

# 146A BEAN STREET

PLAINFIELD, NH



# 24 ACRES FOR SALE

RESIDENTIAL PROPERTY

CONTACT:  
DAVID SKINNER 617.999.0057 DSKINNER@STUBBLEBINECOMPANY.COM

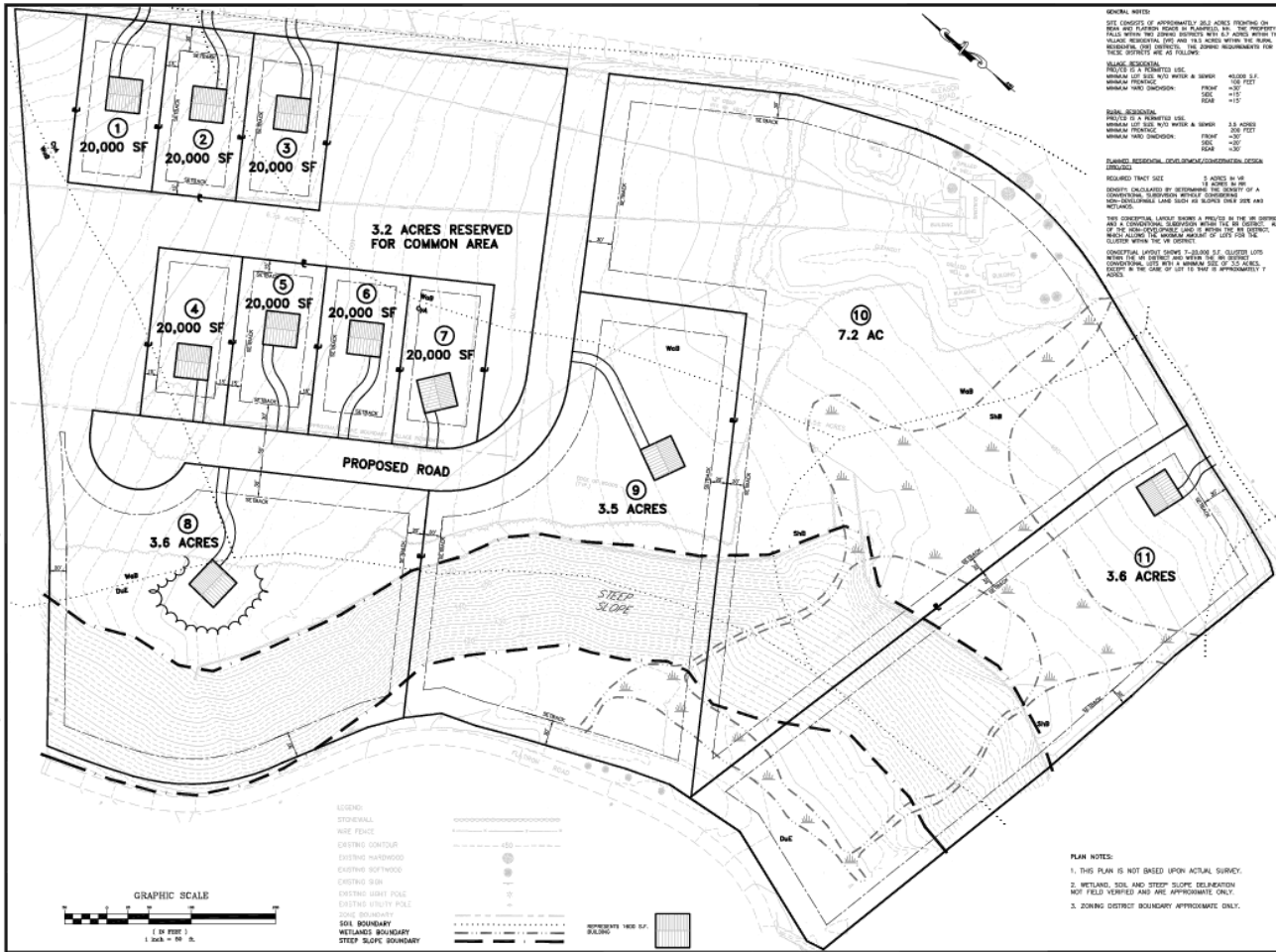
EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

CONCEPT A LAYOUT



**GENERAL NOTES:**  
 1. THIS PLAN IS NOT BASED UPON ACTUAL SURVEY.  
 2. WETLAND, SOIL AND STEEP SLOPE DELINEATION NOT FIELD VERIFIED AND ARE APPROXIMATE ONLY.  
 3. ZONING DISTRICT BOUNDARY APPROXIMATE ONLY.

**PLANNED RESIDENTIAL DEVELOPMENT/CONSTRUCTION ZONING DISTRICT:**  
 REQUIRED TRACT SIZE: 5 ACRES MIN.  
 MINIMUM FRONT YARD SETBACK: 30 FEET  
 MINIMUM SIDE YARD SETBACK: 10 FEET  
 MINIMUM REAR YARD SETBACK: 10 FEET

**SOIL BOUNDARIES:**  
 MINIMUM LOT SIZE WITH A SEWER: 1.5 ACRES  
 MINIMUM FRONT YARD SETBACK: 30 FEET  
 MINIMUM SIDE YARD SETBACK: 10 FEET  
 MINIMUM REAR YARD SETBACK: 10 FEET

**WETLAND BOUNDARIES:**  
 MINIMUM FRONT YARD SETBACK: 30 FEET  
 MINIMUM SIDE YARD SETBACK: 10 FEET  
 MINIMUM REAR YARD SETBACK: 10 FEET



**THE H.L. TURNER GROUP Inc.**  
 ARCHITECTS • ENGINEERS  
 100 GORHAM ST. SUITE 200  
 PORTSMOUTH, NH 03801  
 TEL: 603.883.1100  
 FAX: 603.883.1101  
 WWW.HLTURNER.COM



DATE:	11/11/2008
BY:	JM
CHECKED BY:	JM
SCALE:	AS SHOWN
DATE:	11/11/2008
BY:	JM
CHECKED BY:	JM
SCALE:	AS SHOWN
DATE:	11/11/2008
BY:	JM
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SCALE:	AS SHOWN

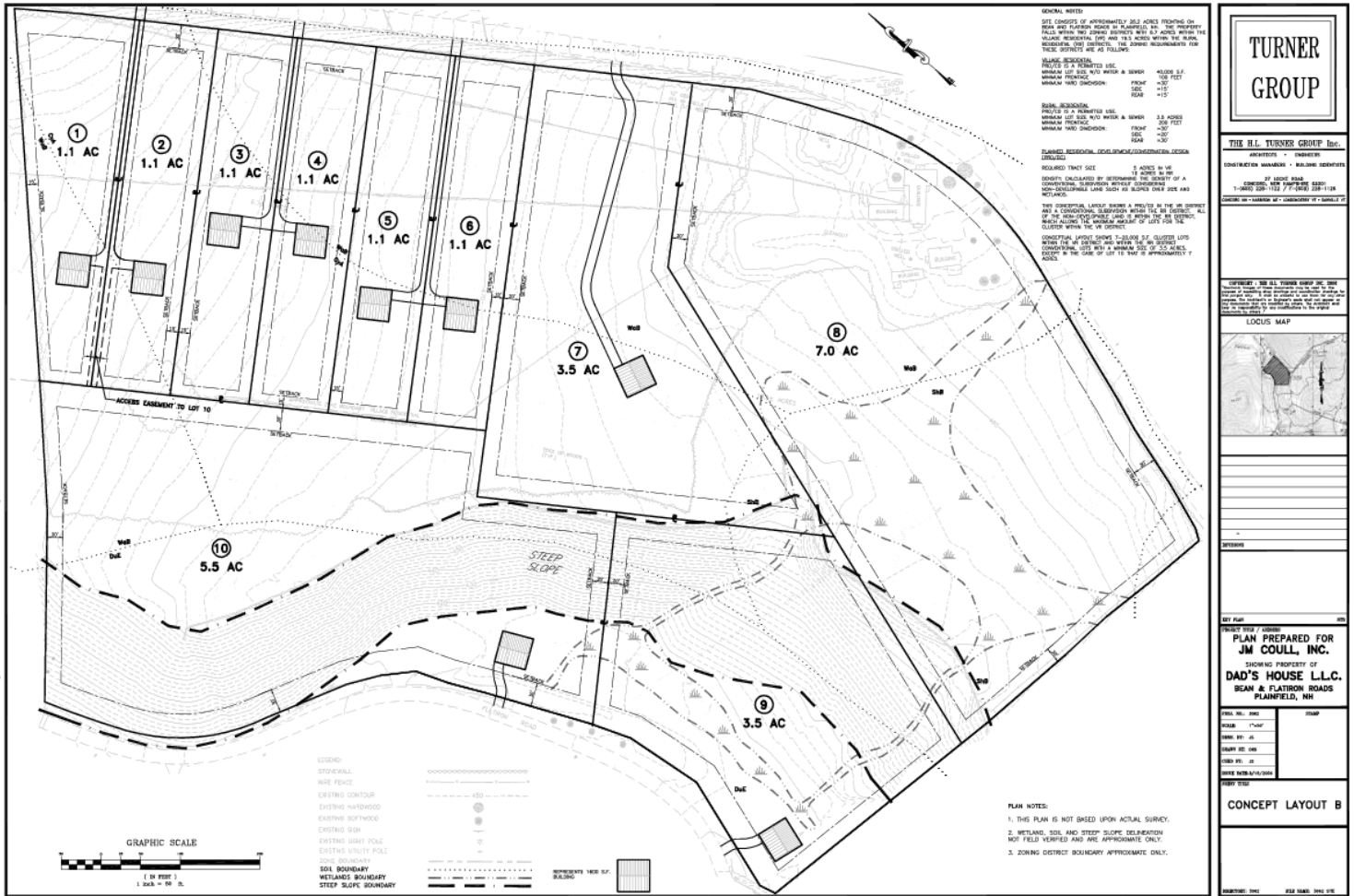
**PLAN PREPARED FOR**  
**JM COULL, INC.**  
 SHOWING PROPERTY OF  
**DAD'S HOUSE L.L.C.**  
 BEAN & FLATIRON ROADS  
 PLAINFIELD, NH

**CONCEPT LAYOUT A**

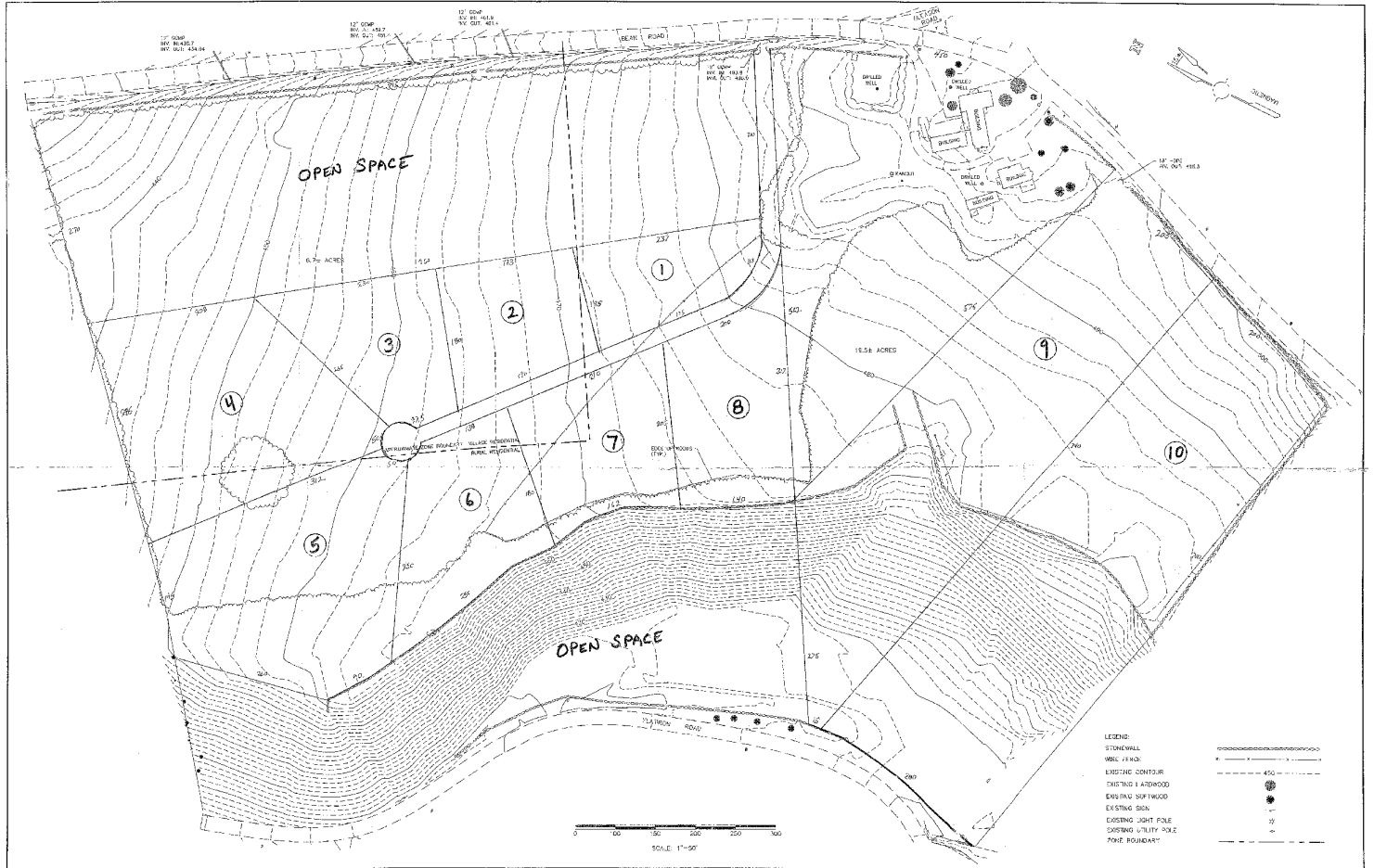
P:\2008\JM Coull Plainfield, NH\Drawings\Civil\2008 SITE Concept A.dwg, 4/14/2008 4:45:03 PM



ADDITIONAL PHOTOS



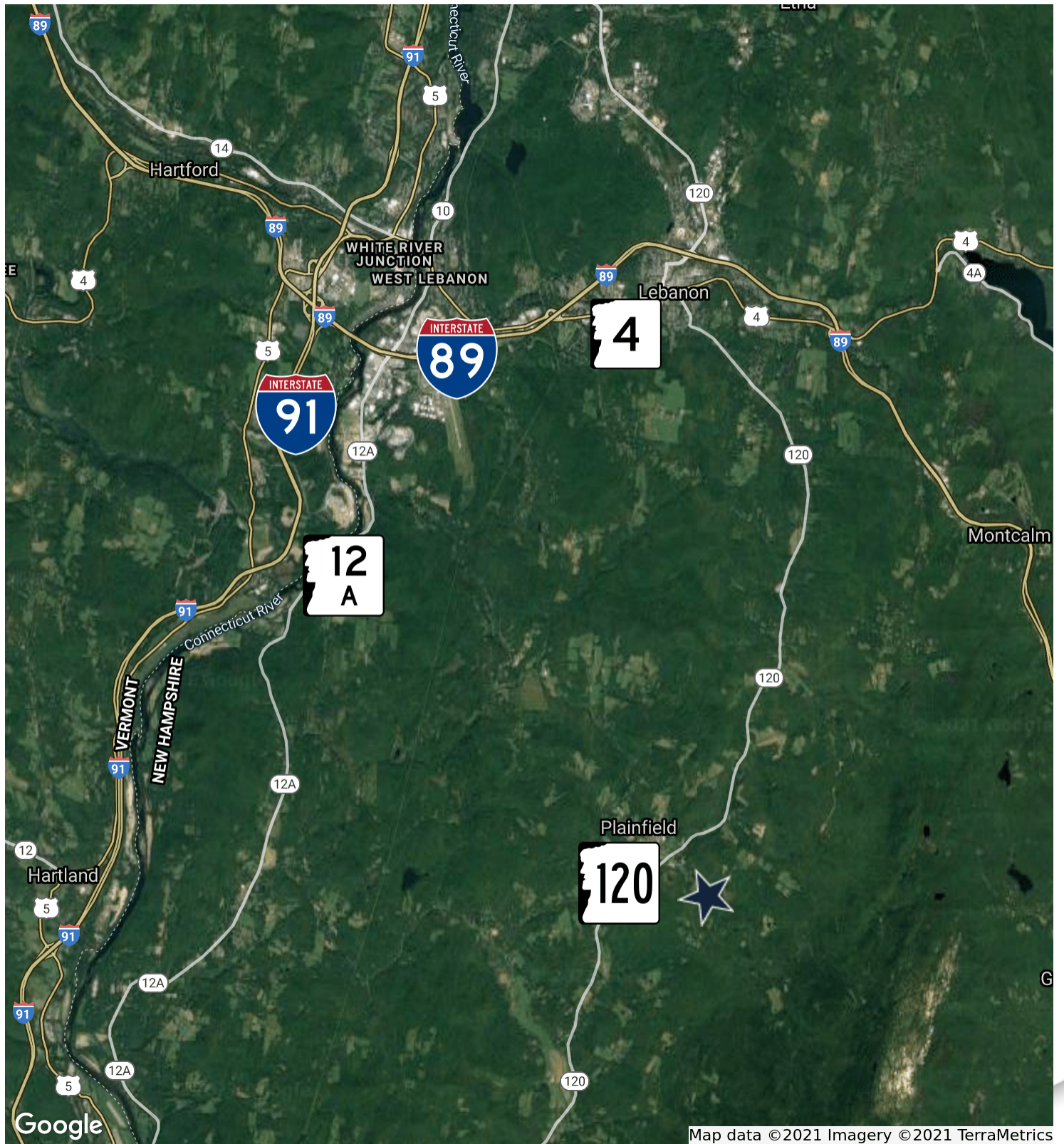
TOPOGRAPHY PLAN



<p>TOPOGRAPHIC WORKSHEET FOR  <b>KIMBALL UNION ACADEMY - BREWSTER</b></p>					<p>PATHWAYS CONSULTING, I.L.C.                  3 SHUMWAY BLVD., P.O. BOX 506                  3 WA, NEW HAMPSHIRE 03750                  (603) 843-3311</p>		<p>SCALE: AS SHOWN</p> <p>DESIGNED BY: _____</p> <p>DRAWN BY: PAB</p> <p>CHECKED BY: _____</p> <p>DATE: 06/23</p> <p>PROJ. NO: 10717</p> <p>SHEET: 1 OF 1</p>	
PERSON NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY	APPROVED BY			



LOCATION MAP





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