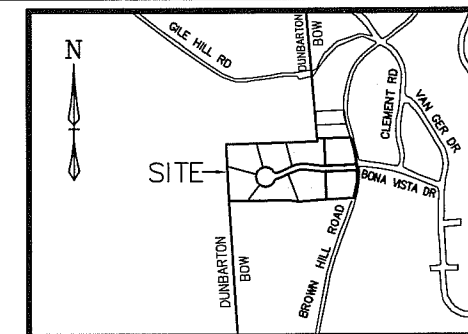


NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 8-4 LOT 123 (15.79 Ac.) INTO 6 LOTS WITH 4 BEDROOMS OR LESS.
- PRESENT ZONING: RURAL (RU)
MINIMUM LOT SIZE = 2 ACRES
MINIMUM ROAD FRONTAGE = 200'
MINIMUM BUILDING SETBACKS TO:
A. MINIMUM FRONT SETBACK = 35'
B. MINIMUM SIDE AND REAR SETBACK = 20'
- THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN - PER F.I.R.M. COMMUNITY-PANEL #33013C0540E DATED APRIL 19, 2010.
- THE PROPOSED LOTS WILL BE SERVICED BY ON-SITE WELL AND SEPTIC
- NHDES SUBDIVISION APPROVAL No.
- ALL ABUTTERS TO THIS PROJECT ARE LOCATED WITHIN THE RURAL ZONE (RU).
- THERE IS NO ROAD PHASING ASSOCIATED WITH THIS PROJECT.
- THIS PLAN CONTAINS A TOTAL OF ___ SHEETS. SHEETS 1 - 3 ARE ON FILE AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF BOW PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTES THE PLAN WHICH IS APPROVED BY THE BOW PLANNING BOARD.
- THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- WITH THE APPROVAL OF THIS PLAN THE BOW PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS:
A.

PLAN REFERENCES

- "FINAL PLAT" LAND OF RICHARD MILLETTE BOW, NH SCALE: 1"=100' DATE: 9/7/1970 PREPARED BY HAROLD FOSHER REVISED 10/24/1970 RECORDED 11/10/1970 MCRD PLAN #2539.
- "FINAL PLAT" SUBDIVISION OF LAND OF RAE CARSON BOW, NH SCALE: 1"=100' DATE: 10/20/1973 PREPARED BY HAROLD FOSHER RECORDED 12/11/1973 MCRD PLAN # 3460.
- "ANCIENT OAK ESTATES" BOW, NH SCALE: 1"=100' DATE: MAY 1978 PREPARED FOR BOW-BRAXTON ASSOCIATES PREPARED BY B.F. HOWARD ASSOCIATES RECORDED MCRD 6/6/1978 PLAN #5284.
- "FIVE LOT SUBDIVISION OF TAX MAP H5 BLOCK 2 LOT 1" LOCATED AT GILE HILL ROAD DUNBARTON, NH SCALE: 1"=100' 5/3/2004 PREPARED FOR ANNA CHAN, HOOKSETT, NH PREPARED BY J.E. BELANGER LAND SURVEYING P.L.L.C. REVISED 11/05/2013 RECORDED MCRD PLAN #20322.
- "TWO LOT SUBDIVISION OF TAX MAP H5 BLOCK 2 LOT 1 GILE ROAD, DUNBARTON, NH SCALE: 1"=100' DATE: 12/12/2013 PREPARED FOR ANNA CHAN HOOKSETT, NH PREPARED BY J.E. BELANGER SURVEYING P.L.L.C. REVISED 4/2/2014 RECORDED MCRD 4/24/2014 PLAN #201400006012.
- "CORRECTIVE PLAN OF TAX MAP H5 BLOCK 2 LOT 3 & 4" GILE HILL ROAD, DUNBARTON, NH SCALE: 1"=100' DATE: 6/13/2016 PREPARED FOR ANNA CHAN HOOKSETT, NH PREPARED BY J.E. BELANGER LAND SURVEYING P.L.L.C. RECORDED MCRD 6/14/2016 PLAN #201600010152.

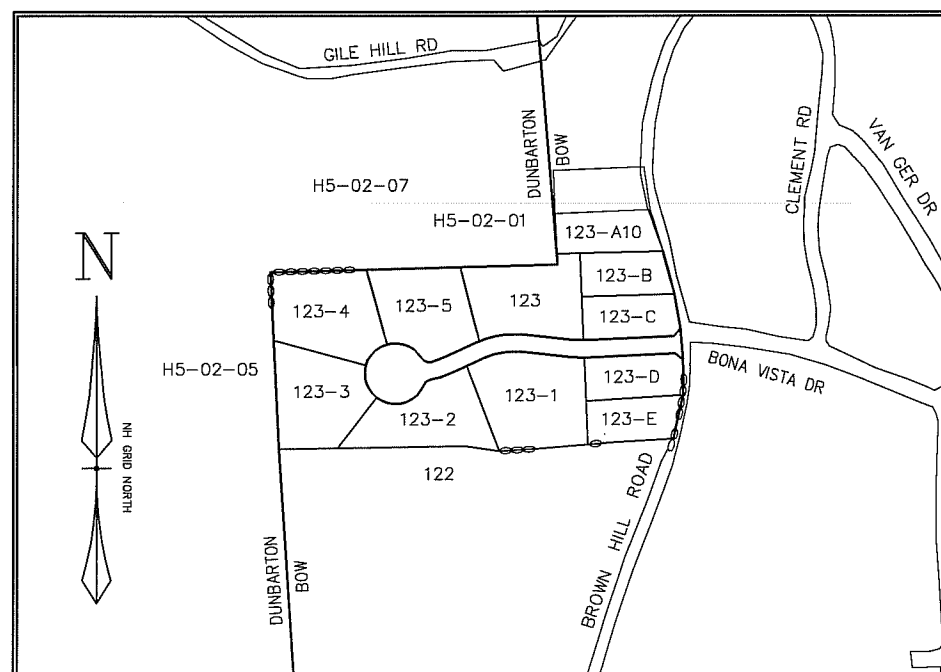


LOCUS PLAN

SCALE: 1" = 1,000'

SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2-3	NHDES SUBDIVISION PLANS
SHEET 4	STOPPING SIGHT DIST PLAN



**BOW TAX MAP 8-4
DUNBARTON TAX MAP H5**

SCALE: 1" = 400'

PROPOSED LOT SIZES

LOT NUMBER	LOT AREA (S.F.)	LOT AREA (Acres)
LOT 123-1	114,127	2.62
LOT 123-2	90,169	2.07
LOT 123-3	96,703	2.22
LOT 123-4	102,802	2.36
LOT 123-5	91,912	2.11
LOT 123	100,624	2.31

PRESENT OWNER OF RECORD:
LOT 123, TAX MAP 8-4
M.C.R.D. VOL. 3692 PG. 0852
TYLER BUILDERS
98 FRANKLIN STREET EXT.
DERRY, NH 03035

APPROVED BY THE BOW, NH PLANNING BOARD
ON DATE: _____
CERTIFIED BY: _____



REV.	DATE	DESCRIPTION	BY
REVISIONS			

I CERTIFY THAT THE BOUNDARY LINES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND PLAN REFERENCES AND HAS A RELATIVE ERROR OF CLOSURE NOT GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL ~ L.L.S. No. 595 DATE _____

RECEIVED

MAR 2 2022

BOW COMMUNITY DEVELOPMENT

COVER SHEET

"BROWN HILL ROAD"

TAX MAP 8-4 LOT 123
BROWN HILL ROAD
BOW, NH.

OWNER LOT 123

TYLER BUILDERS
98 FRANKLIN STREET EXT. DERRY, NH 03035

APPLICANT:

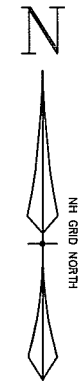
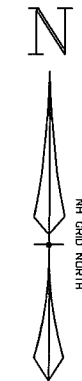
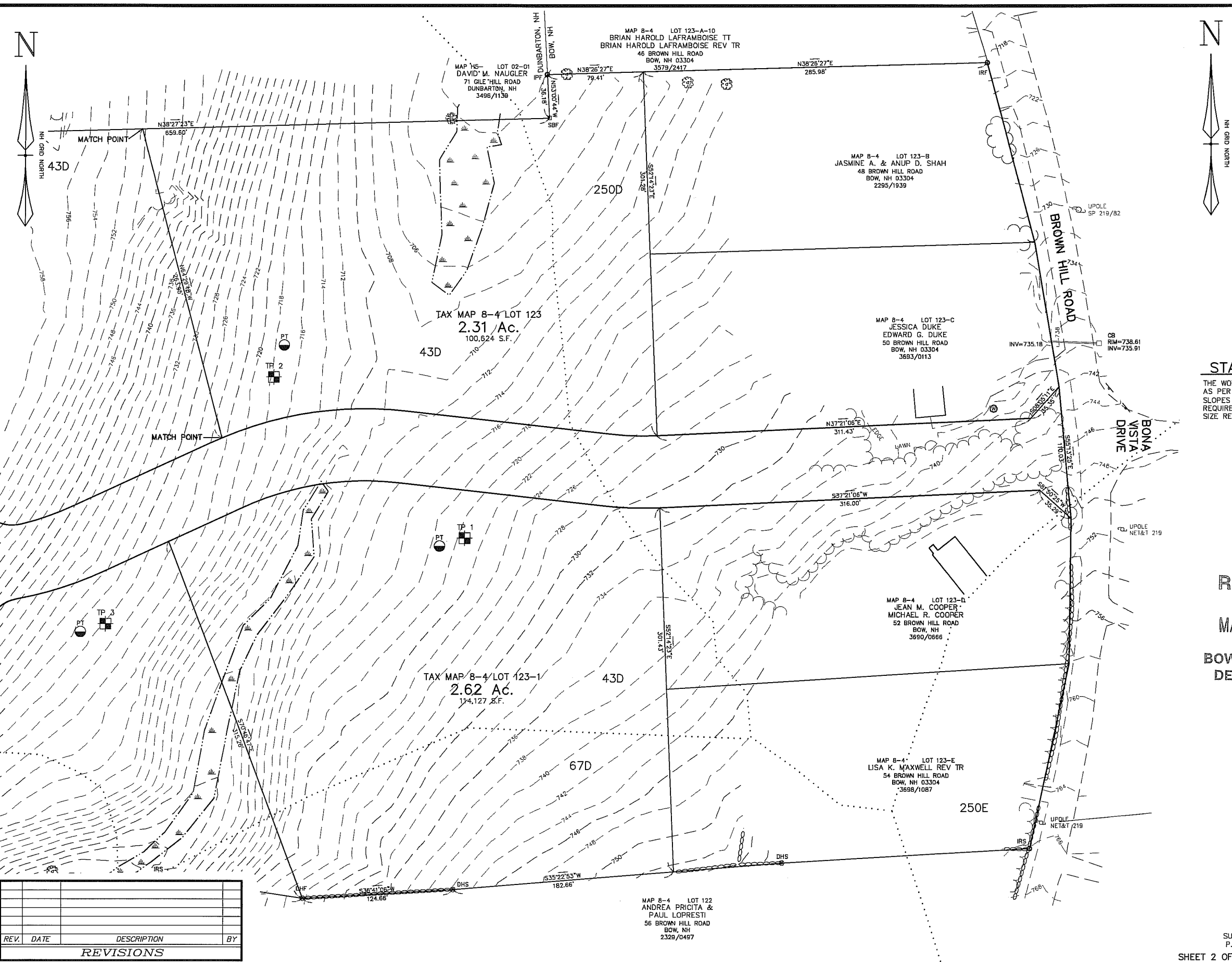
TYLER BUILDERS
98 FRANKLIN STREET EXT. DERRY, NH 03035

MARCH 2, 2022

SCALE: 1" = 40'

PREPARED BY:

ERIC C. MITCHELL & ASSOC. INC.
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

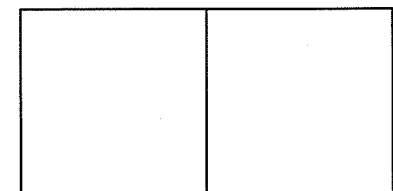


BENCHMARK DATA
 NHDOT CONTROL POINT: 269-0020
 NAVD 88 ELEVATION = 321.57 FEET

SOIL LEGEND

- 43D CANTON FINE SANDY LOAM
15-25% SLOPES, VERY STONY
- 43E CANTON FINE SANDY LOAM
25-35% SLOPES, VERY STONY
- 67D PAXTON FINE SANDY LOAM
15-25% SLOPES, VERY STONY
- 250D CHATFIELD-MONTAUK-HOLLIS COMPLEX
15-35% SLOPES, VERY ROCKY

STATE LOT SIZE CALCULATIONS
 THE WORST CASE SOIL TYPE ON THE PROPOSED LOTS IS 67D.
 AS PER ENV-W 1005.02 WITH A GROUP 3 SOIL AND D
 SLOPES (WORST CASE SCENARIO) THE MINIMUM LOT SIZE
 REQUIRED IS 62,000 S.F. ALL LOTS EXCEED THE MINIMUM LOT
 SIZE REQUIREMENT.



RECEIVED
 MAR 2 2022
 BOW COMMUNITY
 DEVELOPMENT

NHDES SUBDIVISION PLAN
"BROWN HILL ROAD"
 TAX MAP 8-4 LOT 123
 BROWN HILL ROAD
 BOW, NH.
 OWNER LOT 123
 TYLER BUILDERS
 98 FRANKLIN STREET EXT. DERRY, NH 03035
 APPLICANT:
 TYLER BUILDERS
 98 FRANKLIN STREET EXT. DERRY, NH 03035
 MARCH 2, 2022

0 20 40 80 120 160 FEET
 SCALE: 1" = 40'

PREPARED BY:
 ERIC C. MITCHELL & ASSOC. INC.
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 PH. (603) 627-1181

SHEET 2 OF 4

REV: DWG: FLD. BK/PG: JOB NO. 20-73

REV.	DATE	DESCRIPTION	BY
REVISIONS			

MAP H5- LOT 02-07
 TONYA M. BINDER
 JONATHAN A. BINDER
 42 PATTEE ROAD
 WARNER, NH 03278
 3687/2179

MAP H5- LOT 02-01
 DAVID M. NAUGLER
 71 GLE HILL ROAD
 DUNBARTON, NH
 3496/1130

MAP H5- LOT 02-05
 TOWN OF DUNBARTON
 1011 SCHOOL STREET
 DUNBARTON, NH
 3423/0658

MAP 8-4 LOT 122
 ANDREA PRICITA &
 PAUL LOPRESTI
 56 BROWN HILL ROAD
 BOW, NH
 2329/0497

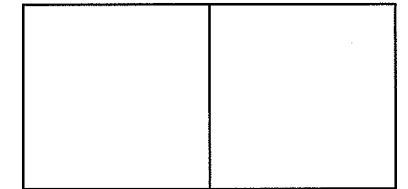


SOIL LEGEND

- 43D CANTON FINE SANDY LOAM
15-25% SLOPES, VERY STONY
- 43E CANTON FINE SANDY LOAM
25-35% SLOPES, VERY STONY
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- 250D CHATFIELD-MONTAUK-HOLLIS COMPLEX
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STATE LOT SIZE CALCULATIONS

THE WORST CASE SOIL TYPE ON THE PROPOSED LOTS IS 67D.
 AS PER ENV-W5 1005.02 WITH A GROUP 3 SOIL AND D
 SLOPES (WORST CASE SCENARIO) THE MINIMUM LOT SIZE
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 SIZE REQUIREMENT.



RECEIVED

MAR 2 2022

BOW COMMUNITY
 DEVELOPMENT

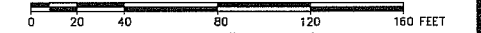
NHDES SUBDIVISION PLAN

"BROWN HILL ROAD"

TAX MAP 8-4 LOT 123
 BROWN HILL ROAD
 BOW, NH.

OWNER LOT 123
 TYLER BUILDERS
 98 FRANKLIN STREET EXT. DERRY, NH 03035

APPLICANT:
 TYLER BUILDERS
 98 FRANKLIN STREET EXT. DERRY, NH 03035
 MARCH 2, 2022



SCALE: 1" = 40'

PREPARED BY:

ERIC C. MITCHELL & ASSOC. INC.
 SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
 P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
 PH. (603) 627-1181

SHEET 3 OF 4

REV: DWG: FLD. BK/PG: JOB NO. 20-73

TAX MAP 8-4 LOT 123-4
 2.36 Ac.
 10,281 S.F.

TAX MAP 8-4 LOT 123
 15.79 Ac.
 688,232 S.F.

TAX MAP 8-4 LOT 123-5
 2.11 Ac.
 91,912 S.F.

TAX MAP 8-4 LOT 123-3
 2.22 Ac.
 96,703 S.F.

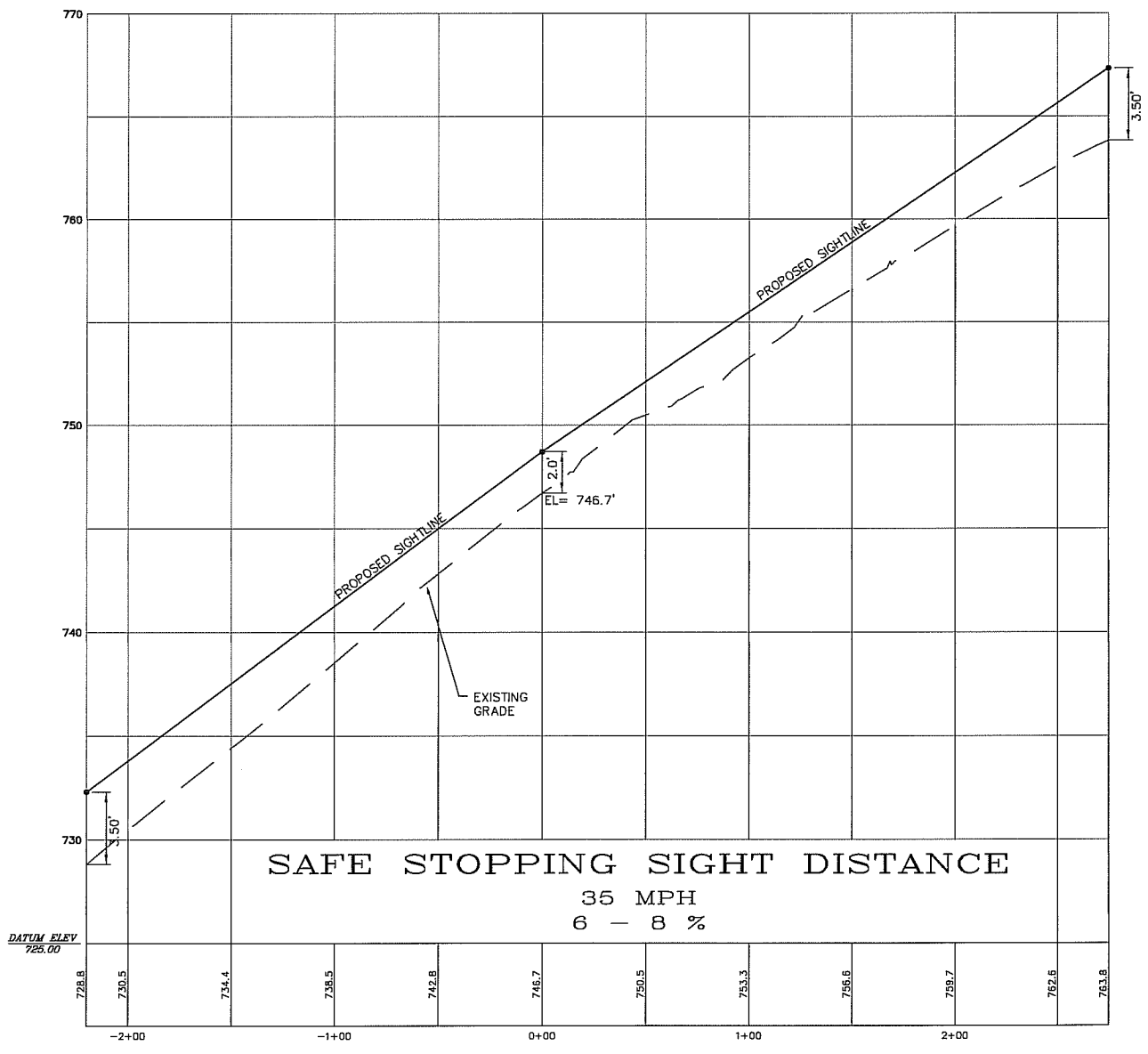
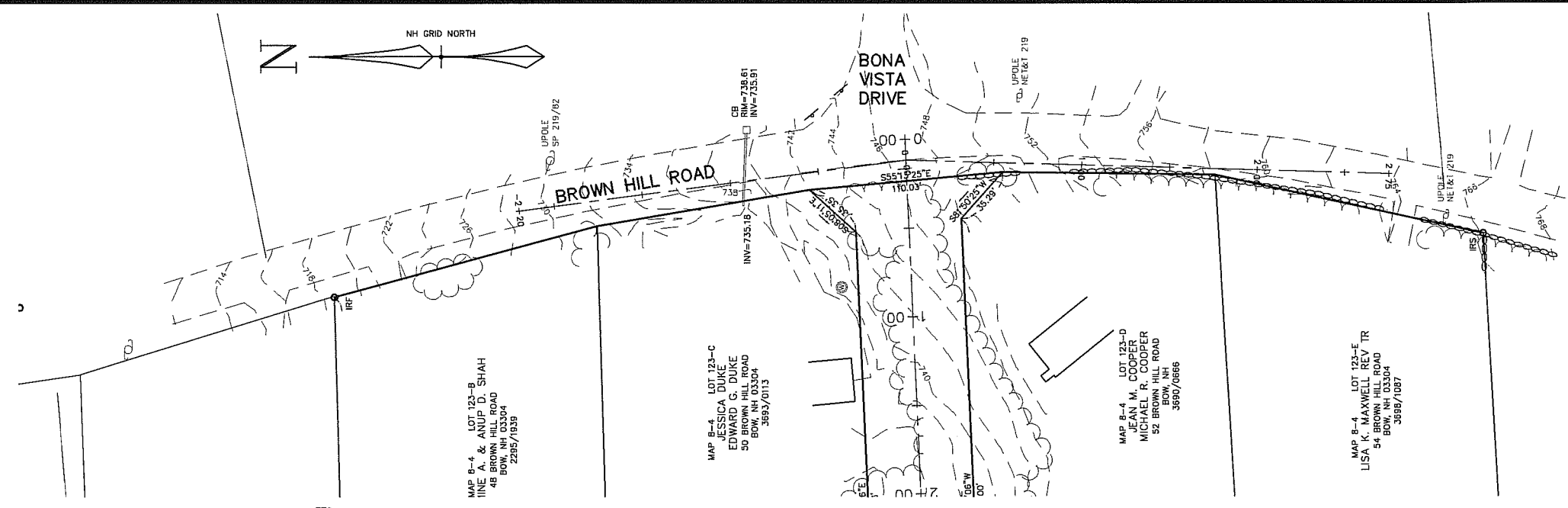
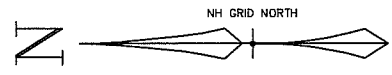
TAX MAP 8-4 LOT 123-2
 2.07 Ac.
 90,169 S.F.

REV.	DATE	DESCRIPTION	BY

REVISIONS

BENCHMARK DATA

NHDOT CONTROL POINT: 269-0020
 NAVD 88 ELEVATION = 321.57 FEET

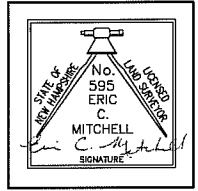


- LEGEND**
- ± 212.0 FINISHED SPOT ELEVATION
 - - - F212 PROPOSED CONTOUR LINE
 - - - SLOPE EASEMENT
 - - - LIMIT OF WETLANDS
 - - - EDGE OF PAVEMENT
 - ~~~~~ TREE LINE
 - o-o-o-o EXISTING STONEWALL
 - - - OVERHEAD UTILITIES
 - - - PROPOSED SLOPE EASEMENT
 - - - PROPOSED DRAINAGE EASEMENT
 - - - PROP. UNDERGROUND ELEC./TELEPHONE/CABLE
 - - - PROP. PEDESTAL, TRANSFORMER OR HANDHOLE
 - - - PROPOSED DRAIN LINE
 - - - PROPOSED SUBDRAIN LINE
 - o-o RIP RAP
 - - - PROPOSED SILT FENCE
 - ~~~~~ PROP. TREELINE

REV.	DATE	DESCRIPTION	BY
REVISIONS			

RECEIVED
MAR 2 2022
BOW COMMUNITY DEVELOPMENT

STOPPING SIGHT DISTANCE PLAN
"BROWN HILL ROAD"
TAX MAP 8-4 LOT 123
BROWN HILL ROAD
BOW, NH.
OWNER LOT 123
TYLER BUILDERS
98 FRANKLIN STREET EXT. DERRY, NH 03035
APPLICANT:
TYLER BUILDERS
98 FRANKLIN STREET EXT. DERRY, NH 03035
MARCH 2, 2022



SCALE: 1" = 40'

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