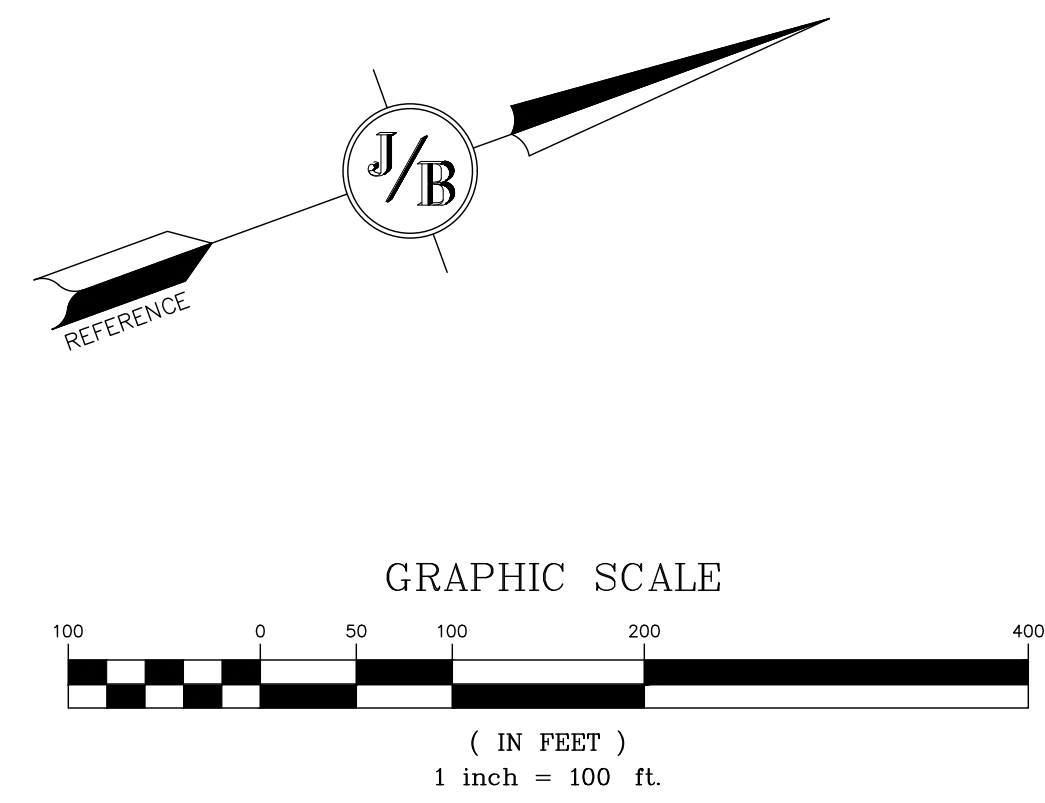


LEGEND

PROPOSED	DESCRIPTION
	4K SEPTIC AREA
	30K BUILDABLE ENVELOPE
	STEEP SLOPE AREA

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE POTENTIAL 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 ONSITE OR OFFSITE 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	6.43	280,235	41,227	507'
8	3.01	131,064	30,477	200'
9	5.23	227,851	32,439	787'
10	4.63	210,486	41,214	372'
11	3.16	137,783	44,970	725'

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: 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
3	12/06/22	REVISED PER PB COMMENTS	BWG
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
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

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

Plan Name:	ALTERNATE YIELD 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.

Y2

SHEET 3 OF 16
 JBE PROJECT NO. 18051