

SOIL LEGEND

- 35C CHAMPLAIN FINE SANDY LOAM
8 - 15% SLOPES
SOMEWHAT EXCESSIVELY DRAINED
- 415B MOOSILAUKE FINE SANDY LOAM
3 - 8% SLOPES, VERY STONY
POORLY DRAINED
- 459D METACOMET FINE SANDY LOAM
15 - 25% SLOPES, VERY STONY
MODERATELY WELL DRAINED
- 479C GILMANTON FINE SANDY LOAM
8 - 15% SLOPES, VERY STONY
MODERATELY WELL DRAINED
- 480C MILLSITE-WOODSTOCK-HENNIKER
COMPLEX, 8 - 15% SLOPES
WELL DRAINED
- 480D MILLSITE-WOODSTOCK-HENNIKER
COMPLEX, 15 - 25% SLOPES
WELL DRAINED

SOILS DERIVED FROM NRCS WEB SOIL SURVEY

PLAN REFERENCES

1. REFERENCE PLAN ENTITLED "BOUNDARY PLAT", DATED FEBRUARY 14, 1991, SCALE: 1" = 100', PREPARED FOR MURIEL L. LEGER, PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS ON JUNE 26, 1991 AS PLAN #12109.
2. TOWN OF WARNER TAX MAPS.

NOTES

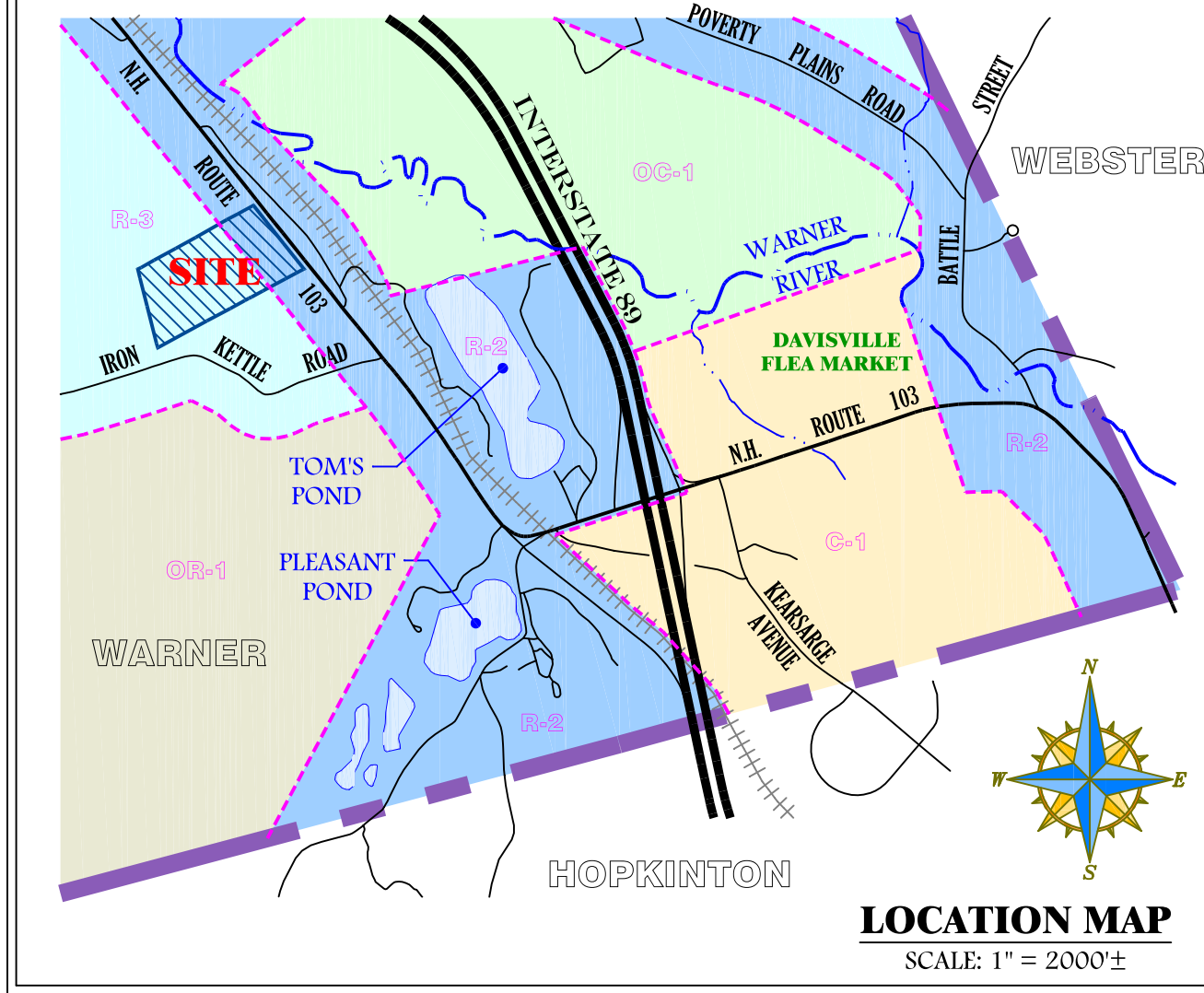
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED FOUR LOT SUBDIVISION WITH A SHARED COMMON DRIVEWAY ON TAX MAP 7 / LOT 39.
2. OWNER OF RECORD: JOSEPH ANTHONY, 23 GLEN DRIVE, HUDSON, N.H. 03051.
3. PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP PANEL 33013CO294E.
4. WETLANDS DELINEATED BY TIM FERWERDA OF FERWERDA MAPPING, LLC, 43 BARTLETT HILL ROAD, DEERING, N.H. 03244.
5. BOUNDARY SHOWN PER PLAN REFERENCE 1.
6. TOPOGRAPHIC CONTOURS CREATED PER LIDAR DATA PROVIDED BY NHGRANT.

ZONING TABLE

- MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)**
- MINIMUM LOT SIZE 2 ACRES (BUILDABLE)
 - MINIMUM FRONTAGE 200'
 - FRONT BUILDING SETBACK 40'
 - SIDE & REAR BUILDING SETBACK 25'
- LOW DENSITY RESIDENTIAL DISTRICT (R-3)**
- MINIMUM LOT SIZE 3 ACRES (BUILDABLE)
 - MINIMUM FRONTAGE 250'
 - FRONT BUILDING SETBACK 50'
 - SIDE & REAR BUILDING SETBACK 40'

DENSITY REQUIREMENTS

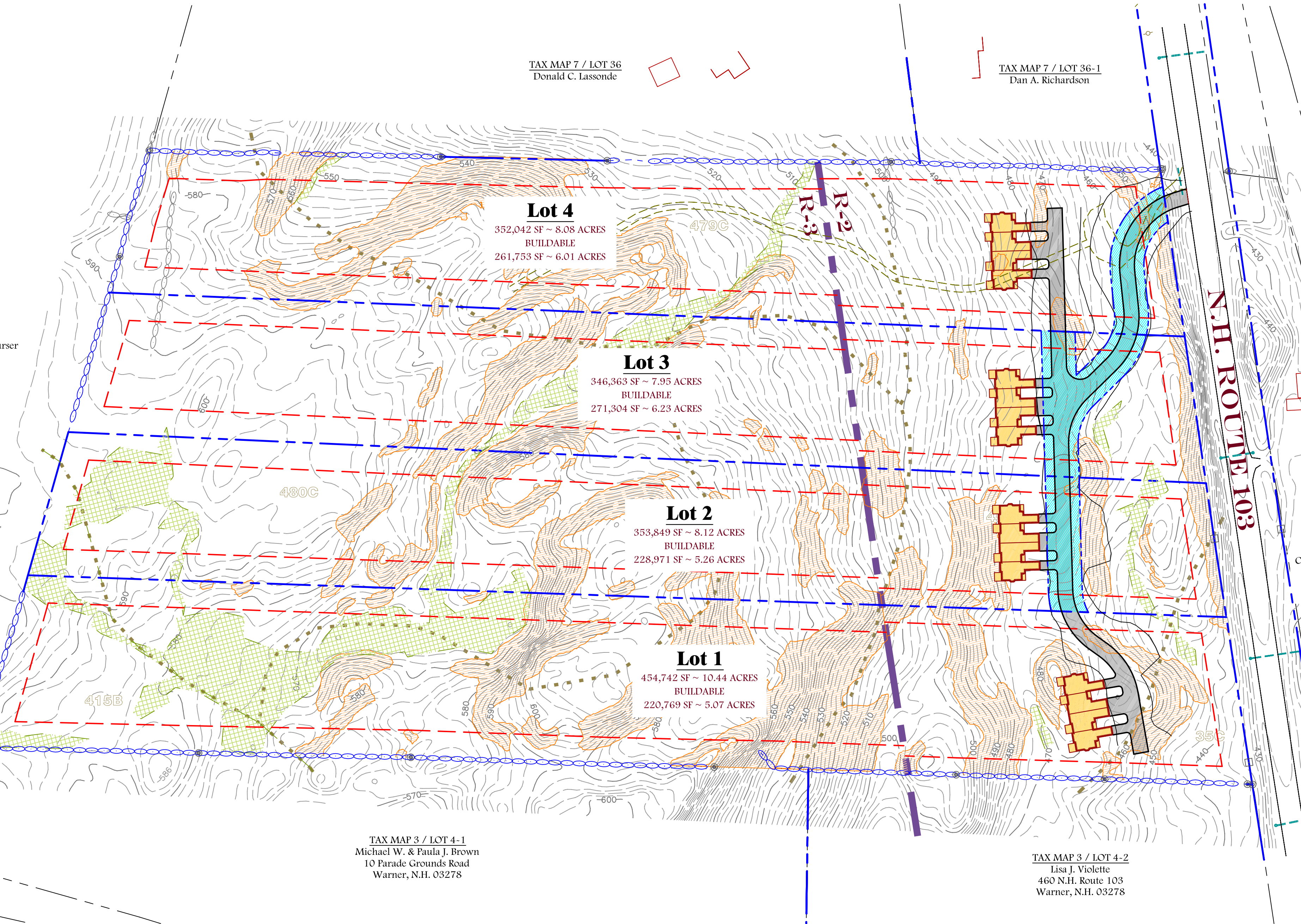
- MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)**
- 2 ACRES FOR THE FIRST UNIT
 - 1 ACRE FOR EACH ADDITIONAL UNIT (UP TO THREE ADDITIONAL)
- EACH FOUR UNIT BUILDING REQUIRES 5 ACRES OF BUILDABLE LAND
- LOW DENSITY RESIDENTIAL DISTRICT (R-3)**
- 3 ACRES FOR THE FIRST UNIT
 - 1.5 ACRES FOR EACH ADDITIONAL UNIT (UP TO THREE ADDITIONAL)
- EACH FOUR UNIT BUILDING REQUIRES 7.5 ACRES OF BUILDABLE LAND



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LEGEND

- PROPERTY LINE
- - - ZONING BOUNDARY
- - - BUILDING SETBACKS
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - 2' CONTOUR
- - - 10' CONTOUR
- - - SOIL BOUNDARY
- - - STONE WALL
- - - TRELINE
- - - DRAINAGE PIPE
- - - WETLAND BOUNDARY



TAX MAP 7 / LOT 40
Richard Cook & Rebecca Courser
RD 1 Box 300
Warner, N.H. 03278

TAX MAP 7 / LOT 41
David F. Ries
34 Old Winter Street
Lincoln, MA 01773

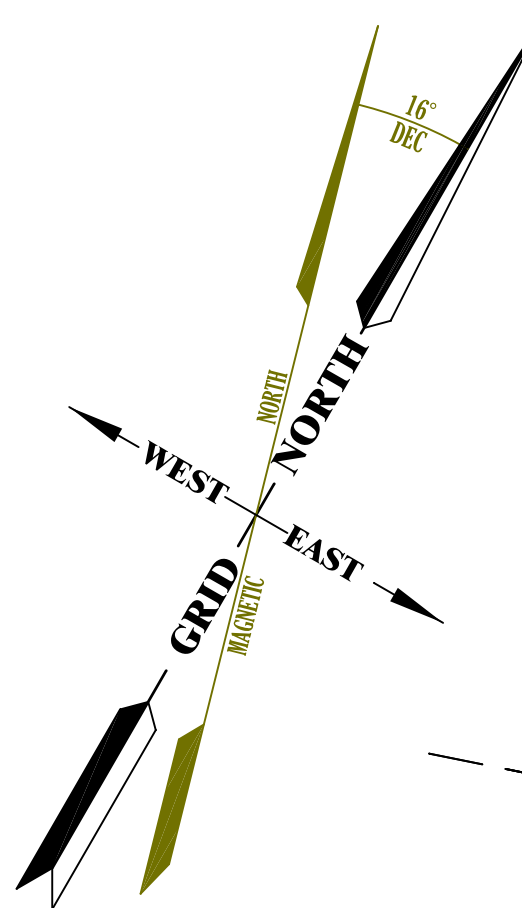
TAX MAP 3 / LOT 4-1
Michael W. & Paula J. Brown
10 Parade Grounds Road
Warner, N.H. 03278

TAX MAP 3 / LOT 4-2
Lisa J. Violette
460 N.H. Route 103
Warner, N.H. 03278

TAX MAP 7 / LOT 38
Czora Revocable Trust of 2016
Brian J. Czora, Trustee
60 Annis Loop
Warner, N.H. 03278

TAX MAP 3 / LOT 1
Lisa J. Violette Trust
Lisa J. Violette, Trustee
460 N.H. Route 103
Warner, N.H. 03278

TAX MAP 7 / LOT 34
Nathaniel M. Burrington
58 Caldwell Lane
Sunapee, N.H. 03782

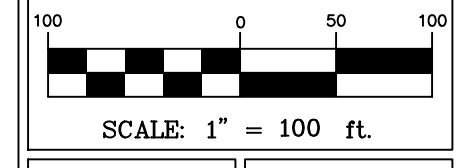


NO.	DATE	DESCRIPTION	BY

OWNER OF RECORD:
Joseph Anthony
23 Glen Drive
Hudson, N.H. 03051

PREPARED FOR:
Gary Fitzgerald
Old Town Road
Weare, N.H.

CONCEPTUAL TOPOGRAPHIC PLAN
Residential Development
Tax Map 7 / Lot 39
N.H. Route 103 - Warner, N.H.



DATE: 2-22-23
DWG: 2232-BASE