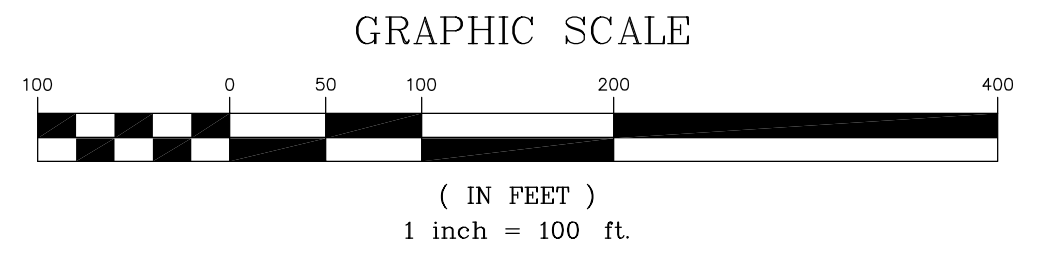


- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH AN 11 LOT OPEN-SPACE RESIDENTIAL SUBDIVISION.  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 25'  
REAR SETBACK = 25'  
WETLAND SETBACK:  
VPD = 75'  
PD = 50'
  - NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED .
  - 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.
  - 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.

**LOT NOTES:**

LOT NUM.	AREA	FRONTAGE
1	35,475 S.F.	100'
2	40,857 S.F.	100'
3	43,297 S.F.	100'
4	44,280 S.F.	100'
5	44,920 S.F.	100'
6	44,932 S.F.	100'
7	44,849 S.F.	100'
8	40,478 S.F.	100'
9	44,918 S.F.	100'
10	43,326 S.F.	100'
11	43,603 S.F.	100'



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Design: BWG	Draft: DFP	Date: 11/09/2022
Checked: BWG	Scale: 1"=100'	Project No.: 18051
Drawing Name: 18051-CONCEPT-45K-LOTS-1.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	ISSUED FOR REVIEW	REVISION	BY
0	--	ISSUED FOR REVIEW	--	--

Designed and Produced in NH

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

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

Plan Name:	<b>OPEN SPACE - OPTION 'A'</b> MAP 72, LOT 13-1
Project:	<b>MOOERS ROAD SUBDIVISION</b> MOOERS ROAD, NOTTINGHAM, NH
Owner of Record:	<b>JIM ROSBOROUGH</b> 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.

**'A'**

SHEET 1 OF 1  
JBE PROJECT NO. 18051