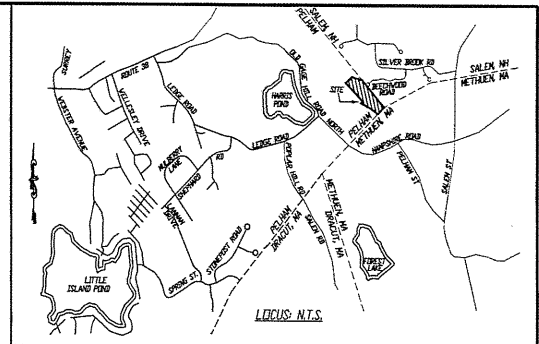


EXHIBIT A

SUBDIVISION PLAN IN PELHAM, NH OFF BEECHWOOD ROAD IN SALEM, NH MAP 18 LOT 12-16



- LIST OF SUBMITTERS**
- PELHAM SUBMITTERS**
- MAP 18
LOT 8
12-14 DAVID & SUZANNE MICHAUD FAMILY REALTY TRUST 8256-2865
DAVID & SUZANNE MICHAUD TRUSTEES
2 FISHER DR, SALEM, NH 03079
- 12-14-1 MICHAUD FAMILY TRUST 8256-2867
ROSSSELL & MELANIE MICHAUD TRUSTEES
4 FISHER DR, SALEM, NH 03079
- 12-15 ALBERT R. HARRIS 2002-2447
411 1ST AVENUE N, APT 115 ST PETERSBURG, FL 33701
ST. PETERSBURG, FL 33711
- 12-16 MAKO DEVELOPMENT, LLC 7166-1025
1 FROST RD, WINDHAM, NH 03087
- MAP 25**
LOT 8
12-17(1) DEBRA NEEL & MARC CONIORS 9303-644
305 OLD GAGE HILL ROAD #A PELHAM, NH 03076
JOSEPH ALEO 9043-1082
305 OLD GAGE HILL ROAD #B PELHAM, NH 03076
- 12-17(2)
- SALEM SUBMITTERS**
- MAP 159
LOT 8
10036 DANIEL & BEORAH ANDERSON 3958-1057
P.O. BOX 564, SALEM, NH 03079
- MAP 147
LOT 8
9275 SILVERBROOK CROSSING OF SALEM LLC 2590-2381
25 BUTTRICK RD, STE A LONDONDERRY, NH 03053-2353
- 12496 DAVID & GLADYS INDRUZI 5989-2959
22 BEECHWOOD RD, SALEM, NH 03079
- 12498 JEFFREY FRYER & STEPHANIE DELIVELLI 5962-2274
24 BEECHWOOD RD, SALEM, NH 03079
- 12499 WAYNE & KATHLEEN SALEM 5925-9077
25 BEECHWOOD RD, SALEM, NH 03079
- 12500 PAUL J. ANTINELLA BENEFIT 5719-859
27 BEECHWOOD RD, SALEM, NH 03079
- 12501 MATTHEW & CARLA DEJUSSA 5723-2562
29 BEECHWOOD RD, SALEM, NH 03079
- METHEN SUBMITTERS**
- MAP 110
LOT 8
127-36 KT CONSTRUCTION, LLC 12339-330
251 BROADWAY, METHEN, NH 01844
- MAP 212
LOT 8
127-35A KT CONSTRUCTION, LLC 12339-330
251 BROADWAY, METHEN, NH 01844
- 127-34 KT CONSTRUCTION, LLC 12339-330
251 BROADWAY, METHEN, NH 01844
- 127-35 KT CONSTRUCTION, LLC 12339-330
251 BROADWAY, METHEN, NH 01844

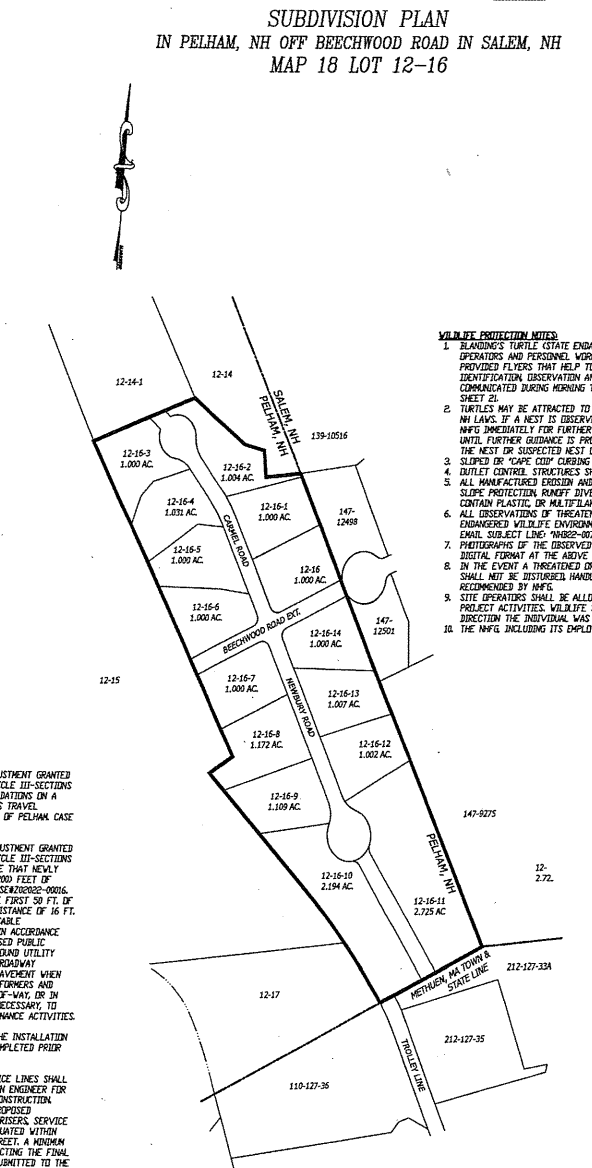
AFTER DAILY NOTICED PUBLIC HEARINGS ON AUGUST 15, 2022, THE PLANNING BOARD VOTED TO APPROVE THE ABOVE-MENTIONED PLAN EXCEPT SUBDIVISION PLAN IN PELHAM, NH TAX MAP 10 LOT 12-16, DRAWN FOR MAKO DEVELOPMENT, LLC 1 FROST ROAD, WINDHAM, NH 03087, DATED FEBRUARY 2022, LAST REVISED 5-19-22, WITH THE FOLLOWING CONDITIONS:

1. RECEIPT OF ALL STATE AGENCY PERMITS INCLUDING (A) WAIVES SUBDIVISION APPROVAL, (B) A WAIVER OF ALTERNATE TO TERRAIN PERMITS AND APPROVAL NUMBERS BE RECEIVED ON THE RECEIVABLE PLAN.
2. APPLICANT TO PROVIDE A PERFORMANCE GUARANTEE, IN THE AMOUNT AND FORM APPROVED BY THE TOWN OF PELHAM, TO SERVE AS A FINANCIAL SURETY FOR FULL AND FINAL COMPLETION OF ALL FUTURE PUBLIC IMPROVEMENTS SPECIFIED ON THE FINAL PROJECT PLAN.
3. ACKNOWLEDGMENT OF THE SALEM PLANNING BOARD GRANTING APPLICATION APPROVAL PURSUANT TO RSA 674:25, IV ON THE FINAL PLAN.
4. RECEIPT AND FAVORABLE REVIEW BY TOWN COUNSEL OF (A) DRAFT HENRIENVAIS ASSOCIATION AGREEMENTS OUTLINING OBLIGATIONS FOR COMMON DRAINAGE AND MAINTENANCE OF INTERIOR STREETS, STORMWATER MANAGEMENT IMPROVEMENTS AND RELATED PRIVATE INFRASTRUCTURE AND (B) DRAFT DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.
5. APPLICANT TO PROVIDE ESCROW FUNDS IN AN AMOUNT ESTIMATED BY TOWN ENGINEER FOR COSTS ASSOCIATED WITH CONSTRUCTION MONITORING AND INSPECTION SERVICES.
6. RECEIPT OF CORRESPONDENCE FROM TOWN ENGINEER ACKNOWLEDGING ALL COMMENTS AND RECOMMENDATIONS OFFERED IN CORRESPONDENCE DATED AUGUST 11, 2022, HAVE BEEN SATISFACTORY ADDRESSED.
7. ADDITION OF A NOTE TO THE FINAL PROJECT PLANS ACKNOWLEDGING WAIVERS AND SPECIAL PERMIT FOR VCD IMPACTS GRANTED BY THE PLANNING BOARD.
8. RECEIPT OF CORRESPONDENCE FROM THE PELHAM FIRE DEPARTMENT ACKNOWLEDGING FAVORABLE REVIEW OF FINAL PROJECT PLANS.
9. RECEIPT OF CONFIRMATION OF AVAILABILITY OF PUBLIC WATER SERVICE FIBER OPTIC NETWORK FROM THE TOWN OF SALEM, NH.
10. IF AN AGREEMENT FOR PUBLIC WATER SUPPLY WITH THE TOWN OF SALEM IS NOT SUCCESSFUL, THE CISTERN LOCATIONS WOULD NEED TO BE SHOWN BE APPROVED BY THE FIRE DEPARTMENT AND SHOWN ON THE FINAL PLAN.
11. APPROVAL BY THE BOARD OF SELECTION UNDER RSA 674:41 TO ALLOW BUILDING PERMITS ON A PRIVATE ROAD BE OBTAINED.
12. RECORDING OF A LIMIT OF LIABILITY TO BE REVIEWED AND FOUND SATISFACTORY WITH TOWN COUNSEL.
13. FOR THE PURPOSE OF ADMINISTERING THE TOWN ACTIVE AND SUBSTANTIAL DEVELOPMENT PERMITS, CONSTRUCTION OF NEW OR MORE STREETS THROUGH SUBGRADE INCLUDING UTILITIES AND STORM DRAINAGE IMPROVEMENTS.

THE BOARD ALSO APPROVED THE REQUEST FOR SPECIAL PERMIT AND THE FOLLOWING WAIVERS TO THE LAND USE REGULATIONS:

1. SECTION 209-B (2) (A) TO ALLOW THE ISSUANCE OF BUILDING ENVELOPE ON LOT 12-16-2 TO NOT BE ORDINARY GEOMETRIC SHAPE AND TO HAVE A HORIZONTAL DIMENSION OF LESS THAN 75'
2. SECTION 209-B (4) TO ALLOW THE WELL RADIUS ON LOTS 12-16-1, 12-16-2, 12-16-3, 12-16-4, 12-16-5, 12-16-6, 12-16-7, 12-16-8, 12-16-9, 12-16-10, 12-16-11, 12-16-12, 12-16-13, 12-16-14, 12-16-15 AND 12-16-16 TO BE LESS THAN 50' FROM ADJACENT LOT LINES.
3. SECTION 209-F (2) (A) TO ALLOW THE NORTHERLY CURVE-RADIUS TO HAVE A RADIUS OF 625' AND THE SOUTHERLY CURVE-RADIUS TO HAVE A RADIUS OF 75' WHERE 80' IS REQUIRED.
4. CONSTRUCTION OF STORMWATER MANAGEMENT IMPROVEMENTS WITH VCD BOUNDARIES ON PROPOSED LOTS 12-16-1, 12-16-2, & 12-16-6. CITAL VCD IMPACT 7,403 SF.

APPROVAL OF THIS SUBDIVISION IS INDICATIVE OF A POSITIVE RECOMMENDATION TO THE BOARD OF SELECTION TO APPROVE BUILDING PERMITS ON THIS PRIVATE ROAD.



- WILDLIFE PROTECTION NOTES:**
1. BLANDING'S TURTLE (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROTECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES BE PROVIDED LAYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH WFG CONTACT INFORMATION, RARE SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS), WHEN TO CONTACT WFG IMMEDIATELY AND WFG CONTACT INFORMATION SHOULD BE COMMUNICATED DURING PERIODS TALENTS METHODS PRIOR TO WORK COMMENCEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT. SEE PLAN SHEET 21.
 2. TURTLES MAY BE ATTRACTED TO DISTURBED GRASSLAND DURING NESTING SEASON (APRIL-JUNE 30TH). ALL TURTLES SPECIES NESTS ARE PROTECTED BY NH LAWS. IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT MERRIMACK UNIVERSITY (603-883-0700) OR ESH MEDVEY (603-878-0020) AT WFG IMMEDIATELY FOR FURTHER CONSULTATION. THE NEST OR SUSPECTED NEST SHALL BE MARKED SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED COMMUNICATED TO ALL PERSONNEL. ON-SITE SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY WFG.
 3. SLOPED OR 'CAPE CUP' CURBING SHALL BE UTILIZED.
 4. DRAINAGE CONTROL STRUCTURES SHALL NOT CONTAIN RIFLES.
 5. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RIFLE DIVERSION, SLOPE INTERCEPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC OR MULTIFUNCTION POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8" INCHES.
 6. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES OR NESTS ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE WFG NENGAGE AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT WFG@NEWENGLANDWFG.COM, WITH THE EMAIL SUBJECT LINE: WINDHAM-2024 MAKO SUBDIVISION WILDLIFE SPECIES OBSERVATION.
 7. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO WFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE.
 8. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH WFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY WFG.
 9. SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEARING WFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS.
 10. THE WFG INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

ADDITIONAL NOTES TO NOTICES:

PAUL ZARNEVSKI, L.L.S.
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD, WINDHAM, NH 03087

SHAYNE GORDON
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD, WINDHAM, NH 03087

LUKE MURLEY, CIVS, CSS
GOVE ENVIRONMENTAL SERVICES, INC.
CAROLAN BROTHERS, SCALE 1/16" = 100 FEET, REGISTERED 19, 1926, REGISTERED AT THE NORTHERN ESSEX REGISTRY OF DEEDS PLAN #603.

PLAN REFERENCES:

1. SUBDIVISION PLAN FOR SILVER BROOK CROSSING OF SALEM, LLC, SILVER BROOK ROAD, SALEM, NH MAP 147, LOTS 9272, 9274, 9275, 9276, 12967, AND 12968 PREPARED BY EDWARD N. HERBERT ASSOC., INC. DATED JULY 2008. OWNERS: SILVER BROOK CROSSING OF SALEM, LLC, SALEM, NH. REGISTERED AT RODDINGHAM COUNTY REGISTRY OF DEEDS PLAN #39034.
2. PLAN OF LAND IN METHEN MASS - PELHAM & SALEM, N.H. BELONGING TO CAROLAN BROTHERS, SCALE 1/16" = 100 FEET, REGISTERED 19, 1926, REGISTERED AT THE NORTHERN ESSEX REGISTRY OF DEEDS PLAN #603.

- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 18 LOT 12-16 INTO FIFTEEN (15) SINGLE FAMILY RESIDENTIAL HOUSE LOTS.
 - 2) DRAINAGE LOT AREA 902,096 SF (21.58 AC)
 - 3) RESIDENTIAL LOTS TO BE SERVICED BY SEPTIC SYSTEMS AND INDIVIDUAL WELLS.
 - 4) WETLAND CONSERVATION DISTRICT (WCD) IS A NO CUT ZONE.
 - 5) THESE PARCELS ARE NOT WITHIN THE 10 YEAR FLEED PLAN FLRJA COMMUNITY PANEL #3031025592.
 - 6) BEED REFERENCED BOOK 7166, PAGE 1025
 - 7) ZONE: RESIDENTIAL, ZONING REGULATIONS
 - 8) MINIMUM LOT AREA = 4,500 SF
 - 9) FRONTAGE = 200'
 - 10) FRONT BUILDING SETBACK = 35'
 - 11) SIDE AND REAR SETBACKS = 10'
 - 12) VCD SIGNS SHALL BE INSTALLED, EVERY 50' ALONG THE DELINEATION OF THE VCD PRIOR TO ANY LOT CLEARING AND PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR STRUCTURES IN THE SUBDIVISION.
 - 13) ALL STUMPS WILL BE DISPOSED OF OFF SITE.
 - 14) ELEVATIONS SHOWN HEREIN ARE BASED ON NGVD 1989 - 015' (TAKEN FROM FORM PANEL #330100068)
 - 15) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - 16) THE PROPOSED LINES SHALL BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13B.
 - 17) OWNER SHALL OBTAIN A DETAILED PLAN SPECIFYING THE LAYOUT OF PLANNED UNDERGROUND UTILITIES, INCLUDING ANY NECESSARY TRANSFORMERS AND RISERS FROM THE APPROPRIATE PUBLIC UTILITY PROVIDER AND SUBMIT COPIES OF THE SAME TO THE PLANNING DIRECTOR AND TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ROAD CONSTRUCTION.
 - 18) OWNER OR CONTRACTOR THEREOF SHALL CONTACT PLANNING DIRECTOR TO ARRANGE A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 19) OWNER AND OWNER'S CONTRACTORS, AS APPLICABLE, SHALL FILE A NOTICE OF INTENT OND FOR STORMWATER DISCHARGES ASSOCIATED WITH A CONSTRUCTION ACTIVITY UNDER THE NH'S GENERAL PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 20) PLATTED LOTS SITUATED WITHIN THIS PROPOSED SUBDIVISION ARE SUBJECT TO PROVISIONS OF RSA 674:41, (D) AND APPLICABLE REQUIREMENTS OF THIS STATUTE MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION ON EACH INDIVIDUAL LOT OR PARCEL SITUATED WITHIN THIS SUBDIVISION.
 - 21) ALL NEIGHBORSHIP AND MATERIALS INCORPORATED INTO THE CONSTRUCTION OF PROPOSED ROADWAY, DRAINAGE AND UTILITY IMPROVEMENTS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION AS PUBLISHED AND AMENDED BY THE NHDT AS WELL AS APPLICABLE REQUIREMENTS OF THE PELHAM SUBDIVISION REGULATIONS.
 - 22) CONTRACTOR SHALL WORK WITH OWNER TO DETERMINE WHERE PRIVATE WELLS WILL BE LOCATED ON EACH LOT, IF THE DRAINAGE SYSTEM WALLS, INFILTRATION AND/OR RETENTION AREAS ARE WITHIN ANY 75' PROTECTIVE WCD BOUNDARY, THEY SHALL BE CONSTRUCTED UNDER THE PROTECTIVE WCD DRAINAGE AREA. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS FOR APPROVAL OF THIS INFORMATIONAL LAYER.
 - 23) EARTH DISTURBANCE WITHIN THE LOTS OTHER THAN THAT SHOWN IN THE APPROVED PLANS SHALL NOT OCCUR UNTIL AFTER THE ROADWAY AND ASSOCIATED DRAINAGE HAVE BEEN COMPLETED AND STABILIZED. INDIVIDUAL LOT DEVELOPMENT THAT IS PLANNED TO EXCEED 10,000 SF, OR 30,000 SF, WITHIN SWAMP WILL REQUIRE AN ALTERATION OF TERRAIN APPLICATION PRIOR TO LOT DEVELOPMENT.
 - 24) ALL UNDERGROUND UTILITY CONDUIT IS TO BE INSTALLED AND SATISFACTORY INSPECTED PRIOR TO INSTALLATION OF ROADWAY BASE COURSE.
 - 25) THE WAYS SHOWN ON THIS PLAN ARE INTENDED BY THE APPLICANT AND THE TOWN OF PELHAM TO BE PLATTED, CONSTRUCTED AND MAINTAINED AS PRIVATE WAYS. NEITHER THE APPROVAL OR RECORDING OF THIS PLAN SHALL BE CONSIDERED AS AN OFFER OF RELOCATION OF THOSE WAYS AS PUBLIC HIGHWAYS UNDER NEW HAMPSHIRE LAW OF DEDICATION AND ACCEPTANCE.

ON MARCH 9, 2024, THE PELHAM ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM THE TERMS AND CONDITIONS OF ARTICLE III-SECTIONS 307-2(a)(2) AND (2) TO PERMIT STREET ACCESS ADJACENT TO A PUBLIC WAY, WHICH WOULD BE THE MEANS OF ACCESS TO THE LOTS LOCATED OUTSIDE OF THE CORPORATE BOUNDARIES OF THE TOWN OF PELHAM, CASE #22019-0006.

ON AUGUST 8, 2022, THE PELHAM ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM THE TERMS AND CONDITIONS OF ARTICLE III-SECTIONS 307-2, 307-12 & 307-14, WHICH COLLECTIVELY REQUIRE THAT NEWLY CREATED LOTS ENLAY NOT LESS THAN TWO HUNDRED (200) FEET OF CONTIGUOUS FRONTAGE ON A PUBLIC RIGHT-OF-WAY, CASE#22020-0006.

23) AT THE TIME OF THE CONSTRUCTION OF THE ROAD, THE FIRST 10 FT. OF DRIVEWAY WILL BE CONSTRUCTED AND PAVED FOR A DISTANCE OF 16 FT.

24) ALL UTILITIES, INCLUDING ELECTRIC TELEPHONE AND CABLE TELEVISION, SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE SPECIFICATIONS OF EACH APPLICABLE LICENSED PUBLIC UTILITY PROVIDER TO THE EXTENT POSSIBLE. UNDERGROUND UTILITY CONDUIT SHALL BE INSTALLED BEYOND THE LIMITS OF ROADWAY PAVEMENT SO AS TO AVOID THE NEED TO EXCAVATE PAVEMENT WHEN PERFORMING ROUTINE UTILITY MAINTENANCE. ALL TRANSFORMERS AND RISERS SHALL BE SITUATED AT THE LIMITS OF RIGHT-OF-WAY, OR IN AREAS BEYOND THE LIMITS OF RIGHT-OF-WAY IF NECESSARY, TO AVOID CONFLICT WITH ROADSIDE DRAINAGE AND MAINTENANCE ACTIVITIES.

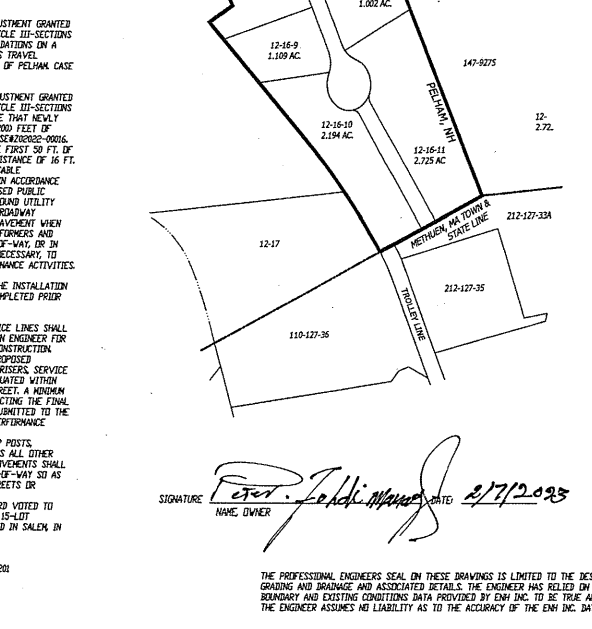
ALL UNDERGROUND UTILITIES INCLUDING THE INSTALLATION OF SERVICE STUBS TO INDIVIDUAL LOTS SHALL BE COMPLETED PRIOR TO INSTALLATION OF STREET PAVEMENT.

DETAILED PLANS FOR ALL UNDERGROUND UTILITY SERVICE LINES SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. SUCH PLANS SHALL IDENTIFY THE LOCATION OF ALL PROPOSED UNDERGROUND UTILITY CONDUIT, TRANSFORMER/AUTOMATIC RISERS, SERVICE STUBS AND OTHER UTILITY INFRASTRUCTURE TO BE SITUATED WITHIN THE RIGHT-OF-WAY OF AN EXISTING OR PROPOSED STREET. A minimum of THREE COPIES OF A DETAILED AS-BUILT PLAN SPECIFYING THE FINAL LOCATION OF ALL UTILITY INSTALLATIONS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO FINAL RELEASE OF THE CONSTRUCTION GUARANTEES.

25) IN ALL INSTANCES STREET TREES, STONE WALLS, LAMP POSTS, TRANSFORMERS AND OTHER UTILITY DEVICES, AS WELL AS ALL OTHER PLANNED UTILITY INSTALLATIONS AND AESTHETIC IMPROVEMENTS SHALL BE CONSTRUCTED AT OR BEYOND THE LIMITS OF RIGHT-OF-WAY SO AS NOT TO INTERFERE WITH ROUTINE MAINTENANCE OF STREETS OF COMPOSITE PUBLIC SAFETY.

26) IN JUNE 14, 2022, THE TOWN OF SALEM PLANNING BOARD VOTED TO APPROVE THE ADEQUACY OF STREET ACCESS FOR THIS 15-LOT SUBDIVISION WITH SOLE ACCESS FROM BEECHWOOD ROAD IN SALEM, IN ACCORDANCE WITH RSA 663:55.3.

27) LIST OF STATE PERMITS:
1. WAIVER ALTERNATION OF TERRAIN PERMIT AOT-2021-020
2. WAIVER SUBDIVISION OF LAND APPROVAL 240822020



SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2-3	EXISTING CONDITIONS & SOILS PLAN
SHEETS 4-5	FINAL SUBDIVISION PLAN (A & B)
SHEETS 6-7	TOPOGRAPHIC SUBDIVISION PLAN (A & B)
SHEETS 8-9	GRADING, DRAINAGE & EROSION CONTROL PLAN (A & B)
SHEETS 10-11	UTILITY PLAN (A & B)
SHEETS 12-13	PROPOSED ROAD PROFILE
SHEET 14-17	SIGHT DISTANCE PLAN & PROFILE
SHEET 18	TEST PIT INFORMATION
SHEET 19	EROSION CONTROL NOTES
SHEETS 20-21	EROSION CONTROL DETAILS
SHEET 22-28	DETAIL SHEETS
SHEETS 29-30	CROSS SECTIONS BEECHWOOD EXTENSION
SHEETS 31-33	CROSS SECTION NEWBURY ROAD
SHEET 34-35	CROSS SECTION CUMBER ROAD
SHEETS 36-40	DRIVEWAY SIGHT LINE PROFILES

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

COVER SHEET

2-2-23 FINAL SUBMIT

10-6-22 TOWN REVIEW COMMENTS 10-24-22 WAIVES SUBDIVISION SUBMITTA 12-21-22 FINAL SUBMITTAL REVISIONS 5-19-22 PLAN REVISIONS 8-10-22 TOWN REVIEW COMMENTS 10-4-22 AOT COMMENTS

SUBDIVISION PLAN
IN PELHAM, NH
MAP 18 LOT 12-16
DRAWN FOR:
MAKO DEVELOPMENT, LLC.
1 FROST ROAD
WINDHAM, NH 03087

SCALE: 1"=200'
FEBRUARY 2022

APPROVED BY THE PELHAM PLANNING BOARD

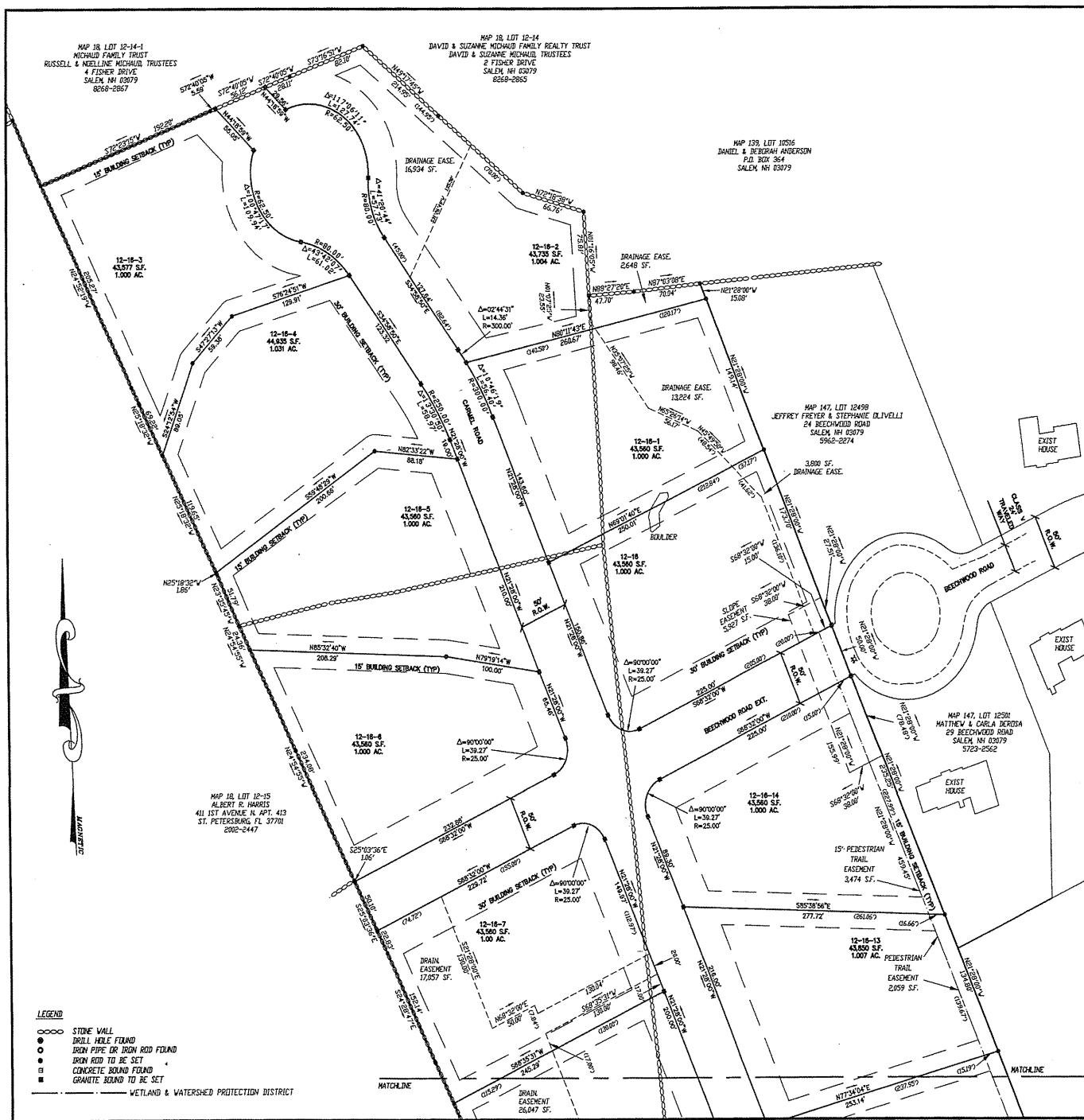
Tom Dobut
CHAIRMAN
DATE: 02-21-23

Doreen Morio
SECRETARY
DATE: 2/21/23

EDWARD N. HERBERT ASSOC. INC.
LAND SURVEYING - CIVIL ENGINEERING
1 FROST ROAD WINDHAM, NH 03087 (603)432-2462

SHEET 1 OF 40

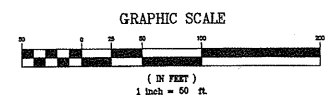
PL #41724 #183 Dr #190



NOTES:
 1) THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE TOWN OF PELHAM ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL OF THE REQUIREMENTS OF SAID ZONING ORDINANCE AND SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS GRANTED BY PLANNING BOARD, OR VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT, WHICH MAY BE ACKNOWLEDGED IN NOTES APPEARING ON THIS PLAN.

I CERTIFY THAT THIS PLAN IS THE RESULT OF A CLOSED BOUNDARY TRAVERSE AND MEETS THE STANDARDS OF AN URBAN CLASS SURVEY WITH AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

Edward N. Herbert
 LICENSED LAND SURVEYOR
 EDWARD N. HERBERT ASSOC., INC.

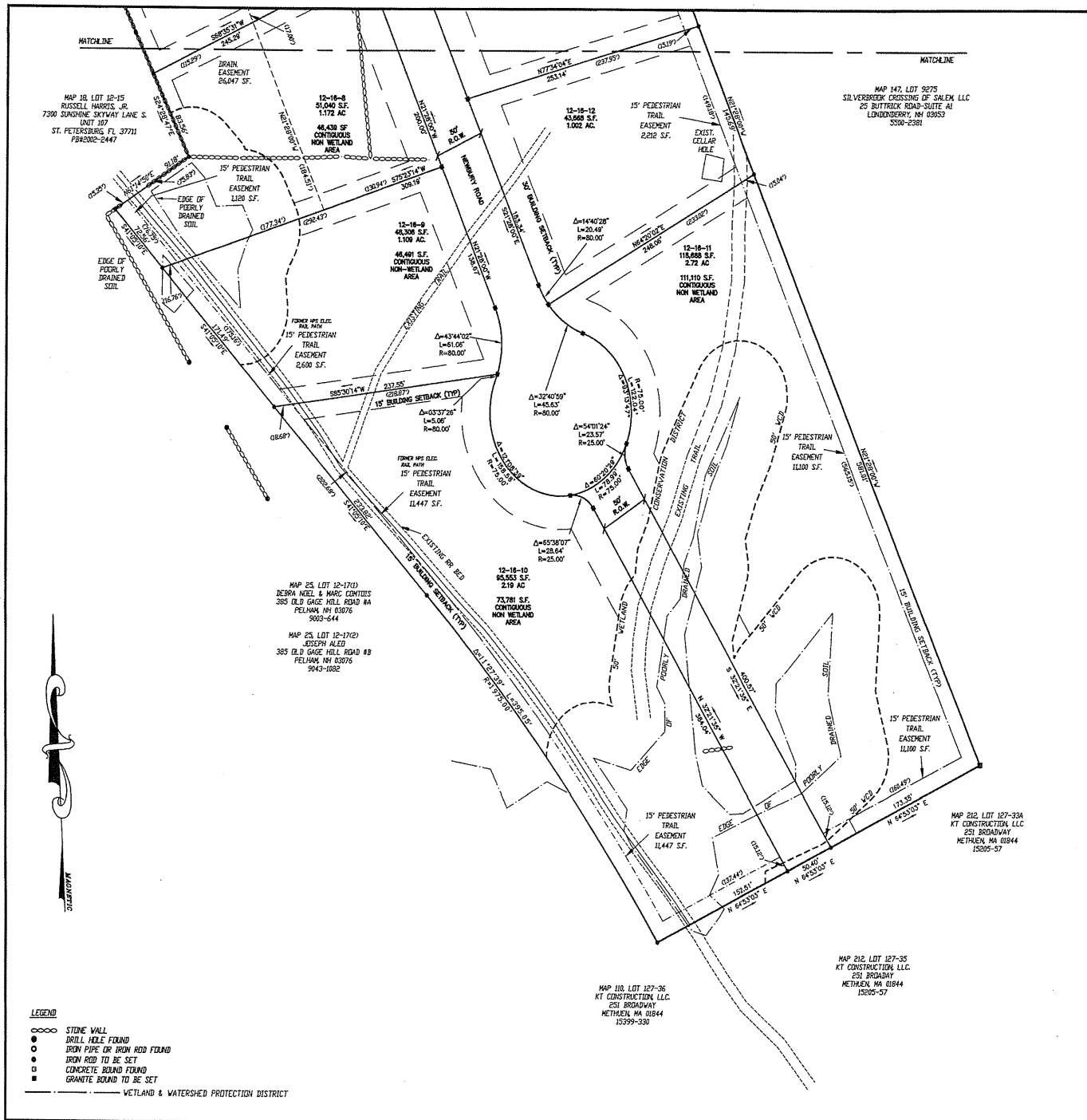


SUBDIVISION PLAN - A

2-2-23 FINAL SUBMITTAL 10-6-22 TOWN REVIEW COMMENTS 10-24-22 MAKE SUBDIVISION SUBMITTAL 12-21-22 FINAL SUBMITTAL REVISIONS 5-19-22 PLAN REVISIONS 8-10-22 TOWN REVIEW COMMENTS 10-4-22 NOT COMMENTS	
SUBDIVISION PLAN IN PELHAM, NH MAP 18 LOT 12-16 DRAWN FOR: MAKO DEVELOPMENT, LLC. 1 FROST ROAD WINDHAM, NH 03087	
	SCALE: 1"=50' FEBRUARY 2022
APPROVED BY THE PELHAM PLANNING BOARD	
<i>Tim Doherty</i> CHAIRMAN <i>Dariusz Mroz</i> SECRETARY	DATE: 02-21-23 DATE: 2/21/23
EDWARD N. HERBERT ASSOC. INC. LAND SURVEYING - CIVIL ENGINEERING 1 FROST ROAD WINDHAM, NH 03087 (603)432-2462	

- LEGEND**
- ○ ○ ○ STONE WALL
 - DRILL HOLE FOUND
 - IRON PIPE OR IRON ROD FOUND
 - IRON ROD TO BE SET
 - CONCRETE FOUND FOUND
 - GRANITE FOUND TO BE SET
- WETLAND & WATERSHED PROTECTION DISTRICT

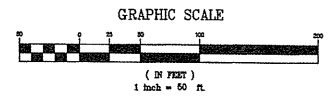
PL #41724 #2053 Dr. #190



NOTES
 1) THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE TOWN OF PELHAM ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL OF THE REQUIREMENTS OF SAID ZONING ORDINANCE AND SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS GRANTED BY PLANNING BOARD, OR VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT, WHICH MAY BE ACKNOWLEDGED IN NOTES APPEARING ON THIS PLAN.

I CERTIFY THAT THIS PLAN IS THE RESULT OF A CLOSED BOUNDARY TRAVERSE AND MEETS THE STANDARDS OF AN URBAN CLASS SURVEY WITH AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

Edward N. Herbert
 LICENSED LAND SURVEYOR
 EDWARD N. HERBERT ASSOC., INC.



SUBDIVISION PLAN - B

2-2-23 FINAL SUBMIT 10-6-22 TOWN REVIEW COMMENTS 10-24-22 NHDES SUBDIVISION SUBMITTAL 12-21-22 FINAL SUBMITTAL REVISIONS: 5-19-22 PLAN REVISIONS: 8-10-22 TOWN REVIEW COMMENTS 10-4-22 ADJ COMMENTS	
SUBDIVISION PLAN IN PELHAM, NH MAP 18 LOT 12-16 DRAWN FDS MAKO DEVELOPMENT, LLC. 1 FROST ROAD WINDHAM, NH 03087	
<p>PAWEŁ ZARNOWSKI LICENSED LAND SURVEYOR</p>	SCALE: 1"=50' FEBRUARY 2022
APPROVED BY THE PELHAM PLANNING BOARD	
CHAIRMAN <i>Tim Doherty</i> SECRETARY <i>Barbara Moore</i>	DATE: 02-21-23 DATE: 2/21/23 DATE:
EDWARD N. HERBERT ASSOC., INC. LAND SURVEYING - CIVIL ENGINEERING 1 FROST ROAD WINDHAM, NH. 03087 (603)432-2462	

PL#41724 #3 of 3 Dc.#190