

**LEGEND/SYMBOLS**

- RCRD Rockingham County Registry of Deeds
- N/F Now or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- Fld Field
- Stn Stone
- Bnd Bound
- Stonewall
- IP Iron Pipe
- \*Rebar Reinforced Iron Bar w/Plastic I.D. Cap #893
- UP Utility Pole
- OHU Over Head Utilities
- EOW Edge of Wetlands (See Note 3)

**NOTES:**

- 1) The plan intent is to subdivide the parent tract into (2) two new lots. See Zoning Board of Adjustment, Case 16-003-VA-VA-SE, Notice of Decision dated April 5, 2016. The Board APPROVED, with NO CONDITIONS the following:
  - a) A Variance from Article II Section C.I.a. of the Zoning Ordinance to permit relief from the minimum contiguous frontage of 200 foot requirement.
  - b) A Variance from Article II Section C.I.c. of the Zoning Ordinance to permit relief from the required 30,000 sq ft contiguous area lot envelope.
  - c) A Special Exception from Article II Section C.2. of the Zoning Ordinance to permit relief from the 50 foot setback requirement.
- 2) No part of the parent tract are within a Special Flood Hazard Area (SHHA) as per FEMA-FIRM, Community Panel No. 330137-0185-E, Effective Date: May 17, 2015.
- 3) Wetland delineation was performed May 2016 by John P. Hayes, CSS/CWS in accordance with:
  - a) "Corps. of Engineers Wetlands Delineation Manual", January 1987, Wetlands Research Program Technical Report Y-87-1.
  - b) "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004, 3rd Edition, NEINPCC Lowell, Ma.
  - c) "National List of Plant Species That Occur in Wetlands: 1988 New Hampshire", U.S. Department of the Interior, Fish and Wildlife Service, NERC-88/18.29.
  - d) "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979, US Department of the Interior, Fish and Wildlife Service, FWS/OBS-79/31.
- 4) NH Department of Environmental Services for Lot 100 - Subdivision Approval No.
- 5) Impact fees will be collected by the Building Inspector at time of CO for Lot 100-B.

**PLAN REFERENCES:**

- 1) See "Plan of Land of John Brustle & Peter Meindl in Nottingham, NH" Scale: unknown, Date: July 20, 1935 by Elmer D. Brown, Civil Engineer RCRD Plan No. 0806.
- 2) See "Survey of Property... Gordon M. Moores... in Nottingham, NH" Scale: 1"=100', Date: November 1, 1974 by RSL Layout & Design RCRD Plan No. D-6620.
- 3) See "...Subdivision of Land... James M. & Madeleine M. Egan... Egan Estates" Scale: varies, Date: March 24, 1976 by RSL Layout & Design RCRD Plan No. D-6028.
- 4) See "Plan of Land, Estate of Gordon Moores" Scale: 1"=100', Date: December 1978 by Moulton Engineering Co. RCRD Plan No. D-8649.

RESERVED FOR WETLAND SCIENTIST STAMP

John P. Hayes, CSS/CWS



TAX MAP 72 LOT 33  
N/F Boress  
Joseph V. & Teresa M. Boress  
28 Longfellow Drive  
Newburyport, Ma. 01950  
RCRD Bk:2624 Pg:1515  
(See Plan Ref. No. 4)

TAX MAP 72 LOT 36  
N/F Sheehan & Sigouin  
John T. Sheehan & Auralee Sigouin  
7 South Road  
Nottingham, NH 03290  
RCRD Bk:4970 Pg:2526  
(See Plan Ref. No. 4)

TAX MAP 72 LOT 35  
N/F Kemp  
Michael F. & Karen M. Kemp  
9 South Road  
Nottingham, NH 03290  
RCRD Bk:2649 Pg:1710  
(See Plan Ref. No. 4)

TAX MAP 70 LOT 99  
N/F Bonardi  
Agnes A. & Nicholas Bonardi  
3 South Bedford Street  
Manchester, NH 03101  
RCRD Bk:3028 Pg:1303  
See RCRD Bk:1830 Pg:509  
See RCRD Bk:1110 Pg:404/405

TAX MAP 72 LOT 38  
N/F Mulholland  
Margaret Mulholland  
18 Seaview Avenue  
Newport, RI 02840  
RCRD Bk:2769 Pg:1678  
(See Plan Ref. No. 4)

TAX MAP 70  
LOT 100  
TOTAL AREA  
96,830 Sq Ft±  
2.223 Acs±

TAX MAP 70 LOT 100-A  
N/F Wallace  
Kevin & Susan Wallace  
14 Meindl Road  
Nottingham, NH 03290  
RCRD Bk:2957 Pg:1373  
(Also See Plan Ref. No. 1 & 3)

TAX MAP 72 LOT 13A  
N/F Filippone  
Joseph M. & Erica J. Filippone  
112 Mountain Road  
Nottingham, NH 03290  
RCRD Bk:5690 Pg:819  
(See Plan Ref. No. 2)

TAX MAP 70  
LOT 100-B  
TOTAL AREA  
245,020 Sq Ft±  
5.625 Acs±

EXISTING AREA  
341,850 Sq Ft±  
7.848 Acs±

OWNER OF RECORD  
(Abutter/Owner of Record information were derived from Town Records)

TAX MAP 70 LOT 100  
The Joanne M. Johnson 1998 Revocable Trust  
Joanne M. Marsh (1/ Johnson), Trustee  
15 Meindl Road  
Nottingham, NH 03290  
See RCRD Bk:4666 Pg:290  
(Also See Plan Ref. No. 1 & 3)  
Also See RCRD Bk:1110 Pg:404/405  
Also See RCRD Bk:906 Pg:490

MINOR SUBDIVISION  
Plat of Land  
for

The Joanne M. Johnson 1998 Revocable Trust  
Joanne M. Marsh, Trustee  
in  
Nottingham, N.H.  
Rockingham County

July 2016

Scale 1 inch = 60 feet

Landry Surveying, LLC  
248 Mill Pond Road  
Nottingham, NH 03290  
(603) 679-1387

(RAYMOND ABUTTER)  
TAX MAP 47 LOT 1  
N/F Littlefield  
John F. & Sylvia A. Littlefield Revocable Trust  
John F. & Sylvia A. Littlefield, Trustees  
PO Box 1  
Raymond, NH 03077  
RCRD Bk:4813 Pg:2022

TAX MAP 70 LOT 88  
N/F Lyle

**ZONING SUMMARY:**

- 1) The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Area Overlays.
  - a) Residential-Agricultural - Dimensional Requirements, see Zoning Article IIC: (RELIEF GRANTED SEE NOTE 1) Minimum Lot Size= \*2-Acres; Minimum Contiguous Frontage, including curb cut (driveway) = 200'. \* = with a 200' square or thirty thousand (30,000) square foot contiguous "Fit for Building" area. Minimum Yard Setbacks for Dwelling: 50' all property lines; Accessory buildings, including septic systems: Front= 50', Side/Rear= 20'; Max. Building Height= 34'.
  - b) Wetland Conservation Areas 'Overlay' District - Requirements, see Zoning Article IIIE: Septic Systems Minimum, 75' to any wetland; Dwelling Structure, 50' to poorly drained and 75' to very poorly drained.

**SPECIFIC TOWN NOTES:**

- 1) "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."
- 2) "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."
- 3) The plan, entitled, "Minor Subdivision, Plat of Land" to be recorded. The second plan, "Minor Subdivision, Topography & Soils" is on file at the Town of Nottingham.
- 4) "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."

30FT EASEMENT AREA = 3190 Sq Ft±

LINE	BEARING	DISTANCE
L1	N 35°07'46" E	90.59'
L2	N 45°40'56" W	108.36'
L3	S 35°07'46" W	90.59'
L4	N 45°40'56" W	108.36'

PROPOSED ACCESS & UTILITIES EASEMENT TO BENEFIT LOT 100-B (30ft wide)

Revision Block

#	Date	Description	By



I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Date \_\_\_\_\_



**NOTES:**

- The plan intent is to subdivide the parent tract into (2) two new lots. See Zoning Board of Adjustment, Case 16-003-VA-VA-SE, Notice of Decision dated April 5, 2016. The Board APPROVED, with NO CONDITIONS the following:
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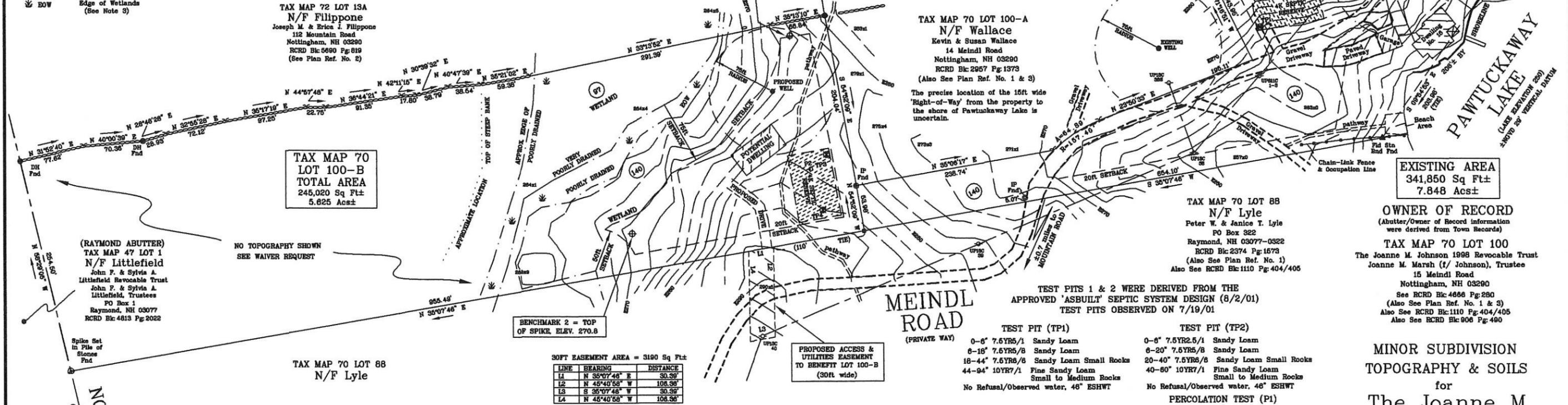
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- Stn Stonewall
- IP Iron Pipe
- \*Rebar Reinforced Iron Bar w/Plastic I.D. Cap #893
- UP Utility Pole
- OHU Over Head Utilities
- EW Edge of Wetlands (See Note 3)



TAX MAP 72 LOT 13A  
N/F Filippone  
Joseph M. & Erica J. Filippone  
112 Mountain Road  
Nottingham, NH 03290  
RCRD Bk:0690 Pg:819  
(See Plan Ref. No. 2)

TAX MAP 70 LOT 100-B  
TOTAL AREA  
245,020 Sq Ft±  
5.625 Acs±

(RAYMOND ABUTTER)  
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N/F Lyle

TAX MAP 72 LOT 38  
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RCRD Bk:2849 Pg:1710  
(See Plan Ref. No. 4)

TAX MAP 70 LOT 99  
N/F Bonardi  
Agnes A. & Nicholas Bonardi  
3 South Bedford Street  
Manchester, NH 03101  
RCRD Bk:5028 Pg:1333  
See RCRD Bk:1836 Pg:509  
See RCRD Bk:1110 Pg:404/405

SOFT EASEMENT AREA = 3190 Sq Ft±

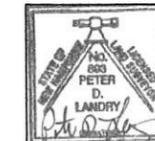
LINE	BEARING	DISTANCE
L1	N 35°07'46" E	30.39
L2	N 45°40'58" W	106.93
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**ZONING SUMMARY:**

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Revision Block

#	Date	Description	By

I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).

**SOIL INFORMATION**

Soil names derived from the "Soil Survey of Rockingham County, New Hampshire, Part 1 - Dated October 1994" - Map 12.  
Symbol = Soil Name  
97 = Greenwood and Ossipee soils, ponded  
140 = Chatfield/Hollis/Canton complex

TAX MAP 72 LOT 33  
N/F Boress  
Joseph W. & Teresa M. Boress  
28 Longfellow Drive  
Newburyport, Ma. 01960  
RCRD Bk:2824 Pg:1516  
(See Plan Ref. No. 4)

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RCRD Bk:5028 Pg:1333  
See RCRD Bk:1836 Pg:509  
See RCRD Bk:1110 Pg:404/405

TAX MAP 70 LOT 88  
N/F Lyle  
Peter W. & Janice T. Lyle  
PO Box 322  
Raymond, NH 03077-0322  
RCRD Bk:2374 Pg:1673  
(Also See Plan Ref. No. 1)  
Also See RCRD Bk:1110 Pg:404/405

TAX MAP 70 LOT 100  
TOTAL AREA  
341,850 Sq Ft±  
7.848 Acs±

OWNER OF RECORD  
(Abutter/Owner of Record information were derived from Town Records)

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Joanne M. Marsh (f/ Johnson), Trustee  
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See RCRD Bk:4666 Pg:290  
(Also See Plan Ref. No. 1 & 3)  
Also See RCRD Bk:1110 Pg:404/405  
Also See RCRD Bk:906 Pg:490

MINOR SUBDIVISION  
TOPOGRAPHY & SOILS  
for  
The Joanne M. Johnson 1998  
Revocable Trust  
Joanne M. Marsh, Trustee  
in  
Nottingham, N.H.  
Rockingham County  
July 2016  
Scale 1 inch = 60 feet

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July 2016  
Scale 1 inch = 60 feet

Landry Surveying, LLC  
248 Mill Pond Road  
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