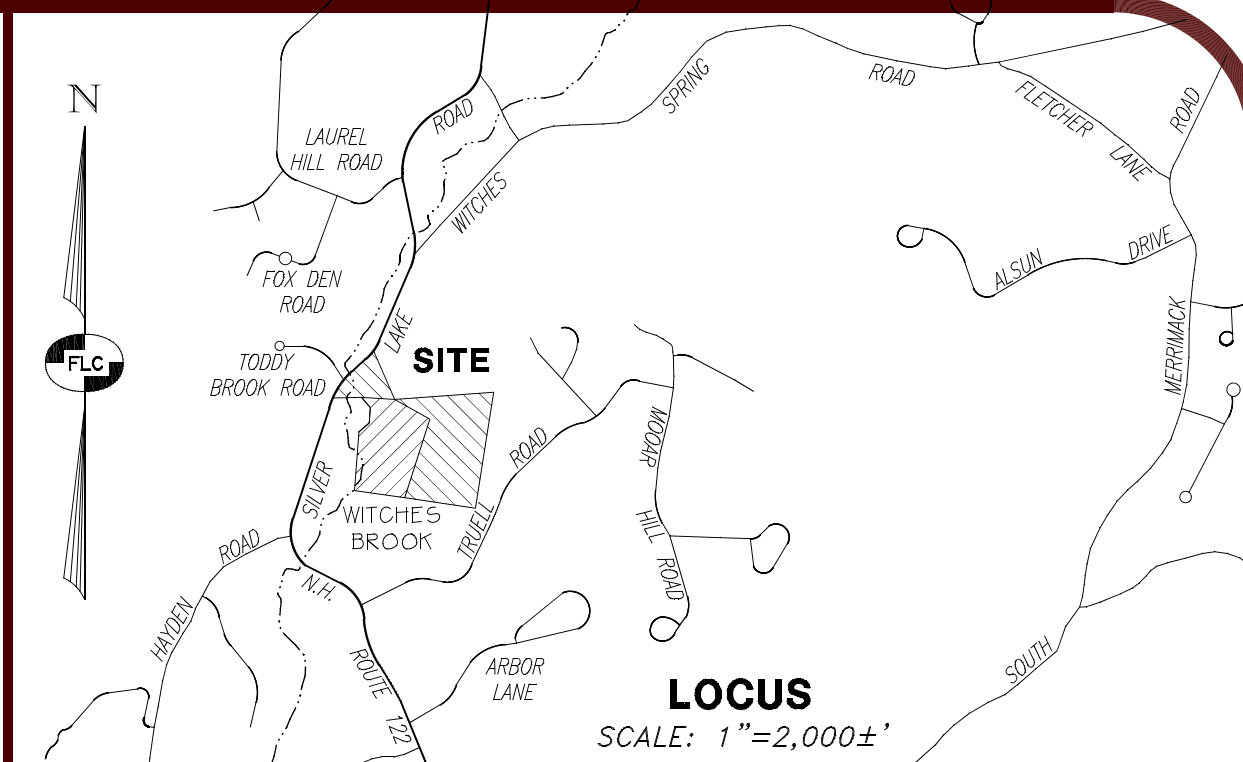


LEGEND:

—	RIGHT-OF-WAY LINE	- - - - -	WETLANDS BUFFER LINE
—	BOUNDARY LINE	- · - · -	EDGE OF TREE LINE
- - - - -	ABUTTING LOT LINE	□ G.B.(F)	GRANITE BOUND FOUND
- - - - -	BUILDING SETBACK LINE	□ G.B.(*)	GRANITE BOUND PER REF.PLAN
—	EDGE OF PAVED ROAD	○ (PIPE)(F)	IRON PIPE FOUND
—	EDGE OF GRAVEL ROAD	○ (PIPE)(*)	IRON PIPE PER REF.PLAN
—	EDGE OF WETLANDS	—	UTILITY POLE & GUY



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP LOT 41-25 IS TODDY BROOK INVESTMENTS, LLC - P.O. BOX 748, NASHUA, NH 03061-0748. DEED REFERENCE FOR THE LOT IS BK.9047 PG.1064 DATED JANUARY 31, 2018 IN THE H.C.R.D.
 - THE OWNER OF RECORD FOR TAX MAP LOTS 41-44 & 41-28 IS RAISANEN HOMES ELITE LLC - P.O. BOX 748, NASHUA, NH 03061-0748. DEED REFERENCES FOR THE LOTS ARE BK.9199 PG.1567 DATED AUGUST 16, 2019 & BK.8279 PG.1840 DATED DECEMBER 30, 2010 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT AN ALTERNATIVE ROADWAY IN CONFORMANCE WITH THE REGULATIONS ON TAX MAP LOTS 41-25, 41-28 & 41-44 AS SHOWN.
 - THE EXISTING AREA OF LOT 41-44 IS 20.220 ACRES, OR 880,780 SQ.FT. THE EXISTING AREA OF LOT 41-28 IS 13.295 ACRES, OR 579,144 SQ.FT. THE EXISTING AREA FOR LOT 41-25 IS 2.569 ACRES OR 111,925 SQ.FT.
 - ZONING FOR THE SUBJECT LOTS IS THE RESIDENTIAL & AGRICULTURAL (R&A) DISTRICT. MINIMUM ZONING REQUIREMENTS ARE:
LOT SIZE = 2 ACRES
ROAD FRONTAGE = 200 FT.
BUILDING SETBACKS = 50 FT. FRONT, 35 FT. SIDE AND REAR
 - THE WETLANDS CONSERVATION OVERLAY ZONE (WCO) REQUIRES A 100 FT. BUFFER FROM ALL DELINEATED WETLANDS.
 - THE LOTS LIE OUTSIDE THE FLOOD PLAIN OVERLAY ZONE (FPO) AND THE 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330091 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C04860 DATED SEPTEMBER 25, 2009.
 - THE LOTS LIE OUTSIDE THE AQUIFER PROTECTION OVERLAY ZONE (APO) AS DETERMINED FROM THE USGS STUDY OF DRIFT AQUIFERS IN THE NASHUA REGION, SOUTH CENTRAL NEW HAMPSHIRE, WATER RESOURCES INVESTIGATIONS REPORT 86-4358, PLATE 2.
 - THE BOUNDARY INFORMATION SHOWN FOR EXISTING LOT 41-28 WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON. THE BOUNDARY INFORMATION SHOWN FOR EXISTING LOTS 41-25 & 41-44 WAS DEVELOPED FROM THE REFERENCE DEED CITED AND THE TOWN OF HOLLIS TAX MAP. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 AND VERTICAL DATUM IS ASSUMED.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, TAX MAP LOTS 41-25, 41-28, & 41-44 ARE NOT SUBJECT TO ANY EASEMENTS, TRAILS, OR OPEN SPACE RESTRICTIONS OTHER THAN THOSE SHOWN (IF ANY) HEREON.
 - LOT 41-25 IS SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM AND WATER WELL. LOTS 41-28 & 41-44 ARE VACANT AND UNIMPROVED.
 - JURISDICTIONAL WETLANDS SHOWN HEREON WERE DELINEATED BY CHRISTOPHER A. GUIDA FROM THIS OFFICE DURING THE MONTHS OF JUNE, 2017 & NOVEMBER, 2019.
 - ALL ROADS, DRIVEWAYS, & BUILDINGS WITHIN 200 FEET AND ALL EXISTING EASEMENTS, TRAILS, PARKS, & OPEN SPACE WITHIN 100 FEET ARE SHOWN OR NOTED HEREON.
 - LOT 41-25 IS SUBJECT TO RIGHTS OF FLOWAGE DESCRIBED IN HCRD BK.9047 PG.1064.

C	1/25/21	REVISE HORZ. & VERT. ALIGNMENTS	NRC	CEB	
B	11/12/20	ADDRESS 10/13/20 PEER REVIEW LETTER	NRC	CEB	
A	10/06/20	ADDRESS 8/31/20 PEER REVIEW LETTER	NRC	CEB	
REV.	DATE	DESCRIPTION	C/O	DR	CK

ALTERNATIVE ROADWAY LAYOUT-2
TAX MAP 41 LOTS 25, 28 & 44
(SILVER LAKE ROAD)
HOLLIS, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
TODDY BROOK INVESTMENTS, LLC
 P.O. BOX 748, NASHUA, NH 03061-0748 (LOT 41-25)
 AND LAND OF:
RAISANEN HOMES ELITE LLC
 P.O. BOX 748, NASHUA, NH 03061-0748 (LOTS 41-28 & 41-44)

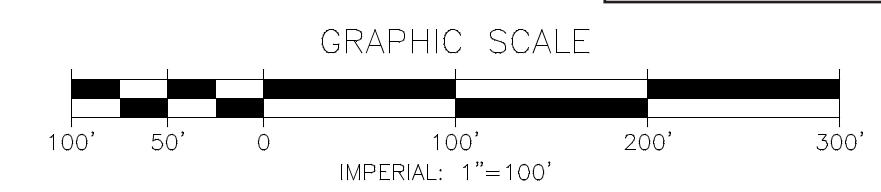
SCALE: 1" = 100' AUGUST 25, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

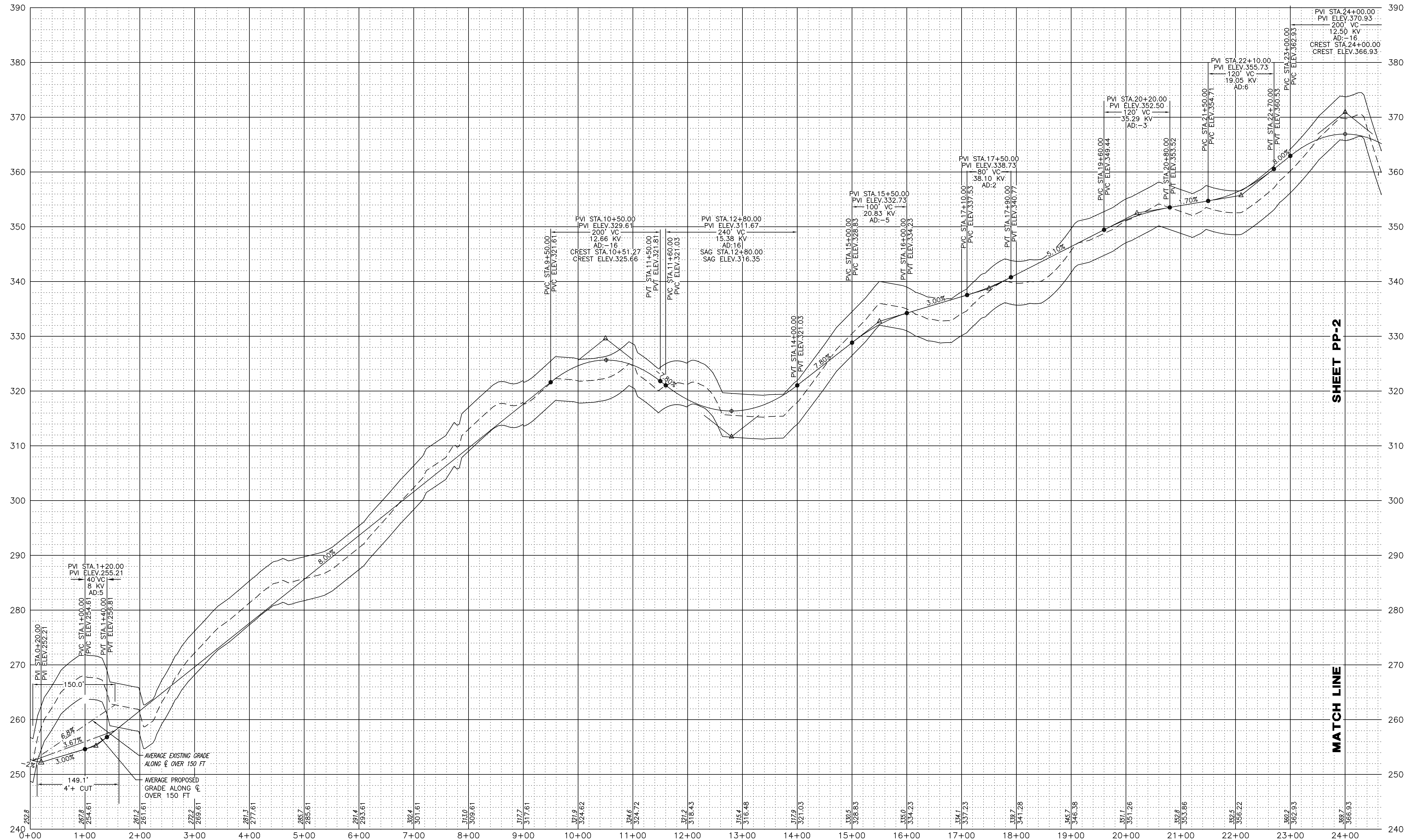
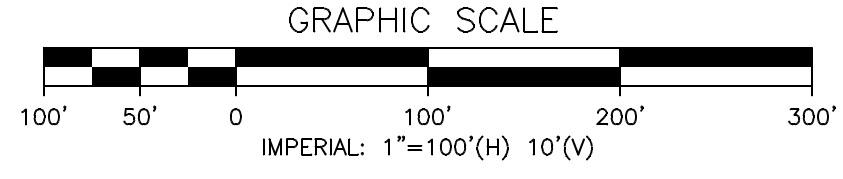
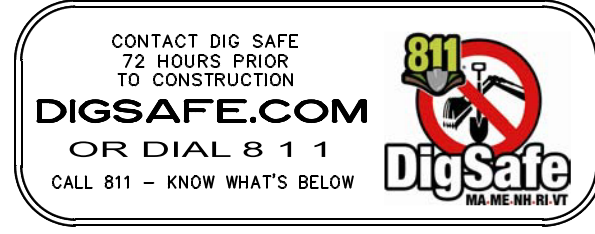
FIELDSTONE
LAND CONSULTANTS, PLLC
 206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

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LOT NO.	TOTAL	WETLANDS	STEEP	NET TRACT
41-25	2.57 AC.	0.17 AC.	0.39 AC.	2.01 AC.
41-28	13.30 AC.	0.02 AC.	4.39 AC.	8.89 AC.
41-44	20.22 AC.	0.29 AC.	5.64 AC.	14.29 AC.
TOTAL	36.09 AC.	0.48 AC.	10.42 AC.	25.19 AC.



RECEIVED
JAN 28 2021
 PLANNING DEPARTMENT
 HOLLIS, N.H.



SHEET PP-2

MATCH LINE

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

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REV	DATE	DESCRIPTION	DR	CK
C	1/25/21	REVISE HORZ & VERT. ALIGNMENTS	NRC	CEB
B	11/13/20	ADDRESS 10/13/20 PEER REVIEW LETTER	NRC	CEB
A	10/06/20	ADDRESS 8/31/20 PEER REVIEW LETTER	NRC	CEB

CONCEPTUAL ALTERNATIVE **RAISANEN HOMES ELITE, LLC**
PROFILE-2
P.O. BOX 748
NASHUA, NH 03061-0748

TODDY BROOK ESTATES

PLANS ISSUED FOR:
MUNICIPAL REVIEW

TAX MAP 41, LOTS 25, 28, 44
HOLLIS, NEW HAMPSHIRE

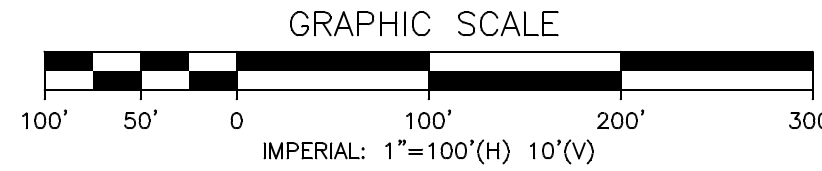
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AUGUST 25, 2020

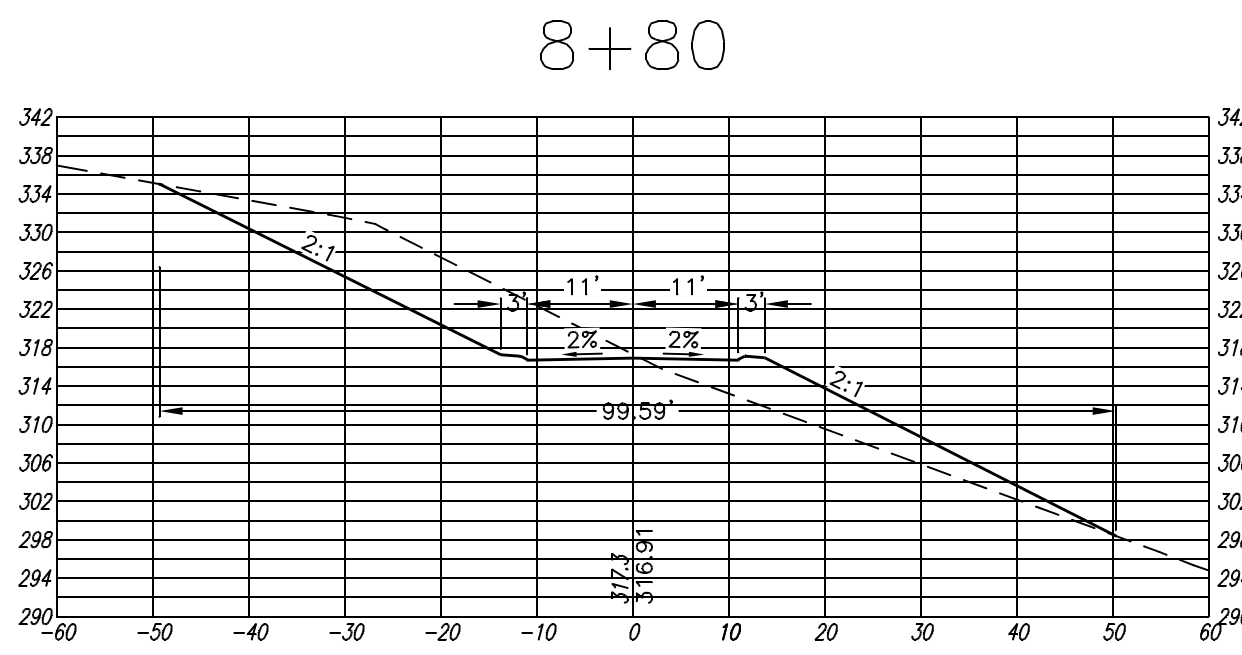
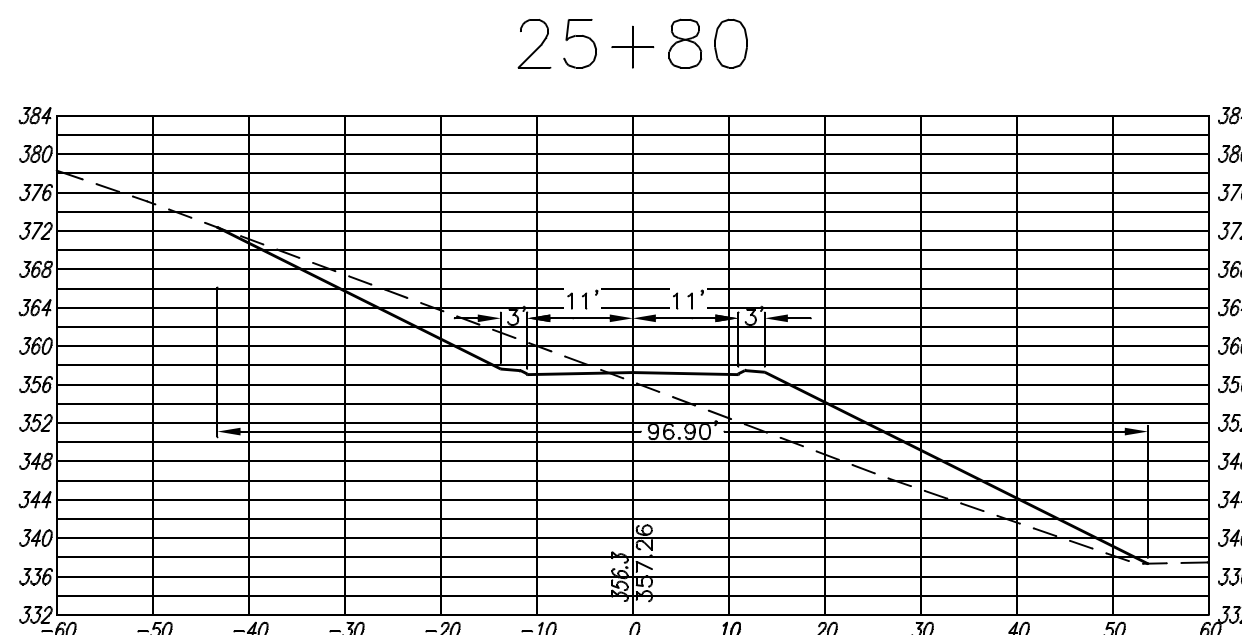
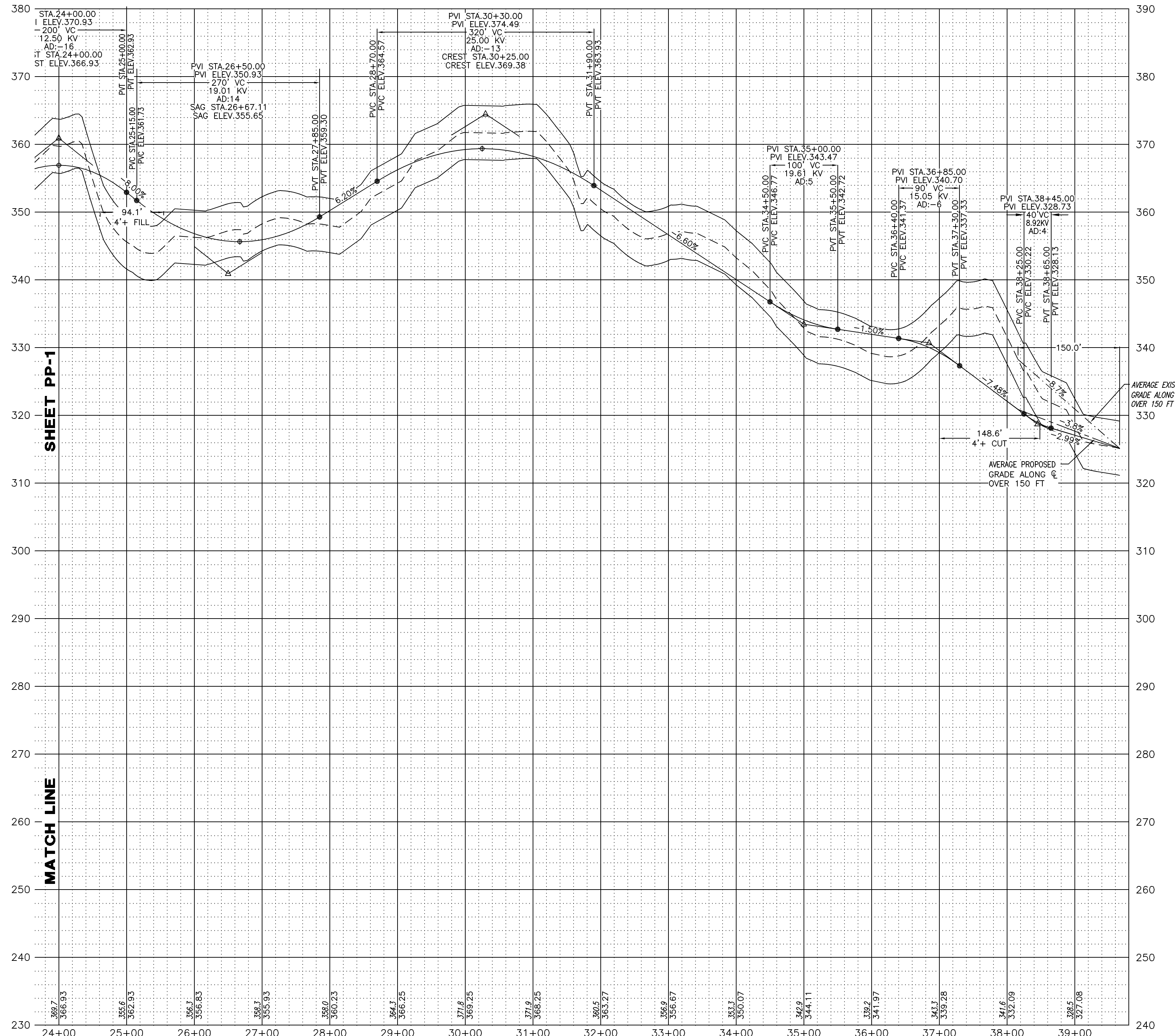
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PROJECT NO. 1591.00
SHEET NO. 2 OF 3

PP-1
SHEET



390



CRITICAL CROSS SECTIONS
SCALE: 1" = 20' HORIZ. & VERT.

REV.	DATE	DESCRIPTION	DR.	CK.
C	1/25/21	REVISE HORIZ. & VERT. ALIGNMENTS	NRC	CEB
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CONCEPTUAL ALTERNATIVE
PROFILE-2
TODDY BROOK ESTATES
PLANS ISSUED FOR:
MUNICIPAL REVIEW
TAX MAP 41, LOTS 25, 28, 44
HOLLIS, NEW HAMPSHIRE
AUGUST 25, 2020
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