

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

PROPOSED LOT SIZES

LOT NUMBER	LOT AREA (S.F.)	LOT AREA (Acres)	TOTAL BUILDABLE AREA (Acres)
LOT 39	488,497	11.214	8.774
LOT 39-1	665,946	15.228	11.050
LOT 39-2	352,552	8.094	4.813

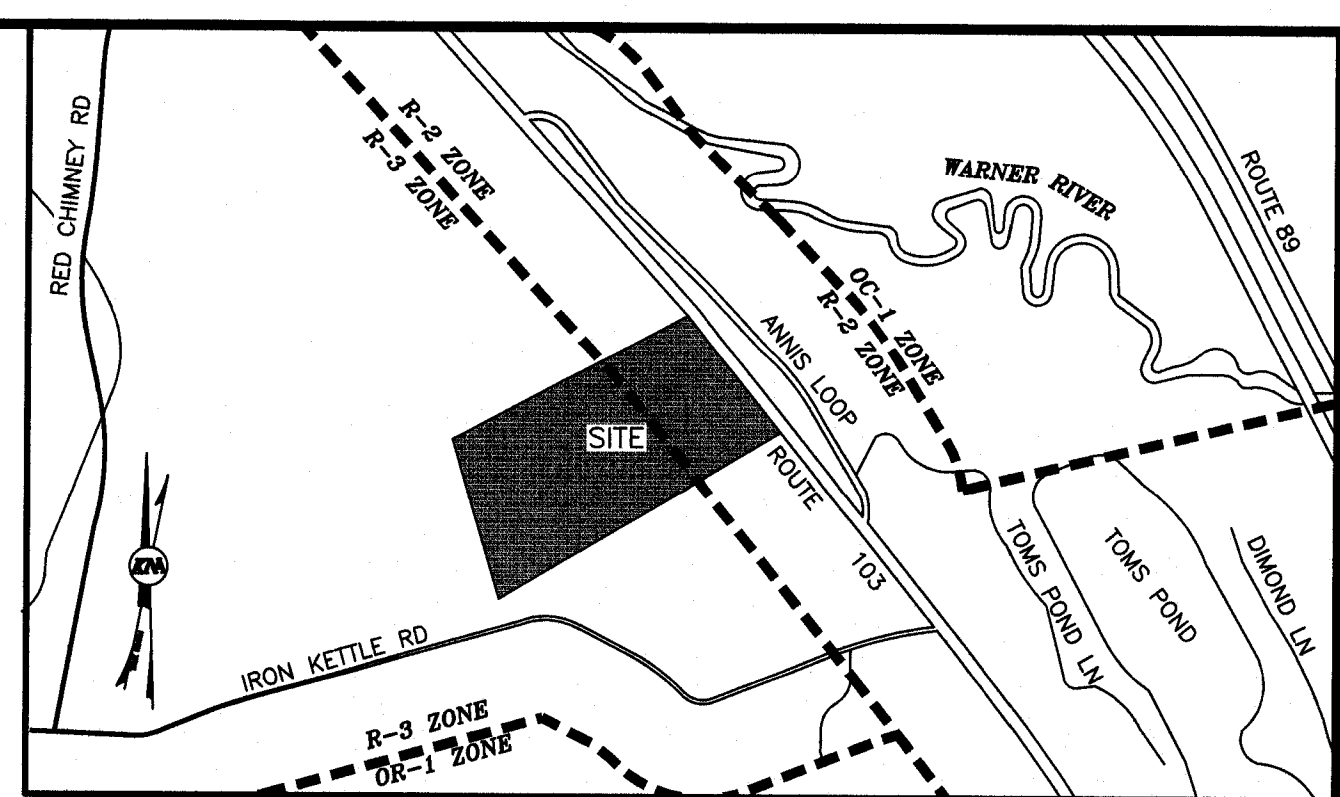
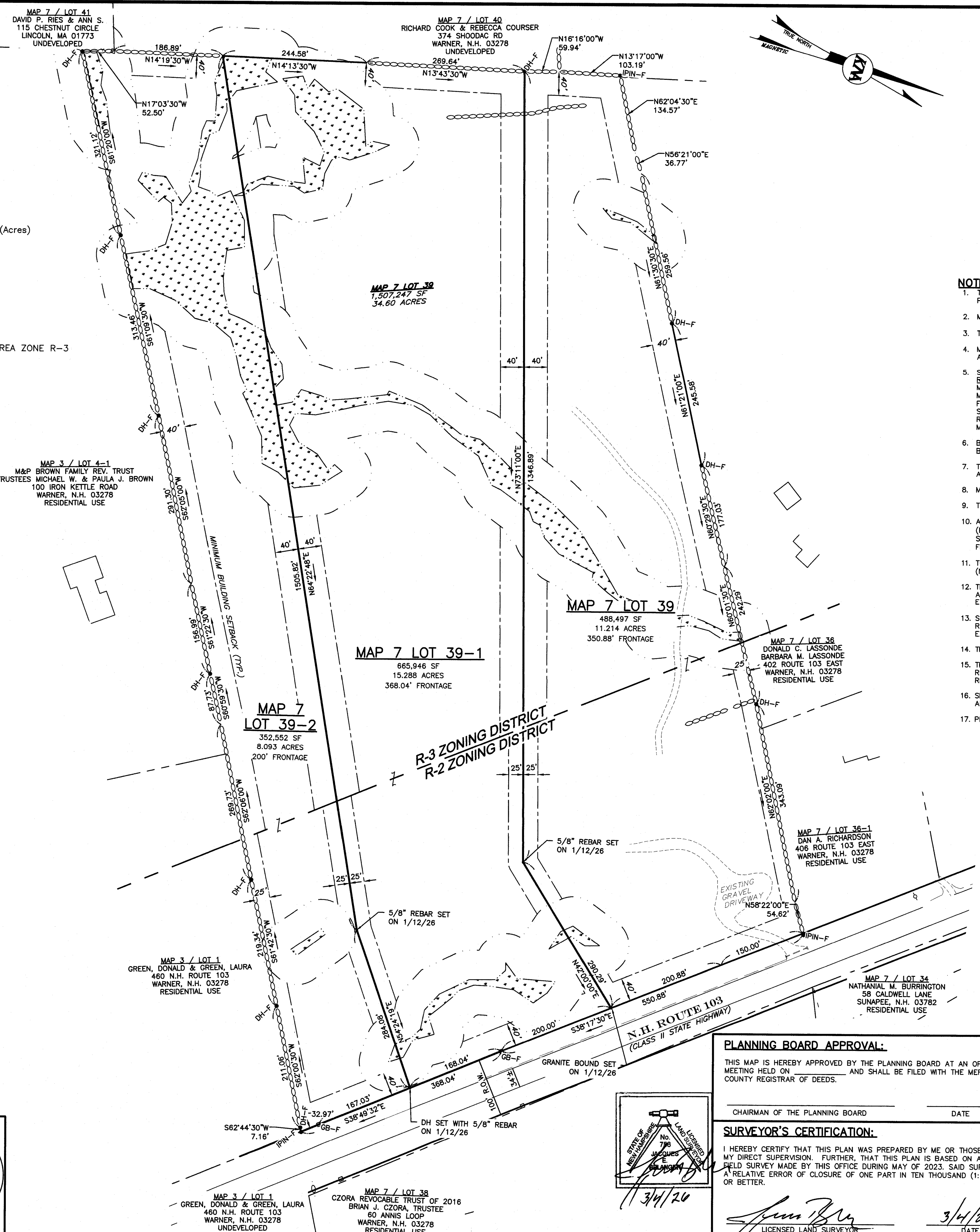
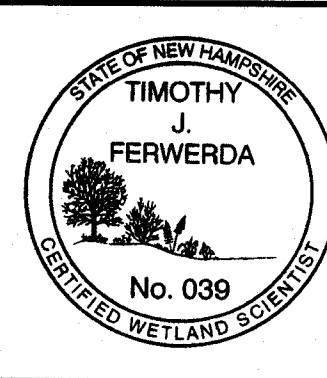
BUILDABLE AREA

LOT NUMBER	TOTAL BUILDABLE AREA (Acres)	BUILDABLE AREA ZONE R-2 (Acres)	BUILDABLE AREA ZONE R-3 (Acres)
LOT 39	8.774	4.310	4.464
LOT 39-1	11.050	2.548	8.502
LOT 39-2	4.813	1.378	3.435

- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - IPIN-TBS IRON PIN TO BE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - OHU OVERHEAD UTILITIES
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - SETBACK
 - WETLAND
 - WETLAND BUFFER
 - PROPOSED PROPERTY LINE
 - WETLAND

- REFERENCE PLANS:**
- PLAN ENTITLED "BOUNDARY PLAN PREPARED FOR MURIEL I. LEGER", SCALE: 1"=100', DATED FEB. 14, 1991. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. AND RECORDED AT M.C.R.D. ON JUNE 26, 1991 AS PLAN NO. 12109.
 - PLAN ENTITLED "SUBDIVISION PLAN PROPERTY OF THEODORE & ELIZABETH YOUNG LOCATED IN WARNER, NEW HAMPSHIRE", SCALE: 1"=100', DATED FEBRUARY 1988. PREPARED BY JEFFREY A. EVANS AND RECORDED AT M.C.R.D. ON JUNE 7, 1988 AS PLAN NO. 10385.
 - PLAN PREPARED BY B.F. HOWARD ASSOCIATES, FOR GILBERT J. TEDSTONE, SCALE: 1"=100', DATED 8/29/77. RECORDED AT M.C.R.D. ON NOVEMBER 14, 1977 AS PLAN NO. 5047.
 - STATE OF NEW HAMPSHIRE R.O.R. PLANS - PROJECT NO. F243(B) FISCAL YEAR 1953, SHEETS 10 THRU 12.

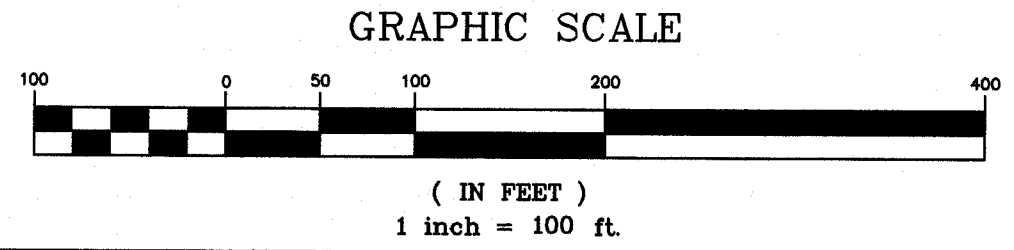
WETLAND CERTIFICATION:
 TIMOTHY FERWERDA, CERTIFIED WETLAND SCIENTIST #39 OF FERWERDA MAPPING LLC, OF DEERING, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION IN DECEMBER, 2022 ACCORDING TO THE CORPS OF ENGINEERING WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
 [Signature] 3/2/26
 CERTIFIED WETLAND SCIENTIST DATE



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 7 LOT 39 INTO 3 LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
 - MAP AND LOT NUMBERS INDICATE THE TOWN OF WARNER ASSESSOR'S MAP AND LOT NUMBERS.
 - THE EXISTING AREA OF THE PARCEL IS 1,507,247 S.F. OR 34.60 ACRES.
 - MAP 7 LOT 39 IS PRIMARILY FORESTED AND CONTAINS NO EXISTING STRUCTURES. IT IS PARTIALLY CLEARED AND HAS AN EXISTING GRAVEL DRIVEWAY.
 - SUBJECT PARCEL IS SITUATED IN THE R2 AND R3 DISTRICT. THE FOLLOWING DIMENSIONAL STANDARDS APPLY:

REQUIREMENT	R2	R3
MIN BUILDABLE AREA	2 ACRES	3 ACRES
MIN LOT FRONTAGE	200 FT	250 FT
FRONT SETBACK	40 FT	50 FT
SIDE SETBACK	25 FT	40 FT
REAR SETBACK	25 FT	40 FT
MIN STRUCTURE SETBACK FROM WETLANDS	50 FT	50 FT
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE OFFICE OF J.E. BELANGER LAND SURVEYING, PLLC IN MAY OF 2023.
 - THE PROPOSED PARCELS ARE ALL OVER 5 ACRES IN SIZE AND THEREFORE DO NOT REQUIRE NHDES SUBDIVISION APPROVAL.
 - MAP 7 LOTS 39 AND 39-1 WILL HAVE A SHARED DRIVEWAY.
 - THE PROPOSED PARCELS WILL BE SERVICED WITH ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEMS.
 - AN INVESTIGATION OF FEMA'S NATIONAL FLOOD INSURANCE RATE MAPPING FOR MERRIMACK COUNTY, NEW HAMPSHIRE (PANEL NO. 3301302294E) HAVING AN EFFECTIVE DATE OF APRIL 19, 2010 SUGGESTS THOSE PORTIONS OF THE SUBJECT PARCEL SHOWN ON THIS PLAN IS NOT SITUATED IN A DESIGNATED FLOOD HAZARD AREA HAVING A BASE FLOOD ELEVATION (100-YEAR) ELEVATION OF 396.
 - TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
 - SUBJECT TO EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - THE APPLICANT SHALL OBTAIN ANY OTHER FEDERAL, STATE, OR LOCAL APPROVALS THAT MAY BE REQUIRED.
 - THE SUBDIVISION REGULATIONS OF THE TOWN OF WARNER ARE A PART OF THIS PLAN, AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE PLANNING BOARD.
 - SHEET 1 SHALL BE RECORDED IN THE MERRIMACK COUNTY REGISTRY OF DEEDS. ALL THREE SHEETS IN THE PLAN SET ARE ON FILE WITH THE TOWN OF WARNER.
 - PERMITS ASSOCIATED WITH THESE LOTS:

A. DOT DRIVEWAY PERMIT #:	LOT 39 & 39-1: DOT-DRI-001264
	LOT 39-2: DOT-DRI-002337
B. ALTERATION OF TERRAIN PERMIT #:	AGT-2988
C. NHDES SEPTIC APPROVAL #:	LOT 39: eCA2026022001
	LOT 39-1: eCA2026022002
	LOT 39-2: eCA20260212707
D. NHDES SUBDIVISION APPROVAL #:	eSA2026021901



SUBDIVISION PLAN
JENNESSTOWN MANOR
MAP 7, LOT 39
 ROUTE 103
 WARNER, NEW HAMPSHIRE
 MERRIMACK COUNTY

OWNER/APPLICANT:
 PEACOCK HILL ROAD, LLC
 145 OLD TOWN ROAD
 WEARE, NH 03281
 BK. 3629 PG. 2512

KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 5 Commerce Park North, Suite 201, Bedford, NH 03110 Phone (603) 627-2881

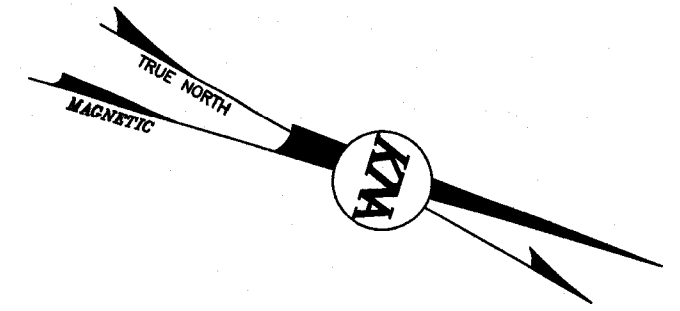
PLANNING BOARD APPROVAL:
 THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRAR OF DEEDS.
 CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
 [Signature] 3/4/26
 LICENSED LAND SURVEYOR DATE

REVISIONS

No.	DATE	DESCRIPTION	BY
1	2/24/26	REV. PER COND. OF APPROVAL	JL

DATE: MARCH 25, 2025 SCALE: 1" = 100'
 PROJECT NO: 24-0307-1 SHEET 1 OF 3



PROPOSED LOT SIZES

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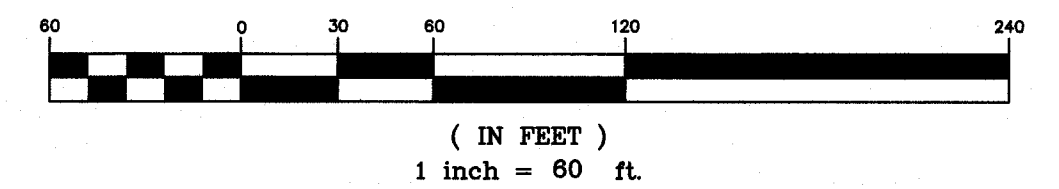
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LEGEND

■ GB-F	GRANITE BOUND FOUND	— OHU —	OVERHEAD UTILITIES
● IPIN-F	IRON PIN FOUND	~~~~~	TREELINE
⊙ DH-F	DRILL HOLE FOUND	—	EDGE OF PAVEMENT
● IPIN-TBS	IRON PIN TO BE SET	- - - - -	EDGE OF GRAVEL
⊙	UTILITY POLE	—	SETBACK
□	CATCH BASIN	—	WETLAND
---	ABUTTER LINE	—	WETLAND BUFFER
---	PROPERTY LINE	---	PROPOSED PROPERTY LINE
▨	STEEP SLOPES	▾ ▾ ▾ ▾	WETLAND

GRAPHIC SCALE



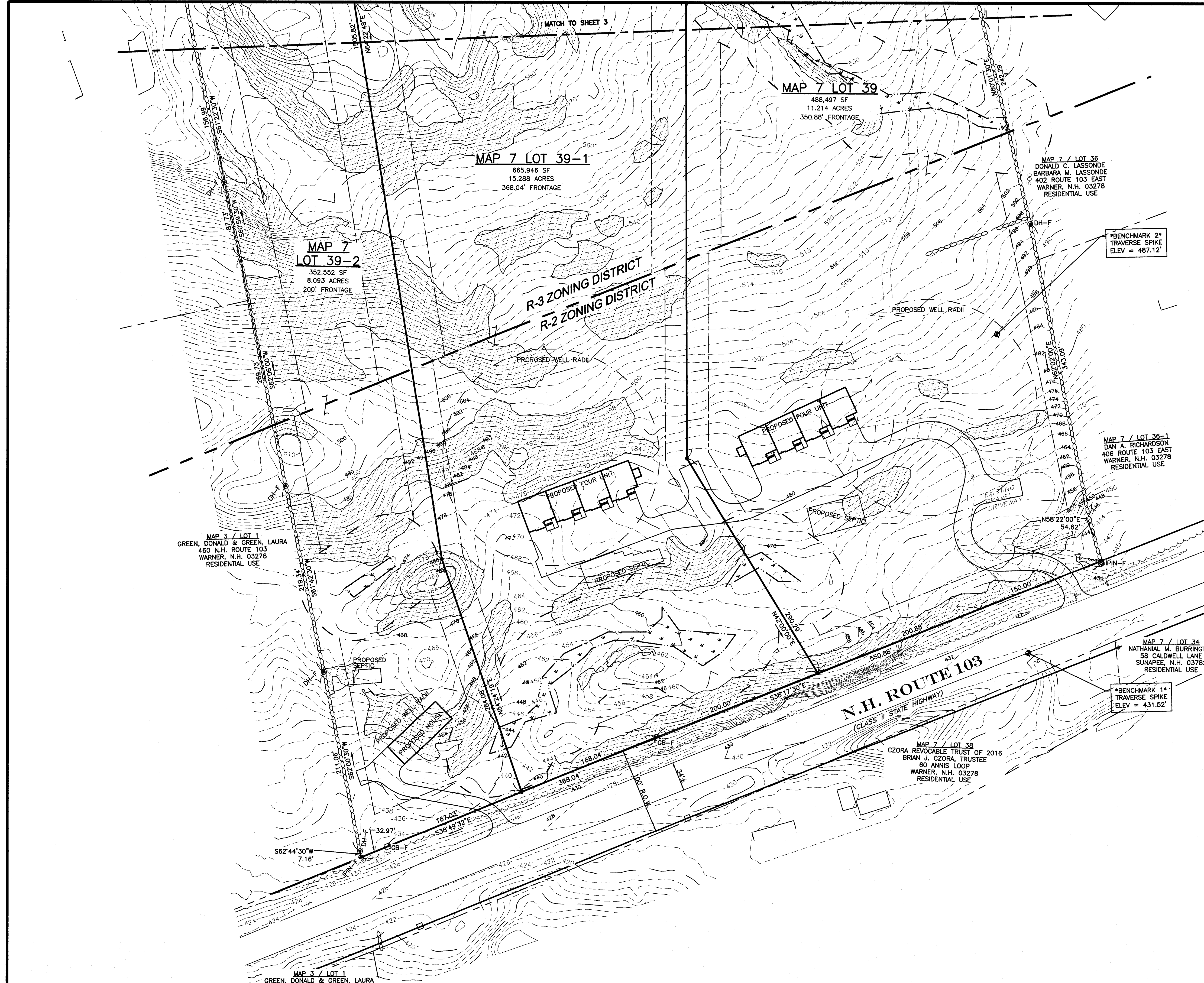
**TOPOGRAPHIC PLAN
JENNESSTOWN MANOR
MAP 7, LOT 39
ROUTE 103
WARNER, NEW HAMPSHIRE
MERRIMACK COUNTY**

OWNER/APPLICANT:
PEACOCK HILL ROAD, LLC
145 OLD TOWN ROAD
WEARE, NH 03281
BK. 3829 PG. 2512

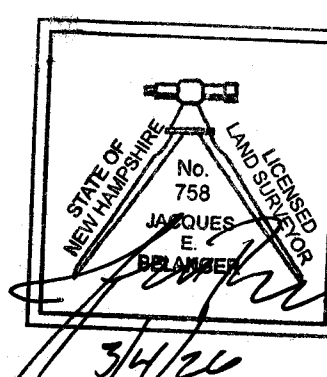
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5 Commerce Park North, Suite 201, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
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DATE: MARCH 25, 2025 SCALE: 1" = 60'
PROJECT NO: 24-0307-1 SHEET 2 OF 3



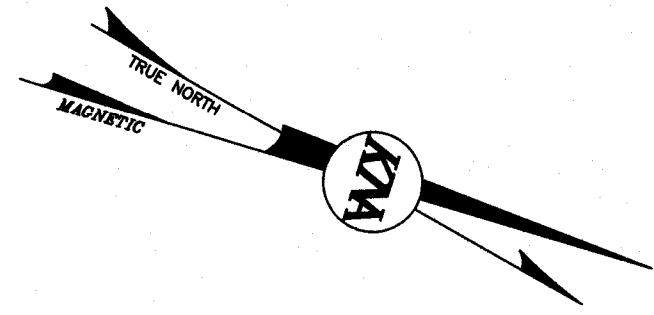
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James J. Peacock 3/4/26
LICENSED LAND SURVEYOR DATE

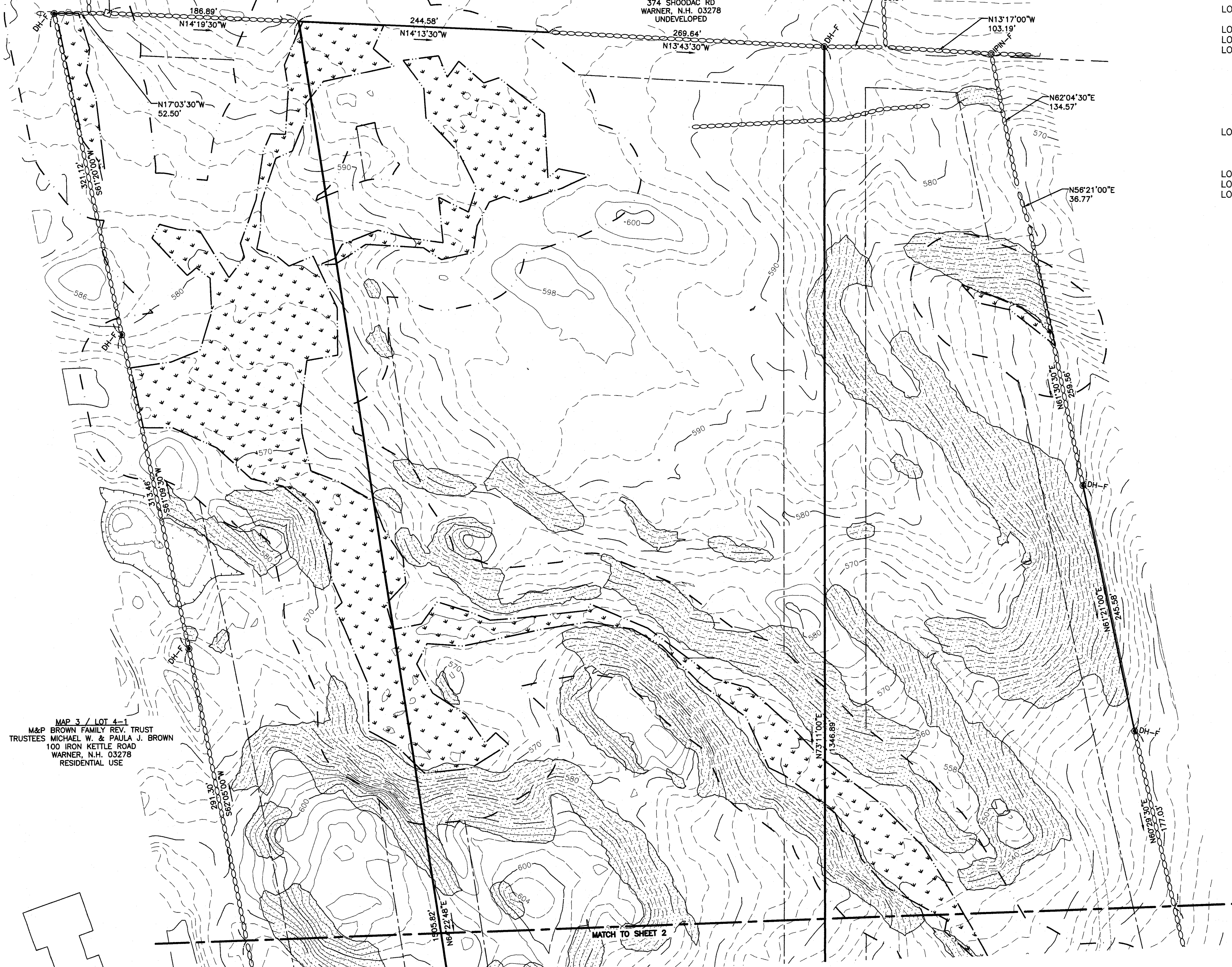
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MAP 7 / LOT 41
DAVID P. RIES & ANN S.
115 CHESTNUT CIRCLE
LINCOLN, MA 01773
UNDEVELOPED

MAP 7 / LOT 40
RICHARD COOK & REBECCA COURSER
374 SHOODAC RD
WARNER, N.H. 03278
UNDEVELOPED



MAP 3 / LOT 4-1
M&P BROWN FAMILY REV. TRUST
TRUSTEES MICHAEL W. & PAULA J. BROWN
100 IRON KETTLE ROAD
WARNER, N.H. 03278
RESIDENTIAL USE

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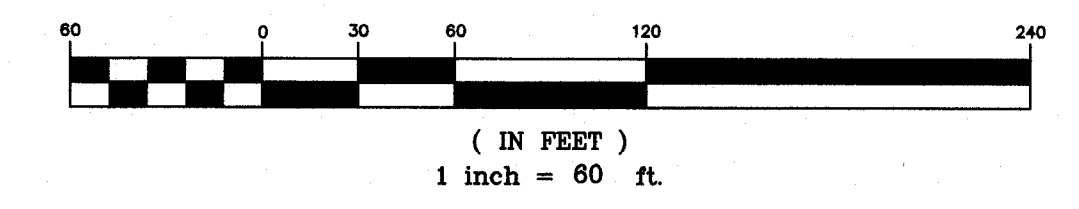
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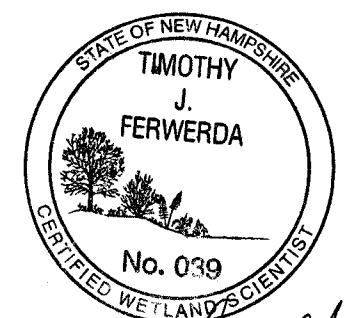
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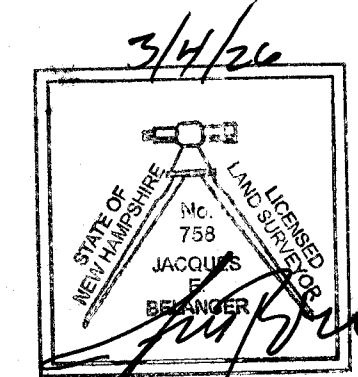
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3/14/26



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PROJECT NO: 24-0307-1

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1	2/24/26	REV. PER COND. OF APPROVAL	JL

DATE: MARCH 25, 2025
SCALE: 1" = 60'
PROJECT NO: 24-0307-1
SHEET 3 OF 3