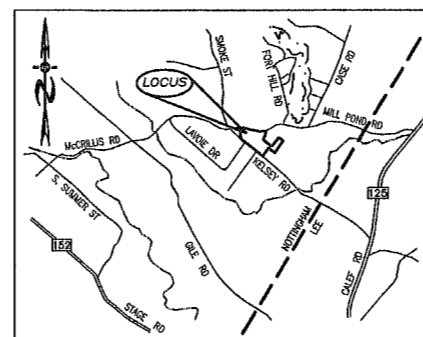
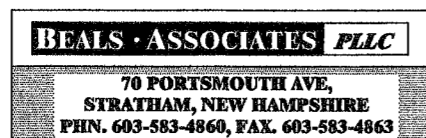


5 LOT SUBDIVISION MILL POND ROAD/KELSEY ROAD TAX MAP 24, LOT 141-2

CIVIL ENGINEERS:



LOCATION MAP

INDEX

TITLE SHEET	1
SUBDIVISION BOUNDARY PLANS	2
EXISTING CONDITION PLANS	3
SUBDIVISION SITE PLANS	3

LAND SURVEYORS:

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
1-603-664-5786

WETLAND / SOIL
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644



OWNER:
LAUREL M. MILLER
PO BOX 234
NOTTINGHAM, N.H. 03290

DEVELOPER:
PAUL LANGDON
LANGDON CONSTRUCTION, LLC
131 OLD NOTTINGHAM ROAD
EPPING, N.H. 03042

REQUIRED PERMITS

NHDES SUBDIVISION APPROVAL NUMBER: SA 2020...

REVISIONS:	DATE:

NOT FOR CONSTRUCTION

NH-154 MILL POND ROAD/KELSEY ROAD
ISSUED JAN., 2020.

- Legend:**
- C1 See Curve Table
 - L1 See Length Table
 - RCRD Rockingham County Registry of Deeds
 - Iron Pipe Found
 - ⊙ Drill Hole Found
 - ⊖ Iron Rod to be Set
 - ⊕ Utility Pole
 - ⏟ Approx. Aquifer Protection Zone
 - ⏟ Building Setback
 - ⏟ Septic Setback
 - ⏟ Wetland Boundary
 - ⏟ Culvert
 - ⏟ OHU Overhead Utilities

- Plan References:**
- 1.) "Subdivision Plan for Batd & Nancy Brodhead, Nottingham, NH," dated June 25, 1984, prepared by Emery Engineering, RCRD Plan No. D-12868.
 - 2.) "Plan of Land for James Kelsey, Nottingham, NH," dated December 8, 1989, prepared by Thomas F. Moran Inc., RCRD Plan No. D-20177.

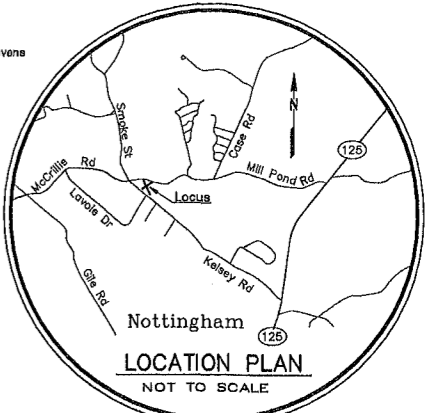
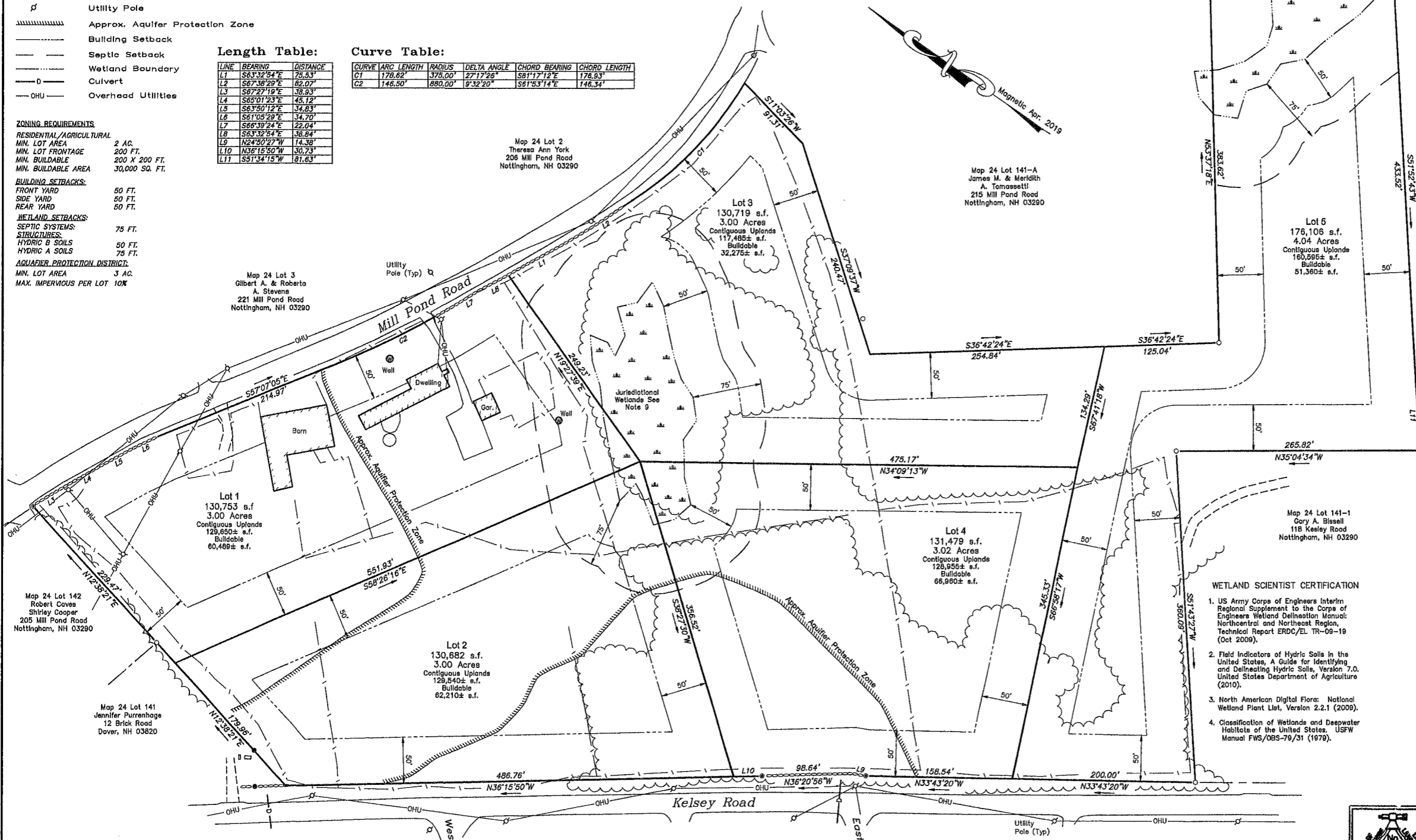
Length Table:

LINE	BEARING	DISTANCE
L1	S63°32'54"E	75.53'
L2	S67°38'29"E	82.07'
L3	S67°27'19"E	58.93'
L4	S65°01'23"E	45.12'
L5	S63°50'12"E	34.83'
L6	S61°05'28"E	34.70'
L7	S66°39'24"E	22.04'
L8	S63°32'54"E	38.84'
L9	N24°50'27"W	14.38'
L10	N35°15'50"W	36.73'
L11	S51°34'15"W	81.63'

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	176.62'	376.00'	27°17'28"	S81°17'12"E	176.93'
C2	146.50'	880.00'	9°32'20"	S61°53'14"E	146.34'

- ZONING REQUIREMENTS**
- RESIDENTIAL/AGRICULTURAL**
- MIN. LOT AREA 2 AC.
 - MIN. LOT FRONTAGE 200 FT.
 - MIN. BULDABLE 200 X 200 FT.
 - MIN. BULDABLE AREA 30,000 SQ. FT.
- BUILDING SETBACKS:**
- FRONT YARD 50 FT.
 - SIDE YARD 50 FT.
 - REAR YARD 50 FT.
- WETLAND SETBACKS:**
- SEPTIC SYSTEMS 75 FT.
 - STRUCTURES 50 FT.
 - HYDRIC B SOILS 75 FT.
 - HYDRIC A SOILS 75 FT.
- AQUAFER PROTECTION DISTRICT:**
- MIN. LOT AREA 3 AC.
 - MAX. IMPERVIOUS PER LOT 10%



- Notes:**
- 1.) The purpose of this plan is to subdivide the subject parcel into XXX residential lots, each lot is to be served by individual septic systems and wells.
 - 2.) Field Procedure: Topcon (GM-103) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed April/May 2019, Least Squares Balance.
 - 3.) Error of Closure Better Than 1:49,000.
 - 4.) Owner of Record: Laurel M. Miller
PO Box 234
Nottingham, NH 03290
RCRD Bk 2504, Pg 1854
 - a.) Parcel is subject to a utility easement as described in RCRD Bk 2405, Pg 1812.
 - 5.) Parcel is shown as Lot 141-2 on the Nottingham Assessor's Map 624.
 - 6.) Parcel is located in the Residential/Agricultural Zoning District and the Aquifer Protection Wetlands Conservation Overlay Districts.
 - 7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - 8.) Parcels are not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 33015C0210E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - 9.) The wetland area shown hereon was field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
 - 10.) The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities. The surveyor/engineer does not warrant or guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.
 - 11.) Existing Lot Area: 16.06 Acres

WETLAND SCIENTIST CERTIFICATION

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
2. 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).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

SUBDIVISION PLAN
 PREPARED FOR
LANGDON CONSTRUCTION LLC
 OF PROPERTY IN THE NAME OF
LAUREL M. MILLER
 SHOWN AS
TAX MAP 24 / LOT 141-2
 LOCATED AT
209 MILL POND ROAD
& KESLEY ROAD
COUNTY OF ROCKINGHAM
NOTTINGHAM, NH



SCALE: 1" = 60' DATE: JANUARY 20, 2020

DAVID W. VINCENT, L.L.S.
LAND SURVEYING SERVICES
 PO BOX 1622
 DOVER, NH 03821
 TEL/FAX (603) 664-5786
 www.landsurveyingservices.net

APPROVED
 BY THE TOWN OF NOTTINGHAM PLANNING BOARD

CHAIRMAN	
DATE	

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

Legend:

- C1 See Curve Table
- L1 See Length Table
- RCRD Rockingham County Registry of Deeds
- Iron Pipe Found
- Drill Hole Found
- ⊙ Iron Rod to be Set
- ⊘ Utility Pole
- ▬▬▬▬▬▬ Approx. Aquifer Protection Zone
- ▬▬▬▬▬▬ Building Setback
- ▬▬▬▬▬▬ Septic Setback
- ▬▬▬▬▬▬ Wetland Boundary
- ▬▬▬▬▬▬ Culvert
- OHU— Overhead Utilities

Length Table:

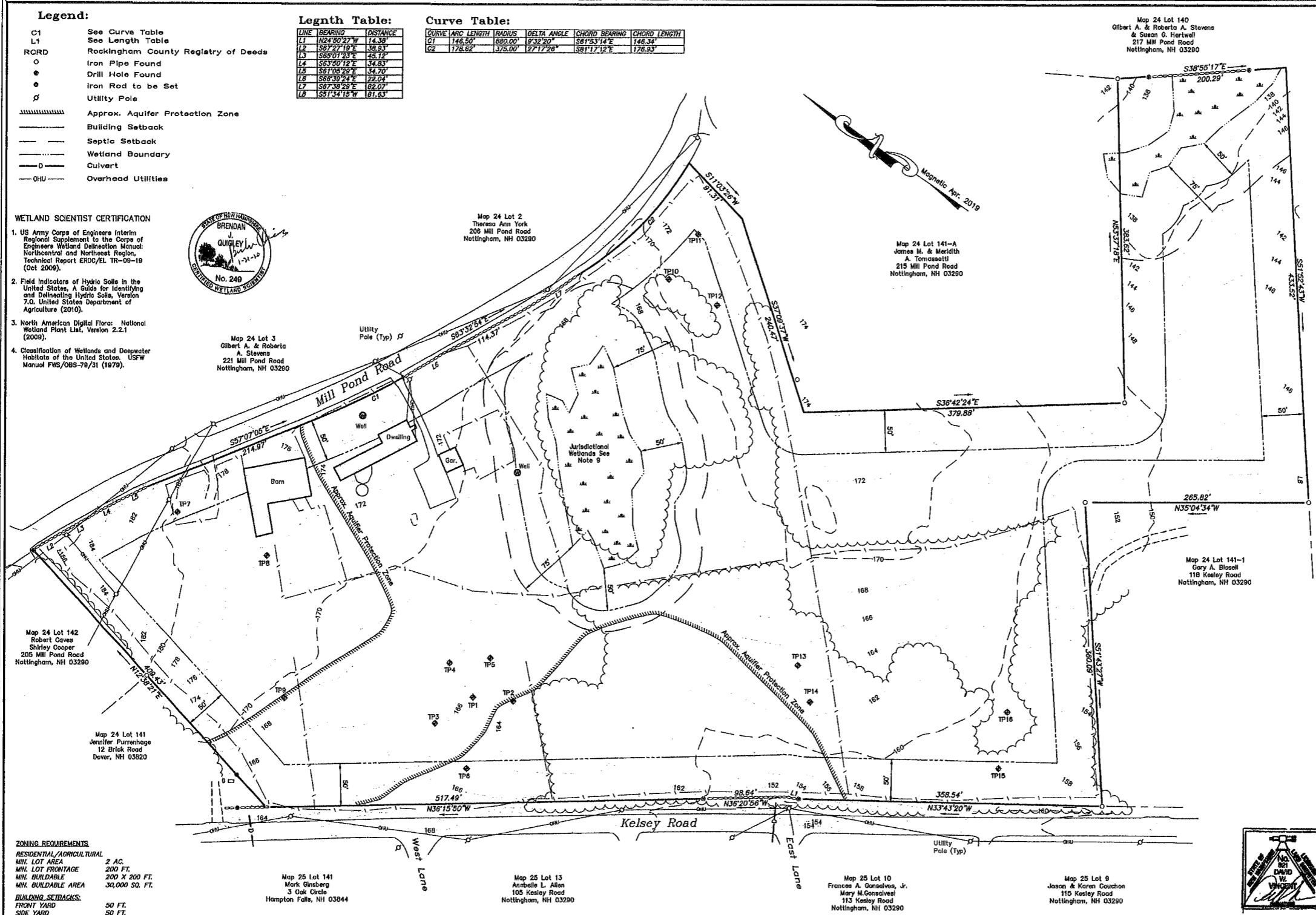
LINE	BEARING	DISTANCE
L1	N24°50'27"W	14.38'
L2	S67°27'19"E	36.63'
L3	S69°11'33"E	42.12'
L4	S63°50'12"E	14.63'
L5	S61°08'29"E	34.70'
L6	S66°39'24"E	22.04'
L7	S67°38'59"E	02.07'
L8	S61°34'18"W	81.63'

Curve Table:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	146.50'	880.00'	9°32'20"	S61°53'14"E	148.34'
C2	178.62'	375.00'	27°17'26"	S81°17'12"E	178.93'

WETLAND SCIENTIST CERTIFICATION

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERD/EL TR-06-19 (Oct 2009).
- Field Indicators of Hydroic Soils in the United States, A Guide for Identifying and Delineating Hydroic Soils, Version 7.0, United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2008).
- Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-78/31 (1979).



ZONING REQUIREMENTS

RESIDENTIAL/AGRICULTURAL

MIN. LOT AREA 2 AC.

MIN. LOT FRONTAGE 200 FT.

MIN. BULDBLE 200 X 200 FT.

MIN. BULDBLE AREA 30,000 SQ. FT.

BUILDING SETBACKS:

FRONT YARD 50 FT.

SIDE YARD 50 FT.

REAR YARD 50 FT.

WETLAND SETBACKS:

SEPTIC SYSTEMS 75 FT.

STRUCTURES 75 FT.

HYDRIC B SOILS 50 FT.

HYDRIC A SOILS 75 FT.

AQUIFER PROTECTION DISTRICT:

MIN. LOT AREA 3 AC.

MAX. IMPERVIOUS PER LOT 10%

Notes:

- The purpose of this plan is to subdivide the subject parcel into XXX residential lots, each lot to be served by individual septic systems and wells.
- Field Procedures: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed April/May 2019, Least Squares Solution.
- Error of Closure Better Than 1:49,000.
- Owner of Record: Laurel M. Miller, PO Box 234, Nottingham, NH 03290, RCRD Bk 2504, Pg 1854.
- Parcel is subject to a utility easement as described in RCRD Bk 2405, Pg 1812.
- Parcel is shown as Lot 141-2 on the Nottingham Assessor's Map 624.
- Parcel is located in the Residential/Agricultural Zoning District and the Aquifer Protection Wetlands Conservation Overlay District.
- This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcels are not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 3301500210E, Rockingham County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- The wetland area shown hereon was field delineated by Gove Environmental Services, Inc., of 8 Continental Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
- The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities. The surveyor/engineer does not warrant nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 511.
- Existing Lot Area: 16.06 Acres
- Vertical Datum: Approximate USGS 1928.

Map 24 Lot 140
Gilbert A. & Roberta A. Stevens
& Susan G. Hartwell
217 Mill Pond Road
Nottingham, NH 03290

Map 24 Lot 141-1
Gary A. Blaisell
118 Kelsey Road
Nottingham, NH 03290

Map 25 Lot 141
Mark Ginsberg
3 Oak Circle
Hampton Falls, NH 03844

Map 25 Lot 13
Anabelle L. Alton
105 Kelsey Road
Nottingham, NH 03290

Map 25 Lot 10
Francine A. Goncalves, Jr.
Mary M. Goncalves
113 Kelsey Road
Nottingham, NH 03290

Map 25 Lot 8
Jason & Karen Cauchon
115 Kelsey Road
Nottingham, NH 03290



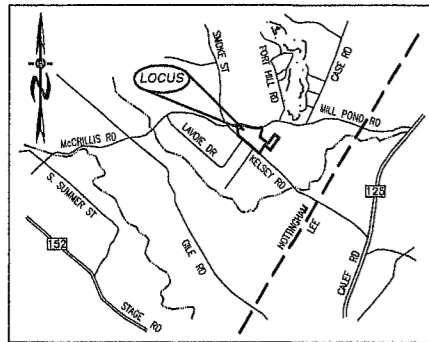
EXISTING CONDITIONS PLAN
PREPARED FOR
LANGDON CONSTRUCTION LLC
SHOWN AS
TAX MAP 24 / LOT 141-2
LOCATED AT
209 MILL POND ROAD
& KESLEY ROAD
COUNTY OF ROCKINGHAM
NOTTINGHAM, NH



SCALE: 1" = 60' DATE: JANUARY 20, 2020

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			



LOCATION MAP
1"=3000'

ZONING REQUIREMENTS

ZONE: RESIDENTIAL/AGRICULTURAL--(RA)
 MIN. LOT SIZE = 2 ACRES
 MIN. FRONTAGE = 200'
 MAX. HEIGHT = 34'
 MIN. OPEN SPACE = 60%

BUILDING SETBACKS:
 FRONT 50'
 SIDE & REAR 50'
 POORLY DRAINED SOILS 50'
 VERY POORLY DRAINED SOILS 75'

LEACH FIELD SETBACKS
 POORLY DRAINED SOILS 75'
 VERY POORLY DRAINED SOILS 75'

WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN ACCORDANCE WITH:

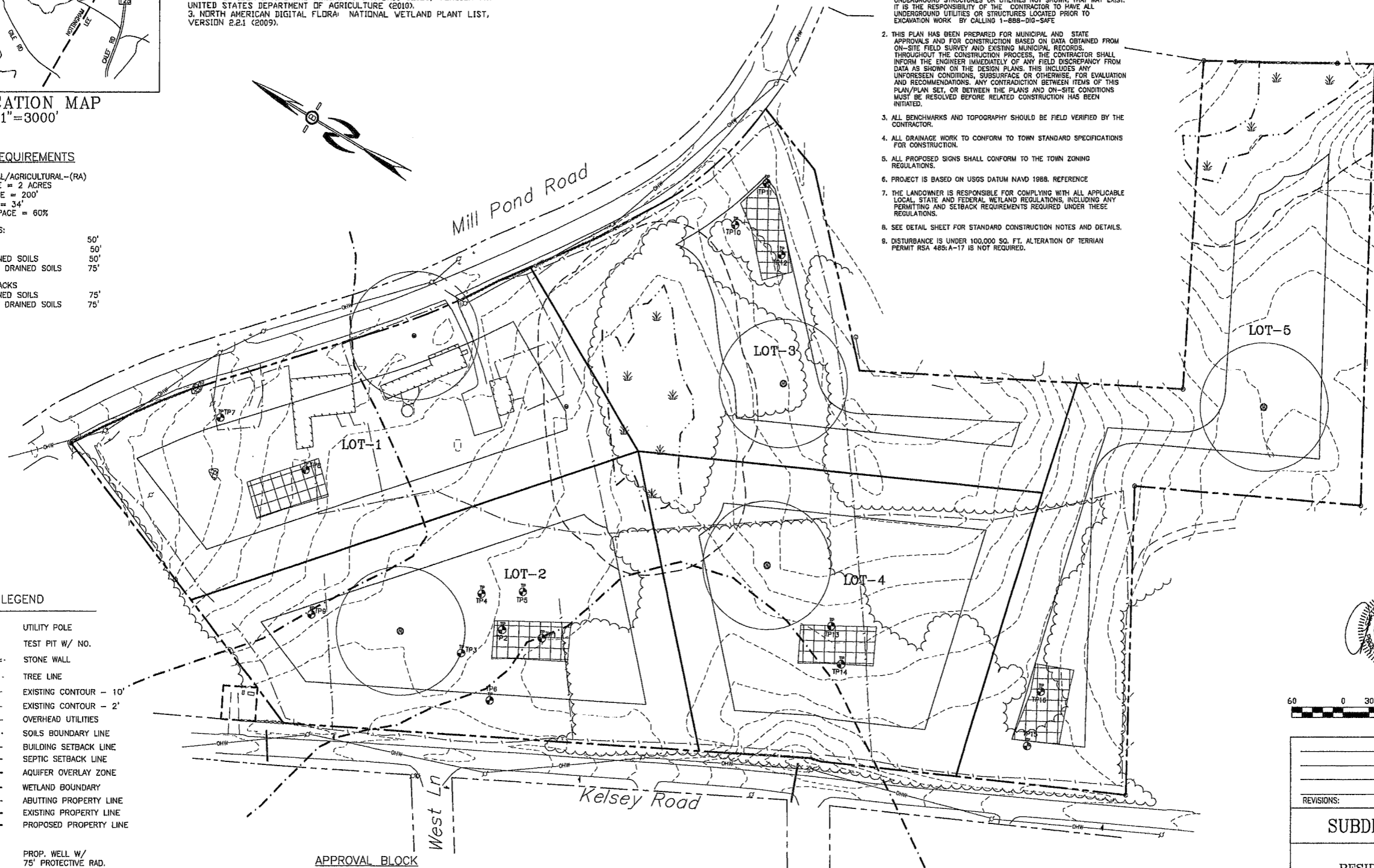
1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
 PHONE: 603-583-4860, FAX: 603-583-4863

PREPARED FOR:
PAUL LANGDON
LANGDON CONSTRUCTION, LLC
 131 OLD NOTTINGHAM ROAD
 EPPING, N.H. 03042

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
8. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
9. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS NOT REQUIRED.



LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- - - EXISTING CONTOUR - 10'
- - - EXISTING CONTOUR - 2'
- - - OHW OVERHEAD UTILITIES
- - - SOILS BOUNDARY LINE
- - - BUILDING SETBACK LINE
- - - SEPTIC SETBACK LINE
- - - AQUIFER OVERLAY ZONE
- - - WETLAND BOUNDARY
- - - ABUTTING PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE

○ PROP. WELL W/
75' PROTECTIVE RAD.

▨ 4000 SF SEPTIC
RESERVE AREA

APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD

 CHAIRPERSON DATE



REVISIONS:	DATE:
SUBDIVISION SITE PLAN	
FOR: RESIDENTIAL DEVELOPMENT MILL POND RD/ KELSEY RD NOTTINGHAM, NH	
DATE: JAN. 2020	SCALE: 1"=60'
PROJ. NO: NH-1184	SHEET NO. 3 OF 3