NOTES

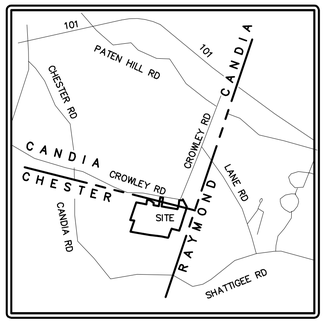
1. THE PURPOSE OF THIS PLAN IS:
   A. SUBDIVIDE CANDIA TAX MAP 414 LOT 152 (4.13 ACRES) INTO 1 SINGLE FAMILY HOUSE LOT (3.00 ACRES) LEAVING THE REMAINING 1.13 ACRES AS PART OF THE SHANNAN DRIVE RIGHT OF WAY. THE RIGHT OF WAY IN CANDIA WILL BE DEEDED TO THE TOWN OF CHESTER.
2. A THREE WAY STOP INTERSECTION WILL BE PROVIDED AT THE EASTERLY ENTRANCE OF THE PROPOSED SHANNAN DRIVE.
3. LOT 152 WILL HAVE AN ON SITE WELL AND WILL HAVE AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
4. PRESENT ZONING: RESIDENTIAL
   MINIMUM LOT AREA: 3 ACRES
   (MINIMUM OF 1.5 ACRES OF CONTIGUOUS NON POORLY DRAINED SOILS)
   (1.7 Ac PROVIDED)
   MINIMUM ROAD FRONTAGE = 200'
   MINIMUM BUILDING SETBACKS TO:
   A. MINIMUM FRONT SETBACK = 50'
   B. MINIMUM SIDE AND REAR SETBACK = 25'
   C. WETLANDS GREATER THAN 0.5 ACRES = 50' (POORLY DRAINED)
   D. VERY POORLY DRAINED WETLANDS = 100'
5. NHDES SUBDIVISION APPROVAL No. eSA2017062102.
   NHDES AOT PERMIT: AOT-1367
   NHDES WETLAND PERMIT: PENDING
   A BUILDING PERMIT FOR LOT 152 WILL NOT BE APPLIED FOR UNTIL A NHDES SEPTIC SYSTEM APPROVAL HAS BEEN GRANTED.
6. THIS PLAN CONTAINS A TOTAL OF 8 SHEETS. SHEET 1 IS ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF CANDIA PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE CANDIA PLANNING BOARD.
7. THE OWNER/CONTRACTOR SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
8. THE PROPOSED HOUSE ON LOT 152 SHALL NOT BE GRANTED A CERTIFICATE OF OCCUPANCY UNTIL THE CISTERN IS INSTALLED, INSPECTED, AND OPERATIONAL.
9. LOT 152 WILL HAVE ACCESS FROM THE PROPOSED SHANNAN DRIVE AND CAN NOT BE CONSTRUCTED UNTIL SHANNAN DRIVE IS BUILT ALONG LOT 152.
10. DISPOSITION AND EXCAVATION OF MATERIALS (CANDIA SUBDIVISION REGULATIONS ARTICLE 17) WILL NOT BE DISPOSED ON LOT 152 AND WILL BE DISPOSED OF OFFSITE.
11. LAND IN CANDIA IS NOT WITHIN THE 100-YEAR FLOOD ZONE.
12. AT LEAST FOURTEEN (14) DAYS BEFORE ANY CONSTRUCTION BEGINS THE SUBDIVIDER WILL SCHEDULE A PRECONSTRUCTION MEETING WITH THE BOARD OR ITS DESIGNATED AGENT, ROAD AGENT, AND TOWN ENGINEER. THE PURPOSE OF THE MEETING WILL BE TO REVIEW THE OWNER'S SCHEDULE, MEANS, METHODS, AND MATERIALS IN RELATION TO THE CONSTRUCTION OF THE SUBDIVISION, AND TO INTRODUCE ALL PARTIES BY OPENING LINES OF COMMUNICATION. ALL TECHNICAL SUBMITTALS FOR THE PROJECT SHALL BE PROVIDED BY THE DEVELOPER AT THE PRE-CONSTRUCTION MEETING.
13. IF THE CISTERN IS NOT CONSTRUCTED IN CHESTER PRIOR TO CONSTRUCTION OF THE HOUSE ON LOT 152, A FIRE SPRINKLER SYSTEM MUST BE INSTALLED.
14. THE CANDIA PROPERTY IS NOT IN CURRENT USE BECAUSE IT IS LESS THAN 10 ACRES.
15. WAIVERS REQUESTED:

    SECTION 10.06(U) TO PERMIT TURNING RADII TO BE FOR WB40 VEHICLE.

    SECTION 12.04 TO PERMIT THE SETTING OF GRANITE BOUNDS WITH MAGNETS TO BE SET.
16. THE SUBDIVIDER SHALL SUBMIT A PERFORMANCE BOND PROVIDING FOR AND SECURING TO THE TOWN THE COMPLETION OF THE ACTUAL CONSTRUCTION AND INSTALLATION OF ALL IMPROVEMENTS AND UTILITIES WITHIN FOUR (4) YEARS FROM THE DATE OF ACKNOWLEDGMENT AND ACCEPTANCE OF THE NOTICE OF ACTION. THE BOND SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND IN CONFORMITY WITH THE REQUIREMENTS OF ARTICLE 18.04.
17. THE PROPOSED UTILITIES WILL BE PLACED UNDERGROUND. THE WORK WILL BE DONE WITHIN A REASONABLE TIME AND WITHOUT EXPENSE TO THE TOWN.

SHEET INDEX

SHEET 1	SUBDIVISION PLAN
SHEET 2	SITE SPECIFIC AND NHDES SUBDIVISION PLAN
SHEET 3	OVERALL EXHIBIT PLAN
SHEET 4	TRACT RESOURCE MAP
SHEETS 5 – 7	SHANNAN DRIVE E-LY ENTRANCE PLAN & PROFILES
SHEET 8	SHANNAN/CROWLEY ROAD E-LY ENTRANCE SIGHT DISTANCE PLAN



THE SUBDIVISION REGULATIONS AND NOTICE OF ACTION OF THE TOWN OF CANDIA ARE PART OF THIS PLAT, AND APPROVAL OF THIS PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

LEGEND

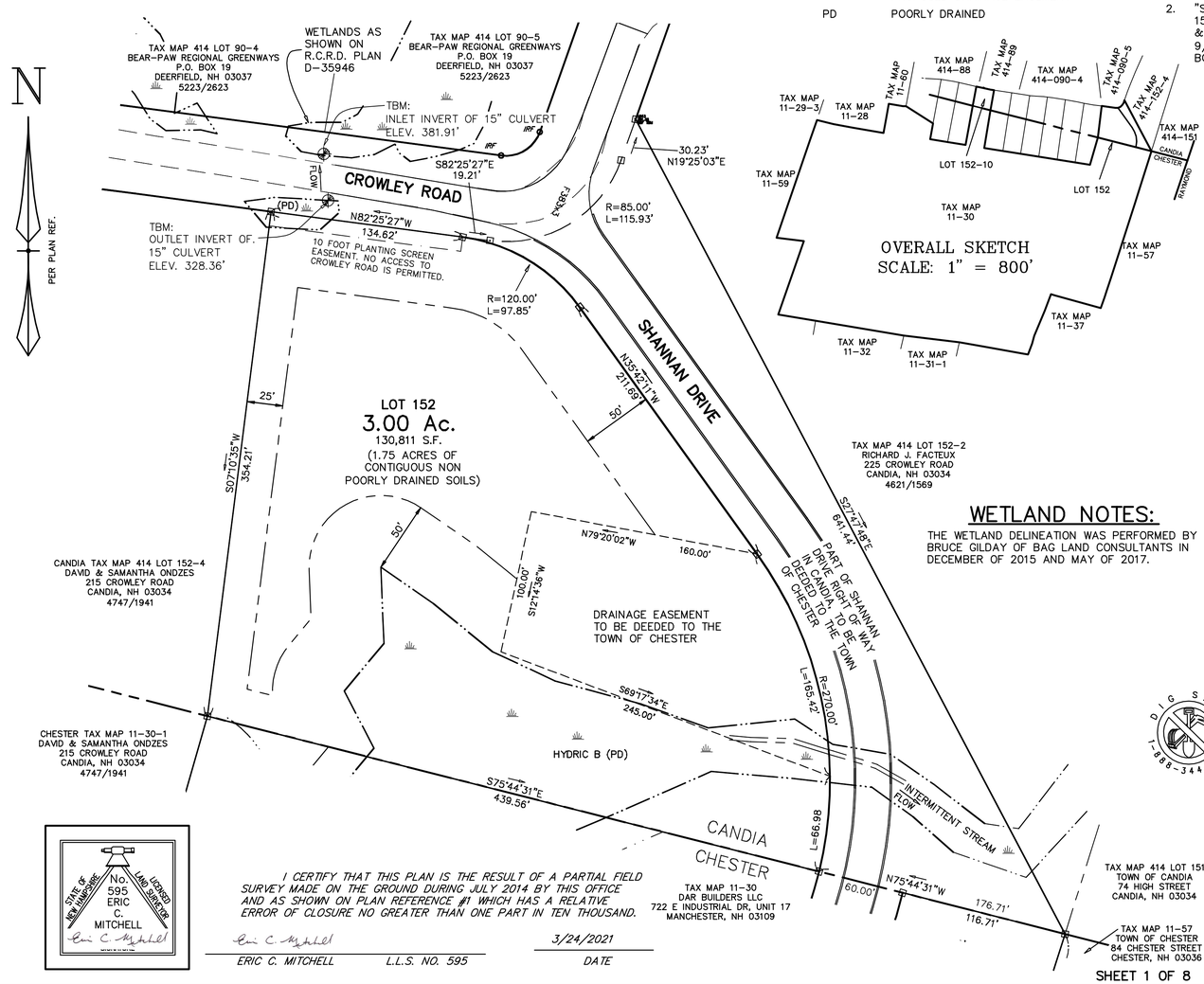
- IRON PIPE/PIN
- DRILL HOLE
- GRANITE BOUND
- GRANITE BOUND WITH MAG. INSERT TO BE SET
- LIMIT OF MAPPED WETLANDS
- MINIMUM BUILDING SETBACK (TYP.)
- STONE WALL
- PROPOSED DRAINAGE EASEMENT
- PD — POORLY DRAINED

PLAN REFERENCES

1. "PROPOSED RESIDENTIAL DEVELOPMENT "CROWLEY WOODS" TAX MAP 414, PARCEL 152 TAX MAP 11, PARCEL 30 & 36 CROWLEY ROAD, CHESTER & CANDIA, NEW HAMPSHIRE PREPARED FOR OWNER: JIREH PROPERTY INVESTMENT, LLC" AUGUST 12, 2004 LAST REVISED 6/22/05, LAND SURVEY PROVIDED BY BROWN ENGINEERING, PITTSFIELD, NH AND ENGINEERING DESIGN PROVIDED BY GREGSAK ENGINEERING, INC. CHESTER, NH. R.C.R.D. PLAN #D-33026.
2. "SUBDIVISION PLAN "TANGLEWOOD" CANDIA TAX MAP 414 LOTS 152 & 152-10 CHESTER TAX MAP 11 LOTS 30 & 30-7, CROWLEY ROAD, CANDIA & CHESTER, NH OWNER OF RECORD: DAR BUILDERS LLC, DATED 9/19/24" AND CURRENTLY UNDER REVIEW BY THE CHESTER PLANNING BOARD.

NOTE: BENCHMARK DATA

BENCHMARK ELEVATIONS BASED UPON NGVD 88.



WETLAND NOTES:

THE WETLAND DELINEATION WAS PERFORMED BY BRUCE GILDAY OF BAG LAND CONSULTANTS IN DECEMBER OF 2015 AND MAY OF 2017.

APPROVED BY THE CHESTER, NH

PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN: _____

SECRETARY: _____

APPROVED BY THE CANDIA, NH

PLANNING BOARD ON: _____

CERTIFIED BY:

CHAIRMAN: _____

SECRETARY: _____

OTHER MEMBERS: _____

OTHER MEMBERS: _____

OTHER MEMBERS: _____

OTHER MEMBERS: _____

OTHER MEMBERS: _____

STATE OF NEW HAMPSHIRE — No. 595 ERIC C. MITCHELL — LICENSED LAND SURVEYOR

I CERTIFY THAT THIS PLAN IS THE RESULT OF A PARTIAL FIELD SURVEY MADE ON THE GROUND DURING JULY 2014 BY THIS OFFICE AND AS SHOWN ON PLAN REFERENCE #1 WHICH HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL — *L.L.S. NO. 595*

3/24/2021
DATE

SUBDIVISION PLAN OF LAND

"TANGLEWOOD"

CANDIA TAX MAP 414 LOTS 152 & 152-10

CROWLEY ROAD

CANDIA, NH

OWNER OF RECORD:

DAR BUILDERS LLC

722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

SEPTEMBER 19, 2024

0 25 50 100 150 200 FEET

SCALE: 1" = 50'

PREPARED BY:

ERIC C. MITCHELL & ASSOC. INC.

SURVEYING – SITE DESIGN – LAND PLANNING – ENVIRONMENTAL

P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298

PH. (603) 627-1181

REV.	DATE	DESCRIPTION	BY

REVISIONS

SHEET 1 OF 8

REV:	DWG: 1-10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15-38

NOTES

1. THE PURPOSE OF THIS PLAN IS:
   A. SUBDIVIDE CANDIA TAX MAP 414 LOT 152 (4.13 ACRES) INTO 1 SINGLE FAMILY HOUSE LOT (3.00 ACRES) LEAVING THE REMAINING 1.13 ACRES AS PART OF THE SHANNAN DRIVE RIGHT OF WAY. THE RIGHT OF WAY IN CANDIA WILL BE DEEDED TO THE TOWN OF CHESTER.

2. A THREE WAY STOP INTERSECTION WILL BE PROVIDED AT THE EASTERLY ENTRANCE OF THE PROPOSED SHANNAN DRIVE.

3. LOT 152 WILL HAVE AN ON SITE WELL AND WILL HAVE AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

4. PRESENT ZONING: RESIDENTIAL
   MINIMUM LOT AREA: 3 ACRES
   (MINIMUM OF 1.5 ACRES OF CONTIGUOUS NON POORLY DRAINED SOILS)
   (1.7 Ac PROVIDED)
   MINIMUM ROAD FRONTAGE = 200'
   MINIMUM BUILDING SETBACKS TO:
   A. MINIMUM FRONT SETBACK = 50'
   B. MINIMUM SIDE AND REAR SETBACK = 25'
   C. WETLANDS GREATER THAN 0.5 ACRES = 50' (POORLY DRAINED)
   D. VERY POORLY DRAINED WETLANDS = 100'

5. NHDES SUBDIVISION APPROVAL No. eSA2017062102.
   NHDES AOT PERMIT: AOT-1367

7. THIS PLAN CONTAINS A TOTAL OF 8 SHEETS. SHEET 1 IS ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF CANDIA PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE CANDIA PLANNING BOARD.

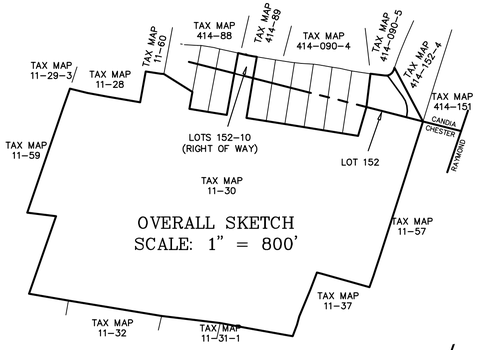
7. THE OWNER/CONTRACTOR SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.

8. THE PROPOSED HOUSE ON LOT 152 SHALL HAVE A FIRE SUPRESSION SPRINKLER SYSTEM. LANGUAGE TO THIS EFFECT SHALL BE INCORPORATED INTO THE DEED.

9. LOT 152 WILL HAVE ACCESS FROM THE PROPOSED SHANNAN DRIVE AND CAN NOT BE CONSTRUCTED UNTIL SHANNAN DRIVE IS BUILT ALONG LOT 152.

10. DISPOSITION AND EXCAVATION OF MATERIALS (CANDIA SUBDIVISION REGULATIONS ARTICLE 17) WILL NOT BE DISPOSED ON LOT 152 AND WILL BE DISPOSED OF OFFSITE.

11. A PRECONSTRUCTION MEETING WITH THE TOWN IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION.



PLAN REFERENCES

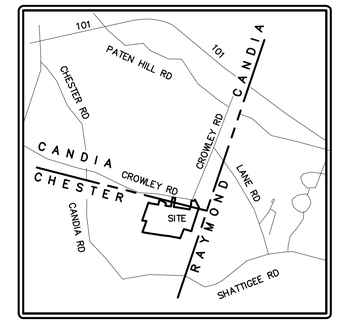
1. "PROPOSED RESIDENTIAL DEVELOPMENT "CROWLEY WOODS" TAX MAP 414, PARCEL 152 TAX MAP 11, PARCEL 30 & 36 CROWLEY ROAD, CHESTER & CANDIA, NEW HAMPSHIRE PREPARED FOR OWNER: JIREH PROPERTY INVESTMENT, LLC" AUGUST 12, 2004 LAST REVISED 6/22/05, LAND SURVEY PROVIDED BY BROWN ENGINEERING, PITTSFIELD, NH AND ENGINEERING DESIGN PROVIDED BY GREGSAK ENGINEERING, INC. CHESTER, NH. R.C.R.D. PLAN #D-33026.

2. "SUBDIVISION PLAN "TANGLEWOOD" CANDIA TAX MAP 414 LOTS 152 & 152-10 CHESTER TAX MAP 11 LOTS 30 & 30-7, CROWLEY ROAD, CANDIA & CHESTER, NH OWNER OF RECORD: DAR BUILDERS LLC, DATED FEBRUARY 7, 2017" LAST REVISED ON 1/29/18 AND CONDITIONALLY APPROVED BY THE CHESTER PLANNING BOARD.

SOIL LEGEND

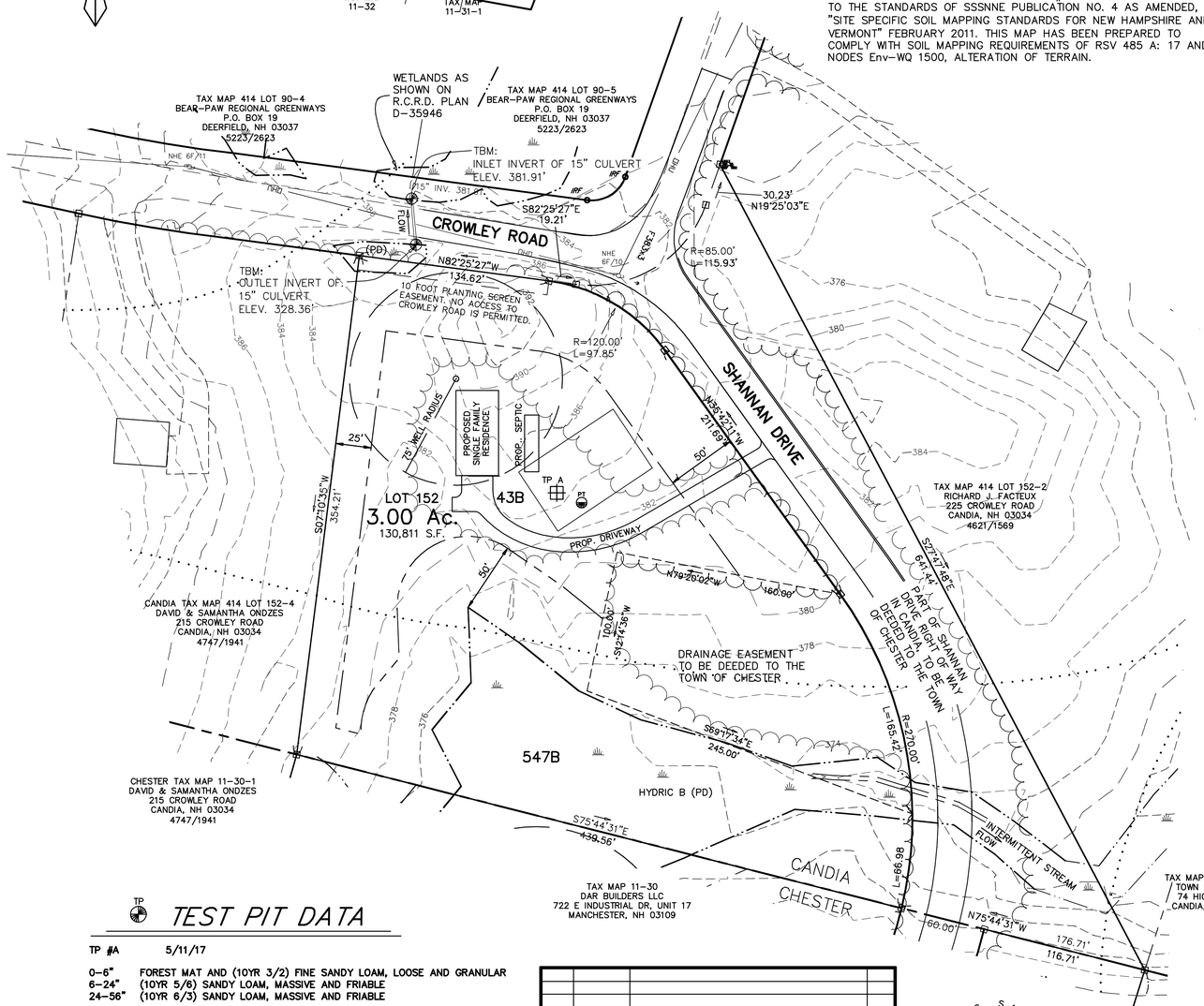
43B – CANTON GRAVELLY FINE SANDY LOAM, 3 TO 8 % SLOPES, VERY STONY
43C – CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15 % SLOPES, VERY STONY
140C – CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 % SLOPES, VERY STONY.
547B – WALPOLE 3 TO 8 % SLOPES, VERY STONY

SITE SPECIFIC SOILS WERE MAPPED IN DECEMBER 2016 BY BAG LAND CONSULTANTS CERTIFIED SOIL SCIENTIST # 012. MAPPING CONFORMS TO THE STANDARDS OF SSSNNE PUBLICATION NO. 4 AS AMENDED, "SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT" FEBRUARY 2011. THIS MAP HAS BEEN PREPARED TO COMPLY WITH SOIL MAPPING REQUIREMENTS OF RSV 485 A: 17 AND NODES Env-WQ 1500, ALTERATION OF TERRAIN.



LEGEND

- IRON PIPE/PIN
- DRILL HOLE
- GRANITE BOUND
- GRANITE BOUND TO BE SET
- LIMIT OF MAPPED WETLANDS
- MINIMUM BUILDING SETBACK (TYP.)
- STONE WALL
- PROPOSED DRAINAGE EASEMENT
- PD — POORLY DRAINED
- PERC TEST
- TP-6 — TEST PIT
- 4000 S.F. AREA SUITABLE FOR SEPTIC



WETLAND NOTE

THE WETLAND DELINEATION WAS PERFORMED BY BRUCE GILDAY OF BAG LAND CONSULTANTS IN DECEMBER OF 2015 AND MAY OF 2017.
I CERTIFY THAT THE WETLANDS SHOWN HEREON HAVE BEEN DELINEATED IN ACCORDANCE WITH ENV-WQ 1014.03

ERIC C. MITCHELL ~ PERMIT. No. 709

SITE SPECIFIC AND NHDES SUBDIVISION PLAN

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152-10

CROWLEY ROAD

CANDIA, NH

OWNER OF RECORD:

DAR BUILDERS LLC

722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

SEPTEMBER 19, 2024

0 25 50 100 150 200 FEET

SCALE: 1" = 50'

PREPARED BY:

ERIC C. MITCHELL & ASSOC. INC.

SURVEYING – SITE DESIGN – LAND PLANNING – ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

TEST PIT DATA

TP #A 5/11/17

0-6" FOREST MAT AND (10YR 3/2) FINE SANDY LOAM, LOOSE AND GRANULAR
6-24" (10YR 5/6) SANDY LOAM, MASSIVE AND FRIABLE
24-56" (10YR 6/3) SANDY LOAM, MASSIVE AND FRIABLE

ESHWT = 24", NO LEDGE TO 56", NO WATER TO 56"

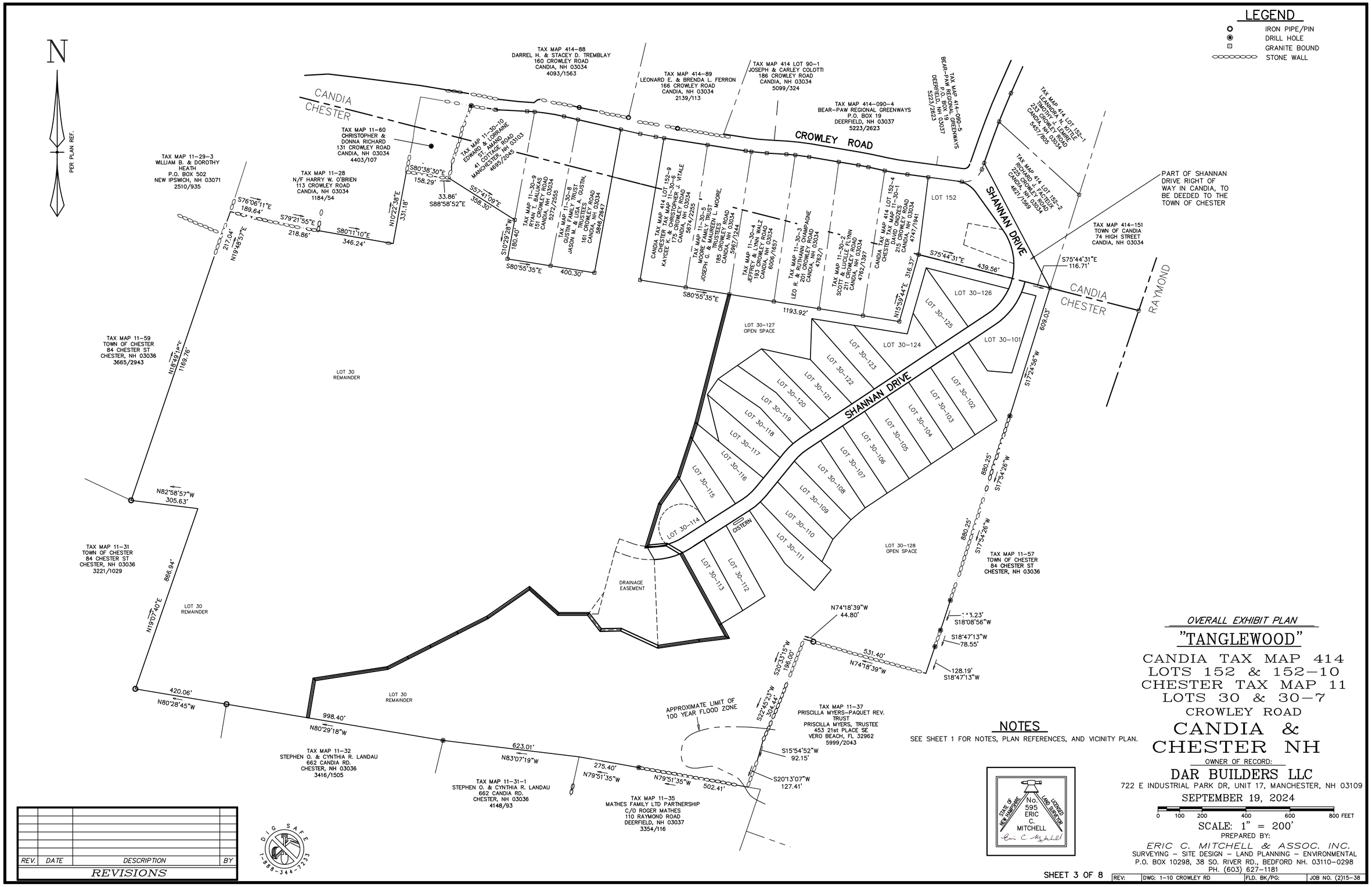
REV.	DATE	DESCRIPTION	BY

REVISIONS

DIG SAFE 1-888-344-7233

SHEET 2 OF 8

REV:	DWG: 1-10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15-38



NOTES

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.

REV.	DATE	DESCRIPTION	BY

REVISIONS

OVERALL EXHIBIT PLAN

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD

CANDIA & CHESTER NH

OWNER OF RECORD:

DAR BUILDERS LLC

722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

SEPTEMBER 19, 2024

0 100 200 400 600 800 FEET

SCALE: 1" = 200'

PREPARED BY:

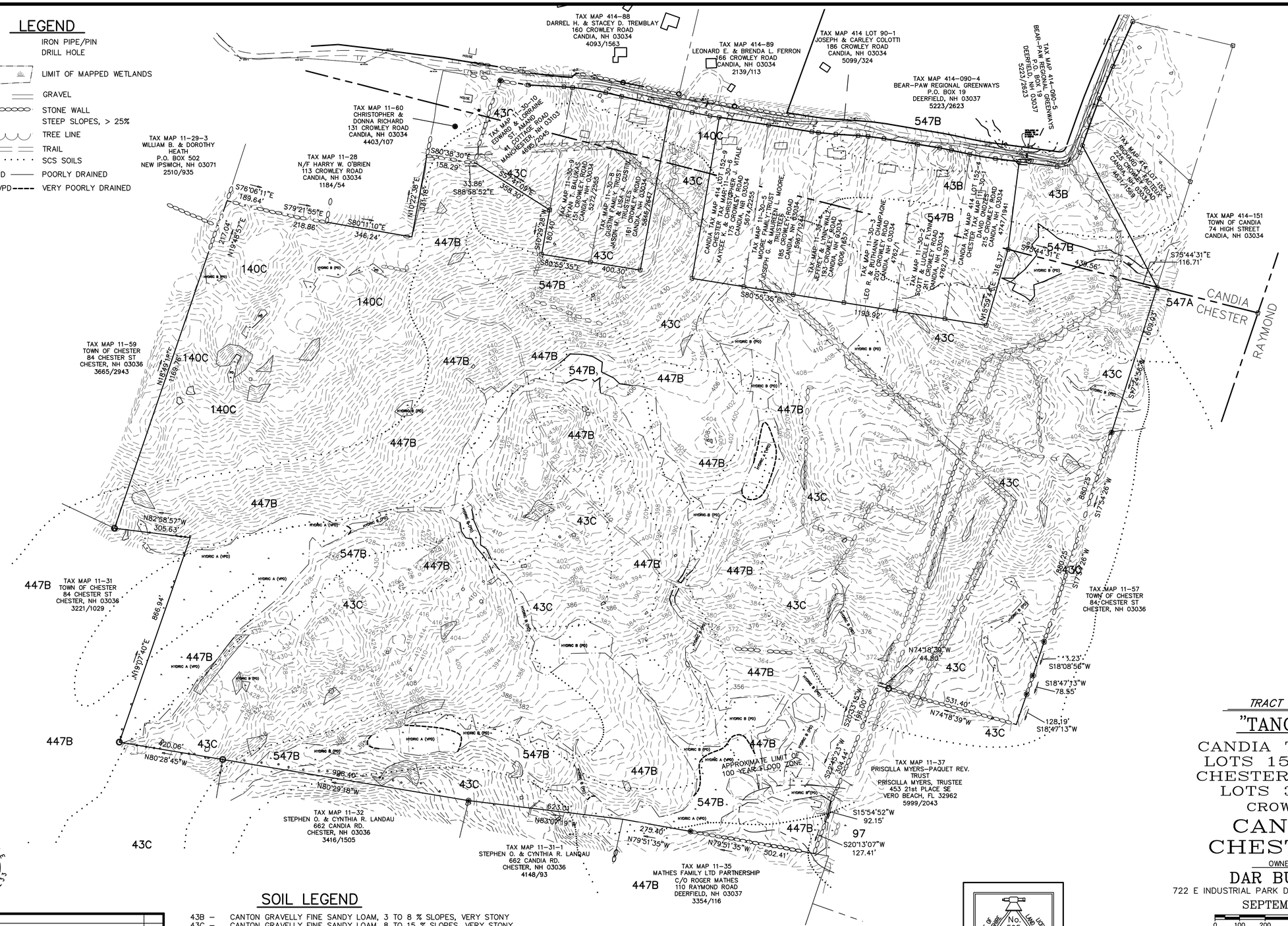
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

STATE OF NEW HAMPSHIRE — No. 595 ERIC C. MITCHELL — LICENSED LAND SURVEYOR

REV:	DWG: 1-10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15-38

LEGEND

- IRON PIPE/PIN
- DRILL HOLE
- LIMIT OF MAPPED WETLANDS
- GRAVEL
- STONE WALL
- STEEP SLOPES, > 25%
- TREE LINE
- TRAIL
- SCS SOILS
- PD — POORLY DRAINED
- VPD — VERY POORLY DRAINED



SOIL LEGEND

43B – CANTON GRAVELLY FINE SANDY LOAM, 3 TO 8 % SLOPES, VERY STONY
43C – CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15 % SLOPES, VERY STONY
97 – GREENWOOD AND OSSIPEE SOILS, PONDED
140C – CHATFIELD–HOLLIS–CANTON COMPLEX, 8 TO 15 % SLOPES, VERY STONY.
447B – SCITUATE–NEWFIELDS COMPLEX, 3 TO 8% SLOPES, VERY STONY
547B – WALPOLE 3 TO 8 % SLOPES, VERY STONY

SOILS INFORMATION TAKEN FROM "GRANIT"
HTTP: //MAPPER.GRANIT.UNH.EDU

REV.	DATE	DESCRIPTION	BY

REVISIONS

DIG SAFE 1-888-344-7233

STATE OF NEW HAMPSHIRE — No. 595 ERIC C. MITCHELL — LICENSED LAND SURVEYOR — SIGNATURE

TRACT RESOURCE MAP

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152–10
CHESTER TAX MAP 11
LOTS 30 & 30–7
CROWLEY ROAD

CANDIA & CHESTER NH

OWNER OF RECORD:
DAR BUILDERS LLC
722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

SEPTEMBER 19, 2024

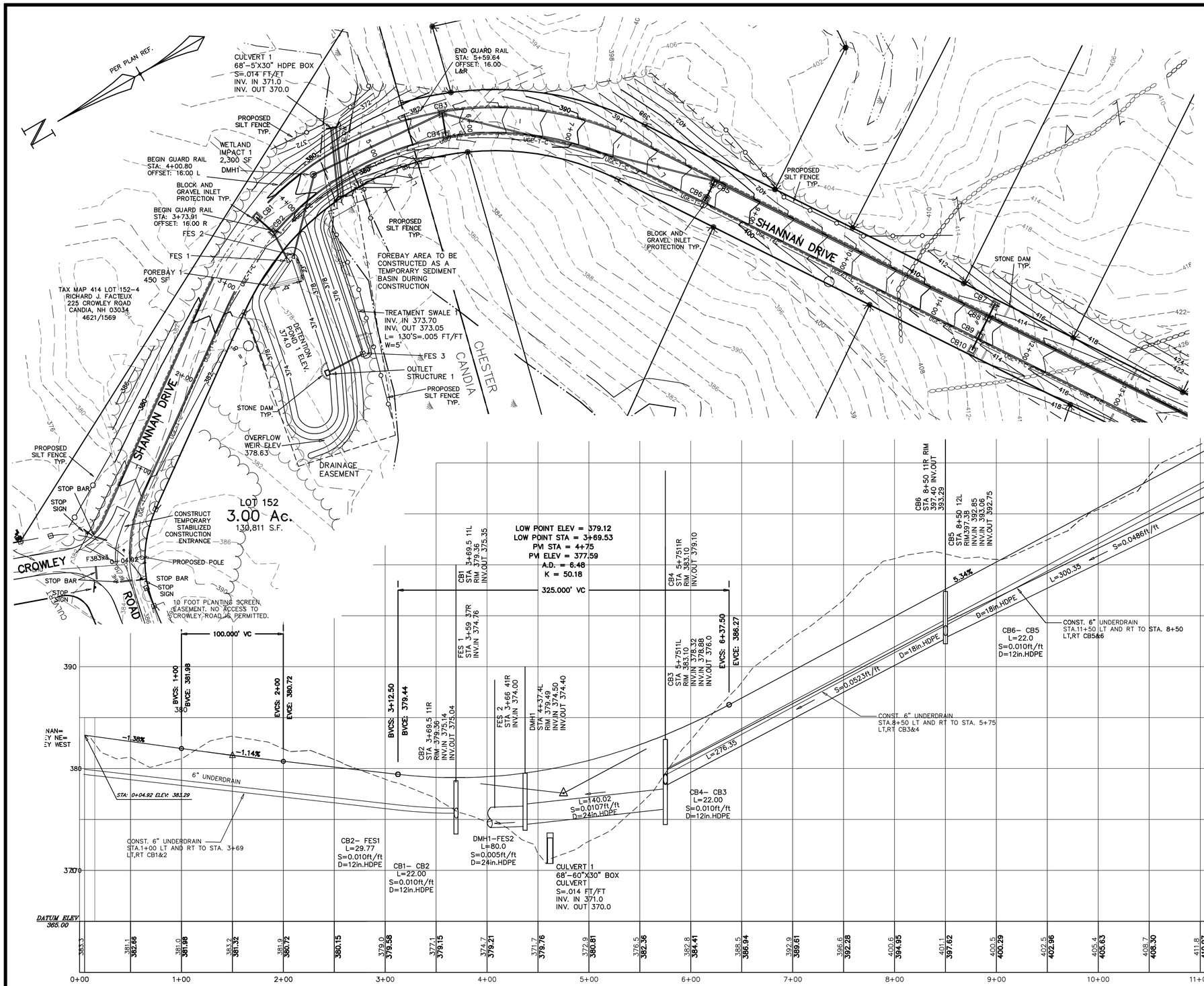
0 100 200 400 600 800 FEET

SCALE: 1" = 200'

PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING – SITE DESIGN – LAND PLANNING – ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110–0298
PH. (603) 627–1181

SHEET 4 OF 8

REV:	DWG: 1–10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15–38



Horizontal Alignment Station and Curve Report.
Alignment: 1-25-17 final loop (SHANNAN DRIVE)
Desc:

Desc.	Station	Spiral/Curve Data		Northing	Easting
		Tangent Data			
	0+00			188990.5648	1091918.4194
	2+81.45			188762.0120	1092082.6689
	Length:	281.45	Course:	S 35-42-11 E	
		Circular Curve Data			
PC	2+81.45			188762.0120	1092082.6689
RP				188586.9372	1091839.0528
PT	7+63.95			188336.9236	1092004.8636
	Delta:	92-09-01	Type:	RIGHT	
	Radius:	300.00	DOC:	19-05-55	
	Length:	482.50	Tangent:	311.48	
		Tangent Data			
	7+63.95			188336.9236	1092004.8636
	17+85.05			187772.5557	1091153.8961
	Length:	1021.11	Course:	S 56-26-51 W	
		Circular Curve Data			
PC	17+85.05			187772.5557	1091153.8961
RP				187522.5422	1091319.7069
PT	18+75.05			187712.3951	1091087.4229
	Delta:	17-11-14	Type:	LEFT	
	Radius:	300.00	DOC:	19-05-55	
	Length:	89.99	Tangent:	45.34	
		Tangent Data			
	18+75.05			187712.3951	1091087.4229
	20+76.18			187556.6588	1090960.1347
	Length:	201.14	Course:	S 39-15-37 W	
		Circular Curve Data			
PC	20+76.18			187556.6588	1090960.1347
RP				187746.5117	1090727.8507
PT	21+70.99			187493.8691	1090889.6275
	Delta:	18-06-24	Type:	RIGHT	
	Radius:	300.00	DOC:	19-05-55	
	Length:	94.81	Tangent:	47.80	
		Tangent Data			
	21+70.99			187493.8691	1090889.6275
	24+89.07			187322.3429	1090621.7594
	Length:	318.08	Course:	S 57-22-01 W	
		Circular Curve Data			
PC	24+89.07			187322.3429	1090621.7594
RP				187574.9854	1090459.9826
PT	27+64.89			187293.1569	1090357.1592
	Delta:	52-40-38	Type:	RIGHT	
	Radius:	300.00	DOC:	19-05-55	
	Length:	275.82	Tangent:	148.52	
		Tangent Data			
	27+64.89			187293.1569	1090357.1592
	29+41.81			187353.7950	1090190.9563
	Length:	176.92	Course:	N 69-57-21 W	

CONTINUED ON SHEET 6

ENGINEERING DESIGN PROVIDED BY:
BERNARD TEMPLE, PE #15108
38 MORRILL ROAD
CANTERBURY NH, 03224
603-630-1008

STATE OF NEW HAMPSHIRE
BERNARD E. TEMPLE
No. 15108
LICENSED
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY

REVISIONS

EXHIBIT
PLAN & PROFILE
SHANNAN DRIVE STA 0+00 TO 11+00

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD

CANDIA & CHESTER NH

OWNER OF RECORD:
DAR BUILDERS LLC
722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

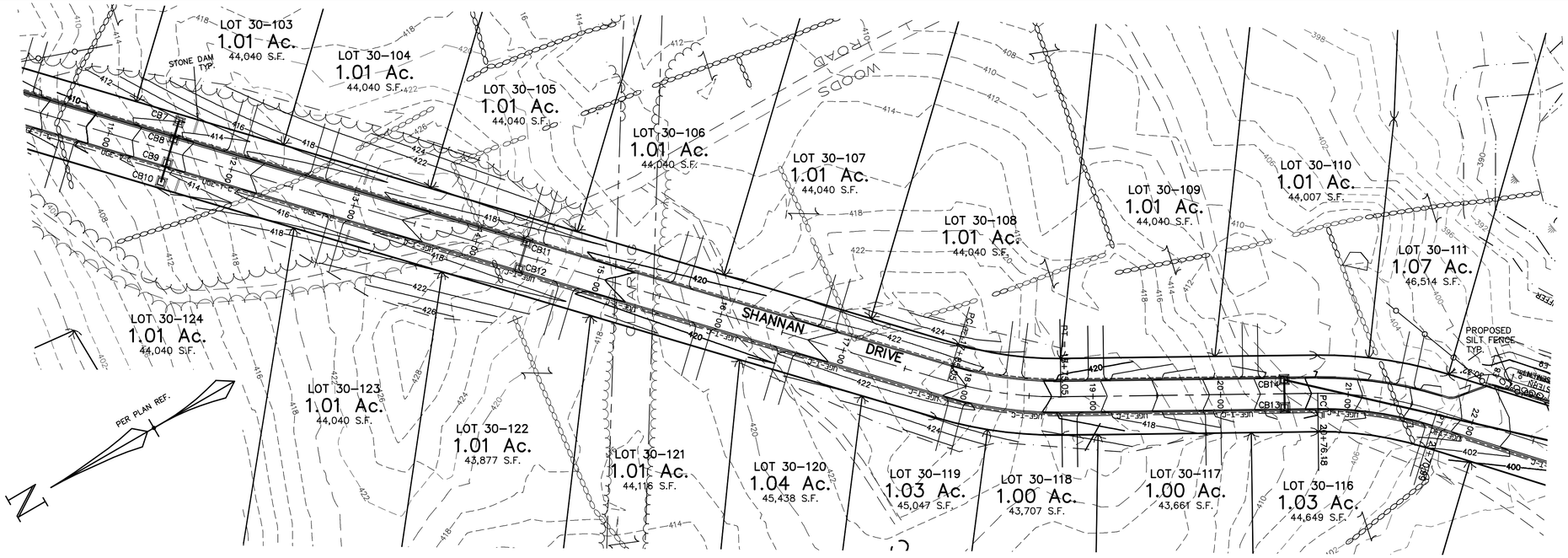
SEPTEMBER 19, 2024

0 25 50 100 150 200 FEET
SCALE: 1" = 50'

DIG SAFE 1-888-344-7233

PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

REV:	DWG: 1-10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15-38



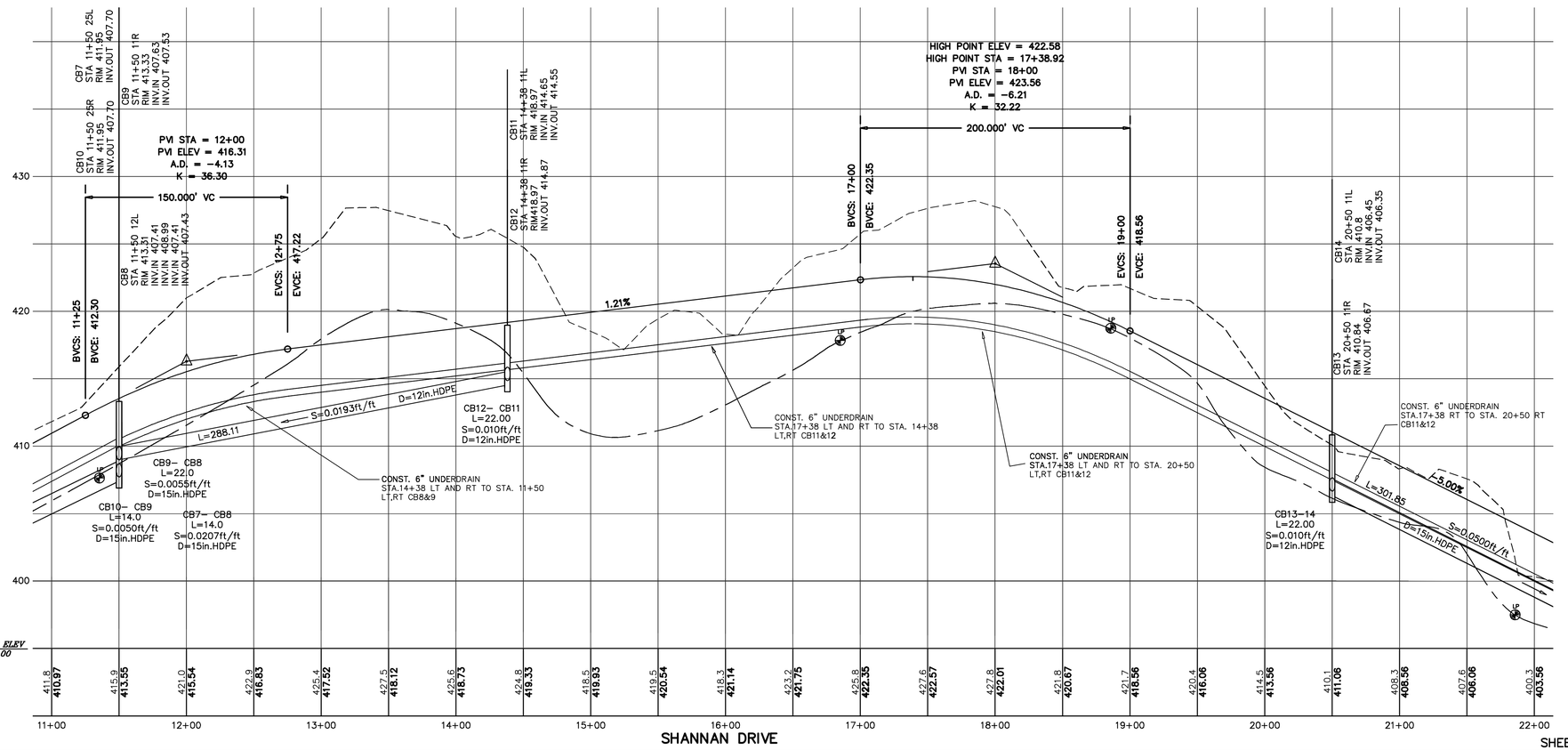
CONTINUED FROM SHEET 5

Horizontal Alignment Station and Curve Report.
Alignment: 1-25-17 final loop (SHANNAN DRIVE)
Desc:

Desc.	Station	Spiral/Curve Data		Northing	Easting
		Tangent Data			
	27+64.89			187293.1569	1090357.1592
	29+41.81			187353.7950	1090190.9563
	Length:	176.92	Course:	N 69-57-21 W	
		Circular Curve Data			
PC	29+41.81			187353.7950	1090190.9563
RP				187654.4121	1090300.6346
PT	31+68.64			187497.6131	1090021.6829
	Delta:	40-36-56	Type:	RIGHT	
	Radius:	320.00	DOC:	17-54-18	
	Length:	226.84	Tangent:	118.42	
		Tangent Data			
	31+68.64			187497.6131	1090021.6829
	33+71.40			187674.3639	1089922.3311
	Length:	202.76	Course:	N 29-20-25 W	
		Circular Curve Data			
PC	33+71.40			187674.3639	1089922.3311
RP				187821.3630	1090183.8483
PT	37+20.68			188003.4326	1089945.4145
	Delta:	66-42-22	Type:	RIGHT	
	Radius:	300.00	DOC:	19-05-55	
	Length:	349.27	Tangent:	197.46	
		Tangent Data			
	37+20.68			188003.4326	1089945.4145
	39+61.45			188194.7908	1090091.5369
	Length:	240.77	Course:	N 37-21-56 E	
		Circular Curve Data			
PC	39+61.45			188194.7908	1090091.5369
RP				188801.6894	1089296.7576
PT	44+30.57			188619.6835	1090280.0551
	Delta:	26-52-44	Type:	LEFT	
	Radius:	1000.00	DOC:	05-43-46	
	Length:	469.13	Tangent:	238.96	

NOTES

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.



ENGINEERING DESIGN PROVIDED BY:
BERNARD TEMPLE, PE #15108
38 MORRILL ROAD
CANTERBURY NH, 03224
603-630-1008

STATE OF NEW HAMPSHIRE BERNARD E. TEMPLE No. 15108 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY

REVISIONS

EXHIBIT
PLAN & PROFILE
SHANNAN DRIVE STA 0+00 TO 11+00

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD

CANDIA & CHESTER NH

OWNER OF RECORD:
DAR BUILDERS LLC
722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

SEPTEMBER 19, 2024

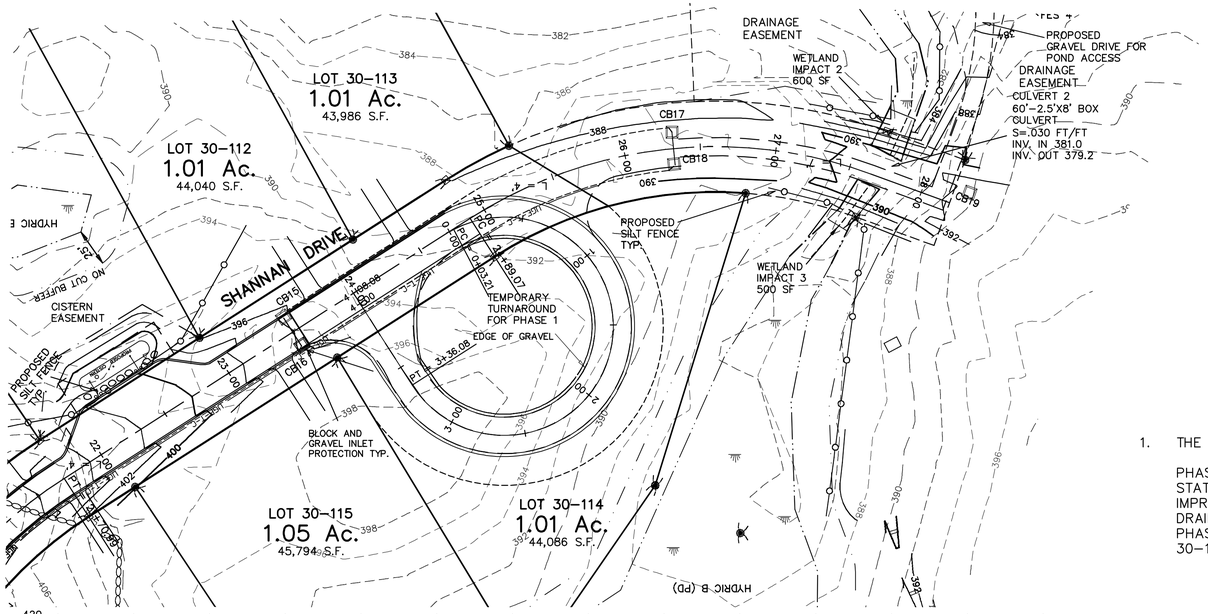
0 25 50 100 150 200 FEET

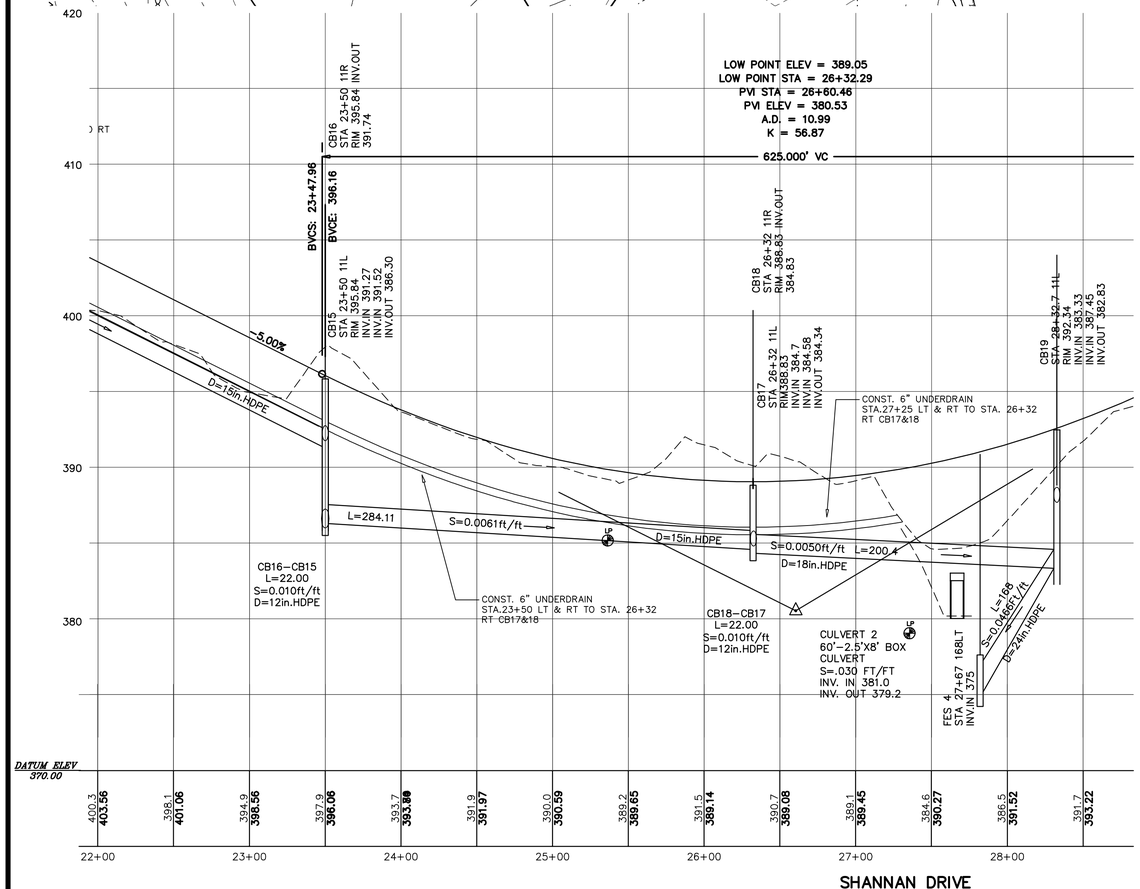
SCALE: 1" = 50'

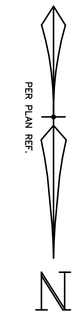
PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

DIG SAFE 1-88-344-7233

REV:	1-10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15-38

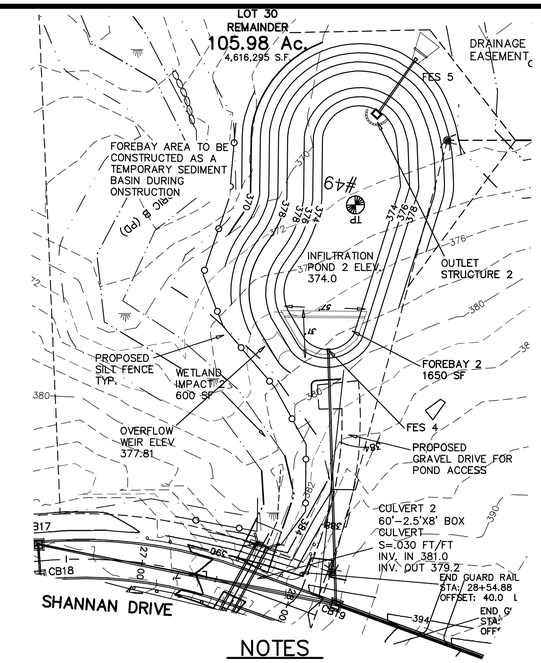






1. THE PURPOSE OF THIS PLAN IS TO SHOW PHASE 1

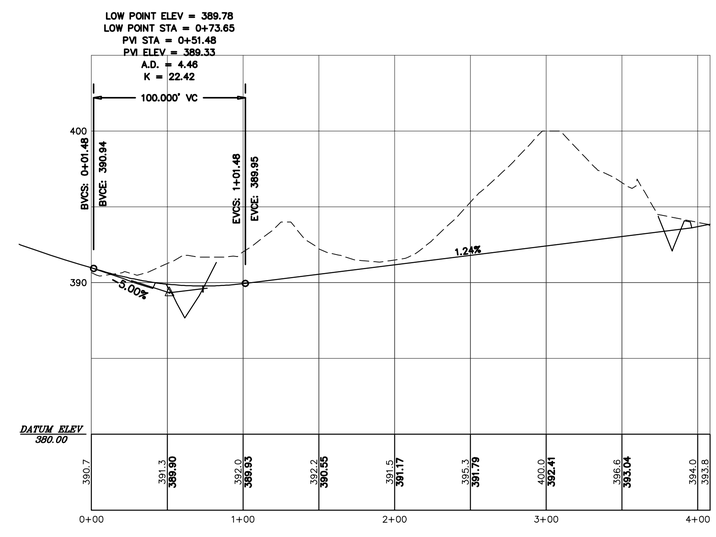
PHASE 1 WILL BE THE CONSTRUCTION OF SHANNAN DRIVE FROM STATION 0+00 TO STATION 26+40 AND ALL ASSOCIATED IMPROVEMENTS ASSOCIATED WITH SHANNAN DRIVE. INCLUDING DRAINAGE AND WETLAND CROSSINGS TO STATION 28+25. PHASE I PROVIDES ACCESS TO LOTS 30-102 THROUGH 30-115, 30-149 THROUGH 30-160 AND CANDIA LOT 152.



NOTES

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.

"I certify that any additional runoff incident to development on this site shall have no adverse effects on any open or closed, public or private, downstream drainage facilities"



TEMPORARY CULDESAC

ENGINEERING DESIGN PROVIDED BY:
BERNARD TEMPLE, PE #15108
38 MORRILL ROAD
CANTERBURY NH, 03224
603-630-1008

STATE OF NEW HAMPSHIRE BERNARD E. TEMPLE No. 15108 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	BY

REVISIONS

PLAN & PROFILE
TEMPORARY CUL-DE-SAC

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
CROWLEY ROAD

CANDIA & CHESTER NH

OWNER OF RECORD:
DAR BUILDERS LLC
722 E INDUSTRIAL PARK DR, UNIT 17, MANCHESTER, NH 03109

SEPTEMBER 19, 2024

0 25 50 100 150 200 FEET
SCALE: 1" = 50'

PREPARED BY:
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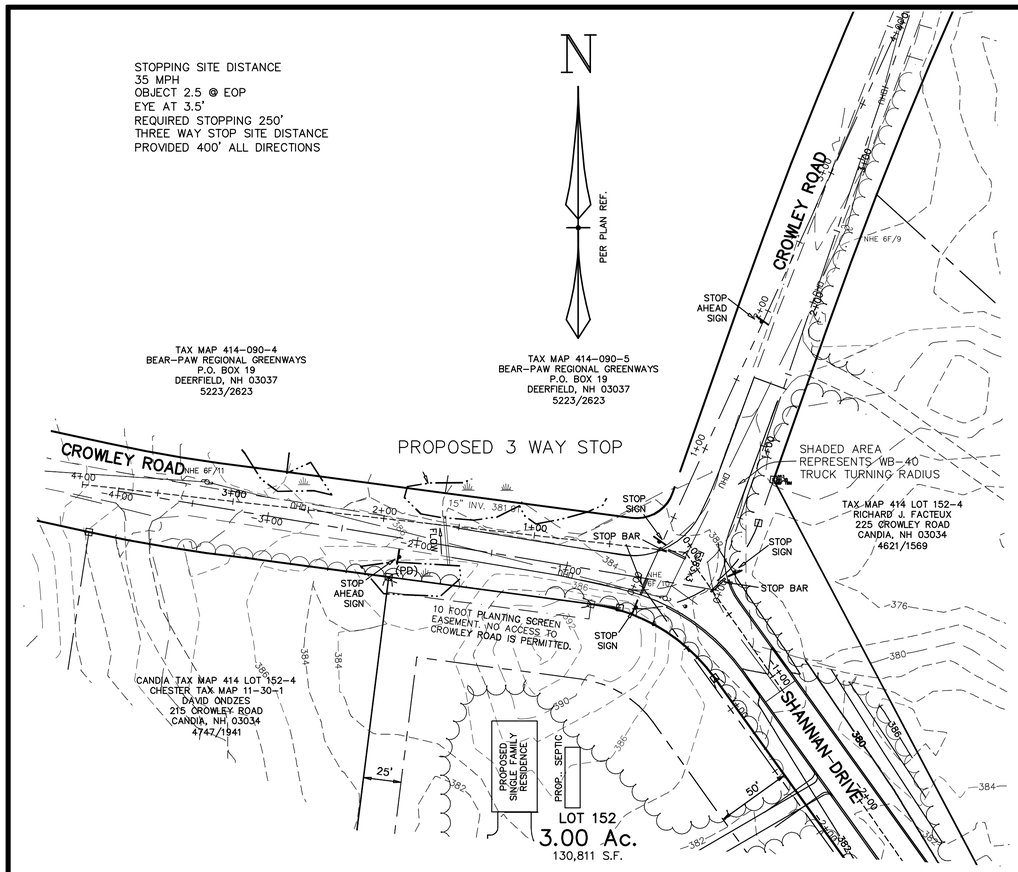
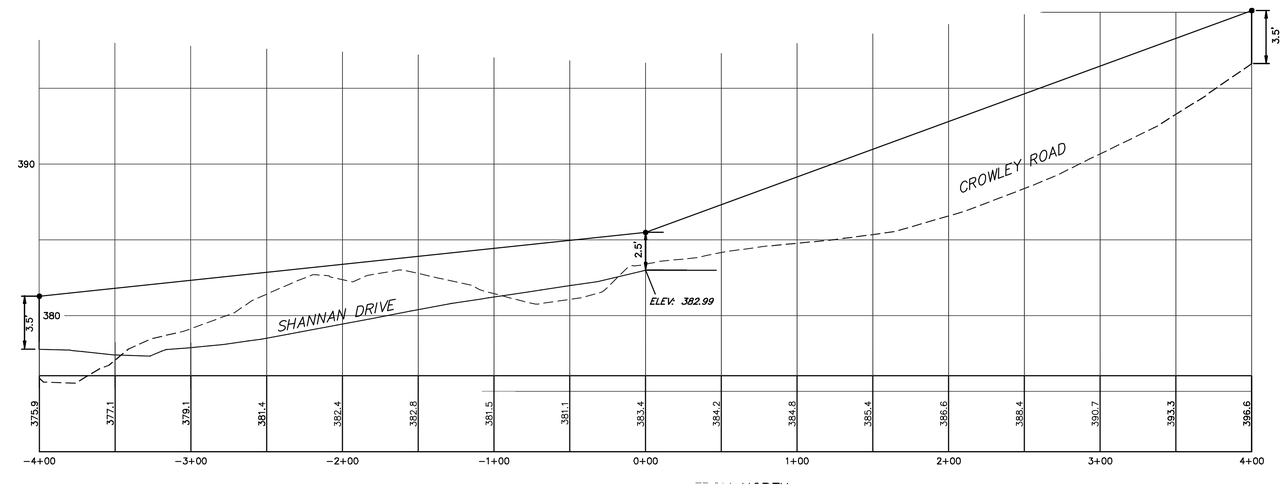
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH. 03110-0298
PH. (603) 627-1181

DIG SAFE 1-888-344-7233

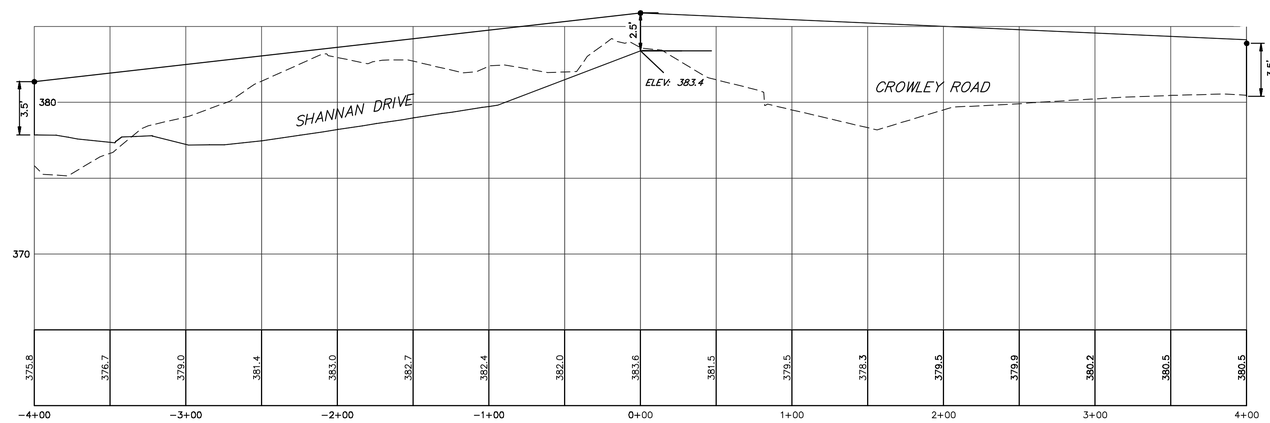
REV:	DWG: 1-10 CROWLEY RD	FLD. BK/PG:	JOB NO. (2)15-38

STOPPING SITE DISTANCE
35 MPH
OBJECT 2.5 @ EOP
EYE AT 3.5'
REQUIRED STOPPING 250'
THREE WAY STOP SITE DISTANCE
PROVIDED 400' ALL DIRECTIONS





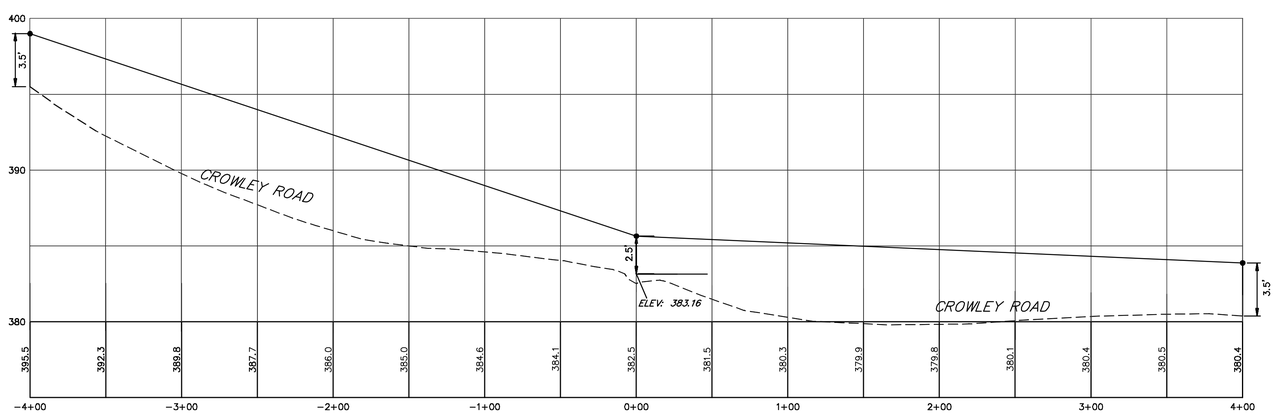
CROWLEY FROM THE NORTH



CROWLEY FROM THE WEST

NOTES

SEE SHEET 1 FOR NOTES, PLAN REFERENCES, AND VICINITY PLAN.



SHANNAN AT CROWLEY ROAD INTERSECTION

STATE OF NEW HAMPSHIRE
No. 595
ERIC C. MITCHELL
LICENSED LAND SURVEYOR
SIGNATURE

REV.	DATE	DESCRIPTION	BY

REVISIONS

SHEET 8 OF 8

SIGHT DISTANCE PLAN & PROFILE
SAFE STOPPING

"TANGLEWOOD"

CANDIA TAX MAP 414
LOTS 152 & 152-10
CHESTER TAX MAP 11
LOTS 30 & 30-7
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