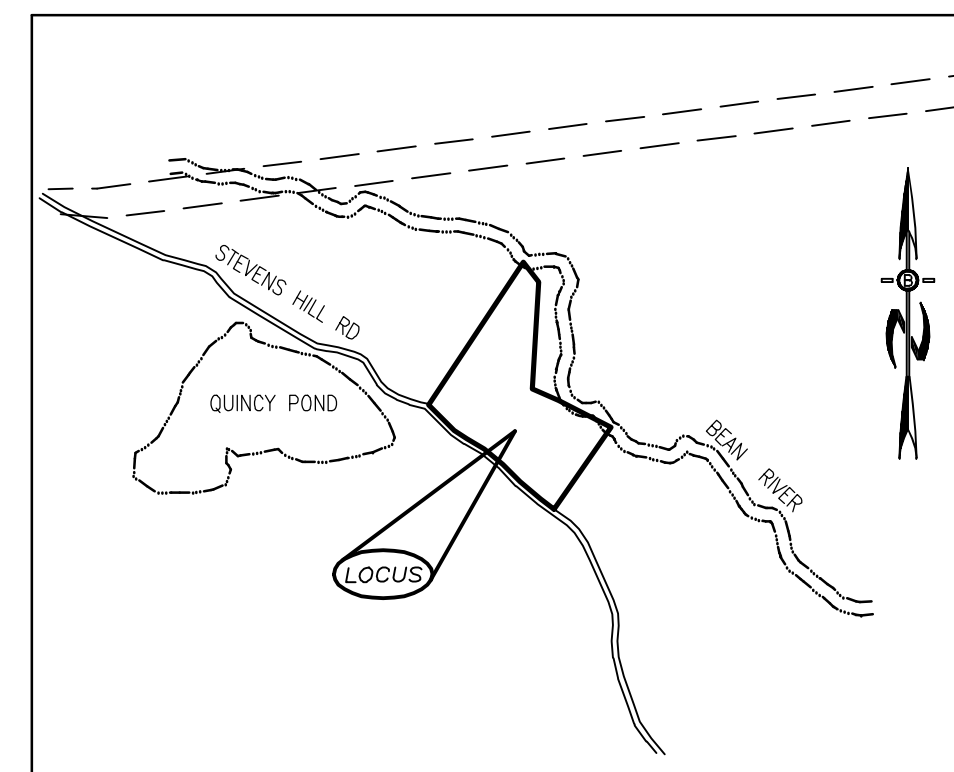
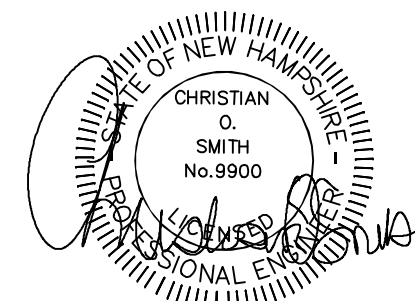


PROPOSED SUBDIVISION STEVENS HILL ROAD TAX MAP 46, LOT 7

CIVIL ENGINEERS:



70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

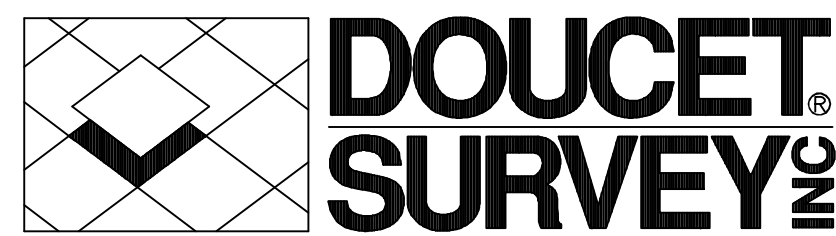


LOCATION MAP

INDEX

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EXISTING CONDITION PLAN	5-8
SUBDIVISION SITE PLANS	9-11
CUP PLANS	12
CONSTRUCTION DETAILS	13

LAND SURVEYORS:



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

OWNER:

GEORGE P WILLIAMS, & DAY ANN KELLEY
TRUSTEES WILLIAMS REAL ESTATE
9 FLEETWOOD DRIVE
EAST SANDWICH, MA 02537

OWNER/DEVELOPER:

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

TOWN NOTES

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

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

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

WETLAND / SOIL
CONSULTANT:



GZA GeoEnvironmental, Inc. Engineers and Scientists

5 COMMERCE PARK NORTH
SUITE 201
BEDFORD, NH 03110-6984
603-623-3600

REQUIRED PERMITS

NHDES SUBDIVISION APPROVAL NUMBER: eSA20220330005
NHDES WETLAND IMPACT APPROVAL NUMBER: 2022-3359

REVISIONS:	DATE:
REVISED LOTS	10-6-22
REVISED FOR F&G	10-28-22
REVISED FOR F&G	3-28-23

PREPARED FOR:

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



70 PORTSMOUTH AVE.
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

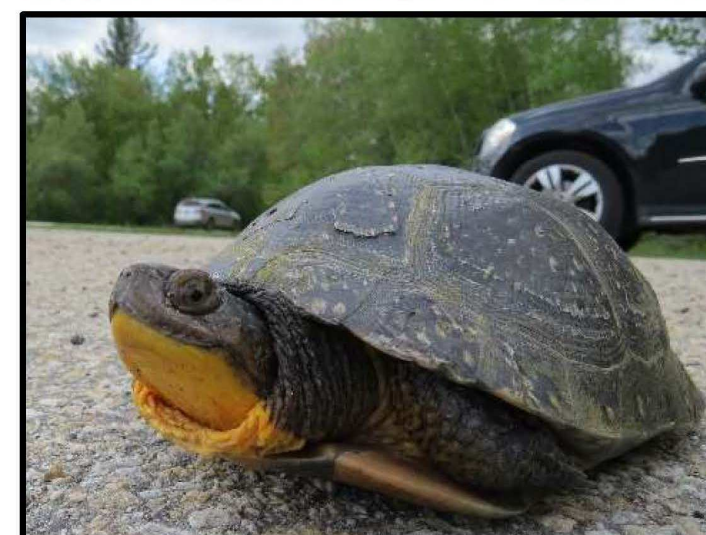


PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting
observations of the following turtle species

Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th)

Turtles are most active from April 15th - October 15th - maintain silt fences during this time



Blanding's turtle
(State Endangered)

Large, dark/black domed shell
with lighter speckles.

Distinct yellow throat/chin.

Aquatic but often moves on land.



Spotted turtle
(State Threatened)

Small, mostly aquatic with
black or dark brown with
yellow spots.

Fairly flat shell compared to
Blanding's turtle.

Spots vary in color and
number.

Fis 1401.03 (a) No person shall take or possess a spotted turtle
(*Clemmys guttata*), Blanding's turtle (*Emydoidea blandingii*)...or
any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (M-F 8-4) or
to NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) anytime.

Please report promptly, noting specific location and date - Photographs strongly encouraged

Northern Black Racer

(New Hampshire state threatened species)

Emerge from hibernacula in April, Basking April - August,

Hatchlings emerge August - September, Return to hibernacula mid-September - mid-October



- Solid black with a white throat and chin
- Slender with glossy scales, 3-6 ft. long
- Hatchlings are very small and patterned



Immediately report sightings to NH Fish and Game

Melissa Winters (603-479-1129) or
Brendan Clifford (603-944-0885)

Please report promptly, noting specific location and date
Photographs strongly encouraged



Fis 1401.03 (a) No person shall take or possess a black racer
(*Coluber constrictor*)...or any egg or part thereof.

New Hampshire Fish and Game Permit Conditions - Wildlife Protection Notes:

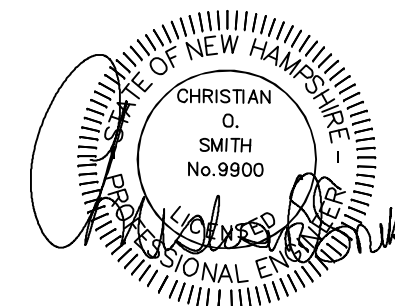
1. A Conservation Deed Restriction shall be revised as agreed upon between NHFG and the applicant.
2. NHFG requests a final executed and recorded Conservation Deed Restriction. The copy shall be stamped by the Rockingham County Registry of Deeds with the book and page number and date of receipt. NHFG recommendations are contingent upon the proper execution and recording of the Conservation Deed Restriction.
3. Depictions/figures and a GIS shapefile and KMZ of the delineated official boundaries of the Deed Restricted Area shall be provided to NHFG within 30 days of filing/recording of the Deed.
4. Blanding's turtle (State endangered), Northern Black Racer (State threatened) and Spotted Turtle (State threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information.
5. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement during the construction phase of the project. See this Sheet.
6. Observations of Northern Black Racers in the months of April-May and September-October may indicate the potential for a den site on or near the project site. Observations of this species during this timeframe shall be reported immediately to the New Hampshire Fish and Game Department Nongame and Endangered Wildlife Environmental Review Program. Please contact Melissa Winters (603-479-1129) or Brendan Clifford (603-944-0885). Observations of this species outside of this timeframe can follow general reporting guidance. Please include photograph with text if feasible.
7. Best Management Practices shall be implemented as described in the document, "Protected Species Monitoring Plan prepared by GZA and approved by NHFG. This document shall be finalized and provided to all operators and personnel working on or entering the site. Strict adherence to this protocol shall be implemented to reduce the potential of harm to rare wildlife.
8. Turtles may be attracted to disturbed ground during nesting season (May 15th - June 30th). All turtle species nests are protected by NH laws. If a nest is observed or suspected, operators shall contact Melissa Winters (603-479-1129) or Josh Megyesy (978-578-0802) at NHFG immediately for further consultation.
9. Vernal pools and potential vernal pools shall be flagged prior to work and all impacts to vernal pools and potential vernal pools shall be avoided.
10. Tree clearing shall occur prior to March 31 to avoid potential impact to NLEB. Grubbing of cleared areas shall occur immediately upon completion to reduce potential impacts to snakes and turtles during the active season.
11. A 50 foot or 75 foot no cut, no disturb buffer shall be maintained around all wetlands on-site, with the exception of the proposed disturbances, as depicted on the site plans dated 8/11/2022 with a revision date of 2/24/2023. Placards marking these areas as "Protected habitat-no cutting/ no disturbance" shall be placed every 100 feet along the buffer boundary. See Plan Sheet 2-3. The 50-ft/75-ft no cut, no disturb buffer and placards shall be maintained and conserved in perpetuity in accordance with FIS 1003.02 (e).
12. The boundary of the Deed Restricted Area shall be clearly marked along the edge of each proposed lot and placards shall be maintained and conserved in perpetuity in accordance with FIS 1003.02 (e).
13. Temporary signs with the words "Drive Slow" shall be installed along construction access roads for the life of the project to reduce potential for wildlife mortality.
14. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.
15. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
16. Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.
17. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
18. NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.

FISH & GAME NOTICE

FOR:
RESIDENTIAL DEVELOPMENT
STEVENS HILL RD
NOTTINGHAM, NH

REVISED FOR F&G	3-28-23
REVISIONS:	DATE:

DATE:	AUG 2022	SCALE:	N/A
PROJ. NO:	NH-1435	SHEET NO.	1 OF 1



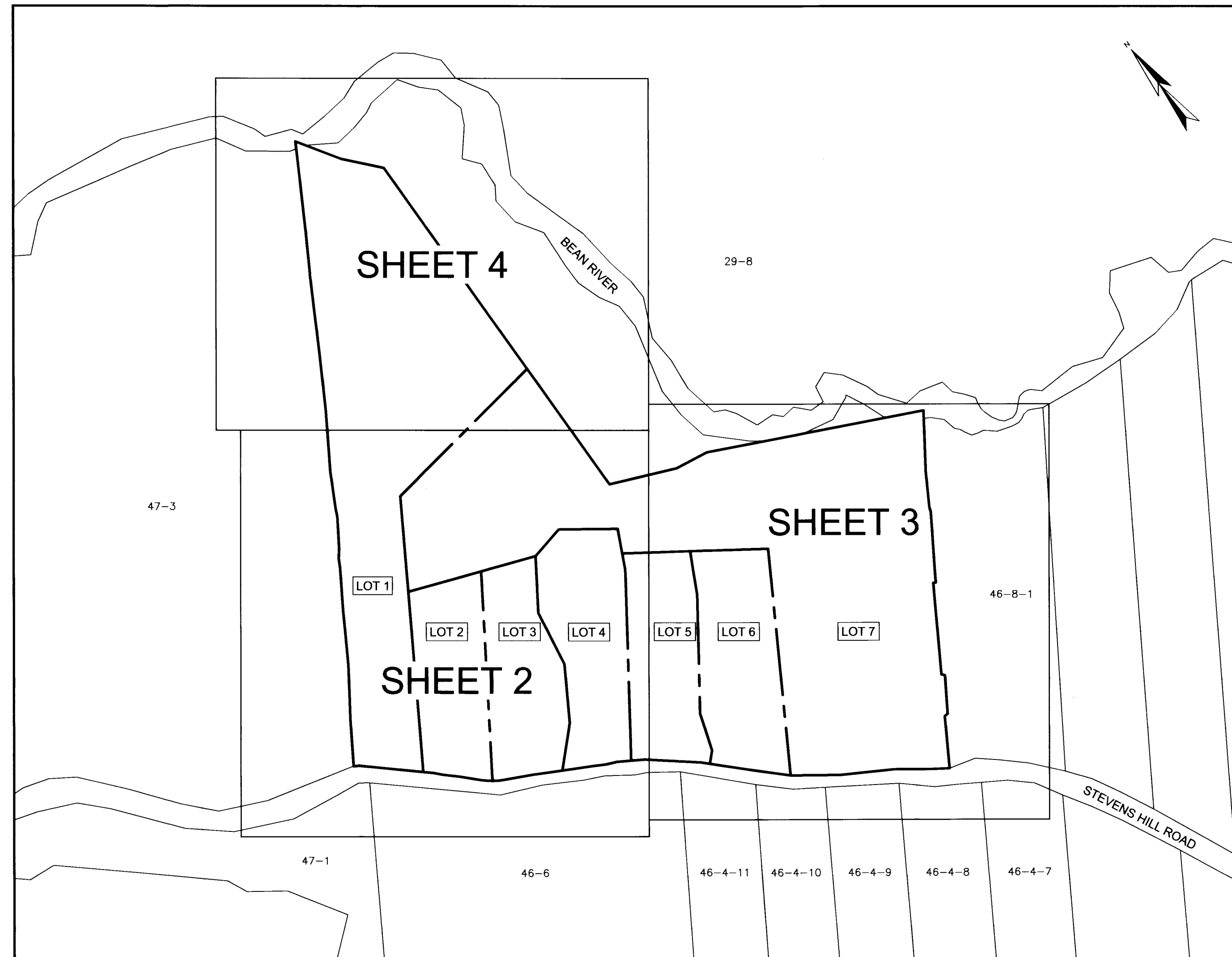
NOTES:

- REFERENCE: TAX MAP 46, LOT 7
STEVENS HILL ROAD
NOTTINGHAM, NEW HAMPSHIRE
 - TOTAL PARCEL AREA: 1,962,230 SQ. FT. OR 45.05 AC.
 - OWNER OF RECORD: WILLIAMS REAL ESTATE TRUST
GEORGE P. WILLIAMS & DAY ANN KELLEY TRUSTEES
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5489, PAGE 2846
 - ZONE: RESIDENTIAL/AGRICULTURAL
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 87120 sq.ft. OR 2 AC.
MIN. FRONTAGE 200 ft.
MIN. FRONT SETBACK 50 ft.
MIN. SIDE/REAR SETBACK 50 ft.
MAX. BUILDING HEIGHT 34 ft. (FROM ADJACENT GRADE)
WETLAND SETBACKS 50 ft. (STRUCTURE TO POORLY DRAINED SOILS)
75 ft. (STRUCTURE TO VERY POORLY DRAINED SOILS)
75 ft. (SEPTIC TO ANY WETLAND, NOT DEPICTED HEREON)
- ZONING INFORMATION LISTED HEREON IS BASED ON THE NOTTINGHAM ZONING ORDINANCE AMENDED JUNE 8, 2021 AS AVAILABLE ON THE TOWN WEBSITE ON 02/08/2021. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
- FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING MAY AND JUNE 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - JURISDICTIONAL WETLANDS DELINEATED BY (NHSC, INC., A GZA COMPANY) DURING MAY 2022 IN ACCORDANCE TO THE:
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (2012).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
 - CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).
 - FLOOD HAZARD ZONE: "A" & "X", PER FIRM MAP #33015C0095E, DATED MAY 17, 2005.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROAD AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED AT THE R.C.R.D. AND NOTTINGHAM TOWN CLERK OFFICE. IN CONCLUSION, NO WIDTH OR LAYOUT WAS FOUND. FACE OF STONE WALLS HELD FOR RIGHT OF WAY. PER TOWN RECORDS STEVENS HILL ROAD IS CONSIDERED A PUBLIC AND SCENIC ROAD.

A STRIP OF LAND ALONG THE FRONTAGE OF THE PROPOSED PARCELS IS TO BE CONVEYED TO THE TOWN OF NOTTINGHAM TO WIDEN THE RIGHT OF WAY OF STEVENS HILL ROAD.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
 - PROPOSED MONUMENTS SHOWN ARE INTENDED TO MEET NOTTINGHAM SUBDIVISION REQUIREMENTS. AT THE DISCRETION OF THE SURVEYOR, PROPOSED BOUNDS MAY BE SUBSTITUTED BY A REBAR DRILLED INTO ROCK OR A PIPE SET IN WETLANDS TO ENSURE A MORE STABLE MONUMENT. REBAR SET ALONG LOT LINES SHALL BE NO MORE THAN 300' APART.
 - THE EASEMENT AREAS ON LOTS 1 AND 7 ARE TO BE CONSIDERED NON-BUILDABLE AREAS. WETLAND BUFFERS/SETBACKS HAVE BEEN REMOVED FROM THESE PORTIONS FOR PLAN CLARITY.
 - NEWLY CONSTRUCTED HOUSES ARE TO BE SERVICED BY UNDERGROUND UTILITIES AND SHALL HAVE SPRINKLER SYSTEMS INSTALLED.
 - NHDES PERMITS:
 - WETLANDS AND NON-SITE SPECIFIC PERMIT 2022-03359, DATED MARCH 30, 2023.
 - SUBDIVISION APPROVAL NUMBER eSA2023033005, DATED MARCH 30, 2023.

REFERENCE PLANS:

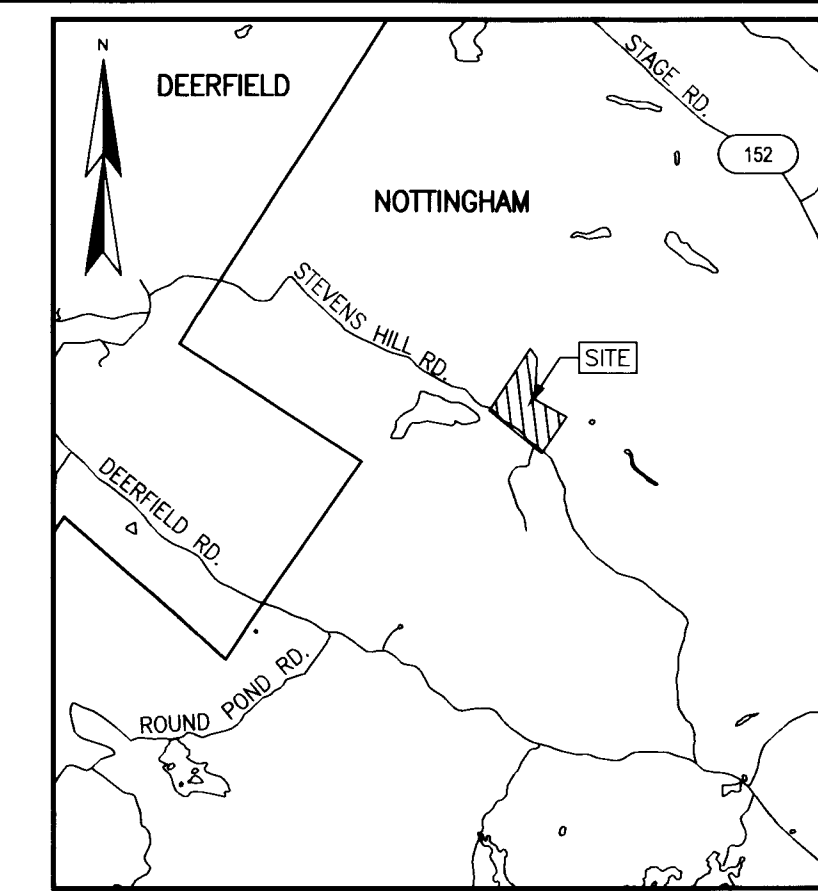
- "SUBDIVISION PLAN JAMES S. FERNALD NOTTINGHAM, N.H." DATED MARCH 1984 BY FREDERICK E. DREW ASSOCIATES R.C.R.D. PLAN D-12393.
- "TAX MAP 52 LOT 6A SUBDIVISION PLAN OF LAND IN NOTTINGHAM, N.H. AS DRAWN FOR RICHARD DROWNE" DATED JANUARY 1987 BY FAIRVIEW LAND SURVEY INC. R.C.R.D. PLAN D-16252.
- "PROPOSED SUBDIVISION OF LAND FOR ELISABETH H. WEBB IN NOTTINGHAM, N.H. ON STEVENS HILL ROAD" DATED AUGUST 1994 REVISED OCTOBER 1994 BY V.W. DINGMAN & SONS R.C.R.D. PLAN C-23197.
- "A SURVEY & PLAT OF A SUBDIVISION PREPARED FOR F. GEORGE EMANUEL III & MARGARET C. EMANUEL SITUATED IN THE TOWN OF NOTTINGHAM, N.H." DATED JULY 12, 1989 REVISED AUGUST 28, 1989 BY R.S.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN D-19781.
- "SUBDIVISION PLAN PAUL D. & ROBIN S. COMEAU AND HOWE M. JR. & CAROL A. STODDARD NOTTINGHAM, N.H." DATED JULY 1995 BY ORVIS/DREW LLC R.C.R.D. PLAN D-24434.
- "PLAN OF LAND OF DEBORAH F. STEVENS, FREDERICK S. FERNALD & JAMES S. FERNALD NOTTINGHAM, N.H." DATED AUGUST 1988 REVISED FEBRUARY 1996 BY DAVID W. SIDMORE R.C.R.D. PLAN D-28064.



KEY MAP (1" = 250')

ABUTTERS LIST:

- | | | | | |
|--|---|---|---|---|
| TAX MAP 47, LOT 1
FRANK L. SANTARPIO
ROBERT L. DIBERTO
334 ROUTE 108
MADBURY, NH 03820 | TAX MAP 29, LOT 8
MULLIGAN FOREST, LLC
16 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 6070, PAGE 1095 | TAX MAP 46, LOT 6
JOSHUA F. STEVENS
104 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 3772, PAGE 151 | TAX MAP 46, LOT 4-10
SHANAHAN, DENYSE M. REVOCABLE TRUST
98 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 6229, PAGE 1247 | TAX MAP 46, LOT 4-8
ISABELLE & JAMES QUIMBY
94 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5658, PAGE 847 |
| TAX MAP 47, LOT 3
LONE OAK REALTY TRUST
ROBERT L. DIBERTO
334 ROUTE 108
MADBURY, NH 03820
R.C.R.D. BOOK 2516, PAGE 1420 | TAX MAP 46, LOT 8-1
ROBERT DANIEL
91 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 6439, PAGE 1267 | TAX MAP 46, LOT 4-11
VICTORIA C. CONNORS
100 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 4928, PAGE 867 | TAX MAP 46, LOT 4-9
JEFFERY W. & EMILY L. SILVA
96 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5732, PAGE 1155 | TAX MAP 46, LOT 4-7
COREY M. STAPEL
92 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 6093, PAGE 1660 |



LOCATION MAP (1" = 5000')

APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE

SUBDIVISION PLAN
LAND OF
WILLIAMS REAL ESTATE TRUST
TAX MAP 46, LOT 7
STEVENS HILL ROAD
NOTTINGHAM, NEW HAMPSHIRE

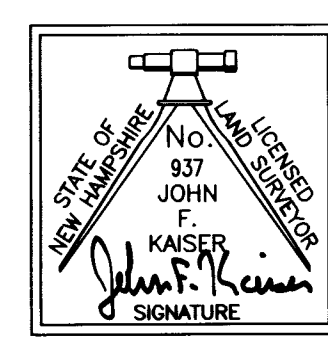
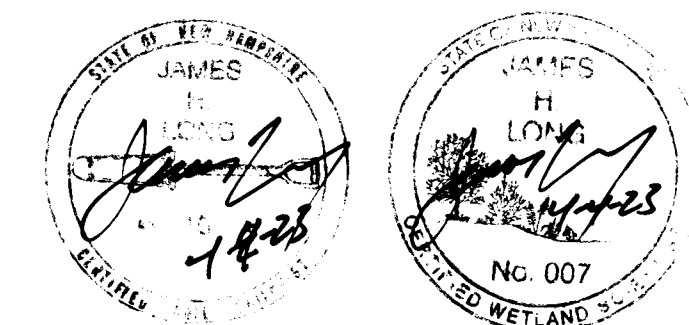
NO.	DATE	DESCRIPTION	BY
3	3/31/23	ADD NHDES PERMITS NUMBERS	J.F.K.
2	10/31/22	ADD PROP. MONUMENTS, EDIT NOTE 12	J.F.K.
1	10/7/22	LOT LINES REVISED	W.D.C.

DRAWN BY: G.A.N.	DATE: AUGUST 11, 2022
CHECKED BY: D.C.B.	DRAWING NO. 7434B
JOB NO. 7434	SHEET 1 OF 4

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

John F. Kaiser
L.L.S. #937
3/31/23 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>

MATCH LINE SHEET 4
SHEET 2

MATCH LINE SHEET 2
SHEET 3

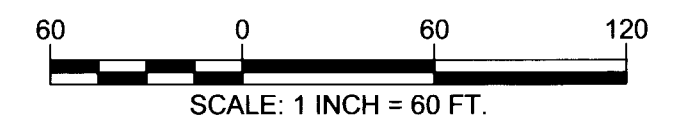
- LEGEND**
- EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - · - · - APPROXIMATE GIS ABUTTERS LOT LINE
 - · - · - FLOOD LINE (SEE NOTE 8)
 - · - · - 50' LOT LINE BUILDING SETBACK
 - · - · - APPROXIMATE ABUTTERS LOT LINE
 - · - · - 50' WETLAND SETBACK LINE
 - · - · - 75' VERY POORLY DRAINED SOILS SETBACK LINE
 - · - · - EDGE OF DELINEATED WETLAND
 - · - · - PROPOSED EASEMENT LINE
 - · - · - PROPOSED DRIVEWAY EASEMENT LINE
 - ▭ RIGHT OF WAY WIDENING AREA (SEE NOTE 10)
 - STONE WALL
 - WETLAND AREA
 - 4"x4" GRANITE BOUND TO BE SET (SEE NOTE 12)
 - 5/8" REBAR W/D CAP TO BE SET (SEE NOTE 12)
 - DRILL HOLE (D.H.)
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - TREE
 - BLZ BLAZE
 - SW BARBED WIRE
 - D.H.F. DRILL HOLE FOUND
 - D.H.S. DRILL HOLE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N40°49'22"W	26.56'
L2	N44°31'16"W	47.65'
L3	N41°55'40"W	63.59'
L4	N60°59'57"W	81.38'
L5	N59°13'55"W	87.24'
L6	N59°13'55"W	88.25'
L7	N58°02'41"W	37.83'
L8	N63°47'08"W	31.95'
L9	N55°45'10"W	40.78'
L10	N55°45'10"W	39.13'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.02'	200.00'	9°27'34"	N46°39'27"W	32.98'
C2	33.55'	200.00'	9°36'43"	N56°11'36"W	33.51'

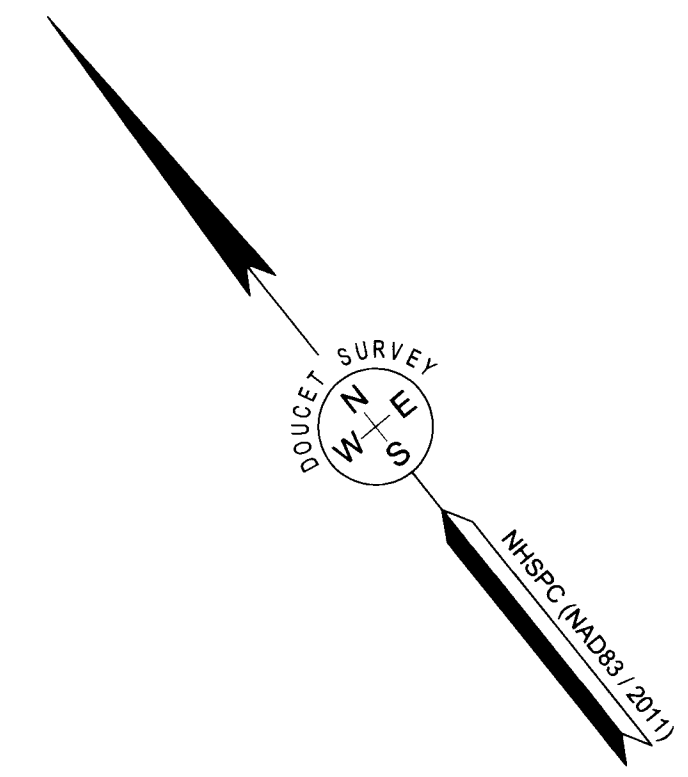


SUBDIVISION PLAN
LAND OF
WILLIAMS REAL ESTATE TRUST
TAX MAP 46, LOT 7
STEVENS HILL ROAD
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	3/31/23	ADD NHDES PERMITS NUMBERS	J.F.K.
2	10/31/22	ADD PROP. MONUMENTS, EDIT NOTE 12	J.F.K.
1	10/7/22	LOT LINES REVISED	W.D.C.

DRAWN BY:	G.A.N.	DATE:	AUGUST 11, 2022
CHECKED BY:	D.C.B.	DRAWING NO.	7434B
JOB NO.	7434	SHEET	2 OF 4

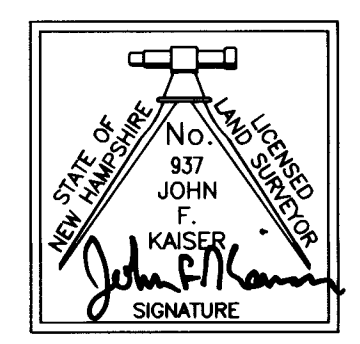
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102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
<http://www.doucetsurvey.com>



TAX MAP 47, LOT 3
LONE OAK REALTY TRUST
ROBERT L. DIBERTO
334 ROUTE 108
MADBURY, NH 03820
R.C.R.D. BOOK 2516, PAGE 1420

APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE



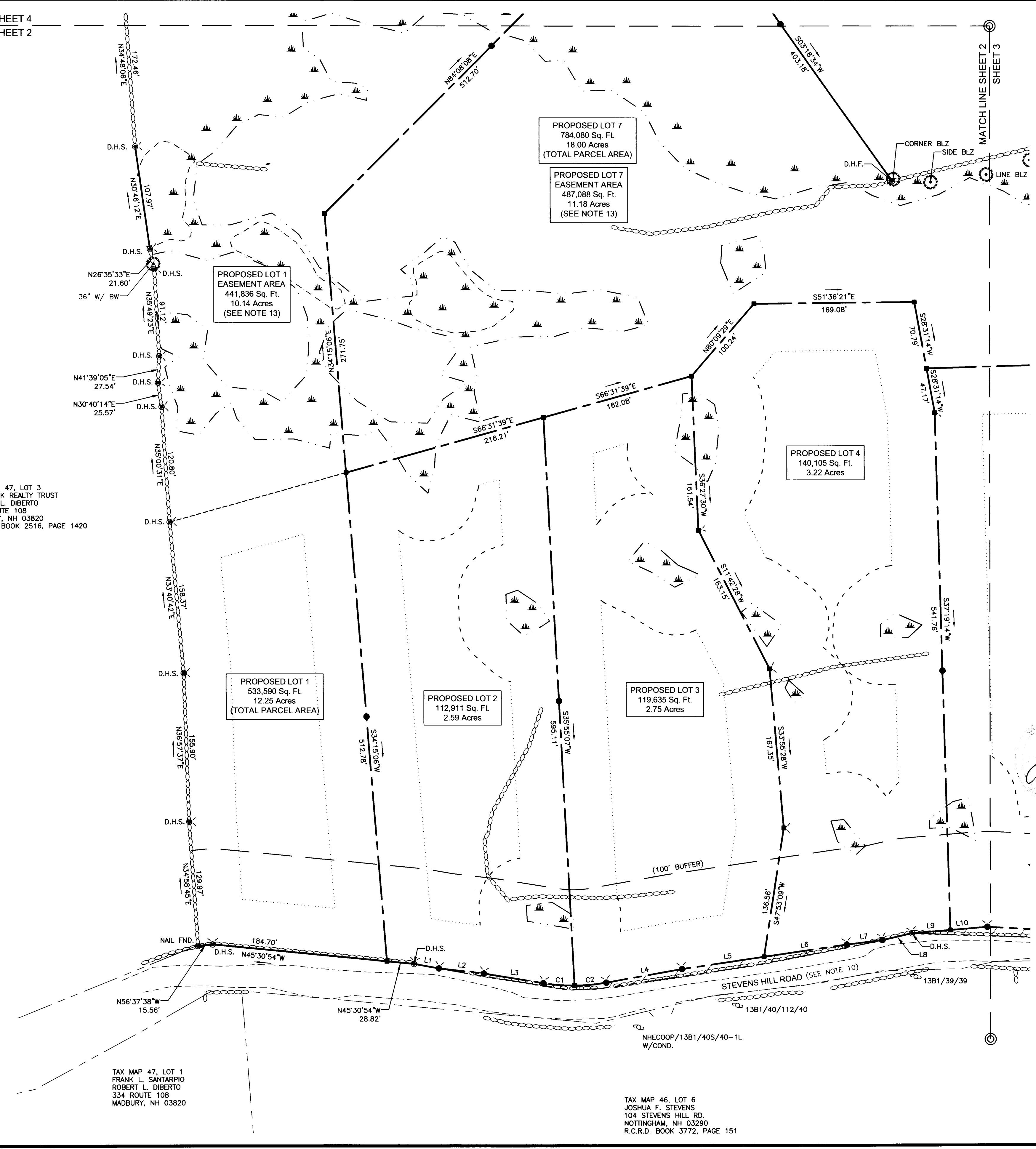
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE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

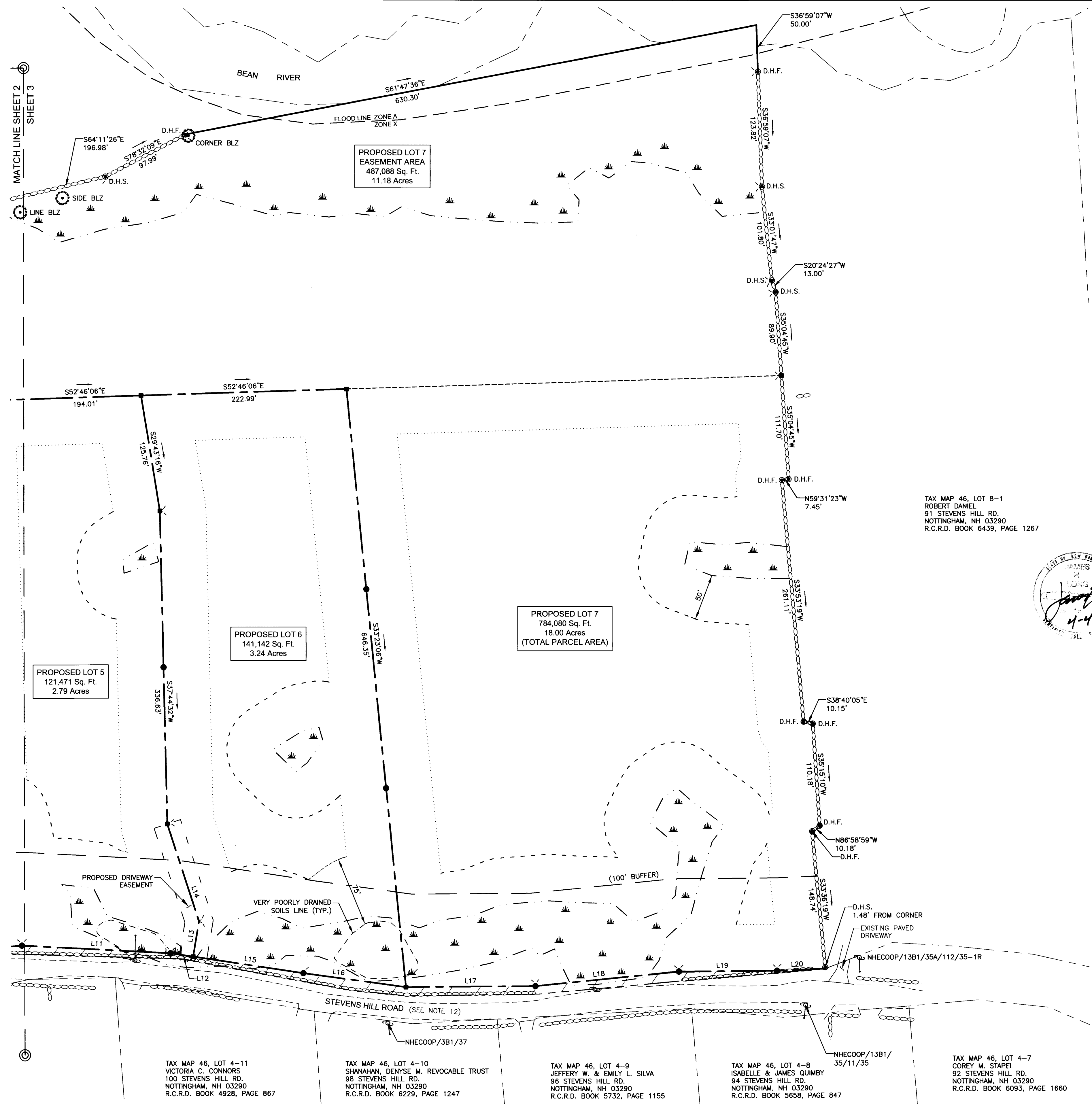
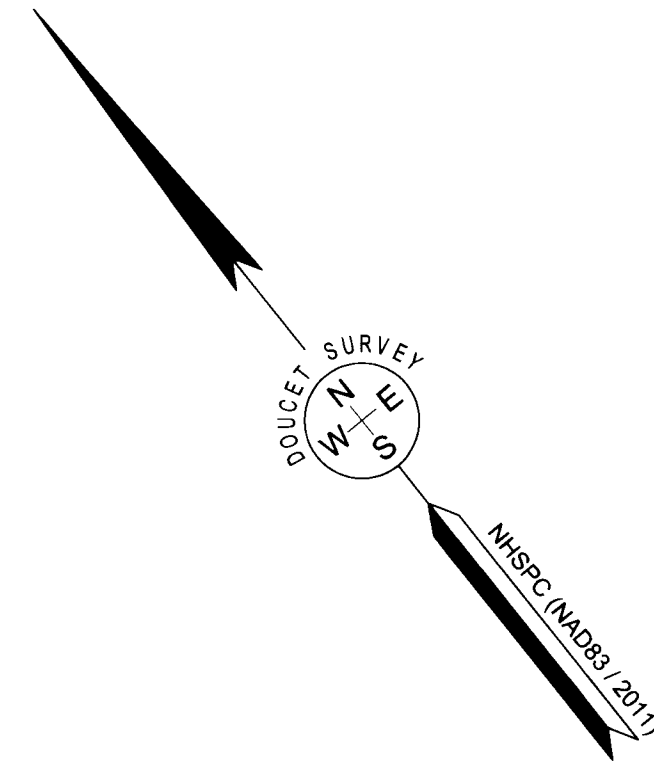
John F. Kaiser
J.F.K. L.L.S. #937
3/31/23 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

TAX MAP 47, LOT 1
FRANK L. SANTARPIO
ROBERT L. DIBERTO
334 ROUTE 108
MADBURY, NH 03820

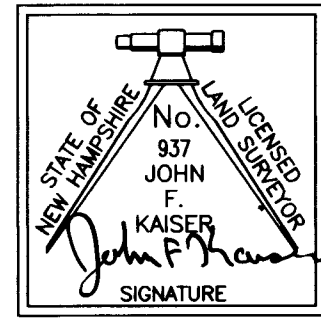
TAX MAP 46, LOT 6
JOSHUA F. STEVENS
104 STEVENS HILL RD.
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 3772, PAGE 151





APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE



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

John F. Kaiser L.L.S. #937
 3/31/23 DATE

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TAX MAP 46, LOT 4-11
 VICTORIA C. CONNORS
 100 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 4928, PAGE 867

TAX MAP 46, LOT 4-10
 SHANAHAN, DENISE M. REVOCABLE TRUST
 98 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 6229, PAGE 1247

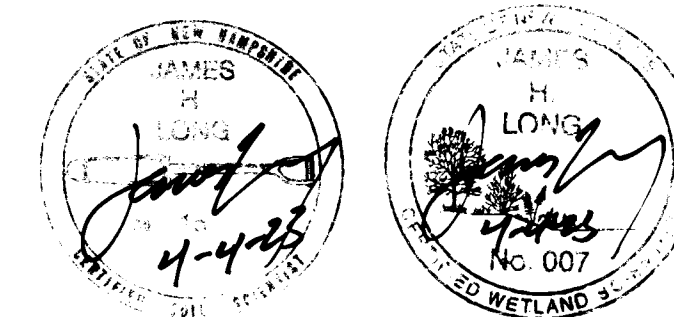
TAX MAP 46, LOT 4-9
 JEFFERY W. & EMILY L. SILVA
 96 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 5732, PAGE 1155

TAX MAP 46, LOT 4-8
 ISABELLE & JAMES OUMBY
 94 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 5658, PAGE 847

TAX MAP 46, LOT 4-7
 COREY M. STAPEL
 92 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 6093, PAGE 1660

LINE	BEARING	DISTANCE
L11	N47°51'06"W	161.43'
L12	N42°27'03"W	24.91'
L13	N48°42'01"E	38.59'
L14	N20°53'33"E	109.98'
L15	N42°27'03"W	120.90'
L16	N43°14'00"W	112.25'
L17	N51°24'08"W	140.47'
L18	N56°39'56"W	156.41'
L19	N51°17'16"W	106.44'
L20	N53°15'10"W	52.38'

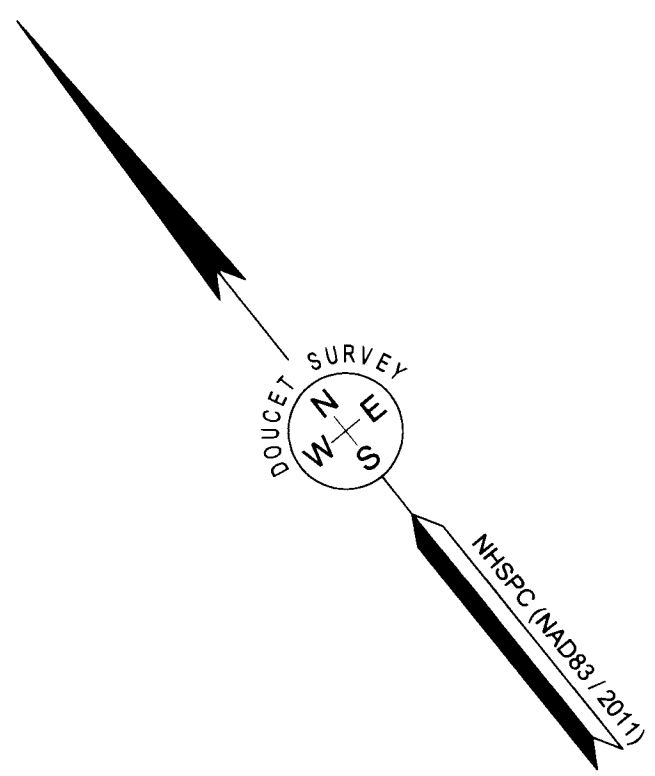
TAX MAP 46, LOT 8-1
 ROBERT DANIEL
 91 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 6439, PAGE 1267



SUBDIVISION PLAN
 LAND OF
WILLIAMS REAL ESTATE TRUST
 TAX MAP 46, LOT 7
 STEVENS HILL ROAD
 NOTTINGHAM, NEW HAMPSHIRE

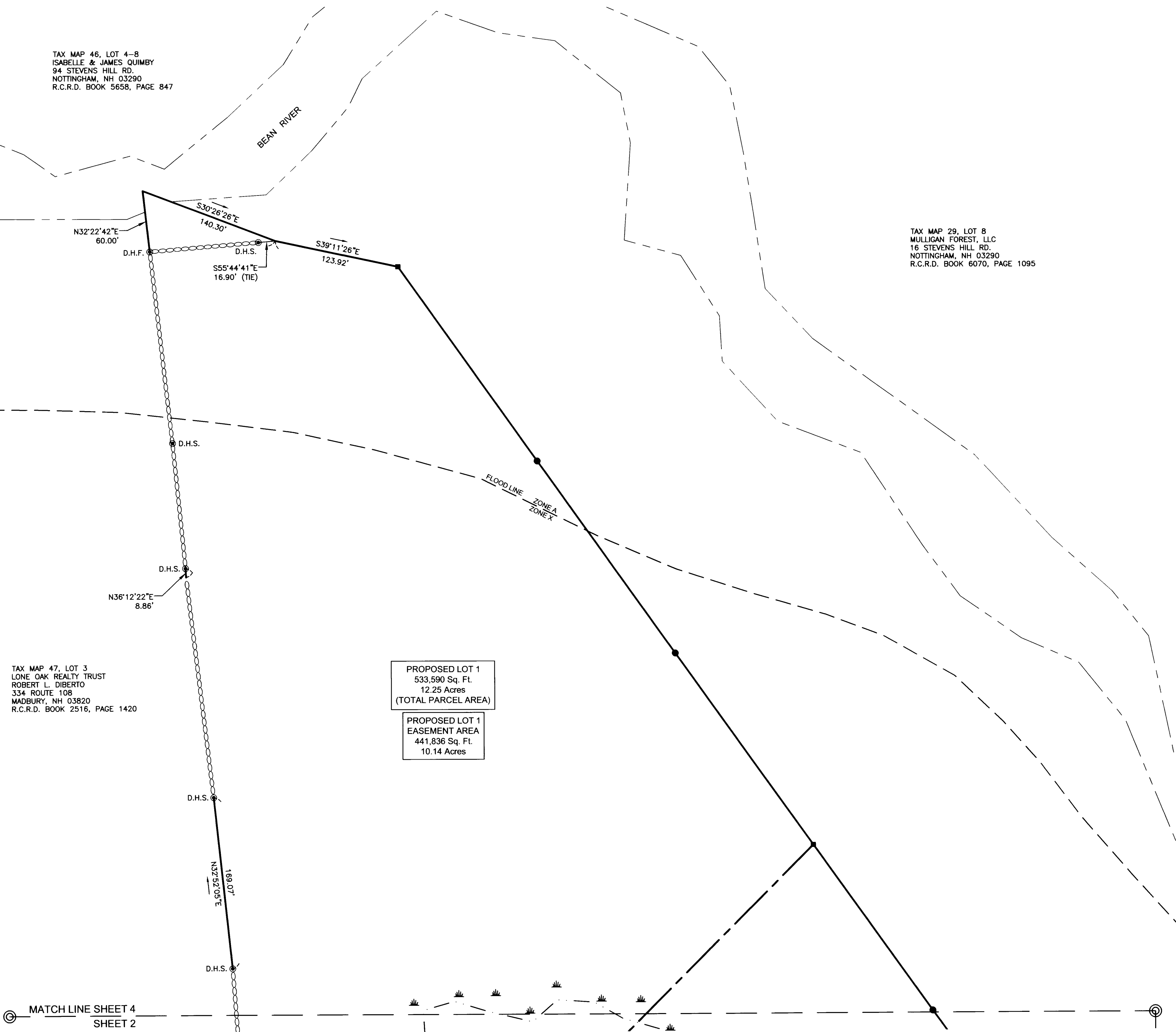
NO.	DATE	DESCRIPTION	BY
3	3/31/23	ADD NHDES PERMITS NUMBERS	J.F.K.
2	10/31/22	ADD PROP. MONUMENTS, EDIT NOTE 12	J.F.K.
1	10/7/22	LOT LINES REVISED	W.D.C.

DRAWN BY:	G.A.N.	DATE:	AUGUST 11, 2022
CHECKED BY:	D.C.B.	DRAWING NO.	7434B
JOB NO.	7434	SHEET	3 OF 4



TAX MAP 46, LOT 4-8
 ISABELLE & JAMES QUIMBY
 94 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 5658, PAGE 847

TAX MAP 29, LOT 8
 MULLIGAN FOREST, LLC
 16 STEVENS HILL RD.
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 6070, PAGE 1095



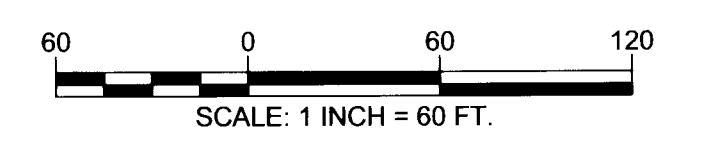
APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE

TAX MAP 47, LOT 3
 LONE OAK REALTY TRUST
 ROBERT L. DIBERTO
 334 ROUTE 108
 MADBURY, NH 03820
 R.C.R.D. BOOK 2515, PAGE 1420

PROPOSED LOT 1
 533,590 Sq. Ft.
 12.25 Acres
 (TOTAL PARCEL AREA)

PROPOSED LOT 1
 EASEMENT AREA
 441,836 Sq. Ft.
 10.14 Acres



SUBDIVISION PLAN
 LAND OF
WILLIAMS REAL ESTATE TRUST
 TAX MAP 46, LOT 7
 STEVENS HILL ROAD
 NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
3	3/31/23	ADD NHDES PERMITS NUMBERS	J.F.K.
2	10/31/22	ADD PROP. MONUMENTS, EDIT NOTE 12	J.F.K.
1	10/7/22	LOT LINES REVISED	W.D.C.

DRAWN BY:	G.A.N.	DATE:	AUGUST 11, 2022
CHECKED BY:	D.C.B.	DRAWING NO.:	7434B
JOB NO.:	7434	SHEET	4 OF 4

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John F. Kaiser
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 3/31/23 DATE

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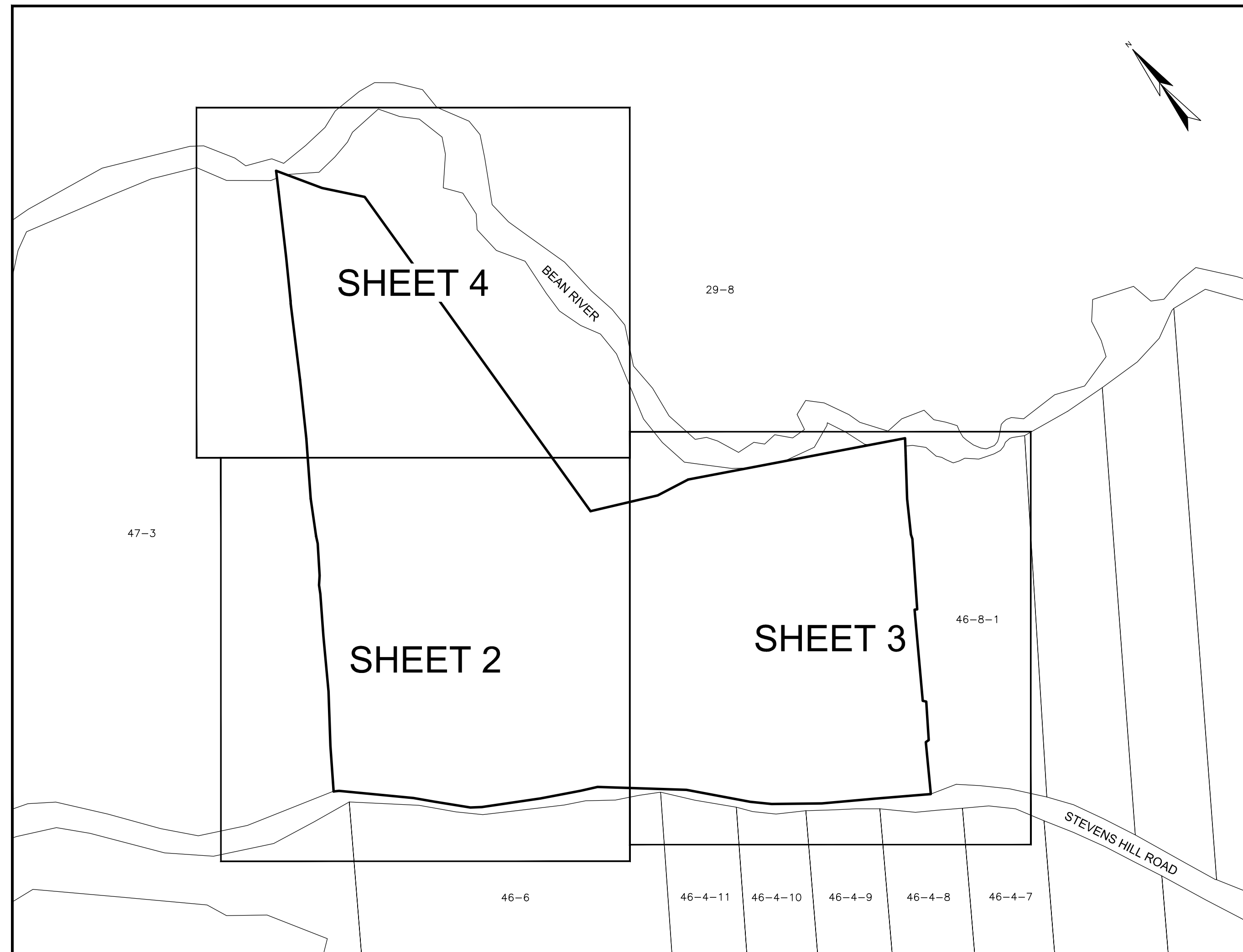
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NOTES:

1. REFERENCE: TAX MAP 46, LOT 7
STEVENS HILL ROAD
NOTTINGHAM, NEW HAMPSHIRE
 2. TOTAL PARCEL AREA: 1,962,230 SQ. FT. OR 45.05 AC.
 3. OWNER OF RECORD: WILLIAMS REAL ESTATE TRUST
GEORGE P. WILLIAMS & DAY ANN KELLEY TRUSTEES
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5489, PAGE 2846
 4. ZONE: RESIDENTIAL/AGRICULTURAL
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 87120 sq.ft. OR 2 AC.
MIN. FRONTAGE 200 ft.
MIN. FRONT SETBACK 50 ft.
MIN. SIDE/REAR SETBACK 50 ft.
MAX. BUILDING HEIGHT 34 ft. (FROM ADJACENT GRADE)
WETLAND SETBACKS 50 ft. (STRUCTURE TO POORLY DRAINED SOILS)
75 ft. (STRUCTURE TO VERY POORLY DRAINED SOILS)
75 ft. (SEPTIC TO ANY WETLAND)
- ZONING INFORMATION LISTED HEREON IS BASED ON THE NOTTINGHAM ZONING ORDINANCE AMENDED JUNE 8, 2021 AS AVAILABLE ON THE TOWN WEBSITE ON 02/08/2021. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
5. FIELD SURVEY PERFORMED BY DOUCET SURVEY DURING MAY AND JUNE 2022 USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 6. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 7. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOD18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 8. JURISDICTIONAL WETLANDS DELINEATED BY (NHSC, INC., A GZA COMPANY) DURING MAY 2022 IN ACCORDANCE TO THE:
 - US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), U.S. FISH AND WILDLIFE SERVICE (2013).
 - CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).
 9. FLOOD HAZARD ZONE:"A" & "X", PER FIRM MAP #33015C0095E, DATED MAY 17, 2005.
 10. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER. LIDAR DATA AS SHOWN HEREON IS BASED ON 2011 USGS LIDAR NORTHEAST (NY TO ME) DOWNLOADED FROM THE NOAA ACCESS VIEWER. (HTTPS://COAST.NOAA.GOV/DATAVIEWER/#/) SAID LIDAR DATA SHOULD NOT BE USED FOR DESIGN UNTIL FIELD VERIFIED.
 11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 12. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROAD AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED AT THE R.C.R.D. AND NOTTINGHAM TOWN CLERK OFFICE. IN CONCLUSION, NO WIDTH OR LAYOUT WAS FOUND. FACE OF STONE WALLS HELD FOR RIGHT OF WAY.
 13. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REFERENCE PLANS:

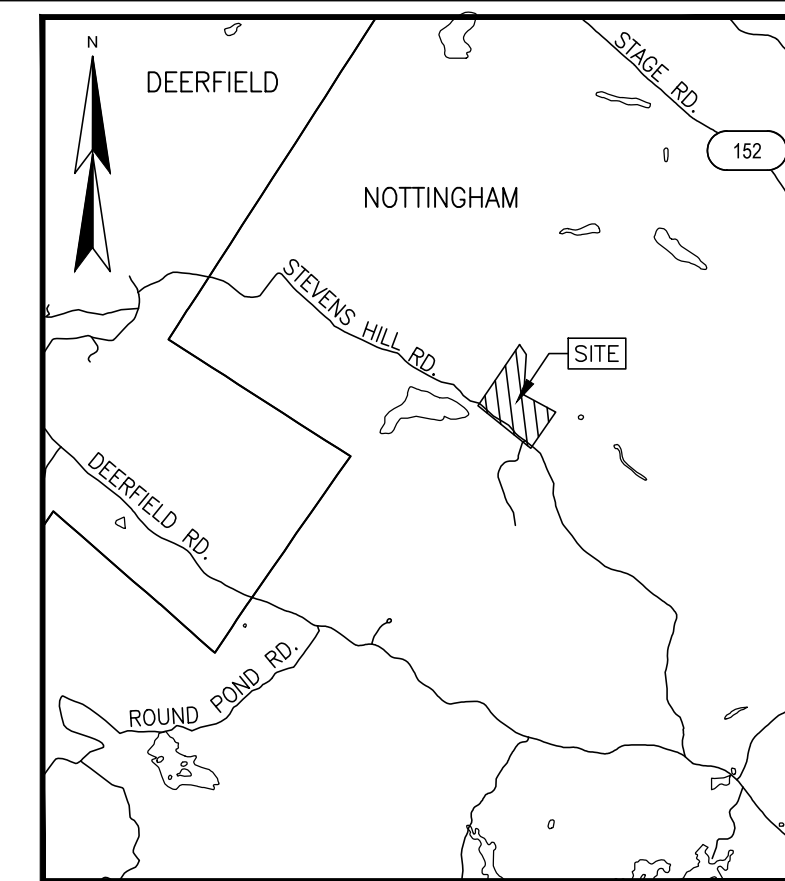
1. "SUBDIVISION PLAN JAMES S. FERNALD NOTTINGHAM, N.H." DATED MARCH 1984 BY FREDERICK E. DREW ASSOCIATES R.C.R.D. PLAN D-12393.
2. "TAX MAP 52 LOT 6A SUBDIVISION PLAN OF LAND IN NOTTINGHAM, N.H. AS DRAWN FOR RICHARD DROWNE" DATED JANUARY 1987 BY FAIRVIEW LAND SURVEY INC. R.C.R.D. PLAN D-16252.
3. "PROPOSED SUBDIVISION OF LAND FOR ELISABETH H. WEBB IN NOTTINGHAM, N.H. ON STEVENS HILL ROAD" DATED AUGUST 1994 REVISED OCTOBER 1994 BY V.W. DINGMAN & SONS R.C.R.D. PLAN C-23197.
4. "A SURVEY & PLAT OF A SUBDIVISION PREPARED FOR F. GEORGE EMANUEL III & MARGARET C. EMANUEL SITUATED IN THE TOWN OF NOTTINGHAM, N.H." DATED JULY 12, 1989 REVISED AUGUST 28, 1989 BY R.S.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN D-19781.
5. "SUBDIVISION PLAN PAUL D. & ROBIN S. COMEAU AND HOWE M. JR. & CAROL A. STODDARD NOTTINGHAM, N.H." DATED JULY 1995 BY ORVIS/DREW LLC R.C.R.D. PLAN D-24434.
6. "PLAN OF LAND OF DEBORAH F. STEVENS, FREDERICK S. FERNALD & JAMES S. FERNALD NOTTINGHAM, N.H." DATED AUGUST 1988 REVISED FEBRUARY 1996 BY DAVID W. SIDMORE R.C.R.D. PLAN D-28064.



KEY MAP (1" = 250')

ABUTTERS LIST:

TAX MAP 47, LOT 3 LONE OAK REALTY TRUST ROBERT L. DIBERTO NOTTINGHAM, NH 03290	TAX MAP 46, LOT 6 JOSHUA F. STEVENS NOTTINGHAM, NH 03290 R.C.R.D. BOOK 3772, PAGE 151	TAX MAP 46, LOT 4-9 JEFFERY W. SILVA NOTTINGHAM, NH 03290 R.C.R.D. BOOK 5732, PAGE 1155
TAX MAP 29, LOT 8 FERNALD LUMBER INC NOTTINGHAM, NH 03290	TAX MAP 46, LOT 4-11 VICTORIA C. CONNORS NOTTINGHAM, NH 03290 R.C.R.D. BOOK 4928, PAGE 867	TAX MAP 46, LOT 4-8 ISABELLE QUIMBY NOTTINGHAM, NH 03290 R.C.R.D. BOOK 5658, PAGE 847
TAX MAP 46, LOT 8-1 ROBERT DANIEL NOTTINGHAM, NH 03290 R.C.R.D. BOOK 5977, PAGE 1530	TAX MAP 46, LOT 4-10 SHANAHAN, DENYSE M. REVOCABLE TRUST NOTTINGHAM, NH 03290 R.C.R.D. BOOK 6229, PAGE 1247	TAX MAP 46, LOT 4-7 COREY M. STAPEL NOTTINGHAM, NH 03290 R.C.R.D. BOOK 6093, PAGE 1660

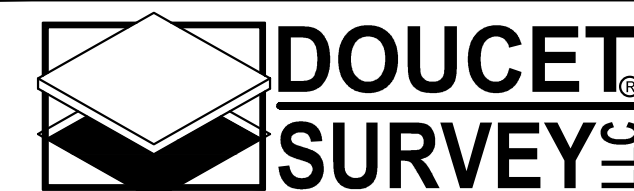


LOCATION MAP (1" = 5000')

EXISTING CONDITIONS PLAN
LAND OF
WILLIAMS REAL ESTATE TRUST
TAX MAP 46, LOT 7
STEVENS HILL ROAD
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

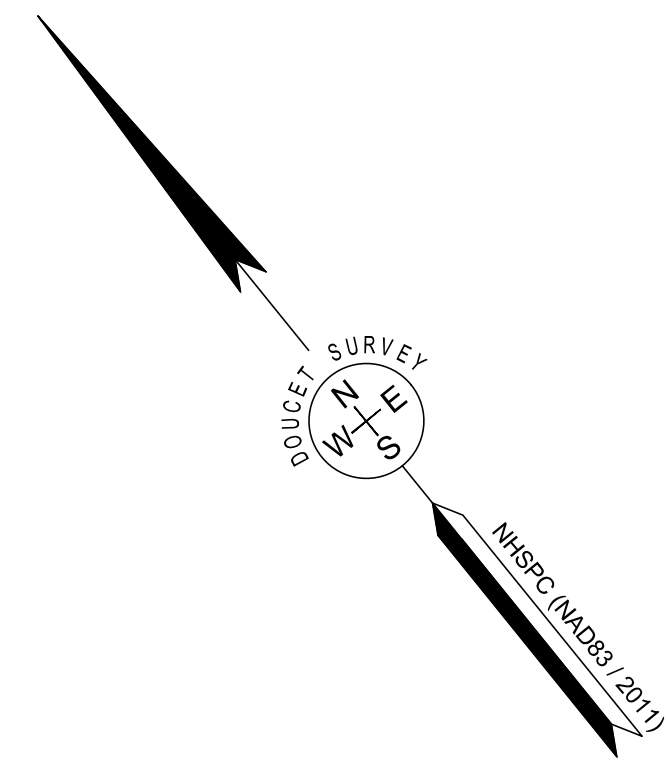
DRAWN BY: W.D.C.	DATE: JUNE 10, 2022
CHECKED BY: D.C.B.	DRAWING NO. 7434A
JOB NO. 7434	SHEET 1 OF 4



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MATCH LINE SHEET 2
SHEET 3

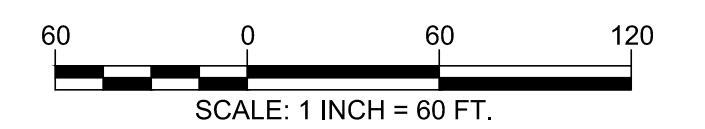
MATCH LINE SHEET 2
SHEET 3



TAX MAP 47, LOT 3
LONE OAK REALTY TRUST
ROBERT L. DIBERTO
NOTTINGHAM, NH 03290

TAX MAP 46, LOT 7
1,962,230 Sq. Ft.
45.05 Acres

- LEGEND**
- EXISTING LOT LINE
 - - - APPROXIMATE ABUTTERS LOT LINE (PER GIS)
 - - - FEMA FLOOD LINE
 - 100 — MAJOR CONTOUR LINE
 - 98 — MINOR CONTOUR LINE
 - (100) LIDAR MAJOR CONTOUR LINE (SEE NOTE 10)
 - (98) LIDAR MINOR CONTOUR LINE (SEE NOTE 10)
 - ○ ○ ○ ○ STONE WALL
 - — — RETAINING WALL
 - — — OHW — OVERHEAD WIRE
 - — — TREE LINE
 - - - EDGE OF DELINEATED WETLAND
 - WETLAND AREA
 - DRILL HOLE FOUND (D.H.F.)
 - ○ ○ UTILITY POLE
 - ○ ○ UTILITY POLE & GUY WIRE
 - SIGN
 - MAIL BOX
 - CONIFEROUS TREE
 - TREE WITH BLAZE
 - BLZ BLAZE
 - BW BARBED WIRE
 - D.H. DRILL HOLE
 - EG EDGE OF GRAVEL
 - RET. WALL RETAINING WALL



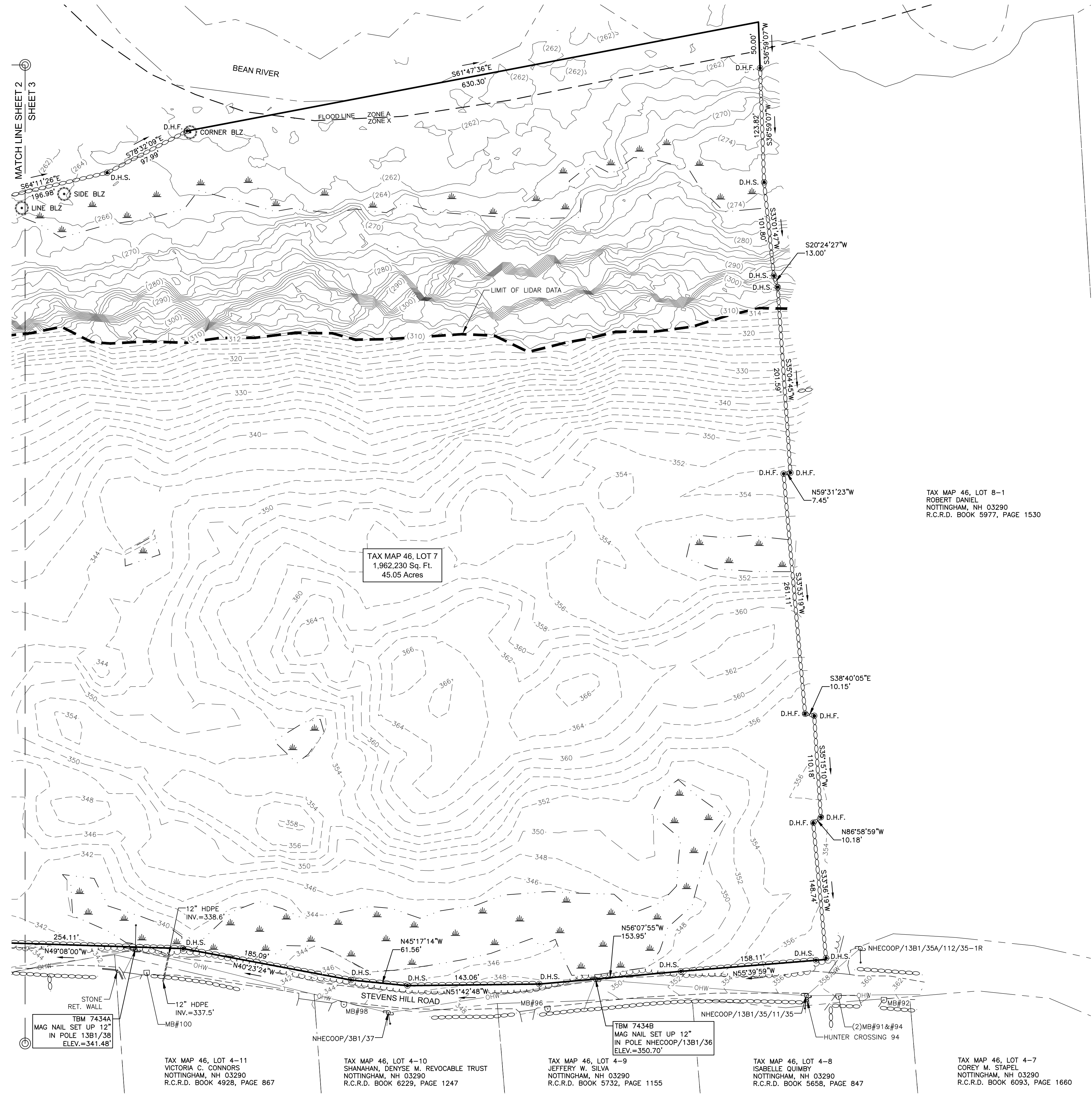
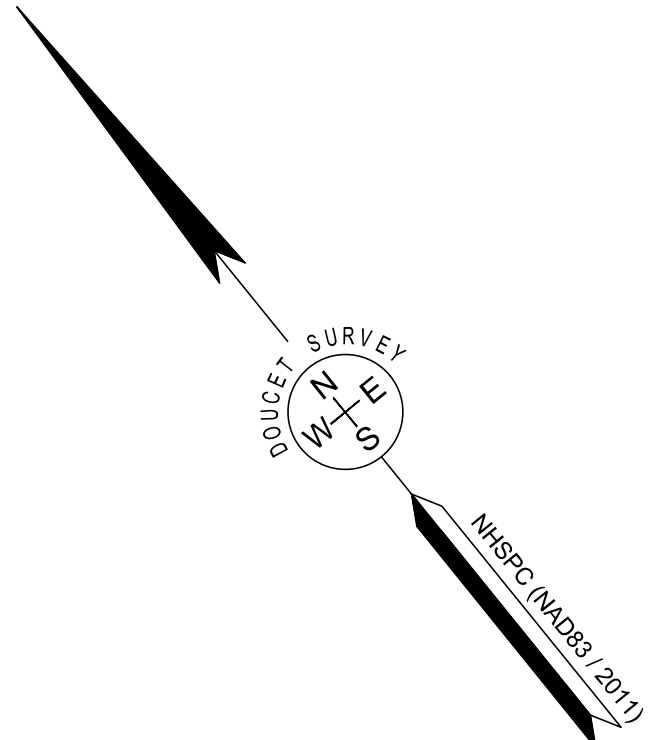
EXISTING CONDITIONS PLAN
LAND OF
WILLIAMS REAL ESTATE TRUST
TAX MAP 46, LOT 7
STEVENS HILL ROAD
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

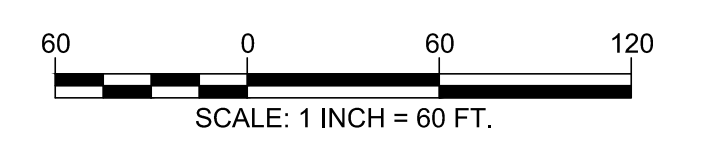
DRAWN BY:	W.D.C.	DATE:	JUNE 10, 2022
CHECKED BY:	D.C.B.	DRAWING NO.	7434A
JOB NO.	7434	SHEET	2 OF 4

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TAX MAP 46, LOT 6
JOSHUA F. STEVENS
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 3772, PAGE 151



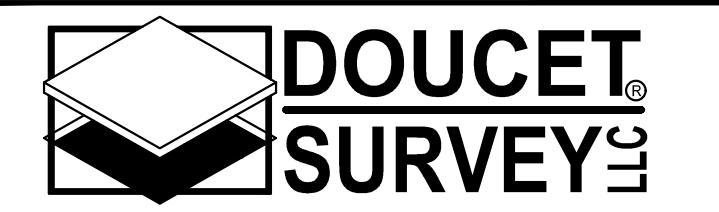
TAX MAP 46, LOT 8-1
 ROBERT DANIEL
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 5977, PAGE 1530



EXISTING CONDITIONS PLAN
 LAND OF
WILLIAMS REAL ESTATE TRUST
 TAX MAP 46, LOT 7
 STEVENS HILL ROAD
 NOTTINGHAM, NEW HAMPSHIRE

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TBM 7434A
 MAG NAIL SET UP 12"
 IN POLE 13B1/38
 ELEV.=341.48'

TAX MAP 46, LOT 4-11
 VICTORIA C. CONNORS
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 4928, PAGE 867

TAX MAP 46, LOT 4-10
 SHANAHAN, DENYSE M. REVOCABLE TRUST
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 6229, PAGE 1247

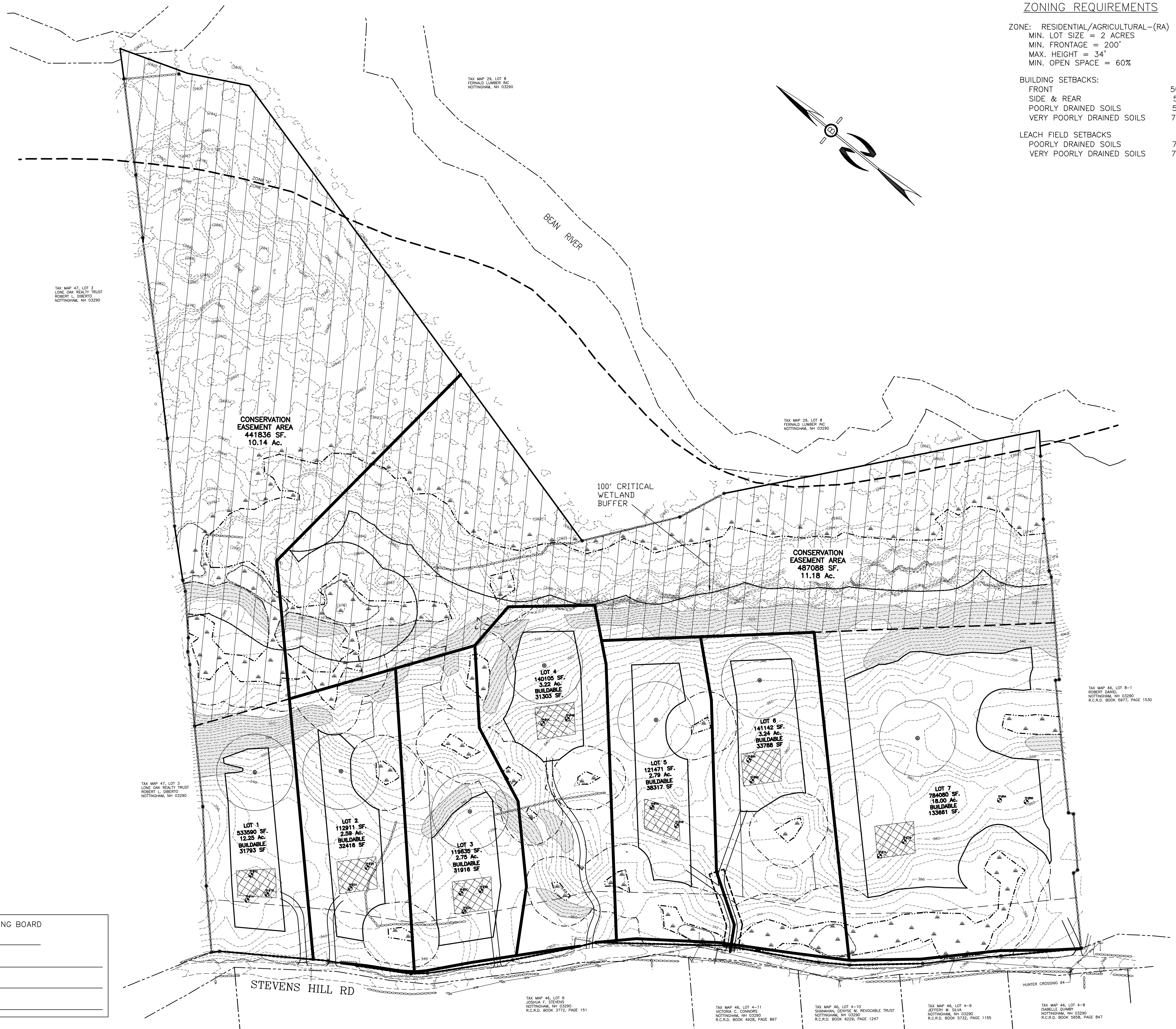
TAX MAP 46, LOT 4-9
 JEFFERY W. SILVA
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 5732, PAGE 1155

TBM 7434B
 MAG NAIL SET UP 12"
 IN POLE NHECCOOP/13B1/36
 ELEV.=350.70'

TAX MAP 46, LOT 4-8
 ISABELLE QUIMBY
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 5658, PAGE 847

TAX MAP 46, LOT 4-7
 COREY M. STAPEL
 NOTTINGHAM, NH 03290
 R.C.R.D. BOOK 6093, PAGE 1660

FILE NAME: C:\Users\wdo\OneDrive\Documents\Projects\7434\7434.dwg, DATE: 2022-06-10 10:45:00, USER: W.D.C., PLOTTER: HPGL, PLOT DATE: 10/10/2022, PLOT TIME: 10:45:00



ZONING REQUIREMENTS

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

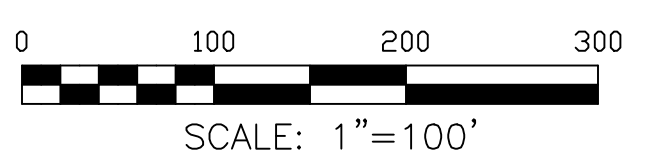
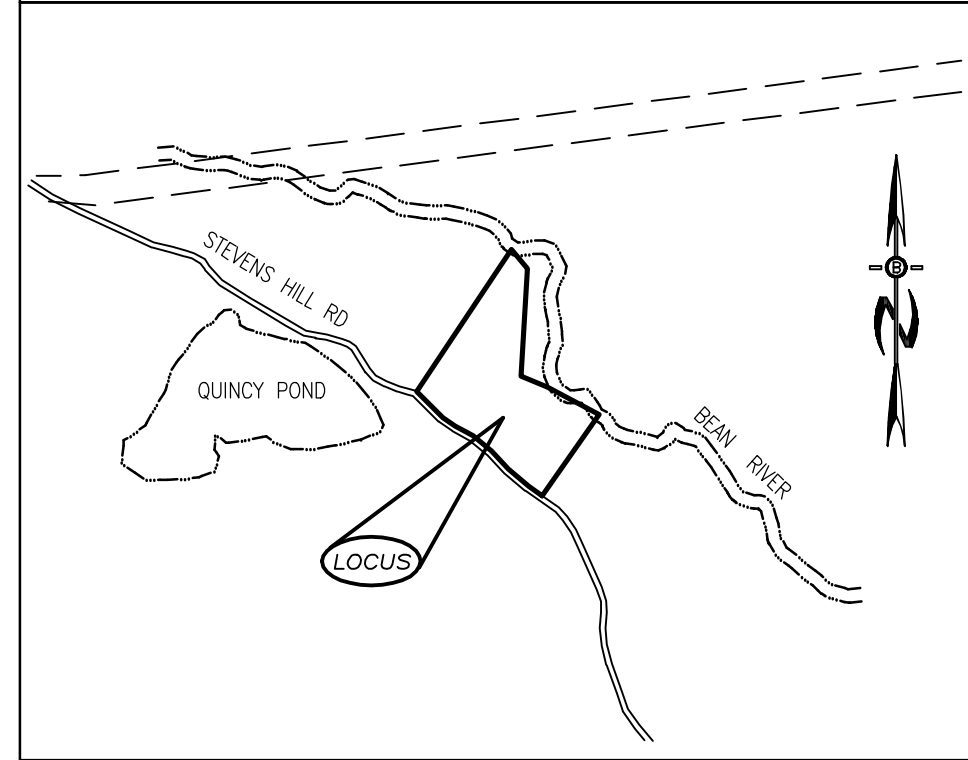
BUILDING SETBACKS:
FRONT 50'
SIDE & REAR 50'
POORLY DRAINED SOILS 50'
VERY POORLY DRAINED SOILS 75'

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

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



70 PORTSMOUTH AVE.
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863



REVISED DRIVES	10-28-22
REVISED LOTS	10-6-22
REVISIONS:	DATE:

SUBDIVISION SITE PLAN

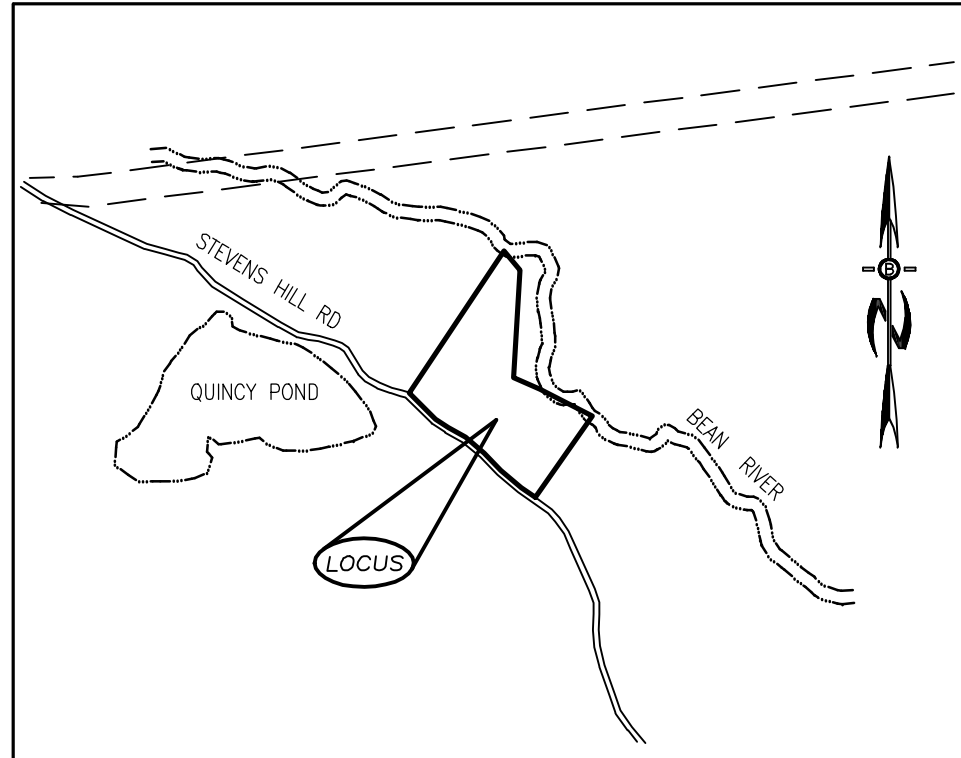
FOR:
RESIDENTIAL DEVELOPMENT
STEVENS HILL RD
NOTTINGHAM, NH

DATE:	AUG 2022	SCALE:	1"=100'
PROJ. NO:	NH-1435	SHEET NO.	9

APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE



LOCATION MAP
1"=3000'

WETLAND NOTES

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

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0
3. UNITED STATES DEPARTMENT OF AGRICULTURE (2010). NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).

LEGEND

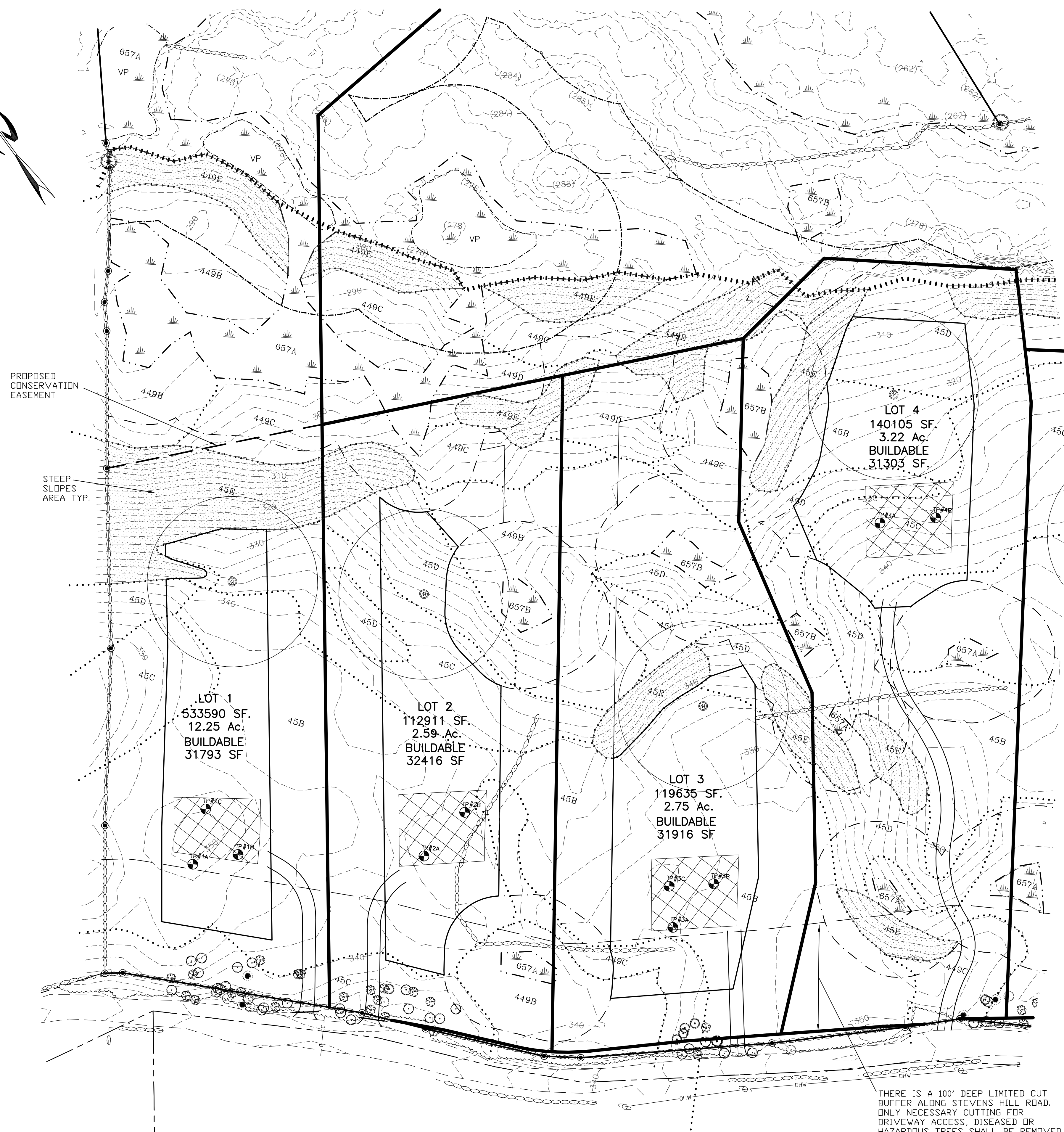
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- EXISTING FENCE LINE
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- AQUIFER OVERLAY ZONE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY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

APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD	
CHAIRPERSON	DATE

THIS SOIL MAP WAS PREPARED BY A PROFESSIONAL SOIL SCIENTIST AND MEETS THE TECHNICAL STANDARDS OF THE SSSNE PUBLICATION NO. 1, HIGH INTENSITY SOIL MAPS FOR NH, DECEMBER 2017. SOILS WERE IDENTIFIED USING THE KEY TO SOIL TYPES. SOIL MAPPING WAS PERFORMED BY JAMES LONG, CSS # 015.

SOIL (SSSM)	SOIL TYPE	SOIL ID	(HISS)
45	MONTAUK, VERY STONY	223	
49	WHITMAN (VERY POORLY DRAINED), STONY	623	
449	SCITUATE, VERY STONY	323	
657	RIDGEBURY (POORLY DRAINED), STONY	523	



THERE IS A 100' DEEP LIMITED CUT BUFFER ALONG STEVENS HILL RD. ONLY NECESSARY CUTTING FOR DRIVEWAY ACCESS, DISEASED OR HAZARDOUS TREES SHALL BE REMOVED.

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

BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

ZONING REQUIREMENTS

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

BUILDING SETBACKS:

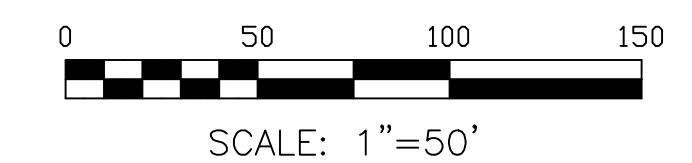
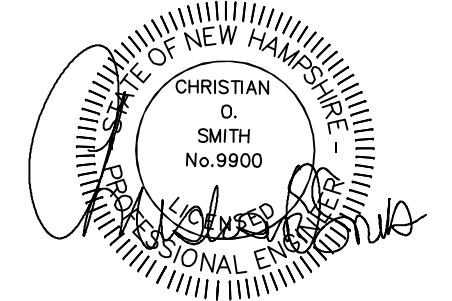
FRONT	50'
SIDE & REAR	50'
POORLY DRAINED SOILS	50'
VERY POORLY DRAINED SOILS	75'

LEACH FIELD SETBACKS

POORLY DRAINED SOILS	75'
VERY POORLY DRAINED SOILS	75'

NOTES

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

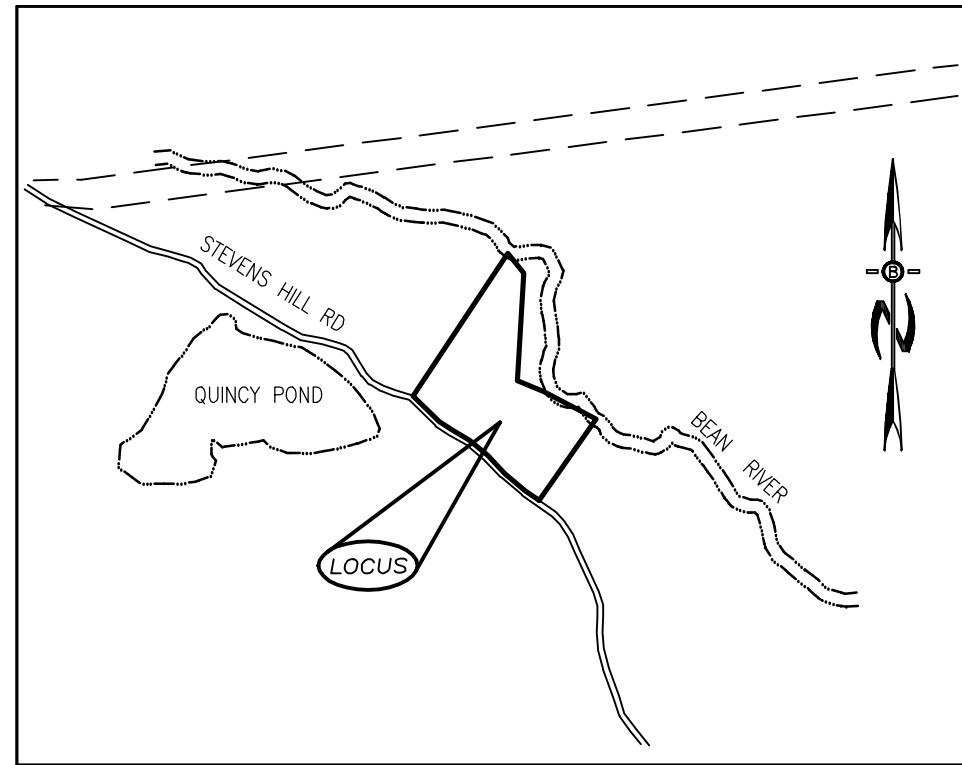


REVISED DRIVES	10-28-22
REVISED LOTS	10-6-22
REVISIONS:	DATE:

SUBDIVISION SITE PLAN

FOR:
RESIDENTIAL DEVELOPMENT
STEVENS HILL RD
NOTTINGHAM, NH

DATE:	AUG 2022	SCALE:	1"=50'
PROJ. NO:	NH-1435	SHEET NO.	10



LOCATION MAP
1"=3000'

WETLAND NOTES

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LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- EXISTING FENCE LINE
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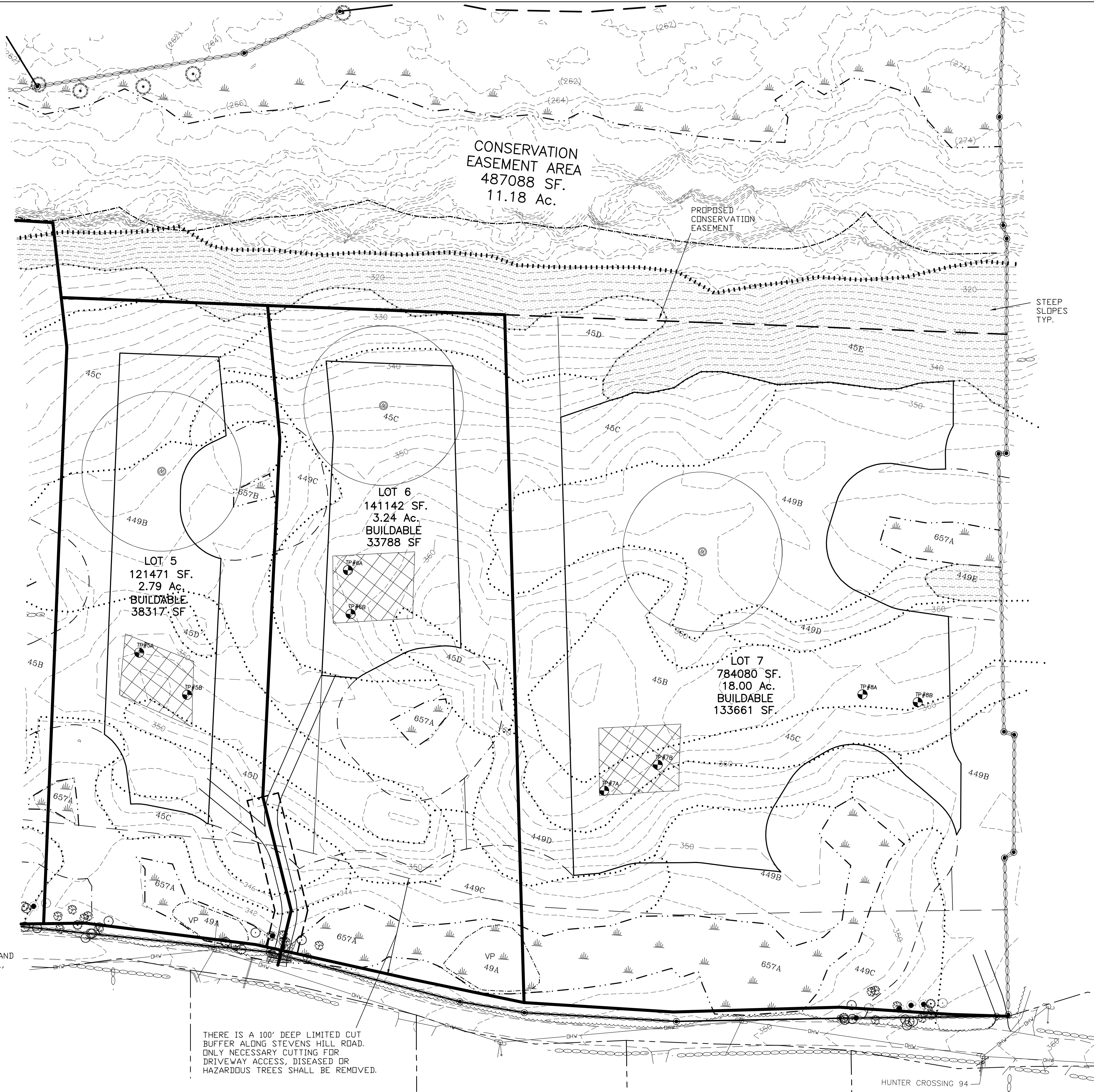
APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD	
CHAIRPERSON	DATE

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PREPARED FOR:
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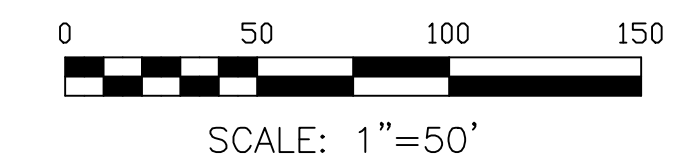
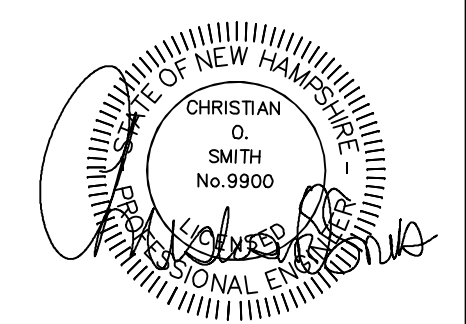
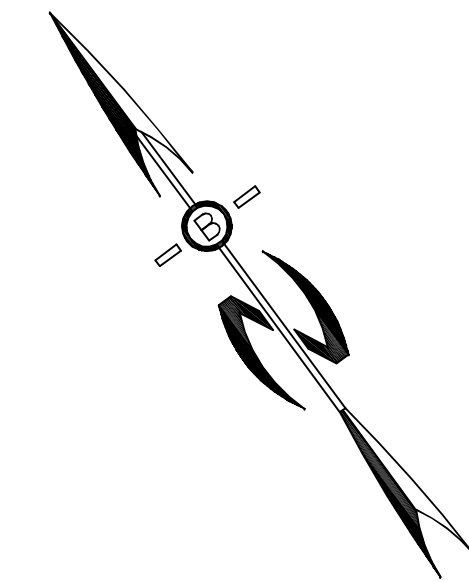
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
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PHONE: 603-583-4860,
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ZONING REQUIREMENTS

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

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

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

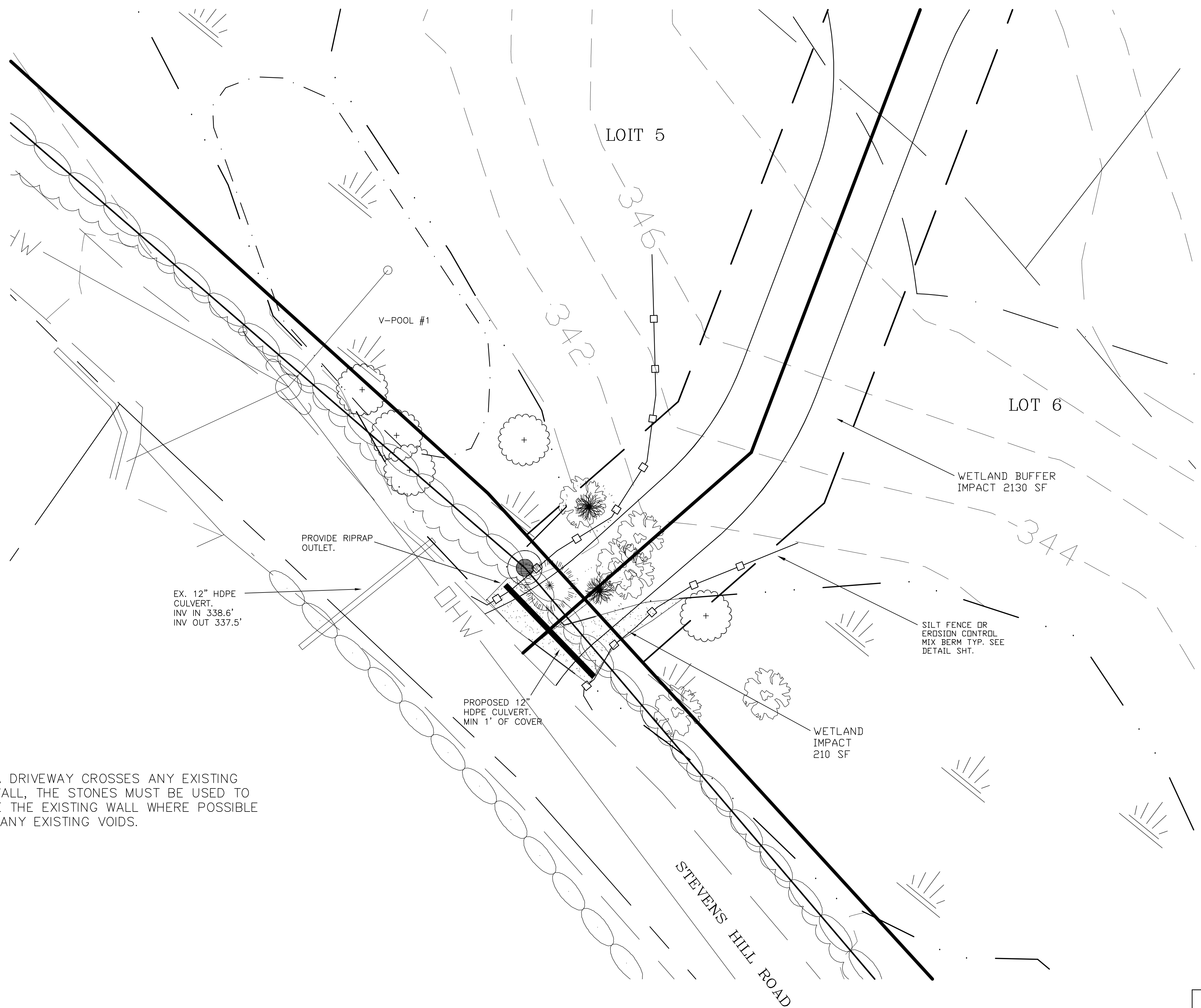
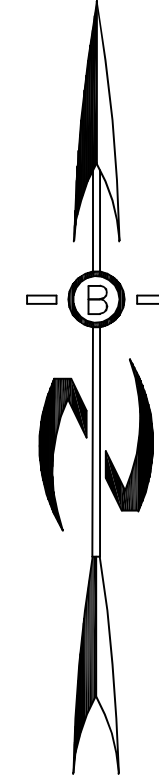


REVISED LOTS	10-6-22
REVISIONS:	DATE:

SUBDIVISION SITE PLAN

FOR:
RESIDENTIAL DEVELOPMENT
STEVENS HILL RD
NOTTINGHAM, NH

DATE:	AUG 2022	SCALE:	1"=50'
PROJ. NO:	NH-1435	SHEET NO.	11



WHERE A DRIVEWAY CROSSES ANY EXISTING STONE WALL, THE STONES MUST BE USED TO UPGRADE THE EXISTING WALL WHERE POSSIBLE OR FILL ANY EXISTING VOIDS.

APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD	
CHAIRPERSON _____	DATE _____
_____	_____
_____	_____

1" = 10'

REVISIONS:	DATE:

CUP PLAN

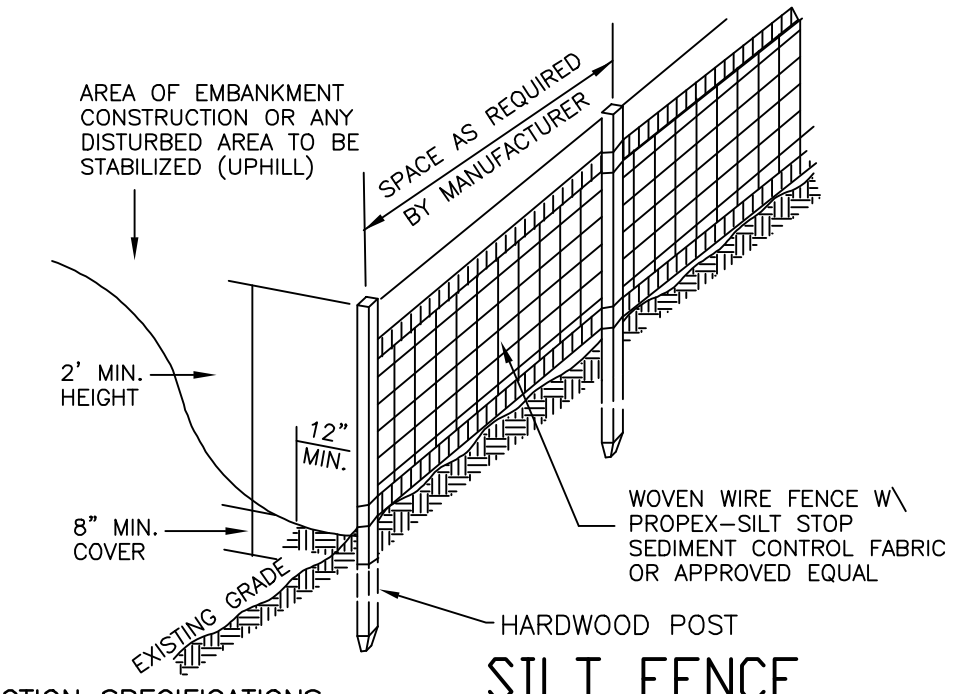
FOR:
RESIDENTIAL DEVELOPMENT
STEVENS HILL RD
NOTTINGHAM, NH

DATE:	JUNE 2022	SCALE:	1"=10'
PROJ. NO:	NH-1435	SHEET NO.	12

PREPARED FOR:
JOSEPH FALZONE
 7B EMERY LANE
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 ASSOCIATES, PLLC

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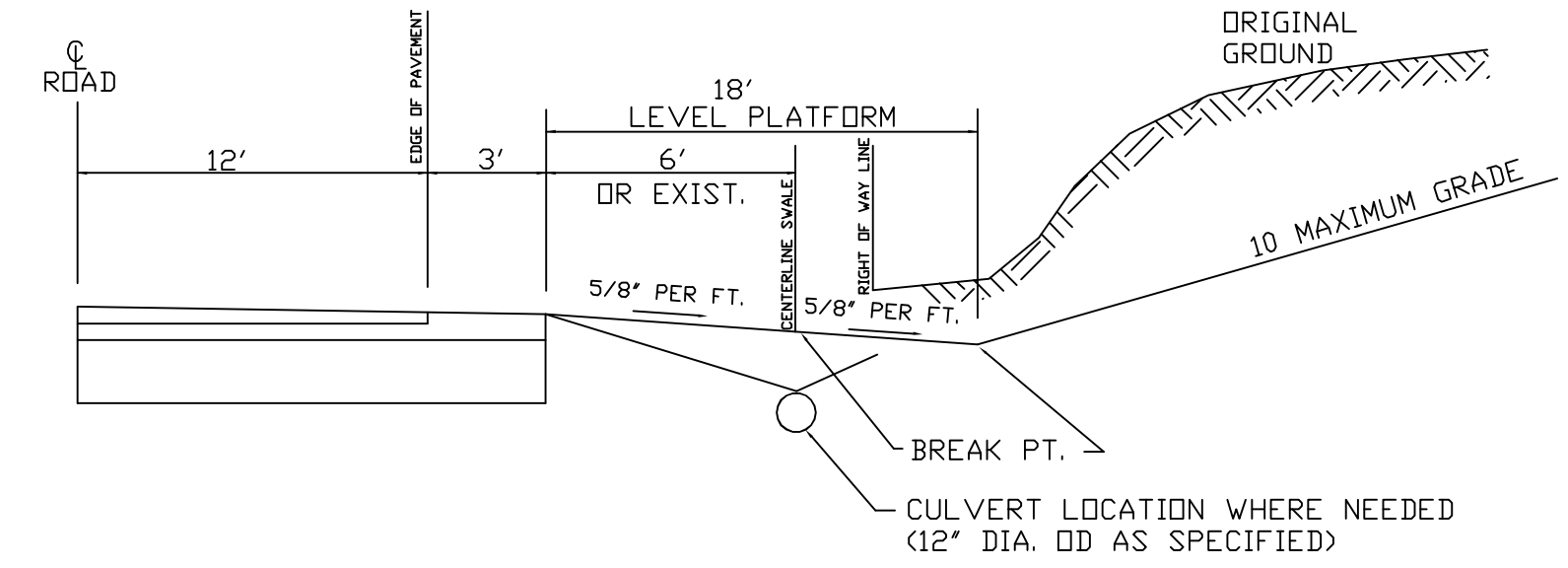
SILT FENCE

CONSTRUCTION SPECIFICATIONS

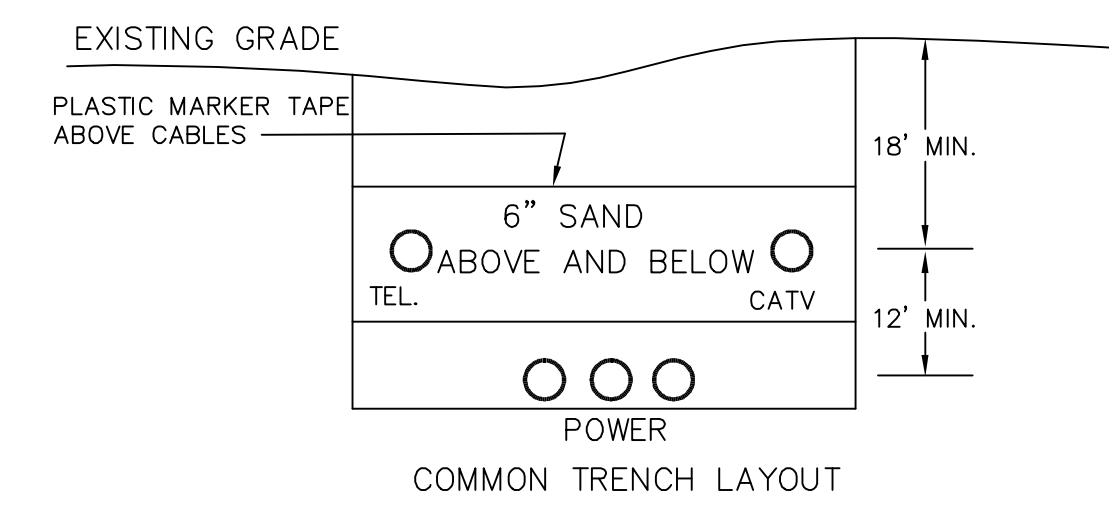
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8".
- THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN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

MAINTENANCE

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



TYPICAL RURAL DRIVEWAY CROSS SECTION
 NOT TO SCALE

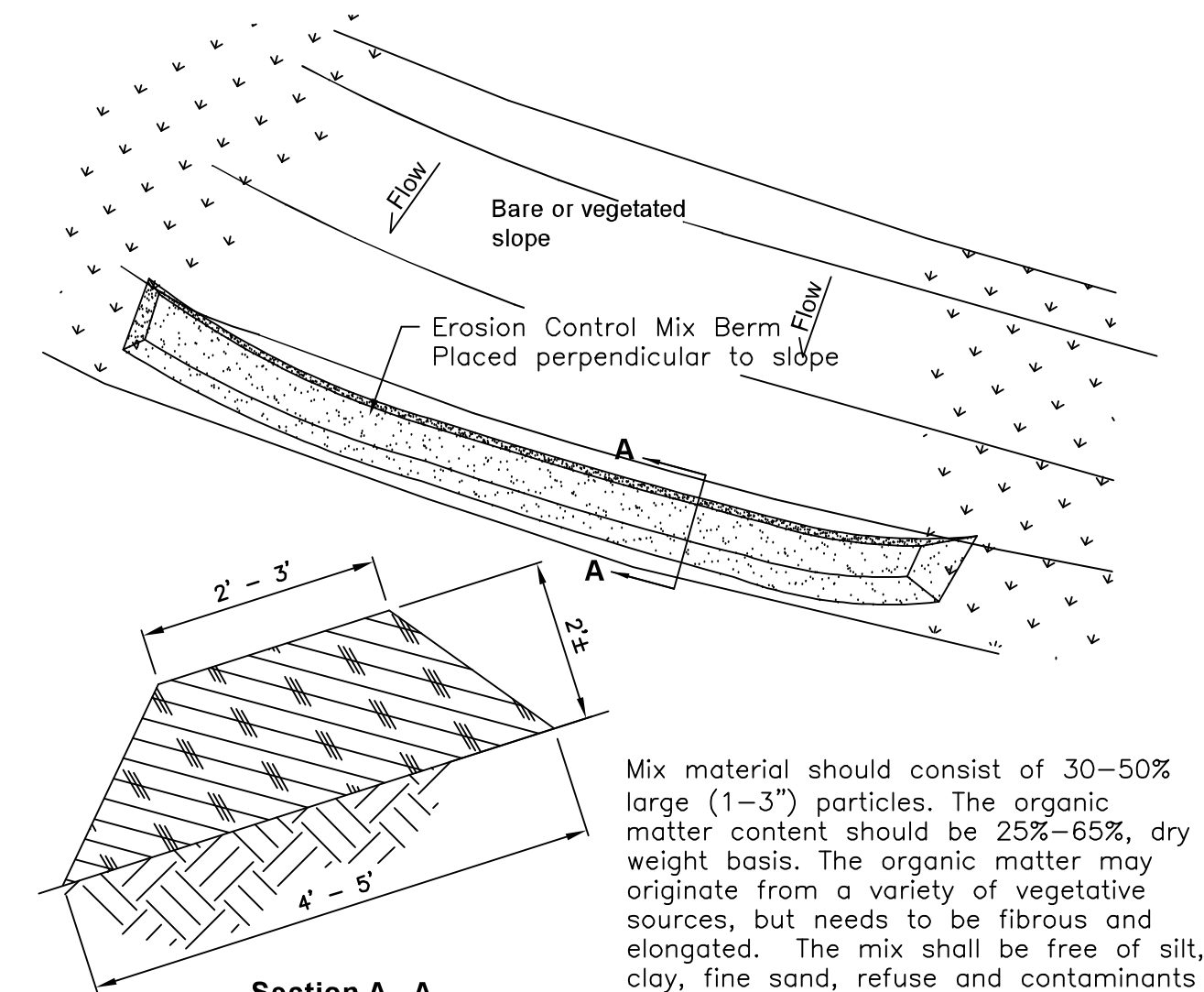


NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.
 SERVICE BOX CONNECTIONS SHALL BE "FLUSH MOUNT" TO THE GREATEST EXTENT POSSIBLE AND LOCATED AT PROPERTY LINE CORNERS.

**TOWN OF NOTTINGHAM
 UNDERGROUND PVC SPECIFICATIONS**

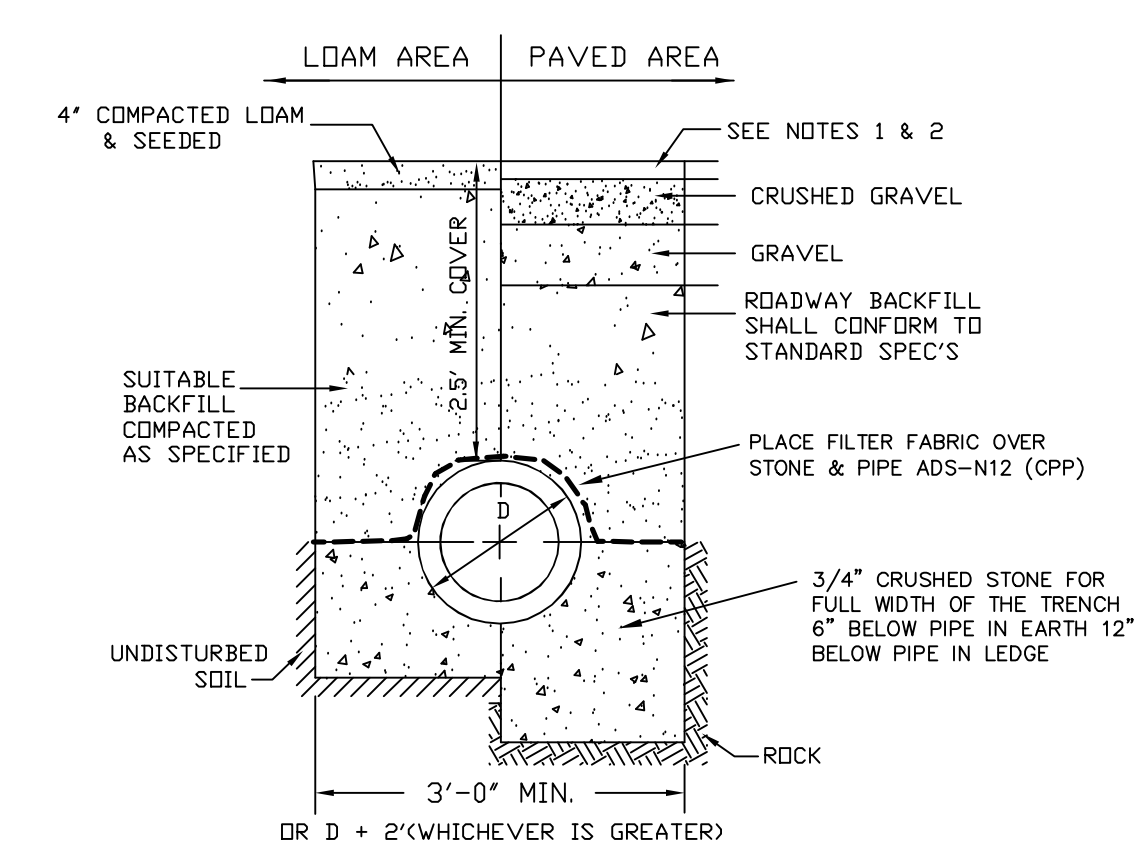
TEMPORARY EROSION CONTROL MEASURES

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



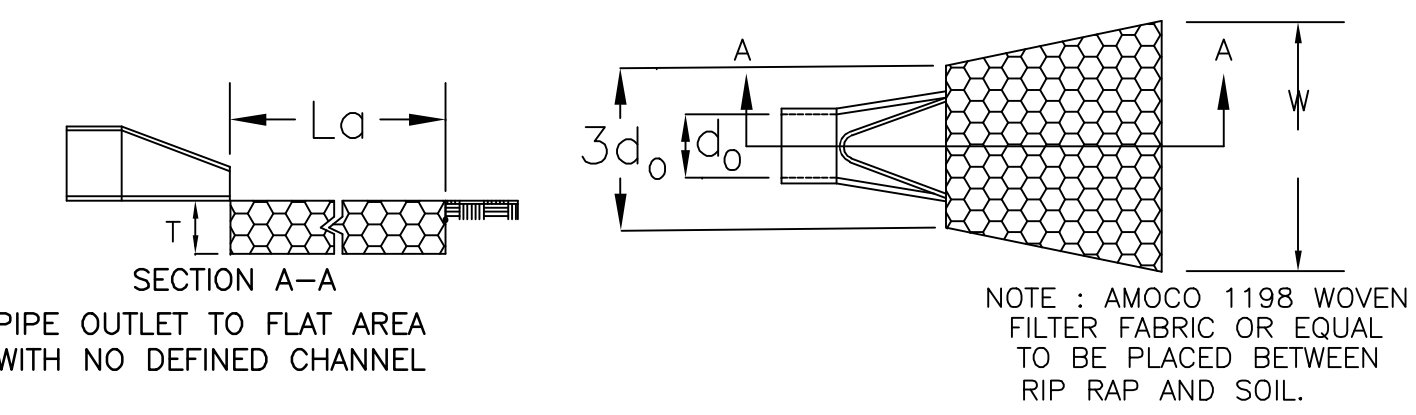
Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants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

Erosion Control Mix Berm



NOTE:
 1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPEC'S.

TYPICAL DRAINAGE TRENCH DETAIL



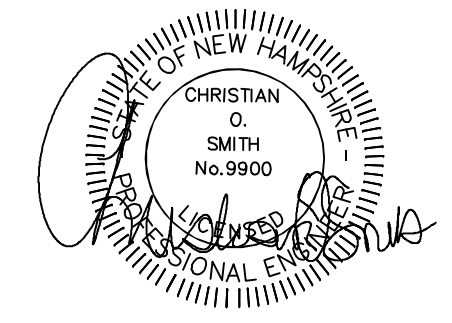
CONSTRUCTION SPECIFICATIONS

- THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE

- THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION APRON.

PIPE OUTLET PROTECTION



REVISED LOTS	10-6-22
REVISIONS:	DATE:

CONSTRUCTION DETAILS

FOR:
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 NOTTINGHAM, NH

DATE:	AUG 2022	SCALE:	NTS
PROJ. NO:	NH-1435	SHEET NO.	13