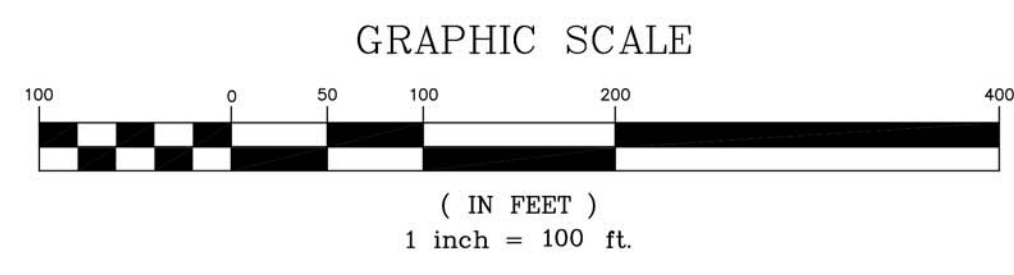
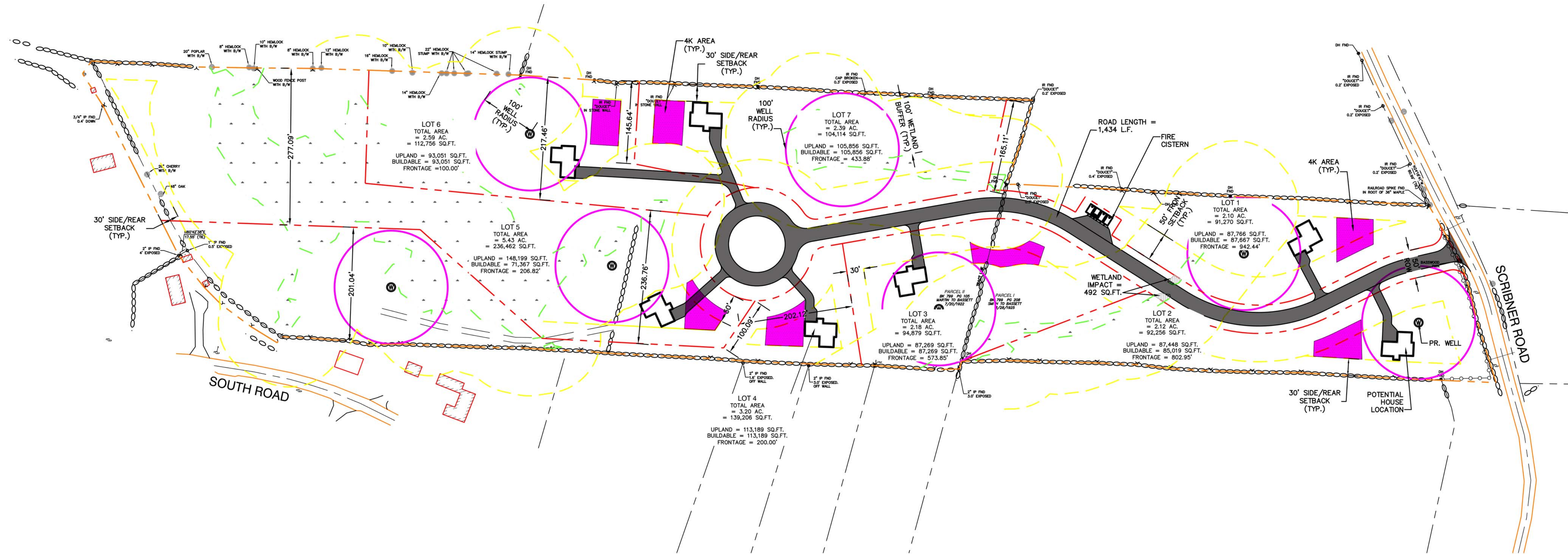
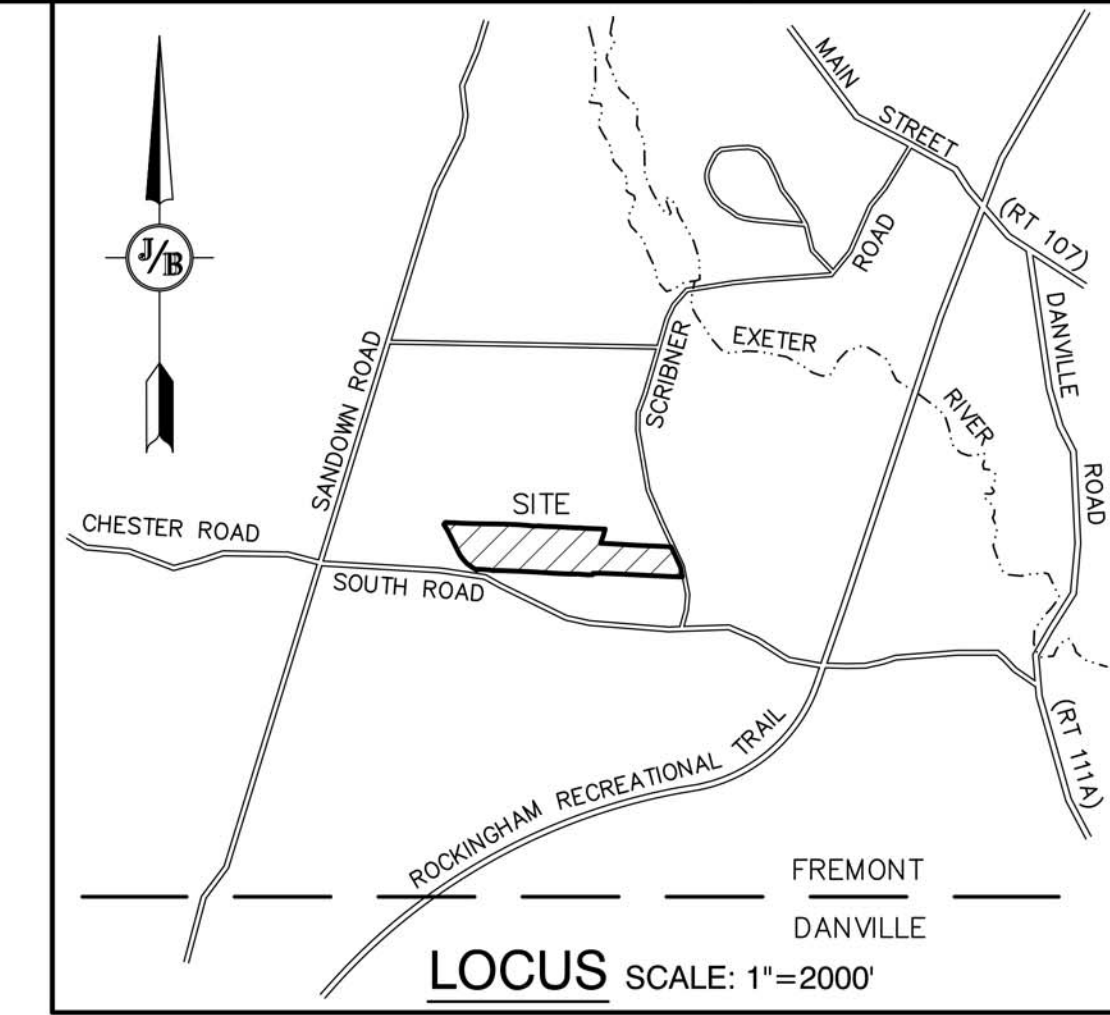


SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW A YIELD PLAN OF AN 7-LOT RESIDENTIAL CONVENTIONAL SUBDIVISION ON MAP 1, LOT 82. LOTS TO BE SERVED BY ON-SITE SEPTIC AND WELLS.
- 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%
- PROPOSED ROAD LENGTH = 1,434 LF
- WETLAND IMPACT = 492 SQ.FT.
- WAIVERS REQUIRED:
 - SECTION 10.02.R, TABLE 1: CUL-DE-SAC LENGTH GREATER THAN 800'



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
2	06/17/20	REVISED PER TOWN COMMENTS	BWG
1	05/27/20	REVISED PER TOWN PLANNER COMMENTS	BWG
0	04/29/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 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
Project:	SCRIBNER ROAD FREMONT, NH
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