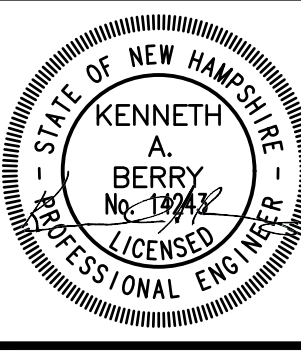


NOTES:
1.) OWNER: BRIAN F. & MARIA N. BECK
655 BAYSIDE ROAD
GREENLAND, NH 03840
1A.) APPLICANT: 177 WINNICUT ROAD, LLC
9B KELSEY WAY
GREENLAND, NH 03840
2.) TAX MAP R-10, LOT 12A
3.) LOT AREA: 668,009 Sq. Ft.±; 15.33 Ac.± TO RIVERS EDGE.
4.) THE INTENT OF THIS PLAN IS TO SHOW THE COLOR RENDERING
FOR THE PROPOSED AGE RESTRICTED HOUSING DEVELOPMENT.

REVISION		DATE	DESCRIPTION
#1	02-10-2020		REVISED PER AOT APPLICATION

COLOR SITE PLAN
FOR
177 WINNICUT ROAD, LLC
LAND OF
BRIAN & MARIA BECK
177 WINNICUT ROAD
GREENLAND, N.H.
TAX MAP R-10, LOT 12A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 29, 2020
FILE NO. : DB 2018 - 052



NOTES:

- 1.) OWNER: BRIAN F. & MARIA N. BECK
655 BAYSIDE ROAD
GREENLAND, NH 03840
- 1A.) APPLICANT: 177 WINNICUT ROAD, LLC
9B KELSEY WAY
GREENLAND, NH 03840
- 2.) TAX MAP R-10, LOT 12A
- 3.) LOT AREA: 668,009 Sq. Ft. ±, 15.33 Ac. ± TO RIVERS EDGE
- 4.) R.C.R.D. BOOK 4422, PAGE 2195
- 5.) ZONING:
R - RESIDENTIAL
SETBACKS:
MIN. FRONTAGE: 200'
MIN. LOT WIDTH: 80'
MAX. LOT COVERAGE: 20%
MIN. OPEN SPACE: 80%
MIN. LOT AREA: 60,000 Sq. Ft.
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 20'
- AGE RESTRICTED HOUSING SETBACKS:
BETWEEN STRUCTURES: 35'
MAX. HEIGHT: 35'
EXTERIOR LANDSCAPE BUFFER: 25'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330210, MAP #3301500265E, DATED: MAY 17, 2005, A LETTER OF MAP AMENDMENT TO BE SUBMITTED TO FEMA.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2015, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW 20 LIMITED COMMON AREAS (20 NEW & 1 EXISTING) OF A LIMITED CONDOMINIUM AGE RESTRICTED SUBDIVISION AND 2 COMMON AREAS.
- 10.) PHYSICAL MONUMENTS & RECORDED PLAN RADIS USED TO DETERMINE SIDE LINE OF WINNICUT ROAD, THIS RESULTED IN NON-TANGENT CURVES.

WAIVER REQUESTS:
ROAD GRADE GREATER THAN 3% WITHIN 75' OF AN INTERSECTION (4% PROPOSED): PENDING
FIRE CISTERN LOCATED ON A PRIVATE ROAD: PENDING

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (13,700 Sq. Ft. PROPOSED): PENDING

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- NHBB ~FND~
- UTILITY POLE/GUY WIRE
- PROPOSED LCA LINE
- POORLY DRAINED WETLAND LINE
- SURFACE WATER/WETLAND SETBACK (AS NOTED)
- TO BE SET
- FND FOUND
- TYP TYPICAL
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

ABUTTER ACROSS RIVER:

N/F YOUNG MEN'S CHRISTIAN ASSOCIATION
550 PEVERLY HILL RD
PORTSMOUTH, NH 03801
TAX MAP R-10, LOT 1
R.C.R.D. BOOK 1248, PAGE 239

ABUTTER ACROSS RIVER:

N/F PISCATAQUA FISH & GAME CLUB
168 WINNICUT RD
GREENLAND, NH 03840-0643
TAX MAP R-9, LOT 4
R.C.R.D. BOOK 1447, PAGE 9

ABUTTERS ACROSS ROAD:

N/F GODIN, SUSAN
8 RIDGECREST DRIVE
EXETER, NH 03833
TAX MAP R-10, LOT 19
BOOK 4022, PAGE 258

N/F STONE, BARBARA K.
5 EXETER FALLS DR
EXETER, NH 03833-4710
TAX MAP R-10, LOT 18B
R.C.R.D. BOOK 3311, PAGE 834

ABUTTERS ACROSS ROAD:

N/F GODIN, SUSAN
8 RIDGECREST DRIVE
EXETER, NH 03833
TAX MAP R-10, LOT 19
BOOK 4022, PAGE 258

N/F STONE, BARBARA K.
5 EXETER FALLS DR
EXETER, NH 03833-4710
TAX MAP R-10, LOT 18B
R.C.R.D. BOOK 3311, PAGE 834

N/F DIANE G. MENKE REVOCABLE LIVING TRUST
MENKE, DIANE TRUSTEE
160 WINNICUT ROAD
GREENLAND, NH 03840
TAX MAP R-10, LOT 18
R.C.R.D. BOOK 5566, PAGE 1000

ABUTTERS ACROSS ROAD:

N/F TREEM, KYLE F. & MCGOVERN, CAITLIN M.
168 WINNICUT RD
GREENLAND, NH 03840
TAX MAP R-10, LOT 17A
R.C.R.D. BOOK 5881, PAGE 862

N/F FERNALD, NATALIE W.
PO BOX 211
GREENLAND, NH 03840-0211
TAX MAP R-10, LOT 17
R.C.R.D. BOOK 2336, PAGE 422

N/F LAVERY, BRENDAN J. & SHAY M.
208 WINNICUT RD
GREENLAND, NH 03840-2604
TAX MAP R-10, LOT 16
R.C.R.D. BOOK 3829, PAGE 477

JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN SPRING OF 2016 UTILIZING THE FOLLOWING STANDARDS:

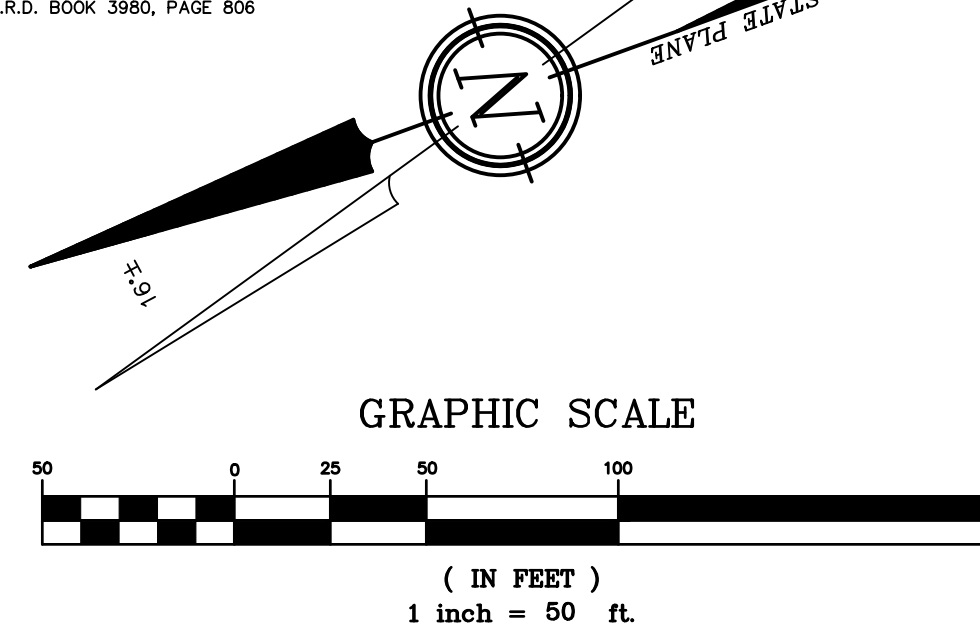
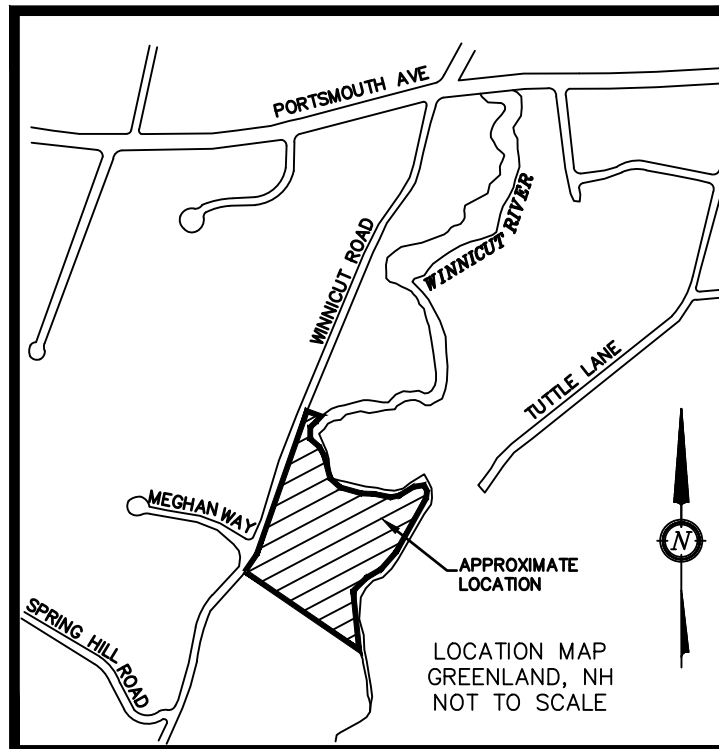
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASLAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWPPC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

PLAN REFERENCES:

- 1.) "SUBDIVISION PLAN, TAX MAP R-10 - LOT 12, FOR BRIAN & MARIA BECK, 177 WINNICUT ROAD, TOWN OF GREENLAND, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE" BY: AMBIT ENGINEERING, INC DATED: FEBRUARY, 2011 R.C.R.D. PLAN # 36852
- 2.) "SUBDIVISION PLAN" BY: JONES & BEACH ENGINEERS, INC. DATED: APRIL 14, 2000 R.C.R.D. PLAN #28395, SHEET 1

PLAN REFERENCES CONT.:

- 3.) "BOUNDARY PLAN" BY: JONES & BEACH ENGINEERS, INC. DATED: MAY 3, 2000 R.C.R.D. PLAN #28395, SHEET 2
- 4.) "SUBDIVISION OF LAND FOR BARBARA K. COLLINS, WINNICUT ROAD, GREENLAND N.H." BY: FRANCIS J. BARRETT DATED: FEBRUARY 10, 1994 R.C.R.D. PLAN #22907
- 5.) "SUBDIVISION OF LAND, PORTSMOUTH Y.M.C.A., TUTTLE LANE, COUNTY OF ROCKINGHAM, GREENLAND, N.H." BY: TPE ASSOCIATES DATED: SEPTEMBER 14, 1977 R.C.R.D. PLAN #8029
- 6.) "PLAN OF LAND, GREENLAND, N.H. FOR PISCATAQUA FISH AND GAME CLUB INC." BY: JOHN W. DURGIN CIVIL ENGINEERS BY: MAY, 1975 R.C.R.D. PLAN #5176
- 7.) "SUBDIVISION PLAN FOR KATHERINE HUGHES, GREENLAND, N.H." BY: FRANK EMERY, CIVIL ENGINEER DATED: APRIL 16, 1974 R.C.R.D. PLAN #4406
- 8.) "KOZLOWSKI PROPERTY, GREENLAND, NEW HAMPSHIRE FOR PORTSMOUTH Y.M.C.A., PORTSMOUTH, NEW HAMPSHIRE" BY: MCKENNA ASSOCIATES DATED: MAY, 1970 R.C.R.D. PLAN #1865
- 9.) "PROPOSED RECONSTRUCTION ~ WINNICUT ROAD ~ GREENLAND, N.H." BY: NHDOT DATED: MARCH 31, 1967 NHDOT PLAN #57836



FINAL APPROVAL
BY
GREENLAND PLANNING BOARD

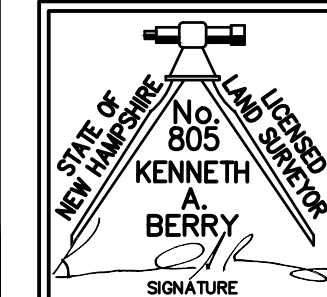
CERTIFIED BY :
DATE :

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF GREENLAND, N.H. 1:10,000

REVISION	DATE	REVISOR	DESCRIPTION
#1	02-10-2020		REVISED PER AOT APPLICATION

CONDOMINIUM SUBDIVISION PLAN
FOR
177 WINNICUT ROAD, LLC
LAND OF
BRIAN & MARIA BECK
177 WINNICUT ROAD
GREENLAND, N.H.
TAX MAP R-10, LOT 12A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 29, 2020
FILE NO. : DB 2018 - 052



NOTES CONTINUED:

- 27.) EACH UNIT WILL HAVE A TWO CAR GARAGE AND TWO SPACES IN FRONT OF THE GARAGE.
- 28.) SEE COVER SHEET FOR REQUIRED PERMITS.
- 29.) TIP DOWNS ARE TO BE INSTALLED AT EACH DRIVEWAY CURBING FOR BOTH S.G.C. AND V.G.C.
- 30.) THIS IS A PRIVATELY OWNED DEVELOPMENT SUBJECT TO THE WINNICUT WOODS HOME OWNERS ASSOCIATION DOCUMENTS. THE REQUIRED CISTERN WILL BE PRIVATELY OWNED WITH THE RIGHT OF THE TOWN TO ACCESS AND UTILIZE AS NEEDED.

OPEN SPACE AREA CALCULATION

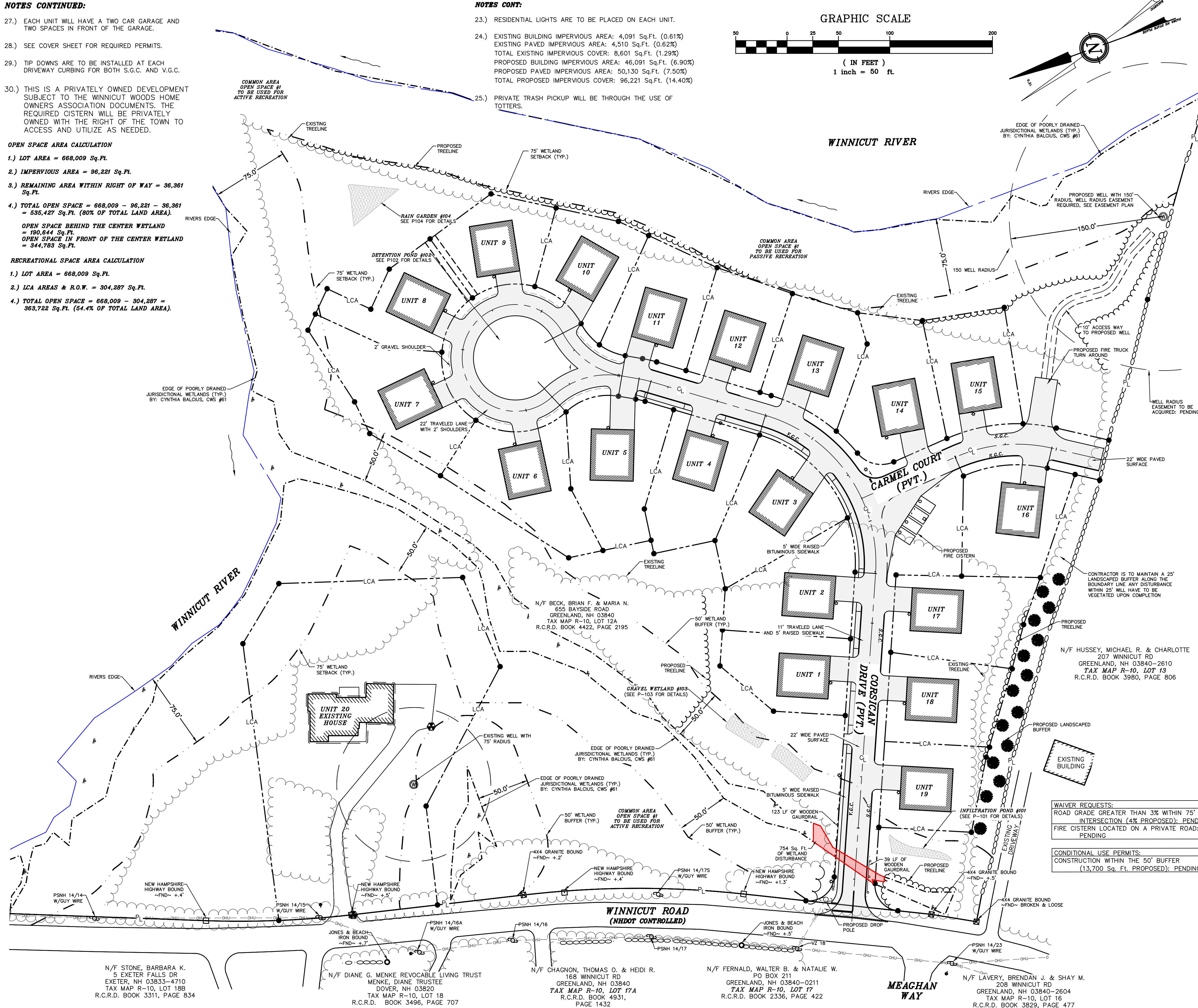
- 1.) LOT AREA = 668,009 Sq.Ft.
- 2.) IMPERVIOUS AREA = 96,221 Sq.Ft.
- 3.) REMAINING AREA WITHIN RIGHT OF WAY = 36,361 Sq.Ft.
- 4.) TOTAL OPEN SPACE = 668,009 - 96,221 - 36,361 = 535,427 Sq.Ft. (80% OF TOTAL LAND AREA).
- OPEN SPACE BEHIND THE CENTER WETLAND = 190,644 Sq.Ft.
- OPEN SPACE IN FRONT OF THE CENTER WETLAND = 344,783 Sq.Ft.

RECREATIONAL SPACE AREA CALCULATION

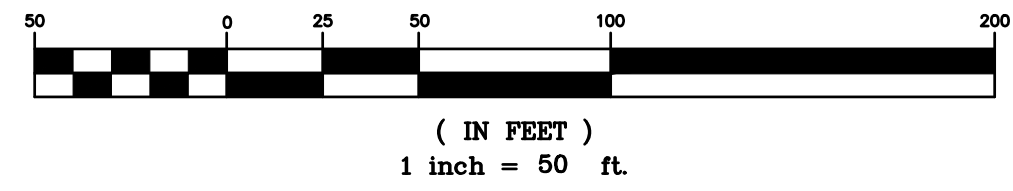
- 1.) LOT AREA = 668,009 Sq.Ft.
- 2.) LCA AREAS & R.O.W. = 304,287 Sq.Ft.
- 4.) TOTAL OPEN SPACE = 668,009 - 304,287 = 363,722 Sq.Ft. (54.4% OF TOTAL LAND AREA).

NOTES CONT:

- 23.) RESIDENTIAL LIGHTS ARE TO BE PLACED ON EACH UNIT.
- 24.) EXISTING BUILDING IMPERVIOUS AREA: 4,091 Sq.Ft. (0.61%)
EXISTING PAVED IMPERVIOUS AREA: 4,510 Sq.Ft. (0.62%)
TOTAL EXISTING IMPERVIOUS COVER: 8,601 Sq.Ft. (1.29%)
PROPOSED BUILDING IMPERVIOUS AREA: 46,091 Sq.Ft. (6.90%)
PROPOSED PAVED IMPERVIOUS AREA: 50,130 Sq.Ft. (7.50%)
TOTAL PROPOSED IMPERVIOUS COVER: 96,221 Sq.Ft. (14.40%)
- 25.) PRIVATE TRASH PICKUP WILL BE THROUGH THE USE OF TOTTERS.



GRAPHIC SCALE



NOTES:

- 1.) OWNER: BRIAN F. & MARIA N. BECK
655 BAYSIDE ROAD
GREENLAND, NH 03840
- 1A.) APPLICANT: 177 WINNICUT ROAD, LLC
9B KELSEY WAY
GREENLAND, NH 03840
- 2.) TAX MAP R-10, LOT 12A
- 3.) LOT AREA: 668,009 Sq. Ft.±, 15.33 Ac.± TO RIVERS EDGE
- 4.) R.C.R.D. BOOK 4422, PAGE 2195
- 5.) ZONING: R - RESIDENTIAL
SETBACKS:
MIN. FRONTAGE: 200'
MIN. LOT WIDTH: 80'
MAX. LOT COVERAGE: 20%
MIN. OPEN SPACE: 80%
MIN. LOT AREA: 60,000 Sq. Ft.
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 20'
- AGE RESTRICTED HOUSING (ARH) ORDINANCE:
LANDSCAPED BUFFER ~ 25.0'
MINIMUM DISTANCE BETWEEN UNITS ~ 35.0'
MAXIMUM NUMBER OF ROOMS PER ARH ~ 2'
MAXIMUM BUILDING HEIGHT ~ 35'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330210, MAP #33015C0265E, DATED: MAY 17, 2005. A LETTER OF MAP AMENDMENT IS TO BE FILED WITH FEMA.
- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2015, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW SITE PLAN FOR THE PROPOSED SITE DEVELOPMENT OF 19 NEW AGE RESTRICTED HOUSING UNITS & 1 EXISTING UNIT USING THE AGE RESTRICTED HOUSING ORDINANCE & 2 COMMON AREAS.
- 10.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE TOWN OF GREENLAND PLANNING OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
- 11.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. EXCEPT REQUIRED DROP POLE AT THE PROJECT ENTRANCE SUBDIVISION PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES.
- 12.) THE SUBJECT PARCEL IS SERVED BY A PUBLIC WELL AND ON SITE SEPTIC SYSTEMS.
- 13.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND WITH THE TOWN OF GREENLAND REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION.
- 14.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 15.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 16.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE TOWN ENGINEER & BUILDING OFFICIAL SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 17.) SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9AM-4PM AND NO SUNDAY HOURS. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE ASSISTANT TOWN MANAGER.
- 18.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 19.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- 20.) WETLANDS WERE DELINEATED BY STONEY RIDGE ENVIRONMENTAL, CERTIFIED WETLAND SCIENTIST, CERTIFICATION NUMBER 61.
- 21.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALE DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 22.) FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.

WAIVER REQUESTS:
ROAD GRADE GREATER THAN 3% WITHIN 75' OF AN INTERSECTION (4% PROPOSED): PENDING
FIRE CISTERN LOCATED ON A PRIVATE ROAD: PENDING

CONDITIONAL USE PERMITS:
CONSTRUCTION WITHIN THE 50' BUFFER (13,700 Sq. Ft. PROPOSED): PENDING

REVISION	DATE	DESCRIPTION
#1	02-10-2020	

OVERVIEW SITE PLAN FOR 177 WINNICUT ROAD, LLC
LAND OF BRIAN & MARIA BECK
177 WINNICUT ROAD, GREENLAND, N.H.
TAX MAP R-10, LOT 12A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 29, 2020
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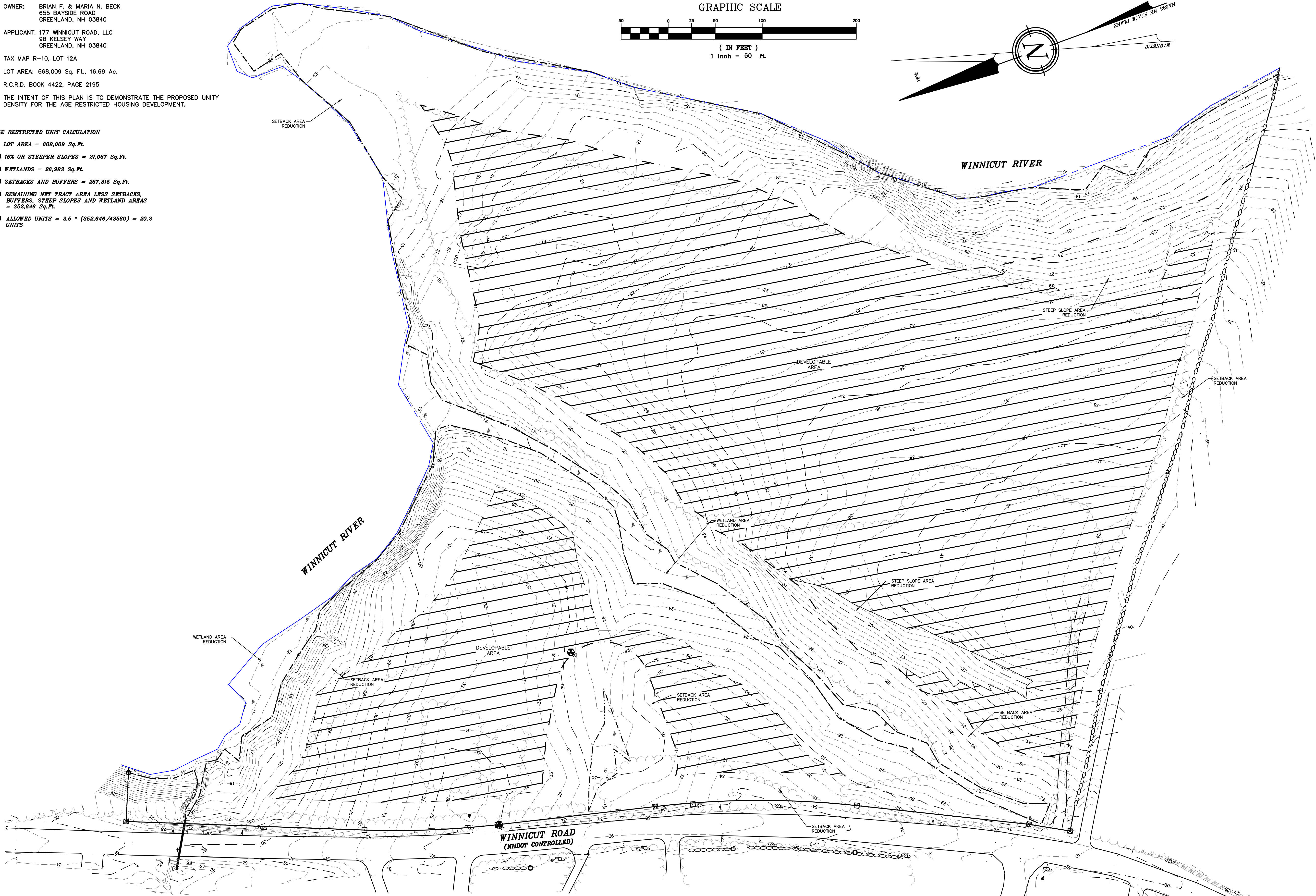
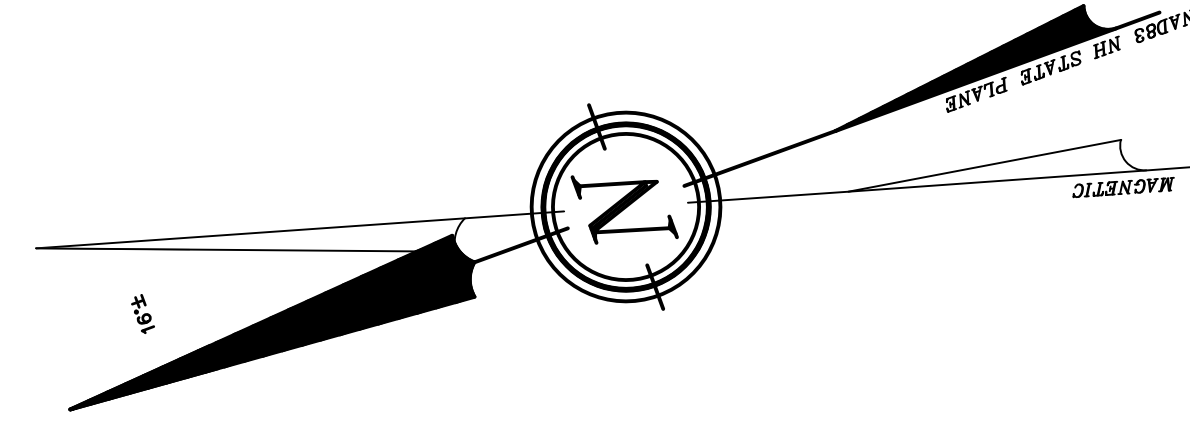
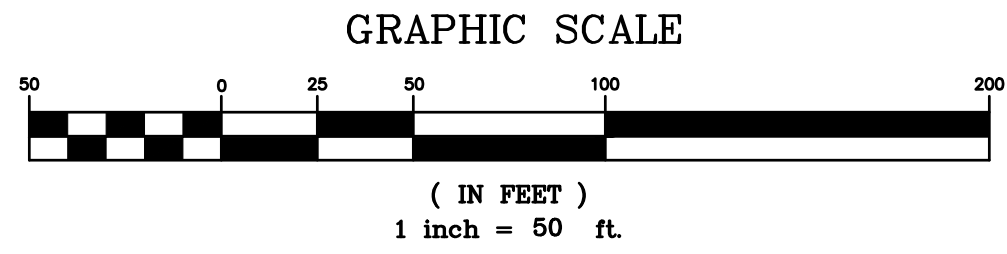
KENNETH A. BERRY
No. 19248
LICENSED PROFESSIONAL ENGINEER

NOTES:

- OWNER: BRIAN F. & MARIA N. BECK
655 BAYSIDE ROAD
GREENLAND, NH 03840
- APPLICANT: 177 WINNICUT ROAD, LLC
9B KELSEY WAY
GREENLAND, NH 03840
- TAX MAP R-10, LOT 12A
- LOT AREA: 668,009 Sq. Ft., 16.69 Ac.
- R.C.R.D. BOOK 4422, PAGE 2195
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE PROPOSED UNIT DENSITY FOR THE AGE RESTRICTED HOUSING DEVELOPMENT.

AGE RESTRICTED UNIT CALCULATION

- LOT AREA = 668,009 Sq.Ft.
- 15% OR STEEPER SLOPES = 21,067 Sq.Ft.
- WETLANDS = 26,983 Sq.Ft.
- SETBACKS AND BUFFERS = 267,315 Sq.Ft.
- REMAINING NET TRACT AREA LESS SETBACKS, BUFFERS, STEEP SLOPES AND WETLAND AREAS = 352,646 Sq.Ft.
- ALLOWED UNITS = $2.5 * (352,646 / 43560) = 20.2$ UNITS



REVISION		DATE	DESCRIPTION
#1		02-10-2020	REVISED PER AGT APPLICATION

UNIT DENSITY PLAN
FOR
177 WINNICUT ROAD, LLC
LAND OF
BRIAN & MARIA BECK
177 WINNICUT ROAD
GREENLAND, N.H.
TAX MAP R-10, LOT 12A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
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