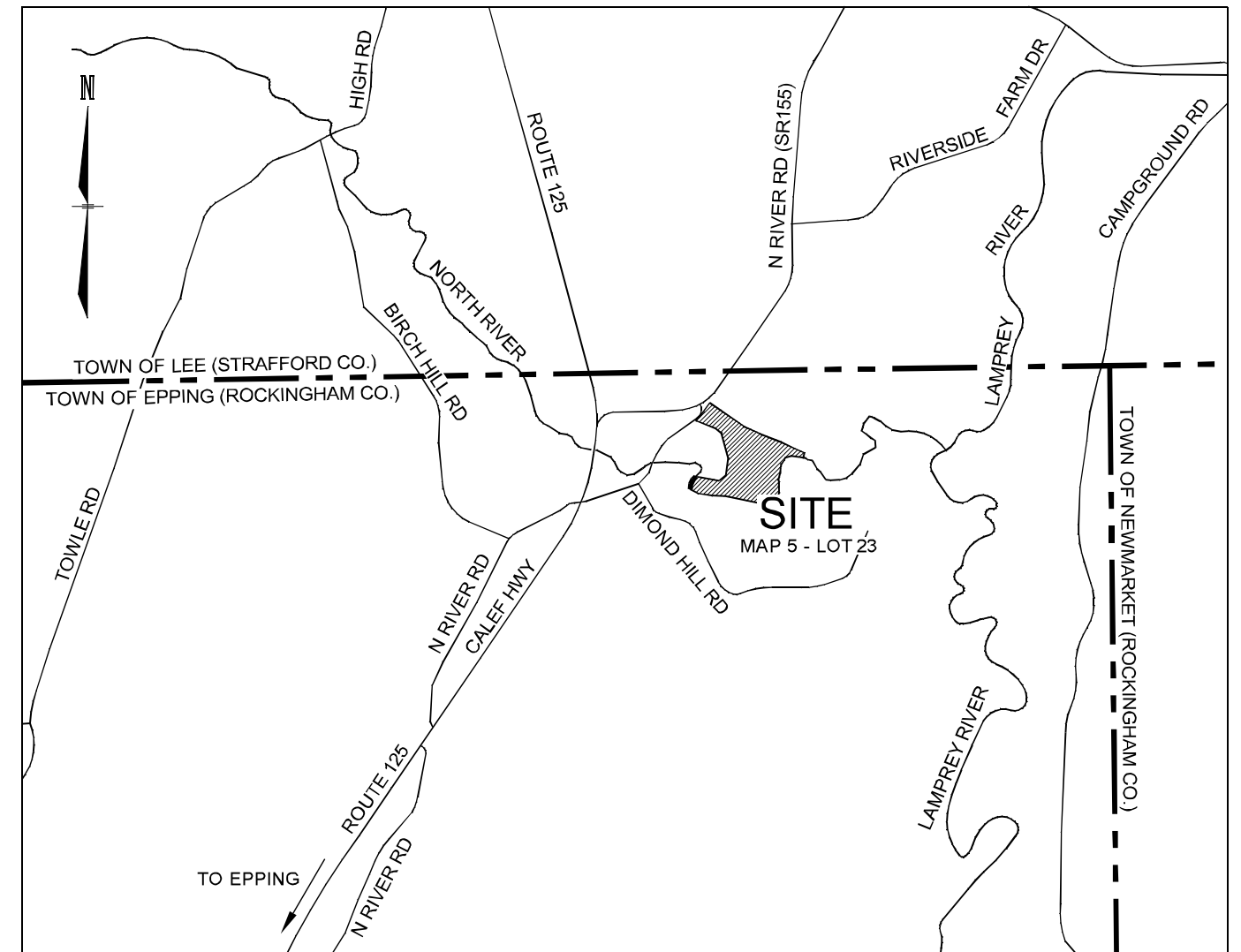


- LEGEND:**
- EXISTING TREELINE
  - ABUTTING PROPERTY LINES
  - SUBJECT PROPERTY LINES
  - WETLANDS
  - WETLANDS/BROOK LINE
  - BUILDING SETBACK LINE
- 400 SF CABINS TO BE BUILT WITHIN YEAR 1  
 400 SF CABINS TO BE BUILT WITHIN YEAR 2 (PHASE 2)  
 400 SF CABINS TO BE BUILT WITHIN YEAR 3 (PHASE 3)  
 400 SF CABINS TO BE BUILT WITHIN YEAR 4 (PHASE 4)



**LOCUS MAP**  
SCALE: 1"=2000'

- SITE PLAN NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF PHASE I.
  2. PROVIDED ONE WAY TRAFFIC W/ 60° ANGULAR PARKING FOR BETTER CIRCULATION. 51 SPACES REQUIRED. 51 SPACES PROVIDED INCLUDING 3 ADA ACCESSIBLE PARKING SPACES.
  2. PARKING LOT WILL BE CONSTRUCTED FROM RECYCLED ASPHALT.
  3. THE WALKWAYS AND GOLF CART PATHWAYS WILL BE CHIP STONE.
  4. PROVIDE WHEEL STOPS AT ALL PARKING SPACES.
  5. EXISTING WELL AND UTILITY POLE SHALL REMAIN AND BE PROTECTED IN PROPOSED PARKING LOT.
  6. ANGULAR PARKING ARE 9.5' WIDE AND 21' IN LENGTH, WITH 18" AISLES FOR ONE WAY TRAFFIC. SEE DETAIL SHEET 7 OF THIS PLAN SET. ADA PARKING DIMENSIONS PER ADA PARKING STANDARDS.
  7. ALL CONSTRUCTION WILL BE DONE DURING PHASE I ONLY. THE REMAINING PHASES WILL BE CONSTRUCTED AT FUTURE DATES.
  8. FOR SITE DETAILS SEE SHEET 7 OF 10.
  9. FOR LANDSCAPING AND LIGHTING DETAILS, SEE SHEET 8 OF 10.
  10. FOR DRAINAGE AND EROSION CONTROL SEE SHEETS 9 & 10.
  11. FOR GENERAL NOTES AND PLAN REFERENCES, SEE SHEET 2 OF 10.

APPROVED BY THE EPPING NH PLANNING BOARD:

ON: \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ AND \_\_\_\_\_

MEMBER: \_\_\_\_\_

MEMBER: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

**PARKING REQUIREMENTS:**

PARKING REQUIREMENTS PER SECTION 23 OF THE "SITE PLAN REVIEW REGULATIONS":

USE: MOTELS AND HOTELS: 1.1 SPACE PER RENTAL UNIT; AND 1 SPACE PER 5 SEATS IN ANCILLARY RESTAURANT, OF GROSS FLOOR USED; AND 1 SPACE PER 300 SQUARE FEET FLOOR AREA FOR FUNCTION ROOMS AND OTHER SUCH USES.

51 SPACES REQUIRED  
51 SPACES PROVIDED

**OVERALL SITE PLAN**  
**TAX MAP 005 LOT 23**

415 NORTH RIVER ROAD, EPPING NH, 03042  
ROCKINGHAM CO.

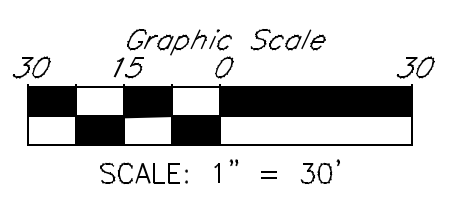
OWNERS OF RECORD: BEN D & AMY K BROWN BROWN FAMILY TRUST  
 415 NORTH RIVER ROAD  
 EPPING, NH 03042  
 BOOK 576 - PAGE 1634

APPLICANT: NEXUS INVESTMENTS, LLC.  
 415 NORTH RIVER ROAD  
 EPPING, NH 03042

PREPARED BY: **BROWN ENGINEERING & SURVEYING LLC**

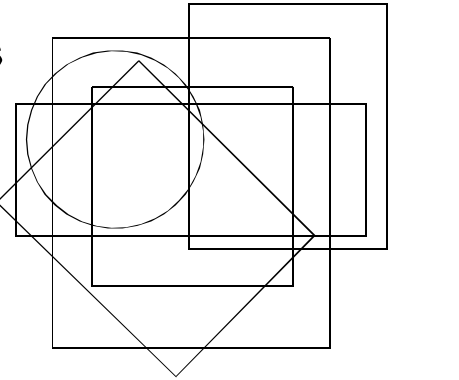
683 FIRST NH TURNPIKE (RTE 4)  
NORTHWOOD, NH 03261  
Tel: (603) 942-9220  
www.browngineeringllc.com

civil engineers, surveyors  
construction managers



DATE: 2-21-19

REV.	DATE	DESCRIPTION	BY



JOB NO: 4950.05  
**OSP-1**  
3 OF 10

11/18/2019 10:58:10 AM Ben Brown 100g hll Wmptt-EppingNH\Map\005-Lot-23-Overall-Site-Plan.dwg Plot: 6/9/19 2:11:20 PM 11/30/2019