

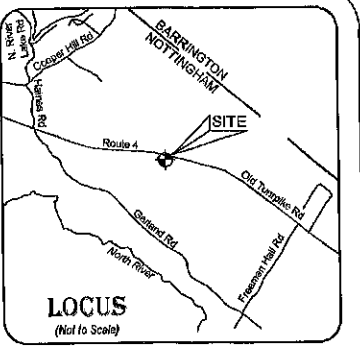
N/F
JONATHAN P. CARON
CAROLINE CARON
TAX MAP 16 LOT 14
23 LAUREL LANE
DURHAM, NH 03824
R.C.R.D. BOOK 5839 PAGE 771

N/F
HOPE TUTTLE
JOHNNIE U. MEERS
TAX MAP 2 LOT 3
190 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 4174 PAGE 2790

N/F
HERBERT L. ROLLINS III
DANIELLE ROLLINS
TAX MAP 2 LOT 6
197 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 4364 PAGE 957

PLAN REFERENCES:

- "SUBDIVISION PLAN, WENTWORTH LOT, PREPARED FOR PAUL LONGUEIL, NOTTINGHAM, N.H." PREPARED BY WILLIAM T. WORMELL DATED MAY 31, 1987 AND RECORDED AT THE R.C.R.D. AS PLAN D-16706.
- "PRESSURE DISTRIBUTION SYSTEM FOR DAVE McDERMOTT, 61 HOPKINSON STREET, WAKEFIELD, MA 01880, SITE: ROUTE 4, NOTTINGHAM, N.H." PREPARED BY HENRY AND BERLIND ASSOCIATES, INC. DATED MAY 1998 AND REVISED JUNE 14, 1999, FILE No. 86148.
- "2 LOTS FOR ROY E. WENTWORTH Sr., NOTTINGHAM, N.H." PREPARED BY DAVID R. NOYES DATED JUNE 25, 1975 AND RECORDED AT THE R.C.R.D. AS PLAN C-5223.
- "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT, WRP CONTRACT #8814280855, TAX MAP 14 LOTS 16 & 16, GARLAND ROAD, NOTTINGHAM, N.H. OWNED BY MARION H. ROURKE IRREVOCABLE TRUST & ROURKE FAMILY TRUST PREPARED FOR THE UNITED STATES OF AMERICA, NATURAL RESOURCES CONSERVATION SERVICE" PREPARED BY ERIC C. MITCHELL & ASSOCIATES, INC. DATED 803-627-1181 AND RECORDED AT THE R.C.R.D. AS PLAN D-36837.



ZONE DATA:

ZONE: COMMERCIAL/INDUSTRIAL ZONE (ROUTE 4)
SETBACK FROM ALL BOUNDARIES: 100 Feet
WETLAND SETBACK, VERY POORLY DRAINED: 100 Feet
WETLAND SETBACK, POORLY DRAINED: 80 Feet
COVERAGE: MAXIMUM 50%; EXISTING 21.1% (Impervious)

PARKING (RESTAURANT):
1 SPACE PER 3 SEATS + 1 SPACE PER 2 EMPLOYEES
(80 SEATS + 10 EMPLOYEES = 35 REQUIRED)
OR
1 SPACE PER 160 SQ. FT. FLOOR SPACE
(MINIMUM REQUIRED 24 SPACES)

PARKING DIMENSIONS (90°):
REGULAR SPACES:
STALL WIDTH: 9 Feet
STALL LENGTH: 18 Feet
AISLE WIDTH: 22 FEET

ADA REQUIREMENTS:
STALL WIDTH: 11 Feet
STALL LENGTH: 18 Feet
ACCESS AISLE: 6 Feet

PARKING SPACES

TYPE	REQUIRED	PROPOSED
REGULAR	35	50
ADA	2	3

N/F
ANTHONY J. MARCHAND
JULIA MARCHAND
TAX MAP 14 LOT 16
46 GARLAND ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 5951 PAGE 2394

N/F
BYRON HEDLEY
SHEILA HEDLEY
TAX MAP 2 LOT 8
185 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 2692 PAGE 590

N/F
H-D WAY REALTY TRUST
MARY A. PIERCE, Trustee
TAX MAP 2 LOT 7
181 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BOOK 2952 PAGE 2832

NOTES:

- OWNER OF RECORD: McDERMOTT REALTY TRUST
DAVID L. McDERMOTT, Trustee
435 FIRST NH TURNPIKE
NORTHWOOD, NH 03261
R.C.R.D. BOOK 2772 PAGE 410
RECORDED DECEMBER 7, 1888
- TOTAL PARCEL AREA:
148,900 Square Feet
3.42 Acres
- BASIS OF BEARING IS PER REFERENCE PLAN #1.
- ELEVATIONS SHOWN ARE ON AN ASSUMED USGS DATUM BASED UPON THE FINISH FLOOR OF THE EXISTING BUILDING AS PROPOSED AND SHOWN ON PLAN REFERENCE #2.
- THE SUBJECT PARCEL HAS THE "RIGHT OF INGRESS AND EGRESS BY FOOT AND BY VEHICLE, FOR ANY AND ALL PURPOSES, OVER THE EXISTING DRIVEWAY SITUATE ON LOT 2-8A-3 AS SHOWN ON SAID PLAN" SEE REFERENCE DEED FOR FURTHER DETAILS.
- FIELD LOCATIONS WERE PERFORMED ON FEBRUARY 27, 2019. AT THE TIME THERE WAS SEVERAL INCHES OF SNOW AND ICE WHICH OBSCURED CERTAIN AREAS. THESE AREAS WERE LOCATED TO THE BEST OF OUR ABILITY.
- THERE ARE NO GROUND DISTURBANCES PLANNED AT THIS TIME TO AFFECT THE EXISTING DRAINAGE PATTERN.
- THERE ARE NO PROPOSED CHANGES TO THE EXISTING PAVEMENT SHOWN. THE GRAPHICAL PARKING STRIPPING IS FOR DEMONSTRATION OF MEETING TOWN PARKING CRITERIA. HANDICAP PARKING SIGNS WILL BE INSTALLED.

CERTIFICATION

"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson
Raymond A. Bisson, L.L.S. #931
March 19, 2019
Dated



AS-BUILT SITE PLAN

Located at:
186 Old Turnpike Road
Nottingham, Rockingham County, New Hampshire
For:
Norm's LLC
c/o Laura Harning
167 Griffin Road, Deerfield, NH 03037



TAX MAP & LOT NO: 2 / 8A-4	DRAWING NO: 19014 Site Plan
SCALE: 1" = 30'	SHEET: 1 of 1
PROJECT NO: 19014	DATE: 3/18/2019

LEGEND:

- IRON PIPE / ROD FOUND
- WELL
- UTILITY POLE
- WET AREA
- PROPOSED HANDI-CAP SIGN
- NOW OR FORMERLY N/F
- ROCKINGHAM COUNTY REGISTRY OF DEEDS R.C.R.D.
- PROPERTY LINE
- APPROX. ADJUTERS PROPERTY LINE
- EDGE OF WETLAND
- EDGE OF PAVEMENT
- TOPOGRAPHIC CONTOUR LINE
- EDGE OF SNOW BANK

REV	DATE	STATUS

WETLAND NOTES

FINDINGS
WETLAND #1 (Flags A1 - A20)
Some recent tree clearing has occurred here. Two soil observations were conducted and both classified as very poorly drained soil conditions. A 75 foot setback has been applied to the wetland system. The southeast edge of this area and areas immediately along the wetland-upland interface may have inclusions of poorly drained soils.
WETLAND #2 (Flags B1-B7)
This is an isolated depression that is off the property along the western side. This area was tree-covered and vegetation was observed. Soil observations were not conducted and this area was designated as wetland using professional judgment. Both 50 and 75 foot setback lines are depicted. If necessary, soil drainage classification and verifying the current wetland status can be conducted in the spring during the growing season.
UPLAND AREA #3
This area is located along the southeastern side of the property. It was originally designated as "seasonally wet" on a previous plan prepared by others. Soil observations were conducted here and the soil classified as non-hydric and this area would not classify as a jurisdictional wetland at the state or federal level. This area may have been previously labeled as "seasonally wet" in reference to the local definitions below:

SEASONALLY WET SOILS those soils having a water table within 1.5 to 2.5 feet of the ground surface during periodic, but not specified periods of the year.
The wetland delineation was conducted for jurisdictional wetlands only. Seasonally wet soils determinations using the local definition have not been conducted.

METHODOLOGY

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NFI Certified Soil Scientist #017 and NFI Certified Wetland Scientist #086, on February 23, 2019. The flags were survey located by Steenwall Surveying using SOKKIA SRX3X ROBOTIC TOTAL STATION. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual - Northeast and Midwest Region*, (Version 2, January 2013).
Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in the United States, Version 8.1 (2017)* along with the manual *Field Indicators for Identifying Hydric Soils in New England* (Version 4, May 2017).
Plant species indicator status was based on the U.S. Army Corps of Engineers 2016, *National Wetland Plant List*, (Version 5.3, 2016).
Wetland conditions were a limiting factor at the time the fieldwork was conducted (snow cover obscured the herb layer and frozen ground limited soil observations). There appeared to be sufficient evidence of the shrub, sapling, and tree layers to delineate the wetland boundary with reasonable accuracy.

Joseph W. Noel
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South Berwick, ME 03908
(207) 384-6587

