

NOTES:

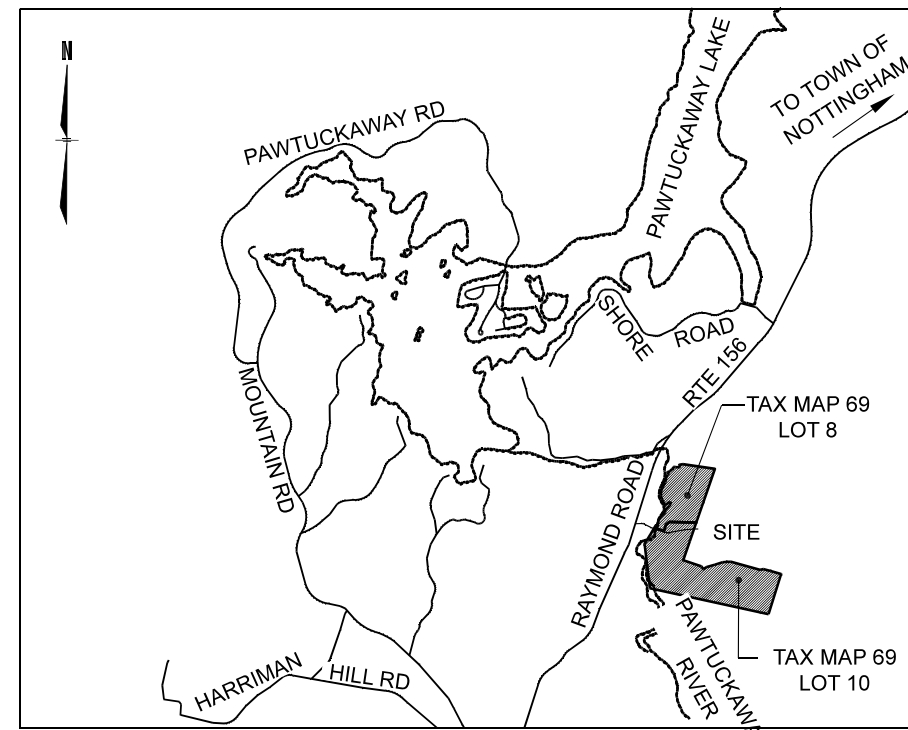
1. THE PURPOSE OF THIS PLAN IS TO A PROPOSED SITE PLAN ON TAX MAP 69, LOTS 8 & 10.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 69 LOTS 8 & 10.
3. THE AREA OF THE EXISTING LOT 8, 25.11 ACRES (1,093,792 SQFT.), LOT 10, 63.04 ACRES (2,746,022 SQFT).
4. THE CURRENT OWNER FOR LOT 10, TAMI DEFRANCESCO-TRUSTEE, (KUBOTA TRUST), 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 BK 5897 PG 1703. THE CURRENT OWNER FOR LOT 8, TAMI DEFRANCESCO AND JAMES GEORGE, 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 BK 6229 PG 2145.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS RESIDENTIAL/AGRICULTURAL DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE RESIDENTIAL/AGRICULTURAL DISTRICT:
 MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =50'
 MIN. SIDE/REAR SETBACK =50'
 WETLAND/WATERBODY SETBACK =POORLY DRAINED=50'
 =VERY POORLY DRAINED=75'
 MAXIMUM STRUCTURE HEIGHT =34'
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
7. THE EXISTING USE OF TM 69 LOT 10 IS A GRAVEL PIT, AND RESIDENTIAL. THE EXISTING USE OF TM 69 LOT 8 IS RESIDENTIAL.
8. THE PROPOSED USE OF TM 69 LOT 10 WILL BE A GRAVEL PIT, RESIDENTIAL, INCIDENTAL CAMPING TO OCCUR IN CONJUNCTION WITH THE WATER CROSS EVENTS, AND 3 WATER-CROSS EVENTS PER YEAR. LOT 8 WILL BE USED FOR OVERFLOW PARKING ONLY AND EMPLOYEE PARKING.
9. SEWER TO BE PROVIDED BY PORTABLE-TOILETS DISTRIBUTED ON-SITE.
10. WATER AND OTHER REFRESHMENTS TO BE PROVIDED BY ON-SITE VENDORS.
11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
12. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UNH.EDU.
13. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0185E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED. 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN A GIVEN YEAR. SEE LETTER OF MAP AMENDMENT (LOMA)-TO LOT 8, CASE #21-01-09516.
14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
15. 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.
16. 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.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
18. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON NOVEMBER 17, 2020 FROM DATA COLLECTED BY THIS OFFICE ON NOVEMBER 30, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
19. NRCS SOILS DATA:
 12C-HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
 12M-HINKLEY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 43C-CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
 43D-CANTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
 44B-MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 45C-MONTAUK FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, VERY STONY
 97-FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0 TO PERCENT SLOPES
 140C-CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 SLOPES, ROCKY
 295-FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 513B-DEEFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
 395-SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES
 547B-WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 657B-RIDGEBURY FINE SANDY, 3 TO 8 PERCENT SLOPES, VERY STONY

PLAN REFERENCES:

1. R.C.R.D. PLAN #D-35711, RECORDED NOV. 21, 2008, TITLED: "PLAT OF LAND STINGY RIVER ROAD," PREPARED FOR: SOUTH EAST LAND TRUST, SCALE: 1"=100', DATED AUG. 31, 2008, PREPARED BY: T.D. BROUILLETTE LAND SURVEYING, EXETER NH.
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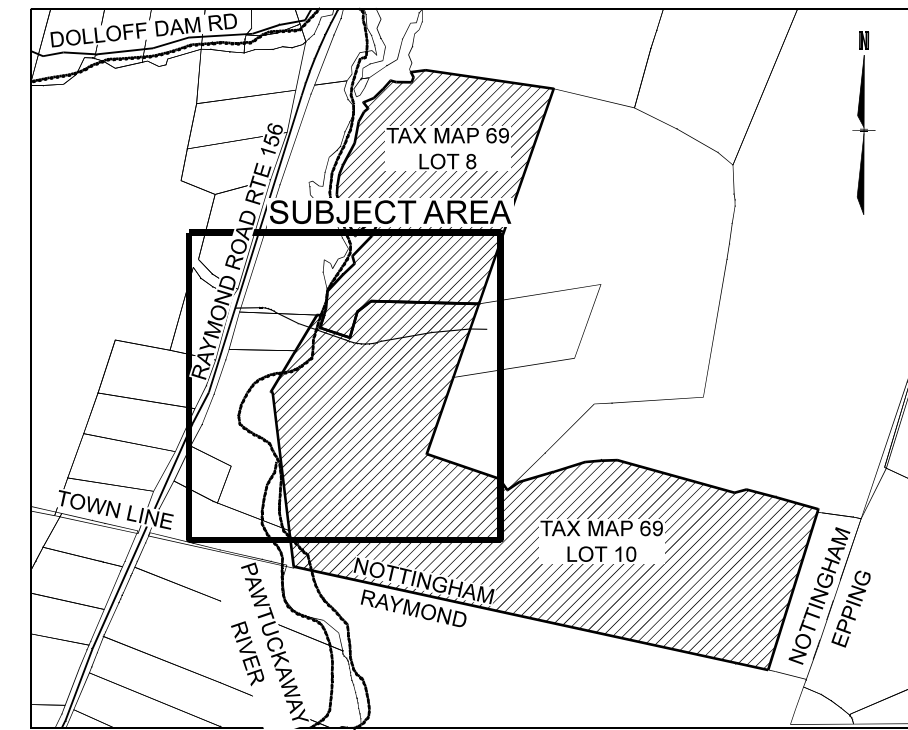
PROPOSED SITE PLAN FOR KUBOTA TRUST TAMI LEE DEFRANCESCO - TRUSTEE TAX MAP 69, LOT 10 TAMI LEE DEFRANCESCO & JAMES GEORGE TAX MAP 69, LOT 8 214 RAYMOND ROAD, NOTTINGHAM, NH 03290 ROCKINGHAM CO.

ABUTTERS LIST:	
N/F	TAX MAP 69 LOT 2 NAUGHTY LILAC, LLC C/O MCCLANE, GRAF, RAULERSON P.O. BOX 326 MANCHESTER, NH 03105-0326
N/F	TAX MAP 69 LOT 6 PAWTUCKAWAY RIVER CONDOS 212 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 7-1 BRIAN HUNTER 218 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 4-1 ARTHUR JENKS 214 RAYMOND ROAD, UNIT R, NOTTINGHAM, NH 03290
N/F	TAX MAP 67 LOT 5 OWNER UNKNOWN
N/F	TAX MAP 69 LOT 4 ARTHUR JENKS 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 7-2 KRISTIN LABRACK STERNIS 220 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 7-3 ERIC C. & ERIN C. HARKINS 226 RAYMOND ROAD NOTTINGHAM, NH 03290
N/F	TAX MAP 69 LOT 11 MARK A. 7 CHRISTENE C. VALLONE - TRUSTEES M&C VALLONE REV. TRUST 2014 252 BLAKE ROAD, EPPING, NH 03042
N/F	TAX MAP 41 LOT 73 CARL C. MUN 111 NOTTINGHAM ROAD RAYMOND, NH 03077 (RAYMOND ABUTTER)
N/F	TAX MAP 42 LOT 1 SOUTHEAST LAND TRUST OF NEW HAMPSHIRE 6 CENTER STREET P.O. BOX 675, EXETER, NH 03833 (RAYMOND ABUTTER)



LOCATION PLAN

SCALE: 1"=4,000'



VICINITY SKETCH

SCALE: 1"=1,000'

PROFESSIONAL CONSULTANTS LIST

SURVEYOR:	NEW HAMPSHIRE LAND CONSULTANTS, PLLC. 683C FIRST NH TURNPIKE (RT.4) NORTHWOOD, NH 03261 PH:(603) 942-9220	
WETLAND/SOIL SCIENTIST	FRAGGLE ROCK ENVIRONMENTAL, DAMON E. BURT, CWS, CPESC, 38 GARLAND ROAD, STRAFFORD, NH 03884 PH:(603) 969-5574	

INITIAL PLAN SET SUBMISSION DATE

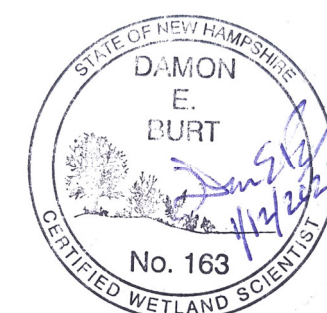
JANUARY 20, 2021

Latest revision date:

OCTOBER 4, 2021

SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 5	COVER SHEET
ECP	2 OF 5	EXISTING CONDITIONS PLAN
PSP	3 OF 5	PROPOSED SITE PLAN
PSPT	4 OF 5	PROPOSED SITE PLAN W/ TOPOGRAPHY
EAP	5 OF 5	EMERGENCY EXIT & ASSEMBLY PLAN



- Wetland Delineation Standards**
- Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
 - U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
 - Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
 - Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
 - New England Hydric Soils Technical Committee 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England, New England Interstate Water Pollution Control Commission, Lowell, MA
 - U.S. Army Corps of Engineers 2016, National Wetland Plant List/State List, Version 3.3

AGENCY APPROVALS

- NH FISH & GAME: PERMIT APPROVED: APRIL 14, 2021
- NHDES AOT: PERMIT #WPS-5078E, DATED APRIL 29, 2021
- SPECIAL PERMIT (TOWN): PERMIT APPROVED: APRIL 22, 2021
- NHDOT DRIVEWAY: PERMIT #06-351-377, APPROVED 5/6/2021



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

OWNER/APPLICANT:

KUBOTA TRUST
TAMI LEE DEFRANCESCO - TRUSTEE
214 RAYMOND ROAD,
NOTTINGHAM, NH 03290
LOT 10 BK 5897 PG 1703

TAMI LEE DEFRANCESCO & JAMES GEORGE
214 RAYMOND ROAD,
NOTTINGHAM NH, 03290
LOT 8 BK 6229 PG 2145

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

NOTE:

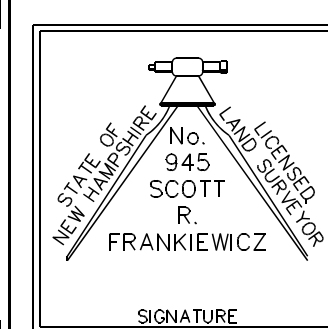
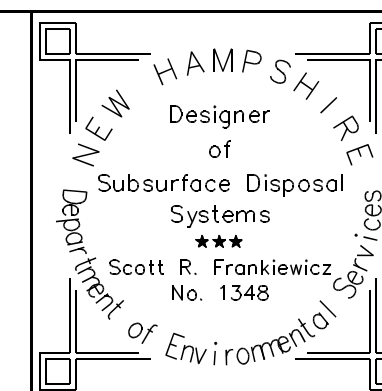
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1	3/29/2021	REVISED PER TOWN COMMENTS	TDB	
2	4/8/2021	ADDED TOPO TO SITE PLAN PER TOWN COMMENTS	TDB	
3	7/19/2021	REVISED PER TOWN COMMENTS	TDB	
4	10/3/2021	REVISED PER TOWN COMMENTS	TDB	



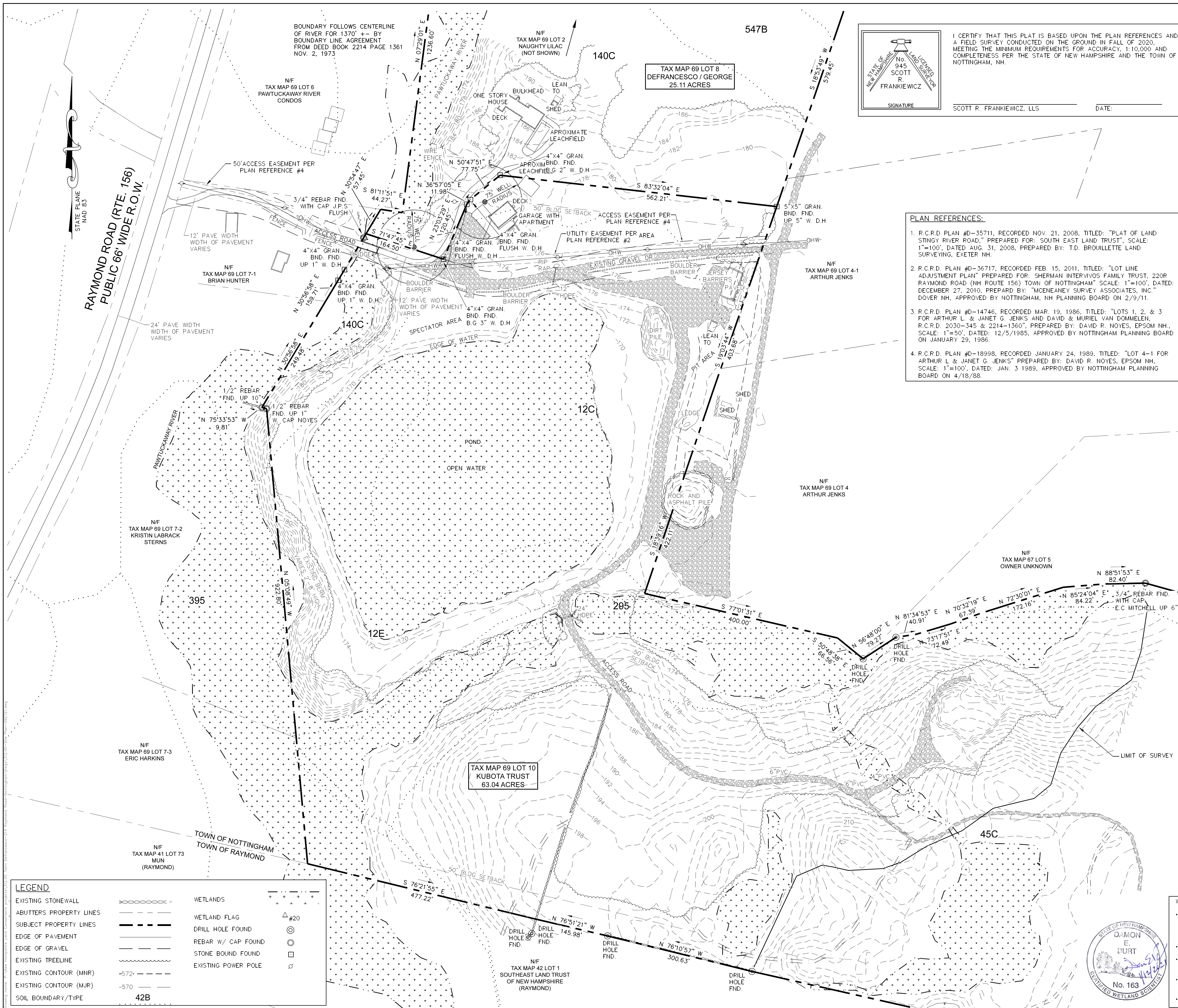
N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



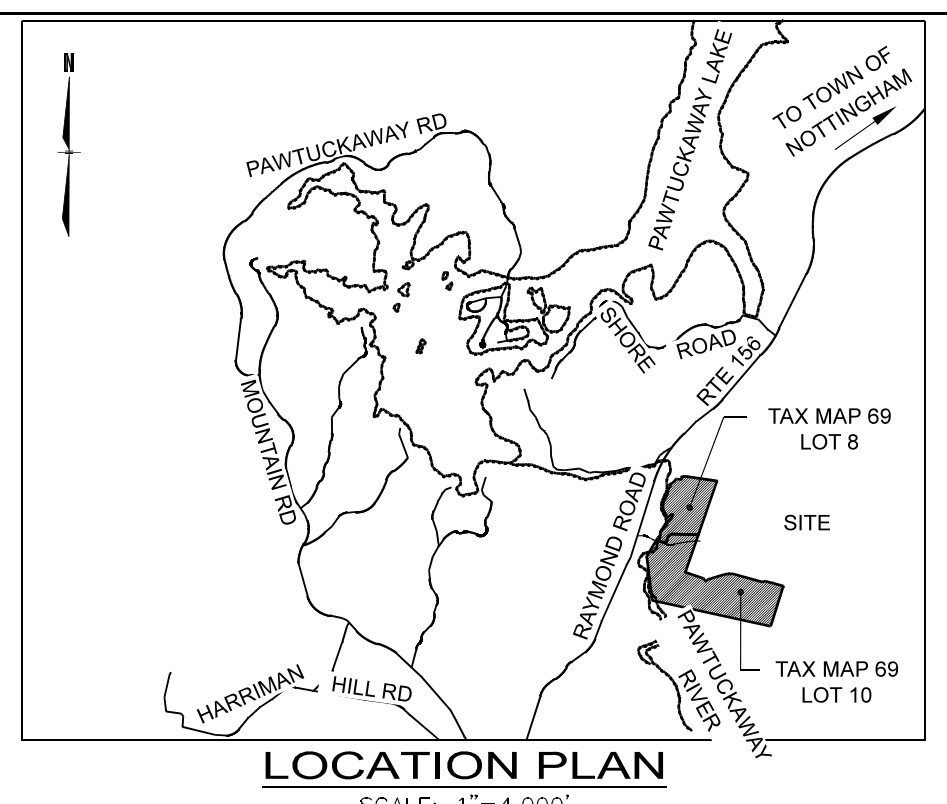
COVER SHEET
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LOT 8 BK 6229 PG 2145

ROCKINGHAM CO.
JOB NO: 312.00
DATE: JANUARY 20, 2021
CVR
SHT. 1 of 5



I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS DATE: _____



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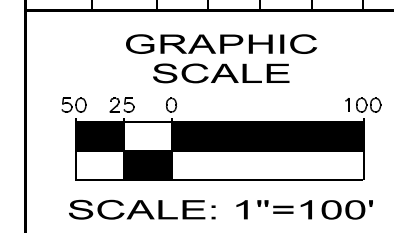
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LEGEND

EXISTING STONEWALL	WETLANDS	WETLAND DELINEATION STANDARDS
ABUTTERS PROPERTY LINES	WETLAND FLAG	• U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
SUBJECT PROPERTY LINES	DRILL HOLE FOUND	• Cowardin, Lewis M., Soler, Francis C. and LoRoe, Edward T. Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
EDGE OF PAVEMENT	REBAR W/ CAP FOUND	• Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
EDGE OF GRAVEL	STONE BOUND FOUND	• New England Hydric Soils Technical Committee. 2017 Version 4. Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
EXISTING TREELINE	EXISTING POWER POLE	• U.S. Army Corps of Engineers 2016, National Wetland Plant List/State List, Version 3.3
EXISTING CONTOUR (MNR)		
EXISTING CONTOUR (MJR)		
SOIL BOUNDARY/TYPE		

REVISIONS

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1	3/29/2021	REVISED PER TOWN COMMENTS
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3	7/19/2021	REVISED PER TOWN COMMENTS
4	10/3/2021	REVISED PER TOWN COMMENTS



N.H. LAND Consultants
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A Veteran Owned Company

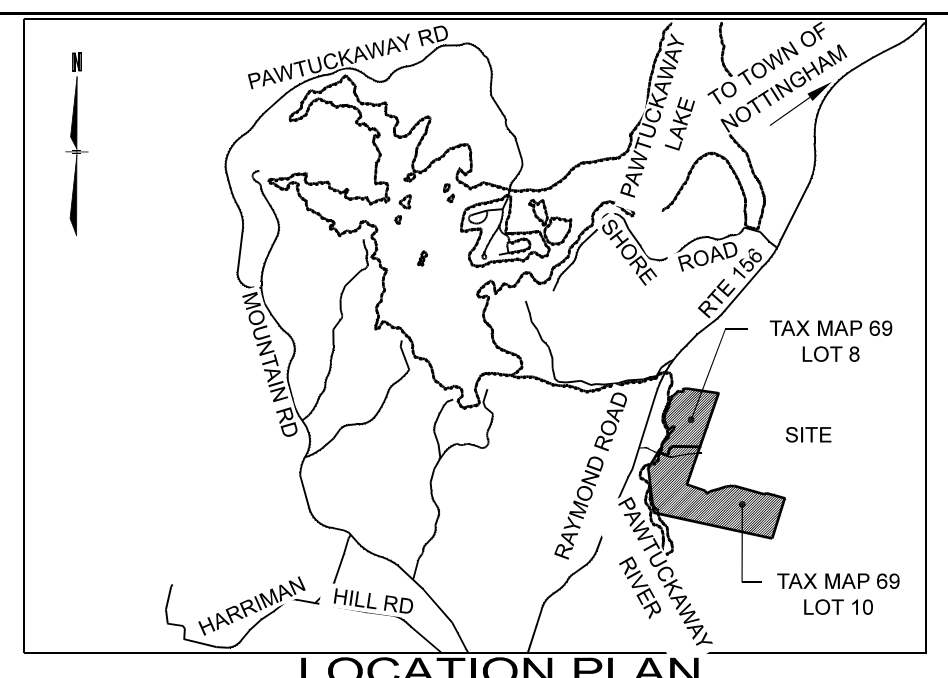
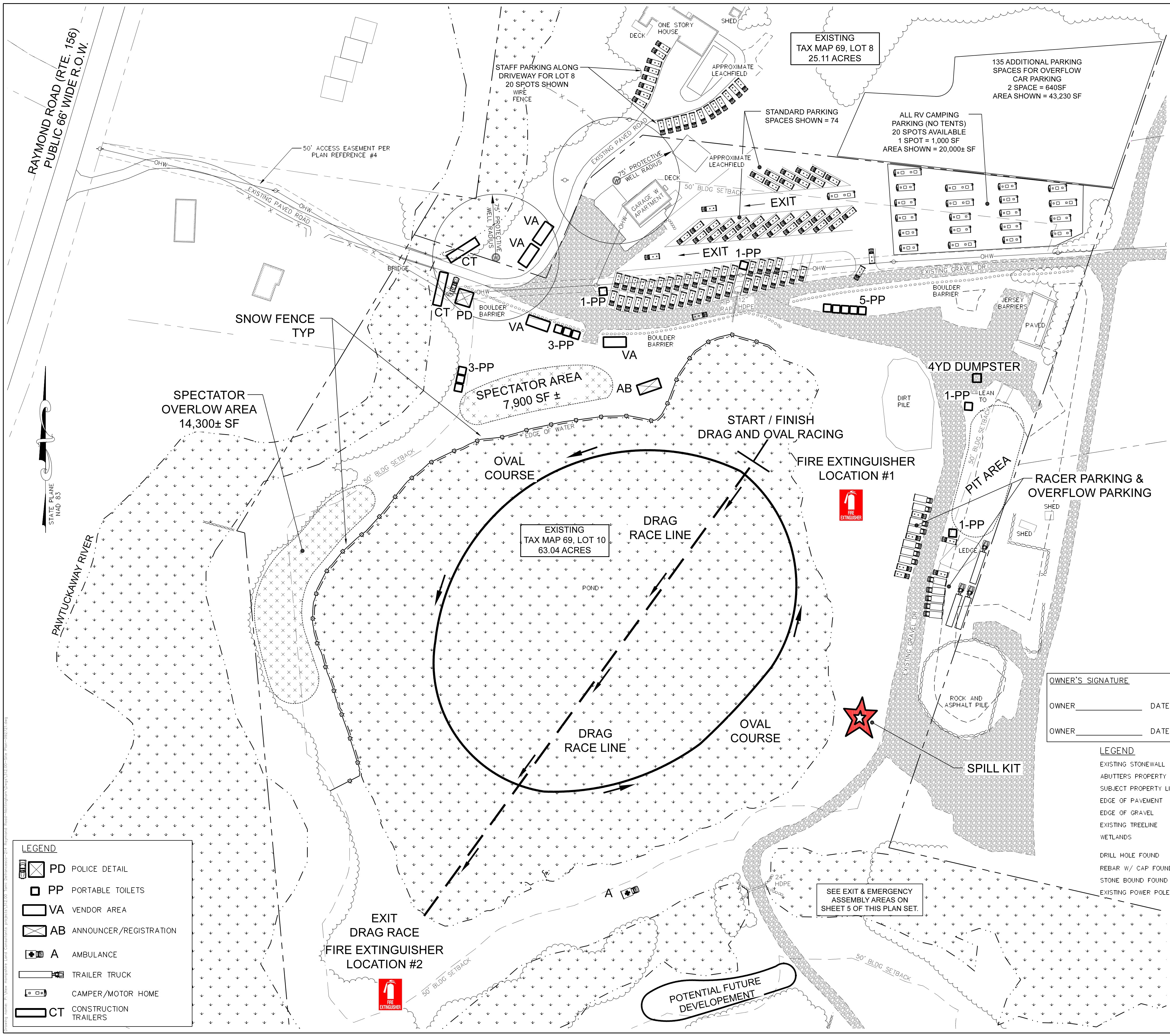
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

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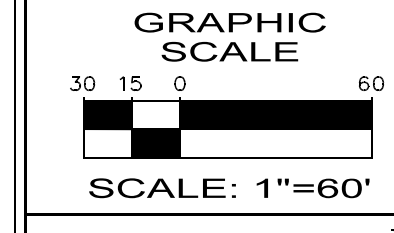
ECP
SHT. 2 of 5



- SITE PLAN NOTES:** SCALE: 1"=4,000'
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LEGEND

	PD POLICE DETAIL
	PP PORTABLE TOILETS
	VA VENDOR AREA
	AB ANNOUNCER/REGISTRATION
	A AMBULANCE
	TRAILER TRUCK
	CAMPER/MOTOR HOME
	CT CONSTRUCTION TRAILERS

OWNER'S SIGNATURE

OWNER _____ DATE _____

OWNER _____ DATE _____

LEGEND

	EXISTING STONEWALL
	ABUTTERS PROPERTY LINES
	SUBJECT PROPERTY LINES
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EXISTING TREELINE
	WETLANDS
	DRILL HOLE FOUND
	REBAR W/ CAP FOUND
	STONE BOUND FOUND
	EXISTING POWER POLE

PLANNING BOARD APPROVAL:
 NOTTINGHAM NH PLANNING BOARD

CHAIRMAN	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE
MEMBER	DATE

LAND SURVEYOR

NO. 945
 SCOTT R.
 FRANKIEWICZ

SIGNATURE _____

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

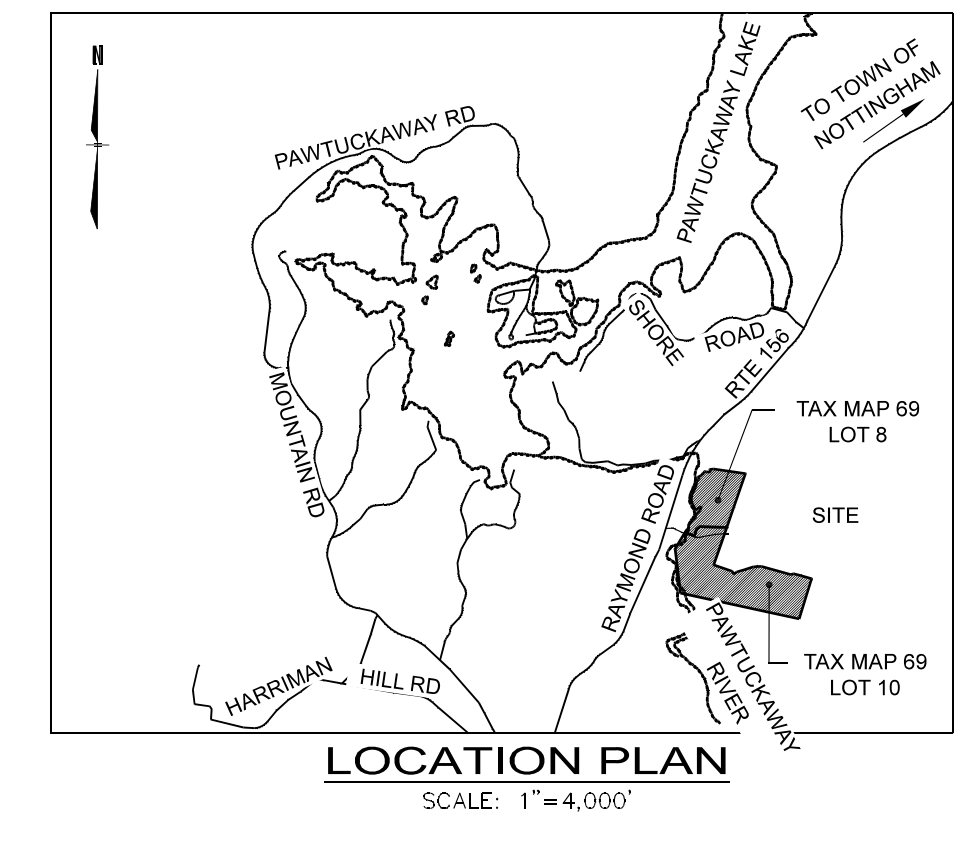
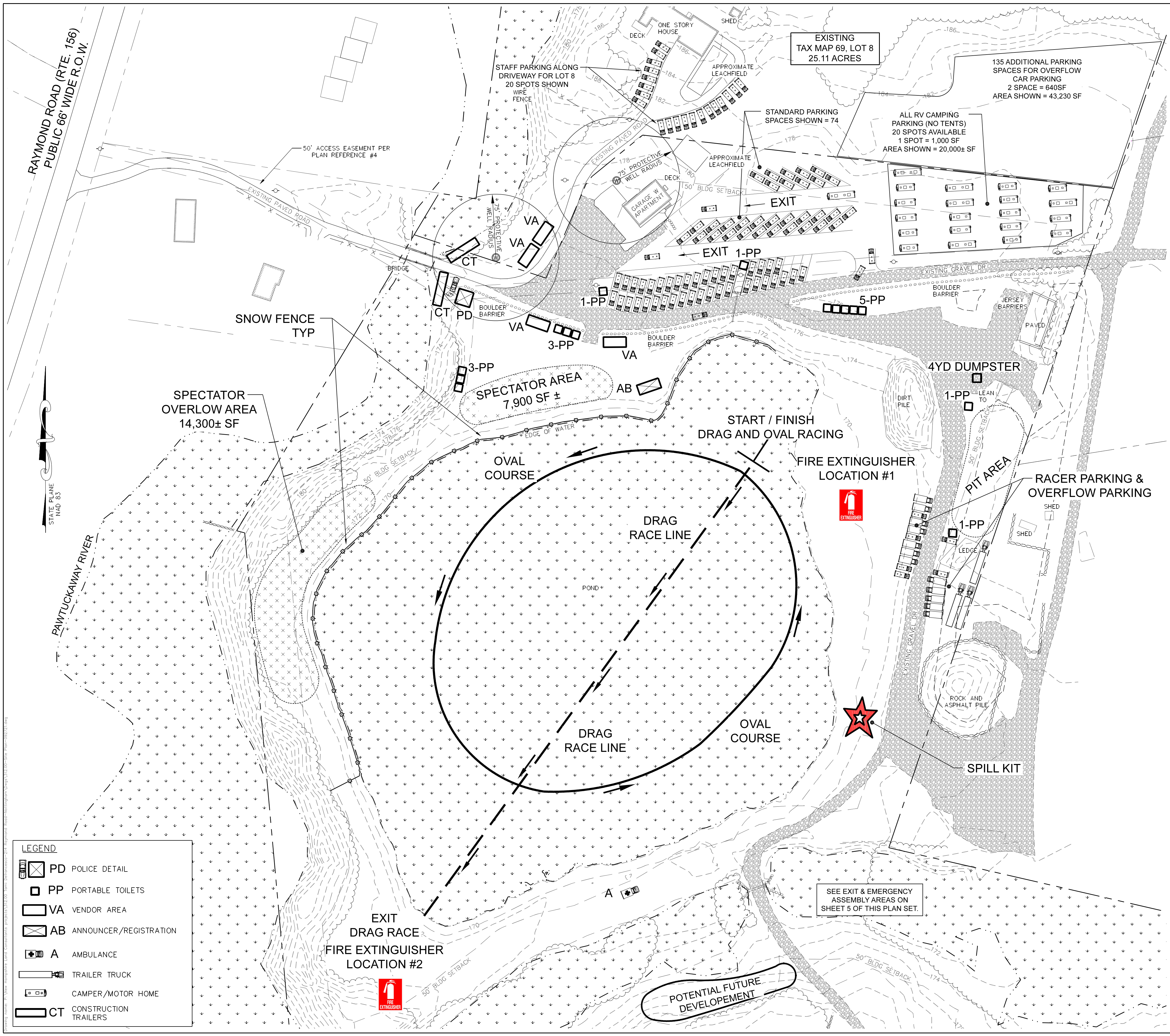
SCOTT R. FRANKIEWICZ, LLS DATE: _____

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 LOT 10 BK 5897 PG 1703

TAMI LEE DEFRANCESCO & JAMES GEORGE
 214 RAYMOND ROAD, NOTTINGHAM, NH 03290
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ROCKINGHAM CO.
 JOB NO: 312.00
 DATE: JANUARY 20, 2021

PSP
 SHT. 3 of 5

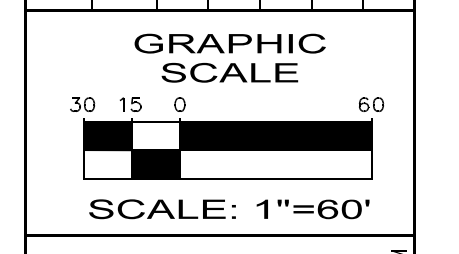


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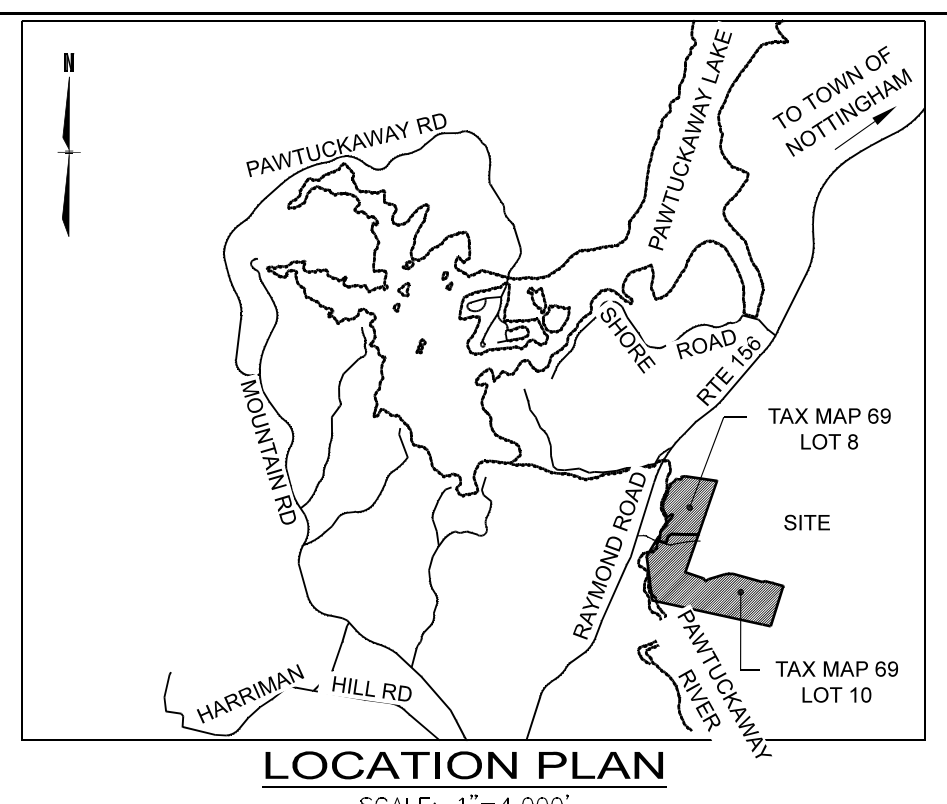
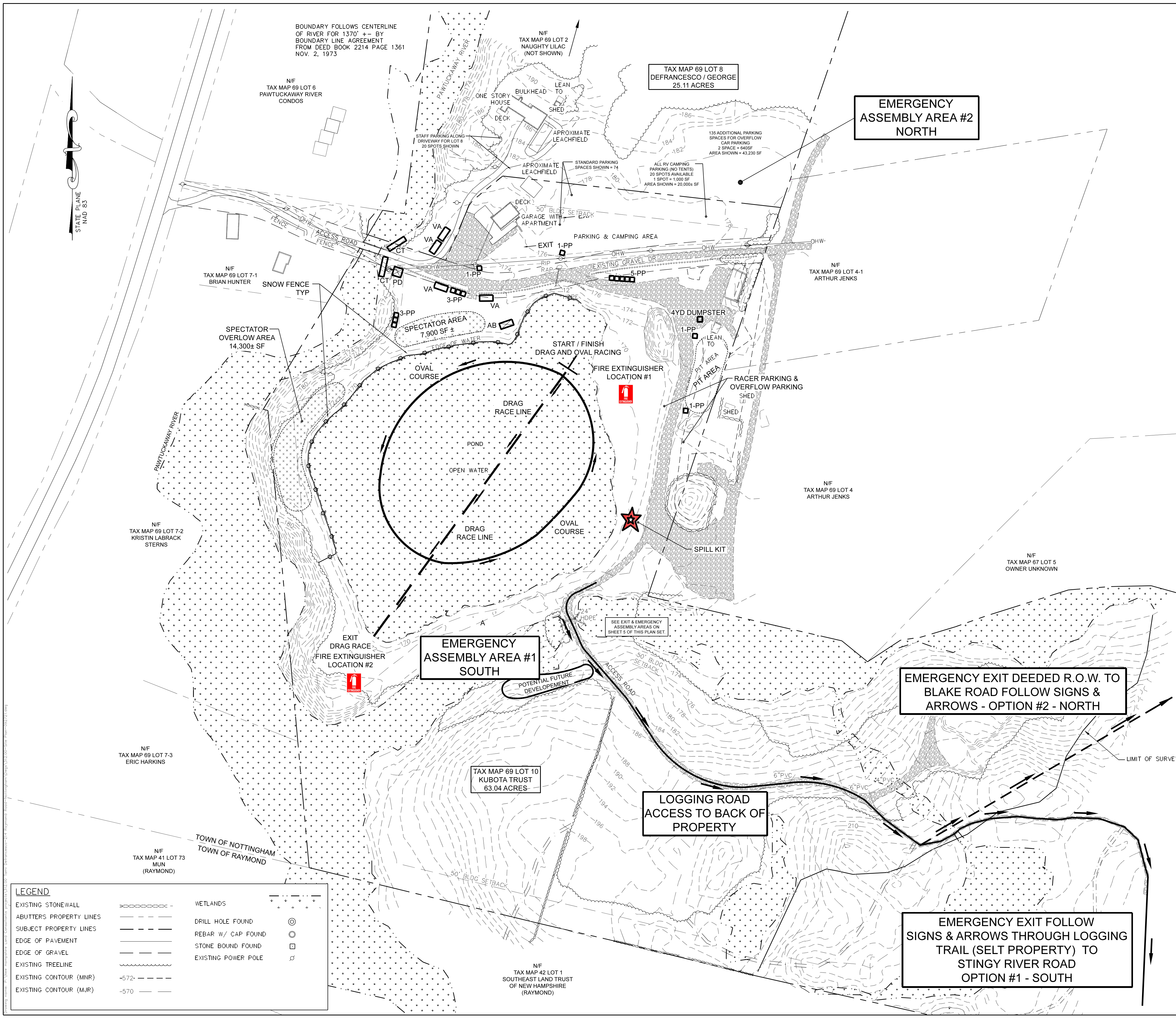
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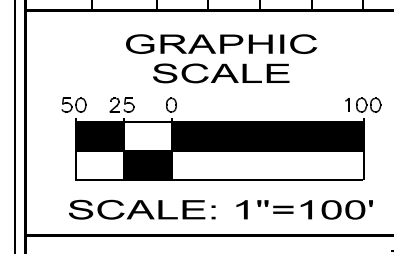
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