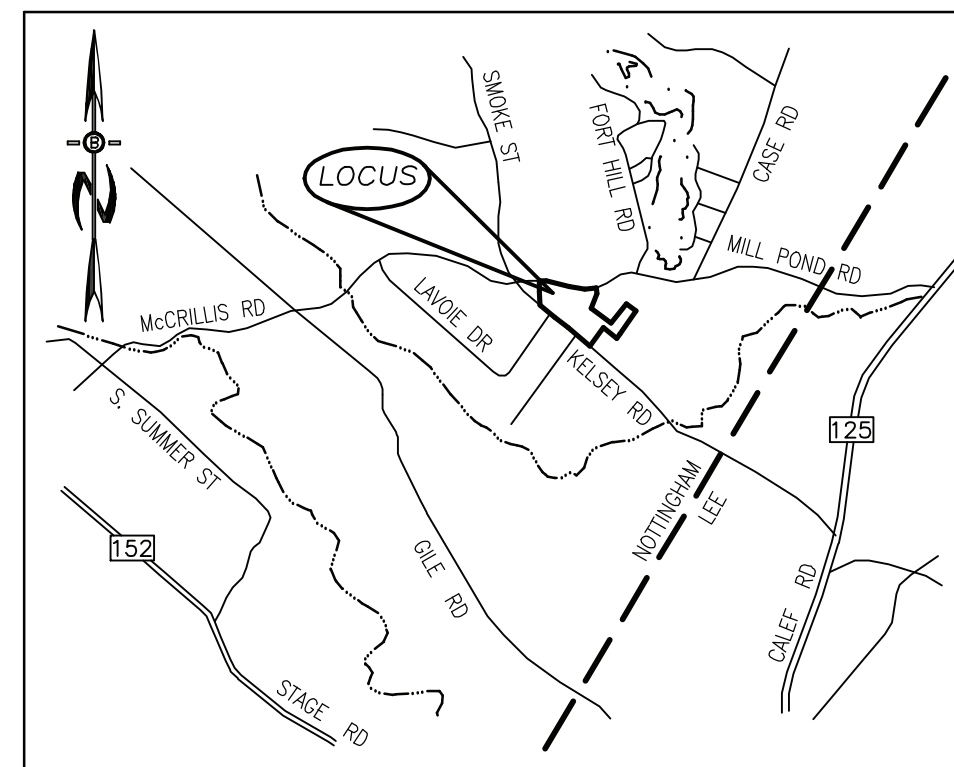
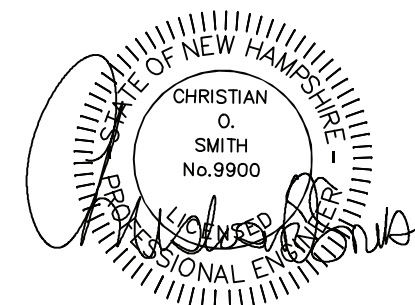


5 LOT SUBDIVISION

MILL POND ROAD/KELSEY ROAD

TAX MAP 24, LOT 141-2

CIVIL ENGINEERS:



LOCATION MAP

INDEX

| | |
|---------------------------|---|
| TITLE SHEET | 1 |
| SUBDIVISION BOUNDARY PLAN | 2 |
| EXISTING CONDITION PLAN | 2 |
| SUBDIVISION SITE PLAN | 3 |

LAND SURVEYORS:

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

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

WETLAND / SOIL
 CONSULTANT:

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

REQUIRED PERMITS

NHDES SUBDIVISION APPROVAL NUMBER: SA 2020...

| REVISIONS: | DATE: |
|-----------------------------------|---------|
| REVISED PER P.B. & SRPC COMMENTS. | 3-30-20 |
| | |
| | |
| | |

Legend:

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

ZONING REQUIREMENTS

RESIDENTIAL/AGRICULTURAL

- MIN. LOT AREA 2 AC.
- MIN. LOT FRONTAGE 200 FT.
- MIN. BUILDDABLE 200 X 200 FT.
- MIN. BUILDDABLE 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 50 FT.
- HYDRIC A SOILS 75 FT.

AQUAFER PROTECTION DISTRICT:

- MIN. LOT AREA 3 AC.
- MAX. IMPERVIOUS PER LOT 10%

Plan References:

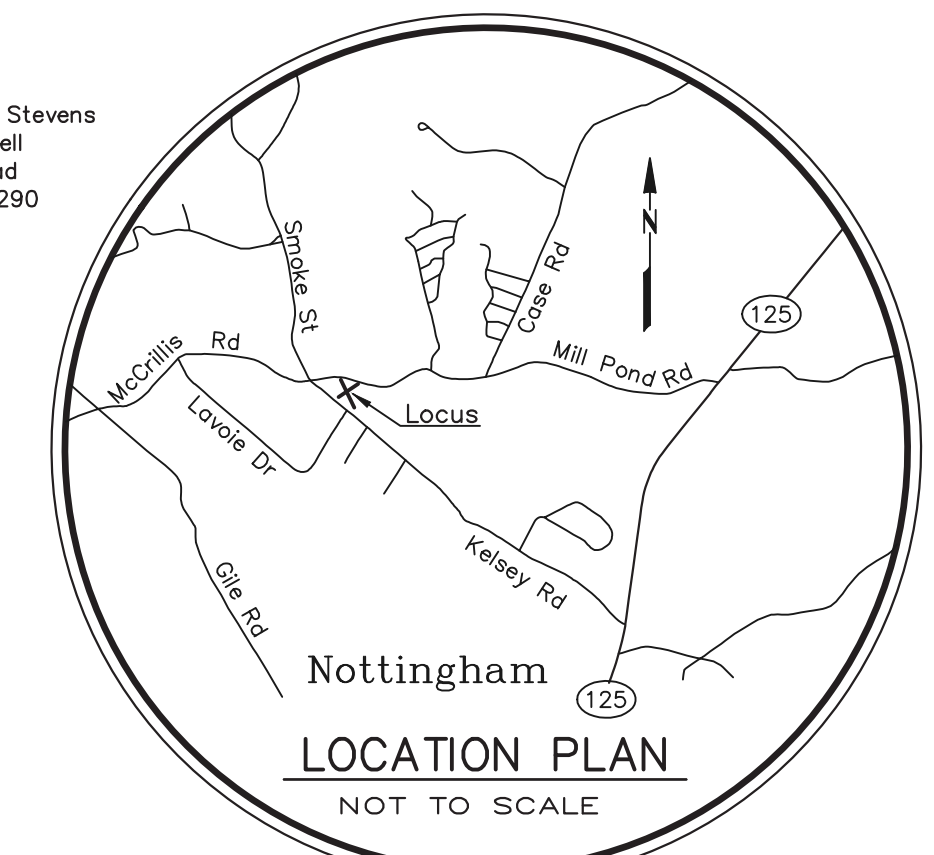
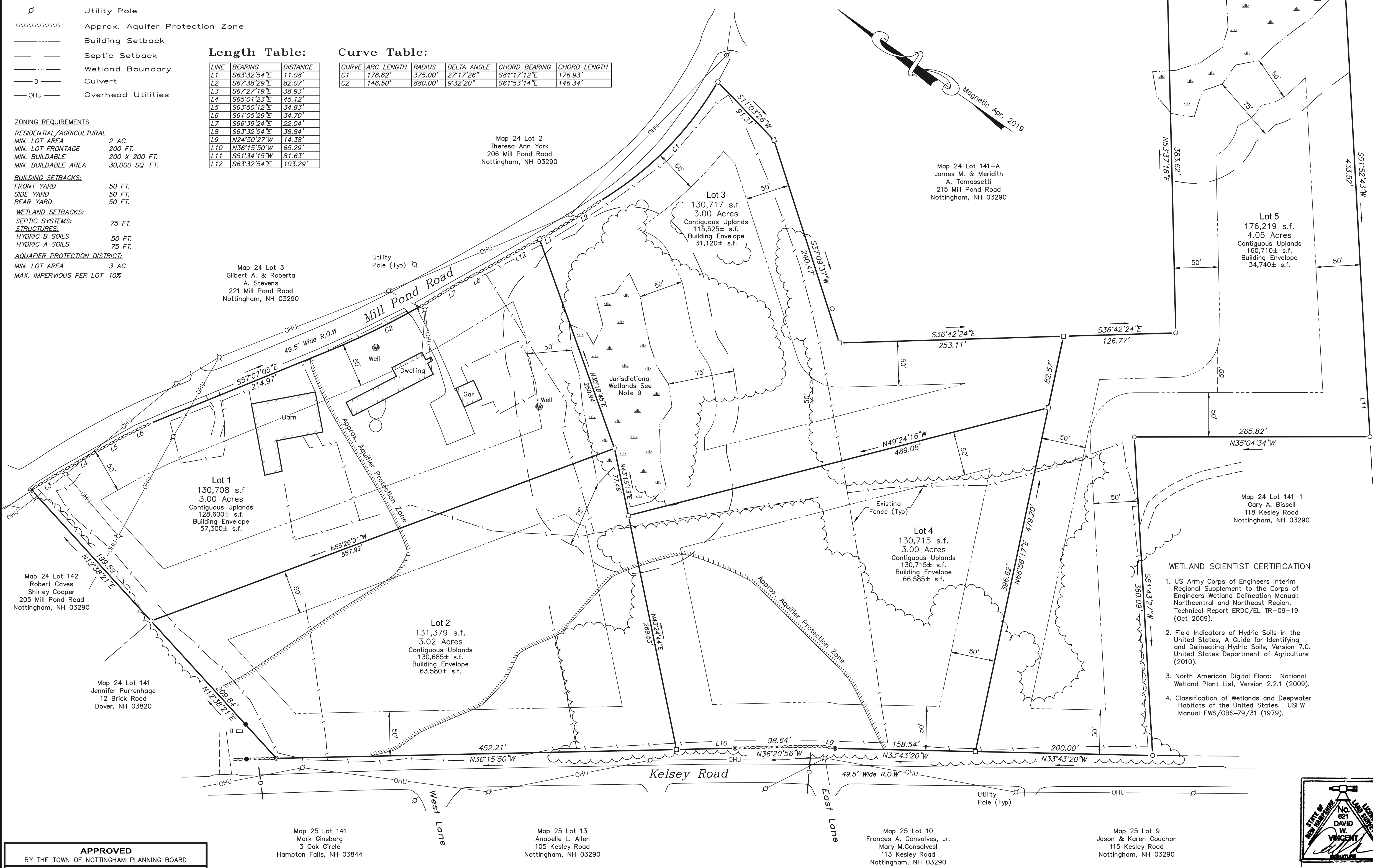
- 1.) "Subdivision Plan for Botd & Nancy Brodhead, Nottingham, NH," dated June 25, 1984, prepared by Emery Engineering, RCRD Plan No. D-12669.
- 2.) "Plan of Land for James Kelsey, Nottingham, NH," dated December 8, 1989, prepared by Thomas F. Moran Inc., RCRD Plan No. D-20177.

Length Table:

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S63°32'54"E | 11.08' |
| L2 | S67°36'29"E | 82.07' |
| L3 | S67°27'19"E | 38.93' |
| L4 | S65°01'23"E | 45.12' |
| L5 | S63°50'12"E | 34.83' |
| L6 | S61°05'29"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 | 65.29' |
| L11 | S51°34'15"W | 81.63' |
| L12 | S63°32'54"E | 103.29' |

Curve Table:

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 178.62' | 375.00' | 27°17'26" | S81°17'12"E | 176.93' |
| C2 | 146.50' | 880.00' | 9°32'20" | S61°53'14"E | 146.34' |



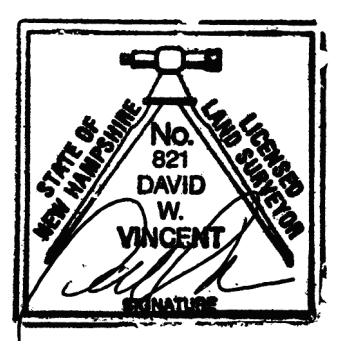
Notes:

- 1.) The purpose of this plan is to subdivide the subject parcel into 5 residential lots, each lot is to be served by individual septic systems and wells.
- 2.) Field Procedure: Topcon (GM-105) 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 24.
- 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 6 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 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 811.
- 11.) Existing Lot Area: 16.06 Acres.
- 12.) On May 19, 2020, the Town of Nottingham Zoning Board granted a variance to from Article III, Section 5.a of the Nottingham Zoning Ordinance to allow the frontage subdivision application to proceed without a hydrogeologic study, see Case 20-005-Va.

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. USFWS 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
 & **KELSEY ROAD**
 COUNTY OF ROCKINGHAM
NOTTINGHAM, NH



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

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

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|---------------------|-----|
| 4 | | | |
| 3 | | | |
| 2 | 5/22/20 | rev per PB comments | dnv |
| 1 | 3/30/20 | rev lots | dnv |

APPROVED
 BY THE TOWN OF NOTTINGHAM PLANNING BOARD

| |
|----------|
| CHAIRMAN |
| |
| |
| |
| |
| |
| DATE |

DWG NAME: 017sub FB: 54/53-69

Legend:

- C1 See Curve Table
- L1 See Length Table
- RCRD Rockingham County Registry of Deeds
- Iron Pipe Found
- Drill Hole Found
- ⊕ Utility Pole
- ⋯⋯⋯ Approx. Aquifer Protection Zone
- ⋯⋯⋯ Building Setback
- ⋯⋯⋯ Septic Setback
- ⋯⋯⋯ Wetland Boundary
- D— Culvert
- OHU— Overhead Utilities

Length Table:

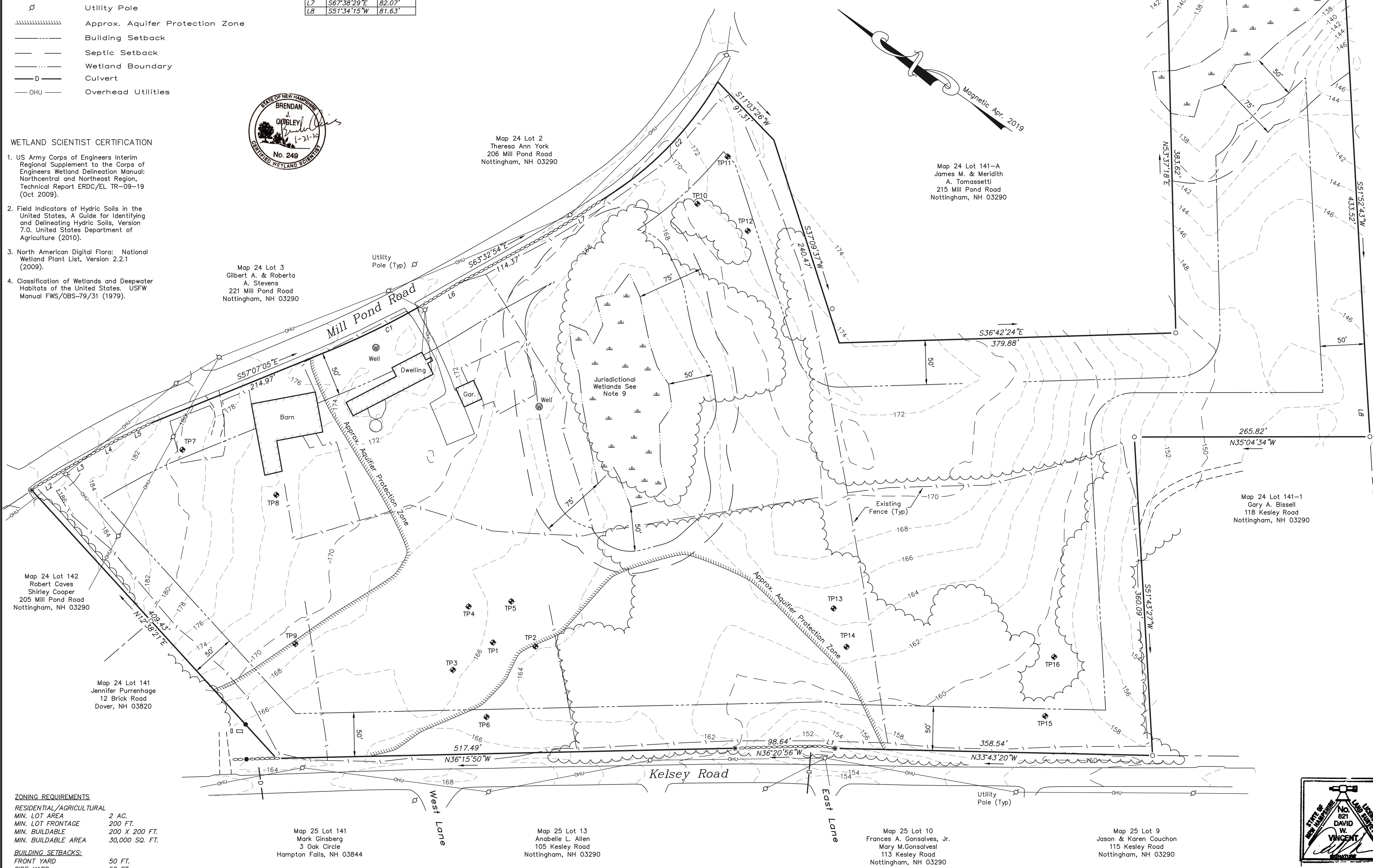
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
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| L2 | S67°27'19"E | 38.93' |
| L3 | S65°01'23"E | 45.12' |
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- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/31 (1979).



Notes:

- The purpose of this plan is to depict the existing conditions of the subject property at the time of the field survey during May 2019.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed April/May 2019, Least Squares Balance.
- 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.
 - a.) 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 24.
- Parcel is located in the Residential/Agricultural Zoning District and the Aquifer Protection Wetlands Conservation Overlay Districts.
- 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. 330150210E, 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 811.
- Existing Lot Area: 16.06 Acres
- Vertical Datum: Approximate USGS 1929.

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

Map 24 Lot 141-1
Gary A. Bissell
118 Kesley Road
Nottingham, NH 03290

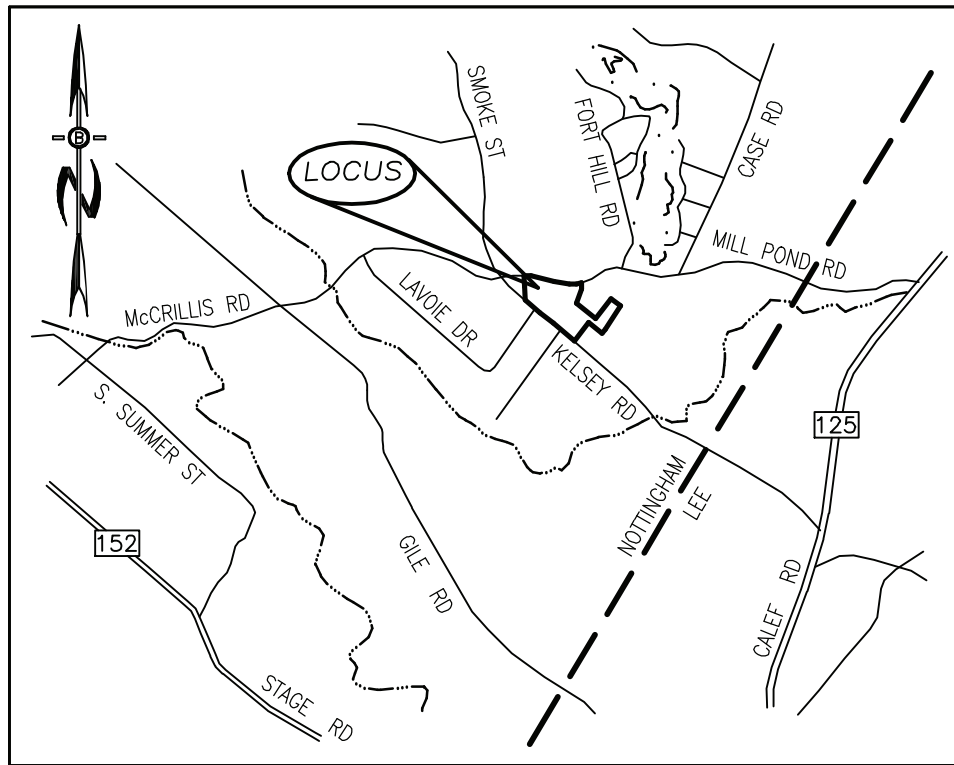
EXISTING CONDITIONS PLAN
PREPARED FOR
LANGDON CONSTRUCTION LLC
SHOWN AS
TAX MAP 24 / LOT 141-2
LOCATED AT
209 MILL POND ROAD
& **KELSEY ROAD**
COUNTY OF ROCKINGHAM
NOTTINGHAM, NH



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 | 5/22/20 | rev per PB comments | drv |



LOCATION MAP
1" = 3000'

WETLAND NOTES

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

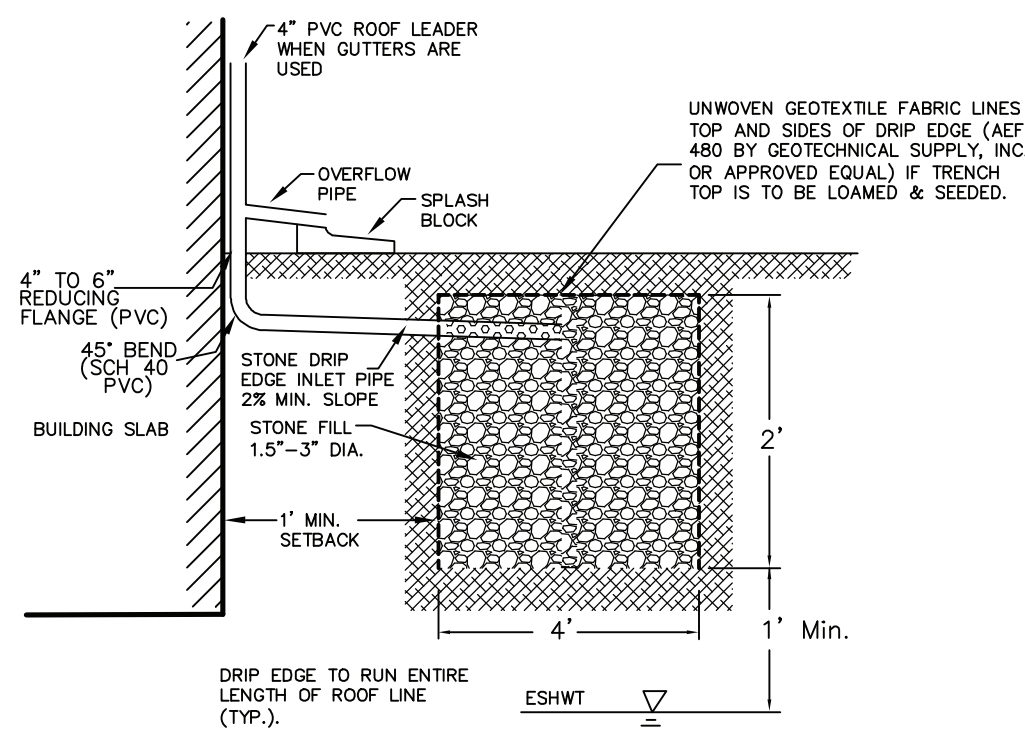
1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC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

SCS SOILS LEGEND

- 12B HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
- 12C HINCKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
- 30B UNADILLA VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- 140B CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8 PERCENT SLOPES, ROCKY
- 313B DEERFIELD LOAMY FINE SAND, 3 TO 8 PERCENT SLOPES
- 547B WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY

DRAINAGE NOTES

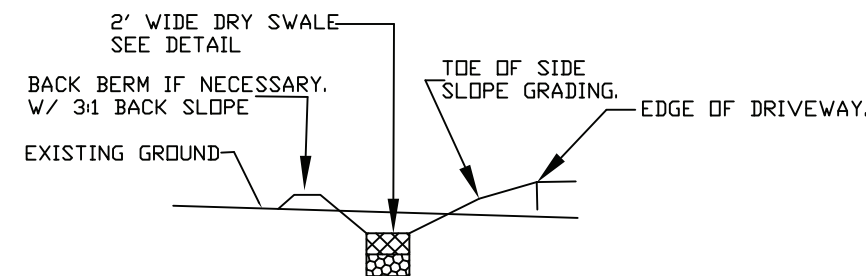
1. PROPOSED DRIVEWAYS TO HAVE 2" BOTTOM-WIDTH BIORETENTION DRY SWALES EITHER SIDE (SEE DETAIL).
2. ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
3. ALL SNOW SHALL BE STORED OFF OF PAVEMENT ACCESS WAYS IN THE BIO-SWALES. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.



NOT TO SCALE
STONE DRIP EDGE SECTION

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- FAILED TEST PIT W/ NO.
- STONE WALL
- EXISTING FENCE LINE
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- 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



CROSS SECTION NOTES

1. ALL FILL TO BRING SWALE BOTTOM TO SUBGRADE SHALL BE INSTALLED IN NO GREATER THAN 24" LIFTS
2. ALL FILL SHALL BE LOOSELY COMPACTED.
3. UNDERDRAIN IS NOT REQUIRED AS PART OF THE PLAN. IF THE CONTRACTOR FINDS EXCESSIVE GROUNDWATER THE DESIGN ENGINEER IS TO BE NOTIFIED.
4. SUBGRADE - CONTRACTOR SHALL REMOVE FILL MATERIAL & PROVIDE GRANULAR BACKFILL UNDER SWALE WASHED STONE LAYER. SCARIFY SUBGRADE PRIOR TO PLACEMENT OF STONE LAYER. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER.

TYPICAL DRY SWALE CROSS-SECTION

| FILTER MEDIA MIXTURES | | | |
|--|------------------------------|-----------|--|
| Component Material | Percent of Mixture by Volume | Sieve No. | Gradation of material Percent by Weight Passing Standard Sieve |
| Filter Media Option A | | | |
| ASTM C-33 concrete sand | 50 to 55 | | |
| Loamy sand topsoil, with fines as indicated | 20 to 30 | 200 | 15 to 25 |
| Moderately Fine shredded bark or wood fiber mulch, with fines as indicated | 20 to 30 | 200 | < 5 |

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. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS NOT REQUIRED.
9. ALL NEW HOUSES TO BE EQUIPPED WITH STONE DRIP EDGES TO COLLECT ROOF RUNOFF (SEE DETAIL).
10. ALL NEW DRIVEWAYS TO HAVE BIORETENTION (DRY) SWALES ON THE LOW SIDE (SEE DETAILS).

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

ZONING REQUIREMENTS

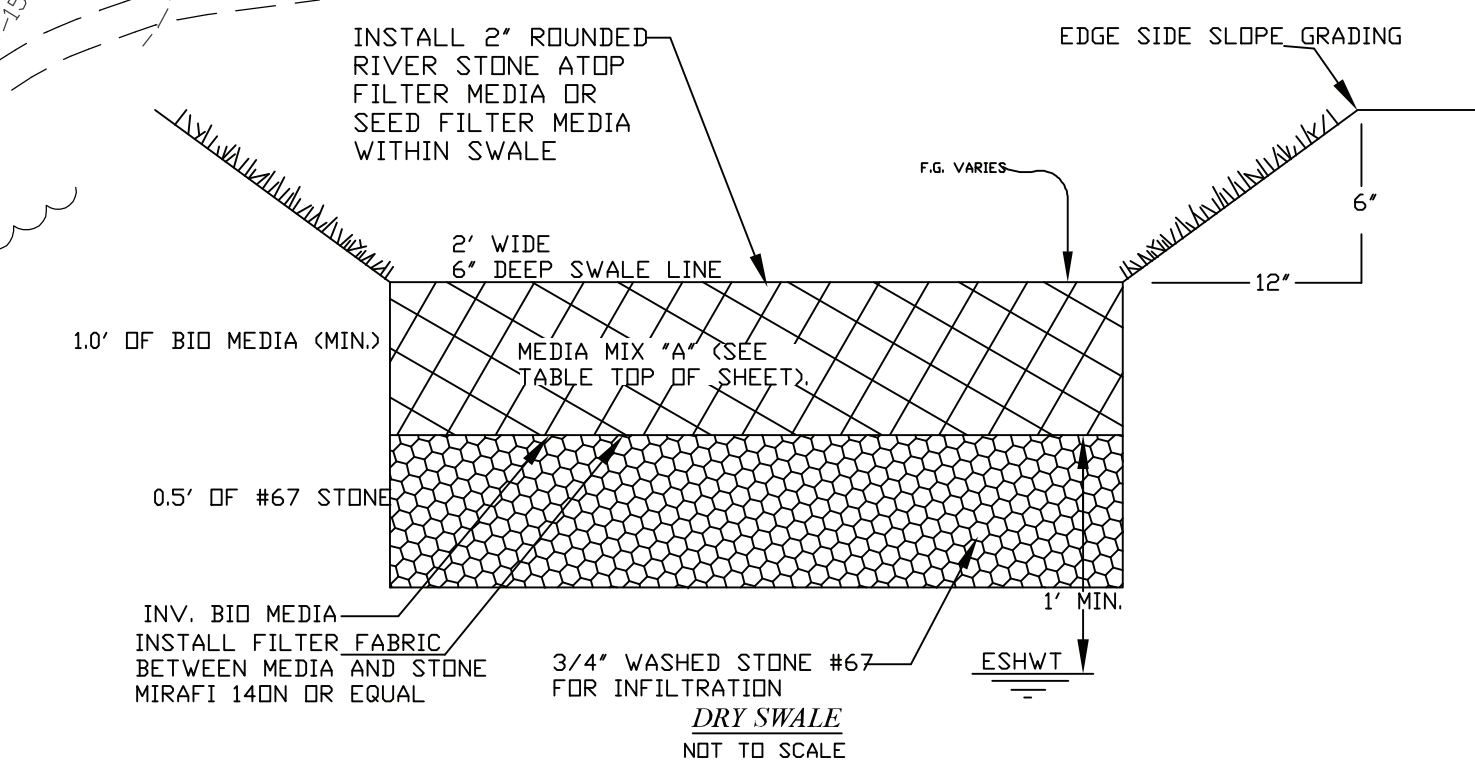
ZONE: RESIDENTIAL/AGRICULTURAL-(RA)
MIN. LOT SIZE = 2 ACRES
AQUIFER PROTECTION ZONE = 3 ACRES
MIN. FRONTAGE = 200'
MAX. HEIGHT = 34'
MIN. OPEN SPACE = 60%

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'

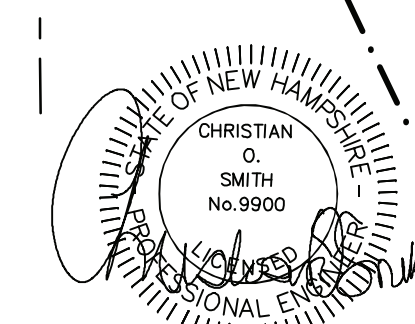
| CRUSHED STONE BEDDING * | SIEVE SIZE | % PASSING BY WEIGHT |
|-------------------------|------------|---------------------|
| | 1" | 100 |
| | 3/4" | 90 - 100 |
| | 3/8" | 20 - 55 |
| | # 4 | 0 - 10 |
| | # 8 | 0 - 5 |

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS



APPROVAL BLOCK

APPROVED TOWN OF NOTTINGHAM PLANNING BOARD
CHAIRPERSON _____ DATE _____



| | |
|--|------------------|
| REVISED PER PLANNING BOARD & SRPC COMMENTS. | 3-30-20 |
| 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 |