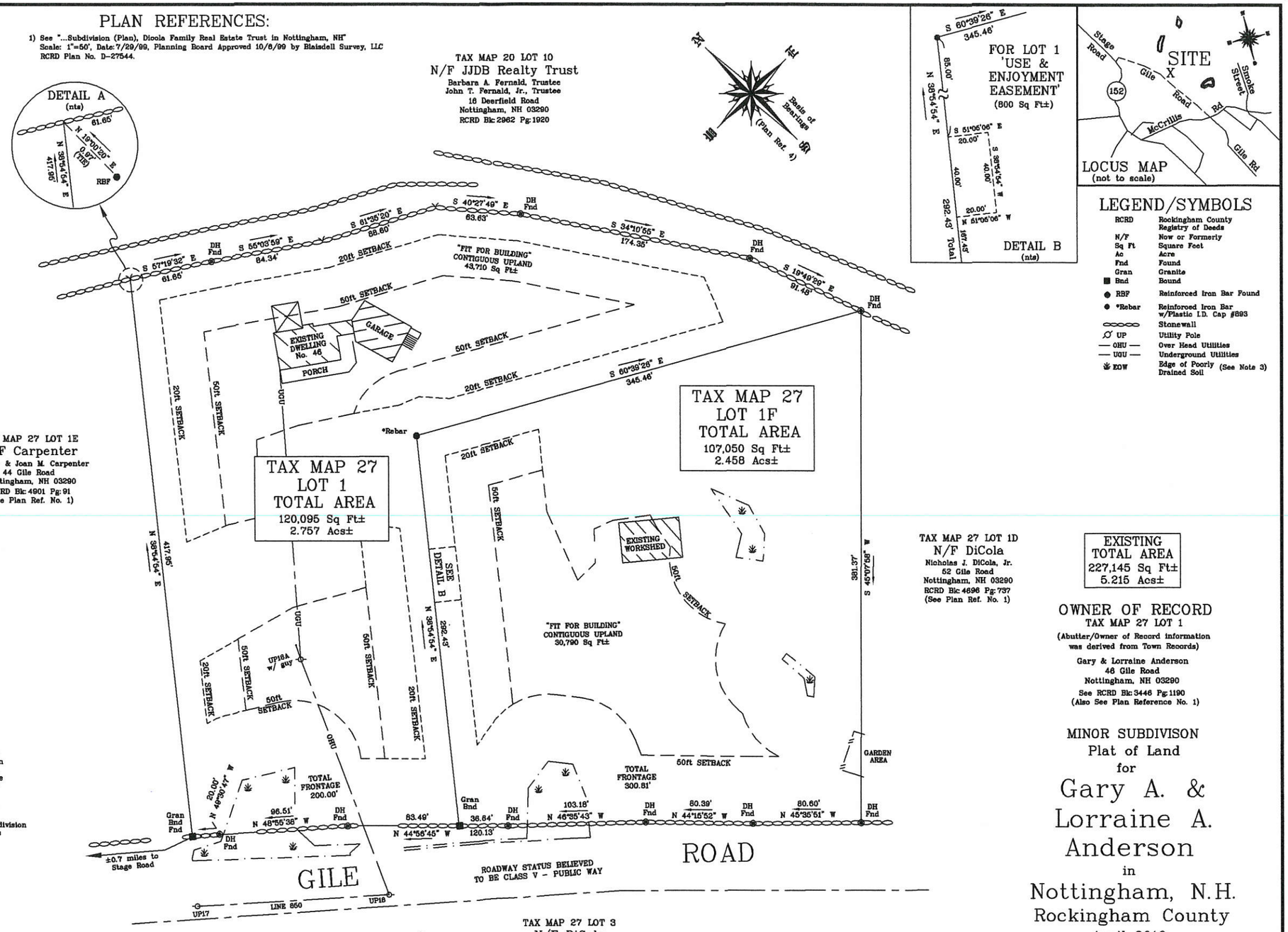
NOTES:

1) The plan intent is to subdivide the parent tract into two (2) conventional lots.
2) No part of the subject parcel is within a Special Flood Hazard Area (SFHA) as per FEMA-FIRM, Community Panel No. 330137-0210-E. Effective Date: May 17, 2015.
3) Wetland delineation was performed by John P. Hayes, CSS/CWS in accordance with: Delineation was performed during the months of Nov. 2012 & February 2016.
   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. NEIWPCC 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.

NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST JOHN P. HAYES, III No. 18

PLAN REFERENCES:

1) See "...Subdivision (Plan), Dicola Family Real Estate Trust in Nottingham, NH" Scale: 1"=50', Date:7/29/99, Planning Board Approved 10/6/99 by Blaisdell Survey, LLC RCRD Plan No. D-27544.



LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acre
Fnd	Found
Gran	Granite
Bnd	Bound
RBF	Reinforced Iron Bar Found
*Rebar	Reinforced Iron Bar w/Plastic I.D. Cap #893
	Stonewall
UP	Utility Pole
OHU	Over Head Utilities
UGU	Underground Utilities
EOW	Edge of Poorly Drained Soil (See Note 3)

EXISTING TOTAL AREA
227,145 Sq Ft±
5.215 Acs±

OWNER OF RECORD

TAX MAP 27 LOT 1

(Abutter/Owner of Record information was derived from Town Records)

Gary & Lorraine Anderson
46 Gile Road
Nottingham, NH 03290
See RCRD Bk: 3446 Pg: 1190
(Also See Plan Reference No. 1)

MINOR SUBDIVISON
Plat of Land
for

Gary A. & Lorraine A. Anderson

in

Nottingham, N.H.
Rockingham County
April 2016

Scale 1 inch = 40 feet

0 20 40 80 120 160 FEET

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 Transportion's Standard Specifications for Road & Bridge Construction."

ZONING SUMMARY

1) The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Areas Overlay.
   a) Residential-Agricultural - Dimensional Requirements, see Zoning Article IIC: 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 IIIB: Septic Systems Minimum, 75' to any wetland; Dwelling Structure, 50' to poorly drained drained and 75' to very poorly drained drained.

Revision Block			
#	Date	Description	By

STATE OF NEW HAMPSHIRE No. 893 PETER D. LANDRY LICENSED LAND SURVEYOR

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).

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

Job No. 1435