

NOTES

- 1) OWNER OF RECORD OF PARCELS 1, 7, 13, 14, 16, & 21 IS SETTLER'S RIDGE, INC. MAIN STREET
 PARCEL A (FORMERLY PART OF 17-7) IS OWNED BY DANIEL & BETTY STEWART AND UNDER P/S AGREEMENT.
- 2) TOTAL AREA BEING SUBDIVIDED IS 154.78 ACRES.
- 3) BOUNDARY INFORMATION SHOWN IS THE RESULT OF AN ON-SITE ACTUAL FIELD SURVEY BY H.J. AGUDELO, REGISTERED LAND SURVEYOR 14 PLEASANT STREET SALEM, N.H.
- 4) ALL PARCELS BEING CONSOLIDATED ARE IN RR-2 RURAL RESIDENTIAL ZONE FOR ATKINSON.
- 5) THIS PLAN IS BEING DEVELOPED UNDER THE RURAL CLUSTER RESIDENTIAL DEVELOPMENT SECTION OF ATKINSON ZONING ORDINANCE ARTICLE VI AND THE LOW-MODERATE INCOME HOUSING ACCOMMODATION INCENTIVE SYSTEM SECTION 610 OF ARTICLE VI
- 6) UNDER SECTION 610, THIS PLAN WILL PROVIDE 26 UNITS OF LOW-MODERATE INCOME SENIOR HOUSING AND ONE GROUP HOME IN PARTICIPATION WITH NEW HAMPSHIRE HOUSING FINANCE AUTHORITY THESE UNITS REPRESENT MORE THAN THE 20% REQUIREMENT UNDER SECTION 610.3
- 7) INCENTIVE SYSTEM SECTION 610.3 OF ATKINSON'S RURAL CLUSTER ORDINANCE ALLOWS THE MAXIMUM NUMBER OF LIVING UNITS TO INCREASE BY UTILIZING THE "AD HOC COMMITTEE" SOIL SIZING CALCULATIONS CHART. THIS CALCULATION SCENARIO ALLOWS OVER 100 UNITS OF HOUSING.
- 8) TOTAL OPEN SPACE REQUIRED UNDER ARTICLE VI SECTION 610 IS 40% OR 62.12 ACRES FOR THIS PROJECT. TOTAL DEDICATED AREA SHOWN IS 63.83 ACRES.
- 9) OPEN SPACE, COMMON AREAS COMMON FACILITIES, PRIVATE ROADWAYS, AND OTHER FEATURES WITHIN THE RURAL CLUSTER ARE TO BE PROTECTED BY COVENANTS RUNNING WITH THE LAND AND SHALL BE CONVEYED BY PROPERTY OWNERS TO THE HOMEOWNERS ASSOCIATION TO GUARANTEE THE CONTINUED USE OF LAND AS INTENDED ON THE ORIGINAL PLAN.
- 10) ALL BOUNDS TO BE SET AT ROADWAY P.C.'S AND LOT CORNERS IRON PIPES OR DRILL HOLES SHALL BE SET AT ALL REAR CORNERS.
- 11) NO SINGLE FAMILY HOUSE IN ESTATE PHASE SHALL BE CLOSER THAN FIFTY FROM EACH OTHER.
- 12) NO SINGLE FAMILY HOUSE IN ESTATE PHASE SHALL BE FARTHER 1000' FROM A FIRE HYDRANT.
- 13) A WAIVER HAS BEEN GRANTED ON ROAD WIDTH TO 22 FT. OF PAVING FOR KING'S GRANT, MEETING ROCK DRIVE, HEALD BAILEY DRIVE, PENTUCKETT COURT & McFARLANES PASS. PURSUANT TO SECTION 410:8 OF PLANNING AND LAND USE REGULATIONS FOR THE TOWN OF ATKINSON.
- 14) A WAIVER HAS BEEN GRANTED ON MAXIMUM SLOPE ALLOWANCE TO 9.49% FOR POPE ROAD. PURSUANT TO SECTION 410:13 OF PLANNING AND LAND USE REGULATIONS FOR THE TOWN OF ATKINSON.
- 15) THERE IS NO WITHDRAWABLE LAND AS PART OF THIS PLAN.
- 16) PARKING CALCULATIONS SUMMARY FOR THE VILLAGES PHASE: ALL UNITS TO HAVE AT LEAST ONE CAR GARAGE AND ONE PARKING SPACE PER UNIT IN FRONT OF GARAGE, CREATING A TOTAL OF 2 SPACES PER UNIT. SENIOR HOUSING UNITS TO HAVE AT LEAST 2 SPACES PER UNIT.
- 17) NO PORTION OF THIS PLAN IS SITUATED IN A DESIGNATED FLOOD HAZARD AREA.
- 18) PURSUANT TO SECTION 610.3(d) THIS PROJECT HAS ELECTED TO USE THE 15% PERCENT DENSITY BONUS ALLOWED. UNDER THIS SECTION THE ONE HUNDRED UNITS COUNT OF THIS PROJECT WOULD ALLOW A MAXIMUM OF THREE HUNDRED BEDROOMS. THIS PLAN HAS APPROXIMATELY 230 BEDROOM UNITS.

"THIS PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF ATKINSON, NEW HAMPSHIRE. IT IS UNDERSTOOD THAT THE FEE INTEREST IN ROADS SHOWN (AS POPE ROAD, KING'S GRANT DRIVE, & MEETING ROCK DRIVE) ON THE PLAN ARE TO BE HEREBY DEDICATED TO THE TOWN OF ATKINSON, NEW HAMPSHIRE."

Steven W. Lewis *Oct 2, 1997*
 STEVEN W. LEWIS DATE

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

PLAN REFERENCES

1. CARL H. BROWN, Jr. TO SETTLER'S RIDGE INC. DECEMBER 28, 1995, BOOK 3134, PAGE 1088.
2. LILLIAN J. LEWIS TRUST TO STEVEN W. LEWIS JULY 16, 1996, BOOK 3166, PAGE 1420.
3. CONSTANTINE N. CAROS TO SETTLER'S RIDGE INC. SEPTEMBER 14, 1996, BOOK 3189, PAGE 2079.
4. STEVEN LEWIS TO SETTLER'S RIDGE INC. DECEMBER 6, 1996, BOOK 3189, PAGES 2075-76.
5. DANIEL & BETTY STEWART TO SETTLER'S RIDGE INC. AUGUST , 1997, BOOK , PAGE

DENSITY CALCULATIONS

SETTLER'S RIDGE
 SOIL DENSITY CALCULATIONS
 (Pursuant to AD Hoc Report)
 FOR THE
 HEALD BAILEY LAND

TOTAL AREA 2,841,308 = 65.22 ACRES 43.83 UNITS

BONUS CALCULATIONS: 15% 3 BEDROOM UNITS = 6.58 UNITS
 2% CLUSTER BONUS = 1.01 UNITS

TOTAL DENSITY ALLOWED = 51.42 UNITS

SETTLER'S RIDGE
 SOIL DENSITY CALCULATIONS
 (Pursuant to AD Hoc Report)
 FOR THE
 CARL BROWN LAND PARCEL

TOTAL AREA 2,478,047 = 56.89 ACRES 37.11 UNITS

BONUS CALCULATIONS: 15% 3 BEDROOM UNITS = 5.57 UNITS
 2% CLUSTER BONUS = .85 UNITS

TOTAL DENSITY ALLOWED = 43.53 UNITS

SETTLER'S RIDGE
 SOIL DENSITY CALCULATIONS
 FOR THE
 STEWART LAND PARCEL

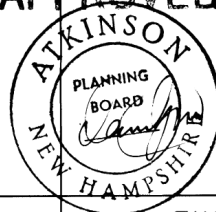
TOTAL AREA 1,505,523.6 = 32.24 ACRES 11.66 UNITS

BONUS CALCULATIONS: 15% 3 BEDROOM UNITS = 1.75 UNITS
 2% CLUSTER BONUS = .27 UNITS

TOTAL DENSITY ALLOWED = 13.68 UNITS

TOTAL POSSIBLE UNITS FOR SITE WILL BE 108.63.

APPROVED UNIT DISTRIBUTION CHART



- (PRESENT UNITS SHOWN)
- 25 SINGLE FAMILY DETACHED UNITS
 - 26 SENIOR ATTACHED UNITS
 - 1 GROUP HOME
 - 48 MULTIFAMILY ATTACHED CONDOMINIUM UNITS
- TOTAL = 100 HOUSING UNITS REQUESTED

TAX MAP 12 / PARCELS 1,7,13,14,16,21
 A PORTION OF TAX MAP 17 / PARCEL 7

SETTLER'S RIDGE
 IN
ATKINSON, NEW HAMPSHIRE

AS DRAWN FOR:
 SETTLER'S RIDGE INC.
 11 MAIN STREET
 ATKINSON, N.H. 03811
 OWNER & DEVELOPER

ENGINEERING BY:
 R.A.M. ENGINEERING
 160 MAIN STREET
 HAVERHILL, MA

SURVEY BY:
 H. JAMES AGUDELO
 14 PLEASANT ST.
 SALEM, N.H.