LOCUS SCALE: 1"=2000'

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW FOUR PROPOSED 3–BEDROOM RESIDENTIAL UNITS ON TOWN OF FREMONT TAX MAP 3, LOT 37–3.

2. ZONING DISTRICT: RESIDENTIAL (AQUIFER PROTECTION OVERLAY)
   LOT AREA MINIMUM = 2 ACRE (3 ACRE AQUIFER)
   LOT SIZE REQUIRED (4 UNITS IN AP2) = 4.93 AC.
   LOT FRONTAGE MINIMUM = 200'+(20'/UNIT)(4 UNITS)=280'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 50'+(5'/UNIT)(4 UNITS)=70'
   SIDE SETBACK = 30'+(10'/UNIT)(4 UNITS)=70'
   REAR SETBACK = 30'+(10'/UNIT)(4 UNITS)=70'
   WETLAND SETBACK = 100'
   MAX. BUILDING HEIGHT = 35'
   MAX. LOT COVERAGE (AQUIFER) = 15% OR ≤ 2,500 S.F. OF IMPERVIOUS
   MAX. LOT COVERAGE (RESIDENTIAL) = 30%

3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG–SAFE AT 1–888–DIG–SAFE.

4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 33015C0360E, WITH EFFECTIVE DATE OF MAY 17, 2005.

5. BASIS OF BEARING: HORIZONTAL – NAD88 NH STATE PLANE.
   VERTICAL – NAVD88.

6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.

7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF FREMONT TAX RECORDS AND ARE SUBJECT TO CHANGE.

9. RESEARCH WAS PERFORMED AT THE TOWN OF FREMONT ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.

11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

12. NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.

13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.

14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

PLAN REFERENCES:

1. "HOME PASTURE OF BEEDE HEIRS" FREMONT, N.H. DATED 1965. PREPARED BY GERALD HYDE. R.C.R.D 833.
2. "PROPERTY LINE SURVEY OF THE LAND OF PHILLIP E. McCULLOUGH IN FREMONT, N.H." DATED AUGUST 29, 1977. PREPARED BY DHA. R.C.R.D. 7506.
3. "PROPERTY LINE SURVEY OF THE LAND OF FREMONT DEVELOPMENT CORP, SPAULDING & FROST." DATED DECEMBER 6, 1977. PREPARED BY DHA. R.C.R.D. 7612.
4. "SUBDIVISION & CONSOLIDATION PLAN PREPARED FOR THE D.B.L. LAND CORPORATION, FREMONT, N.H." DATED SEPTEMBER 17, 1984. PREPARED BY RONALD BURD. R.C.R.D 13179.
5. "ACCESS EASEMENT PLAN PREPARED FOR SPAULDING AND FROST CO, INC. FREMONT, N.H." DATED NOVEMBER 5, 1984. PREPARED BY RONALD BURD. R.C.R.D. 14242.
6. "SUBDIVISION AND CONSOLIDATION PLAN FOR D.B.D. LAND CORPORATION AND SPAULDING & FROST CO. FREMONT, NH" DATED SEPTEMBER 23, 1988. PREPARED BY HOLDEN ENGINEERING & SURVEYING. R.C.R.D. 19115.
7. "CONSOLIDATION & RESUBDIVISION PLAN OF THE LAND OF SPAULDING & FROST CO, FREMONT, NH" DATED OCTOBER 16, 1989. PREPARED BY HOLDEN ENGINEERING & SURVEYING. R.C.R.D. 20003.
8. "COOPERS CORNERS, FREMONT, NEW HAMPSHIRE, LOT LINE ADJUSTMENT AND SUBDIVISION." DATED SEPTEMBER 8, 2004. PREPARED BY ERIC C. MITCHELL & ASSOC. R.C.R.D. 32580.
9. "COOPERS CORNERS, FREMONT, N.H." DATED OCTOBER 8, 2004. PREPARED BY ERIC C. MITCHELL & ASSOC. R.C.R.D. 32621.
10. "COOPERAGE FOREST, FREMONT, N.H." DATED NOVEMBER 12, 2004. PREPARED BY ERIC C. MITCHELL & ASSOC. R.C.R.D. 32622.

REFERENCE

1.25" IP FND
0.2' DOWN
WITH ELBOW

2" IP FND
1.0 EXPOSED
POSSIBLE WITNESS

S20°55'02"W
211.07' (TIE)

N50°28'35"W
5.53'

N20°55'02"E 323.12'
N20°30'59"E 150.01' (PLAN TIE)

SEE NOTE 15

N20°32'17"E 173.80' (PLAN TIE)

4"x4" BND FND
GRANITE
1.1' EXPOSED

4"x4" BND FND
GRANITE
0.9' EXPOSED

N05°25'40"E
305.52'

5/8" IR FND
FLUSH – BENT

MAP 3 LOT 37-1
PPM FREMONT HOLDINGS, LLC
326 MAINE STREET, UNIT 11
FREMONT, NH 03044
BK 4582 PG 940
BK 4582 PG 946
BK 5059 PG 1628
BK 5059 PG 1631

N35°12'24"W
204.26'
222.08' PLAN

IR FND
MITCHELL
1.0' EXPOSED

70'
75'

PROPOSED
LOT LINE

EX. LOT LINE
(TO BE REMOVED)

S79°
221.
222.08' PLAN

LOT 37-1
EX. AREA = 2.96 AC.
=128,772 SQ.FT.

PROP. AREA = 3.377 AC.
= 147,087 SQ.FT.
FRONTAGE = 376.05'

BUILDING #1
PROPOSED 4–PLEX
10,000 S.F. FOOTPRINT

2,500 S.F.
3–BDRMS

TP#1
TP#2
TP#3
TP#5
TP#6
TP#7

MAP 3 / LOT 37-3
EX. AREA = 5.35 AC.
= 233,196 SQ.FT.

PROP. AREA = 4.933 AC.
= 214,896 SQ.FT.
FRONTAGE = 422.34'

GRAVEL DRIVE

SIDEWALK

EXPOSED
LEDGE
(TYP.)

24" HDPE
INV=163.64

ELECTRIC BOXES

L=375.64'
R=625.00'
D=34°26'11"
S12°23'57"W
C=370.01'

376.15' PLAN

SPAULDING ROAD

4"x4" BND FND
0.7' EXPOSED
GRANITE
BROKEN

4"x4" BND FND
0.1' EXPOSED
GRANITE
BROKEN

4"x4" BND FND
0.9' EXPOSED
GRANITE

4"x4" BND FND
GRANITE
0.3' EXPOSED
BROKEN

122.23' PLAN
122.62'
S29°37'02"W

4"x4" BND FND
GRANITE
0.4' EXPOSED

L=36.81'
R=25.00'
D=84°21'43"
S12°33'49"E
C=33.57'

4"x4" BND FND
GRANITE
0.3' EXPOSED

4"x4" BND FND
GRANITE
0.4' EXPOSED
LEANING

4"x4" BND FND
GRANITE
FLUSH

398.55' PLAN
402.82'
S54°36'11"E

FUTURE RIGHT OF WAY

MAP 3 LOT 54-1-15A
SHANNON & CHARLES MARTIN
62 SPAULDING ROAD
FREMONT, NH 03044
BK 5461 PG 443
PLAN 32622

MAP 3 LOT 54-1-13
DOUGLAS & ANGELA DELAP
7 FROST LANE
FREMONT, NH 03044
BK 5021 PG 1280

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 feet

PROJECT PARCEL
TOWN OF FREMONT
TAX MAP 3, BLOCK 37, LOT 3

APPLICANT/OWNER
PPM FREMONT HOLDINGS, LLC
326 MAIN STREET, UNIT 11
FREMONT, NH 03044
BK 5059, PG 1628

TOTAL LOT AREA
233,197 SQ. FT.
5.35 ACRES

Design: BWG	Draft: DJP	Date: 04/27/2021
Checked: BWG	Scale: AS SHOWN	Project No.: 20631
Drawing Name: 20631-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	04/27/21	ISSUED FOR REVIEW	BWG

Designed and Produced in NH
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Plan Name:	CONDITIONAL USE PERMIT PLAN
Project:	PPM MULTI-USE DEVELOPMENT SPAULDING ROAD, FREMONT, NH
Owner of Record:	PPM FREMONT HOLDING, LLC 326 MAIN STREET FREMONT, NH 03044

DRAWING No.
CUP1
SHEET 1 OF 1
JBE PROJECT NO. 20631