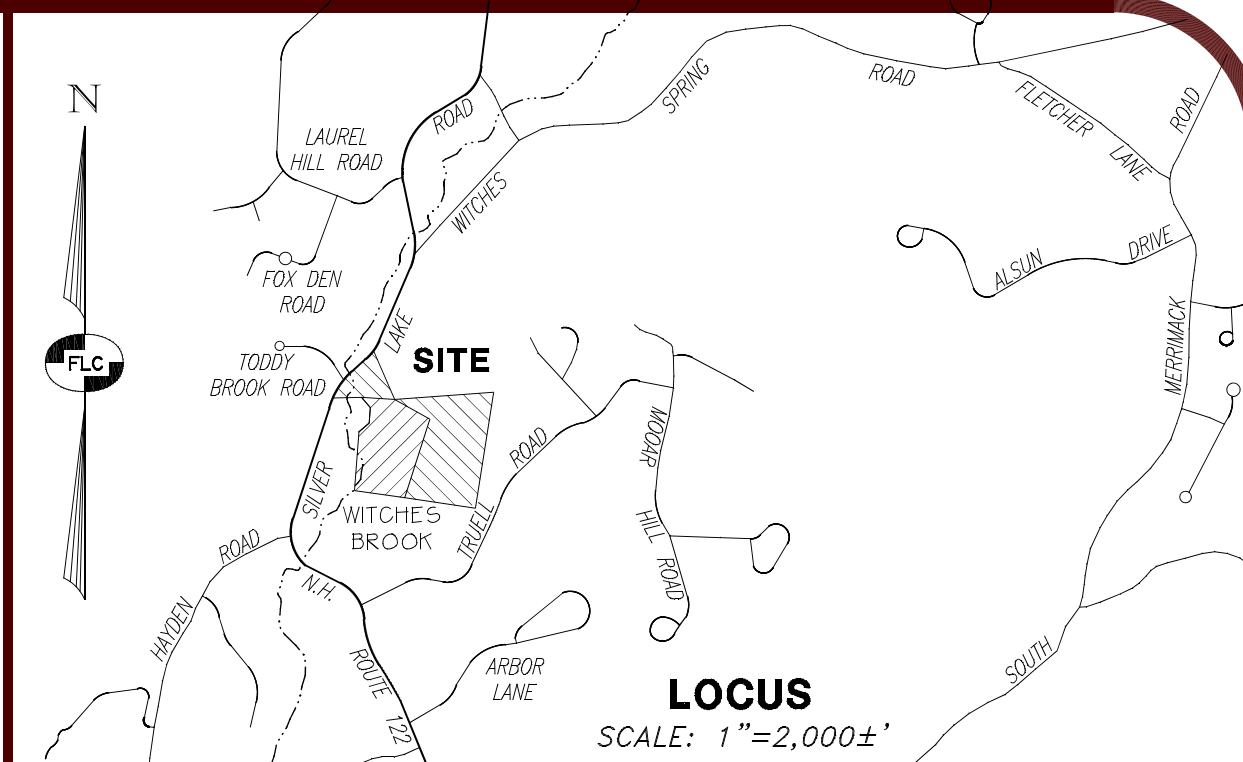


LEGEND:

—	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 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.

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

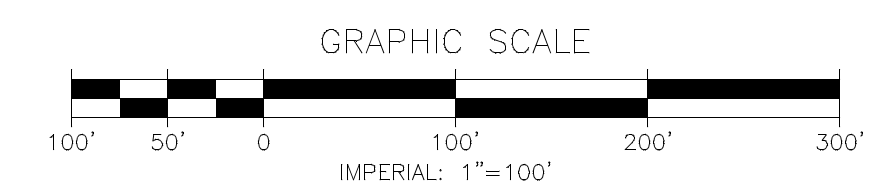
ALTERNATIVE ROADWAY LAYOUT-2
TAX MAP 41 LOTS 25, 28 & 44
(SILVER LAKE ROAD)
HOLLIS, NEW HAMPSHIRE
 PREPARED FOR AND LAND OF:
TODDY BROOK INVESTMENTS, LLC
 P.O. BOX 748, NASHUA, NH 03061-0748 (LOT 41-25)
 AND LAND OF:
RAISANEN HOMES ELITE LLC
 P.O. BOX 748, NASHUA, NH 03061-0748 (LOTS 41-28 & 41-44)

SCALE: 1" = 100' AUGUST 25, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

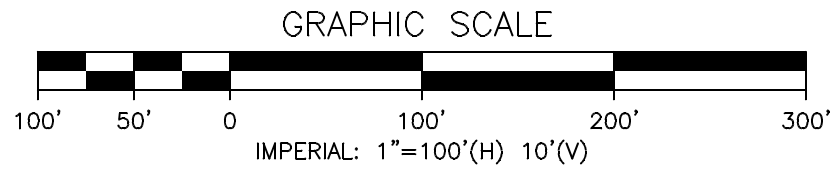
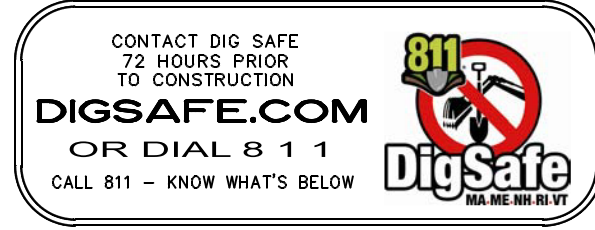
206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

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.



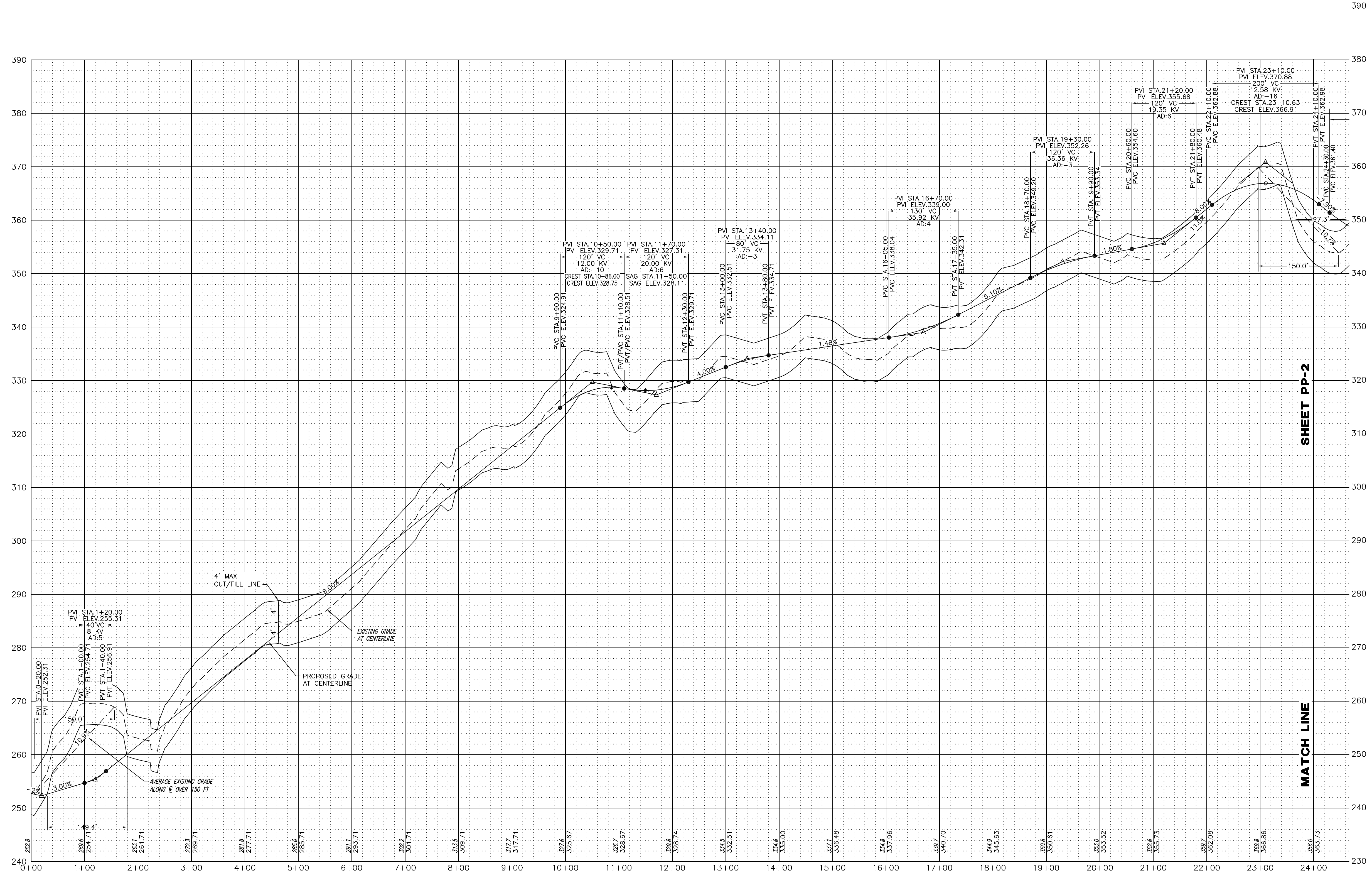
CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 IT'S SMART, IT'S FREE, IT'S THE LAW

RECEIVED
NOV 24 2020
 PLANNING DEPARTMENT
 HOLLIS, N.H.



FROM SECTION IV.7.F.2; "IN ADDITION, STREETS AND DRIVEWAYS SHALL NOT BE LOCATED WHERE THE NATURAL SLOPE OF THE LAND, AVERAGED OVER ANY 150 FOOT LENGTH, WOULD NEED TO BE CHANGED BY MORE THAN FIVE (5) PERCENT IN ORDER TO ACHIEVE THE MAXIMUM GRADE STANDARD FOR NEW STREETS OR DRIVEWAYS AS APPLICABLE."

THE MAXIMUM GRADE STANDARD IS EIGHT (8) PERCENT, THEREFORE THE NATURAL GRADE MUST NOT EXCEED AN AVERAGE GRADE OF THIRTEEN PERCENT (MAX GRADE PLUS FIVE PERCENT) OVER ANY 150 FEET LENGTH ALONG THE PROPOSED CENTER LINE.



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE

LAND CONSULTANTS, PLLC

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REV	DATE	DESCRIPTION	DR	CK
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CONCEPTUAL ALTERNATIVE PROFILE-2

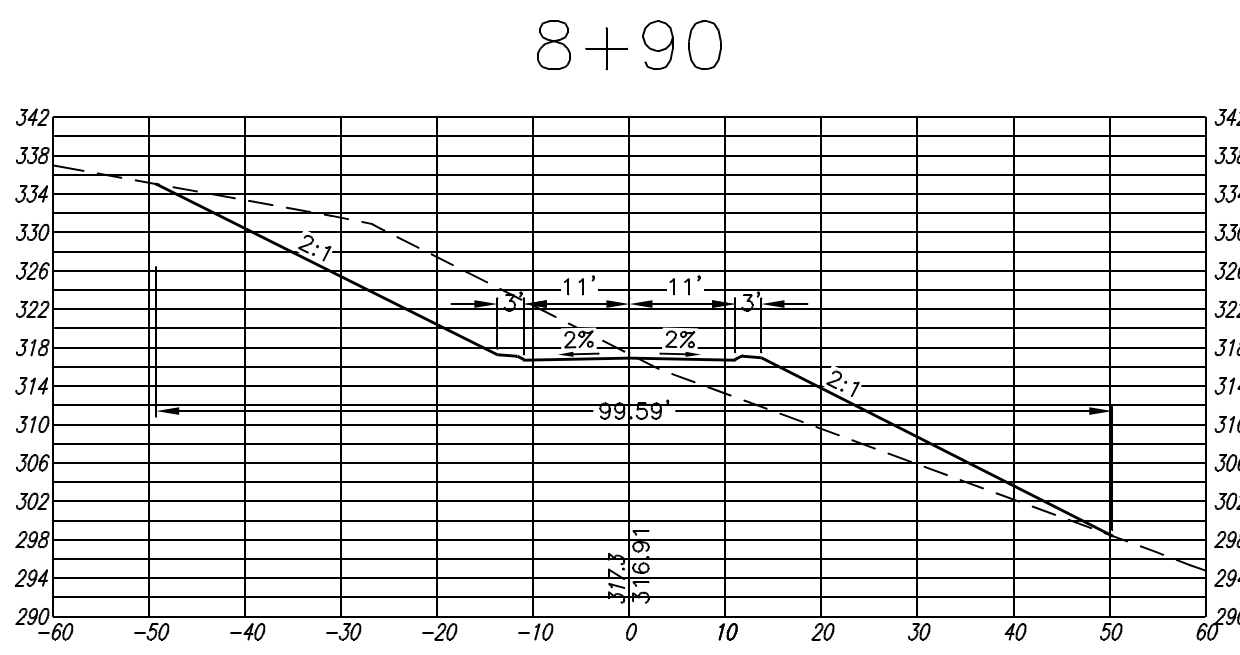
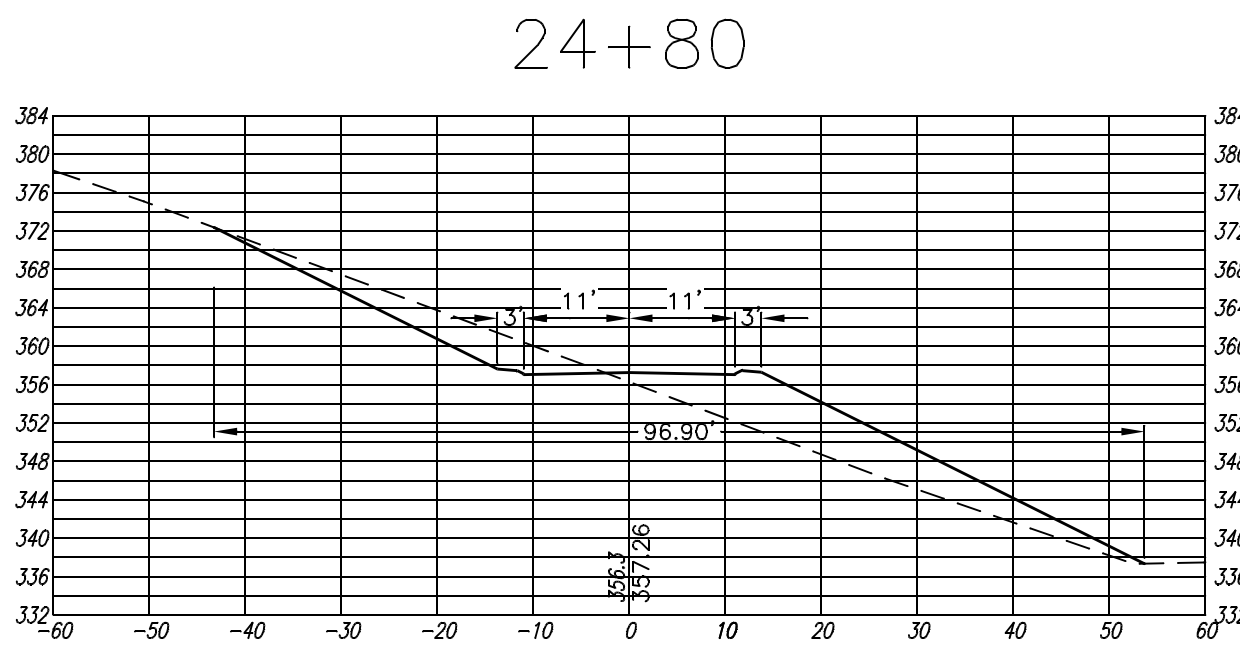
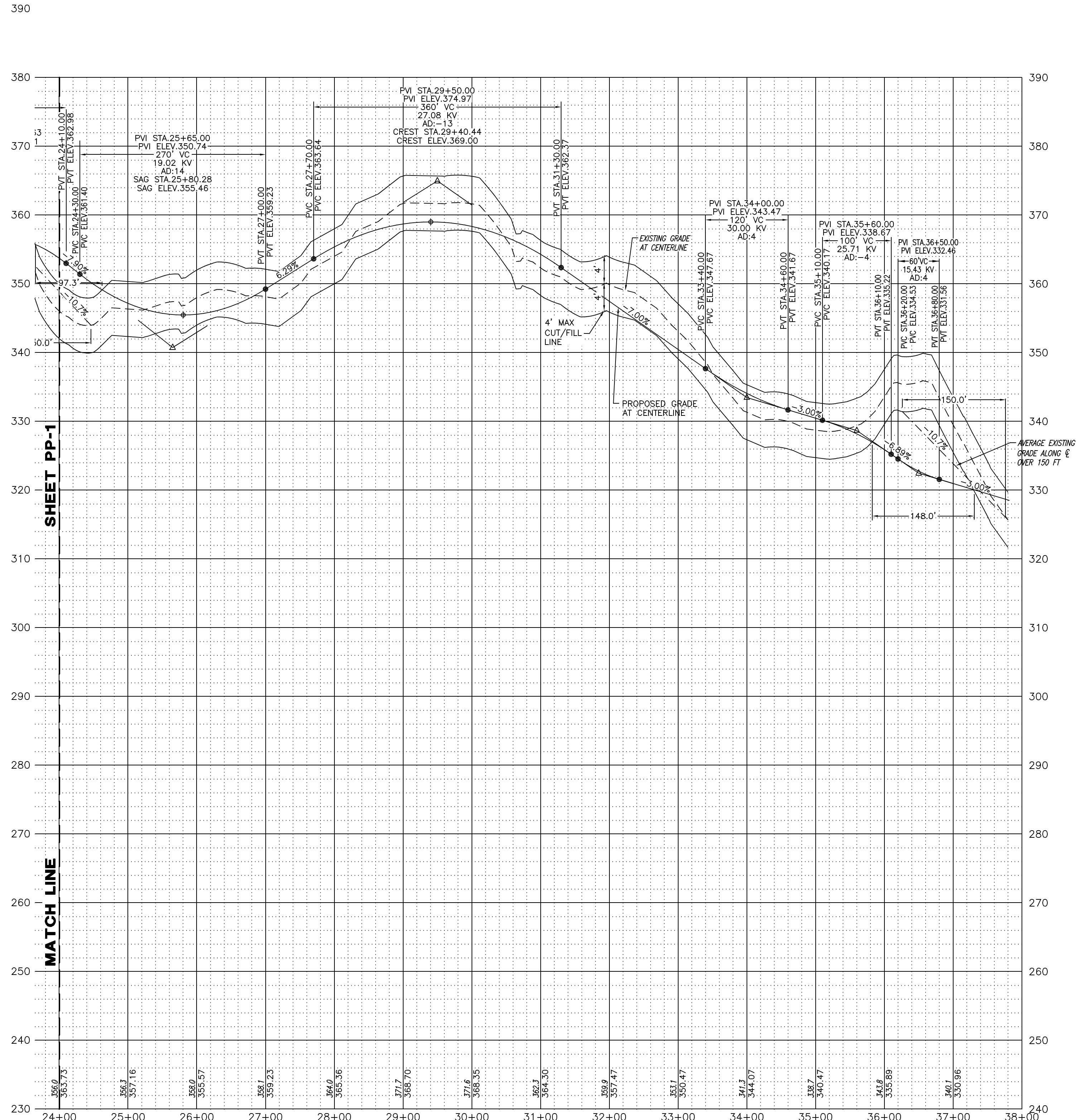
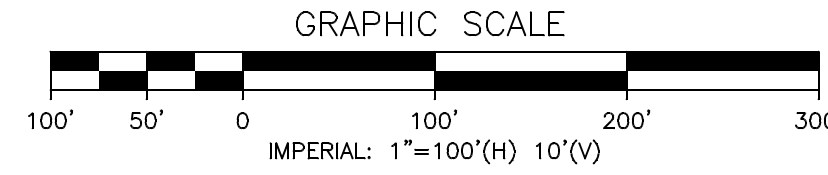
TODDY BROOK ESTATES

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

PLANS ISSUED FOR:
MUNICIPAL REVIEW

PROJECT NO. 1591.00
 SHEET NO. 2 OF 3

FILE: 1591PP00H.dwg
 AUGUST 25, 2020
 SCALE: 1" = 100' HORIZ. / 10' VERT.



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

REV.	DATE	DESCRIPTION	DR.	CK.
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 PROFILE-2
RAISANEN HOMES ELITE, LLC
 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