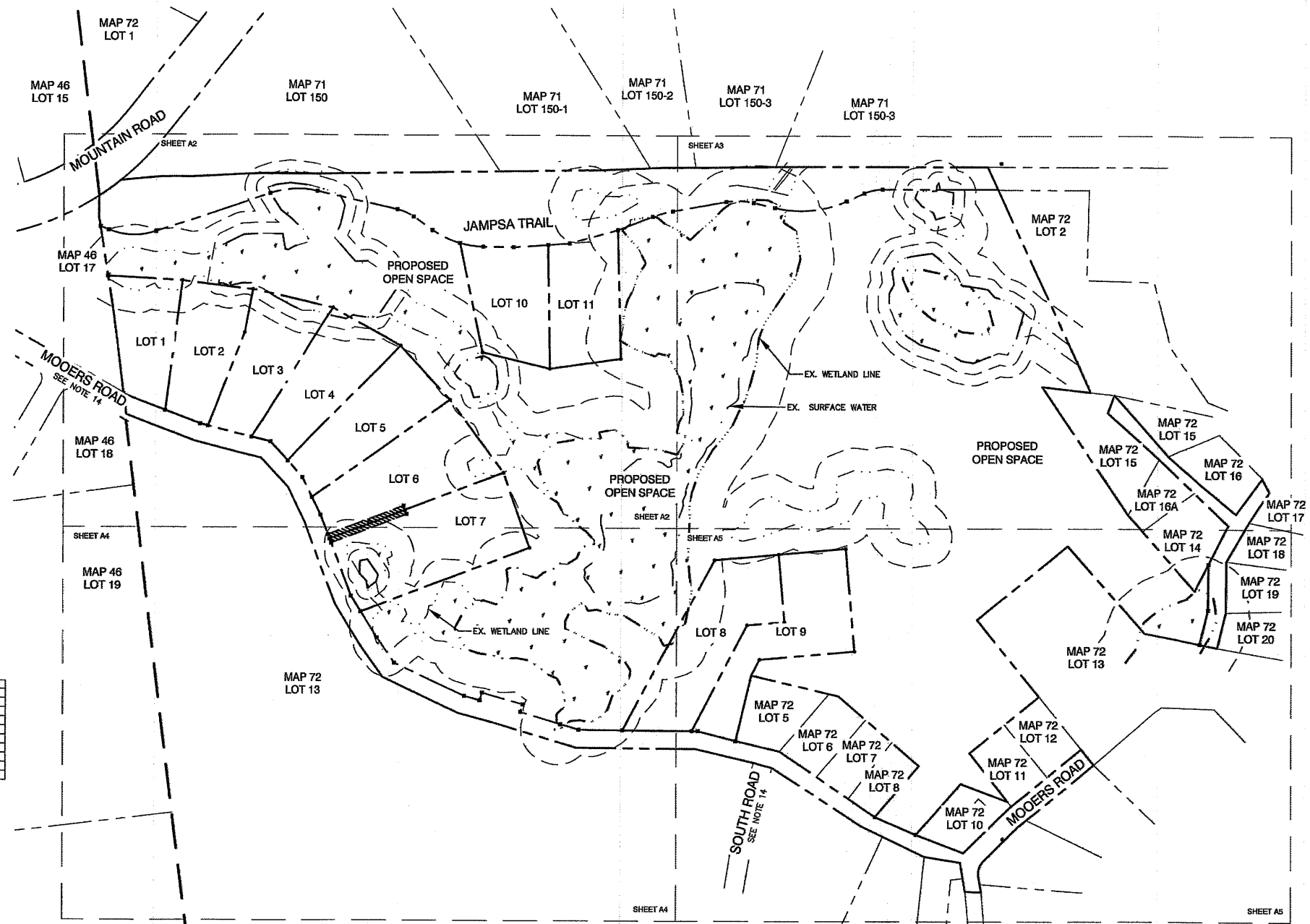
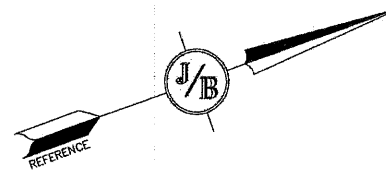
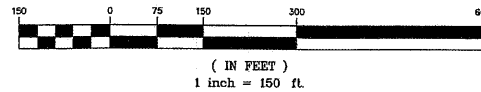
MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

10/20/22 DATE:

**PLAN REFERENCES**

- 1375/270 FOR DUDA BY CHARLES CYR, 1955
- 03092 FOR GYLPHIE BY ROGER DOHERTY, 1961
- 5443 BANKEROFF ESTATES BY RSL, 1974
- 5620 FOR MOOERS BY RSL, 1974
- 5676 FOR CROWLEY BY RSL, 1975
- 6029 FOR EGAN BY RSL, 1976
- 6696 FOR SACHS BY B. V. PEARSON, 1975
- 7158 FOR BARTON BY RSL, 1977
- 8649 FOR MOOERS BY MOULTON, 1978
- 8688 JAMPSA ESTATES BY RSL 1979
- 9705 FOR GYLPHIE & GIBOUX BY RSL 1980
- 11566 FOR SHELLEY BY HOLDEN 1983
- 32398 FOR CONNOR ET AL BY RSL 2004
- 37843 FOR ST. AMAND & GREER BY O'NEIL 2013
- 38923 FOR ROSBOROUGH BY LANDRY, 2015
- 41768 FOR GISZCZINSKI & LAPHAM BY LANDRY 2019
- 42055 FOR SACHS REALTY TRUST BY BLAISDELL 2020
- UNRECORDED PLAN FOR MOOERS BY CHESLEY 1959
- UNRECORDED PLAN FOR MOOERS BY PETERSON 1973
- NHDOT PROJECT 8118-C FOR MOUNTAIN ROAD

**GRAPHIC SCALE**



|  |  |
|--|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD  | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1 |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 8406, PG 114 | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES           |
| DATE:  |  |

F:\CADD\MASTER STANDARD\JWB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced In NH

**J/B Jones & Beach Engineers, Inc.**

65 Portsmouth Ave. Civil Engineering Services 603-772-4748  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

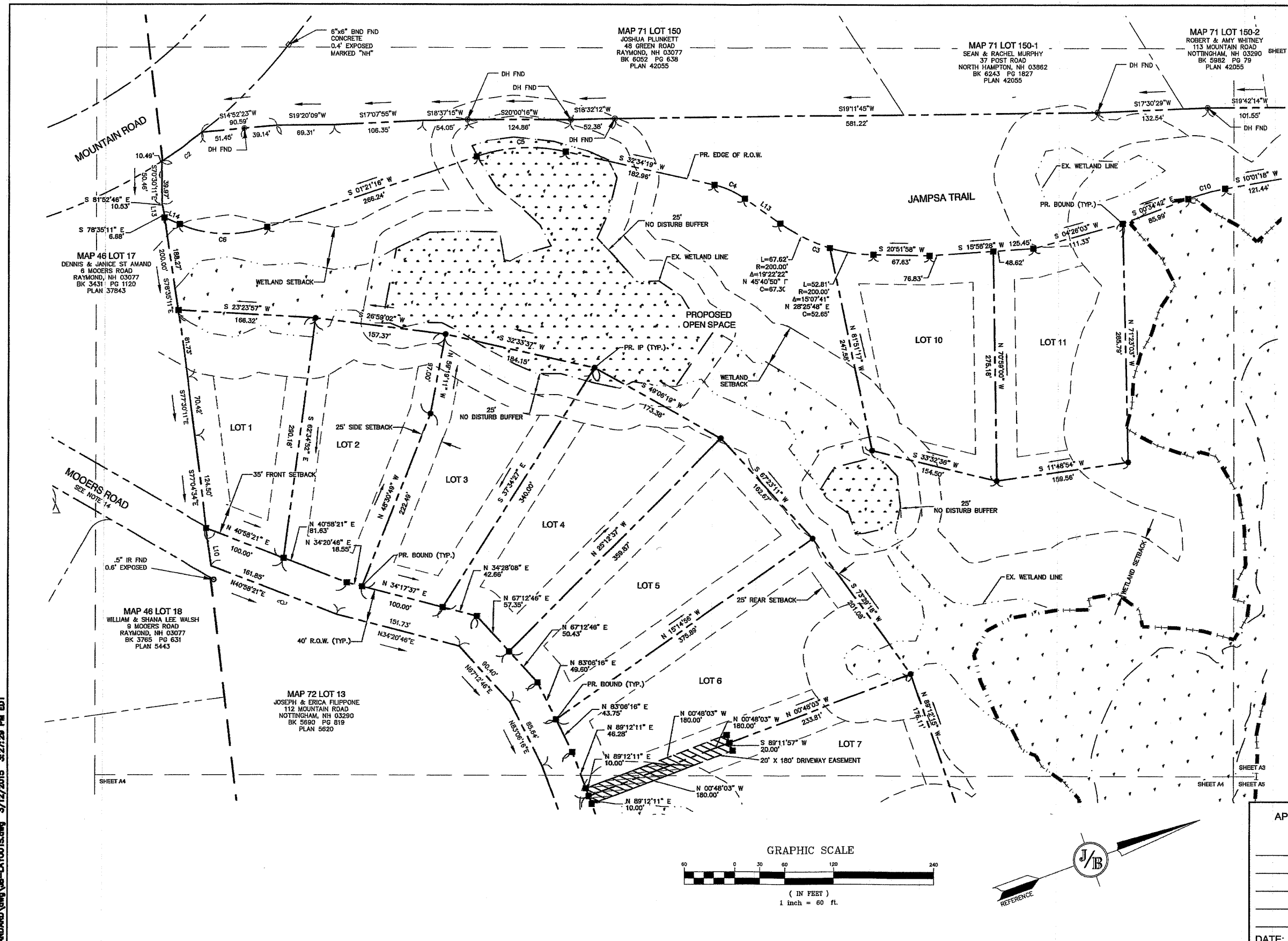
|                  |  |
|------------------|--|
| Plan Name:       | <b>SUBDIVISION PLAN</b>  |
| Project:         | <b>MOOERS ROAD SUBDIVISION<br/>MOOERS ROAD, NOTTINGHAM, NH</b> |
| Owner of Record: | <b>JIM ROSBOROUGH<br/>41 MOOERS ROAD, NOTTINGHAM, NH 03290</b> |

DRAWING No.

**A1**

SHEET 4 OF 16  
JBE PROJECT NO. 18051

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 35.70      | 38.08  | 55°13'00"   | N52°12'24" W  | 35.29        |
| C2    | 80.01      | 82.96  | 55°11'11"   | N15°33'33" W  | 59.89        |
| C3    | 120.43     | 200.00 | 34°30'03"   | S 38°06'59" W | 118.82       |
| C4    | 39.78      | 100.00 | 22°47'42"   | S 43°58'10" W | 39.92        |
| C5    | 108.97     | 200.00 | 31°13'03"   | N 16°57'48" E | 107.63       |
| C6    | 108.19     | 150.00 | 44°11'33"   | N 22°01'05" E | 105.86       |
| C7    | 42.00      | 100.00 | 24°03'52"   | S 22°58'50" W | 41.89        |
| C8    | 183.79     | 250.00 | 37°32'18"   | S 14°43'03" W | 180.88       |
| C9    | 61.43      | 150.00 | 23°27'55"   | S 21°45'15" W | 61.00        |
| C10   | 46.28      | 250.00 | 10°35'59"   | N 04°43'18" E | 46.18        |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S79°48'54" E  | 85.00    |
| L2   | N22°41'56" E  | 35.21    |
| L3   | S75°48'54" E  | 35.42    |
| L4   | S71°00'12" W  | 45.00    |
| L5   | S40°28'06" W  | 112.00   |
| L6   | N71°30'11" E  | 137.09   |
| L7   | S82°06'08" W  | 33.84    |
| L8   | N33°22'12" W  | 86.24    |
| L9   | S48°58'42" E  | 42.00    |
| L10  | S76°16'29" E  | 33.19    |
| L11  | S53°17'08" W  | 100.00   |
| L12  | S84°13'44" W  | 258.09   |
| L13  | N81°52'46" W  | 10.53    |
| L14  | N 42°40'49" E | 19.77    |
| L15  | N 04°03'08" W | 19.76    |
| L16  | S 33°29'13" W | 48.10    |
| L17  | S 33°29'13" W | 48.10    |

| LOT NUMBER | AREA (S.F.) | AREA (AC) | UPLAND AREA (S.F.) | FRONTAGE (FT) |
|------------|-------------|-----------|--------------------|---------------|
| 1          | 35,460      | 0.81      | 31,992             | 100           |
| 2          | 40,857      | 0.94      | 40,586             | 100           |
| 3          | 43,297      | 0.99      | 41,160             | 100           |
| 4          | 45,700      | 1.05      | 45,118             | 100           |
| 5          | 47,517      | 1.09      | 47,517             | 100           |
| 6          | 58,298      | 1.34      | 55,990             | 100           |
| 7          | 72,117      | 1.66      | 64,977             | 176           |
| 8          | 63,813      | 1.46      | 61,458             | 200           |
| 9          | 56,400      | 1.29      | 65,710             | 100           |
| 10         | 43,326      | 0.99      | 43,326             | 197           |
| 11         | 43,602      | 1.00      | 43,602             | 160           |

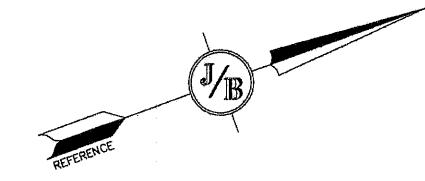
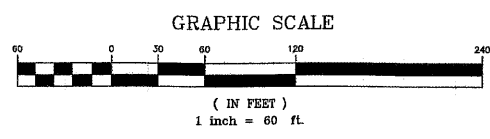
|                | TOTAL AREA       | BUILDABLE AREA | WETLAND AREA   |
|----------------|------------------|----------------|----------------|
| TOTAL REQUIRED | 1,194,702 (S.F.) | 27.43 (AC)     | 597,351 (S.F.) |
| TOTAL PROVIDED | 1,521,302 (S.F.) | 34.92 (AC)     | 883,610 (S.F.) |

**CERTIFICATION:**  
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: \_\_\_\_\_

|  |  |
|--|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD  | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1 |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES           |
| DATE: _____  |  |



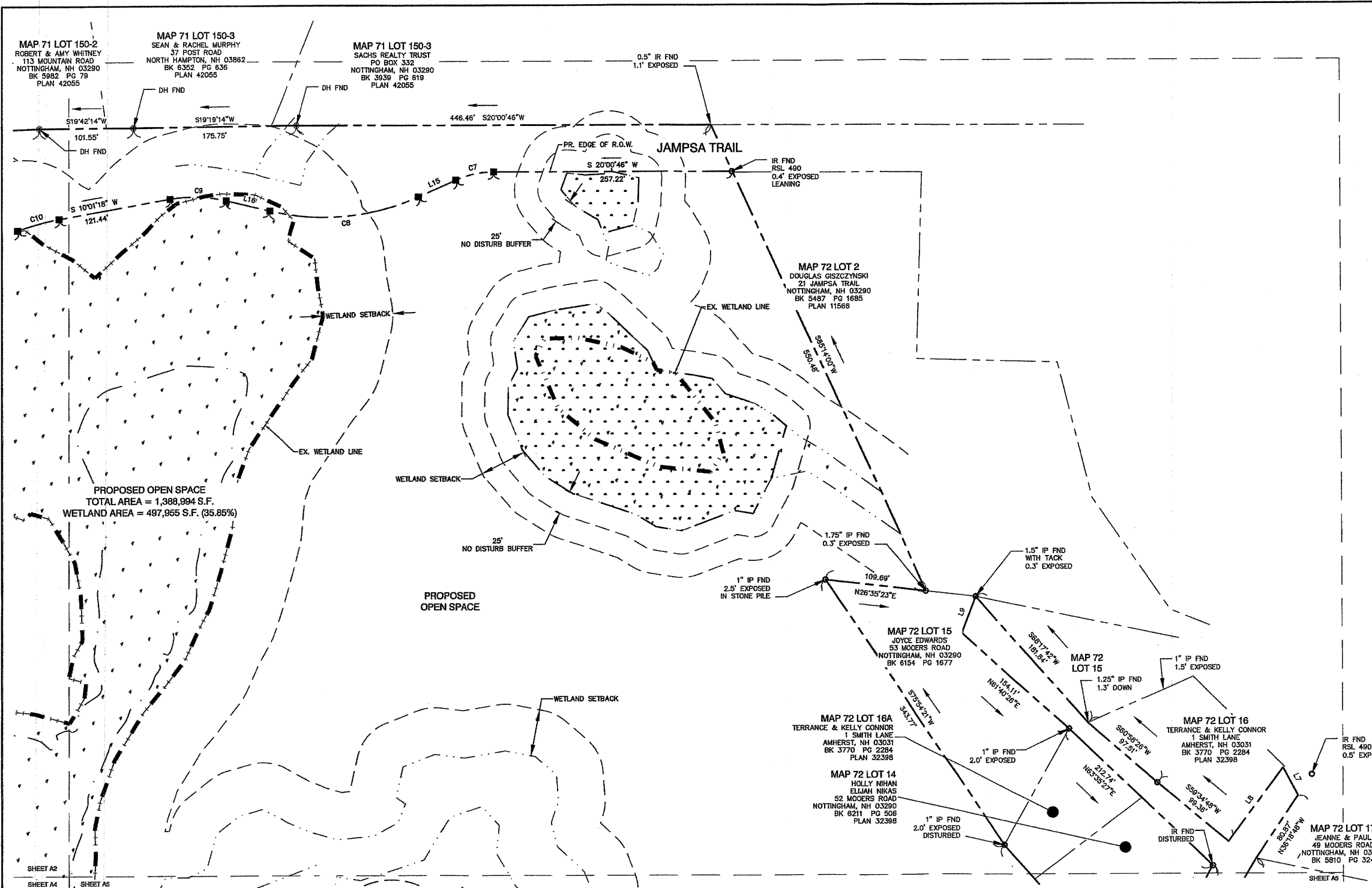
|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
 PO Box 219 FAX: 603-772-0227  
 Stratham, NH 03865 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**  
 MAP 72, LOT 13-1  
 Project: **MOOERS ROAD SUBDIVISION**  
 MOOERS ROAD, NOTTINGHAM, NH  
 Owner of Record: **JIM ROSBOROUGH**  
 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.  
**A2**  
 SHEET 6 OF 16  
 JBE PROJECT NO. 18051

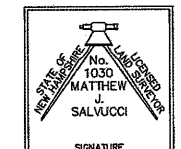


| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 36.70      | 36.08  | 55°13'00"   | N52°12'24" W  | 35.29        |
| C2    | 60.01      | 622.96 | 5°31'11"    | N15°33'33" W  | 59.99        |
| C3    | 120.43     | 200.00 | 34°30'03"   | S 38°06'59" W | 118.62       |
| C4    | 39.78      | 100.00 | 22°42'42"   | S 43°58'10" W | 39.52        |
| C5    | 108.97     | 200.00 | 31°19'03"   | N 16°57'48" E | 107.83       |
| C6    | 108.19     | 150.00 | 41°18'33"   | N 22°01'02" E | 105.86       |
| C7    | 42.00      | 100.00 | 24°03'56"   | S 07°58'50" W | 41.69        |
| C8    | 163.79     | 250.00 | 37°32'18"   | S 14°43'03" W | 160.85       |
| C9    | 61.43      | 150.00 | 23°27'55"   | S 21°45'15" W | 61.00        |
| C10   | 48.25      | 250.00 | 10°35'59"   | N 04°43'18" E | 46.18        |

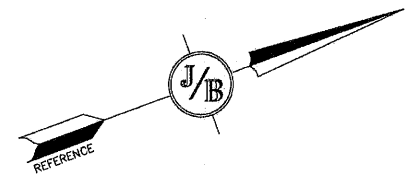
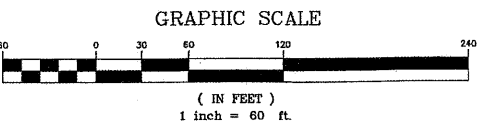
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S79°48'54" E  | 85.00    |
| L2   | N22°41'56" E  | 36.21    |
| L3   | S79°48'54" E  | 35.42    |
| L4   | S71°00'12" W  | 63.00    |
| L5   | S40°28'06" W  | 112.00   |
| L6   | N71°30'11" E  | 137.09   |
| L7   | S82°06'08" W  | 33.44    |
| L8   | N33°22'12" W  | 88.92    |
| L9   | S48°58'42" E  | 42.00    |
| L10  | S78°16'29" E  | 33.15    |
| L11  | S33°17'08" W  | 100.00   |
| L12  | S54°14'44" W  | 238.00   |
| L13  | N81°52'46" W  | 10.53    |
| L14  | N 42°40'49" E | 16.77    |
| L15  | N 04°03'05" W | 43.76    |
| L16  | S 33°29'13" W | 48.10    |
| L18  | S 33°29'13" W | 48.10    |

PROPOSED OPEN SPACE  
TOTAL AREA = 1,388,994 S.F.  
WETLAND AREA = 497,955 S.F. (35.85%)

**CERTIFICATION:**  
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



**MATTHEW J. SALVUCCI, LLS 1030** DATE: \_\_\_\_\_  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



|  |  |
|--|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD  | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1 |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOORES ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 | TOTAL LOT AREA<br>2,389,408 SQ. FT.<br>54.85 ACRES           |
| DATE: _____  |  |

|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced In NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

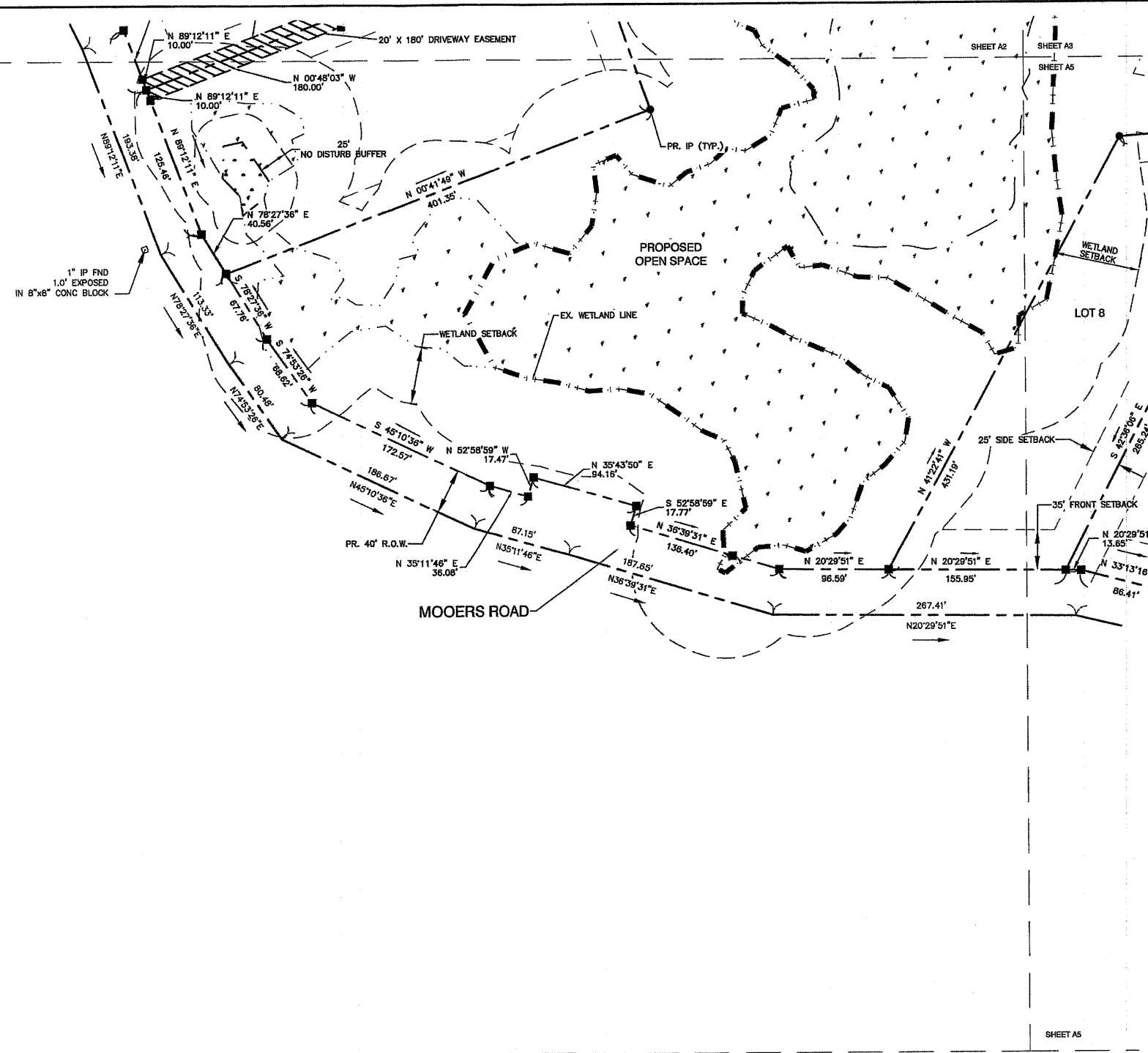
|   |
|---|
| Plan Name: SUBDIVISION PLAN<br>MAP 72, LOT 13-1                         |
| Project: MOORES ROAD SUBDIVISION<br>MOORES ROAD, NOTTINGHAM, NH         |
| Owner of Record: JIM ROSBOROUGH<br>41 MOORES ROAD, NOTTINGHAM, NH 03290 |

|  |
|--|
| DRAWING No. <b>A3</b>                  |
| SHEET 6 OF 16<br>JBE PROJECT NO. 18051 |

F:\CADD\MASTER STANDARD.dwg\JBE-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 36.70      | 36.08   | 85°13'00"   | N52°12'24" W  | 35.29        |
| C2    | 60.01      | 622.96  | 5°31'11"    | N15°33'33" W  | 59.99        |
| C3    | 120.43     | 200.00  | 34°30'03"   | S 28°06'59" W | 118.42       |
| C4    | 39.75      | 100.00  | 22°47'42"   | S 43°56'10" W | 36.52        |
| C5    | 108.97     | 200.00  | 31°13'03"   | N 16°57'48" E | 107.83       |
| C6    | 108.19     | 150.00  | 41°18'35"   | N 22°01'02" E | 105.96       |
| C7    | 42.00      | 100.00  | 24°03'52"   | S 07°58'50" W | 41.69        |
| C8    | 163.79     | 250.00  | 57°39'15"   | S 14°43'03" W | 160.88       |
| C9    | 81.43      | 150.00  | 23°27'55"   | S 21°45'16" W | 81.00        |
| C10   | 46.25      | 1250.00 | 10°35'59"   | N 04°43'16" E | 46.18        |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S79°48'54" E  | 85.00    |
| L2   | N22°41'56" E  | 36.21    |
| L3   | S79°48'54" E  | 35.42    |
| L4   | S71°00'12" W  | 45.00    |
| L5   | S40°28'06" W  | 112.00   |
| L6   | N71°30'11" E  | 137.09   |
| L7   | S92°05'08" W  | 33.77    |
| L8   | N33°22'12" W  | 98.24    |
| L9   | S48°58'42" E  | 42.00    |
| L10  | S78°16'29" E  | 33.15    |
| L11  | S33°17'08" W  | 103.00   |
| L12  | S54°15'44" W  | 258.09   |
| L13  | N81°52'46" W  | 10.53    |
| L14  | N 42°40'49" E | 19.77    |
| L15  | N 04°03'05" W | 43.78    |
| L16  | S 33°29'13" W | 48.10    |
| L16  | S 33°29'13" W | 48.10    |

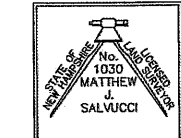


MAP 46 LOT 19  
STEPHEN & JUDITH SLOAN  
7 MOOERS ROAD  
RAYMOND, NH 03077  
BK 5844 PG 2970  
PLAN 6443

MAP 72 LOT 13  
JOSEPH & ERICA FILIPPONE  
112 MOUNTAIN ROAD  
NOTTINGHAM, NH 03290  
BK 5690 PG 819  
PLAN 5620

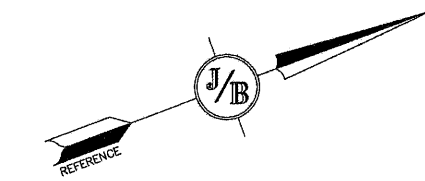
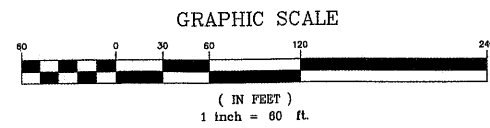
**CERTIFICATION:**  
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



**MATTHEW J. SALVUCCI, LLS 1030** DATE: \_\_\_\_\_  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

|  |  |
|--|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD  | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1 |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES           |



F:\CAD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

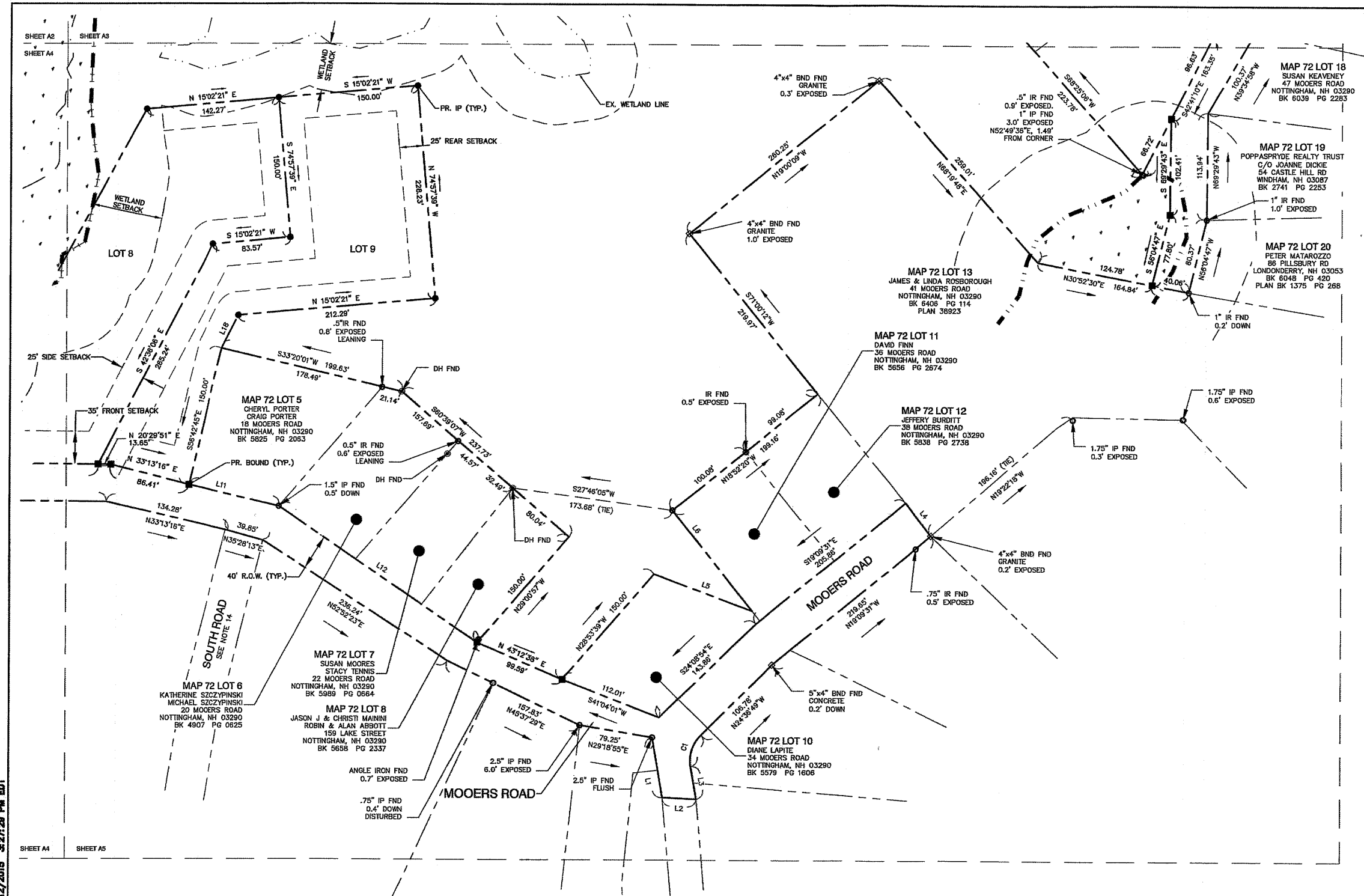
**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>SUBDIVISION PLAN</b><br>MAP 72, LOT 13-1                   |
| Project:         | <b>MOOERS ROAD SUBDIVISION</b><br>MOOERS ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOOERS ROAD, NOTTINGHAM, NH 03290        |

DRAWING No.  
**A4**  
SHEET 7 OF 16  
JBE PROJECT NO. 18051

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT



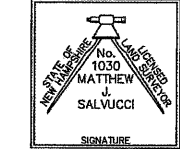
| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 36.70'     | 38.08'  | 55°3'00"    | N52°12'24" W  | 55.29'       |
| C2    | 60.01'     | 622.96' | 5°31'11"    | N16°33'33" W  | 66.99'       |
| C3    | 120.43'    | 200.00' | 34°30'03"   | S 28°08'55" W | 118.62'      |
| C4    | 36.78'     | 100.00' | 22°47'42"   | S 43°58'10" W | 38.92'       |
| C5    | 108.97'    | 200.00' | 31°13'03"   | N 16°57'48" E | 107.63'      |
| C6    | 108.19'    | 150.00' | 41°18'33"   | N 22°01'02" E | 105.86'      |
| C7    | 42.00'     | 100.00' | 24°03'52"   | S 07°28'50" W | 41.88'       |
| C8    | 163.75'    | 250.00' | 37°32'19"   | S 14°43'03" W | 160.85'      |
| C9    | 61.43'     | 150.00' | 23°27'55"   | S 21°45'15" W | 61.00'       |
| C10   | 46.25'     | 250.00' | 10°35'59"   | N 04°43'18" E | 46.18'       |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S79°48'54" E  | 85.00'   |
| L2   | N22°41'56" E  | 36.21'   |
| L3   | S79°48'54" E  | 35.42'   |
| L4   | S71°00'12" W  | 45.00'   |
| L5   | S40°28'06" W  | 112.00'  |
| L6   | N71°30'11" E  | 137.09'  |
| L7   | S62°06'08" W  | 33.64'   |
| L8   | N33°22'12" W  | 88.92'   |
| L9   | S48°58'42" E  | 42.00'   |
| L10  | S78°16'29" E  | 33.15'   |
| L11  | S31°17'08" W  | 100.00'  |
| L12  | S54°13'44" W  | 258.00'  |
| L13  | N81°52'46" W  | 10.63'   |
| L14  | N 42°40'49" E | 19.77'   |
| L15  | N 04°33'08" W | 43.76'   |
| L16  | S 33°29'13" W | 48.10'   |
| L16  | S 33°29'13" W | 48.10'   |

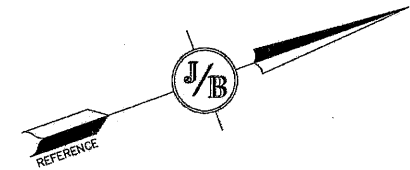
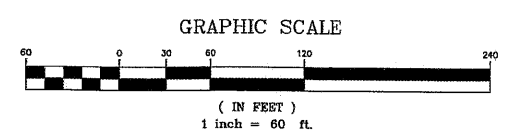
**CERTIFICATION:**

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



SIGNATURE: **MATTHEW J. SALVUCCI, LLS 1030** DATE: \_\_\_\_\_  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



|   |  |
|---|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD   | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1       |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOPERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES                 |
| DATE: _____   | DRAWING No.<br><b>A5</b><br>SHEET 8 OF 16<br>JBE PROJECT NO. 18051 |

|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |

| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

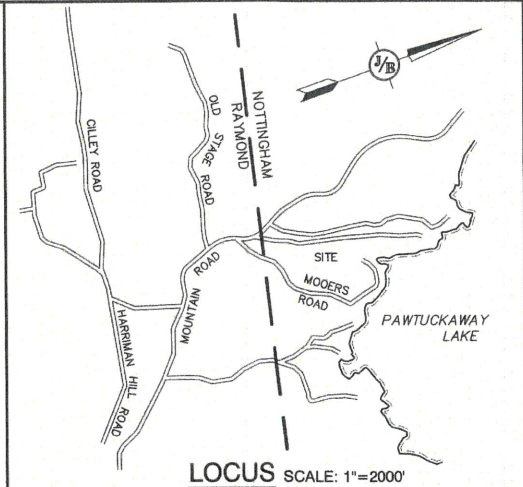
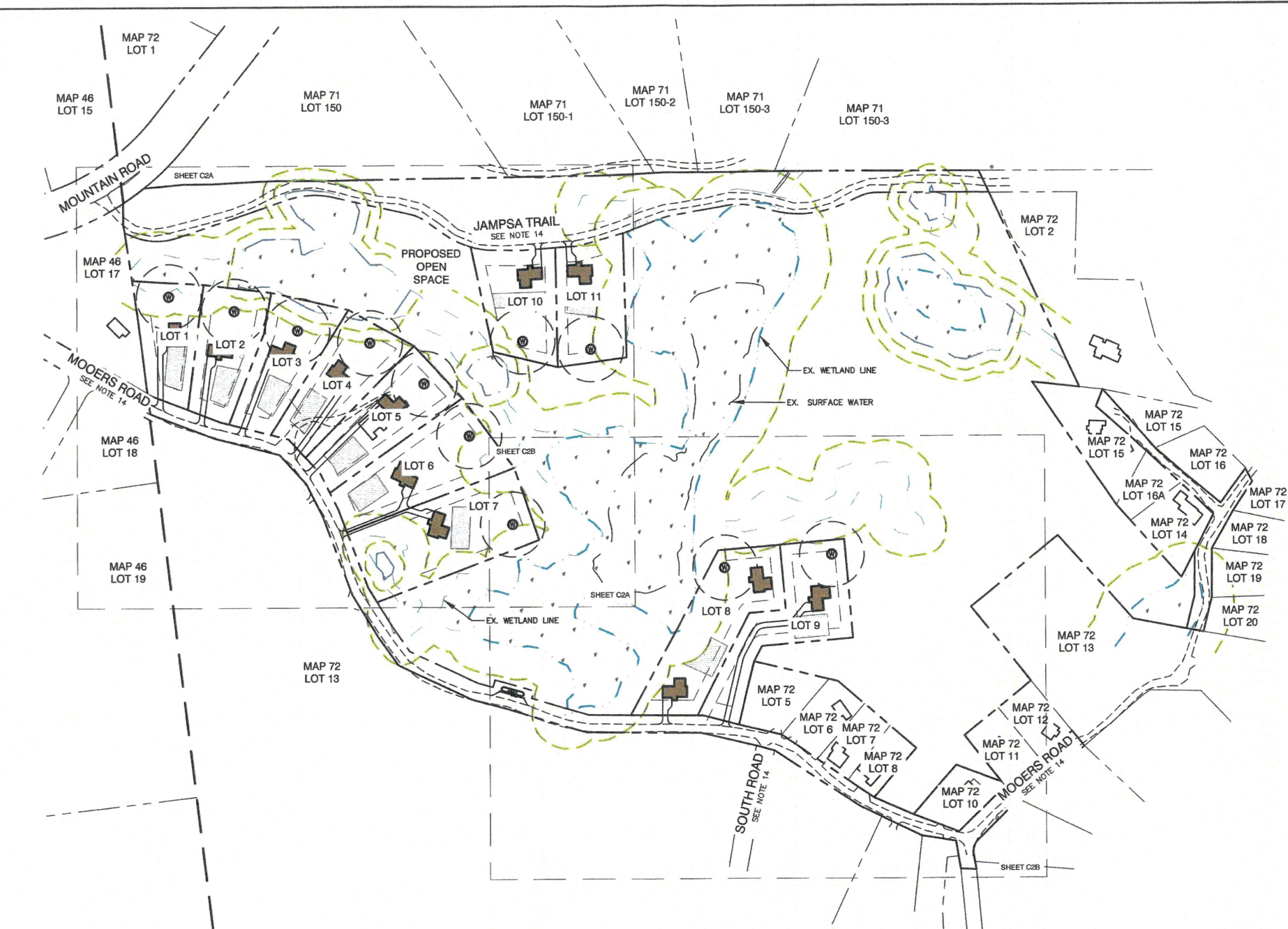
85 Portsmouth Ave. Civil Engineering Services 603-772-4748  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>SUBDIVISION PLAN</b><br>MAP 72, LOT 13-1                     |
| Project:         | <b>MOOPERS ROAD SUBDIVISION</b><br>MOOPERS ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOOPERS ROAD, NOTTINGHAM, NH 03290         |



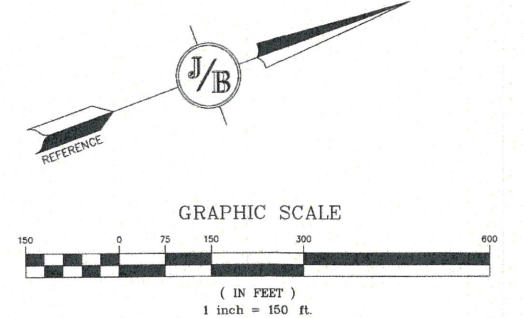
**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH AN 11 LOT OPEN-SPACE RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- OPEN SPACE REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 25'  
REAR SETBACK = 25'  
WETLAND SETBACK:  
VPD = 75'  
PD = 50'  
BASE ZONING REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 87,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. DATED
- SHEETS A1 THROUGH A5 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS. FULL PLAN SET SHALL BE ON FILE AT TOWN OF NOTTINGHAM PLANNING OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- 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 DIVISION OF TRANSPORTATION'S STANDARD SPECIFICATION FOR NEW ROAD & BRIDGE CONSTRUCTION.
- THE INTENT OF THIS PLAN IS TO DEDICATE RIGHT-OF-WAY FOR JAMPSA TRAIL AND MOOERS ROAD IN THE PROJECT AREA
- IN THE TOWN OF RAYMOND, MOOERS ROAD IS A PUBLIC WAY. THE STATUS OF JAMPSA TRAIL IN RAYMOND IS UNKNOWN. THE STATUS OF SACH'S ROAD, SOUTH ROAD, AND HANLON HILL ROAD IN NOTTINGHAM IS UNKNOWN.
- HOUSES BUILT ON LOTS 10 AND 11 ARE TO FEATURE FIRE SUPPRESSION SPRINKLERS.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.



| LOT TABLE  |             |           |                    |               |
|------------|-------------|-----------|--------------------|---------------|
| LOT NUMBER | AREA (S.F.) | AREA (AC) | UPLAND AREA (S.F.) | FRONTAGE (FT) |
| 1          | 35,450      | 0.81      | 31,992             | 100           |
| 2          | 40,857      | 0.94      | 40,586             | 100           |
| 3          | 43,297      | 0.99      | 41,160             | 100           |
| 4          | 45,700      | 1.05      | 45,118             | 100           |
| 5          | 47,517      | 1.09      | 47,517             | 100           |
| 6          | 58,298      | 1.34      | 55,990             | 100           |
| 7          | 72,117      | 1.66      | 64,977             | 176           |
| 8          | 63,813      | 1.46      | 61,458             | 200           |
| 9          | 56,400      | 1.29      | 65,710             | 100           |
| 10         | 43,326      | 0.99      | 43,326             | 197           |
| 11         | 43,602      | 1.00      | 43,602             | 160           |

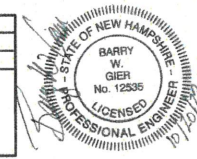
| OPEN SPACE     |                  |             |                |             |                            |
|----------------|------------------|-------------|----------------|-------------|----------------------------|
|                | TOTAL AREA       |             | BUILDABLE AREA |             | WETLAND AREA               |
| TOTAL REQUIRED | 1,194,702 (S.F.) | 27.43 (AC.) | 597,351 (S.F.) | 13.71 (AC.) |                            |
| TOTAL PROVIDED | 1,521,302 (S.F.) | 34.92 (AC.) | 883,610 (S.F.) | 20.29 (AC.) | 532,550 (S.F.) 12.23 (AC.) |



|   |  |
|---|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1                                   |
|   | APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 |
| DATE:                                       | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.86 ACRES   |

F:\CAD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2016 3:27:29 PM EDT

Design: BWG Draft: DFP Date: 10/19/2022  
 Checked: BWG Scale: AS NOTED Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



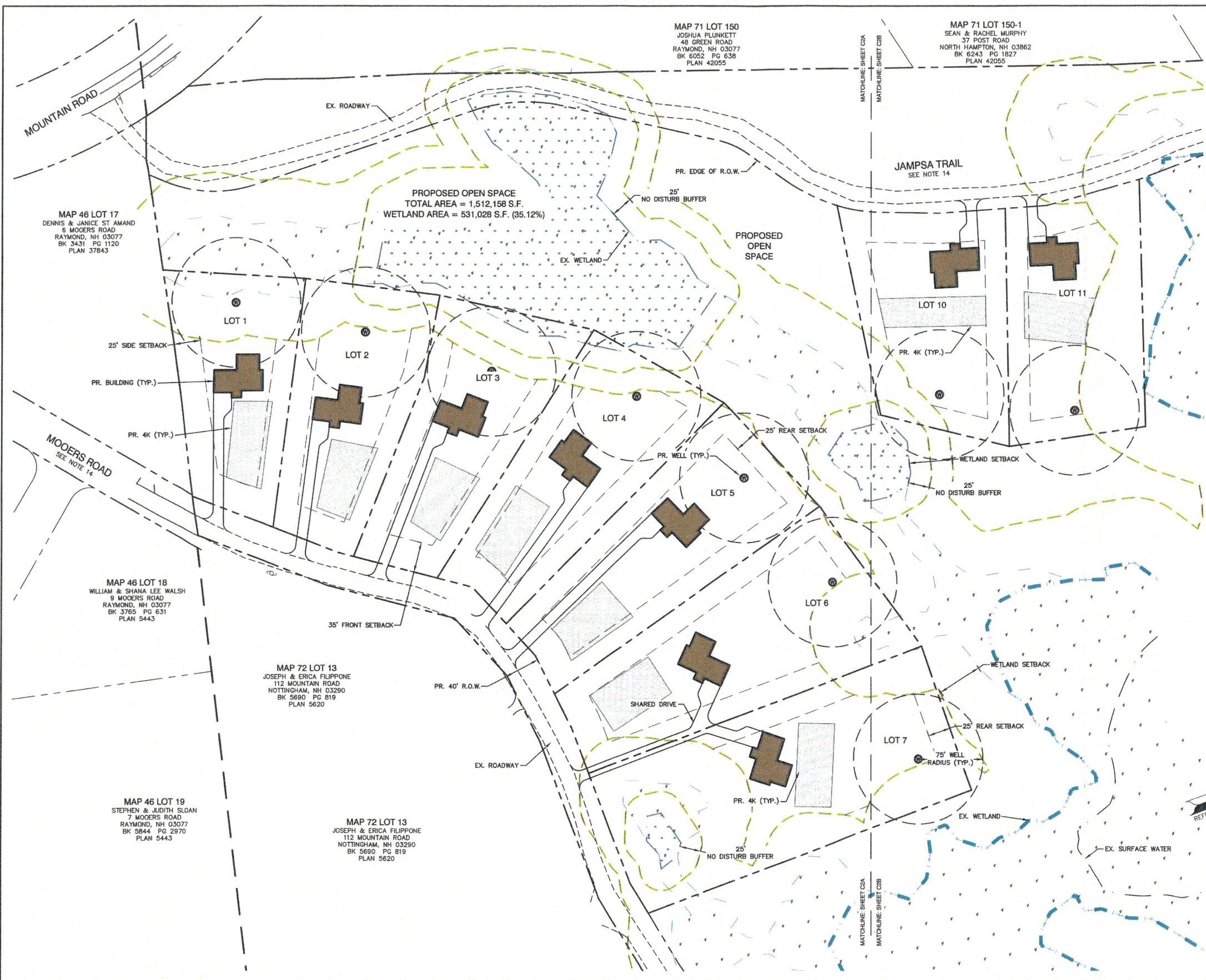
| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

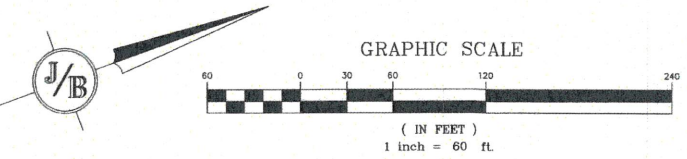
Plan Name: **OPEN SPACE SUBDIVISION PLAN**  
 MAP 72, LOT 13-1  
 Project: **MOOERS ROAD SUBDIVISION**  
 MOOERS ROAD, NOTTINGHAM, NH  
 Owner of Record: **JIM ROSBOROUGH**  
 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.  
**C2**  
 SHEET 9 OF 16  
 JBE PROJECT NO. 18051

E:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



| OPEN SPACE     |                  |             |                |             |                               |
|----------------|------------------|-------------|----------------|-------------|-------------------------------|
|                | TOTAL AREA       |             | BUILDABLE AREA |             | WETLAND AREA                  |
| TOTAL REQUIRED | 1,194,702 (S.F.) | 27.43 (AC.) | 597,351 (S.F.) | 13.71 (AC.) |                               |
| TOTAL PROVIDED | 1,521,302 (S.F.) | 34.92 (AC.) | 883,610 (S.F.) | 20.29 (AC.) | 532,550 (S.F.)<br>12.23 (AC.) |



|  |  |
|--|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD  | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1 |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOORES ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES           |
| DATE:  |  |

Design: BWG    Draft: DFP    Date: 10/19/2022  
 Checked: BWG    Scale: AS NOTED    Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

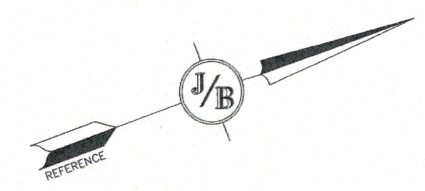
**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

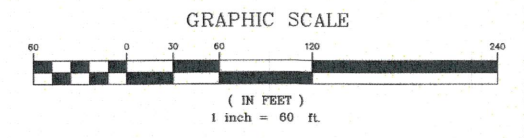
|                  |   |
|------------------|---|
| Plan Name:       | <b>SUBDIVISION PLAN</b><br>MAP 72, LOT 13-1                   |
| Project:         | <b>MOORES ROAD SUBDIVISION</b><br>MOORES ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOORES ROAD, NOTTINGHAM, NH 03290        |

DRAWING No.  
**C2A**  
 SHEET 10 OF 16  
 JBE PROJECT NO. 18051

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2016 3:27:29 PM EDT

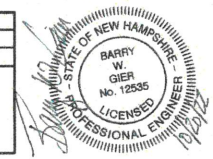


| OPEN SPACE     |                  |             |                |             |                |             |
|----------------|------------------|-------------|----------------|-------------|----------------|-------------|
|                | TOTAL AREA       |             | BUILDABLE AREA |             | WETLAND AREA   |             |
| TOTAL REQUIRED | 1,194,702 (S.F.) | 27.43 (AC.) | 597,351 (S.F.) | 13.71 (AC.) |                |             |
| TOTAL PROVIDED | 1,521,302 (S.F.) | 34.92 (AC.) | 883,610 (S.F.) | 20.29 (AC.) | 532,550 (S.F.) | 12.23 (AC.) |



|   |  |
|---|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1                                   |
| DATE:                                       | APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 |
|   | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES   |

Design: BWG Draft: DFP Date: 10/19/2022  
 Checked: BWG Scale: AS NOTED Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

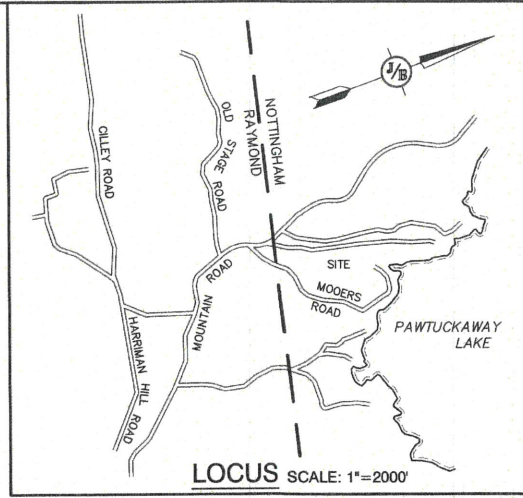
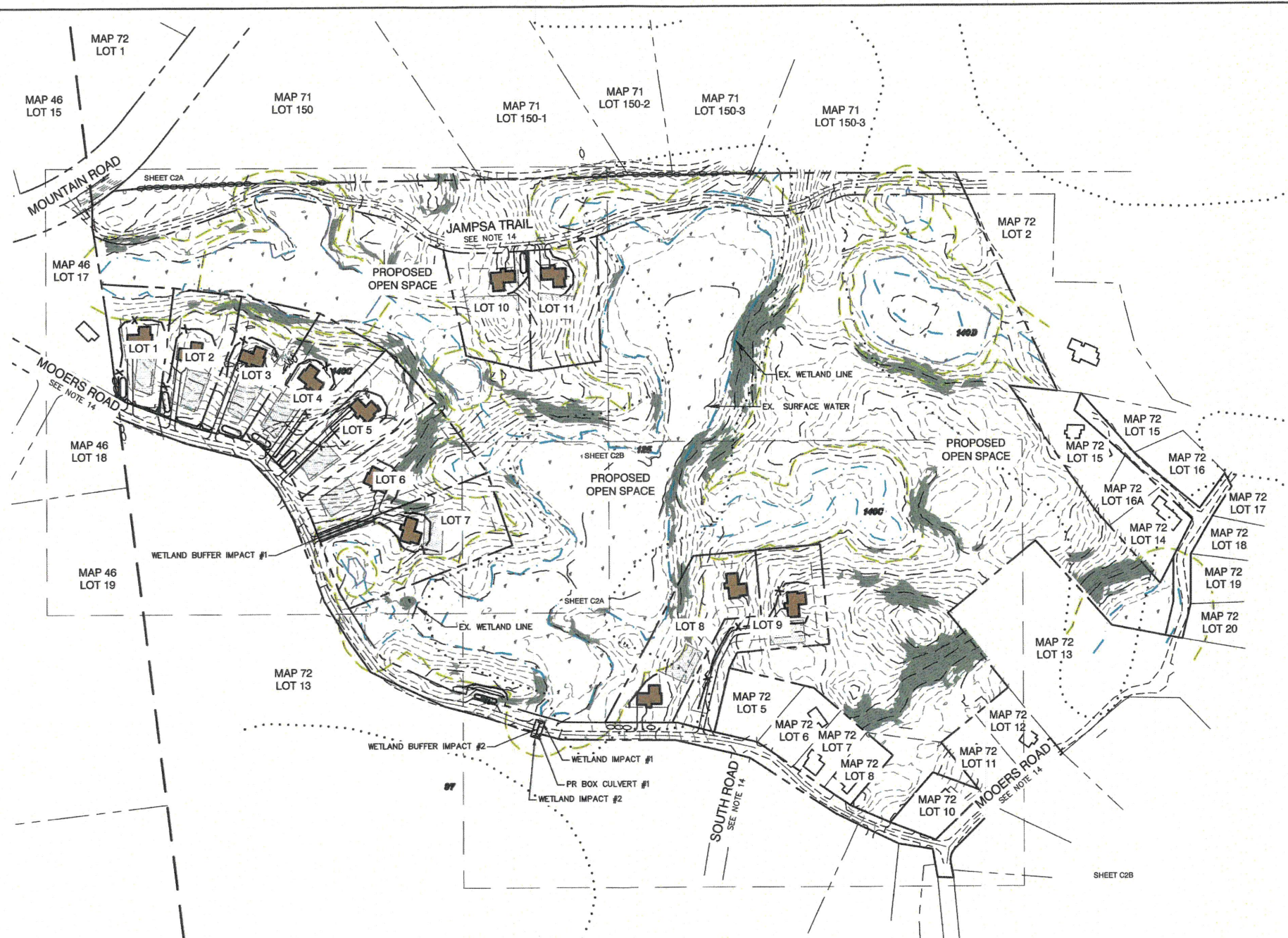
Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>SUBDIVISION PLAN</b><br>MAP 72, LOT 13-1                   |
| Project:         | <b>MOOERS ROAD SUBDIVISION</b><br>MOOERS ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOOERS ROAD, NOTTINGHAM, NH 03290        |

DRAWING No.  
**C2B**  
 SHEET 11 OF 16  
 JBE PROJECT NO. 18051

**GRADING AND DRAINAGE NOTES:**

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NGVD29
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.



**LEGEND**

| PROPOSED | DESCRIPTION      |
|----------|------------------|
| [Symbol] | 4K SEPTIC AREA   |
| [Symbol] | STEEP SLOPE AREA |

**WETLAND IMPACTS**

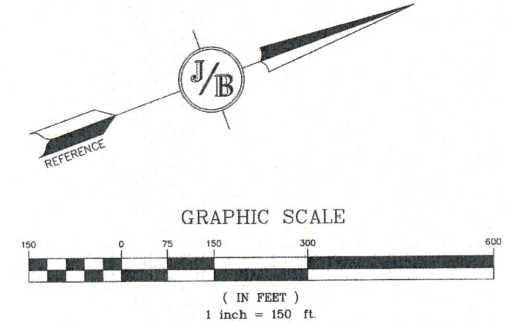
| IMPACT | AREA (S.F.) |
|--------|-------------|
| 1      | 41          |
| 2      | 42          |
| TOTAL  | 83          |

**WETLAND BUFFER IMPACTS**

| IMPACT | AREA (S.F.) |
|--------|-------------|
| 1      | 2,142       |
| 2      | 716         |
| TOTAL  | 2,858       |

**DRAINAGE SCHEDULE**

BOX CULVERT #1  
 32L X 2'W X 2'H  
 S=0.025  
 INV<sub>in</sub>=275.77  
 INV<sub>out</sub>=275.00



|   |
|---|
| <b>PROJECT PARCEL</b><br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1                                   |
| <b>APPLICANT/OWNER</b><br>JIM ROSBOROUGH<br>41 MOORES ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 |
| <b>TOTAL LOT AREA</b><br>2,389,403 SQ. FT.<br>54.85 ACRES   |

F:\CADD\MASTER STANDARD\dwg\B-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

|                              |                 |                    |
|------------------------------|-----------------|--------------------|
| Design: BWG                  | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG                 | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg |                 |                    |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4748  
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

|                  |  |
|------------------|--|
| Plan Name:       | <b>GRADING AND DRAINAGE PLAN</b>                               |
| Project:         | <b>MOORES ROAD SUBDIVISION<br/>MOORES ROAD, NOTTINGHAM, NH</b> |
| Owner of Record: | <b>JIM ROSBOROUGH<br/>41 MOORES ROAD, NOTTINGHAM, NH 03290</b> |

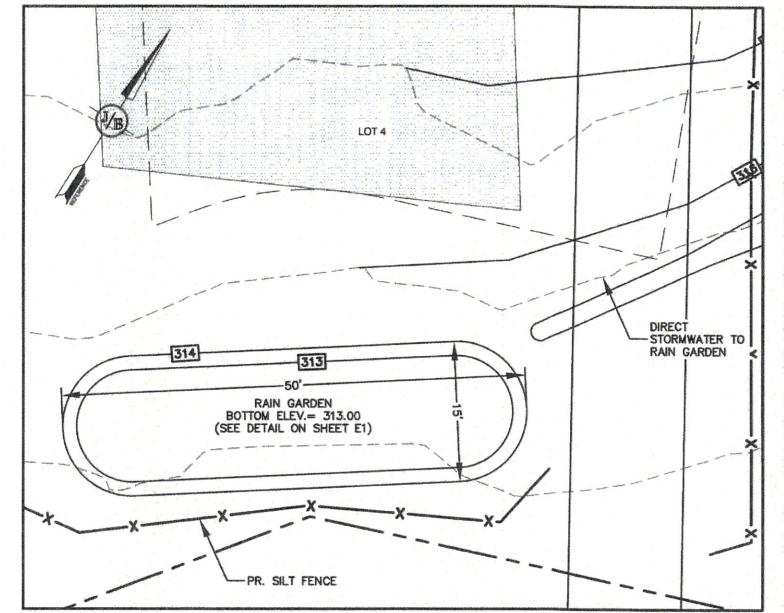
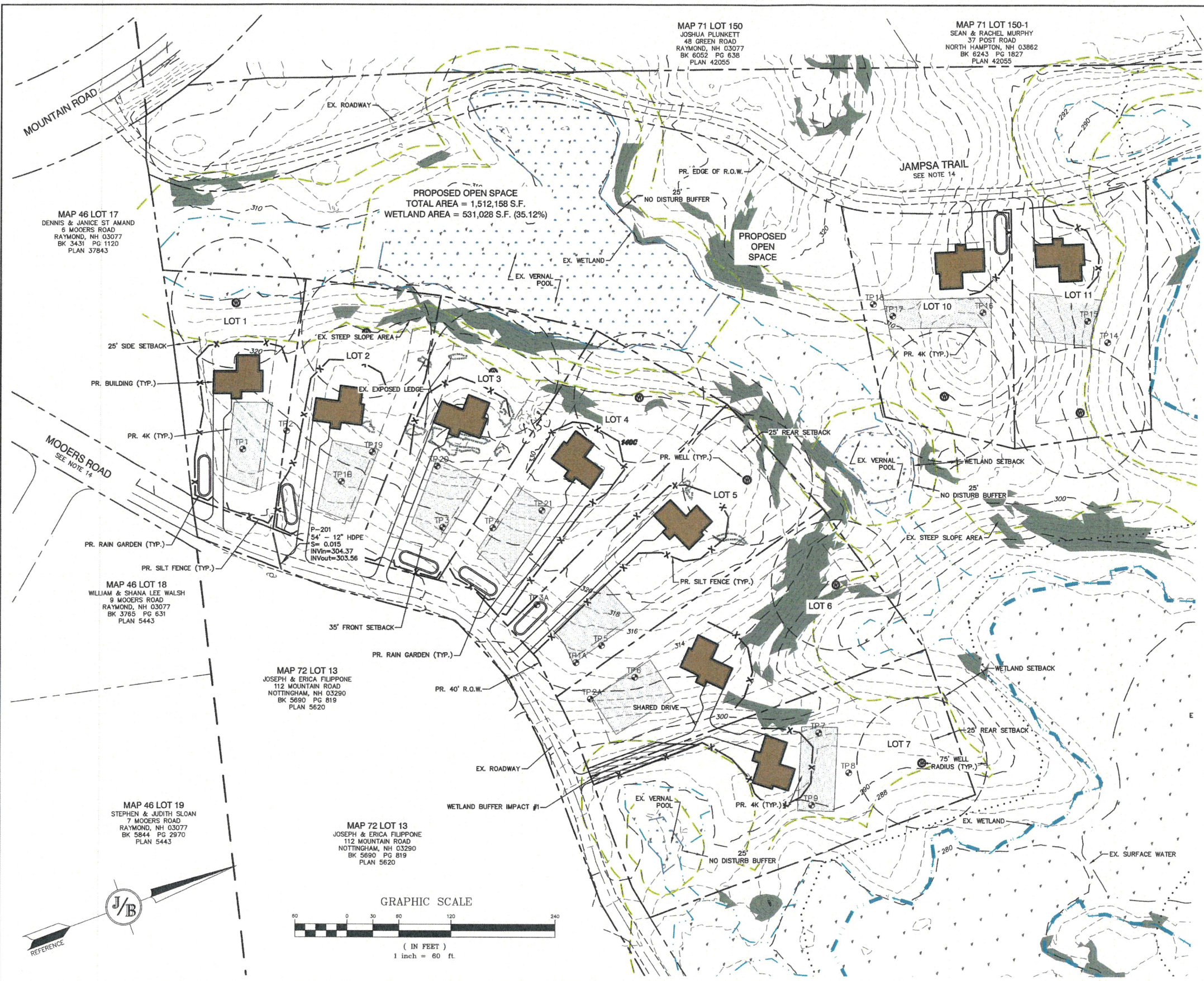
|   |           |
|---|-----------|
| DRAWING No.                             | <b>C3</b> |
| SHEET 12 OF 16<br>JBE PROJECT NO. 18051 |           |

MAP 71 LOT 150  
 JOSHUA PLUNKETT  
 48 GREEN ROAD  
 RAYMOND, NH 03077  
 BK 6052 PG 638  
 PLAN 42055

MAP 71 LOT 150-1  
 SEAN & RACHEL MURPHY  
 37 POST ROAD  
 NORTH HAMPTON, NH 03862  
 BK 6243 PG 1827  
 PLAN 42055

| WETLAND IMPACTS        |             |
|------------------------|-------------|
| IMPACT                 | AREA (S.F.) |
| 1                      | 41          |
| 2                      | 42          |
| TOTAL                  | 83          |
| WETLAND BUFFER IMPACTS |             |
| IMPACT                 | AREA (S.F.) |
| 1                      | 2,142       |
| 2                      | 716         |
| TOTAL                  | 2,858       |

| LEGEND   |                  |
|----------|------------------|
| PROPOSED | DESCRIPTION      |
|          | 4K SEPTIC AREA   |
|          | STEEP SLOPE AREA |



TYPICAL LOT GRADING W/ RAIN GARDEN  
 SCALE: 1" = 10'

|  |  |
|--|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD  | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1 |
| APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOORES ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES           |
| DATE:  |  |

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG Draft: DFP Date: 10/19/2022  
 Checked: BWG Scale: AS NOTED Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

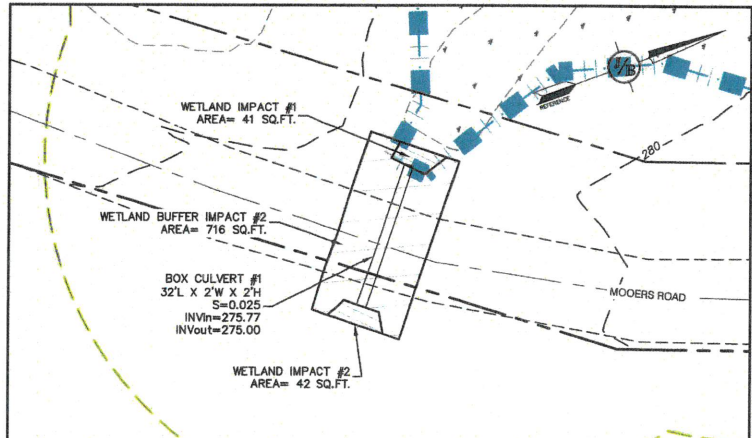
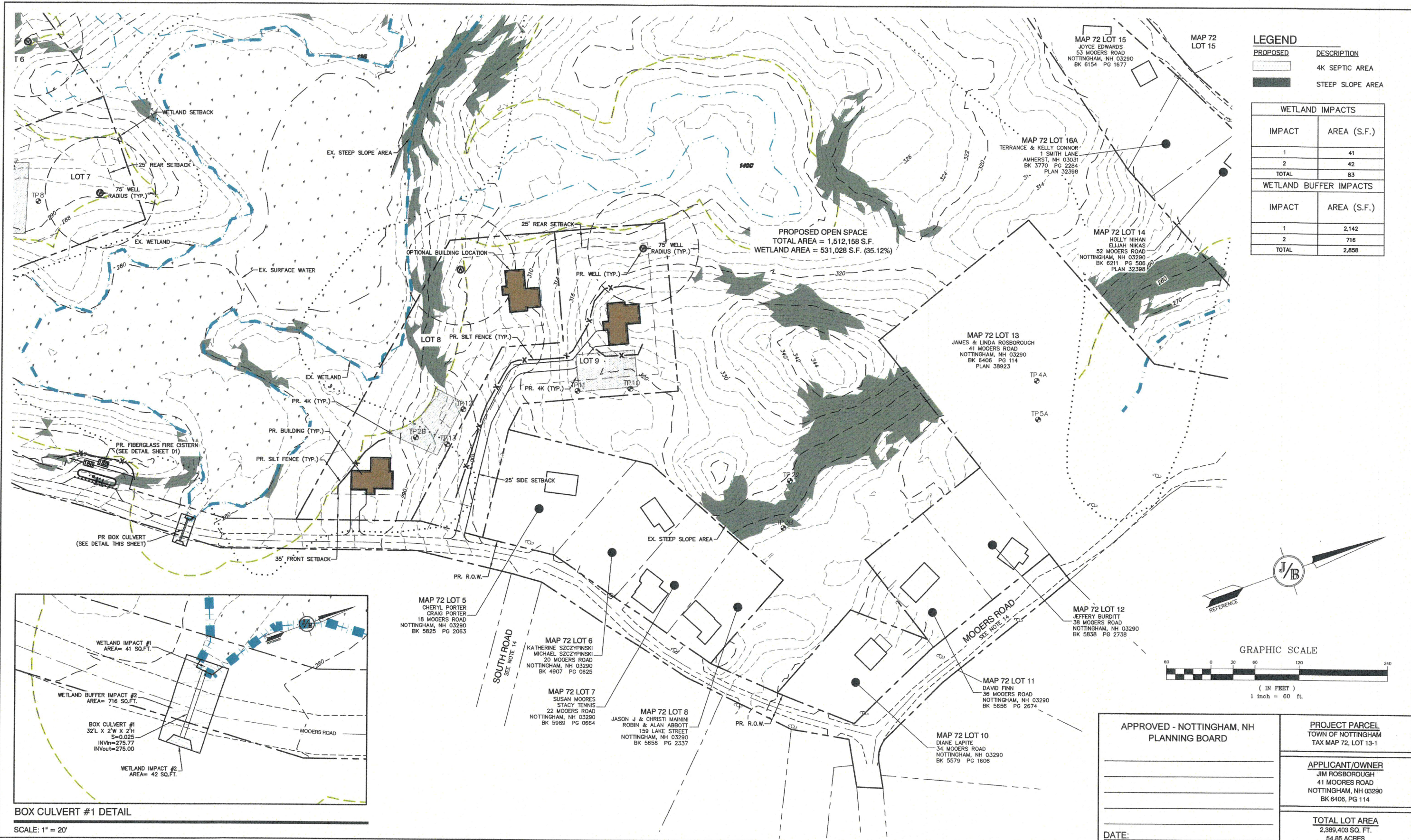


| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>SUBDIVISION PLAN</b><br>MAP 72, LOT 13-1                   |
| Project:         | <b>MOORES ROAD SUBDIVISION</b><br>MOORES ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOORES ROAD, NOTTINGHAM, NH 03290        |

DRAWING No.  
**C3A**  
 SHEET 13 OF 16  
 JBE PROJECT NO. 18051



BOX CULVERT #1 DETAIL

SCALE: 1" = 20'

F:\CAD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG | Draft: DFP | Date: 10/19/2022  
 Checked: BWG | Scale: AS NOTED | Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 08/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 08/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced In NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. | Civil Engineering Services | 603-772-4746  
 PO Box 219 | Stratham, NH 03885 | FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**  
 MAP 72, LOT 13-1

Project: **MOOERS ROAD SUBDIVISION**  
 MOOERS ROAD, NOTTINGHAM, NH

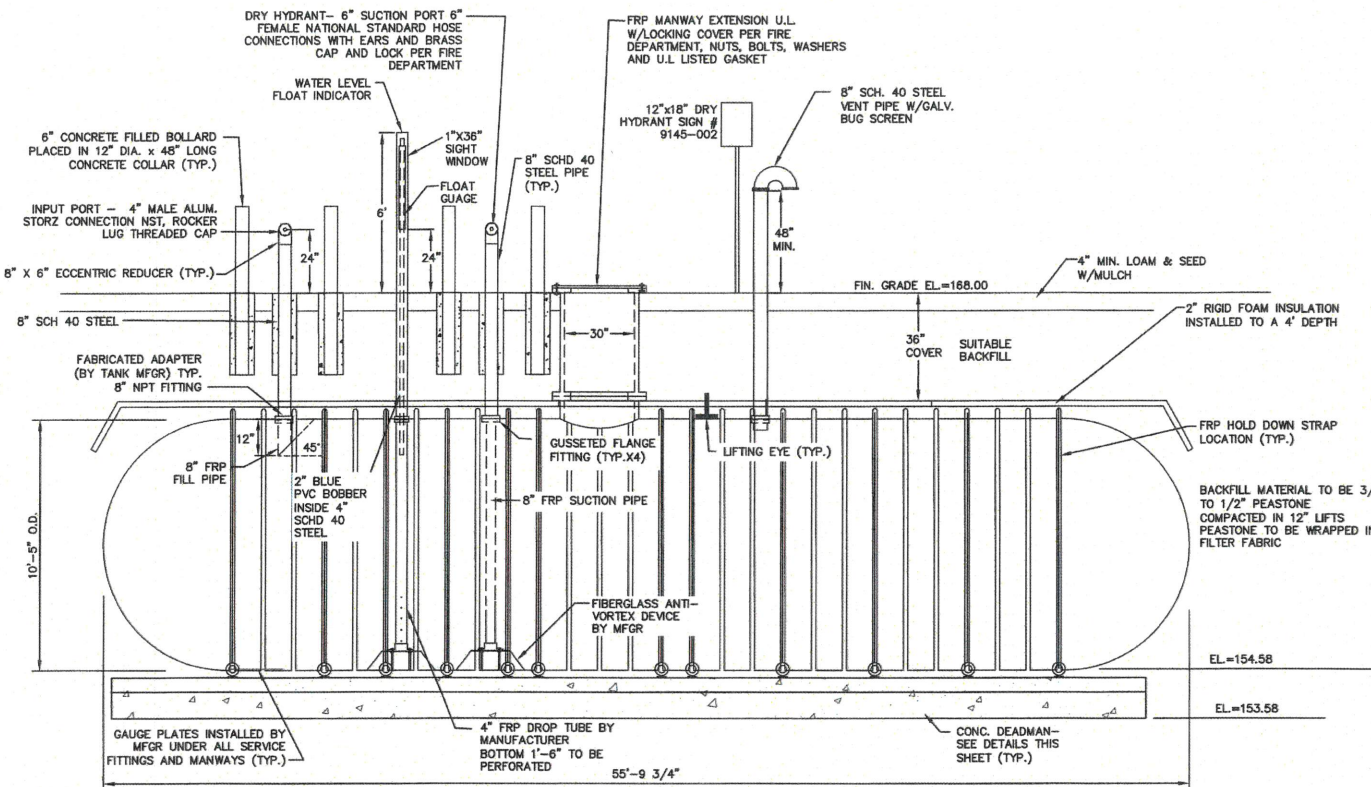
Owner of Record: **JIM ROSBOROUGH**  
 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.

**C3B**

SHEET 14 OF 16  
 JBE PROJECT NO. 18051

|   |  |
|---|--|
| APPROVED - NOTTINGHAM, NH<br>PLANNING BOARD | PROJECT PARCEL<br>TOWN OF NOTTINGHAM<br>TAX MAP 72, LOT 13-1                                   |
| DATE: _____                                 | APPLICANT/OWNER<br>JIM ROSBOROUGH<br>41 MOOERS ROAD<br>NOTTINGHAM, NH 03290<br>BK 6406, PG 114 |
|   | TOTAL LOT AREA<br>2,389,403 SQ. FT.<br>54.85 ACRES   |

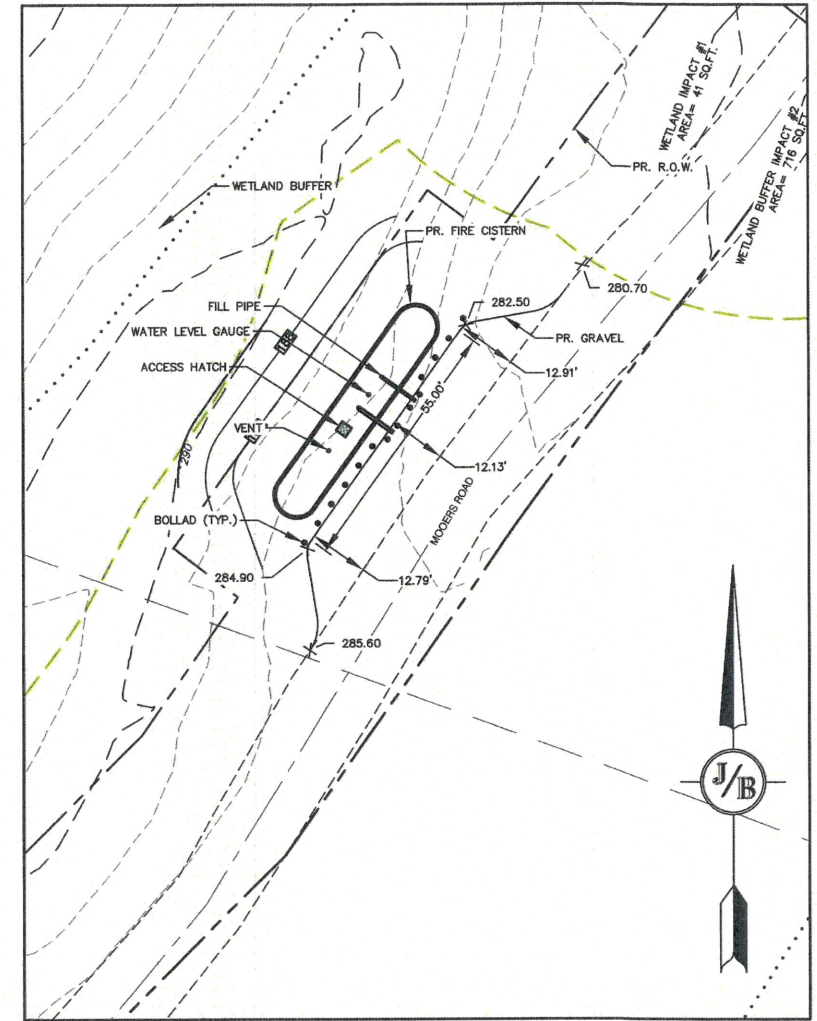


30,000 GALLON FIBERGLASS FIRE CISTERN

NOT TO SCALE

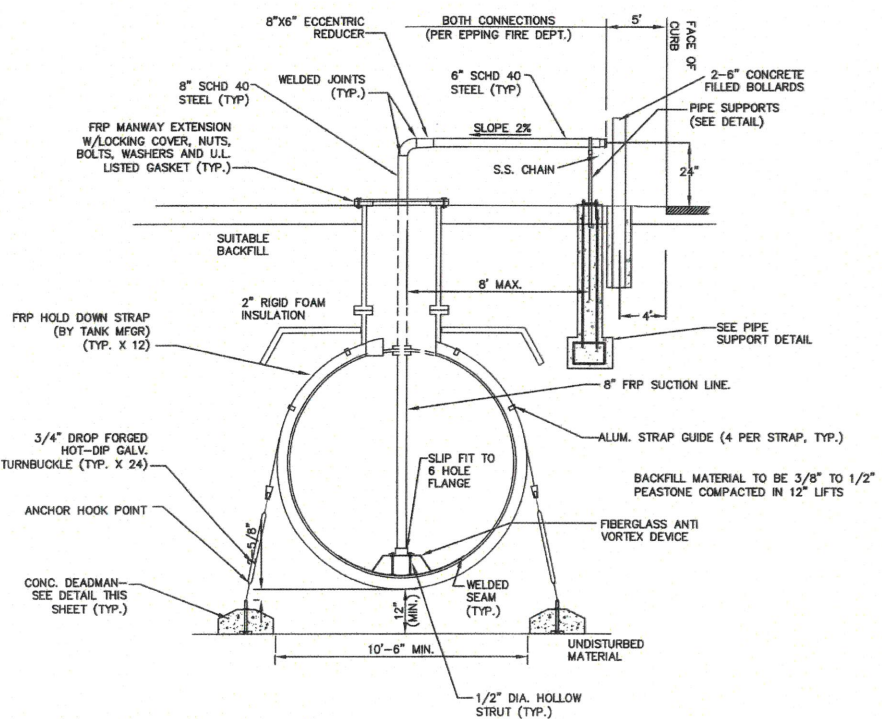
NOTES

1. THE CISTERN SYSTEM SHALL BE DESIGNED FOR A 50 YEAR TROUBLE FREE LIFE EXPECTANCY.
2. THE SUCTION CAPACITY SHALL BE AT A MINIMUM RATE OF 1,000 GALLONS PER MINUTE (GPM) FOR 75% OF THE CISTERN CAPACITY.
3. THE ENTIRE CISTERN SYSTEM AND APPURTENANCES SHALL BE CONSTRUCTED FOR H-20 HIGHWAY LOADING.
4. ALL PIPING OUTSIDE OF THE TANK SHALL BE SCHEDULE 40 STEEL WITH WELDED JOINTS AND PAINTED FIRE HYDRANT RED.
5. ALL PIPES WITHIN THE TANK SHALL BE FRP PIPE.
6. THE DRY HYDRANT SUCTION PORT CONNECTION SHALL BE SIX (6) INCH FEMALE NATIONAL STANDARD HOSE THREAD CONNECTION WITH EARS AND BRASS CAP. THE SUCTION PIPE SHALL BE PROPERLY BRACED TO ENSURE SAFETY AND DURABILITY. THE FIRE MARSHAL SHALL APPROVE BRACE DESIGN AND INSTALLATION. THE DRY HYDRANT SUCTION PORT SHALL BE TWENTY FOUR (24) INCHES ABOVE THE GROUND LEVEL OF THE PUMPING VEHICLE WHEELS.
7. THE DISTANCE FROM THE BOTTOM OF THE SUCTION PIPE TO THE DRY HYDRANT SUCTION PORT SHALL NOT EXCEED TWELVE (12) FEET VERTICALLY.
8. ALL HORIZONTAL SUCTION PIPES SHALL BE INSTALLED SLIGHTLY SLOPED BACK TO CISTERN TO PREVENT ANY WATER FROM REMAINING IN THE PIPES AFTER PUMPING.
9. FILL CONNECTION SHALL BE A 4" STORZ FITTING WITH BRASS CAP AND TETHER LOCATED 36" ABOVE FINISHED GRADE.
10. THE CONCRETE DEADMAN AND FRP HOLD DOWN STRAPS HAVE BEEN DESIGNED TO PREVENT ANY BUOYANCY WHEN CISTERN IS EMPTY.
11. BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF FIFTEEN (15) INCHES COMPACTED OF 3/8" TO 1/2" WASHED PEASTONE. NO FILL SHALL BE USED UNDER THE STONE. IN EVENT OF OVER EXCAVATION, THE ABOVE PEASTONE SHALL BE USED TO BRING UP TO PROPER GRADE.
12. ENTIRE TANK EXCAVATION TO BE BACK FILLED WITH 3/8"-1/2" PEASTONE WRAPPED IN FILTER FABRIC TO EXTEND 6" ABOVE THE TOP OF THE TANK, COMPACTED IN 12" LIFTS.
13. ALL BACKFILL MATERIAL ABOVE PEASTONE, SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN ONE AND ONE-HALF (1 1/2) INCH. ALL MATERIAL SHALL BE COMPACTED TO 95% OF THE ORIGINAL VOLUME IN ACCORDANCE WITH ASTM D 1557.
14. THE TOP 24 INCHES OF THE CISTERN SHALL BE INSULATED WITH VERMIN RESISTANT FOAM INSULATION AND BACK FILLED WITH A COMPACTED MATERIAL OF 120 PCF MINIMUM. INSULATION SHALL BE CLOSED CELL POLYURETHANE FOAM WITH AN INSULATION FACTOR OF R=7 PER INCH OR GREATER. ALL BACKFILL SHALL EXTEND TEN (10) FEET BEYOND THE EDGE OF THE VEHICLE PAD AND THEN HAVE A MAXIMUM SLOPE OF 3:1. ALL DISTURBED AREAS NOT PAVED SHALL RECEIVE 4" OF LOAM AND BE SEEDED, FERTILIZED, LIMED AND MULCHED.
15. THE FIRE MARSHAL OR DESIGNATED REPRESENTATIVE SHALL INSPECT THE COMPLETED CISTERN PRIOR TO ANY BACKFILLING.
16. AFTER BACKFILLING IS COMPLETED, BOLLARDS WILL BE INSTALLED TO PROTECT THE CISTERN AND ALL APPURTENANCES.
17. ALL CONSTRUCTION, BACKFILL AND GRADING MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS PROPER INSTALLATION INSTRUCTIONS.
18. THE FIRE MARSHAL OR THE DESIGNATED REPRESENTATIVE OF THE FIRE DEPARTMENT SHALL BE NOTIFIED BY THE APPLICANT, FOR THE PURPOSE OF INSPECTION, OF THE FOLLOWING:
  - A) SITE WORK WILL BEGIN.
  - B) EXCAVATION IS COMPLETED, DEADMEN ARE IN PLACE.
  - C) TANK IN PLACE WITH THE DOWN STRAPS INSTALLED PRIOR TO BACKFILLING.
  - D) OBSERVE THE BACKFILLING AND PLACEMENT OF INSULATION.
  - E) START AND FINISH OF LEAKAGE TEST.
  - F) PIPING, MANWAYS AND BOLLARDS IN PLACE AND PAINTED. ALL BACKFILLING, LOAM AND SEEDING COMPLETED WITH TURNOUT IN PLACE AND GRADED.
  - G) PAVEMENT REPAIR AND ALL WORK 100% COMPLETED.
19. ALL CONCRETE MUST HAVE A MINIMUM DENSITY OF 150 PCF.
20. ALL STONE MUST HAVE A MINIMUM DENSITY OF 120 PCF.
21. TANK TO BE A 10' DIAMETER, 30,000 GALLON SINGLE WALL FIBERGLASS BY DARCO UNDERGROUND TANKAGE, INC., OR APPROVED EQUAL. TANK TO BE BUILT TO THE APPLICABLE REQUIREMENTS OF UNDERWRITERS LABORATORIES STANDARD UL1316.
22. TANK TO BE TESTED AND INSTALLED IN ACCORDANCE WITH DARCO UNDERGROUND TANKAGE, INC., CURRENT SPECIFICATIONS AND PUBLISHED INSTALLATION INSTRUCTIONS. THE LEAK TEST IS A ONE WEEK ZERO ALLOWABLE LEAKAGE TEST THAT MUST BE WITNESSED BY THE FIRE MARSHAL OR DESIGNATED REPRESENTATIVE.
23. HOSE CONNECTIONS SHALL CONFORM TO TOWN OF NOTTINGHAM FIRE DEPT. REQUIREMENTS. SUCTION AND FILL PIPES SHOULD EXTEND TO 5' FROM THE FACE OF CURBING AT THE PAVED VEHICLE PAD.
24. CONTRACTOR SHALL VERIFY ALL GROUND ELEVATIONS PRIOR TO PLACING DEADMEN.
25. KNOX BOX LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.

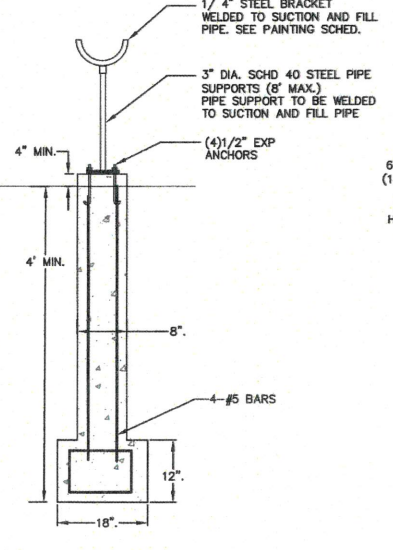


CISTERN PLAN

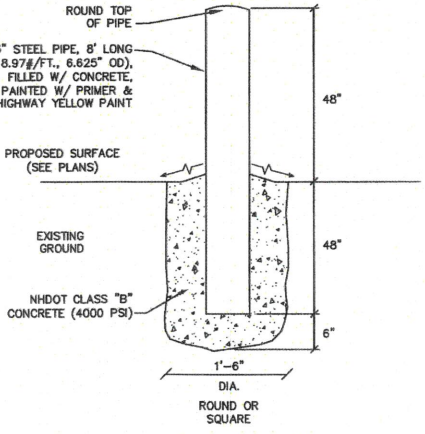
SCALE: 1" = 20'



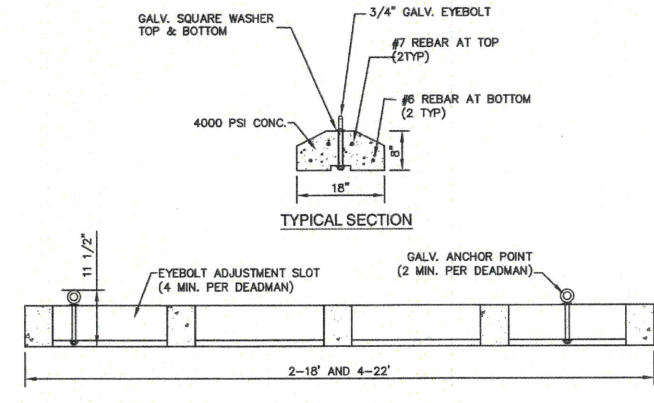
CONCRETE DEADMAN DETAILS



PIPE SUPPORT DETAIL



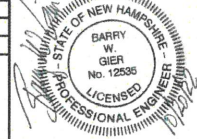
BOLLARD DETAIL



CONCRETE DEADMAN DETAILS

E:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT

|   |                 |                    |
|---|-----------------|--------------------|
| Design: BWG   | Draft: DFP      | Date: 10/19/2022   |
| Checked: BWG  | Scale: AS NOTED | Project No.: 18051 |
| Drawing Name: 18051-PLAN.dwg  |                 |                    |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE. |                 |                    |



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced In NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746  
603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |  |
|------------------|--|
| Plan Name:       | DETAIL SHEET   |
| Project:         | MOOERS ROAD SUBDIVISION<br>MOOERS ROAD, NOTTINGHAM, NH |
| Owner of Record: | JIM ROSBOROUGH<br>41 MOOERS ROAD, NOTTINGHAM, NH 03290 |

|                |                       |
|----------------|-----------------------|
| DRAWING No.    | D1                    |
| SHEET 15 OF 16 | JBE PROJECT NO. 18051 |

**TEMPORARY EROSION CONTROL NOTES**

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE DRIVE OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- 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" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING**
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDING PREPARATION**
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT, TREFLOIL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

**CONSTRUCTION SEQUENCE**

- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF "SELECT" SUBGRADE MATERIALS.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.e. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- ALL CUT AND FILL SLOPES SHALL BE SEED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

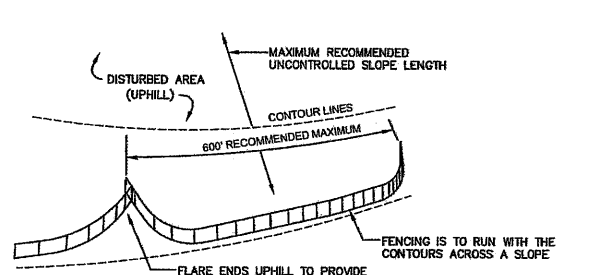
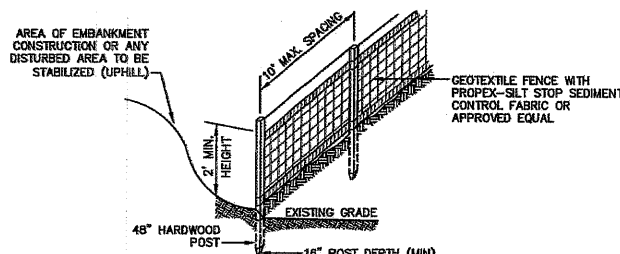
| USE   | SEEDING MIXTURE 1/ | DROUGHTY | WELL DRAINED | MODERATELY WELL DRAINED | POORLY DRAINED |
|---|--------------------|----------|--------------|-------------------------|----------------|
| STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS   | A                  | FAIR     | GOOD         | GOOD                    | FAIR           |
|   | B                  | POOR     | GOOD         | FAIR                    | GOOD           |
|   | C                  | POOR     | GOOD         | EXCELLENT               | GOOD           |
|   | D                  | FAIR     | EXCELLENT    | EXCELLENT               | POOR           |
| WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.                      | A                  | GOOD     | GOOD         | GOOD                    | FAIR           |
|   | C                  | GOOD     | EXCELLENT    | EXCELLENT               | FAIR           |
| LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES. | A                  | GOOD     | GOOD         | GOOD                    | FAIR           |
|   | B                  | GOOD     | GOOD         | FAIR                    | POOR           |
|   | C                  | GOOD     | EXCELLENT    | EXCELLENT               | FAIR           |
| PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)                       | E                  | FAIR     | EXCELLENT    | EXCELLENT               | 2/             |
|   | F                  | FAIR     | EXCELLENT    | EXCELLENT               | 2/             |

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.  
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

**SEED MIXTURE**

|     |                                |
|-----|--------------------------------|
| 20% | PENIN RK4 TALL FESCUE          |
| 20% | REBEL XLR TALL FESCUE          |
| 20% | REBEL V TALL FESCUE            |
| 15% | SOPRANO PERENNIAL RYEGRASS     |
| 15% | BLUE BONNET KENTUCKY BLUEGRASS |
| 10% | ORACLE RED FESCUE              |



**CONSTRUCTION SPECIFICATIONS:**

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 6" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

- 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 REVEGETATED.

**MAINTENANCE:**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- 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.
- 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.
- 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.

**SILT FENCE**

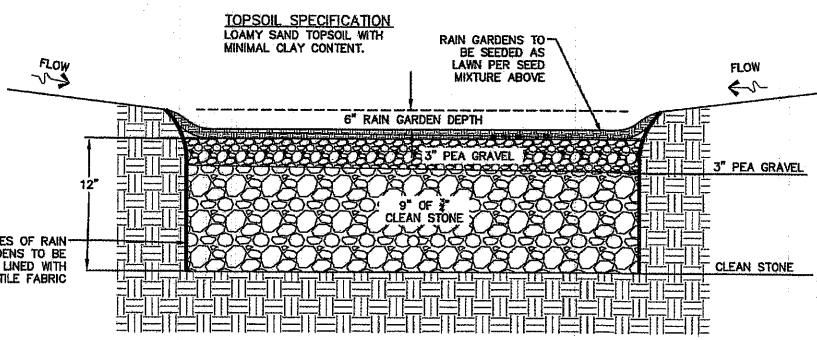
NOT TO SCALE

**SEEDING GUIDE**

| MIXTURE                   | POUNDS PER ACRE | POUNDS PER 1,000 Sq. Ft. |
|---------------------------|-----------------|--------------------------|
| A. TALL FESCUE            | 20              | 0.45                     |
| CREeping RED FESCUE       | 20              | 0.45                     |
| RED TOP                   | 2               | 0.05                     |
| TOTAL                     | 42              | 0.95                     |
| B. TALL FESCUE            | 15              | 0.35                     |
| CREeping RED FESCUE       | 10              | 0.25                     |
| CROWN VETCH OR FLAT PEA   | 30              | 0.75                     |
| TOTAL                     | 40 OR 55        | 0.95 OR 1.35             |
| C. TALL FESCUE            | 20              | 0.45                     |
| CREeping RED FESCUE       | 20              | 0.45                     |
| BIRDS FOOT TREFLOIL       | 8               | 0.20                     |
| TOTAL                     | 48              | 1.10                     |
| D. TALL FESCUE            | 20              | 0.45                     |
| FLAT PEA                  | 30              | 0.75                     |
| TOTAL                     | 50              | 1.20                     |
| E. CREeping RED FESCUE 1/ | 50              | 1.15                     |
| KENTUCKY BLUEGRASS 1/2    | 50              | 1.15                     |
| TOTAL                     | 100             | 2.30                     |
| F. TALL FESCUE 1          | 150             | 3.60                     |

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

**SEEDING RATES**



**DESIGN CONSIDERATIONS**

- DO NOT PLACE RAIN GARDEN AREAS INTO SERVICE UNTIL IT HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN-OFF, WATER FROM EXCAVATIONS) TO THE RAIN GARDEN AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE RAIN GARDEN COMPONENTS OF THE SYSTEM.

**MAINTENANCE REQUIREMENTS:**

- HOMEOWNERS SHOULD INSPECT THE RAIN GARDEN AFTER LARGE STORMS TO ENSURE THAT NO CHANNELS HAVE FORMED AND THAT ANY PLANTINGS ARE HEALTHY. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- RAIN GARDEN AREAS TO REMAIN AS LAWN AREAS AND SHOULD MOWED REGULARLY.
- NO BUSHES OR TREES SHOULD BE PLANTED IN THIS AREA, AREA TO REMAIN AS GRASS.

**RESIDENTIAL RAIN GARDEN DETAIL**

NOT TO SCALE

E:\CAD\MASTER STANDARD\DWG\JB-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT

Design: BWG Draft: DFP Date: 10/19/2022  
 Checked: BWG Scale: AS NOTED Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



| REV. | DATE     | REVISION                | BY  |
|------|----------|-------------------------|-----|
| 3    | 10/19/22 | REVISED PER PB COMMENTS | BWG |
| 2    | 09/28/22 | REVISED PER PB COMMENTS | BWG |
| 1    | 09/27/22 | REVISED PER PB COMMENTS | BWG |
| 0    | 7/12/22  | ISSUED FOR REVIEW       | BWG |

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JB@JONESANDBEACH.COM

Plan Name: **EROSION AND SEDIMENT CONTROL DETAILS**

Project: **MOOERS ROAD SUBDIVISION  
MOOERS ROAD, NOTTINGHAM, NH**

Owner of Record: **JIM ROSBOROUGH  
41 MOOERS ROAD, NOTTINGHAM, NH 03290**

DRAWING No. **E1**

SHEET 16 OF 18  
 JBE PROJECT NO. 18051