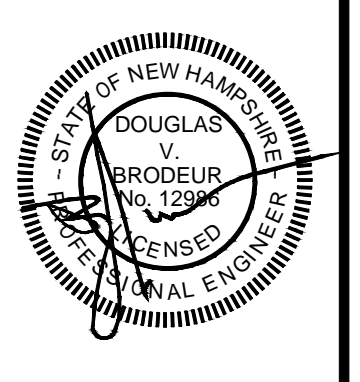
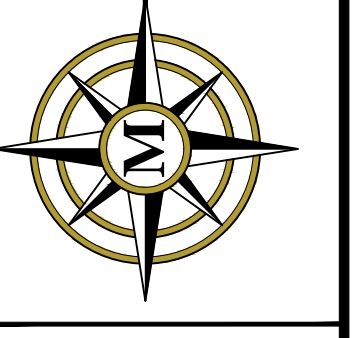


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 31 OLD NASHUA ROAD, AMHERST, NH 03001
 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584



REV.	DATE	DESCRIPTION	BY	CHK
1	11/6/20	ADDRESS TOWN COMMENTS	BJC	DVB
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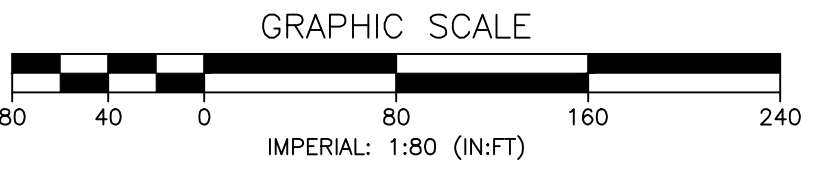
SEE SHEET SP-2 FOR LEGEND

REFERENCE PLANS:

- "SUBDIVISION OF LAND OF - PHILLIP W. AND FAYE B. IRELAND - FRANCETOWN, NEW HAMPSHIRE" SCALE: 1"=40', DATED MAY 5, 1971, PREPARED BY PHILLIP W. IRELAND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 5047.
- "SURVEY OF LAND OF - FAYE B. & PHILLIP W. IRELAND - FRANCETOWN, N.H." SCALE: 1"=100', DATED DEC. 3, 1979, PREPARED BY PHILLIP W. IRELAND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 12785.
- "SURVEY OF LAND OF - ELIZABETH M. PHILLIPS - FRANCETOWN, NH" SCALE: 1"=100', DATED DEC. 1, 1984, PREPARED BY PHILLIP W. IRELAND AND RECORDED AT THE H.C.R.D. AS PLAN NO. 19148.
- "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN - LAND OF: - RONALD A. SHATTUCK, JR. & MELISSA D. SHATTUCK - TAX MAP 3 LOTS 17 & 18 - STEVENS ROAD, SECOND N.H. TURNPIKE AND WOODWARD HILL ROAD - FRANCETOWN, NEW HAMPSHIRE" SCALE: 1"=100', DATED SEPTEMBER 10, 2020, PREPARED BY THIS OFFICE.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING RIDING ARENA AND ASSOCIATED IMPROVEMENTS RELATIVE TO THE BOUNDARY OF TAX MAP 3 LOT 18.
- THE OWNER OF TAX MAP 3 LOT 18 IS RONALD A. SHATTUCK, JR. AND MELISSA D. SHATTUCK, ONE CROSS ROAD, FRANCETOWN, NH 03043. SEE H.C.R.D. VOL. 9202 PG. 1944 DATED 8/26/2019.
- ZONING FOR THE PARCEL IS "RURAL DISTRICT". MINIMUM CONVENTIONAL REQUIREMENTS INCLUDE 3 ACRES OF GROSS AREA WITH 2 ACRES OF BUILDABLE LAND (CONTIGUOUS AREA EXCLUDING WETLANDS AND STEEP SLOPES OVER 25%) WITH 300' OF FRONTAGE. MINIMUM SETBACK REQUIREMENTS INCLUDE 100' FRONT FROM CENTERLINE OF ROAD, 50' FROM SIDE AND REAR LOT LINES AND 100' FROM DELINEATED WETLANDS. SINGLE FAMILY BACKLAND LOT PROVISIONS ARE 10 ACRES OF AREA WITH 50 FEET OF FRONTAGE. BUILDINGS ON BACKLAND LOTS HAVE A 400' SETBACK FROM CENTERLINE OF ROAD. LOTS ARE ALSO SUBJECT TO THE WETLANDS & VERNAL POOL CONSERVATION DISTRICT AND THE STEEP SLOPE OVERLAY DISTRICT.
- WETLANDS ADJACENT TO THE EXISTING RIDING ARENA WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER C. TATE, C.W.S. OF THIS OFFICE ON 2/05/20.
- THIS PLAN IS THE RESULT OF A PRECISE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF JANUARY AND FEBRUARY 2020.
- NORTH ORIENTATION AND VERTICAL DATUM ARE NAD83_2011 AND NAVD 88 RESPECTIVELY PER A GPS CORS SOLUTION. CONTOURS DEPICTED WERE DEVELOPED USING FEMA LIDAR TERRAIN MAPPING OF THE NASHUA RIVER WATERSHED, DATA PUBLISHED 9/15/2012, LIDAR DATA WAS ACQUIRED FROM NH GRANIT GIS CLEARINGHOUSE.
- NO EXISTING EASEMENTS OR RESTRICTIONS WERE RECOVERED BY THIS OFFICE FOR TAX MAP 3 LOT 18.
- PARCEL LIES OUTSIDE OF THE 100 YEAR FLOOD ZONE PER FEMA FIRM MAP 33011C0311D, EFFECTIVE DATE 9/25/09.
- THE APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT COMPLYING WITH ALL APPLICABLE ZONING AND SITE DEVELOPMENT REGULATIONS, AS WELL AS WITH ALL CONDITIONS OF APPROVAL AS ESTABLISHED BY THE BOARD AND RECORDED IN ITS MINUTES AND NOTICE OF DECISION.
- THE PROPOSED LOT LINE ADJUSTMENT AND SUBDIVISION DEPICTED IS PER REFERENCE PLAN #4.



**SHATTUCK HORSE ARENA
 SITE PLAN
 OVERALL SITE PLAN**

**RONALD A. SHATTUCK, JR.
 & MELISSA D. SHATTUCK
 STEVENS ROAD - MAP 3 LOT 18
 FRANCETOWN, NEW HAMPSHIRE**

SP-1
 SHEET

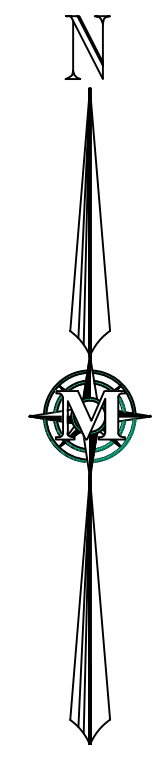
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 SHEET NO. 1 OF 2

OCTOBER 29, 2020

SCALE: 1" = 80'

3-25
PRESCOTT G. & ELIZABETH L. TOLMAN
 142 STEVENS ROAD
 FRANCESTOWN, NH 03043
 VOL. 5468 PG. 191 9/21/93

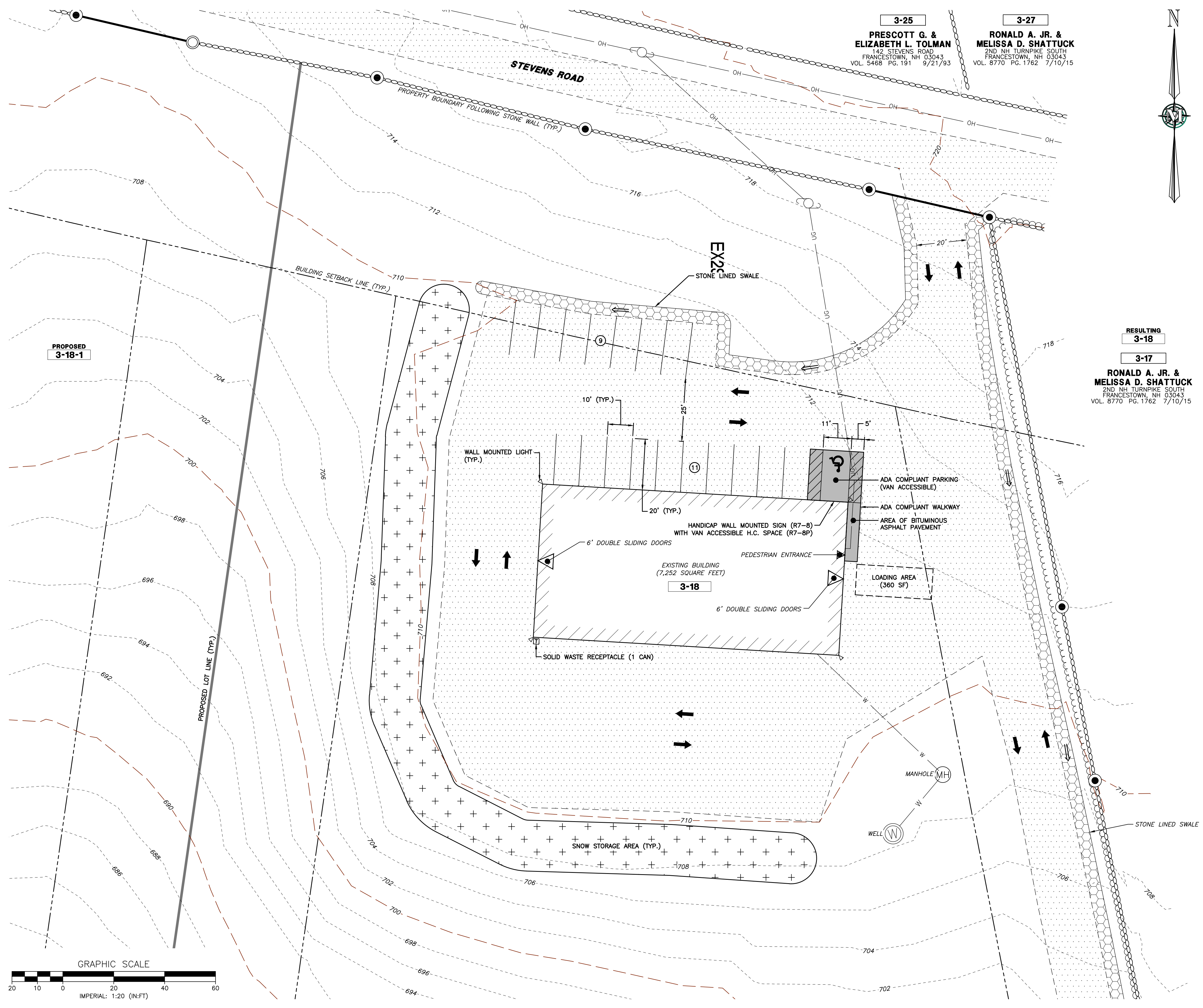
3-27
RONALD A. JR. & MELISSA D. SHATTUCK
 2ND NH TURNPIKE SOUTH
 FRANCESTOWN, NH 03043
 VOL. 8770 PG. 1762 7/10/15



- GENERAL NOTES:**
- PARKING AREAS ARE GRAVEL.
 - THE FACILITY HAS NO BATHROOMS, SINKS AND/OR FACILITIES WHICH WOULD REQUIRE A SANITARY WASTE DISPOSAL SYSTEM.
 - EXISTING TREELINE REMAINS ALONG THE PROPERTY LINES.
 - EXTERIOR LIGHTING IS PROPOSED IN FOUR CORNERS OF THE BUILDING. THE LIGHT FIXTURES WILL BE DIRECTED DOWNWARD INTO THE PARKING AREA.
 - ADA PARKING SPACE AND WALKING PATH TO MAIN ENTRANCE SHALL BE:
 - PAVED WITH A MINIMUM OF 2" OF BITUMINOUS ASPHALT
 - COMPLIANT WITH THE AMERICAN WITH DISABILITIES ACT (ADA), AND THE NH BARRIER FREE CODE WHICH INCLUDES BUT IS NOT LIMITED TO:
 - REQUIRED ADA SIGNAGE.
 - MAXIMUM 5% LONGITUDINAL AND MAXIMUM 2% TRANSVERSE GRADE ON WALKWAYS.
 - MAXIMUM 2% GRADE IN ANY DIRECTION FOR PARKING SPACE.
 - SNOW SHALL BE STORED ONSITE, IN THE EVENT OF EXCESS SNOW, SAID SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

- LEGEND:**
- EXISTING 2' CONTOUR INTERVAL
 - - - EXISTING 10' CONTOUR INTERVAL
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING STONE WALL
 - EXISTING ABUTTING LOT LINE
 - BUILDING SETBACK/WETLAND BUFFER LINE
 - APPROXIMATE EXISTING TREELINE
 - EXISTING FENCE LINE
 - EXISTING ROADWAY CENTERLINE
 - EXISTING EDGE OF WATER
 - W --- EXISTING WATER LINE
 - OH --- EXISTING OVERHEAD ELECTRIC LINE
 - UG --- EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING DRAINAGE PIPE
 - PROPOSED LOT LINE
 - EXISTING GRAVEL
 - EXISTING BUILDING
 - EXISTING PAVEMENT
 - EXISTING STONE LINE SWALE
 - EXISTING WETLAND
 - PROPOSED PAVEMENT
 - PROPOSED SNOW STORAGE AREA
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING MANHOLE
 - ⊙ EXISTING WELL
 - △ PROPOSED WALL MOUNTED LIGHT
 - ⊞ PROPOSED SOLID WASTE RECEPTACLE

RESULTING
3-18
3-17
RONALD A. JR. & MELISSA D. SHATTUCK
 2ND NH TURNPIKE SOUTH
 FRANCESTOWN, NH 03043
 VOL. 8770 PG. 1762 7/10/15



PARKING CALCULATIONS

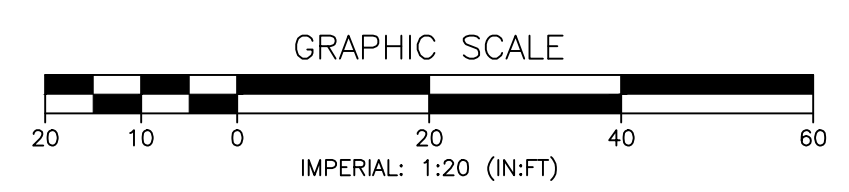
USE	QUANTITY	PARKING RATE	SPACES
INDOOR RIDING ARENA	7252 SF	---	---
STUDENTS	3	1 PER STUDENT	3
STAFF	2	1 PER STAFF	2
TOTAL			5
REQUIRED SPACES			5
REQUIRED ADA SPACES			1
PROPOSED SPACES			20
PROPOSED ADA SPACES (VAN ACCESSIBLE)			1

- NOTES**
- PARKING CALCULATION PER TOWN OF FRANCESTOWN SITE DEVELOPMENT REGULATIONS SECTION V.G.2. PARKING RATE BASED ON A CLASS SIZE OF 2-3 STUDENTS AND 1 VEHICULAR PER STUDENT.
 - ADA PARKING CALCULATION PER CHAPTER 5 OF THE ADA STANDARDS.

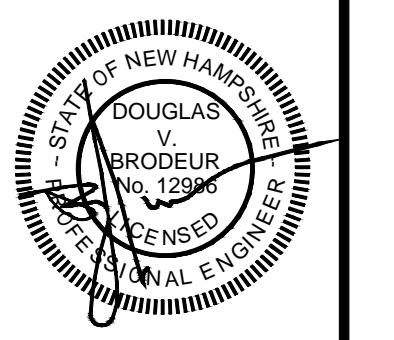
DIMENSIONAL REQUIREMENTS FOR RURAL RESIDENTIAL (RR) DISTRICT

DIMENSIONAL REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3 ACRES	33.41 AC.
MINIMUM BUILDABLE AREA	2 ACRES	---
MINIMUM FRONTAGE	300 FEET	1478 FEET
FRONT BUILDING SETBACK	100 FEET	141 FEET
SIDE BUILDING SETBACK	50 FEET	75 FEET
REAR BUILDING SETBACK	50 FEET	597 FEET
WETLAND BUFFER	100 FEET	293 FEET

- NOTES**
- SITE DEVELOPMENT REQUIREMENTS PER FRANCESTOWN ZONING ORDINANCE AND SITE DEVELOPMENT REGULATIONS



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REV.	DATE	DESCRIPTION	BY	CHK
A	11/6/20	ADDRESS TOWN COMMENTS		
B				
C				
D				
E				
F				
G				
H				
I				

**SHATTUCK HORSE ARENA
 & MELISSA D. SHATTUCK
 SITE PLAN
 DETAILED SITE PLAN**

OCTOBER 29, 2020

**RONALD A. SHATTUCK, JR.
 & MELISSA D. SHATTUCK
 STEVENS ROAD - MAP 3 LOT 18
 FRANCESTOWN, NEW HAMPSHIRE**

SCALE: 1" = 20'

SP-2
 SHEET

FILE: 11020I00A.dwg
 PROJECT: 11020.00
 SHEET NO. 2 OF 2

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