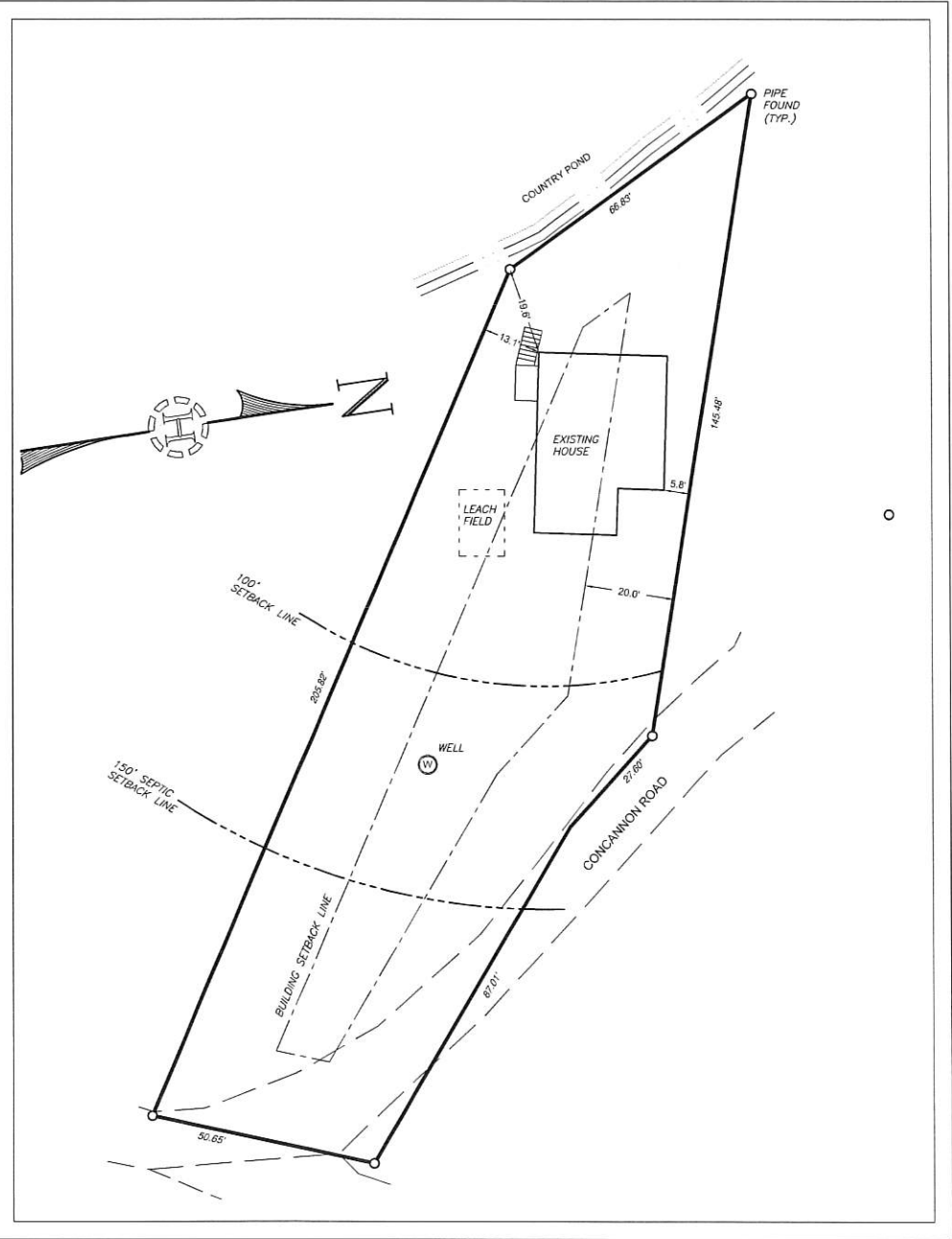
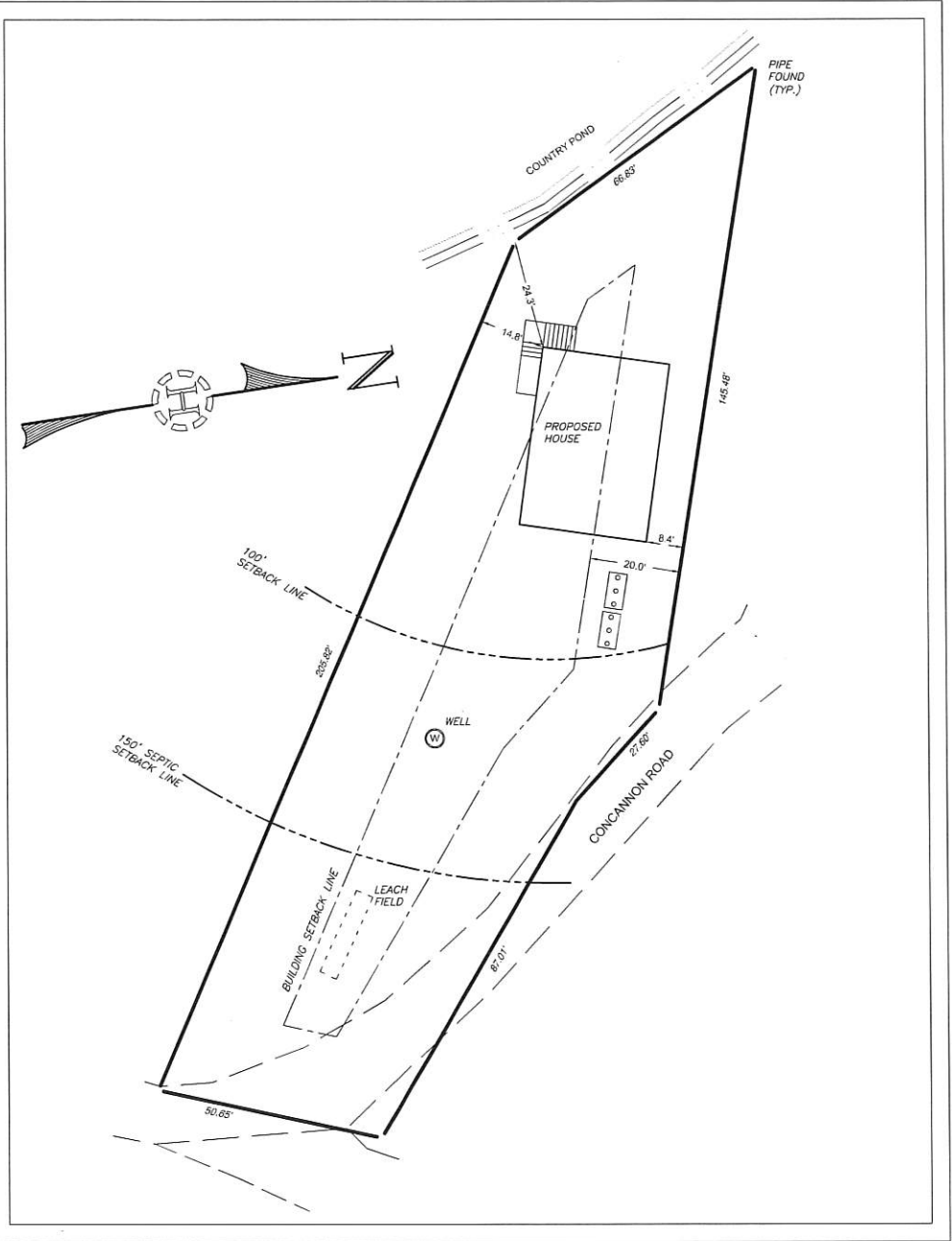


REFERENCE PLAN:
"PLAN OF PROPERTY IN KINGSTON, NH - AT - COUNTRY POND -
SHOWING EXCHANGE OF LAND BETWEEN - GILMAN AND PATTERSON"
SCALE: 1"=20' DATED OCTOBER 1947 BY CLINTON F. GOODWIN (R.C.R.D.
PLAN #01739.

EXISTING CONDITIONS



PROPOSED IMPROVEMENTS



- NOTE:
1. THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE EXISTING AND PROPOSED CONDITIONS OF TAX MAP U1 LOT 59.
 2. THE OWNERS OF RECORD OF TAX MAP U1 LOT 59 ARE KARL R. MONEY AND ELLEN L. MONEY 716 WHIPPLE ROAD TEWKSBUURY, MA 01876 (SEE R.C.R.D. BK.4415 PG.1790 DATED 12/21/04).
 3. CONCANNON ROAD BISECTS TAX MAP U1 LOT 59, R.C.R.D. BK.4415 PG.1790 MAKES NO MENTION OF AN EASEMENT FOR THE ROAD, AN EXHAUSTIVE INVESTIGATION INTO THIS MATTER WAS NOT PERFORMED BY THIS OFFICE.
 4. PIPES DEPICTED UNDER THE PAVEMENT WERE LOCATED ON 11/9/23. CONCANNON ROAD WAS PAVED ON 11/10/23. THE NEW EDGE OF PAVEMENT WAS LOCATED ON 11/11/23.

CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE ON 11/8/23"



ZBA EXHIBIT
PREPARED FOR:
KARL MONEY
4 CONCANNON ROAD
TAX MAP U1 LOT 59
KINGSTON, NEW HAMPSHIRE

SCALE: 1"=50'

50'	25'	0'	50'	100'
A	12/5/23	ADDED 100' SETBACK LINE	DBH	
REV.	DATE	DESCRIPTION	BY	

NOVEMBER 12, 2023

HIGGINSON LAND SERVICES	
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING	
76 PATTERSON HILL ROAD HENNIKER, NH 03242	
TEL: 603-660-6412	NOTE BOOK #FILE JGB #1455

REFERENCES:

1. PLAN OF PROPERTY IN KINGSTON, NH AT COUNTRY POND LAND BETWEEN GRIMMAN AND PATTERSON, DATED OCTOBER 1947 RCRD, PLAN #01739
2. RECORDED DEED, RCRD BK: 4415, PG: 1788
3. NHDES FILE # 2008-2533, SHORELAND PERMIT APPLICATION PLAN, PREPARED FOR MARK EWING, REVISED DATE: DECEMBER 31, 2008
4. EFFLUENT DISPOSAL DESIGN FOR KENNETH J. & IRENA ANTHONY DATED OCTOBER 9, 2020.

- (A) RELOCATED HOUSE**
RELOCATE HOUSE 5' FURTHER FROM REFERENCE LINE, TOP OF FOUNDATION EL. 129.0 LOWER WALK OUT EL. 121.0 (100 YEAR FLOOD EL. 120.8) 1,398 SQ. FT. IMPERVIOUS AREA INCLUDING ROOF OVERHANG, ENTRY, DECK, STEPS 12" OVERHANGS
- (B) DRIVEWAY**
REWORK DRIVEWAY TO 1,500 SQ. FT. GRAVEL OR EQUAL TO ELEVATION SHOWN
- (C) EXISTING ROADWAY**
988 SQ. FT. OF IMPERVIOUS AREA
- (D) RAMP**
63 SQ. FT. IMPERVIOUS EXISTING TO REMAIN, NO WORK PROPOSED
- (E) PATIO**
144 SQ. FT. PERVIOUS PAVERS TO REMAIN, NO WORK PROPOSED
- (F) PROPOSED SEPTIC TANK AND PUMP CHAMBER, SEE EFFLUENT DISPOSAL SYSTEM FOR DETAILS AND SPECIFICATIONS APPROVAL PENDING**

NOTES:

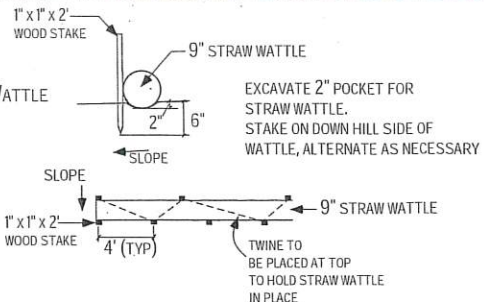
HOUSE WILL BE MOVED 5' FURTHER FROM REFERENCE LINE, SIDE YARD SETBACKS WILL INCREASE FROM EXISTING, SEE PLAN

TOWN ZBA APPROVAL MAY BE REQUIRED FOR RELOCATION OF HOUSE.

ORANGE CONSTRUCTION FENCE TO BE PLACED ALONG PROPERTY LINE TO PREVENT DISTURBANCE TO NEIGHBORING PROPERTY

CONTACT CERTIFIED EROSION CONTROL
84 DANIEL PLUMMER ROAD, GOFFSTOWN, NH
(603) 622-9277

STRAW WATTLE
DETAIL
NO SCALE



(G) PROPOSED EFFLUENT DISPOSAL SYSTEM
NHDES APPROVAL PENDING
SEE EFFLUENT DISPOSAL DESIGN FOR DETAILS

(H) STABILIZE SLOPE
UTILIZE A MINIMUM OF 4" OF LOAM OVER SLOPE FOR STABILIZATION SUITABLE FOR SEED

(I) TEMPORARY IMPACTS
ASSOCIATED WITH THE REWORKING OF DRIVEWAY, REMOVAL OF EXISTING HOUSE, INSTALLATION OF EFFLUENT DISPOSAL SYSTEM, WORK AREA, PATHWAY AND EROSION CONTROL EQUALS 4,665 SQ. FT.

(J) EROSION CONTROL
STRAW WATTLE OR EQUAL, SEE DETAIL TO BE PLACED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT PROJECT. TOTAL OF 160' PROVIDED CALCULATED IN TEMPORARY IMPACTS

PROPOSED IMPERVIOUS AREA

RELOCATED HOUSE (ROOF LINE) WITH DECK, STEPS	= 1,398 SQ. FT.
REWORKED GRAVEL DRIVE	= 1,500 SQ. FT.
EXISTING ROADWAY	= 988 SQ. FT.
EXISTING RAMP	= 63 SQ. FT.
TOTAL	3,949 SQ. FT.

3,949/13,244 (AREA OF LOT WITHIN 250') = 0.2982 x 100
= 29.82% IMPERVIOUS COVERAGE PROPOSED
REDUCTION OF 510.5 SQ. FT. IN IMPERVIOUS AREA OR -3.86%

TOTAL OF PROJECT

PERMANENT IMPACTS	= 1,398 SQ. FT.
TEMPORARY IMPACTS	= 4,665 SQ. FT.
TOTAL	= 6,063 SQ. FT.

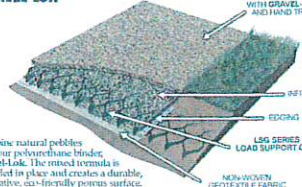
WOODLAND BUFFER NOTE:

8,090 SQ. FT. OF AREA EXISTS WITHIN 50'-150' OF THE REFERENCE LINE. 25% TO REMAIN WOODLAND BUFFER. 8,090 x 25% = 2,022.5 SQ. FT. MINIMUM 2,318 SQ. FT. SHOWN TO REMAIN

Gravel-Lok

BONDED AGGREGATE SURFACE
• DRIVEWAYS & PATHS
• PATIOS & COURTYARDS
• GOLF COURSES
• TREE PITS
• HISTORICAL SITES

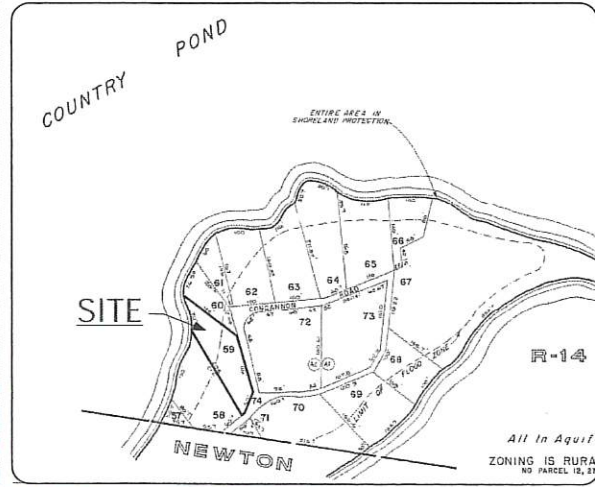
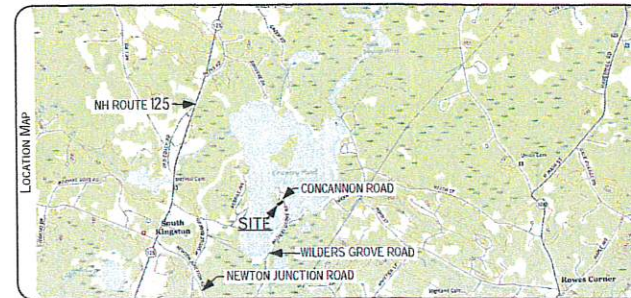
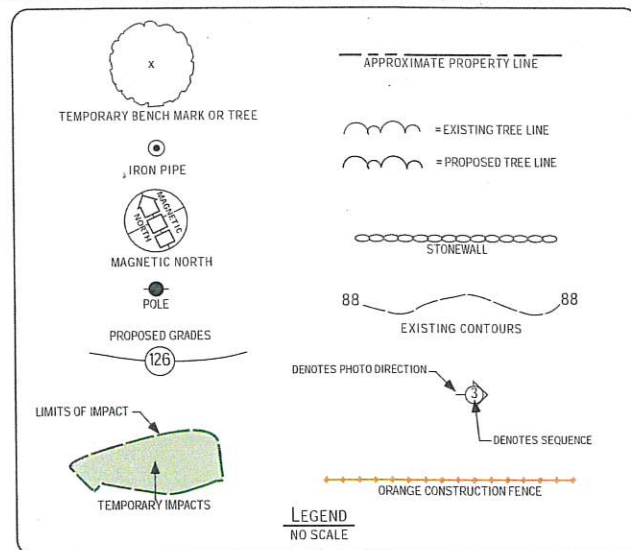
Gravel-Lok



MAINTENANCE:
INSPECT SEASONALLY AND AFTER LARGE STORMS, LOOK FOR SIGNS OF CLOGGING SUCH AS PONDING AT THE SURFACE OR ACCUMULATED SEDIMENT. CLEAN OUT IF CLOGGING OCCURS, REMOVE ANY DEBRIS WITH RAKE AND WASH SURFACE WITH GARDEN HOSE. REMOVE ANY VEGETATION GROWING ON THE AREA. UTILIZE VACUUMING IF NECESSARY.

MORE INFORMATION 410-721-4844
WWW.CELTEKDIRECT.COM
INFO@CELTEKDIRECT.COM

SCALE: 1" = 20'



ZONING REQUIREMENTS

FRONT YARD SETBACK - 30 FEET
SIDE YARD SETBACK - 20 FEET
REAR YARD SETBACK - 20 FEET
HEIGHT - 30 FEET

NH SHORELAND IMPACT PERMIT FOR	PROPOSED CONDITIONS
<p>KARL R. & ELLEN L. MONEY 4 CONCANNON ROAD KINGSTON, NH 03848</p>	

CONSTRUCTION LOCATION: TM # U1-59, 4 CONCANNON ROAD, KINGSTON, NH	
DATE: JUNE 15, 2023	DATUM: 1929 NGVD
SCALE: 1" = 20'	
SUBDIVISION STATUS: PRE 1967	

<p>FOLSOM DESIGN GROUP P.O. Box 548, WOLFEBORO FALLS, NEW HAMPSHIRE 03896 TELEPHONE: (603) 369-7819 (CELL) E-MAIL: FDG@WOLFEBORO@HOTMAIL.COM</p>	<p>FDG "CELEBRATING OVER TWENTY YEARS IN BUSINESS 2001-2023"</p>
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