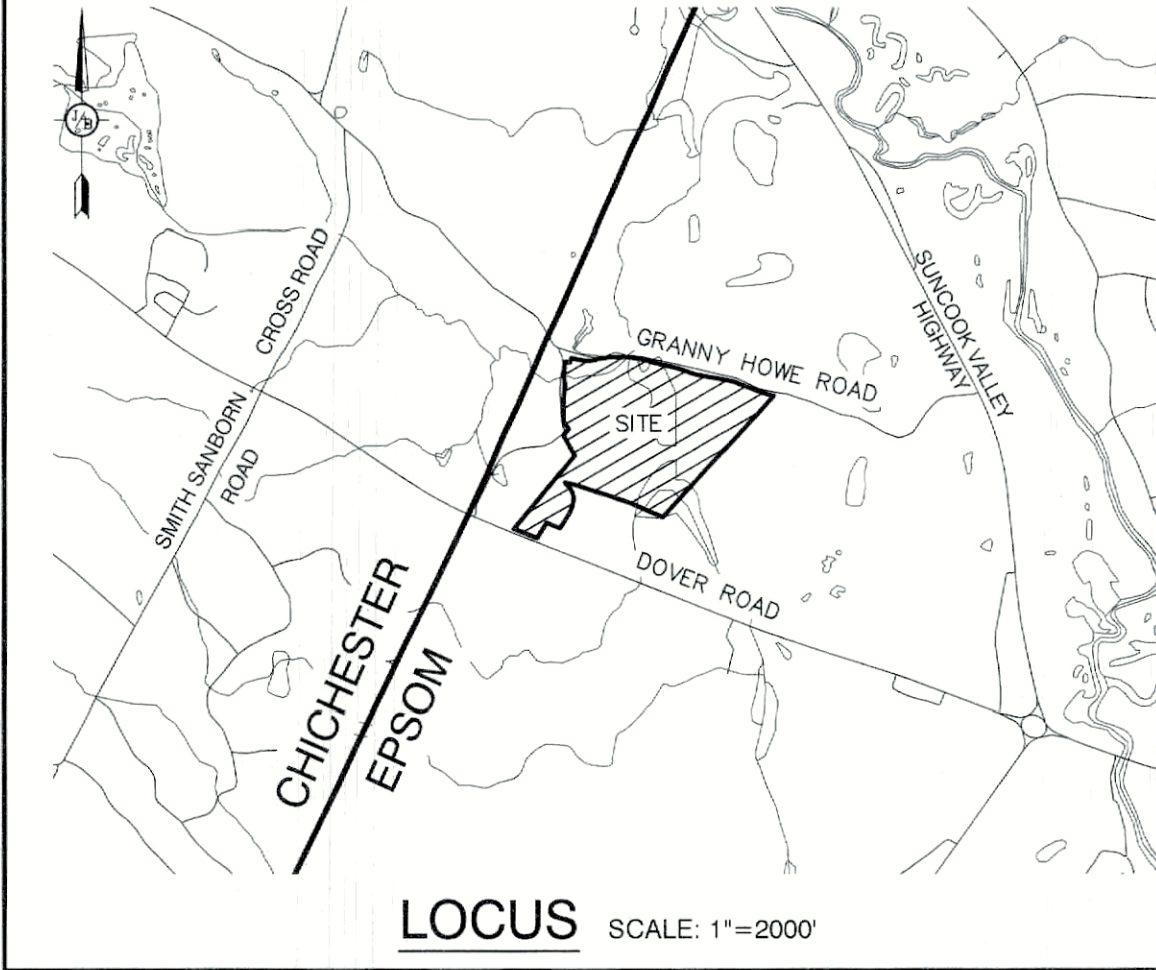
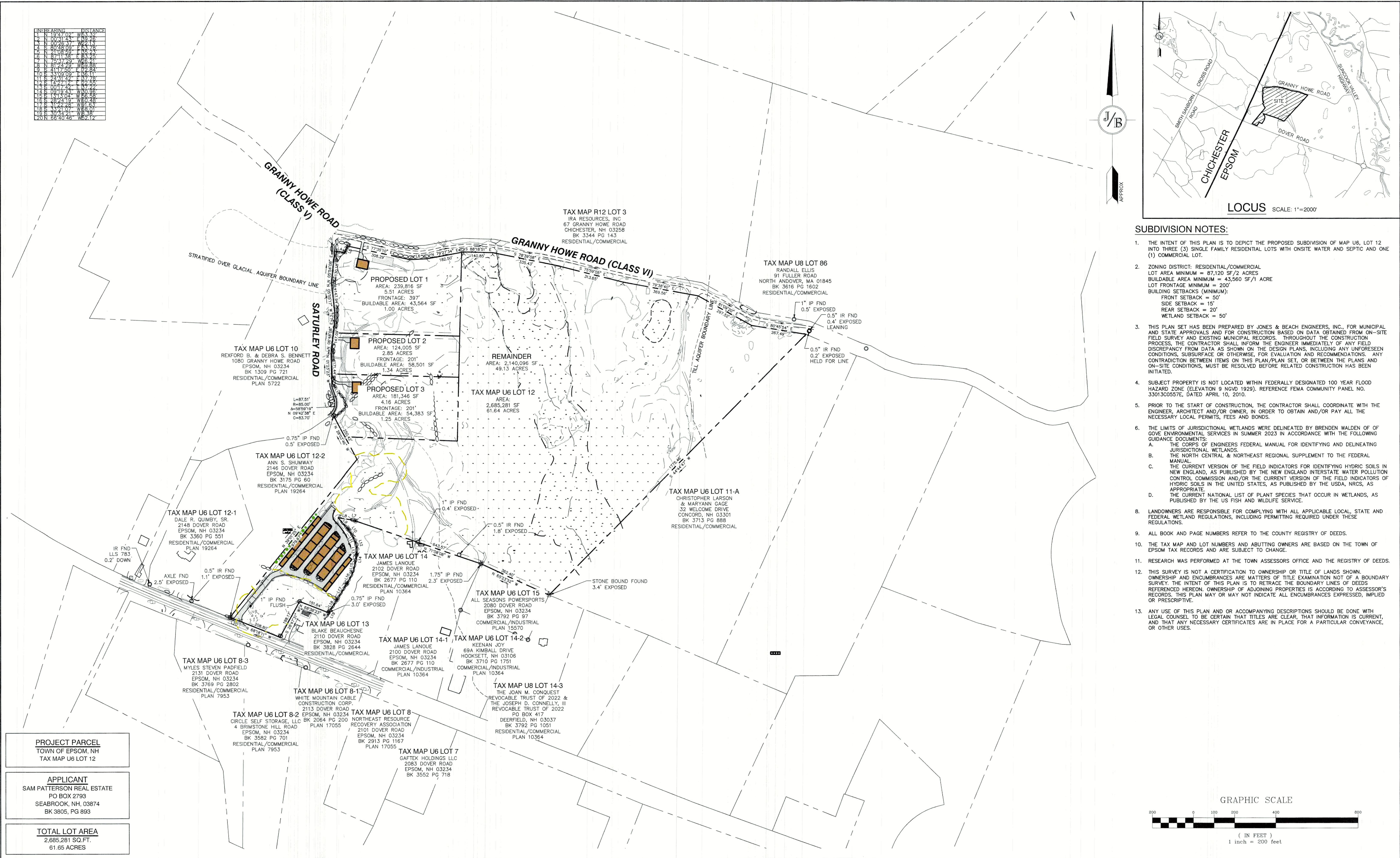


LINE	BEARING	DISTANCE
1	N 10° 00' 00" E	100.00
2	N 89° 59' 59" W	100.00
3	N 00° 00' 00" E	100.00
4	N 89° 59' 59" W	100.00
5	N 10° 00' 00" E	100.00
6	N 89° 59' 59" W	100.00
7	N 10° 00' 00" E	100.00
8	N 89° 59' 59" W	100.00
9	N 10° 00' 00" E	100.00
10	N 89° 59' 59" W	100.00
11	N 10° 00' 00" E	100.00
12	N 89° 59' 59" W	100.00
13	N 10° 00' 00" E	100.00
14	N 89° 59' 59" W	100.00
15	N 10° 00' 00" E	100.00
16	N 89° 59' 59" W	100.00
17	N 10° 00' 00" E	100.00
18	N 89° 59' 59" W	100.00
19	N 10° 00' 00" E	100.00
20	N 89° 59' 59" W	100.00



- SUBDIVISION NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP U6, LOT 12, INTO THREE (3) SINGLE FAMILY RESIDENTIAL LOTS WITH ONSITE WATER AND SEPTIC AND ONE (1) COMMERCIAL LOT.
 - ZONING DISTRICT: RESIDENTIAL/COMMERCIAL
LOT AREA MINIMUM = 87,120 SF/2 ACRES
BUILDABLE AREA MINIMUM = 43,560 SF/1 ACRE
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 50'
SIDE SETBACK = 15'
REAR SETBACK = 20'
WETLAND SETBACK = 50'
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 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN OF OF GOVE ENVIRONMENTAL SERVICES IN SUMMER 2023 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
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 - RESEARCH WAS PERFORMED AT THE TOWN ASSESSORS OFFICE AND THE REGISTRY OF DEEDS.
 - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
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PROJECT PARCEL
TOWN OF EPSOM, NH
TAX MAP U6 LOT 12

APPLICANT
SAM PATTERSON REAL ESTATE
PO BOX 2793
SEABROOK, NH, 03874
BK 3805, PG 893

TOTAL LOT AREA
2,685,281 SQ.FT.
61.65 ACRES

Design: BWG	Draft: TCR	Date: 02/11/2026
Checked: BWG	Scale: AS SHOWN	Project No.: 22292
Drawing Name: 22292.3-ZBA-PLAN.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	02/11/26	ISSUED FOR REVIEW	TCR

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	OVERALL ZBA SITE PLAN
Project:	PATTERSON DEVELOPMENT 2128 DOVER ROAD, EPSOM, NH 03234
Owner of Record:	SAM PATTERSON REAL ESTATE PO BOX 2793, SEABROOK, NH 03874

DRAWING No.

ZBA1

SHEET NO. 1 OF 2
JBE PROJECT NO. 22292

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
L1	N 19°47'02" W	53.32'
L2	N 00°31'43" E	39.26'
L3	N 00°26'37" W	22.13'
L4	S 80°48'09" E	53.78'
L5	N 21°08'59" E	35.23'
L6	N 87°11'38" E	83.25'
L7	N 75°37'29" W	26.21'
L8	N 81°24'29" W	59.88'
L9	S 41°17'50" E	72.84'
L10	S 33°09'09" E	36.11'
L11	S 24°31'42" E	37.78'
L12	S 14°27'12" E	22.55'
L13	S 00°17'42" E	37.22'
L14	S 09°18'43" W	30.96'
L15	S 13°13'04" W	56.58'
L16	S 28°24'19" W	60.48'
L17	S 31°22'28" W	91.63'
L18	S 35°21'07" W	68.01'
L19	S 30°34'21" W	8.38'
L20	N 66°40'46" W	52.12'

TAX MAP U6 LOT 10
REXFORD B. & DEBRA S. BENNETT
1080 GRANNY HOWE ROAD
EPSOM, NH 03234
BK 1309 PG 721
RESIDENTIAL/COMMERCIAL
PLAN 5722

PROJECT PARCEL
TOWN OF EPSOM, NH
TAX MAP U6 LOT 12

APPLICANT
SAM PATTERSON REAL ESTATE
PO BOX 2793
SEABROOK, NH, 03874
BK 3805, PG 893

TOTAL LOT AREA
2,685,281 SQ.FT.
61.65 ACRES

PROPOSED LOT 1
AREA: 239,816 SF
5.51 ACRES
FRONTAGE: 397'
BUILDABLE AREA: 43,564 SF
1.00 ACRES

PROPOSED LOT 2
AREA: 124,005 SF
2.85 ACRES
FRONTAGE: 201'
BUILDABLE AREA: 58,501 SF
1.34 ACRES

PROPOSED LOT 3
AREA: 181,346 SF
4.16 ACRES
FRONTAGE: 201'
BUILDABLE AREA: 54,383 SF
1.25 ACRES

REMAINDER
AREA: 2,140,096 SF
49.13 ACRES

TAX MAP U6 LOT 12
AREA:
2,685,281 SF
61.64 ACRES

SUBDIVISION NOTES:

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GRAPHIC SCALE
50 0 25 50 100 150 200
(IN FEET)
1 inch = 50 feet

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(IN FEET)
1 inch = 50 feet

0	02/11/26	ISSUED FOR REVIEW	TCR
REV.	DATE	REVISION	BY

Plan Name:	ZBA SITE PLAN
Project:	PROPOSED FACILITY 2128 DOVER ROAD, EPSOM, NH 03234
Owner of Record:	SAM PATTERSON REAL ESTATE PO BOX 2793, SEABROOK, NH 03874

ZBA2
SHEET NO. 2 OF 2
JBE PROJECT NO. 22292.3