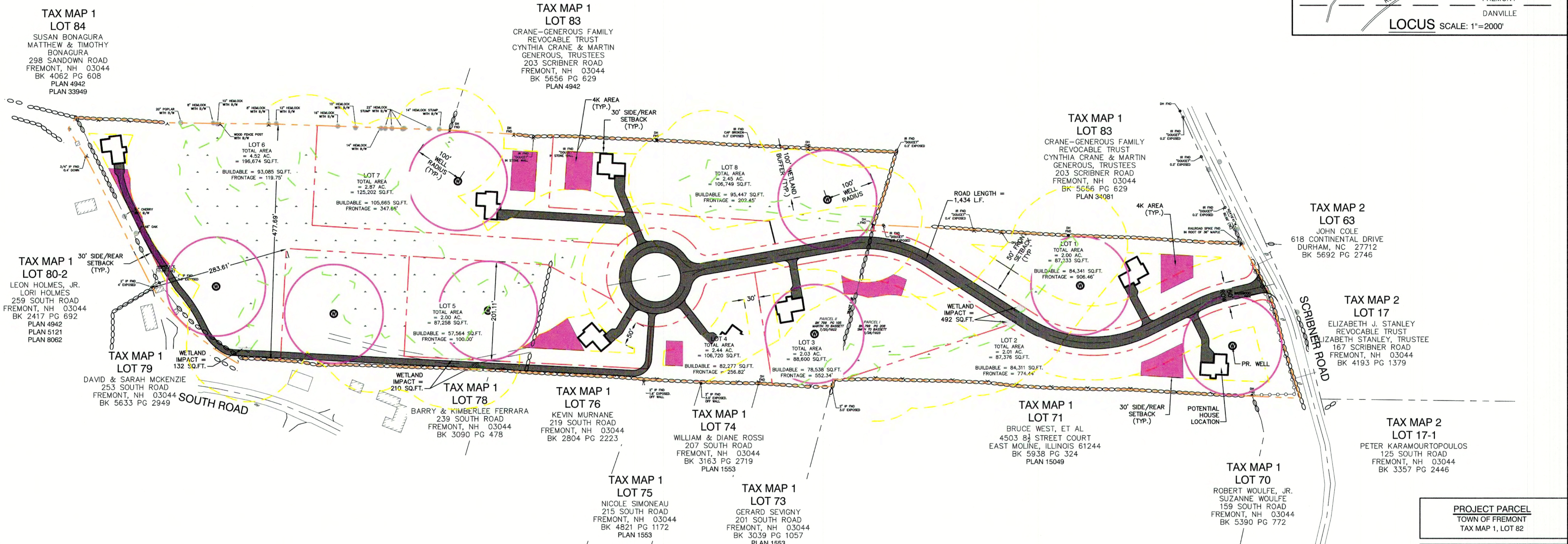
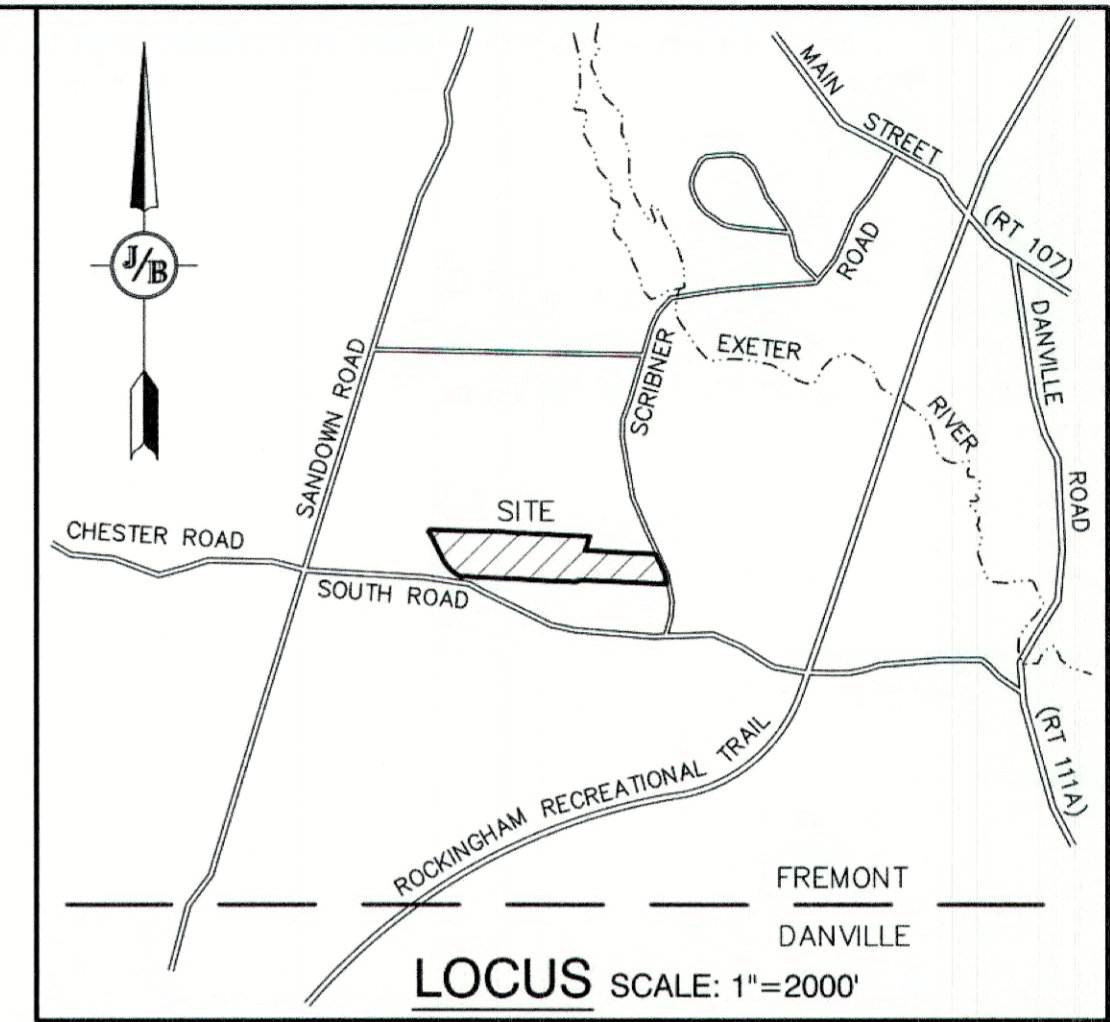


SUBDIVISION NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A YIELD PLAN OF AN 8 LOT RESIDENTIAL CONVENTIONAL SUBDIVISION ON MAP 1, LOT 82. LOTS TO BE SERVED BY ON-SITE SEPTIC AND WELLS.
2. ZONING DISTRICT: FLEXIBLE USE RESIDENTIAL
 LOT AREA MINIMUM = 87,120 SF
 MINIMUM CONTIGUOUS UPLAND AREA = 43,560 SF
 LOT FRONTAGE MINIMUM = 200'
 (100' ALLOWED ON EXTERIOR CURVE W/ 200' AVG. LOT WIDTH)
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 30'
 REAR SETBACK = 30'
 WETLAND SETBACK = 100'
 MAX. LOT COVERAGE = 30%
3. PROPOSED ROAD LENGTH = 1,434 LF
4. WETLAND IMPACT = 834 SQ.FT.



**TAX MAP 1
LOT 84**
 SUSAN BONAGURA
 MATTHEW & TIMOTHY
 BONAGURA
 298 SANDOWN ROAD
 FREMONT, NH 03044
 BK 4062 PG 608
 PLAN 4942
 PLAN 33949

**TAX MAP 1
LOT 83**
 CRANE-GENEROUS FAMILY
 REVOCABLE TRUST
 CYNTHIA CRANE & MARTIN
 GENEROUS, TRUSTEES
 203 SCRIBNER ROAD
 FREMONT, NH 03044
 BK 5656 PG 629
 PLAN 4942

**TAX MAP 1
LOT 83**
 CRANE-GENEROUS FAMILY
 REVOCABLE TRUST
 CYNTHIA CRANE & MARTIN
 GENEROUS, TRUSTEES
 203 SCRIBNER ROAD
 FREMONT, NH 03044
 BK 5656 PG 629
 PLAN 34081

**TAX MAP 2
LOT 63**
 JOHN COLE
 618 CONTINENTAL DRIVE
 DURHAM, NC 27712
 BK 5692 PG 2746

**TAX MAP 2
LOT 17**
 ELIZABETH J. STANLEY
 REVOCABLE TRUST
 ELIZABETH STANLEY, TRUSTEE
 167 SCRIBNER ROAD
 FREMONT, NH 03044
 BK 4193 PG 1379

**TAX MAP 2
LOT 17-1**
 PETER KARAMOURTOPOULOS
 125 SOUTH ROAD
 FREMONT, NH 03044
 BK 3357 PG 2446

**TAX MAP 1
LOT 80-2**
 LEON HOLMES, JR.
 LORI HOLMES
 259 SOUTH ROAD
 FREMONT, NH 03044
 BK 2417 PG 692
 PLAN 4942
 PLAN 5121
 PLAN 8062

**TAX MAP 1
LOT 79**
 DAVID & SARAH MCKENZIE
 253 SOUTH ROAD
 FREMONT, NH 03044
 BK 5633 PG 2949

**TAX MAP 1
LOT 78**
 BARRY & KIMBERLEE FERRARA
 239 SOUTH ROAD
 FREMONT, NH 03044
 BK 3090 PG 478

**TAX MAP 1
LOT 76**
 KEVIN MURNANE
 219 SOUTH ROAD
 FREMONT, NH 03044
 BK 2804 PG 2223

**TAX MAP 1
LOT 74**
 WILLIAM & DIANE ROSSI
 207 SOUTH ROAD
 FREMONT, NH 03044
 BK 3163 PG 2719
 PLAN 1553

**TAX MAP 1
LOT 75**
 NICOLE SIMONEAU
 215 SOUTH ROAD
 FREMONT, NH 03044
 BK 4821 PG 1172
 PLAN 1553

**TAX MAP 1
LOT 73**
 GERARD SEVIGNY
 201 SOUTH ROAD
 FREMONT, NH 03044
 BK 3039 PG 1057
 PLAN 1553

**TAX MAP 1
LOT 71**
 BRUCE WEST, ET AL
 4503 8¹/₂ STREET COURT
 EAST MOLINE, ILLINOIS 61244
 BK 5938 PG 324
 PLAN 15049

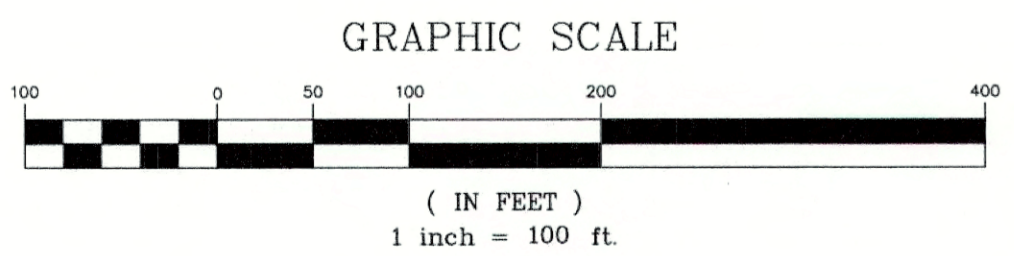
**TAX MAP 1
LOT 70**
 ROBERT WOULEF, JR.
 SUZANNE WOULEF
 159 SOUTH ROAD
 FREMONT, NH 03044
 BK 5390 PG 772

PROJECT PARCEL
 TOWN OF FREMONT
 TAX MAP 1, LOT 82

OWNER
 BASSETT TTE, STEPHEN L. &
 HERITAGE FARM TRUST
 P.O. BOX 212
 NEWFIELDS, NH 03856
 BK 5884, PG 0847

APPLICANT
 HAUS EMILY, LLC
 56 WESTVILLE ROAD #4
 PLAISTOW, NH 03865

TOTAL LOT AREA
 978,484.5 SQ. FT.
 22.46 ACRES



Design: BWG	Draft: BWG	Date: 04/30/20
Checked: BAJ	Scale: 1"=100'	Project No.: 19175
Drawing Name: 19175-YIELD		
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	04/29/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

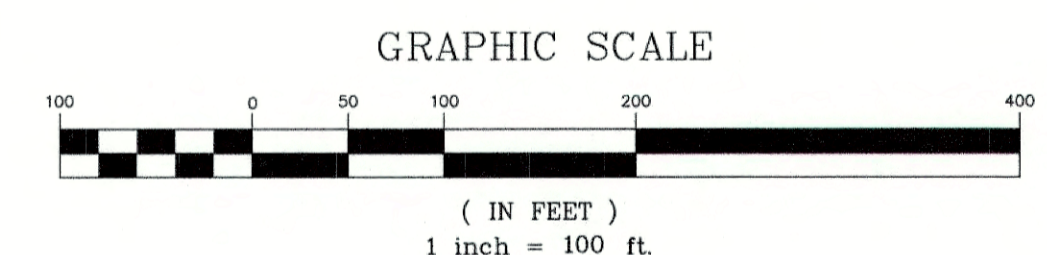
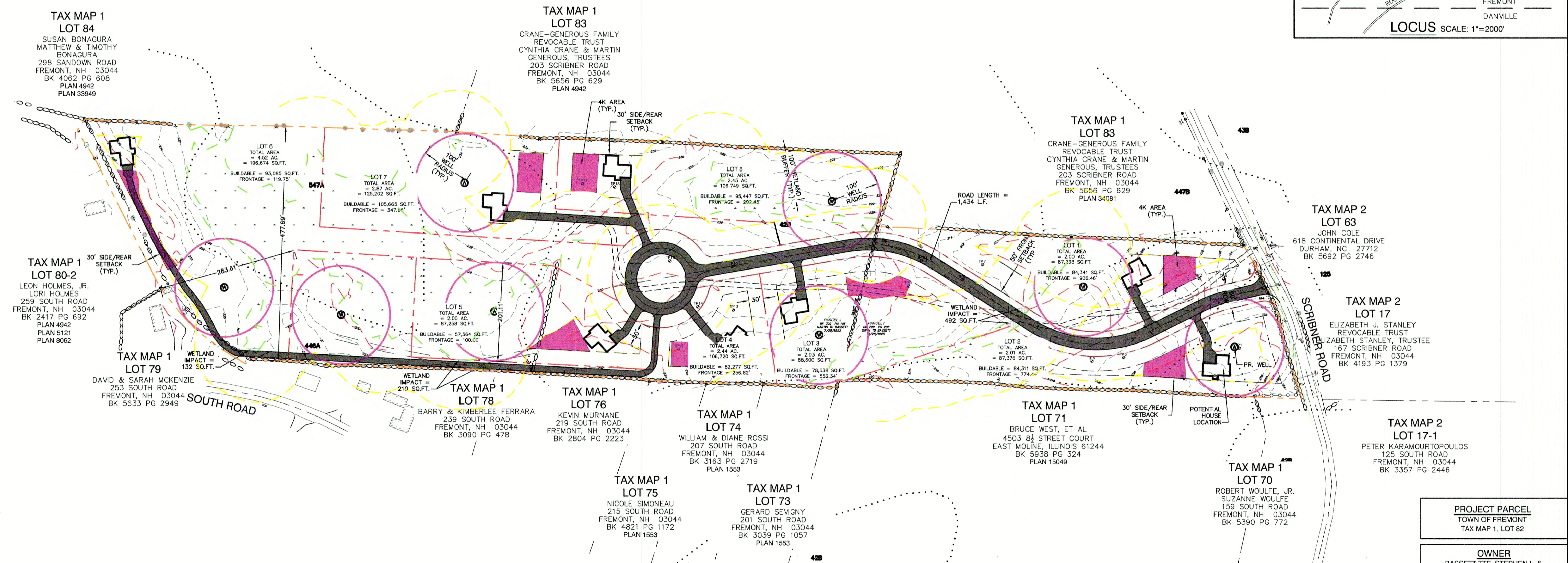
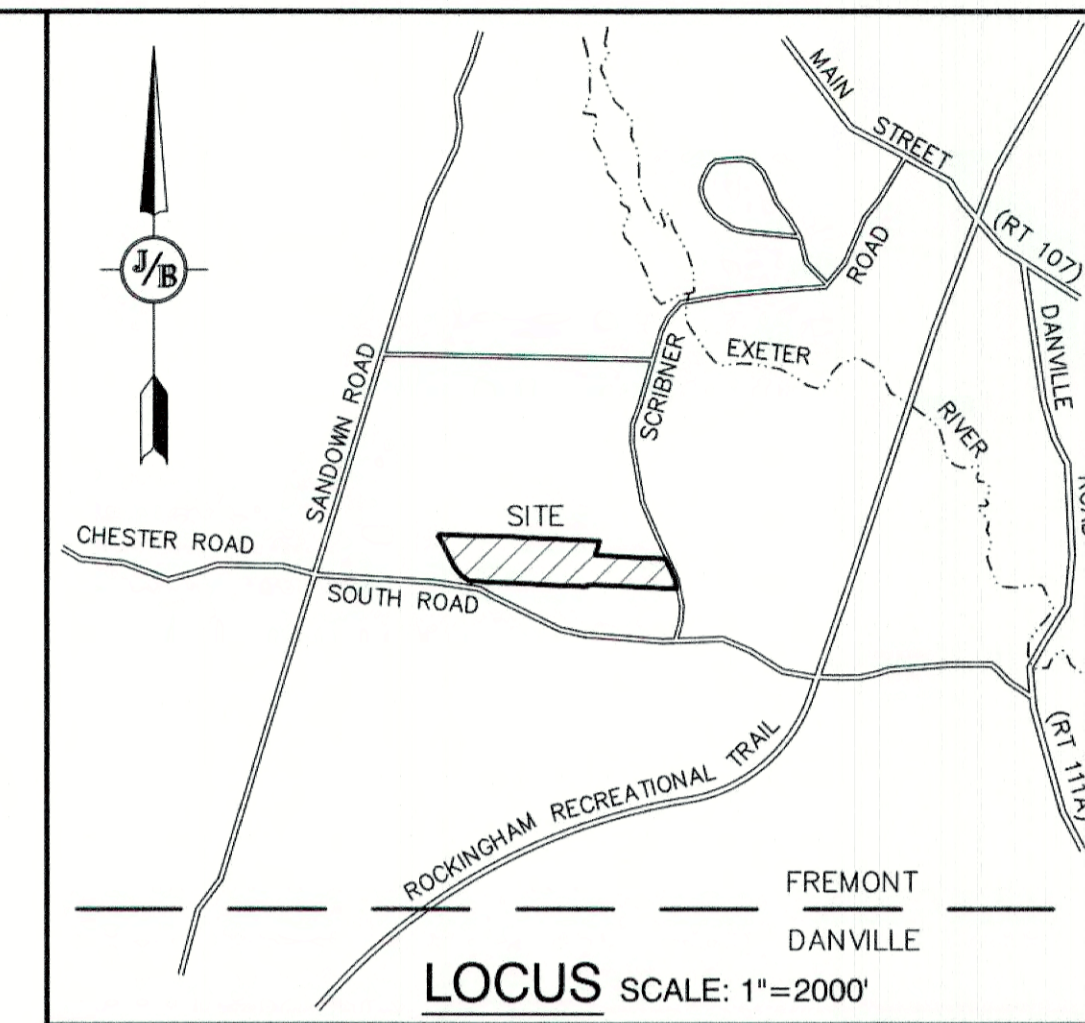
85 Portsmouth Ave. Stratham, NH 03885 Civil Engineering Services 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL YIELD PLAN TAX MAP 1, LOT 82 SCRIBNER ROAD FREMONT, NH
Project:	
Owner of Record:	STEPHEN L. BASSETT TTE & HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.	Y1
SHEET 1 OF 2	JBE PROJECT NO. 19175

SUBDIVISION NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A YIELD PLAN OF AN 8 LOT RESIDENTIAL CONVENTIONAL SUBDIVISION ON MAP 1, LOT 82. LOTS TO BE SERVED BY ON-SITE SEPTIC AND WELLS.
2. ZONING DISTRICT: FLEXIBLE USE RESIDENTIAL
 LOT AREA MINIMUM = 87,120 SF
 MINIMUM CONTIGUOUS UPLAND AREA = 43,560 SF
 LOT FRONTAGE MINIMUM = 200'
 (100' ALLOWED ON EXTERIOR CURVE W/ 200' AVG. LOT WIDTH)
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 30'
 REAR SETBACK = 30'
 WETLAND SETBACK = 100'
 MAX. LOT COVERAGE = 30%
3. PROPOSED ROAD LENGTH = 1,434 LF
4. WETLAND IMPACT = 834 SQ.FT.



PROJECT PARCEL TOWN OF FREMONT TAX MAP 1, LOT 82
OWNER BASSETT TTE, STEPHEN L. & HERITAGE FARM TRUST P.O. BOX 212 NEWFIELDS, NH 03856 BK 5884, PG 0847
APPLICANT HAUS EMILY, LLC 56 WESTVILLE ROAD #4 PLAISTOW, NH 03865
TOTAL LOT AREA 978,484.5 SQ. FT. 22.46 ACRES

Design: BWG	Draft: BWG	Date: 04/30/20
Checked: BAJ	Scale: 1"=100'	Project No.: 19175
Drawing Name: 19175-YIELD		
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	04/29/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TOPOGRAPHIC YIELD PLAN TAX MAP 1, LOT 82
Project:	SCRIBNER ROAD FREMONT, NH
Owner of Record:	STEPHEN L. BASSETT TTE & HERITAGE FARM TRUST PO BOX 212, NEWFIELDS, NH 03856

DRAWING No.	Y2
SHEET 2 OF 2 JBE PROJECT NO. 19175	