

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254
(603) 476-2347

Date filed _____

(signed - PB)

CONDITIONAL USE PERMIT APPLICATION

Article _____ Paragraph _____

Applicant's Name: Harbor Landing Development LLC

Address: PO Box 1746, Meredith, NH 03253

Property Location: Tax Map Number 140

Lot Number 16

Owner of Property Concerned: Mark Koss

Address: ~~172 Carl Boulevard~~ PO BOX 1746

~~Golchester, CT 06415~~ MEREDITH NH 03253

Existing Deed: Book Number 3536 Page Number 0028

Briefly describe proposed change(s) or project:

The proposed project is a 14 lot subdivision, with municipal sewer and on site individual wells.

Please attach plan/drawing of proposed project.

Is a variance or special exception required from any town regulation or ordinance?

Yes _____ No X

Applicant's Signature [Signature] Date 02/26/2024

If Agent, a signed letter of authorization is required from all current owners.

FEE SCHEDULE FOR APPLICATIONS

NOTE: ALL CHECKS SHOULD BE MADE PAYABLE TO THE TOWN OF MOULTONBOROUGH AND SHOULD BE ATTACHED WITH THE APPLICATION FOR SUBDIVISION APPROVAL.

HEARINGS: Special/Conditional Use Permit
\$100 (fee waived if part of concurrent application)

ADVERTISEMENT: \$75

NOTE: THE FEES LISTED ABOVE MUST BE RECEIVED BEFORE THE BOARD WILL CONSIDER AN APPLICATION. ALL ABUTTER LETTERS SHALL BE RECEIVED AT THE TIME OF APPLICATION WITH THE FORM LETTERS FILLED OUT READY FOR SIGNATURE, POSTAGE APPLIED AND ALL CERTIFIED MAIL CARDS AND RECEIPTS PREPARED. POSTAGE WILL BE THE RESPONSIBILITY OF THE APPLICANT. FEES PAYABLE TO THE CARROLL COUNTY REGISTRY OF DEEDS ARE THE RESPONSIBILITY OF THE APPLICANT.

PLAT REGISTRATION - *Applicants are responsible for all recording fees.*

All Plans, Plats and Notices of Decision are required to be recorded by the applicant at the Carroll County Registry of Deeds. Copies of all recorded documents shall be submitted back to the Town after recording at applicant's expense.

MINUTES:

COPIES OF THE MINUTES AND OTHER PUBLIC INFORMATION WILL BE MADE AVAILABLE TO THE APPLICANT UPON RECEIPT OF \$.50 PER PAGE AND THE REQUIRED POSTAGE. APPLICANTS FOR MAJOR SUBDIVISIONS SHOULD ESTABLISH AN ACCOUNT WITH THE PLANNING BOARD FROM WHICH TO DRAW.

TOTALS:

HEARING FEE	\$ _____
LETTERS TO ABUTTERS	\$ _____
ADVERTISEMENT FEE	\$ <u>75.00</u> _____
POSTAGE	\$ _____
TOTAL	\$ _____

**Moultonborough Planning Board
P.O. Box 139
Moultonborough, New Hampshire 03254**

Authority for Inspection or Examination of Land

The undersigned hereby authorizes the Town of Moultonborough's Planning Board, its members, officers, agents, employees, advisors or other in their company, to enter upon the property of Mark Koss
_____ Tax Map 140 Lot # 16
 170 12

This property is the subject of an application presently pending before the Planning Board. The purpose of the inspection is to conduct an examination or gather information in connection with said application.

The source of my authority to allow access to this property is:

Sole Owner: Mark Koss
Co-Owner: _____
Other (Explain): _____

I understand and agree that such inspection or examination may take place on more than one occasion and may be conducted by more than one person.

Notice(s) regarding this inspection may be given to me by regular mail at the following address:

Date _____ Signature _____

Abutters List

Name of Applicant: Harbor Landing Development LLC

Property Concerned: Tax Map 140
Lot Number 16

All abutters must be notified of the scheduled hearing by certified mail / return receipt. Said notices to be mailed by the Planning Board at the expense of the applicant not less than ten (10) days prior to the scheduled hearing.

Definition of "Abutter" (RSA 672:3)

"Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

The following area abutters to the property: (Attach additional sheets with page numbers as needed.)

1. **OWNER/APPLICANT** Tax Map 140 Lot Number 16
Name: Mark Koss
Address 172 Carli Boulevard
Colchester, CT 06415

2. **AGENT(S)**
Name: Brown Engineering LLC
Address 63 West Street - PO Box 703
Ashland, NH 03217

3. Tax Map _____ Lot Number _____
Name: French Land Services
Address 51 School Street
Rumney, NH 03266

Abutters list continued

4. Tax Map _____ Lot Number _____
Name: Bag Land Consultants
Address 43 Rockingham Street
Concord, NH 03301

5. Tax Map _____ Lot Number _____
Name: Ilex Wetlands Consultants
Address PO Box 2185
Wolfeborough, NH 03894

6. Tax Map _____ Lot Number _____
Name: Allen-Bentley Consulting
Address 22 West Couchtown Road
Salisbury, NH 03268

7. Tax Map _____ Lot Number _____
Name: _____
Address _____

8. Tax Map _____ Lot Number _____
Name: _____
Address _____

9. Tax Map _____ Lot Number _____
Name: _____
Address _____

Abutters list continued

4. Tax Map 140 Lot Number 13
Name: COHEN BRUCE A REV TRUST 2019
Address 58 BEAN ROAD
MOULTONBOROUGH, NH 03254

5. Tax Map 140 Lot Number 14
Name: GREENFIELD LAURA J
Address 112 FREMONT ST
SOMERVILLE, MA 02145

6. Tax Map 140 Lot Number 15
Name: RUSSELL BRIAN HOLTON
Address 46 BEAN ROAD
MOULTONBOROUGH, NH 03254

7. Tax Map 140 Lot Number 17
Name: BAY DISTRICT
Address PO BOX 1527
CENTER HARBOR, NH 03226

8. Tax Map 169 Lot Number 67
Name: COBALT PROPERTIES NH CORP
Address PO BOX 868
CALAIS, ME 04619

9. Tax Map 170 Lot Number 03
Name: CENTRE HARBOR VILLAGE ASSOC C/O
Address PO BOX 1031
CENTER HARBOR, NH 03226

Abutters list continued

4. Tax Map _____ Lot Number _____
Name: _____
Address _____

5. Tax Map 170 Lot Number 04
Name: WHITMORR LLC
Address PO BOX 605
CENTER HARBOR, NH 03226

6. Tax Map 170 Lot Number 05
Name: DOWNING KATE M
Address PO BOX 1428
CENTER HARBOR, NH 03226

7. Tax Map 170 Lot Number 06
Name: CAREY DON T
Address PO BOX 1251
CENTER HARBOR, NH 03226

8. Tax Map 170 Lot Number 10
Name: MURPHY BRYAN M & ELANA M KOSTK
Address 36 BEAN ROAD
MOULTONBOROUGH, NH 03254

9. Tax Map 170 Lot Number 11
Name: TAYLOR MARK W & CARLA ANN
Address PO BOX 76
CENTER HARBOR, NH 03226

Abutters list continued

4. Tax Map 170 Lot Number 13
Name: BOESCH CHRISTIINE
Address PO BOX 763
CENTER HARBOR, NH 03226

5. Tax Map 170 Lot Number 14
Name: HUBBARD GEORGE/LAURENTINA REV
Address PO BOX 309
TAMWORTH, NH 03886

6. Tax Map 170 Lot Number 15 & 16
Name: MURPHY DOUGLAS WINDSOR SR
Address PO BOX 508
CENTER HARBOR, NH 03226

7. Tax Map 170 Lot Number 17
Name: MORIARTY CRAIG J 1990 TRUST
Address 49 OLD HUBBARD ROAD
MEREDITH, NH 03253

8. Tax Map 170 Lot Number 18
Name: MICKEYS RED HILL DAIRY LLC C/O
Address PO BOX 1054
MOULTONBOROUGH, NH 03254

9. Tax Map _____ Lot Number _____
Name: _____
Address _____

**Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254
(603) 476-2347**

-DATE-

Certified Mail - Return Receipt Requested

Dear Abutter,

The Moultonborough Planning Board will hold a *Submission Hearing* on _____ on a proposed Subdivision _____ for Harbor Landing Development LLC located on _____, Tax Map 140 _____ Lot 16 _____. This *Submission Hearing* will be the _____ hearing scheduled at this meeting which begins at 7:00 P.M.

A Public Hearing possibly could be scheduled to immediately follow the *Submission Hearing* if the application is accepted as complete for Board action.

This hearing will be held at the Moultonborough Town Offices. You are an abutter to this land and if you wish to be heard, please either attend the hearing or send a letter or representative.

For further information you may call the Land Use Department Monday - Thursday 7:30 AM - Noon & 12:30 PM - 4:00 PM, Friday 7:30 AM - 11:30 AM. The telephone number is (603) 476-2347.

Yours truly,

**Bonnie L. Whitney
Administrative Assistant**

*If the *New Submission* is not accepted as complete, the Applicant is responsible for the re-notification of Abutters.

Certified Mail Procedure

1. Address and apply appropriate fee for certified mail on one business size envelope for each abutter, with return address as:

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254.

2. Fill out one abutter letter as shown in application package.
3. Fill out "Receipt for Certified Mail" as shown.
4. Fill out the Return Receipt Post Card as shown.
5. Place "Receipt for Certified Mail" and Return Receipt Post Card for each abutter under flap of envelope and submit to the Land Use Office with your application and check for fees.

Do Not Stuff or Seal Envelopes

Apply proper postage for current US Postal rates for First Class Mail, Certified Mail Fee and Return Receipt Fee.

Certified Return

1. Abutter's Name and Address
2. Record Article Number
(Transfer sticker number from top portion of certified mail receipt)
3. Service Type: Check box for Certified Mail
4. Address front of card "Sender" with the following address:

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254

Moultonborough Planning Board And Zoning Board of Adjustment

Office Hours

Monday through Thursday	7:30 A.M. To 12:00 P.M. 12:30 P.M. To 4:00 P.M.
Friday	7:30 A.M. To 11:30 A.M.

Meetings

Zoning Board

First and Third Wednesday of Each Month
7:00 P.M. At The Moultonborough Town Offices,
Unless Otherwise Specified

Planning Board

Second and Fourth Wednesday of Each Month
7:00 P.M. At The Moultonborough Town Offices,
Unless Otherwise Specified



**Town of Moultonborough
Land Use Department Fee Schedule**

Planning Board Fees
(Effective August 1, 2010)

Major Subdivision (3 or more lots)
\$300 + \$100 per newly created lot

Minor Subdivision (2 lots w/no further subdivision)
\$275

Site Plan Review
\$250

Boundary Line Adjustment
\$200

Voluntary Merger
\$0

Special or Conditional Use Permit (fee waived if part of concurrent application)
\$100

Plat Registration

Applicants are responsible for all recording fees.

All Plats, Notices of Decision and Planning Board required documents are required to be recorded by the applicant at the Carroll County Registry of Deeds. Copies of all recorded documents shall be submitted back to the Town after recording at applicant's expense.

Zoning Board Fees
(Revised May 12, 2008)

Application & Hearing Fees

Variance
\$100

Special Exception

\$100

Equitable Waiver of Dimensional Requirements

\$100

Re-Hearing

\$100 - Hearing Fee

Appeal of Administrative Decision Fees

\$200 - Application Fee (Non-Refundable)

\$200 - Hearing Fee

\$200 - Re-Hearing Fee (If Granted by ZBA)

Plat Registration

Applicants are responsible for all recording fees.

All Zoning Board required documents are required to be recorded by the applicant at the Carroll County Registry of Deeds. Copies of all recorded documents shall be submitted back to the Town after recording at applicant's expense.

Abutters Notices for all Planning & Zoning Applications

\$2 per Abutter + postage, certified mail, return receipt requested.

Advertisement Fee for all Planning & Zoning Applications

\$75

Hard Copies

\$0.50 per page.

Electronic Document Transmittal

\$5.00 per transmitted document

Conditional Use Permit - Standards of Review

During the process of review and approval of an application for any conditional use permit, the Planning Board shall consider, and the applicant must satisfy the following General, and where applicable, Specific Standards in its deliberations as indicated in the following check list.

General Standards

N/A	Yes	No	
	X		1. The use is specifically authorized in the Moultonborough Zoning Ordinance as a conditional use:
	X		2. If completed as proposed by the applicant, the development in its proposed location will comply with the purpose and requirements of the District, Node or Zone ;
	X		3. Receipt of a review and recommendation of the conservation commission and any other professional expertise deemed necessary by the board;
	X		4. The use will be compatible with the District, Node or Zone and with adjoining and/or abutting uses in the area permitted;
	X		5. The proposed conditional use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed permit;
	X		6. The proposed CUP will not be detrimental to the public welfare or injurious to the property or public improvements in the neighborhood of the proposed permit;
	X		7. The proposed CUP will not cause or have adverse effects on surrounding properties due to noise, vibration, odor, or glare effects;
	X		8. The proposed CUP will provide satisfactory ingress and egress to the property as well as any structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control have been provided, or how provisions for the above are not applicable to the permit;
	X		9. The proposed CUP will provide satisfactory on/off-street parking and loading areas are proposed to be provided via onsite, or an adjacent off-site location;
	X		10. The proposed CUP will provide satisfactory and proper utilities, with reference to locations, availability, and compatibility, or how the items listed are not applicable to the proposed permit;
X			11. Indicate how signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic effect will be compatible and harmonious with properties in the area or how the items listed are not applicable to the proposed permit;
	X		12. Indicate what playgrounds, open spaces, yards, landscaping, access ways, and pedestrian ways are proposed, with reference to location, size, and suitability in relation to the proposed CUP or how the items listed are not applicable to the proposed permit;
	X		13. Describe proposed or current building(s) and structure(s) with reference to location, size, and use and how these building(s) or structure(s) would be compatible with the surrounding neighborhood, or how the items listed are not applicable to the proposed permit;
X			14. Describe the hours of operation of the proposed use and how those hours will protect and maintain the character of the surrounding neighborhood or how the hours of operation are not applicable to the proposed permit;

A	CUP to allow a specific use within the Village Center Overlay District.
<p>Any (re)development or redevelopment within the VCOD shall be consistent with the design standards in the Town of Moultonborough Zoning Ordinance under Article IX-B: Overlay Districts, Site Plan Review Regulations and the Town of Moultonborough VCOD Design Guidelines. Conditional Applications before the Moultonborough Planning Board for Conditional Use Permits are required for those uses indicated in the list of uses shown on page two of the VCOD ordinance adopted as of 13 March 2017.</p>	
B	CUP to allow building on Steep Slopes
<p>Any (re)development requiring a Building Permit, Subdivision Approval and/or Site Plan Review within areas of 15% or greater slope with an aggregate of 20,000 square feet or greater shall be consistent with the design standards in the Town of Moultonborough Zoning Ordinance under Article XIV: Steep Slopes Ordinance. In addition, a Conditional Use Permit may be granted when the general standards of review have been satisfied.</p>	
C	CUP to allow uses/construction within the 50 ft. buffer to wetland areas.
<p>Any (re)development requiring a Building Permit, Subdivision Approval and/or Site Plan Review within the 50 foot setback to water or wetland areas that are greater than 20,000 square feet in their entirety and wetlands of any size that are contiguous to a river, brook, lake or pond. Conditional Use Permits shall be considered under the guidance of the Moultonborough Zoning Ordinance Article IX-A: Overlay District.</p>	
D	CUP for a use which is otherwise permitted within the Groundwater Protection District
<p>Any (re)development requiring a Building Permit, Subdivision Approval and/or Site Plan Review within the Groundwater Protection District except for those uses exempt under Article XII of the MZO. Conditional Use Permits shall be considered under the guidance of the MZO Article XIII: Groundwater Protection Ordinance.</p>	
E	CUP for a use in regulation of Hazardous Substances
<p>Any (re)development requiring a Building Permit, Subdivision Approval and/or Site Plan Review within the Groundwater Protection District except for those uses exempt under Article XII of the MZO. Conditional Use Permits shall be considered under the guidance of the MZO Article XIII Section 9.</p>	

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254
(603) 476-2347

Date filed _____
LUD staff _____
File # _____
LUD Staff use

APPLICATION FOR SUBDIVISION APPROVAL

Tax Map 140 Lot Number 16

The undersigned owner(s) or authorized agent(s) request approval to subdivide a parcel of land within the Town of Moultonborough as follows:

Applicant: Harbor Landing Development LLC Phone: (860) 933-4557
Mailing Address: P.O.Box 1746, Meredith, NH 03253 Email: KossConstructionLLC@Gmail.com
Owner: Mark Koss Phone: (860) 933-4557
Mailing Address: 172 Carli Boulevard, Colchester, CT 06415 Email: KossConstructionLLC@Gmail.com
(If different than applicant)
Agent: Brown Engineering LLC Phone: (603) 744-1044
Mailing Address: P.O.Box 703, Ashland, NH 03217WVOD Email: Mario@Brownengineeringllc.com
Project Name: Harbor Landing
Total Acreage: 11.89 Total Lots Proposed: 13 Zoning District: Residential

Check all that apply to subdivision

- New Street Septic System Bay Sewer Well
 Waiver Request to Planning Board ZBA Special Exception or Variance

- 1) Type of Subdivision and brief description: Tax Map 140 - Lot 16 to be subdivided into 14, residential lots. Four roadways with 50' right of way are proposed to access the lots. All lots will be served by public sewer and on-site individual wells.

2) Tax Map(s): 140 Lots Number(s): 16

A sketch of plan is attached, as required, showing public roads and other information, as required in the Subdivision Regulations, Section 4.3.1

3) Section 4.9 of the Moultonborough Subdivision Regulations, Special Investigative Studies”

Pursuant to RSA 674:4-b, I & II, as amended, it shall be the responsibility of the Developer, if the Board deems it necessary, to pay reasonable fees for the review of documents, the cost of Special Investigative Studies, including legal fees, Board Administrative fees and other matters which may be required by particular applications.

The undersigned hereby applies for approval of said subdivision and covenants and agrees with the Town of Moultonborough, New Hampshire, that upon approval of the final plan to install such facilities as are required and to complete the applicable roads to Town specifications.

Under Penalties of Perjury, I/We represent that to the best of my/Our knowledge, the data and information hereby submitted to obtain approval for Subdivision for the Town of Moultonborough Planning Board is TRUE and CORRECT. It is understood that an Approval based on incorrect data may be subject to revocation. The Planning Board may request that positive written proof of Ownership be presented with an Application for Subdivision.

Owner (s) Signature: *Mark A. Ross* Date: 2/26/2024
Josephine A. Ross Date: 2/26/2024
JR Date: _____

Fee Schedules for Applications

Note: All checks should be made payable to the Town of Moultonborough and should be attached with the application for Subdivision approval.

Hearings: Major Subdivision (3 or more lots or two lots with possible future subdivisions)

\$300. + \$100. Per newly created lot

Minor Subdivision (2 lots with NO further subdivision)

\$275.

Boundary Line Adjustment

\$200.

Notification Fees

\$2. PER Notification, plus USPS postage and certified mail fee

Special Conditional Use Permit

Fee waived if part of concurrent application)

\$100.

Newspaper “advertisement” \$75.

Note: The fees listed above must be received before the Board will consider an Application. All Abutter envelopes shall be received at the time of Application with the postage applied and all Certified Mail Receipts prepared. Postage will be the responsibility of the Applicant. Fees payable to the Carroll County registry of Deeds are the responsibility of the Applicant.

Plat Registration: *Applicants are responsible for all recording fees.*

All Plans, Plats and Notices of Decision are required to be recorded by the Land Use Staff at the Carroll County Registry of Deeds. Copies of all recorded documents shall be kept on file at the Town after recording at Applicant’s expense.

Totals: _____ Hearing Fee: \$ 1,700 _____

22 Letters to Abutters: \$ 44 _____

_____ Newspaper Ad: \$75.00 _____

Postage (If not affixed to envelopes): \$ Affixed _____

_____ Total \$ 1,819.00 _____

**Moultonborough Planning Board
P.O. Box 139
Moultonborough, New Hampshire 03254**

Authority for Inspection of Land

The undersigned hereby authorizes the Town of Moultonborough's Planning Board, its members, officers, agents, employees, advisors or others in their company, to enter upon the property of Mark Koss Tax Map 140 Lot # 16
170 12

This property is the subject of an application presently pending before the Planning Board. The purpose of the inspection is to conduct an examination or gather information in connection with said application.

The source of my authority to allow access to this property as:

Sole Owner: Mark Koss

Co-Owner: JACQUELINE KOSS

Other (Explain): HARBOR LANDING DEVELOPMENT

I understand and agree that such inspection or examination may take place on more than one occasion and may be conducted by more than one person.

Notice(s) regarding this inspection may be given to me by regular mail, and/or email at the following address:

Name Harbor Landing Development LLC

Address P.O.Box 1746

City, ST, Zip Meredith, NH 03253

Email KossConstructionLLC@Gmail.com

Owner (s) Signature: Mark P. Koss Date: 02/26/2024

Jacqueline Koss Date: 02/26/2024

Date: _____

Abutters Notification List

Applicant: Harbor Landing Development LLC Tax Map: 140

Address: Bean Road Lot #: 16

In accordance with RSA 676:4 I(d), the **Moultonborough Land Use Department shall notify** the abutters, the applicant, subject property owner, holders of conservation restrictions, and the engineer, architect, and all professionals whose seal appears on any plat submitted must be notified of the scheduled hearing by certified mail. Said notices to be mailed by the Planning Board at the expense of the applicant not less than ten (10) days prior to the scheduled hearing.

Definition of "Abutter" (RSA 672:3)

"Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Tax map- 140 Lot # 16 Name: Mark Koss

Address 172 Carli Boulevard

Town, ST, Zip Colchester, CT 06415

Tax map- 140 Lot # 13 Name: COHEN BRUCE A REV TRUST 2019

Address 58 BEAN ROAD

Town, ST, Zip MOULTONBOROUGH, NH 03254

Tax map- 140 Lot # 14 Name: GREENFIELD LAURA J

Address 112 FREMONT ST

Town, ST, Zip SOMERVILLE, MA 02145

Tax map- 140 Lot # 15 Name: RUSSELL BRIAN HOLTON

Address 46 BEAN ROAD

Town, ST, Zip MOULTONBOROUGH, NH 03254

Tax map- 140 Lot # 17 Name: BAY DISTRICT

Address PO BOX 1527

Town, ST, Zip CENTER HARBOR, NH 03226

Attach additional pages, if needed

Abutters Notification List

Tax map-169 Lot # 67 Name: COBALT PROPERTIES NH CORP
Address PO BOX 868
Town, ST, Zip CALAIS, ME 04619

Tax map-170 Lot # 03 Name: CENTRE HARBOR VILLAGE ASSOC C/O
Address PO BOX 1031
Town, ST, Zip CENTER HARBOR, NH 03226

Tax map-170 Lot # 04 Name: WHITMORR LLC
Address PO BOX 605
Town, ST, Zip CENTER HARBOR, NH 03226

Tax map-170 Lot # 05 Name: DOWNING KATE M
Address PO BOX 1428
Town, ST, Zip CENTER HARBOR, NH 03226

Tax map-170 Lot # 06 Name: CAREY DON T PREISTLY-CAREY
Address PO BOX 1251
Town, ST, Zip CENTER HARBOR, NH 03226

Tax map-170 Lot # 10 Name: MURPHY BRYAN M & ELANA M KOSTK
Address 36 BEAN ROAD
Town, ST, Zip MOULTONBOROUGH, NH 03254

Tax map-170 Lot # 11 Name: TAYLOR MARK W & CARLA ANN
Address PO BOX 76
Town, ST, Zip CENTER HARBOR, NH 03226

Tax map-170 Lot # 13 Name: BOESCH CHRISTIINE
Address PO BOX 763
Town, ST, Zip CENTER HARBOR, NH 03226

Tax map-170 Lot # 14 Name: HUBBARD GEORGE/LAURENTINA REV
Address PO BOX 309
Town, ST, Zip TAMWORTH, NH 03886

This office is not responsible for the information supplied above. Information can be obtained from the Tax Maps in the Land Use Department.

Attach additional pages, if needed

Abutters Notification List

Tax map-170 Lot # 15 & 16 Name: MURPHY DOUGLAS WINDSOR SR

Address PO BOX 508

Town, ST, Zip CENTER HARBOR, NH 03226

Tax map- 170 Lot # 17 Name: MORIARTY CRAIG J 1990 TRUST

Address 49 OLD HUBBARD ROAD

Town, ST, Zip MEREDITH, NH 03253

Tax map- 170 Lot # 18 Name: MICKEYS RED HILL DAIRY LLC C/O

Address PO BOX 1054

Town, ST, Zip MOULTONBOROUGH, NH 03254

Tax map- _____ Lot # _____ Name: FRENCH LAND SERVICES, INC.

Address 581 SCHOOL STREET

Town, ST, Zip RUMNEY, NH 03266

Tax map- _____ Lot # _____ Name: BAG LAND CONSULTANTS

Address 43 ROCKINGHAM STREET

Town, ST, Zip CONCORD, NH 03301

Tax map- _____ Lot # _____ Name: ILEX WETLANDS CONSULTANTS

Address P.O. BOX 2185

Town, ST, Zip WOLFEBOROUGH, NH 03894

Tax map- _____ Lot # _____ Name: ALLEN-BENTLEY CONSULTING

Address 22 WEST COUCHTOWN ROAD, P.O. BOX 269

Town, ST, Zip SALISBURY, NH 03268

Tax map- _____ Lot # _____ Name: Brown Engineering LLC

Address P.O.Box 703

Town, ST, Zip Ashland, NH 03217

Tax map- _____ Lot # _____ Name: _____

Address _____

Town, ST, Zip _____

This office is not responsible for the information supplied above. Information can be obtained from the Tax Maps in the Land Use Department.

Attach additional pages, if needed

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254
(603) 476-2347

-DATE-

Certified Mail

Dear Abutter,

The Moultonborough Planning Board will hold a ***Submission Hearing*** on Wednesday, March 27, 2024 on a proposed 13 lot subdivision & boundary line adjustment for Harbor Landing Development LLC, Tax Map 140,170 Lot 16,12 located on Bean Road. This ***Submission Hearing*** will be the _____ hearing scheduled at this meeting which begins at 7:00 P.M.

A Public Hearing possibly could be scheduled to immediately follow the ***Submission Hearing*** if the application is accepted as complete for Board action.

Applicant proposes to: subdivide tax map 140 lot 16 into 13 individual residential lots, and, adjust the boundary line of tax map 170 lot 12.

This hearing will be held at the Moultonborough Town Offices. You are an abutter to this land and if you wish to be heard, please either attend the hearing or send a letter or representative.

For further information you may call the Land Use Department Monday - Thursday 7:30 AM - Noon & 12:30 PM - 4:00 PM, Friday 7:30 AM - 11:30 AM. The telephone number is (603) 476-2347.

Yours truly,

Bonnie L. Whitney
Administrative Assistant

*If the ***New Submission*** is not accepted as complete, the Applicant is responsible for the re-notification of Abutters.

MOULTONBOROUGH PLANNING BOARD
UNIT DENSITY CALCULATION SHEET

Subdivision Name: _____

Date: _____ Total Acreage: _____

Lot	A Soil Group	B Slope	C Minimum Lot Size In Square Feet	D Total Area in Square Feet	E F G H I AREA TO BE EXCLUDED IN SQUARE FEET					J Total Excluded Area in Square Feet	K Allowable Units
					E Well Radii (8.4C)	F Street Area (7.1C)	G Shorefront Lot (8.1B)	H Wet Areas (6.1C)	I Other (Explain)		

1 _____
 SEE ATTACHED TABLE

2 _____

3 _____

4 _____

5 _____

Column D Total: _____ 43,560 = Acres Total Allowable Units: _____

Prepared by (Firm) _____ Date _____

Signature: _____

Print name: _____

Certified Mail Procedure

1. Address and apply appropriate fee for certified mail on one business size envelope for each notification, with return address as:

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254.
2. Fill out "Certified Mail Receipt" for each envelope.
3. Place "Certified Mail Receipt" for each notification under flap of envelope and submit to the Land Use Office with your application and check for fees.

Do Not Stuff or Seal Envelopes

Apply proper postage for current US Postal rates for First Class Mail, Certified Mail Fee.

Discretionary Information

The following items may be required by the Planning Board for any application. All such applicants should: (a) be prepared to provide any or all of the items if requested by the Planning Board during the acceptance review, or; (b) submit a written request for a waiver with the application giving reasons for this waiver. All applicants for subdivisions are encouraged to request preliminary review procedures prior to the formal submission of an application to determine the need for discretionary studies.

Applicant	Planning Board		Reference
()	()	1. A high intensity soil survey of the property conducted by a (qualified or certified) soil scientist.	4.3.1.11, 4.9.1, 6.5
()	()	2. An environmental impact Study (scope to be determined by the Planning Board).	6.5
()	()	3. A fiscal impact study (scope to be determined by the Planning Board).	4.9.1, 6.5
()	()	4. A traffic impact study (scope to be determined by the Planning Board).	4.9.1, 6.5
()	()	5. A legal review of covenants, restrictions or easements paid for by the applicant.	4.3.8 4.9.4
()	()	6. Breakdown list of items Needed for bonding or letter of credit. This to be determined by the Board.	4.13

Moultonborough Planning Board and Zoning Board of Adjustment

Office Hours

Monday through Thursday 7:30 A.M. To 12:00 P.M.
12:30 P.M. To 4:00 P.M.

Friday 7:30 A.M. To 11:30 A.M.

Meetings

Zoning Board

First and Third Wednesday of Each Month
7:00 P.M. at the Moultonborough Town Offices,
Unless Otherwise Specified

Planning Board

Second and Fourth Wednesday of Each Month
7:00 P.M. at the Moultonborough Town Offices,
Unless Otherwise Specified



**Town of Moultonborough
Land Use Department Fee Schedule**

Planning Board Fees
(Effective August 1, 2010)

Major Subdivision (3 or more lots)
\$300 + \$100 per newly created lot

Minor Subdivision (2 lots w/no further subdivision)
\$275

Site Plan Review
\$250

Boundary Line Adjustment
\$200

Voluntary Merger
\$0.0

Special or Conditional Use Permit (fee waived if part of concurrent application)
\$100

Plat Registration

Applicants are responsible for all recording fees.

All Plans, Plats and Notices of Decision are required to be recorded by the Land Use Staff at the Carroll County Registry of Deeds. Copies of all recorded documents shall be kept on file at the Town after recording at Applicant's expense.

Zoning Board Fees
(Revised May 12, 2008)

Application & Hearing Fees

Variance
\$100

Moultonborough Land Use Department Fee Schedule continued

Special Exception

\$100

Equitable Waiver of Dimensional Requirements

\$100

Re-Hearing

\$100 - Hearing Fee

Appeal of Administrative Decision Fees

\$200 - Application Fee (Non-Refundable)

\$200 - Hearing Fee

\$200 - Re-Hearing Fee (If Granted by ZBA)

Plat Registration

Applicants are responsible for all recording fees.

All Zoning Board required documents, Plans, Plats and Notices of Decision are required to be recorded by the Land Use Staff at the Carroll County Registry of Deeds. Copies of all recorded documents shall be kept on file at the Town after recording at Applicant's expense.

Both Planning & Zoning Boards

Abutters Notices for all Planning & Zoning Applications

\$2 per Abutter plus postage, certified mail

Advertisement Fee for all Planning & Zoning Applications

\$75

Hard Copies

\$0.50 per page.

Electronic Document Transmittal

\$5.00 per transmitted document

LOT SIZING CALCULATIONS

LOT NUMBER	GROSS AREA	AREA OF WETLANDS	ADJUSTED LOT SIZE	ALLOWABLE UNITS
1	246,985 SF	122,842 SF	124,143 SF	12
2	42,070 SF	8,150 SF	33,920 SF	3
3	37,445 SF	5,305 SF	32,140 SF	3
4	21,801 SF	0 SF	21,801 SF	2
5	52,980 SF	32,188 SF	20,792 SF	2
6	38,803 SF	15,095 SF	23,708 SF	2
7	21,670 SF	0 SF	21,670 SF	2
8	32,388 SF	8,222 SF	24,166 SF	2
9	21,055 SF	885 SF	20,170 SF	2
10	20,843 SF	669 SF	20,174 SF	2
11	28,824 SF	8,739 SF	20,085 SF	2
12	34,529 SF	11,029 SF	23,500 SF	2
13	34,490 SF	7,176 SF	27,314 SF	2
14	21,666 SF	585 SF	21,081 SF	2

Moultonborough Subdivision Regulation Checklist

PLEASE INSURE YOU RETURN A COMPLETED
CHECK LIST COMPLETE WITH WAIVER LETTER IF
REQUIRED!

All proposed subdivision plans must be submitted to the Planning Board accompanied by a subdivision application form and checklist, available from the Land Use Department. All forms and checklist must be completed by the applicant and filed with the Land Use Office along with all required submittals, no later than 19 business days prior to a scheduled hearing. A complete application will not be accepted by the board unless it meets all the applicable requirements per the Subdivision Regulations. **This checklist is only a guide and does NOT list every requirement.** If all data is not available, please contact the Land Use Office to reschedule your hearing. All submission requirements become part of the final application according to regulation 4.4. Due to application specific conditions, the following checklist may be amended at the discretion of the Planning Board.

Moultonborough
Subdivision Review Checklist

Project Name

Tax Map 140

Lot # 16

Date 2-19-2024

Sub.Div.Reg. Section	Owner:	Waiver Requested= WR			
		Y	N	N/A	WR
4.3.1	6 Copies of application & one PDF file	X			
4.3.1.1	Proposed Subdivision Name	X			
4.3.1.1	Name and address of Owner(s) of Record	X			
4.3.1.1	Name of Subdivision Surveyor and/or Engineer	X			
4.3.1.1	Date of Application	X			
4.3.1.1	North Arrow	X			
4.3.1.1	Scale of not more than 1 inch to 100 ft.	X			
4.3.1.1	Tax Map page and parcel number	X			
4.3.1.2	Names and mailing address of all abutters	X			
4.3.1.3	Easements, Alleys, Parks, and Public open spaces	X			
4.3.1.3	Abutting Subdivision Names			X	
4.3.1.3	Setbacks	X			
4.3.1.4	Location, bearings and dimensions of property lines	X			
4.3.1.4	Existing and Proposed Buildings	X			
4.3.1.4	Existing and Proposed Easements	X			
4.3.1.4	Water courses, Ponds, Wetlands and/or standing water	X			
4.3.1.4	Rock ledges			X	
4.3.1.4	Right(s) of Way	X			
4.3.1.4	Total area clearly divided // Usable and Non-usable areas	X			
4.3.1.5	Water mains, Sewer lines and/or Drains; existing or planned	X			
4.3.1.5	Electric utilities	X			
4.3.1.5	Location and results of Percolation test pits/holes	X			
4.3.1.5	Protective Well radius	X			
4.3.1.6	Existing and Proposed Streets; Names & widths	X			
4.3.1.6	Elevation points to indicate topography of streets	X			
4.3.1.6	Location and widths of Streets, Highways, & Pedestrian Ways, existing and Proposed	X			

Moultonborough
Subdivision Review Checklist

Section	Owner:	Y	N	N/A	WR
4.3.1.7	Boundries of proposed permanent easements over or under private property	X			
4.3.1.8	Area of proposed lots in Sq. Ft. (up to 5 acres, "5.01" acres for over)	X			
4.3.1.9	Deed restrictions (for Public Use Lands only)			X	
4.3.1.9	Location and description of land to be dedicated to Public Use	X			
4.3.1.10	Bridges and Culverts with location and sizes	X			
4.3.1.11	Soil & slope information, for on-site water and/or sewer	X			
4.3.1.11	2-ft contours for constructon areas, 5-ft for remainder of lot	X			
4.3.1.12	All dimensions to nearest 0.0X of ft. & bearings to minute	X			
4.3.1.12	Error of closure for blocks by streets shall be that of a third order survey or better			X	
4.3.4	Fees Paid	X			
Off site geographic facts within 200' pertaining to application to include following					
4.3.1.13	Driveways	X			
4.3.1.13	Intersections	X			
4.3.1.13	Other conditions that may have impact on application			X	
4.3.1.13	Shorelines	X			
4.3.1.13	Structures	X			
4.3.1.13	Utility construction	X			
4.3.1.13	Water sources	X			
4.3.1.13	Wetlands	X			
Next sections					
4.3.2	Name and address of ALL professionals w/seals on plans	X			
4.3.3	Written confirmation that Fire Dept. received copy of plat	X			
4.3.5	Future Street systems if part of larger parcel			X	
4.3.6	If portion of land to be publicly owned, provide Conditional Title acceptable to Town's legal counsel			X	
4.3.7	Statement confirming stakes in ground for road(s) centerlines	X			
4.3.8	Copy of Deed Restrictions	X			
4.3.8	Copy of Conservation Easements	X			
4.3.8	Copy of Condominium Declarations	X			

Moultonborough
Subdivision Review Checklist

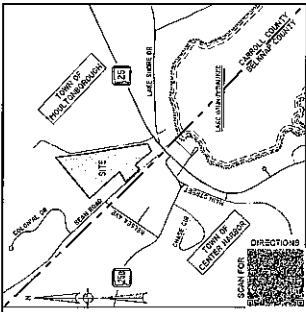
Section	Owner:	Y	N	N/A	WR
4.3.8	Copy of Restrictive Covenants, etc	X			
4.3.9	Written authority from all owners for agent to represent	X			
4.5.2	Written request for any Waivers			X	
6.2.2	Fire Fighting protective devices available? (hydrants, ponds, ?)	X			
6.3	Is in FEMA Flood Zone?		X		
7.1.1	Width of blocks not < 300 ft. nor > 1,200 ft.			X	
<i>Road Design and Construction Ref. Table 1 and exhibits after 9.7</i>					
7.2.5	Minimum road width per table 1	X			
7.2.5	Minimum Grade 0.5%	X			
7.2.5	Maximum Grade per table 1	X			
7.2.5	Minimum shoulder width per table 1	X			
7.2.5	Minimum centerline radii on curves per table 1	X			
7.2.5.1	Minimum ROW 50 ft.	X			
7.2.5.2	Minimum angle of intersection, 60 degrees, (prefer 90°)	X			
7.2.5.4	Minimum tangent on reverse curves 100 ft.	X			
7.2.5.5	Minimum road crown of 1/4 inch per ft.	X			
7.2.5.6	Dead End / Cul-de-Sac minimum diameter 120 ft.	X			
7.2.5.9	No street jogs of under 125 ft.			X	
7.2.5.12	Adequate drainage provided for 24 hr. 50 year storm?	X			
<i>Next sections</i>					
7.3.2	NHDOT Driveway permit Rcv'd on Class I - III roads?	X			
7.3.3	Town Driveway permit Rcv't?	X			
7.3.4	Driveway dimensions shown	X			
7.3.4	Driveway Sight distances indicated	X			
7.3	Intersection Sight Distances conform to Table 1	X			
7.3.5	No more than 2 access points	X			
7.3.6	For frontage over 600 ft., internal service road created			X	
7.4.3	Minimum 18 inch diameter under roadway pipe	X			
7.4.3	No additional drainage onto abutting property	X			
<i>Subdivision with <u>any</u> Water Access</i>					
8.1.1	Meets minimum lot size per Zoning Art. III Table 1			X	

Moultonborough
Subdivision Review Checklist

Section	Owner:	Y	N	N/A	WR
8.1.2	Meets requirements if common use			X	
8.1.3	Meets Lot Dimensions for waterfront lots			X	
8.1.4	Parking Spaces for water access			X	
8.1.6 & 8.2	Meets boating and Swimming Area delineation			X	
8.1.6.5	No dock, etc. within 20 ft. of extended lot lines			X	
8.3	Meets regulations for condominium conversions (if appl')			X	
8.4	Meets requirements for Community Water System (if appl')			X	
List any other items that you feel important for Planning Board to Know or items for Waiver Request					

GENERAL NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE AREAS OF GRADING WITHIN THE 2' AND 5' WETLAND STRIPBACKS.
 2. IMPACTS SHOWN ARE TENTATIVE IN SIZE AND NATURE AS PREVIOUSLY APPROVED BY THE BOARD ON FEB. 27, 2023.

GRADING WITHIN THE 5' WETLAND BUFFER DUE TO UTILITIES AND STORMWATER TREATMENT
 GRADING WITHIN THE 5' WETLAND BUFFER WHICH REQUIRES A CONDITIONAL USE PERMIT
 GRADING WITHIN THE 2' WETLAND BUFFER WHICH REQUIRES VARIANCE FROM THE ZONING BOARD

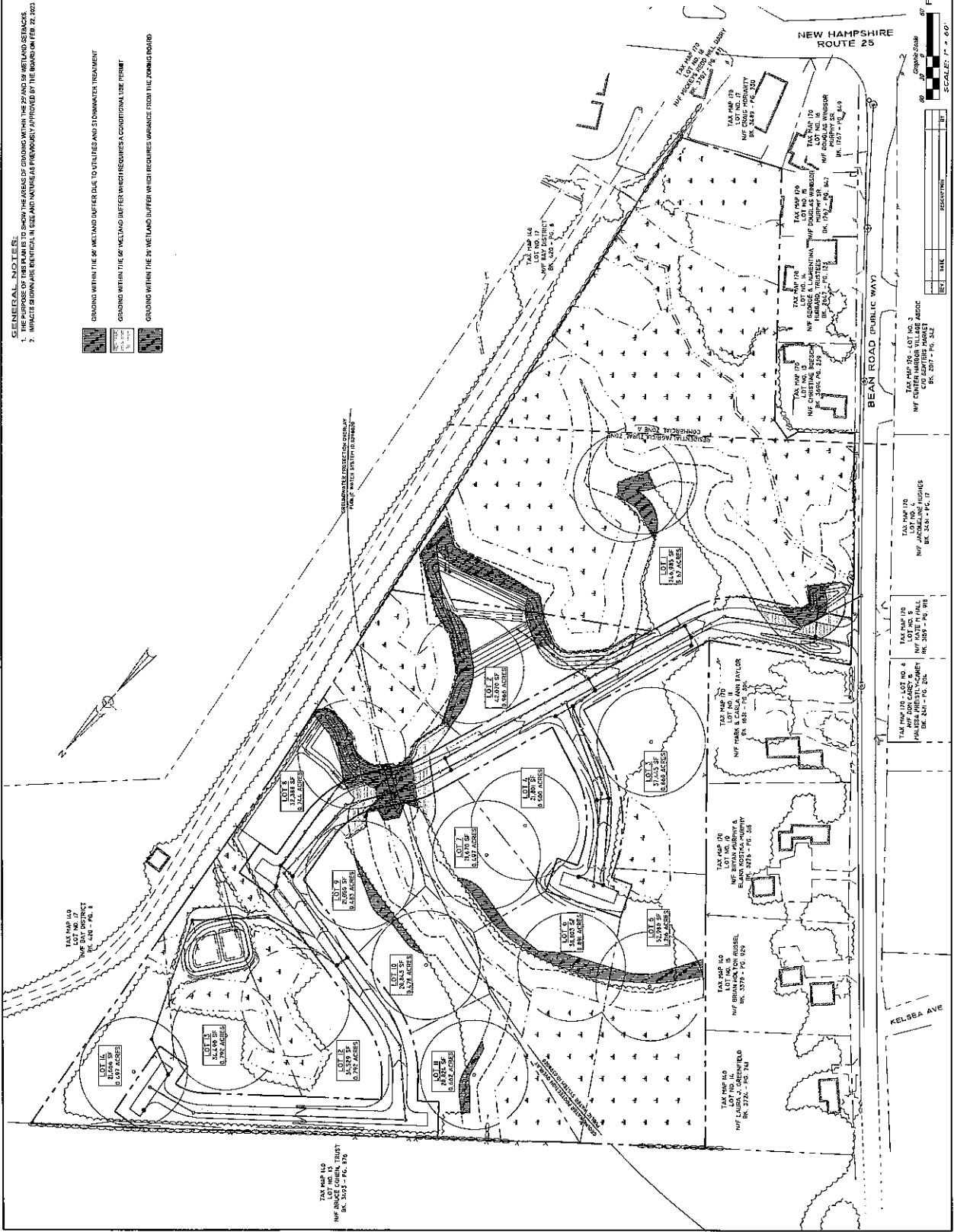


- SYMBOLS LEGEND**
- PROPERTY LINE
 - EXISTING STONE WALL
 - EXISTING EDGE OF WETLAND
 - PROPOSED BUILDING NUMBER
 - STORM WATER MANAGEMENT TANK
 - PROPOSED 12" CONDUIT
 - PROPOSED 18" CONDUIT
 - PROPOSED TRIBLE LINE
 - PROPOSED DRAIN PIPE
 - PROPOSED GENERATOR MAN
 - PROPOSED VALVE MAN
 - PROPOSED TIE LINE
 - PROPOSED DOWN MAIN TIE
 - PROPOSED 12" CONDUIT
 - PROPOSED 18" CONDUIT
 - PROPOSED 3" W/4" MANHOLE
 - PROPOSED 24" MANHOLE

CONDITIONAL USE PERMIT
TAX MAP 140 LOT 16
 BEAN ROAD, Moultonborough, NH 03254
 Harbor Landing Development LLC
 725 SO. MAIN STREET
 MIDDLEBORO, NH 03308
 PREPARED BY
BROWN ENGINEERING LLC.
 100 WEST RIVER ST SUITE 100
 NEW HAMPSHIRE 03804
 TEL (603) 764-7404
 www.browncivil.com

CIVIL ENGINEERS
BROWN ENGINEERING

DATE: FEBRUARY 29, 2024
 JOB NO. 5328-01



REF.	TAK	DESCRIPTION
1	TAX MAP 170 LOT NO. 10	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 10
2	TAX MAP 170 LOT NO. 11	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 11
3	TAX MAP 170 LOT NO. 12	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 12
4	TAX MAP 170 LOT NO. 13	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 13
5	TAX MAP 170 LOT NO. 14	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 14
6	TAX MAP 170 LOT NO. 15	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 15
7	TAX MAP 170 LOT NO. 16	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 16
8	TAX MAP 170 LOT NO. 17	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 17
9	TAX MAP 170 LOT NO. 18	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 18
10	TAX MAP 170 LOT NO. 19	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 19
11	TAX MAP 170 LOT NO. 20	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 20
12	TAX MAP 170 LOT NO. 21	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 21
13	TAX MAP 170 LOT NO. 22	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 22
14	TAX MAP 170 LOT NO. 23	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 23
15	TAX MAP 170 LOT NO. 24	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 24
16	TAX MAP 170 LOT NO. 25	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 25
17	TAX MAP 170 LOT NO. 26	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 26
18	TAX MAP 170 LOT NO. 27	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 27
19	TAX MAP 170 LOT NO. 28	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 28
20	TAX MAP 170 LOT NO. 29	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 29
21	TAX MAP 170 LOT NO. 30	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 30
22	TAX MAP 170 LOT NO. 31	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 31
23	TAX MAP 170 LOT NO. 32	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 32
24	TAX MAP 170 LOT NO. 33	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 33
25	TAX MAP 170 LOT NO. 34	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 34
26	TAX MAP 170 LOT NO. 35	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 35
27	TAX MAP 170 LOT NO. 36	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 36
28	TAX MAP 170 LOT NO. 37	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 37
29	TAX MAP 170 LOT NO. 38	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 38
30	TAX MAP 170 LOT NO. 39	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 39
31	TAX MAP 170 LOT NO. 40	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 40
32	TAX MAP 170 LOT NO. 41	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 41
33	TAX MAP 170 LOT NO. 42	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 42
34	TAX MAP 170 LOT NO. 43	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 43
35	TAX MAP 170 LOT NO. 44	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 44
36	TAX MAP 170 LOT NO. 45	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 45
37	TAX MAP 170 LOT NO. 46	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 46
38	TAX MAP 170 LOT NO. 47	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 47
39	TAX MAP 170 LOT NO. 48	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 48
40	TAX MAP 170 LOT NO. 49	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 49
41	TAX MAP 170 LOT NO. 50	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 50
42	TAX MAP 170 LOT NO. 51	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 51
43	TAX MAP 170 LOT NO. 52	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 52
44	TAX MAP 170 LOT NO. 53	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 53
45	TAX MAP 170 LOT NO. 54	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 54
46	TAX MAP 170 LOT NO. 55	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 55
47	TAX MAP 170 LOT NO. 56	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 56
48	TAX MAP 170 LOT NO. 57	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 57
49	TAX MAP 170 LOT NO. 58	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 58
50	TAX MAP 170 LOT NO. 59	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 59
51	TAX MAP 170 LOT NO. 60	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 60
52	TAX MAP 170 LOT NO. 61	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 61
53	TAX MAP 170 LOT NO. 62	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 62
54	TAX MAP 170 LOT NO. 63	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 63
55	TAX MAP 170 LOT NO. 64	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 64
56	TAX MAP 170 LOT NO. 65	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 65
57	TAX MAP 170 LOT NO. 66	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 66
58	TAX MAP 170 LOT NO. 67	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 67
59	TAX MAP 170 LOT NO. 68	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 68
60	TAX MAP 170 LOT NO. 69	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 69
61	TAX MAP 170 LOT NO. 70	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 70
62	TAX MAP 170 LOT NO. 71	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 71
63	TAX MAP 170 LOT NO. 72	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 72
64	TAX MAP 170 LOT NO. 73	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 73
65	TAX MAP 170 LOT NO. 74	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 74
66	TAX MAP 170 LOT NO. 75	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 75
67	TAX MAP 170 LOT NO. 76	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 76
68	TAX MAP 170 LOT NO. 77	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 77
69	TAX MAP 170 LOT NO. 78	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 78
70	TAX MAP 170 LOT NO. 79	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 79
71	TAX MAP 170 LOT NO. 80	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 80
72	TAX MAP 170 LOT NO. 81	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 81
73	TAX MAP 170 LOT NO. 82	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 82
74	TAX MAP 170 LOT NO. 83	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 83
75	TAX MAP 170 LOT NO. 84	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 84
76	TAX MAP 170 LOT NO. 85	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 85
77	TAX MAP 170 LOT NO. 86	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 86
78	TAX MAP 170 LOT NO. 87	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 87
79	TAX MAP 170 LOT NO. 88	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 88
80	TAX MAP 170 LOT NO. 89	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 89
81	TAX MAP 170 LOT NO. 90	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 90
82	TAX MAP 170 LOT NO. 91	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 91
83	TAX MAP 170 LOT NO. 92	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 92
84	TAX MAP 170 LOT NO. 93	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 93
85	TAX MAP 170 LOT NO. 94	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 94
86	TAX MAP 170 LOT NO. 95	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 95
87	TAX MAP 170 LOT NO. 96	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 96
88	TAX MAP 170 LOT NO. 97	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 97
89	TAX MAP 170 LOT NO. 98	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 98
90	TAX MAP 170 LOT NO. 99	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 99
91	TAX MAP 170 LOT NO. 100	NF CENTER HARBOR VILLAGE ASSOC BK. 2017 - PG. 100

SCALE: 1" = 20'

SUBDIVISION PLAN

HARBOR LANDING ESTATES

TAX MAP 140 LOT 16 8
 TAX MAP 170 LOT 12
 33 BEAN ROAD
 MOULTONBOROUGH, NEW HAMPSHIRE

LEGEND

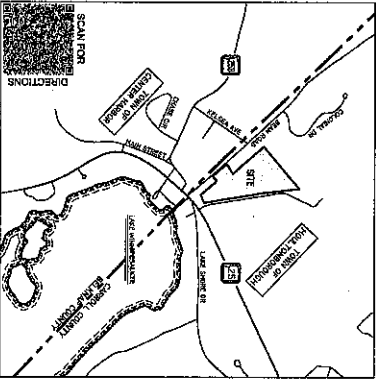
- EXISTING STORMWALL
- EXISTING 2' CURB/BOX
- EXISTING 12' CURB/BOX
- EXISTING 18' CURB/BOX
- EXISTING 24' CURB/BOX
- EXISTING 30' CURB/BOX
- EXISTING 36' CURB/BOX
- EXISTING 42' CURB/BOX
- EXISTING 48' CURB/BOX
- EXISTING 54' CURB/BOX
- EXISTING 60' CURB/BOX
- EXISTING 66' CURB/BOX
- EXISTING 72' CURB/BOX
- EXISTING 78' CURB/BOX
- EXISTING 84' CURB/BOX
- EXISTING 90' CURB/BOX
- EXISTING 96' CURB/BOX
- EXISTING 102' CURB/BOX
- EXISTING 108' CURB/BOX
- EXISTING 114' CURB/BOX
- EXISTING 120' CURB/BOX
- EXISTING 126' CURB/BOX
- EXISTING 132' CURB/BOX
- EXISTING 138' CURB/BOX
- EXISTING 144' CURB/BOX
- EXISTING 150' CURB/BOX
- EXISTING 156' CURB/BOX
- EXISTING 162' CURB/BOX
- EXISTING 168' CURB/BOX
- EXISTING 174' CURB/BOX
- EXISTING 180' CURB/BOX
- EXISTING 186' CURB/BOX
- EXISTING 192' CURB/BOX
- EXISTING 198' CURB/BOX
- EXISTING 204' CURB/BOX
- EXISTING 210' CURB/BOX
- EXISTING 216' CURB/BOX
- EXISTING 222' CURB/BOX
- EXISTING 228' CURB/BOX
- EXISTING 234' CURB/BOX
- EXISTING 240' CURB/BOX
- EXISTING 246' CURB/BOX
- EXISTING 252' CURB/BOX
- EXISTING 258' CURB/BOX
- EXISTING 264' CURB/BOX
- EXISTING 270' CURB/BOX
- EXISTING 276' CURB/BOX
- EXISTING 282' CURB/BOX
- EXISTING 288' CURB/BOX
- EXISTING 294' CURB/BOX
- EXISTING 300' CURB/BOX
- EXISTING 306' CURB/BOX
- EXISTING 312' CURB/BOX
- EXISTING 318' CURB/BOX
- EXISTING 324' CURB/BOX
- EXISTING 330' CURB/BOX
- EXISTING 336' CURB/BOX
- EXISTING 342' CURB/BOX
- EXISTING 348' CURB/BOX
- EXISTING 354' CURB/BOX
- EXISTING 360' CURB/BOX
- EXISTING 366' CURB/BOX
- EXISTING 372' CURB/BOX
- EXISTING 378' CURB/BOX
- EXISTING 384' CURB/BOX
- EXISTING 390' CURB/BOX
- EXISTING 396' CURB/BOX
- EXISTING 402' CURB/BOX
- EXISTING 408' CURB/BOX
- EXISTING 414' CURB/BOX
- EXISTING 420' CURB/BOX
- EXISTING 426' CURB/BOX
- EXISTING 432' CURB/BOX
- EXISTING 438' CURB/BOX
- EXISTING 444' CURB/BOX
- EXISTING 450' CURB/BOX
- EXISTING 456' CURB/BOX
- EXISTING 462' CURB/BOX
- EXISTING 468' CURB/BOX
- EXISTING 474' CURB/BOX
- EXISTING 480' CURB/BOX
- EXISTING 486' CURB/BOX
- EXISTING 492' CURB/BOX
- EXISTING 498' CURB/BOX
- EXISTING 504' CURB/BOX
- EXISTING 510' CURB/BOX
- EXISTING 516' CURB/BOX
- EXISTING 522' CURB/BOX
- EXISTING 528' CURB/BOX
- EXISTING 534' CURB/BOX
- EXISTING 540' CURB/BOX
- EXISTING 546' CURB/BOX
- EXISTING 552' CURB/BOX
- EXISTING 558' CURB/BOX
- EXISTING 564' CURB/BOX
- EXISTING 570' CURB/BOX
- EXISTING 576' CURB/BOX
- EXISTING 582' CURB/BOX
- EXISTING 588' CURB/BOX
- EXISTING 594' CURB/BOX
- EXISTING 600' CURB/BOX
- EXISTING 606' CURB/BOX
- EXISTING 612' CURB/BOX
- EXISTING 618' CURB/BOX
- EXISTING 624' CURB/BOX
- EXISTING 630' CURB/BOX
- EXISTING 636' CURB/BOX
- EXISTING 642' CURB/BOX
- EXISTING 648' CURB/BOX
- EXISTING 654' CURB/BOX
- EXISTING 660' CURB/BOX
- EXISTING 666' CURB/BOX
- EXISTING 672' CURB/BOX
- EXISTING 678' CURB/BOX
- EXISTING 684' CURB/BOX
- EXISTING 690' CURB/BOX
- EXISTING 696' CURB/BOX
- EXISTING 702' CURB/BOX
- EXISTING 708' CURB/BOX
- EXISTING 714' CURB/BOX
- EXISTING 720' CURB/BOX
- EXISTING 726' CURB/BOX
- EXISTING 732' CURB/BOX
- EXISTING 738' CURB/BOX
- EXISTING 744' CURB/BOX
- EXISTING 750' CURB/BOX
- EXISTING 756' CURB/BOX
- EXISTING 762' CURB/BOX
- EXISTING 768' CURB/BOX
- EXISTING 774' CURB/BOX
- EXISTING 780' CURB/BOX
- EXISTING 786' CURB/BOX
- EXISTING 792' CURB/BOX
- EXISTING 798' CURB/BOX
- EXISTING 804' CURB/BOX
- EXISTING 810' CURB/BOX
- EXISTING 816' CURB/BOX
- EXISTING 822' CURB/BOX
- EXISTING 828' CURB/BOX
- EXISTING 834' CURB/BOX
- EXISTING 840' CURB/BOX
- EXISTING 846' CURB/BOX
- EXISTING 852' CURB/BOX
- EXISTING 858' CURB/BOX
- EXISTING 864' CURB/BOX
- EXISTING 870' CURB/BOX
- EXISTING 876' CURB/BOX
- EXISTING 882' CURB/BOX
- EXISTING 888' CURB/BOX
- EXISTING 894' CURB/BOX
- EXISTING 900' CURB/BOX
- EXISTING 906' CURB/BOX
- EXISTING 912' CURB/BOX
- EXISTING 918' CURB/BOX
- EXISTING 924' CURB/BOX
- EXISTING 930' CURB/BOX
- EXISTING 936' CURB/BOX
- EXISTING 942' CURB/BOX
- EXISTING 948' CURB/BOX
- EXISTING 954' CURB/BOX
- EXISTING 960' CURB/BOX
- EXISTING 966' CURB/BOX
- EXISTING 972' CURB/BOX
- EXISTING 978' CURB/BOX
- EXISTING 984' CURB/BOX
- EXISTING 990' CURB/BOX
- EXISTING 996' CURB/BOX
- EXISTING 1000' CURB/BOX

GENERAL NOTES

- THE PROPERTY IS BOUND BY TAX MAP 140 LOT 16 8 AND TAX MAP 170 LOT 12.
- THE PROPERTY IS BOUND BY TAX MAP 140 LOT 16 8 AND TAX MAP 170 LOT 12.
- AREA OF LOT 16 8 IS 8,824 SQ. FT. (0.20 AC).
- AREA OF LOT 12 IS 2,400 SQ. FT. (0.055 AC).
- THE TOTAL AREA OF THE ENTIRE PROPERTY IS 11,224 SQ. FT. (0.255 AC).
- THE OWNER OF RECORD IS:
 FRENCH LAND SERVICES, INC.
 90 LINDSEY AVENUE
 CHESTER, CT 06412
- THE PROPERTY IS BOUND BY TAX MAP 140 LOT 16 8 AND TAX MAP 170 LOT 12.
- A PORTION OF THE SITE IS LOCATED WITHIN A WETLAND PROTECTION AREA (WPA) (MNR 1712.01).
- A PORTION OF THE SITE IS LOCATED WITHIN A BROWNWATER SHELF (BWS) DISTRICT (MNR 1712.01).
- THE SITE IS BOUND BY NICHOLSON ROAD TO THE WEST.
- THE SITE IS BOUND BY BEAN ROAD TO THE SOUTH.
- THE SITE IS BOUND BY A FLOODPLAIN TO THE EAST.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION ESTABLISHED BY THE STATE OF NEW HAMPSHIRE ON APRIL 18, 1982. THE ORIGIN SOLUTION IS BASED ON THE 1983 DATUM.
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION ESTABLISHED BY THE STATE OF NEW HAMPSHIRE ON APRIL 18, 1982. THE ORIGIN SOLUTION IS BASED ON THE 1983 DATUM.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE.

PROFESSIONAL CONSULTANT'S LIST

- ENGINEERS: BROWN ENGINEERING, LLC
 100 BEECH STREET
 BOSTON, MA 02111
 REG. LICENSE NO. 000000000000000000
- ARCHITECTS: FRENCH LAND SERVICES, INC.
 90 LINDSEY AVENUE
 CHESTER, CT 06412
- SOIL SCIENTISTS: DAN LADD CONSULTANTS
 100 LINDSEY AVENUE
 CHESTER, CT 06412
- WETLAND SCIENTIST: HLE WETLANDS CONSULTANTS
 112 WEST LANE
 WILTON, NH 03095
- WETLAND BOUNDARY: ALL DEVELOPMENT CONSULTING, INC.
 100 LINDSEY AVENUE
 CHESTER, CT 06412



LIST OF DRAWINGS

DWG	SHEET NO.	DESCRIPTION
CS-1	1 OF 22	COVER SHEET
CS-1	2 OF 22	EXISTING CONDITIONS & BOUNDARY PLAN
CS-1	3 OF 22	SETBACK DETERMINATION SHEET
CS-1	4 OF 22	LOT HISTORY PLAN
CS-1	5 OF 22	SETBACK PLAN
CS-1	6 OF 22	OVERVIEW PLAN
CS-1	7 OF 22	PLAN AND PROFILE ROAD 1
CS-1	8 OF 22	PLAN AND PROFILE ROAD 2
CS-1	9 OF 22	PLAN AND PROFILE ROAD 3 & 4
CS-1	10 OF 22	STORM WATER MANAGEMENT PLAN #1
CS-1	11 OF 22	STORM WATER MANAGEMENT PLAN #2
CS-1	12 OF 22	STORM WATER MANAGEMENT PLAN #3
CS-1	13 OF 22	CURB/BOX
CS-1	14 OF 22	BOUNDARY DETAILS
CS-1	15 OF 22	BOUNDARY DETAILS
CS-1	16 OF 22	BOUNDARY DETAILS
CS-1	17 OF 22	BOUNDARY DETAILS
CS-1	18 OF 22	GENERAL DETAILS
CS-1	19 OF 22	WETLANDS DETAILS
CS-1	20 OF 22	DISTRICT 1
CS-1	21 OF 22	DISTRICT 2
CS-1	22 OF 22	DISTRICT 2

NOTE: ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE NEW HAMPSHIRE CONSTRUCTION CODE.

INITIAL PLAN SET SUBMISSION DATE

FEBRUARY 29, 2024
 LATEST REVISION DATE

AGENCY APPROVALS

MADE ALLEGATIONS OF VIOLATION: 000-0000

WHICH REQUIRE A PLAN REVISION: 000-0000

NO OUTSTANDING REVISIONS: 000-0000

WHICH REQUIRE CONSTRUCTION PERMITS: 000-0000

WHICH REQUIRE DISCHARGE PERMITS: 000-0000

APPLICANT:

FRENCH LAND SERVICES, INC.
 90 LINDSEY AVENUE
 CHESTER, CT 06412

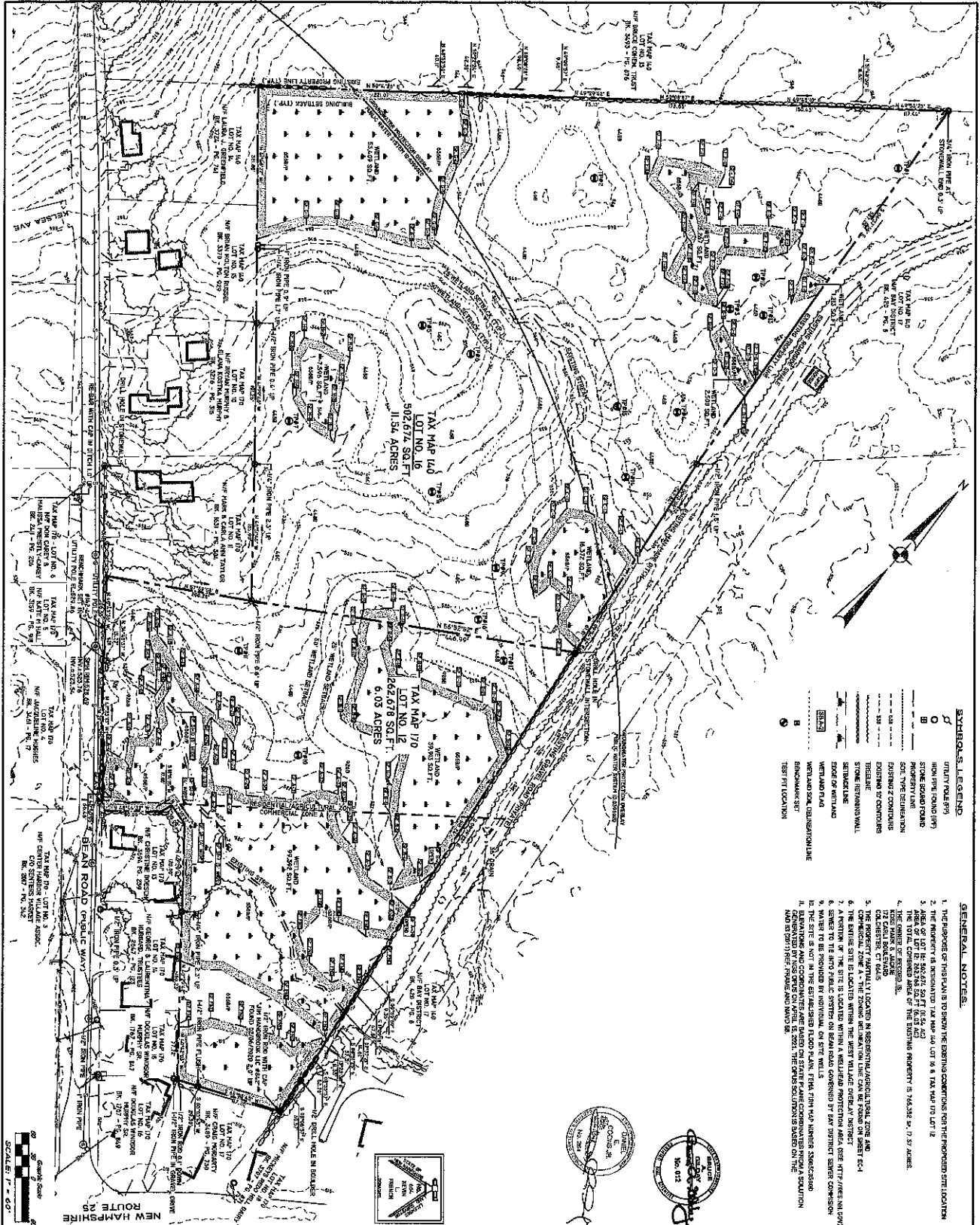
DESIGNED BY:

FRENCH LAND SERVICES, INC.

ENGINTEERING:

20 WILSON STREET, SUITE 201, WILTON, NH 03095
 TEL: 603-788-9000 FAX: 603-788-9001

JOB NO. 5328-01

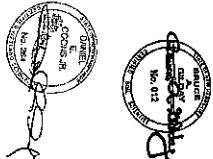


SYMBOLS LEGEND

- UTILITY POLE (BY)
- HIGH FIRE ROAD (BY)
- ▭ STONE WALL (BY)
- PROPERTY LINE
- SOIL TYPE BOUNDARY
- DRAINAGE CHANNEL
- DRAINAGE BY CONTOUR
- STONE INTERCUTTING WALL
- STRUCTURE
- EDGE OF WETLAND
- WETLAND SOIL DISCONTINUITY LINE
- SHADOWNET SET
- TEST PIT LOCATION

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR THE PROPOSED SITE LOCATION.
2. THE BOUNDARY IS INDICATED BY TAX MAP 140 LOT NO. 16 & TAX MAP 170 LOT NO. 12.
3. THE AREA OF LOT 16 IS 11.54 ACRES AND THE AREA OF LOT 12 IS 6.03 ACRES.
4. THE TOTAL COMBINED AREA OF THE EXISTING PROPERTY IS 17.57 ACRES.
5. THE OWNER OF RECORD IS: [Name]
6. THE ZONING OF RECORD IS: [Zone]
7. THE LOCAL BOUNDARY IS: [Boundary]
8. THE ZONING OF RECORD IS: [Zone]
9. THE ZONING OF RECORD IS: [Zone]
10. THE ZONING OF RECORD IS: [Zone]
11. THE ZONING OF RECORD IS: [Zone]
12. THE ZONING OF RECORD IS: [Zone]
13. THE ZONING OF RECORD IS: [Zone]
14. THE ZONING OF RECORD IS: [Zone]
15. THE ZONING OF RECORD IS: [Zone]
16. THE ZONING OF RECORD IS: [Zone]
17. THE ZONING OF RECORD IS: [Zone]
18. THE ZONING OF RECORD IS: [Zone]
19. THE ZONING OF RECORD IS: [Zone]
20. THE ZONING OF RECORD IS: [Zone]
21. THE ZONING OF RECORD IS: [Zone]
22. THE ZONING OF RECORD IS: [Zone]



SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	SOIL UNIT NAME	DRAINAGE CLASS	USE
44g	SOFTHILL	MODERATELY WELL DRAINED	C
44h	ROCKHILL	MODERATELY WELL DRAINED	C
50h	ROCKHILL	MODERATELY WELL DRAINED	C
SOIL DRAINAGE - INTERIOR SLOPE			
E		8 TO 20%	C
F		15 TO 25%	C

I CERTIFY THAT THIS PLAN IS THE RESULT OF A SURVEY DONE WITH A QUALITY INSTRUMENT AS TO ALL STATION THINGS AND IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

PLANS OF REFERENCE

1. SURVEY OF BOUNDARY CORNER MARKS AND LOCUS POINTS OF LOT 16 AND LOT 12, MOUNTAIN VIEW SUBDIVISION, CANTON, VERMONT, NEW HAMPSHIRE DEVELOPMENT, INC. (CANTON, VERMONT, DEVELOPMENT, INC. DATED 07/20/11)
2. SURVEY OF BOUNDARY CORNER MARKS AND LOCUS POINTS OF LOT 16 AND LOT 12, MOUNTAIN VIEW SUBDIVISION, CANTON, VERMONT, DEVELOPMENT, INC. (CANTON, VERMONT, DEVELOPMENT, INC. DATED 07/20/11)
3. TAX MAP 140 LOT 16 AND TAX MAP 170 LOT 12, MOUNTAIN VIEW SUBDIVISION, CANTON, VERMONT, DEVELOPMENT, INC. (CANTON, VERMONT, DEVELOPMENT, INC. DATED 07/20/11)
4. PLAN SHOWING A PORTION OF THE MOUNTAIN VIEW SUBDIVISION, CANTON, VERMONT, DEVELOPMENT, INC. (CANTON, VERMONT, DEVELOPMENT, INC. DATED 07/20/11)
5. PLAN SHOWING A PORTION OF THE MOUNTAIN VIEW SUBDIVISION, CANTON, VERMONT, DEVELOPMENT, INC. (CANTON, VERMONT, DEVELOPMENT, INC. DATED 07/20/11)

EXISTING CONDITIONS
TAX MAP 140 LOT 16
TAX MAP 170 LOT 12
 BEAN ROAD, MOUNTAINVIEW, NH 03254

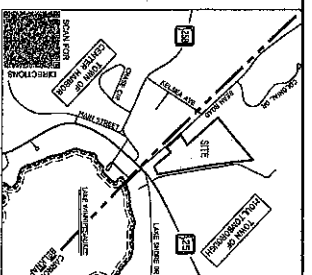
PREPARED BY:
BROWN ENGINEERING LLC
 100 MAIN STREET, SUITE 200
 FERRISBURGH, NH 03045
 PHONE: 603-878-0000
 FAX: 603-878-0001
 WWW.BROWNEENGINEERING.COM

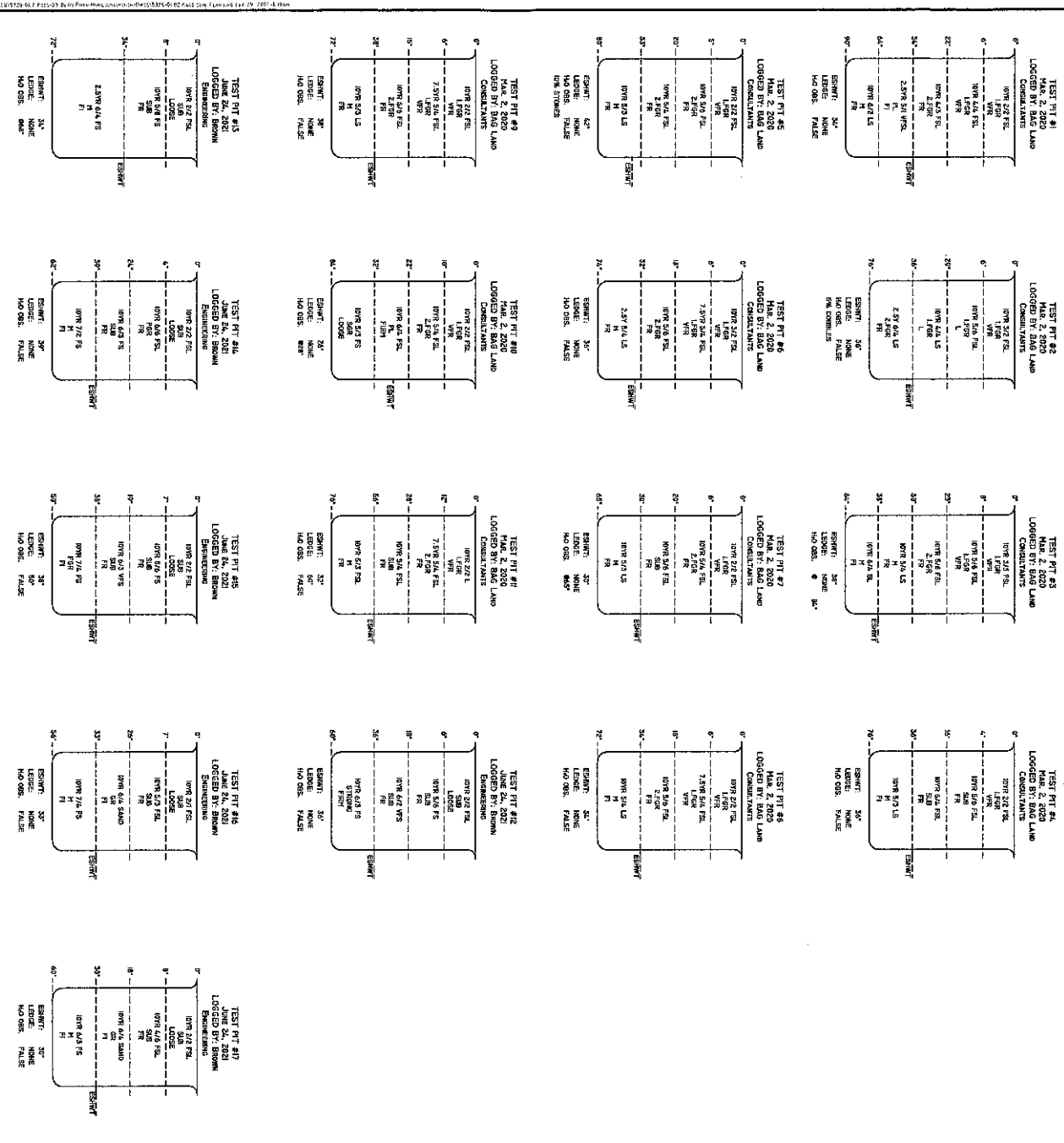
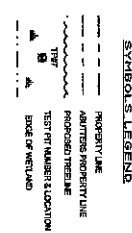
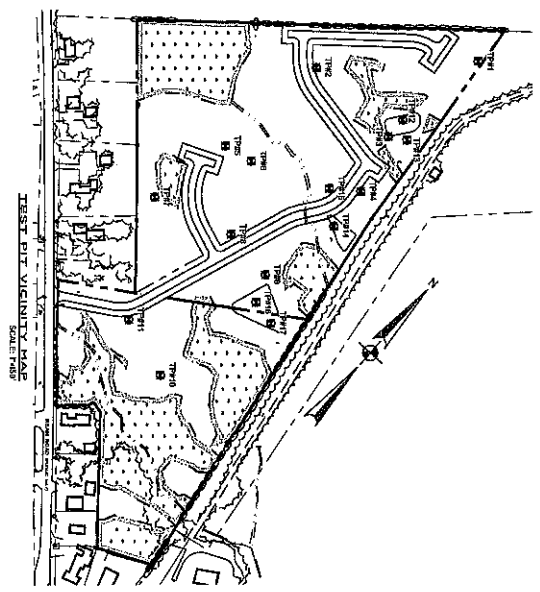
DATE: FEBRUARY 29, 2024
 JOB NO: 8328-01

CIVIL ENGINEERS

SOIL CERTIFICATION STATEMENT

THIS WAS PREPARED BY THE REGISTERED PROFESSIONAL ENGINEER, DAVID E. HARRIS, P.E., IN ACCORDANCE WITH THE VERMONT SOIL CONSERVATION SERVICE (VSCS) REGULATIONS. THE VSCS IS A PROGRAM OF THE VERMONT DEPARTMENT OF CONSERVATION AND RECREATION. THE VSCS IS A TECHNICAL SERVICE THAT PROVIDES TECHNICAL ASSISTANCE TO LANDOWNERS AND MANAGERS.





TEST PIT DATA

TAX MAP 140 LOT 16
BEAN ROAD, MOUNTAINBOROUGH, NH 03254

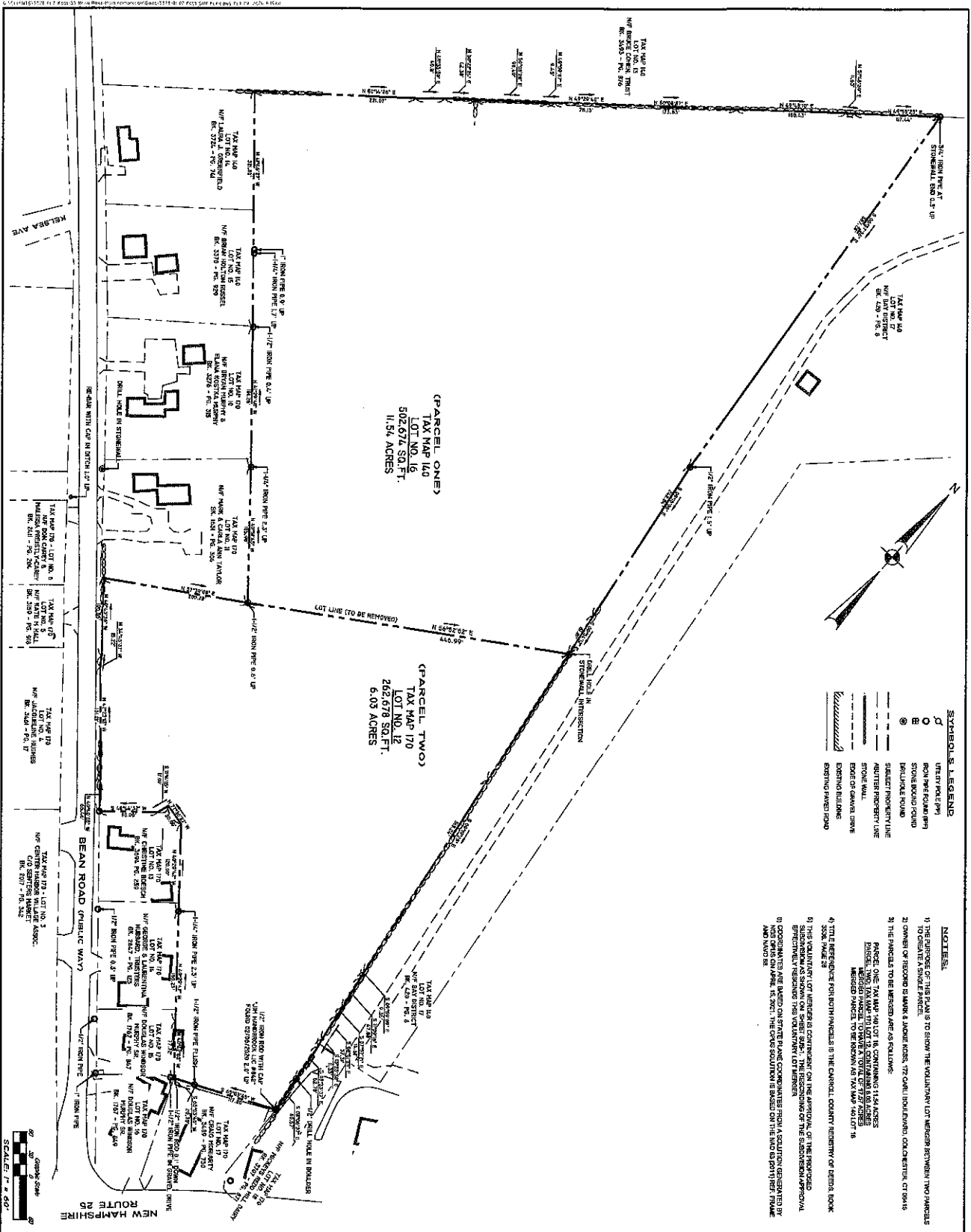
PREPARED BY:
1. HATCHER LANDING DEVELOPMENT LLC
2. BROWN ENGINEERING LLC

APPROVED BY:
1. ASHMAN, BENJAMIN
2. BROWN ENGINEERING LLC

DATE: FEBRUARY 29, 2024
JOB NO.: 5328-01

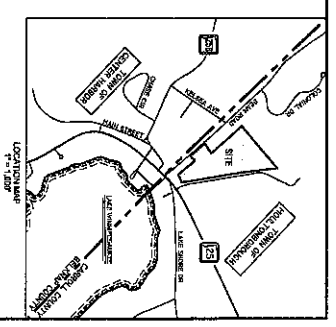
BROWN ENGINEERING LLC
CIVIL ENGINEERS

TPD-1
3 OF 22



- SYMBOLS & LEGEND**
- UTILITY POLE (P) & POWER LINES
 - STONE BOUNDARY FOUND
 - BRICKLAY BOUNDARY FOUND
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - STONE WALL
 - EDGE OF CANAL/DITCH
 - EXISTING PAVED ROAD

- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE VOLUNTARY LOT MERGER BETWEEN TWO PARCELS TO CREATE A SINGLE PARCEL.
 - 2) OWNER OF RECORD IS MARK J ANDER WOOD, 172 OAK HOLLOW DR, COAKESVILLE, CT 06034
 - 3) THE PARCELS TO BE MERGED ARE AS SHOWN:
- PARCEL ONE: TAX MAP 140 LOT 16, CONTAINING 11.54 ACRES
 PARCEL TWO: TAX MAP 170 LOT 12, CONTAINING 6.03 ACRES
- 4) TITLE REFERENCE FOR BOTH PARCELS IS THE CANTON COUNTY REGISTER OF DEEDS, BOOK 5928 PAGE 29
 - 5) THIS VOLUNTARY LOT MERGER IS CONTINGENT UPON THE APPROVAL OF THE PROPOSED MERGER BY THE CANTON COUNTY REGISTER OF DEEDS.
 - 6) OCCUPANTS ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION DERIVED BY THE CANTON COUNTY REGISTER OF DEEDS.
 - 7) THE OWNERS ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION DERIVED BY THE CANTON COUNTY REGISTER OF DEEDS.
 - 8) MERGED PARCEL TO BE KNOWN AS TAX MAP 140 LOT 16



PLANS OF REFERENCE

- 1) 2014 DEED OF CONVEYANCE SIGNED MARK J ANDER WOOD, REG. MAP 170 LOT 12 MAP 170, LOT 12, 262,678 SQ. FT. CONVEYED TO MARK J ANDER WOOD, 172 OAK HOLLOW DR, COAKESVILLE, CT 06034, BY HARVARD LAND SURVEYING, COND. PLANNING NO. 25842
- 2) 2014 DEED OF CONVEYANCE SIGNED MARK J ANDER WOOD, REG. MAP 140 LOT 16, 502,674 SQ. FT. CONVEYED TO MARK J ANDER WOOD, 172 OAK HOLLOW DR, COAKESVILLE, CT 06034, BY HARVARD LAND SURVEYING, COND. PLANNING NO. 25842
- 3) TAX MAP 140 LOT 16, 502,674 SQ. FT. CONVEYED TO MARK J ANDER WOOD, 172 OAK HOLLOW DR, COAKESVILLE, CT 06034, BY HARVARD LAND SURVEYING, COND. PLANNING NO. 25842
- 4) PLAN SHOWING A PORTION OF THE MULTICOMPASSIONATE BEAN ROAD S/S FROM THE INTERSECTION OF BEAN ROAD AND MULDENBOROUGH LN TO THE INTERSECTION OF BEAN ROAD AND NEW HAMPSHIRE RT.

LOT MERGER
TAX MAP 140 LOT 16
 BEAN ROAD, MULDENBOROUGH LN, CT 06254

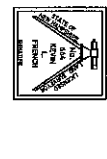
PREPARED BY:
BROWN ENGINEERING LLC
 60 STATE ST. SUITE 200
 WATERBURY, VT 05671
 WWW.BROWNENR.COM

CHECKED BY:
BROWN ENGINEERING LLC
 60 STATE ST. SUITE 200
 WATERBURY, VT 05671
 WWW.BROWNENR.COM

DATE: 05/20/24
JOB NO.: 2528-01

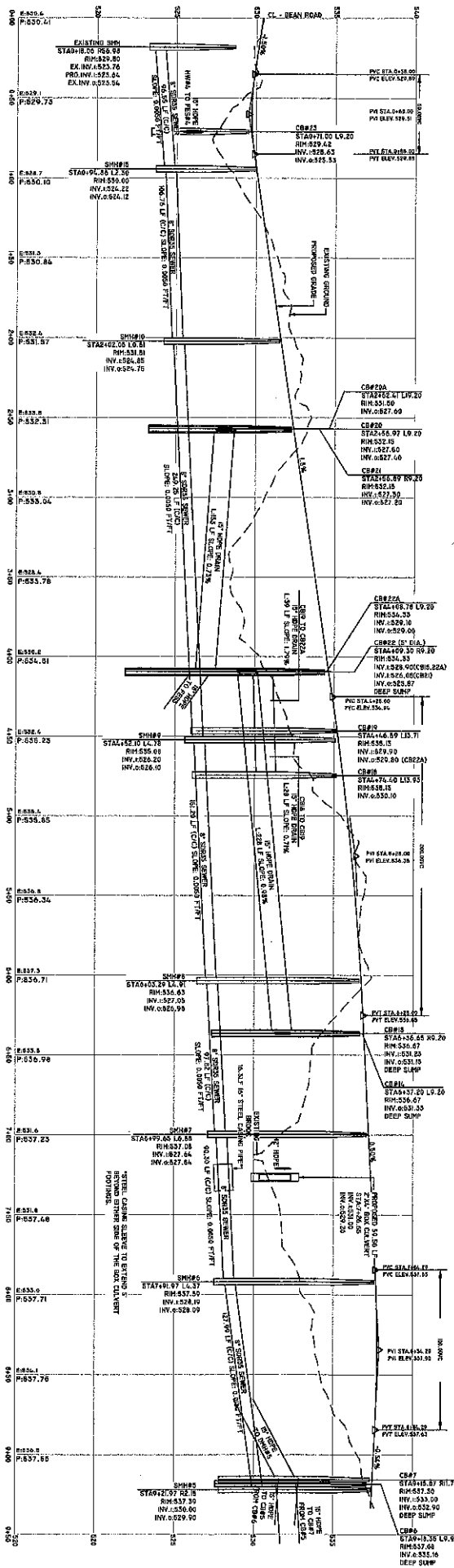
SCALE: 1" = 60'

LM-1
 4 OF 22

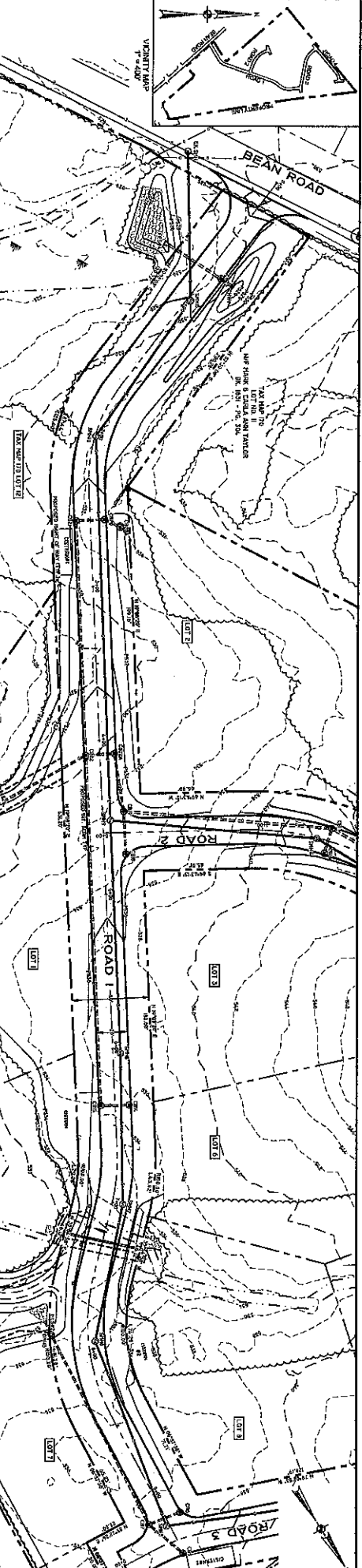


CENTRELINE STATION EQUATIONS:
ROAD 1 STA. 4481.18 = ROAD 2 STA. 0.00
ROAD 1 STA. 4434.44 = ROAD 3 STA. 0.00

ROAD 1: PROFILE VIEW
VERT. SCALE: 1" = 3'



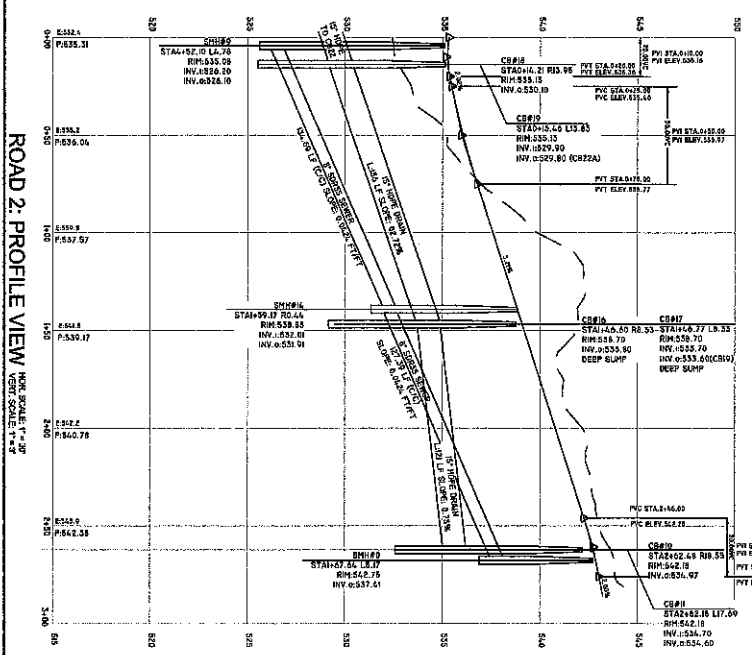
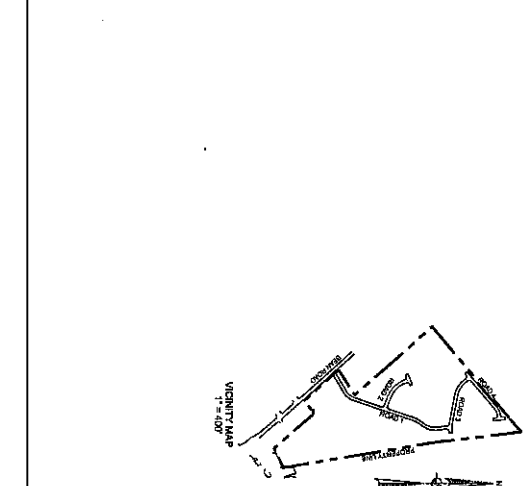
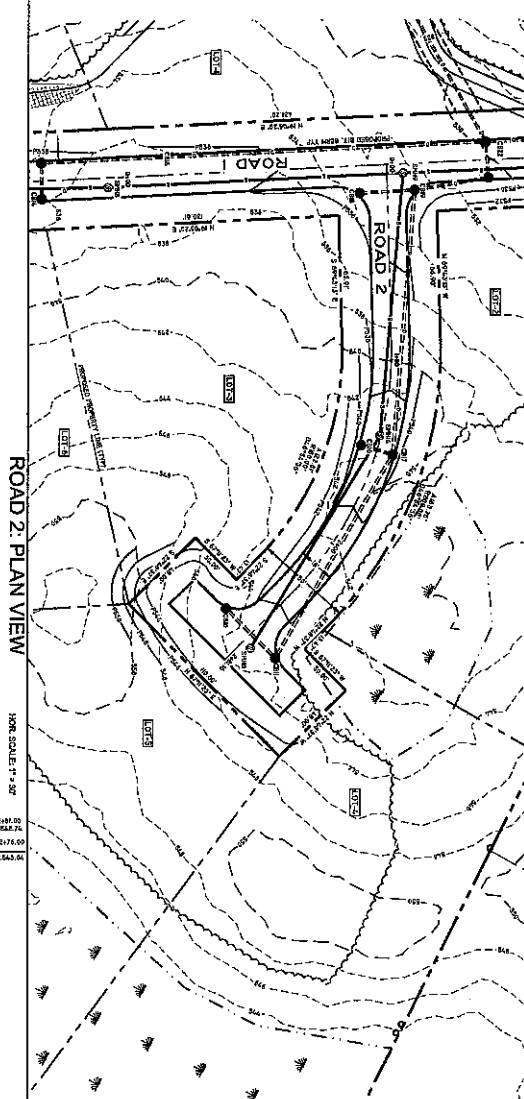
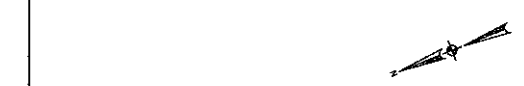
ROAD 1: PLAN VIEW
HORIZ. SCALE: 1" = 30'



NO.	DATE	DESCRIPTION	BY



ROADWAY PLAN AND PROFILE
TAX MAP 140 LOT 16
BEAN ROAD, MOUNTONBOROUGH, NH 03254
PREPARED BY:
BROWN ENGINEERING LLC
1000 WINDING DEVELOPMENT LLC
DATE: FEBRUARY 25, 2024 CIVIL ENGINEERS
JOB NO.: S23B-01
PP-1
7 OF 22



ROAD 2: PROFILE VIEW HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

NO.	DATE	DESCRIPTION
1	02/29/24	ISSUED FOR PERMIT
2		
3		

ROADWAY PLAN AND PROFILE
TAX MAP 140 LOT 16
 BEAN ROAD, MOULTONBOROUGH, NH 03254

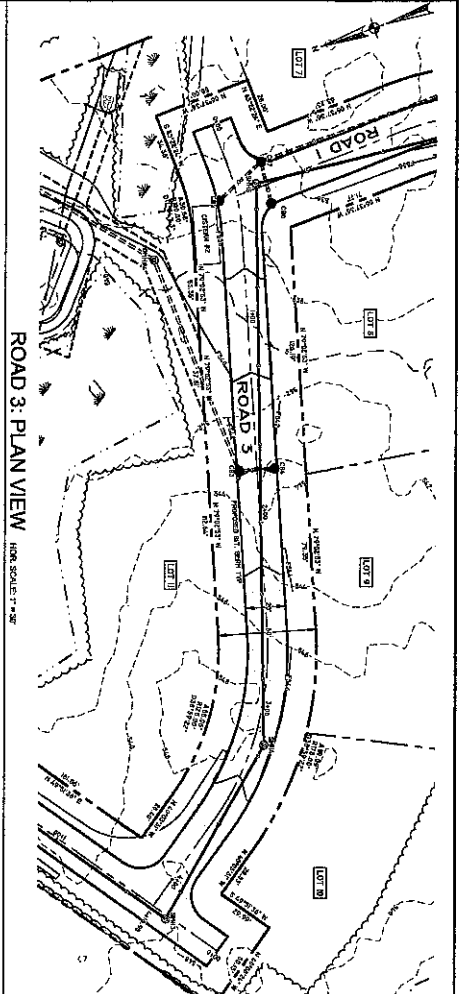
DESIGNED BY:
BROWN ENGINEERING LLC
 100 WINDY HILL ROAD
 MOULTONBOROUGH, NH 03254
 TEL: (603) 344-8444
 WWW.BROWNEENGINEERING.COM

APPROVED FOR:
 PROJECT MANAGER
 CIVIL ENGINEERS

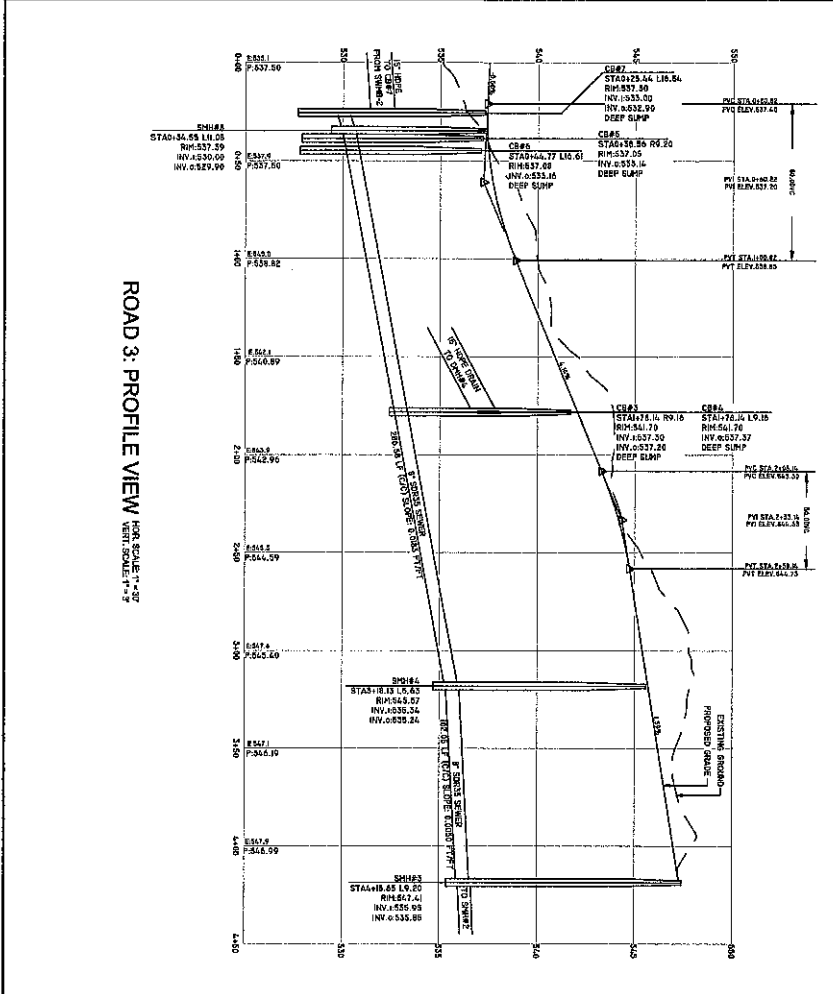
DATE: FEBRUARY 29, 2024
 JOB NO: 5323-01

PP-2
 8" x 11" 22

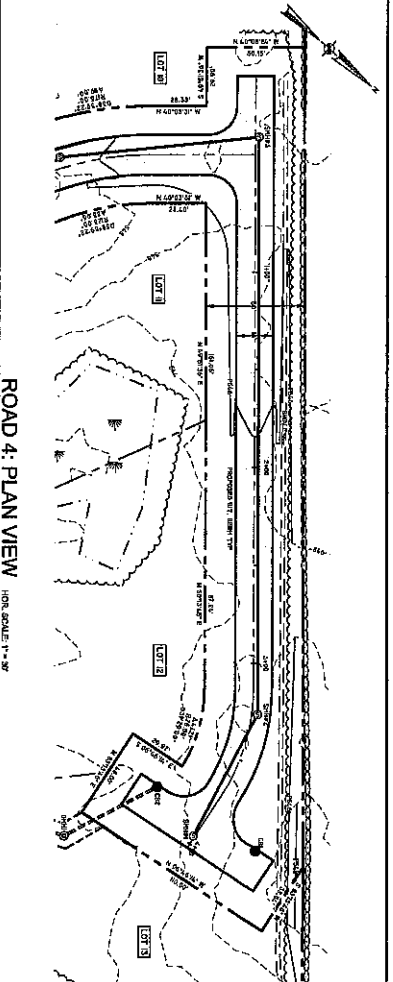
CENTERLINE STATION EQUATIONS:
 ROAD 2 STA. 0+00 = ROAD 1 STA. 4+50.18



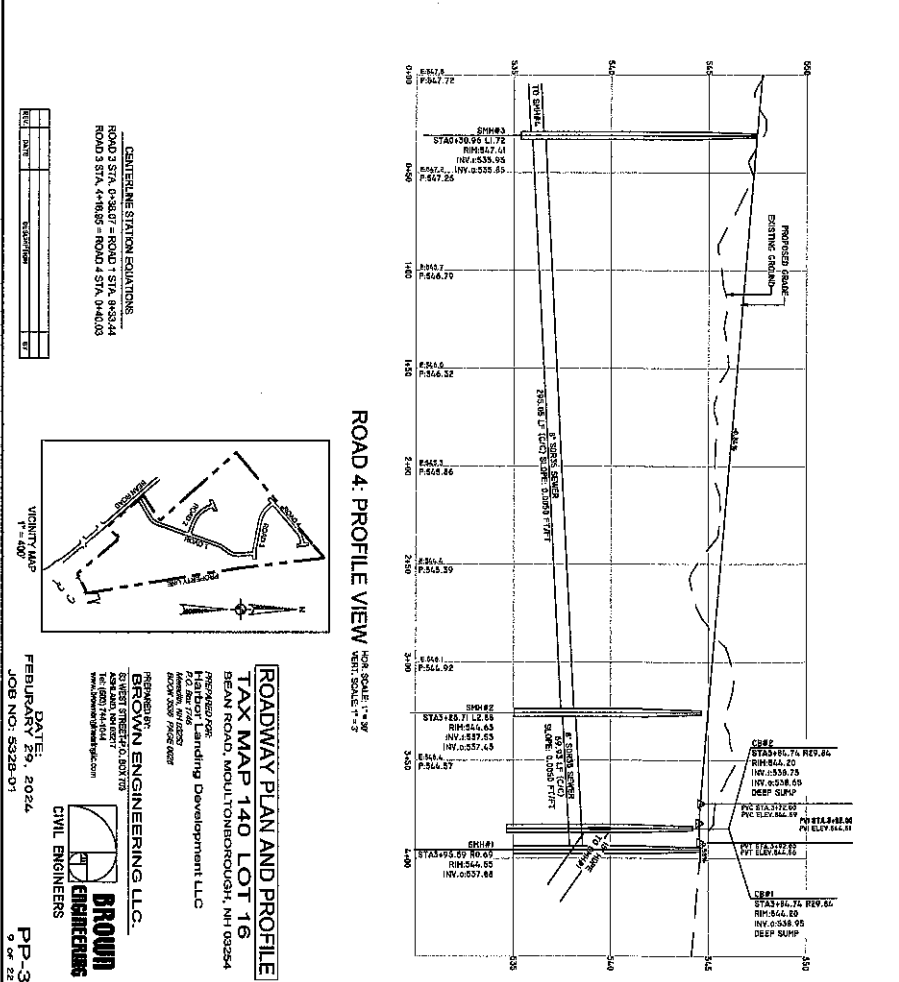
ROAD 3: PLAN VIEW
HORIZ. SCALE: 1" = 40'



ROAD 3: PROFILE VIEW
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



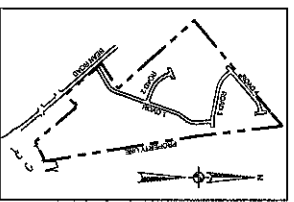
ROAD 4: PLAN VIEW
HORIZ. SCALE: 1" = 40'



ROAD 4: PROFILE VIEW
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'

CENTERLINE STATION EQUATIONS:
ROAD 3 STA. 0+88.07 = ROAD 1 STA. 9+83.14
ROAD 3 STA. 4+18.85 = ROAD 4 STA. 0+40.00

REV.	DATE	DESCRIPTION	BY



DATE: FEBRUARY 29, 2024
JOB NO: S22B-01

PP-3
9 OF 22

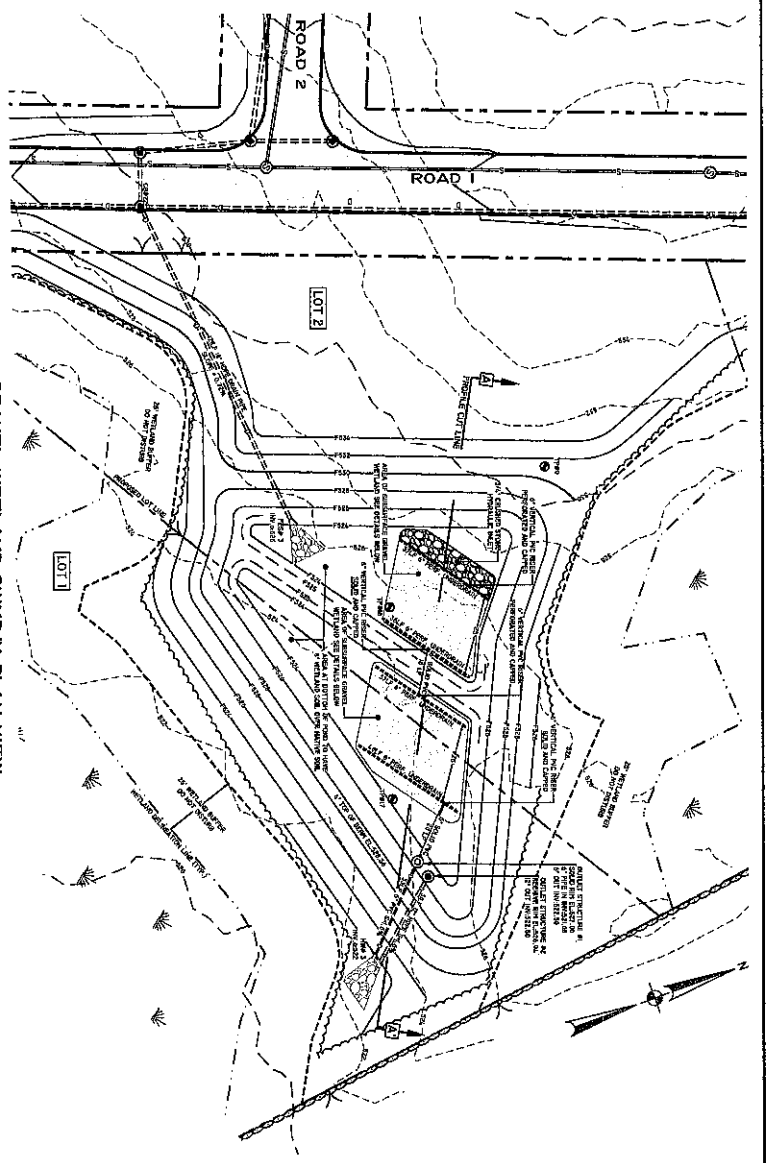
**ROADWAY PLAN AND PROFILE
TAX MAP 140 LOT 16
BEAN ROAD, MOUNTAINBOROUGH, NH 03054**

PREPARED BY:
BROWN ENGINEERING LLC.
20 WEST FREEDOM ROAD, SUITE 100
MOUNTAINBOROUGH, NH 03054
WWW.BROWNEENGINEERS.COM

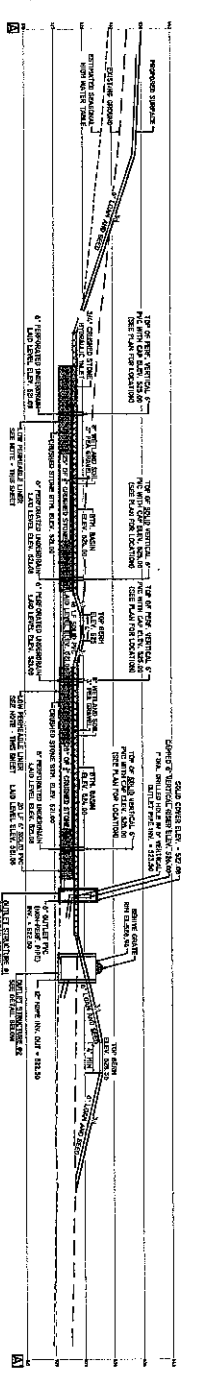
DESIGNED BY:
HARBOR LANDING DEVELOPMENT LLC
ACCOMMODATION PROJECT

PROJECT NO.: S22B-01

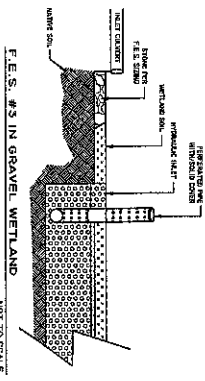
BROWN ENGINEERS
CIVIL ENGINEERS



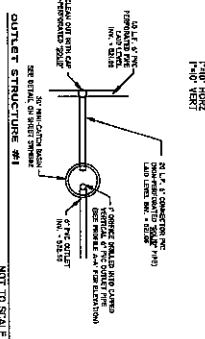
GRAVEL WETLAND SWMB#1 PLAN VIEW
1"=50' HORIZ



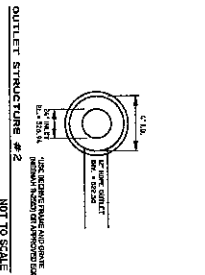
PROFILE A-A' GRAVEL WETLAND SWMB#1
1"=10' VERT
1"=50' HORIZ



TYPICAL GRAVEL WETLAND SECTION
NOT TO SCALE



OUTLET STRUCTURE #1
NOT TO SCALE



OUTLET STRUCTURE #2
NOT TO SCALE

SWMB BOTTOM PERMEABILITY AND LINER

The SWMB bottom permeability and liner shall be constructed in accordance with the following requirements:

1. The bottom permeability and liner shall be constructed of a material that is approved by the local health department.
2. The bottom permeability and liner shall be constructed to prevent the leakage of leachate from the SWMB.
3. The bottom permeability and liner shall be constructed to prevent the leakage of leachate from the SWMB.
4. The bottom permeability and liner shall be constructed to prevent the leakage of leachate from the SWMB.
5. The bottom permeability and liner shall be constructed to prevent the leakage of leachate from the SWMB.

SUBSURFACE GRAVEL, WETLAND MATERIALS

The subsurface gravel, wetland materials shall be constructed in accordance with the following requirements:

1. The subsurface gravel, wetland materials shall be constructed of a material that is approved by the local health department.
2. The subsurface gravel, wetland materials shall be constructed to prevent the leakage of leachate from the SWMB.
3. The subsurface gravel, wetland materials shall be constructed to prevent the leakage of leachate from the SWMB.
4. The subsurface gravel, wetland materials shall be constructed to prevent the leakage of leachate from the SWMB.
5. The subsurface gravel, wetland materials shall be constructed to prevent the leakage of leachate from the SWMB.

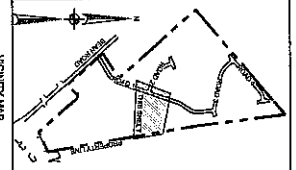
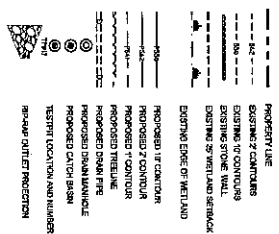
GENERAL NOTES

1. All work shall be done in accordance with the local health department's requirements.
2. All work shall be done in accordance with the local health department's requirements.
3. All work shall be done in accordance with the local health department's requirements.
4. All work shall be done in accordance with the local health department's requirements.
5. All work shall be done in accordance with the local health department's requirements.
6. All work shall be done in accordance with the local health department's requirements.
7. All work shall be done in accordance with the local health department's requirements.

SAFETY

The contractor shall be responsible for the safety of all workers and the public during the construction of the SWMB. The contractor shall be responsible for the safety of all workers and the public during the construction of the SWMB.

SYMBOLS & LEGEND



ENGR STAMP

DATE	DATE

REVISIONS

NO.	DESCRIPTION	DATE

SWMB#1 - GRAVEL WETLAND
TAX MAP 160 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
35 BEAN ROAD, MOULTONBOROUGH, NH 03254
HARBOR LANDING DEVELOPMENT LLC
P.O. Box 1746, MERRIMETH, NH 03203

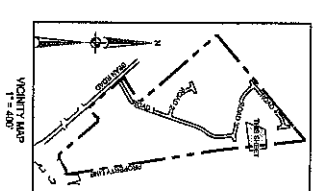
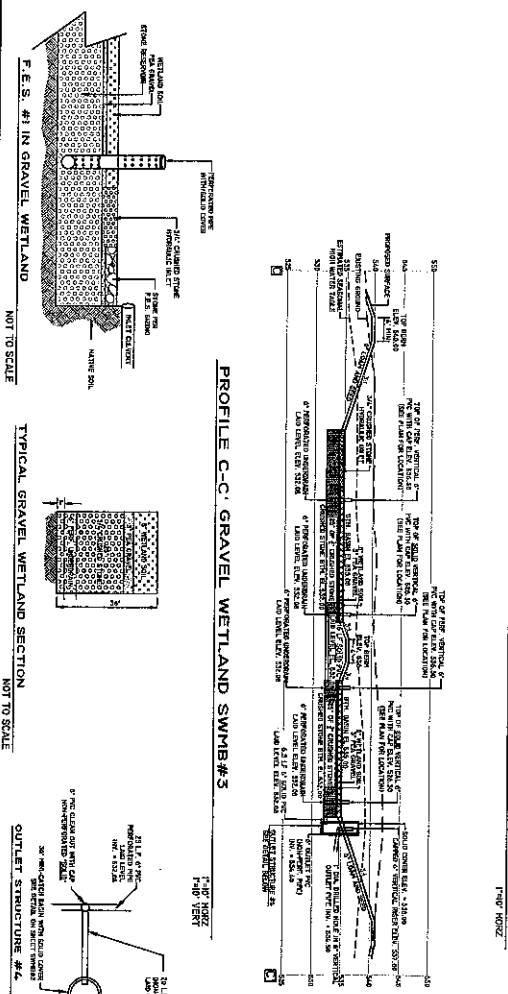
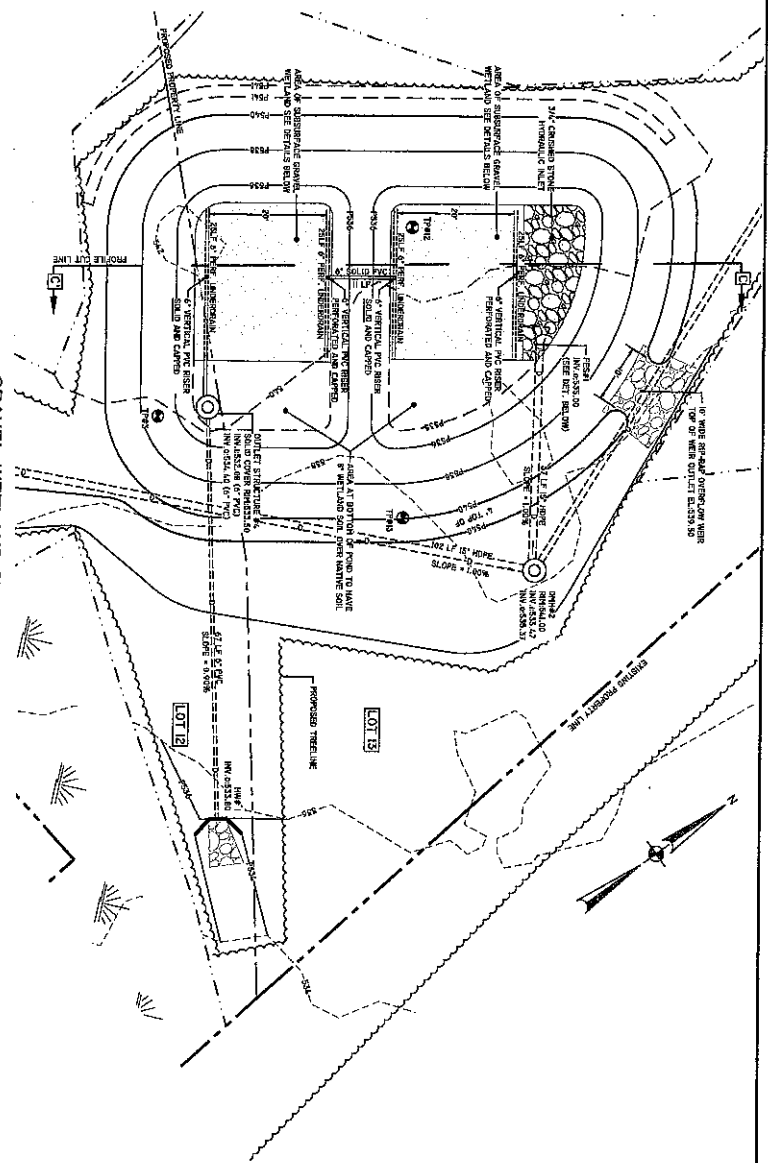


SCALE
1" = 50'

PERMANENT 20% SCALE
1" = 100'

BROWN ENGINEERS

JUN 8/2021
SWMB#1



TEST PIT #5
MAY 2, 2020
LOGGED BY: BAO LAND

TEST PIT #2
MAY 2, 2020
LOGGED BY: BAO LAND

TEST PIT #3
MAY 2, 2020
LOGGED BY: BAO LAND

SYMBOLS LEGEND

GENERAL NOTES

SAFETY

SWMB#3 - GRAVEL WETLAND
 TAX MAP 140 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
 33 BEAN ROAD, MOULTONBOROUGH, NH 03254.
 PREPARED FOR
HARBOR LANDING DEVELOPMENT LLC
 P.O. Box 174-C, HERRING, NH 03255

REVISIONS

ENGR STAMP

SCALE
 H: 1"=20'

DATE: FEBRUARY 25, 2024

PROJECT: SWMB#3

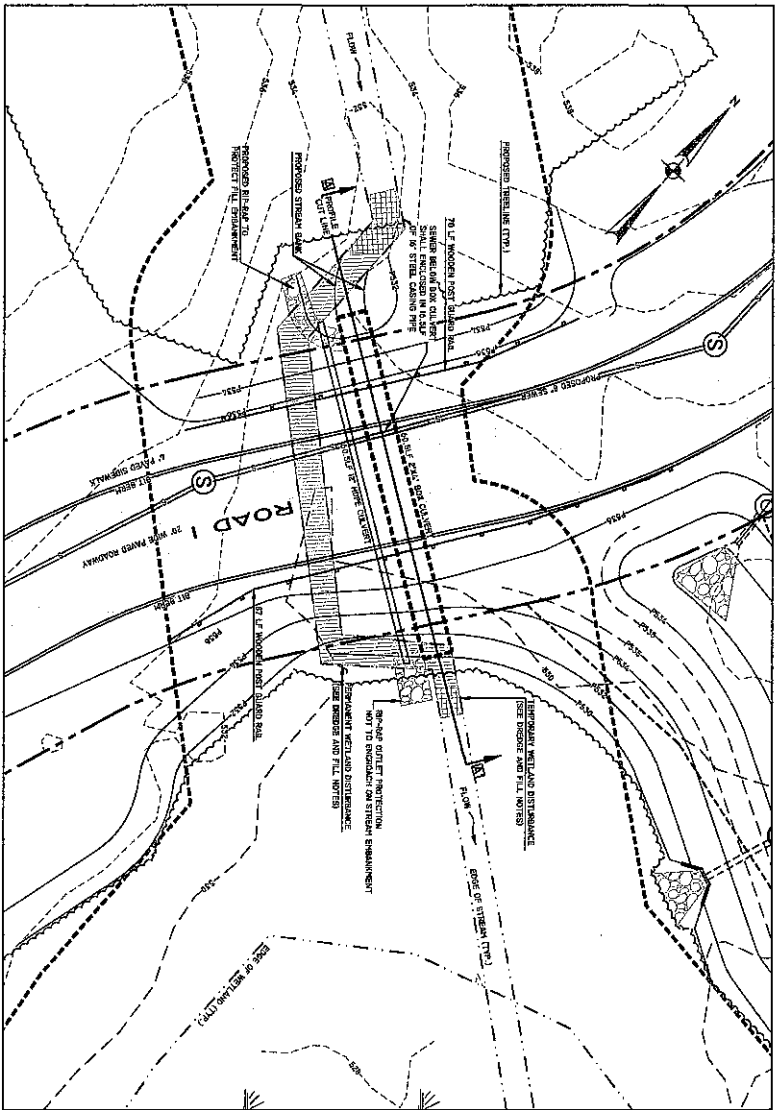
DESIGNED BY: J. P. BROWN

CHECKED BY: J. P. BROWN

DATE: 10/1/2018

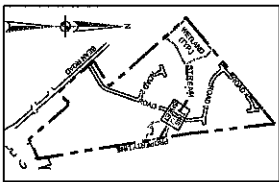
SCALE: 1"=20'

DATE: 10/1/2018

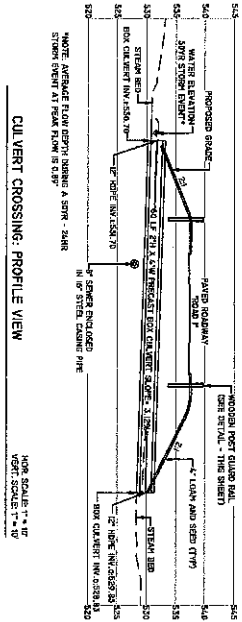


CULVERT CROSSING: PLAN VIEW

HOR. SCALE = 1" = 40'

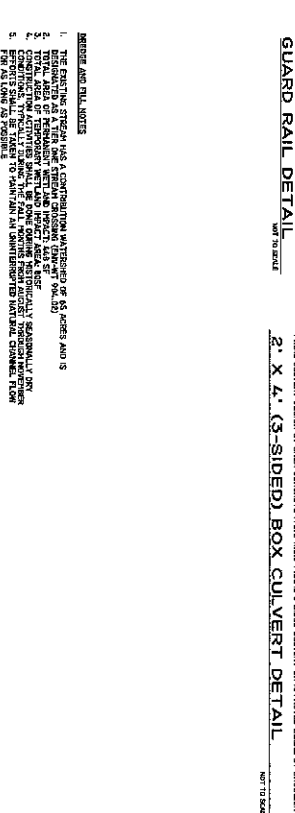


VICINITY MAP
1" = 400'



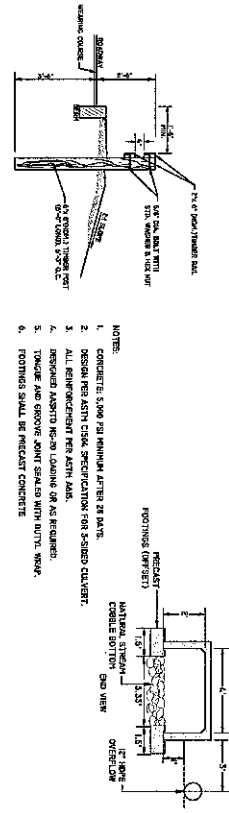
CULVERT CROSSING: PROFILE VIEW

VERT. SCALE = 1" = 10'



GUARD RAIL DETAIL
NOT TO SCALE

- REMOVE AND DILL NOTES**
1. THE EXISTING STREAM HAS A CONTRIBUTION WATERSHED OF 65 ACRES AND IS DRAINAGE TO A TOWN AND TOWN ENGINEERING DEPARTMENT (T.T.E.D.)
 2. THE TOWN AND TOWN ENGINEERING DEPARTMENT (T.T.E.D.) HAS A PERMIT FOR THE EXISTING STREAM TO BE MAINTAINED AS A NATURAL STREAM.
 3. THE TOWN AND TOWN ENGINEERING DEPARTMENT (T.T.E.D.) HAS A PERMIT FOR THE EXISTING STREAM TO BE MAINTAINED AS A NATURAL STREAM.
 4. THE TOWN AND TOWN ENGINEERING DEPARTMENT (T.T.E.D.) HAS A PERMIT FOR THE EXISTING STREAM TO BE MAINTAINED AS A NATURAL STREAM.
 5. THE TOWN AND TOWN ENGINEERING DEPARTMENT (T.T.E.D.) HAS A PERMIT FOR THE EXISTING STREAM TO BE MAINTAINED AS A NATURAL STREAM.



TYP. JOINT DETAIL
SEE BELOW

TYPICAL JOINT DETAIL
SEE NOTE 3

- NOTES:**
1. CONCRETE SHALL BE MINIMUM AFTER 28 DAYS.
 2. DESIGN PER AISC 308 SPECIFICATION FOR 3-SIDED CULVERT.
 3. ALL REINFORCEMENT PER AISC 308.
 4. REINFORCEMENT SHALL BE 40% OF AISC 308.
 5. JOINTS AND GROOVE JOINT SHALL BE WITH BUTT WELD.
 6. FOOTINGS SHALL BE PRECAST CONCRETE.

TYPICAL JOINT DETAIL OF 2' X 4' (3-SIDED) BOX CULVERT OR APPROVED EQUAL BY ENGINEER
NOT TO SCALE



CULVERT CROSSING DETAIL
TAX MAP 140 LOT 16
BEAN ROAD, MOUTONBOROUGH, NH 03254

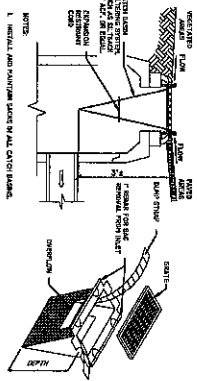
PREPARED BY:
BROWN ENGINEERING LLC
2000 BROWN STREET
MOUNTAIN BROOK, NH 03078
603.889.7000

DESIGNED BY:
BROWN ENGINEERING LLC
2000 BROWN STREET
MOUNTAIN BROOK, NH 03078
603.889.7000

DATE: FEBRUARY 29, 2024
JOB NO.: S32B-01

CIVIL ENGINEERS

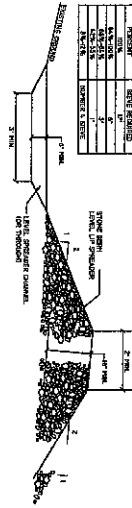
CC-1
15 OF 22



SILT-SAK® SEDIMENT CONTROL

NOT TO SCALE

- INSTALL AND MAINTAIN SLOPE OF ALL CUT SLOPES.
- INSTALL SLOPE SACKS ABOVE SLOPE SACKS AND MAINTAIN SLOPE SACKS IN POSITION. SLOPE SACKS SHALL BE INSTALLED AT THE TOP OF THE SLOPE AND SHALL BE MAINTAINED IN POSITION AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.



CROSS SECTION

NOTE

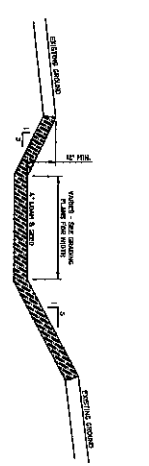
- CONSTRUCT THE SLOPE SACKS ON A 3% SLOPE.
- INSTALL SLOPE SACKS ABOVE SLOPE SACKS AND MAINTAIN SLOPE SACKS IN POSITION.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.

LEVEL SPREADER

NOTE TO SCALE

MAINTENANCE

THE LEVEL SPREADER SHALL BE MAINTAINED AT ALL TIMES. THE LEVEL SPREADER SHALL BE MAINTAINED AT ALL TIMES. THE LEVEL SPREADER SHALL BE MAINTAINED AT ALL TIMES.



CONSTRUCTION NOTES

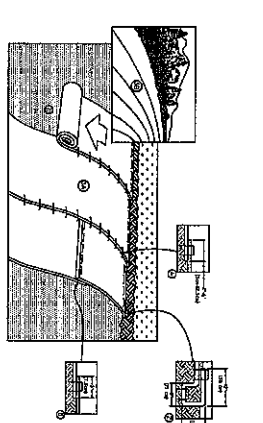
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.
- THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.

MAINTENANCE

THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES. THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES. THE SLOPE SACKS SHALL BE MAINTAINED AT ALL TIMES.

GRASS LINED SWALE

NOTE TO SCALE

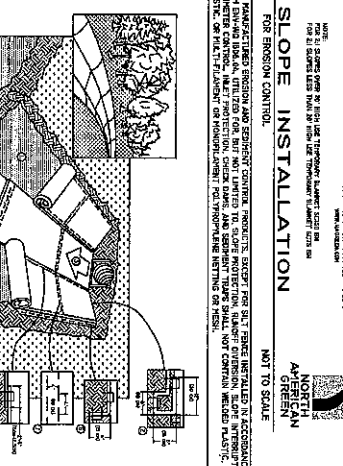


SLOPE INSTALLATION

NOTE TO SCALE

FOR EROSION CONTROL

ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES.



CHANNEL INSTALLATION

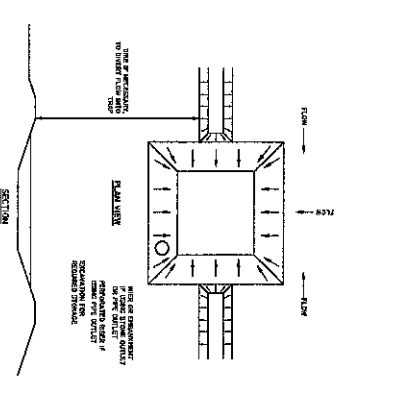
NOTE TO SCALE

FOR EROSION CONTROL

ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES.

STABILIZED CONSTRUCTION ENTRANCE

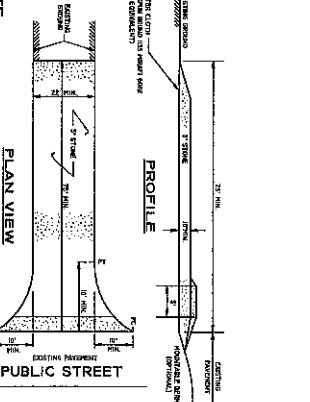
NOTE TO SCALE



SEDIMENT TRAP DETAIL

NOTE TO SCALE

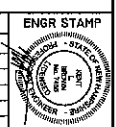
ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES.



STABILIZED CONSTRUCTION ENTRANCE

NOTE TO SCALE

ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES. ALL PROPOSED SLOPES SHALL BE MAINTAINED AT ALL TIMES.



NO.	DESCRIPTION	DATE

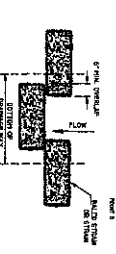
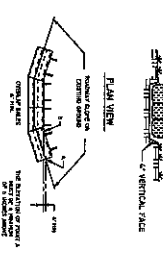
DET-1 EROSION CONTROL DETAILS
 TAX MAP 170 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
 33 BEAN ROAD, MOULTONBOROUGH, NH 03264
 PREPARED FOR
HARBOR LANDING DEVELOPMENT LLC
 P.O. BOX 1746, MERIDITH, NH 03263

SCALE: AS-SHOWN

REVISIONS: 20, 2024

BROWN ENGINEERS

61 WEST ST., 20, BOX 100
 MERIDITH, NH 03267
 TEL: 603-288-1000
 FAX: 603-288-1001
 JUN-25-24-01
 DET-1
 14 OF 22



STRAW BALE CHECK DAM

(EMBODIED IN SWALE)

SEEDING RATES

HEIGHT	ROW/FOOT	ROWS/1000 FT
TALL RESERVE	20	0.45
SEEDING RATE	2	0.22
TOTAL	22	0.67

SEEDING SPECIFICATIONS

NOTE

- CONSTRUCTION SHALL BE INITIATED AT THE APPROPRIATE LOCATION IN ORDER TO OBTAIN THE BEST RESULTS.
- CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE SWALE TO PREVENT DAMAGE TO ADJACENT AREAS.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.

MAINTENANCE

- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:

EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT AS SPECIFIED IN THE CONTRACT DOCUMENTS.

LOT DEVELOPMENT CRITERIA

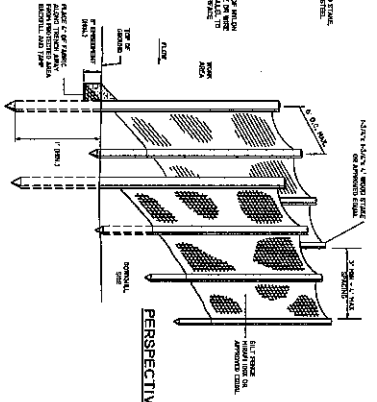
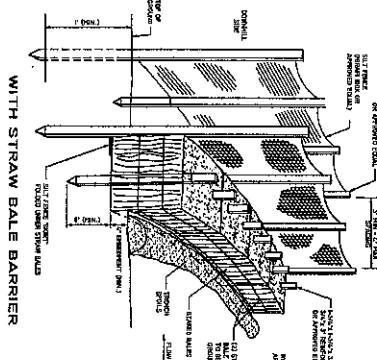
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- PROPOSED SHALL BE SUBJECT TO ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.

CONSTRUCTION SEQUENCE

- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.
- CONSTRUCT STONE CHECK DAM AND STRAW BALE CHECK DAMS.

WINTER CONSTRUCTION NOTES

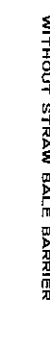
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.
- ALL WINTER CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES AND ALL APPLICABLE REGULATORY AGENCIES.



MAINTENANCE

- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:
- STRAW BALE CHECK DAMS SHALL BE MAINTAINED AS FOLLOWS:

SECTION



WITHOUT STRAW BALE BARRIER



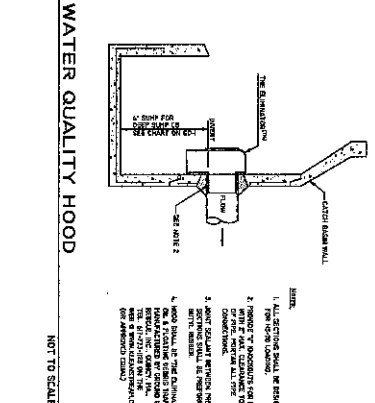
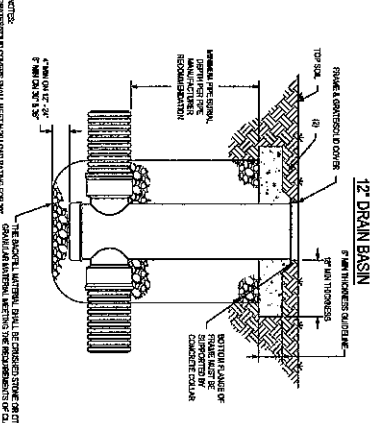
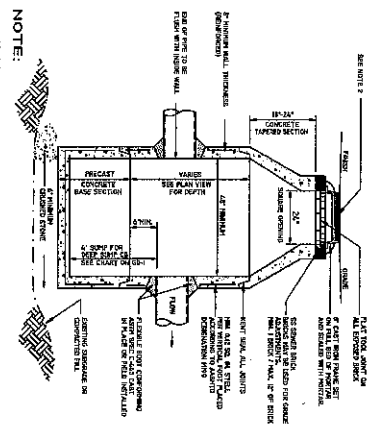
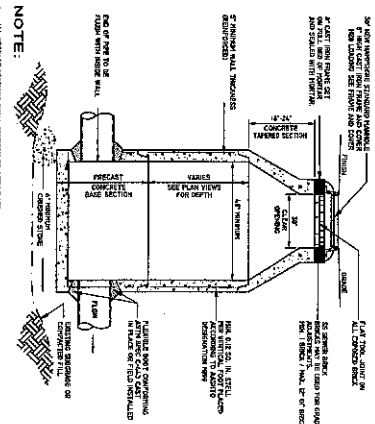
TEMPORARY STONE CHECK DAM



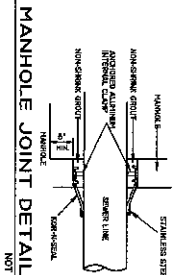
NOTE

- CONSTRUCTION SHALL BE INITIATED AT THE APPROPRIATE LOCATION IN ORDER TO OBTAIN THE BEST RESULTS.
- CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE SWALE TO PREVENT DAMAGE TO ADJACENT AREAS.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.
- STRAW BALE CHECK DAMS SHALL BE CONSTRUCTED WITH THE DAM BALE END TO THE SWALE.

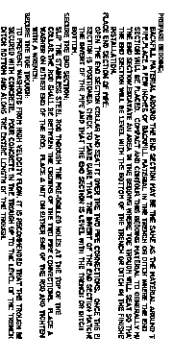
		<p>DET-2 EROSION CONTROL DETAILS TAX MAP 140 LOT 16 & MAP 170 LOT 12 HARBOR LANDING ESTATES 33 BEAN ROAD, MOULTONBOROUGH, NH 03264 PREPARED FOR HARBOR LANDING DEVELOPMENT LLC P.O. Box 1746, Meredith, NH 03253</p>		<p>ENGR STAMP</p>													
<p>SCALE AS-NOTED</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE										<p>PROJECT: ST. JO. BOX 1746 AS-BUILT: N/A DATE: 11/15/2023 DRAWN BY: [Name] CHECKED BY: [Name]</p>	
NO.	DESCRIPTION	DATE															
<p>JUN. 5/28/2021 DET-2 15 OF 22</p>		<p>SCALE AS-NOTED</p>		<p>PROJECT: ST. JO. BOX 1746 AS-BUILT: N/A DATE: 11/15/2023 DRAWN BY: [Name] CHECKED BY: [Name]</p>													



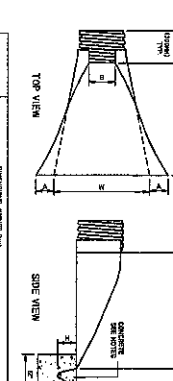
DRAIN MANHOLE
CONCENTRIC CONE
NOT TO SCALE



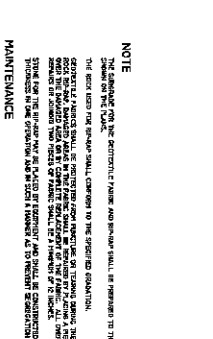
CATCH BASIN
CONCENTRIC CONE
NOT TO SCALE



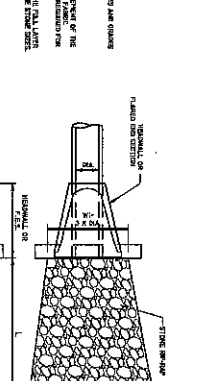
AREA DRAIN
NOT TO SCALE



FLARED END SECTION
HIGH DENSITY POLYETHYLENE (HDPE)
NOT TO SCALE



TYPE B FRAME AND GRATE
SERIAL B-3101 GRATE WITH FRAME OR EQUAL
NOT TO SCALE



DRAINAGE TRENCH DETAIL
FOR DRAIN LINES
NOT TO SCALE



RIP-RAP OUTLET PROTECTION APRON
NOT TO SCALE



LOCATION	PIPE SIZE	INVERT 1	INVERT 2	INVERT 3	STRIDE SIZE
FIS #1	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #2	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #3	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #4	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #5	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #6	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #7	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #8	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #9	12" HDPE	552.00'	552.00'	552.00'	5'
FIS #10	12" HDPE	552.00'	552.00'	552.00'	5'

BROWN ENGINEERS

DET-3 DRAINAGE DETAILS
TAX MAP 140 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
33 DEAN ROAD, MOUNTBOROUGH, NH 03254
PREPARED FOR
HARBOR LANDING DEVELOPMENT LLC
P.O. BOX 1746, MEREDITH, NH 03253

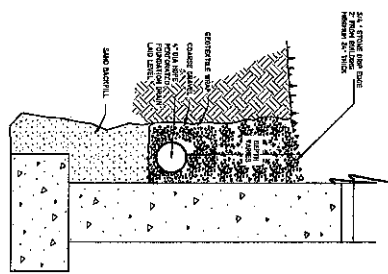
REVISIONS

NO.	DESCRIPTION	DATE

ENGR STAMP

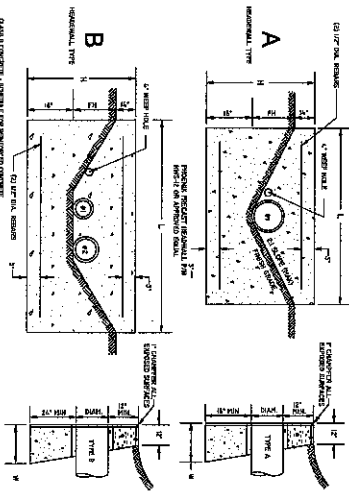
SCALE: AS-NOTED

DATE: FEBRUARY 29, 2024



BUILDING TRENCH DRAIN

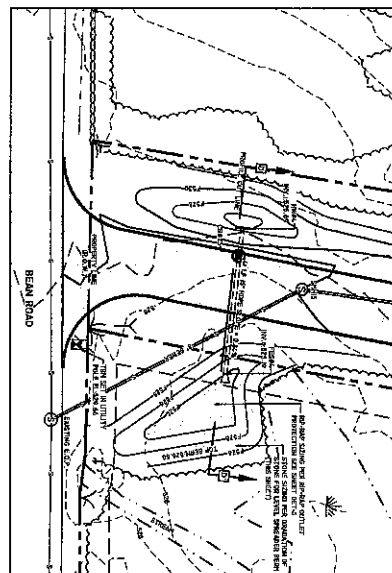
NOT TO SCALE



ITEM	QTY	UNIT	PRICE	TOTAL	QTY	UNIT	PRICE	TOTAL	QTY	UNIT	PRICE	TOTAL
CONCRETE	1.0	CY	110.00	110.00	1.0	CY	110.00	110.00	1.0	CY	110.00	110.00
GRAVEL	2.0	CY	5.00	10.00	2.0	CY	5.00	10.00	2.0	CY	5.00	10.00
SAND	1.0	CY	2.00	2.00	1.0	CY	2.00	2.00	1.0	CY	2.00	2.00
IRON CURB	1.0	LN	15.00	15.00	1.0	LN	15.00	15.00	1.0	LN	15.00	15.00
1/2\"/>												

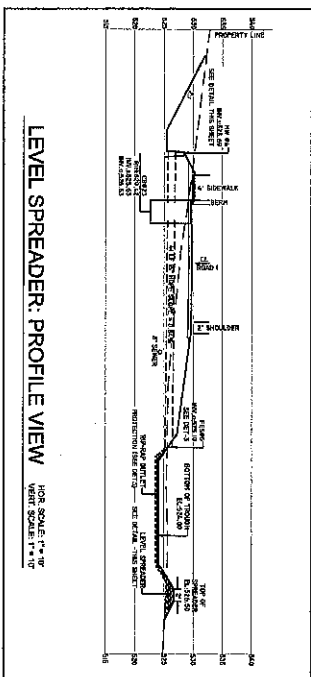
NOTES:
 1. PER DETAILING, MATERIALS AND CONSTRUCTION.
 2. ALL CURB SETTING DIMENSIONS SHOWN ARE FINISHED.
 3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

NOT TO SCALE



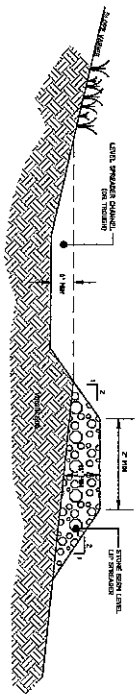
LEVEL SPREADER DETAIL PLAN

HORIZ. SCALE: 1" = 40'



LEVEL SPREADER: PROFILE VIEW

HORIZ. SCALE: 1" = 40'



STONE BERM LEVEL SPREADER

NOT TO SCALE

NOTE

1. SPREADER CURB SHALL BE 6 INCHES HIGH AND 6 INCHES WIDE.
2. SPREADER CURB SHALL BE 6 INCHES HIGH AND 6 INCHES WIDE.
3. SPREADER CURB SHALL BE 6 INCHES HIGH AND 6 INCHES WIDE.
4. SPREADER CURB SHALL BE 6 INCHES HIGH AND 6 INCHES WIDE.

GRADATION OF STONE FOR LEVEL SPREADER BERM

ITEM	QTY	UNIT	PRICE	TOTAL
STONE	1.0	CY	110.00	110.00
GRAVEL	2.0	CY	5.00	10.00
SAND	1.0	CY	2.00	2.00
IRON CURB	1.0	LN	15.00	15.00

REVISIONS				ENGR STAMP	
NO.	DESCRIPTION	DATE		STATE OF	

SCALE: AS-NOTED

PREPARED BY: [NAME]

REVISED BY: [NAME]

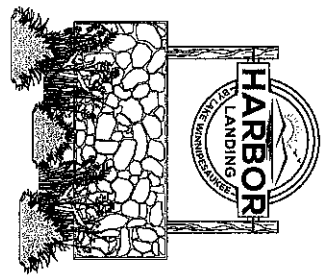
DET-4

DATE: 01-17-22

33 BEAN ROAD, MOULTONBOROUGH, NH 03264

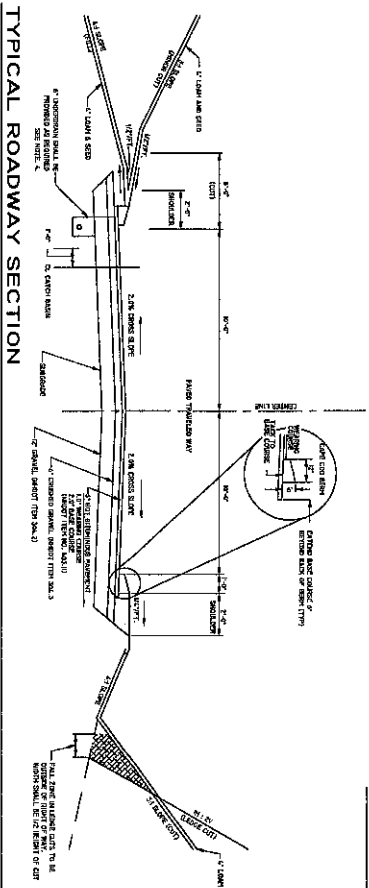
PREPARED FOR: HARBOR LANDING DEVELOPMENT LLC

F.O. BOX 1746, MEREDITH, NH 03253

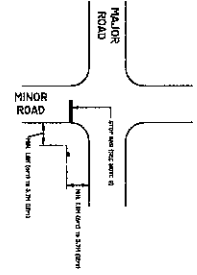


ENTRANCE SIGN DETAIL
NOT TO SCALE

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. MATERIALS TO BE USED AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT I.A.C.C.I. SPECIFICATIONS.
 3. FINISHES AND COLORS SHALL BE AS SHOWN ON THE COLOR CHARTS AND SPECIFICATIONS.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

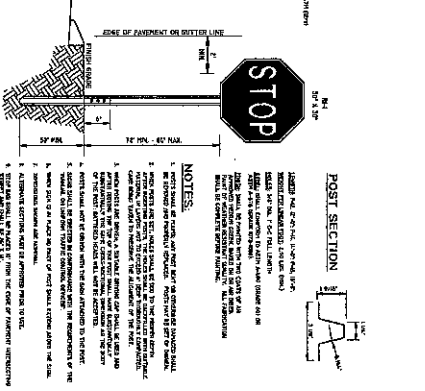


TYPICAL ROADWAY SECTION
NOT TO SCALE

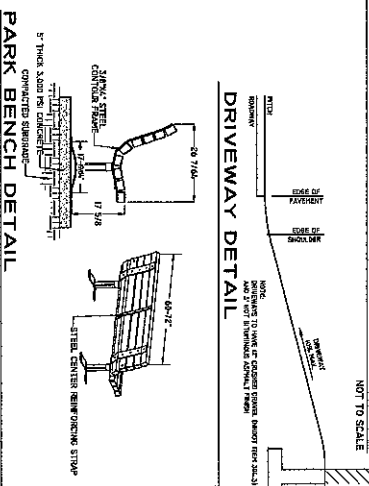


STOP SIGN DETAIL

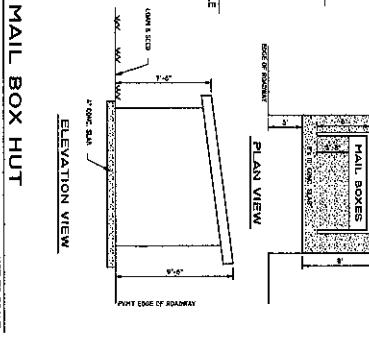
SIGN SUMMARY	
TYPE	STOP SIGN
SIZE	36" x 36"
POST	4" x 4" GALV. STEEL POST
FOUNDATION	4" x 4" GALV. STEEL POST
INSTALLATION	INSTALL SIGN ON POST



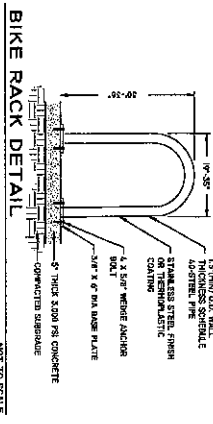
TRAFFIC SIGN POST IN GRADE
NOT TO SCALE



PARK BENCH DETAIL
NOT TO SCALE



MAIL BOX HUT
NOT TO SCALE



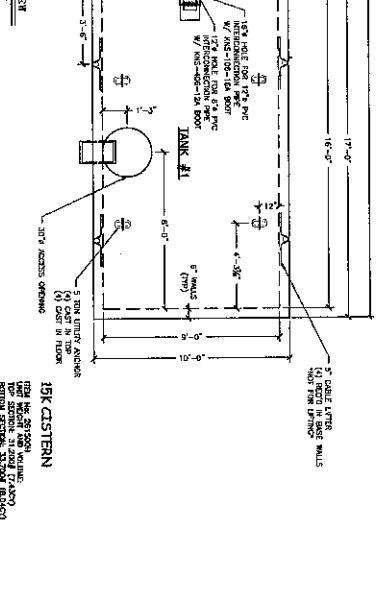
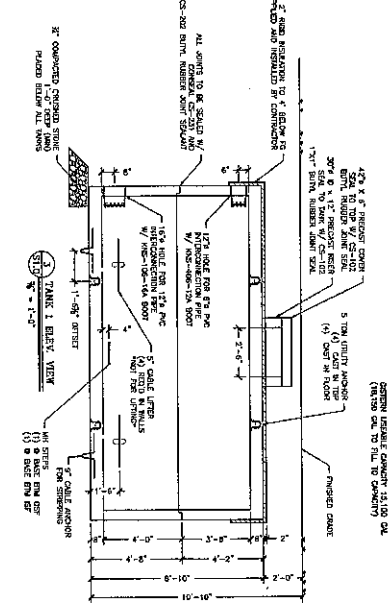
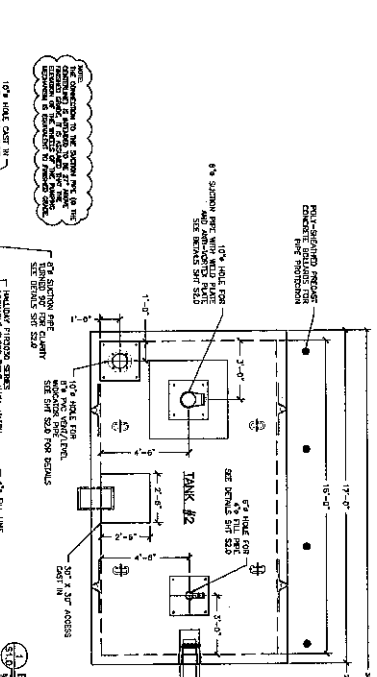
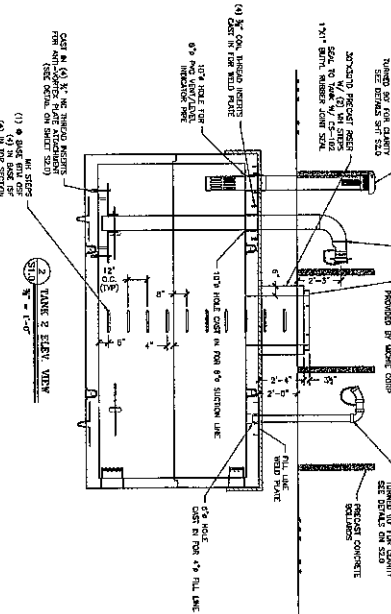
BIKE RACK DETAIL
NOT TO SCALE

REVISIONS		ENGR STAMP
NO.	DESCRIPTION	

DET-7 MISCELLANEOUS DETAILS
TAX MAP 140 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
33 BEAN ROAD, MOULTONBOROUGH, NH 03264
PREPARED FOR
HARBOR LANDING DEVELOPMENT LLC
P.O. BOX 1740, MERIDITH, NH 03253

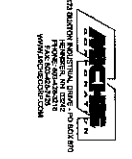
PERMANENT P.N. 2024-
SCALE
AS-NOTED
BROWN ENGINEERING
10 WEST ST., #10 BOX 10
SEASIDE, NH 03283
PH: 603-288-1100
WWW.BROWNEENGINEERING.COM
JN-5328-01
DET-6
10 OF 23

- NOTES:**
1. WORKMAN SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN AND THE PROTECTION OF THE EXISTING FOUNDATION TO REMAIN.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 21. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 22. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 23. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 24. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 25. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 26. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 27. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 28. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 29. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 30. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 31. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 32. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 33. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 34. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 35. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 36. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 37. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 38. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 39. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 40. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 41. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 42. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 43. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 44. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 45. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 46. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 47. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 48. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 49. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 50. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/20/01	ISSUED FOR PERMIT	...	...
2	10/20/01	REVISIONS	...	...
3	10/20/01	...	...	...
4	10/20/01	...	...	...
5	10/20/01	...	...	...
6	10/20/01	...	...	...
7	10/20/01	...	...	...
8	10/20/01	...	...	...
9	10/20/01	...	...	...
10	10/20/01	...	...	...
11	10/20/01	...	...	...
12	10/20/01	...	...	...
13	10/20/01	...	...	...
14	10/20/01	...	...	...
15	10/20/01	...	...	...
16	10/20/01	...	...	...
17	10/20/01	...	...	...
18	10/20/01	...	...	...
19	10/20/01	...	...	...
20	10/20/01	...	...	...
21	10/20/01	...	...	...
22	10/20/01	...	...	...
23	10/20/01	...	...	...
24	10/20/01	...	...	...
25	10/20/01	...	...	...
26	10/20/01	...	...	...
27	10/20/01	...	...	...
28	10/20/01	...	...	...
29	10/20/01	...	...	...
30	10/20/01	...	...	...
31	10/20/01	...	...	...
32	10/20/01	...	...	...
33	10/20/01	...	...	...
34	10/20/01	...	...	...
35	10/20/01	...	...	...
36	10/20/01	...	...	...
37	10/20/01	...	...	...
38	10/20/01	...	...	...
39	10/20/01	...	...	...
40	10/20/01	...	...	...
41	10/20/01	...	...	...
42	10/20/01	...	...	...
43	10/20/01	...	...	...
44	10/20/01	...	...	...
45	10/20/01	...	...	...
46	10/20/01	...	...	...
47	10/20/01	...	...	...
48	10/20/01	...	...	...
49	10/20/01	...	...	...
50	10/20/01	...	...	...

- LIST OF SHEETS:**
- S1.0 - CISTERNA PLAN AND ELEVATIONS
 - S2.0 - CISTERNA INR. DETAILS
 - S10.0 - CISTERNA REINFORCING DETAILS



SCALE AS NOTED
 FEBRUARY 29, 2004

S-1 15,000 GALLON CISTERNA DETAIL
 TAX MAP 140 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
 33 BEAN ROAD, Moultonborough, NH 03254
 PREPARED FOR
HARBOR LANDING DEVELOPMENT LLC
 P.O. Box 1746, MERIDITH, NH 03253

NO.	DESCRIPTION	DATE



63 WEBSTER ROAD, NEWTON, MA 02459
 TEL: (617) 552-8800
 WWW.BROWNEENGINEERS.COM
JN-5328-01
CIS-1
 2/23/04

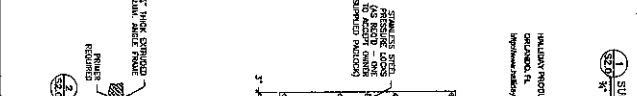
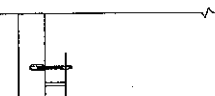
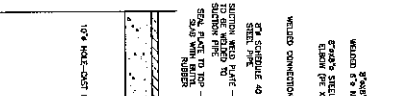
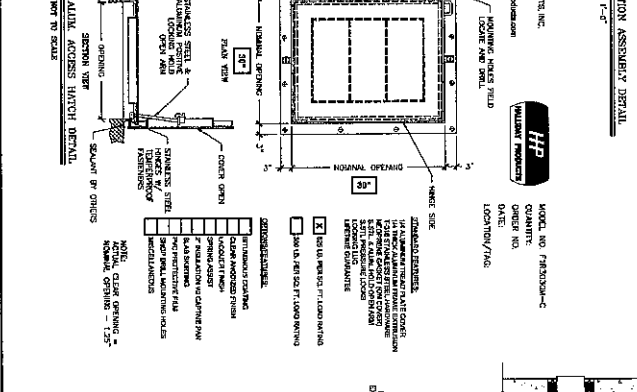
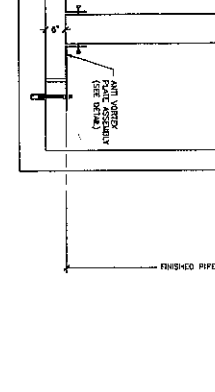
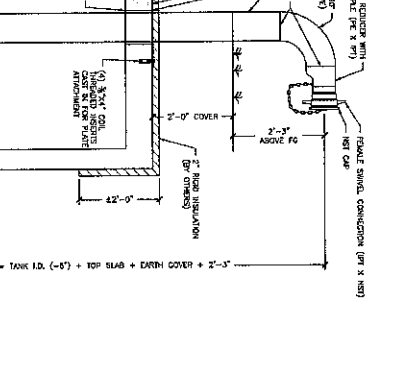
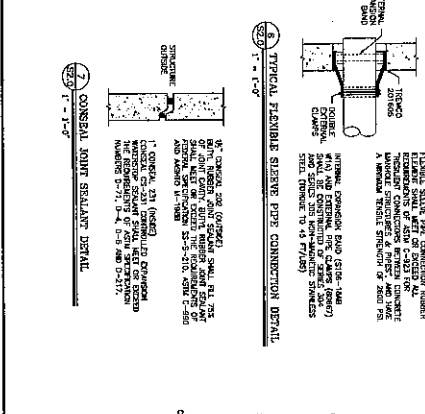
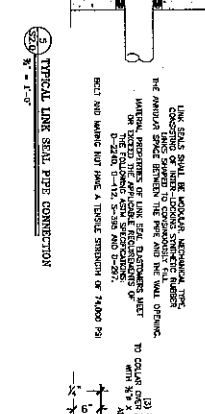
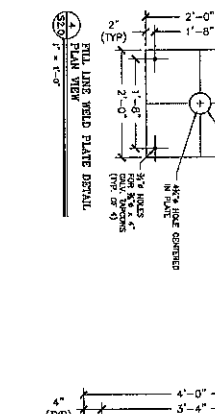
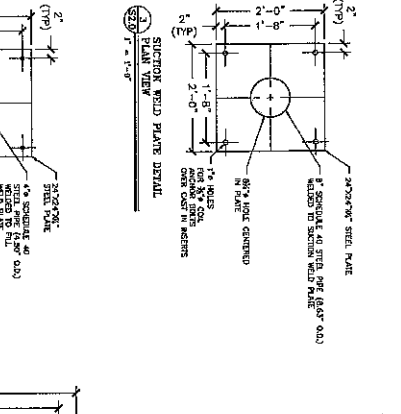
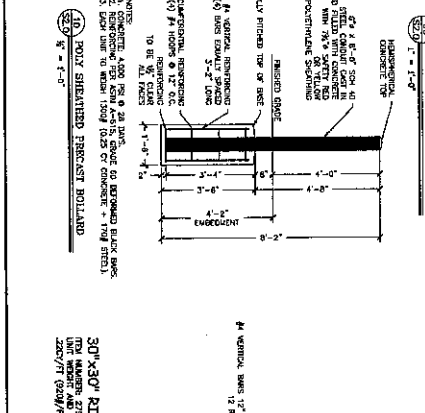
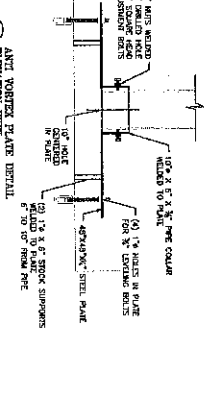
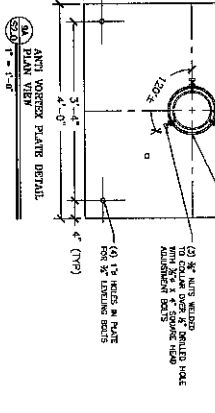
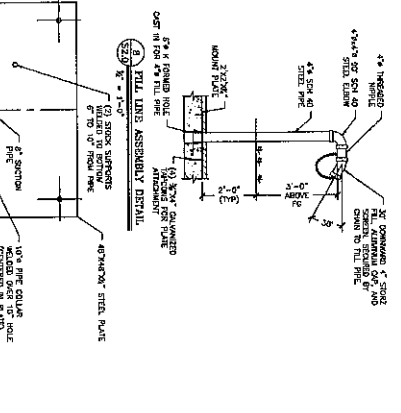
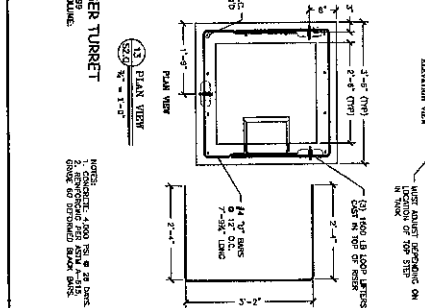
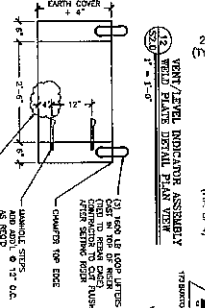
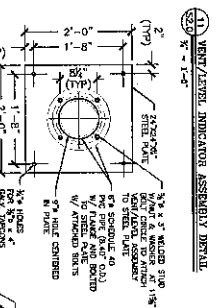
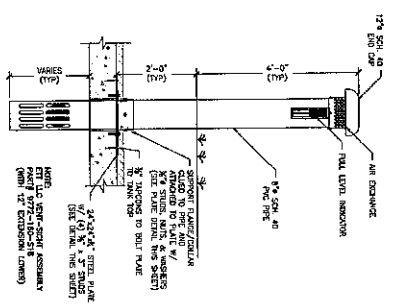
ENGR STAMP

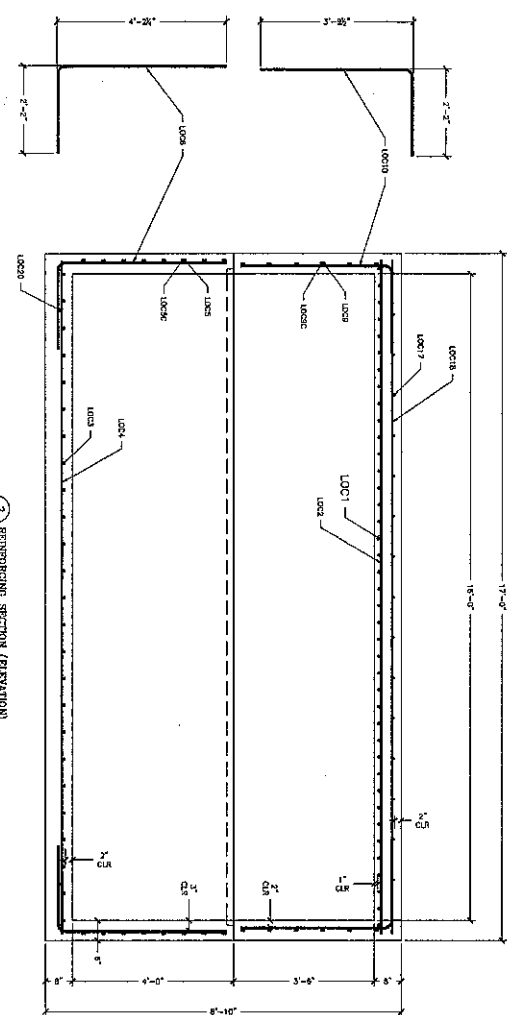
NO.	DESCRIPTION	DATE

S-2 15,000 GALLON CISTERN DETAIL
 TAX MAP 140 LOT 16 & MAP 70 LOT 12
 HARBOR LANDING ESTATES
 33 BEAN ROAD, MOULTONBOROUGH, NH 03254
 PREPARED FOR
 HARBOR LANDING DEVELOPMENT LLC
 P.O. Box 1746, MERIDITH, NH 03253

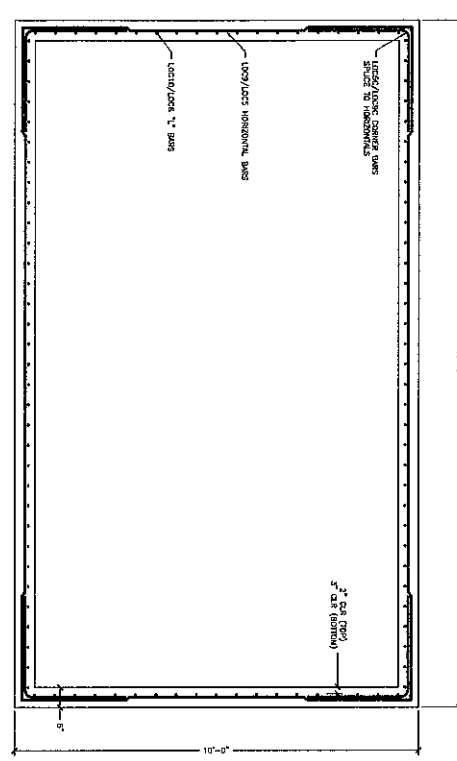
REPLACEMENT NO. 2004
 SCALE
 AS-NOTED

BROWN ENGINEERS
 61 WEST ST., FLD BLDG
 LEWISBOROUGH, NH 03256
 TEL: (603) 348-1111
 FAX: (603) 348-1112
 JN: 5329-01
 C/S: 2
 5/23/22





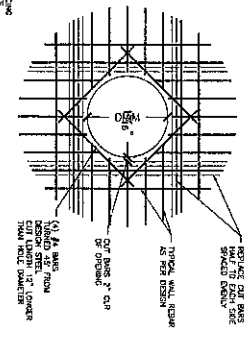
2 REINFORCING SECTION (ELEVATION)
SCALE = 1/4" = 1'-0"



3 REINFORCING SECTION (PLAN)
SCALE = 1/4" = 1'-0"

NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PERMIT	02/28/2024	JIN	ADDED REINFORCING AT HOLES
2	ISSUED FOR PERMIT	02/28/2024	JIN	ADDED REINFORCING AT HOLES
3	ISSUED FOR PERMIT	02/28/2024	JIN	ADDED REINFORCING AT HOLES

NOTE: ADDITIONAL REINFORCING APPLIES TO ALL WALLS



3 TYPICAL REINFORCING AT HOLE
SCALE = 1/4" = 1'-0"

- EXEMPTIONS & SPECIAL NOTES:**
- FOUNDATION MATERIAL SHALL BE 3/4" GRADED STONE, MINIMUM 12" THICK. REINFORCING SHALL BE 3/8" DIA BARS, 12" ON CENTER. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE.
 - FOUNDATION MATERIAL SHALL BE 3/4" GRADED STONE, MINIMUM 12" THICK. REINFORCING SHALL BE 3/8" DIA BARS, 12" ON CENTER. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE.
 - FOUNDATION MATERIAL SHALL BE 3/4" GRADED STONE, MINIMUM 12" THICK. REINFORCING SHALL BE 3/8" DIA BARS, 12" ON CENTER. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE.
 - FOUNDATION MATERIAL SHALL BE 3/4" GRADED STONE, MINIMUM 12" THICK. REINFORCING SHALL BE 3/8" DIA BARS, 12" ON CENTER. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE.
 - FOUNDATION MATERIAL SHALL BE 3/4" GRADED STONE, MINIMUM 12" THICK. REINFORCING SHALL BE 3/8" DIA BARS, 12" ON CENTER. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE. ALL REINFORCING SHALL BE PLACED IN MINIMUM 12" THICK CONCRETE.



BROWN ENGINEERS

170 BOND STREET, SUITE 200
HARTFORD, CT 06103
TEL: 860-525-1100
WWW.BROWNEENGINEERS.COM

JIN-55325-01
01S-3
23 OF 23

S-3 15,000 GALLON CISTERN DETAIL

TAX MAP 140 LOT 16 & MAP 170 LOT 12
HARBOR LANDING ESTATES
33 BEAN ROAD, MOULTONBOROUGH, NH 03224
OWNED BY
KOSS CONSTRUCTION LLC
172 CARLI BOULEVARD, COLCHESTER, CT 06416

FEBRUARY 28, 2024
SCALE AS-NOTED

NO.	DESCRIPTION	DATE

ENGR STAMP

JIN-55325-01
01S-3
23 OF 23