

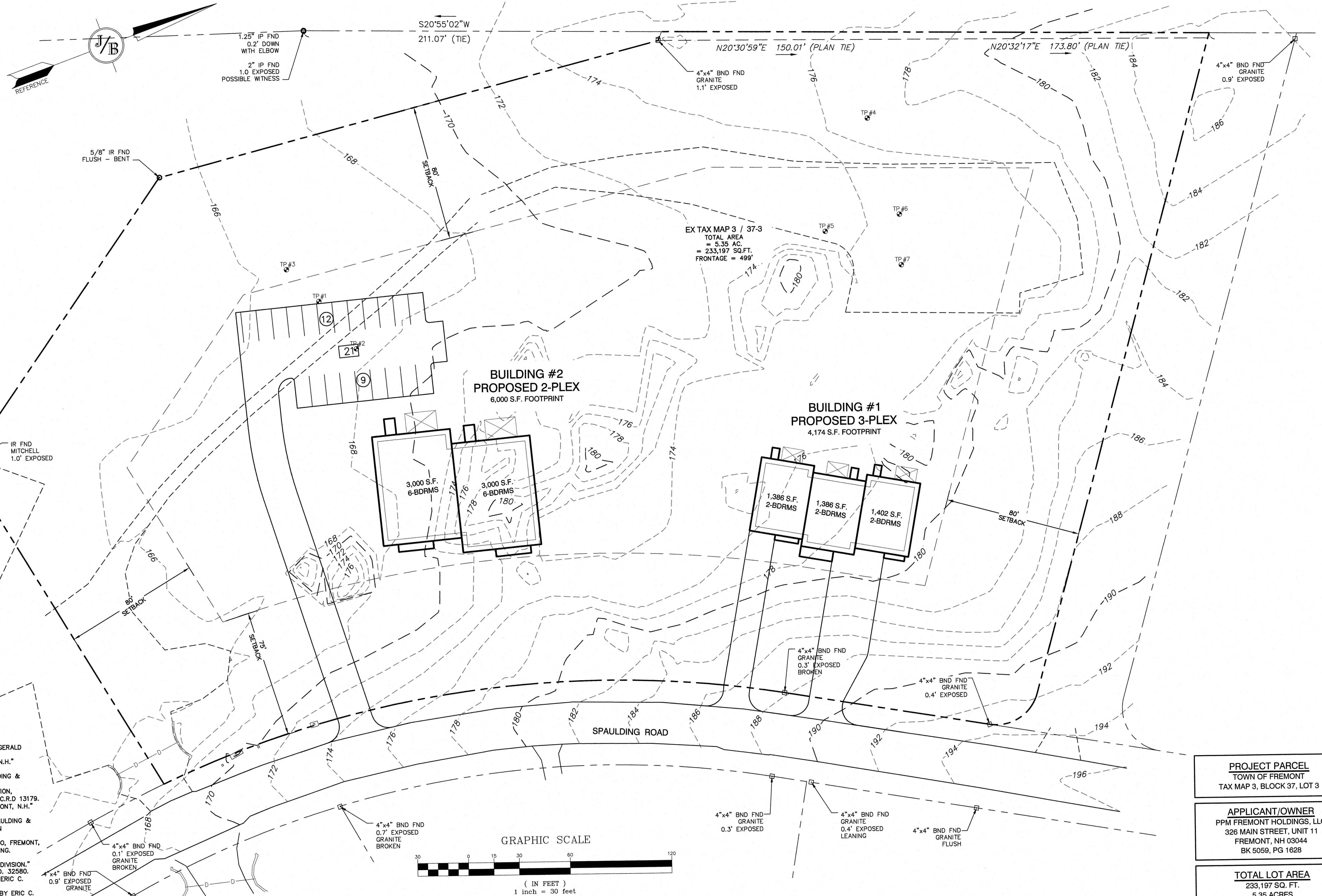
LOCUS SCALE: 1"=2000'

#### NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF FREMONT TAX MAP 3, LOT 37-3.
- ZONING DISTRICT: FLEXIBLE USE RESIDENTIAL (AQUIFER PROTECTION OVERLAY)  
LOT AREA MINIMUM = 2 ACRE (3 ACRE AQUIFER)  
LOT SIZE REQUIRED (5 UNITS IN APZ) = 4.93 AC.  
LOT FRONTAGE MINIMUM = 200' + (20' / UNIT) (5 UNITS) = 300'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50' + (5' / UNIT) (5 UNITS) = 75'  
SIDE SETBACK = 30' + (10' / UNIT) (5 UNITS) = 80'  
REAR SETBACK = 30' + (10' / UNIT) (5 UNITS) = 80'  
WETLAND SETBACK = 100'  
MAX. BUILDING HEIGHT = 35'  
MAX. LOT COVERAGE (AQUIFER) = 15% OR ≤ 2,500 S.F. OF IMPERVIOUS  
MAX. LOT COVERAGE (RESIDENTIAL) = 30%
- 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.
- 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.
- BASIS OF BEARING: HORIZONTAL - NAD88 NH STATE PLANE.  
VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF FREMONT TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF FREMONT ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 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.
- 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.
- NO WETLANDS WERE OBSERVED ON THE SUBJECT PREMISES.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- SURVEY THE 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:

- "HOME PASTURE OF BEEDE HEIRS" FREMONT, N.H. DATED 1965. PREPARED BY GERALD HYDE. R.C.R.D. 833.
- "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.
- "PROPERTY LINE SURVEY OF THE LAND OF FREMONT DEVELOPMENT CORP., SPAULDING & FROST." DATED DECEMBER 6, 1977. PREPARED BY DHA. R.C.R.D. 7612.
- "SUBDIVISION & CONSOLIDATION PLAN FOR THE D.B.L. LAND CORPORATION, FREMONT, N.H." DATED SEPTEMBER 17, 1984. PREPARED BY RONALD BURD. R.C.R.D. 13179.
- "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.
- "SUBDIVISION AND CONSOLIDATION PLAN FOR D.B.L. LAND CORPORATION AND SPAULDING & FROST CO. FREMONT, NH" DATED SEPTEMBER 23, 1988. PREPARED BY HOLDEN ENGINEERING & SURVEYING. R.C.R.D. 19115.
- "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.
- "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.
- "COOPERS CORNERS, FREMONT, N.H." DATED OCTOBER 8, 2004. PREPARED BY ERIC C. MITCHELL & ASSOC. R.C.R.D. 32621.
- "COOPERAGE FOREST, FREMONT, N.H." DATED NOVEMBER 12, 2004. PREPARED BY ERIC C. MITCHELL & ASSOC. R.C.R.D. 32622.



Design: BWG | Draft: DJP | Date: 12/23/2020  
Checked: BWG | Scale: AS SHOWN | Project No.: 20631  
Drawing Name: 20631-ZBA PLAN.dwg

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REV.	DATE	REVISION	BY
0	12/23/20	ISSUED FOR REVIEW	BWG

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
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Civil Engineering Services  
603-772-4746  
FAX: 603-772-0227  
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Plan Name: **ZBA SITE PLAN**  
Project: **PPM MULTI-USE DEVELOPMENT  
SPAULDING ROAD, FREMONT, NH**  
Owner of Record: **PPM FREMONT HOLDING, LLC  
326 MAIN STREET FREMONT, NH 03044**

**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

DRAWING No.

**ZBA**

SHEET 1 OF 1  
JBE PROJECT NO. 20631