

NOTES:

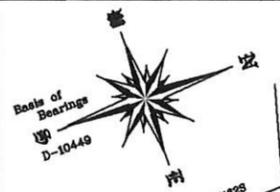
- The plan intent is to subdivide the parent tract into (5) five conventional lots, with frontage along the Little River.
- Portions of the parent tract, along the Little River, are within a Special Flood Hazard Area (SFHA) as per FEMA-FIRM, Community Panel No. 330137-0120-E. Effective Date: May 17, 2015.
- The limits of Jurisdictional wetlands, as shown on this plan, were delineated by Cove Environmental Services, Inc., during September of 2015 in accordance with:
 - US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual Northeast and Northcentral Region, Technical Report ERDC/EL TR-12-1, January 2012, Version 2.0.
 - Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0., United States Department of Agriculture (2010).
 - North American Digital Flora: National Wetland Plant List, current version.
- NH Department of Environmental Services for Lots 1A, 1B, 1C & 1D - Subdivision Approval No.
- The five (5) new dwellings shall have fire sprinklers installed that meet national fire code.
- The five (5) new dwellings are subject to the Town Impact Fee for single-family residence.

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman _____

 Date _____

LINE	BEARING	DISTANCE
L1	N 30°54'00" E	71.89'
L2	N 28°33'20" E	285.71'
L3	N 19°28'15" E	202.32'
L4	N 08°15'25" E	86.33'
L5	N 04°33'05" W	130.89'
L6	N 10°33'05" W	24.16'
L7	N 10°33'01" W	101.40'
L8	N 07°12'10" W	79.95'
L9	N 01°07'50" W	19.79'
L10	N 01°07'50" W	92.13'
L11	N 07°49'50" E	109.68'
L12	N 07°49'50" E	76.47'
L13	N 12°03'00" E	106.02'
L14	N 17°28'40" E	46.94'



TAX MAP 11 LOT 1-4A
 N/F McGrath
 David R. & Beth A. McGrath
 82 Smoke Street
 Nottingham, NH 03290

TAX MAP 11 LOT 1-4B
 N/F Wheeler
 Alan J. & Ruth E. Wheeler
 84 Smoke Street
 Nottingham, NH 03290

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
- FFIN Foundation Pin
- RFB Reinforced Iron Bar Found
- Rebar Reinforced Iron Bar w/Plastic I.D. Cap #893
- BW Barbed Wire
- UP Utility Pole
- OHU Over Head Utilities
- EOW Edge of Wetlands (See Note 3)

TAX MAP 23 LOT 10-17
 N/F Cinfo
 Kathleen M. & Don K. Cinfo
 23 Little River Road
 Nottingham, NH 03290
 RCRD Bk: 4826 Pg: 1475
 See Plan D-21094

TAX MAP 23 LOT 10-18
 N/F Kelleher
 Kenneth P. Kelleher
 21 Little River Road
 Nottingham, NH 03290
 RCRD Bk: 5548 Pg: 93
 See Plan D-21094

TAX MAP 10 LOT 5
 N/F Harju
 John & Ichiko Harju
 69 Smoke Street
 Nottingham, NH 03290
 RCRD Bk: 8116 Pg: 542
 Also See RCRD Bk: 1771 Pg: 49

TAX MAP 10 LOT 2A
 N/F Walsh
 John G. Walsh
 70 Smoke Street
 Nottingham, NH 03290

TAX MAP 10 LOT 2B
 N/F Town of Nottingham
 PO Box 114
 Nottingham, NH 03290

TAX MAP 10 LOT 2C
 N/F Tofani
 Christina A. Tofani
 78 Smoke Street
 Nottingham, NH 03290

TAX MAP 10 LOT 4-1
 TOTAL AREA
 511,560 Sq Ft±
 11.743 Acs±

TAX MAP 10 LOT 4-1A
 TOTAL AREA
 90,950 Sq Ft±
 2.088 Acs±

TAX MAP 10 LOT 4-1B
 TOTAL AREA
 97,825 Sq Ft±
 2.246 Acs±

TAX MAP 10 LOT 4-1D
 TOTAL AREA
 92,905 Sq Ft±
 2.133 Acs±

EXISTING AREA
 885,595 Sq Ft±
 20.331 Acs±

OWNER OF RECORD

(Abutter/Owner of Record Information was derived from Town Records)
 TAX MAP 10 LOT 4-1
 J & L Terra Holdings, Inc.
 79 Exeter Road
 North Hampton, NH 03862
 See RCRD Bk: 5564 Pg: 1248
 See Plan B-6208 & D-10449
 Also See RCRD Bk: 1597 Pg: 277
 Also See RCRD Bk: 1077 Pg: 444

"MAJOR SUBDIVISION"
 Plat of Land
 for
J & L Terra Holding, Inc.
 in
Nottingham, N.H.
Rockingham County

March 2016
 Revised April 2016
 Scale 1 inch = 60 feet

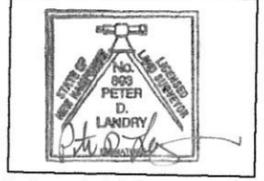
Landry Surveying, LLC
 248 Mill Pond Road
 Nottingham, NH 03290
 ph (603) 679-1387

SPECIFIC TOWN NOTES:

- 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.
- 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.
- The plan, entitled, "Major Subdivision, Plat of Land" to be recorded. The second plan, "Major Subdivision, Topography & Soils" is on file at the Town of Nottingham.
- 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.

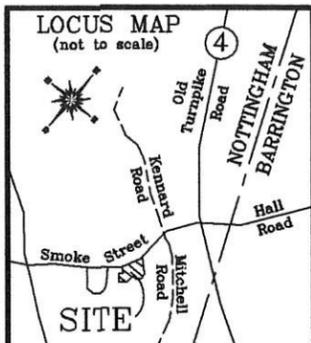
Revision Block			
#	Date	Description	By
1	4/14/16	PB comments	PDL

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).



ZONING SUMMARY:

- The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Area Overlays.
 - Residential-Agricultural - Dimensional Requirements, see Zoning Article IIC. Minimum Lot Size= 42-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'.
 - Wetland Conservation Areas "Overlay" District - Requirements, see Zoning Article IIB: Septic Systems Minimum, 75' to any wetland; Dwelling Structure, 50' to poorly drained drained and 75' to very poorly drained drained.



NOTES:

- The plan intent is to subdivide the parent tract into (5) five conventional lots, with frontage along the Little River.
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SOIL INFORMATION

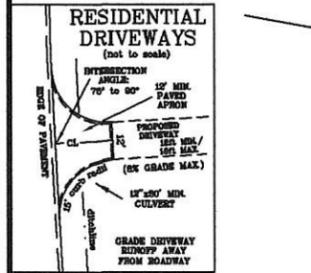
Soil names derived from the "Soil Survey of Rockingham County, New Hampshire, Part 1 - Dated October 1994" - Map 8.

Symbol - Soil Name
 12 = Hinckley
 43 = Canton
 97 = Greenwood and Ossipee soils, ponded
 140 = Chatfield/Holls/Canton complex
 299 = Udorthents, smoothed
 547 = Walpole

LINE	BEARING	DISTANCE
L1	N 30°54'00" E	71.89'
L2	N 28°33'20" E	286.71'
L3	N 18°23'15" E	202.32'
L4	N 07°42'25" E	65.25'
L5	N 04°03'05" W	130.89'
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L10	N 01°07'50" W	82.13'
L11	N 07°42'50" E	109.85'
L12	N 07°42'50" E	75.47'
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- Rebar - Rebar
- BW - Barbed Wire
- UP - Utility Pole
- OHU - Over Head Utilities
- EDW - Edge of Wetlands (See Note 3)



VERTICAL DATUM

Topographic information based on ±NGVD 29'

BENCHMARK 1 = TOP OF SPIKE, ELEV. 159.0

BENCHMARK 2 = TOP OF SPIKE, ELEV. 149.8

TAX MAP 23 LOT 10-17 N/F Cinfo
 Kathleen M & Don K Cinfo
 83 Little River Road
 Nottinghams, NH 03290
 RCRD Bk: 4828 Pg: 1475
 See Plan D-21094

TAX MAP 23 LOT 10-18 N/F Kelleher
 Kenneth P. Kelleher
 21 Little River Road
 Nottinghams, NH 03290
 RCRD Bk: 5548 Pg: 93
 See Plan D-21094

TAX MAP 10 LOT 8 N/F Town of Nottinghams
 PO Box 114 (130 Stage Road)
 Nottinghams, NH 03290-0114
 RCRD Bk: 5697 Pg: 427
 See Plan C-17964
 Also See RCRD Bk: 2749 Pg: 694

ZONING SUMMARY:

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TAX MAP 10 LOT 5 N/F Harju
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 Also See RCRD Bk: 1771 Pg: 49

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TAX MAP 10 LOT 4-1D TOTAL AREA
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 2.133 Acs±

TAX MAP 10 LOT 4-2 N/F Christman
 Samuel J. & Joan C. Christman
 85 Smoke Street
 Nottinghams, NH 03290
 RCRD Bk: 2895 Pg: 2827
 See Plan D-10449

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Revision Block			
#	Date	Description	By
1	4/14/16	PB comments	PDL

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"TOPOGRAPHY & SOILS"
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 for
J & L Terra Holding, Inc.
 in
Nottinghams, N.H.
Rockingham County
 March 2016
 Revised April 2016
 Scale 1 inch = 60 feet

Landry Surveying, LLC
 248 Mill Pond Road
 Nottinghams, NH 03290
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