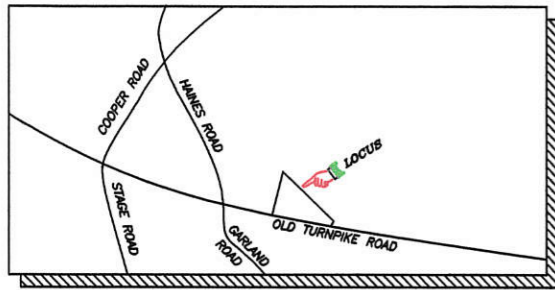


**LEGEND**

- DENOTES SET DRILL HOLE IN STONE WALL
- DENOTES GRANITE BOUND
- DENOTES EXISTING UTILITY POLE
- DENOTES SOIL TYPE LINE
- DENOTES SET WITNESS IRON PIN AT DRILL HOLE IN STONE WALL
- DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE

NO.	DATE	DESCRIPTION	BY
1	4/17/19	CHANGE LOT LINE	RTB



VICINITY

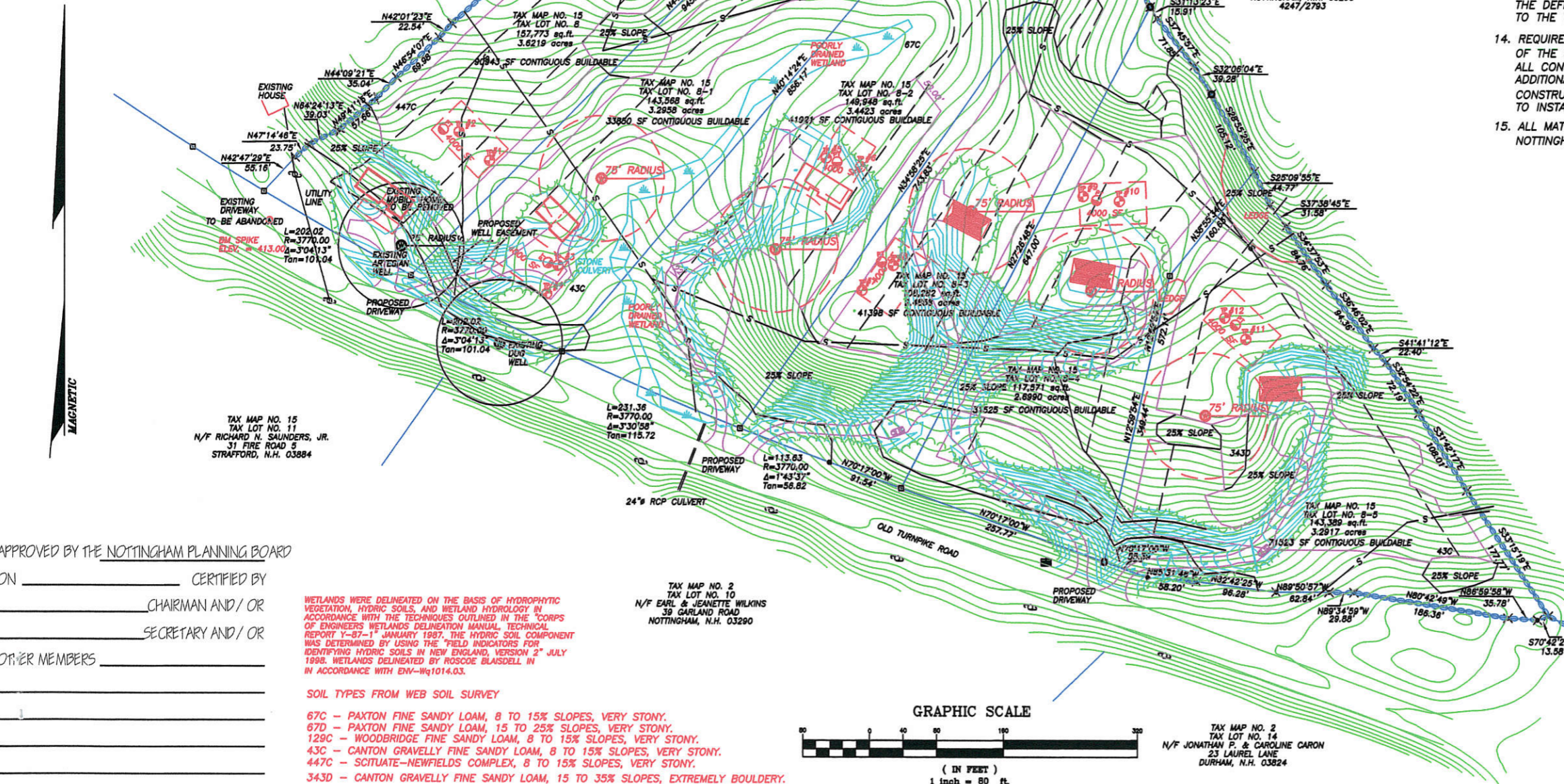
**PLAN REFERENCES:**

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- UNRECORDED "FEDERAL AID SECONDARY PROJECT NO. S 18(1)" SHEETS TO2 & TO3 DATED APRIL 17, 1945.

**NOTES:**

- LAND IS DESCRIBED BY DEED OF JEFFREY COLE BUILDERS, LLC OF 140 RAYMOND ROAD, NOTTINGHAM, NH 03290 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5845 PAGE 1614 ON AUGUST 16, 2017.
- I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN OCT., 2017 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000" ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
- LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE.
- LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE(RA).
- NH DOT DRIVEWAY PERMIT NUMBER: \_\_\_\_\_
- PURPOSE OF PLAN: TO CREATE 5 NEW RESIDENTIAL BUILDING LOTS FROM TAX MAP 15 LOT 8. TOTAL AREA INVOLVED IS 18.8808 ACRES.
- MIN LOT SIZE 2 ACRES, MIN FRONTAGE 200', MIN SETBACKS 50' ALL SIDES.
- ALL LOTS HAVE OVER 30,000 SF OF CONTIGUOUS BUILDABLE LAND.
- THIS SUBDIVISION IS SUBJECT TO THE NOTTINGHAM IMPACT FEE SCHEDULE.
- ALL HOUSES BUILT IN THIS SUBDIVISION ARE REQUIRED TO HAVE A SPRINKLER SYSTEM INSTALLED FOR FIRE PROTECTION.
- STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER: \_\_\_\_\_
- SEE CONDITIONS OF NHDOT DRIVEWAY PERMITS. LOT OWNERS TO MAINTAIN A 400' SIGHT DISTANCE BY REMOVING NECESSARY VEGETATION.
- 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS.

*Roscoe T. Blaisdell*

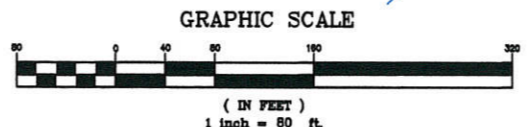


A SURVEY AND PLAT OF A  
**SUBDIVISION**  
 PREPARED FOR THE OWNER OF RECORD  
**JEFFREY COLE BUILDERS, LLC**  
 SITUATED IN THE TOWN OF  
**NOTTINGHAM, NH**  
 TAX MAP 15 LOT 8

APPROVED BY THE NOTTINGHAM PLANNING BOARD  
 ON \_\_\_\_\_ CERTIFIED BY  
 \_\_\_\_\_ CHAIRMAN AND/ OR  
 \_\_\_\_\_ SECRETARY AND/ OR  
 OTHER MEMBERS \_\_\_\_\_

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2" JULY 1998. WETLANDS DELINEATED BY ROSCOE BLAISDELL IN ACCORDANCE WITH ENV-10410.03.

SOIL TYPES FROM WEB SOIL SURVEY  
 67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.  
 67D - PAXTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY.  
 129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.  
 43C - CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.  
 447C - SCITUATE-NEWFIELDS COMPLEX, 8 TO 15% SLOPES, VERY STONY.  
 343D - CANTON GRAVELLY FINE SANDY LOAM, 15 TO 35% SLOPES, EXTREMELY BOULDERY.



NEW HAMPSHIRE  
 Designer of  
 Subsurface Disposal  
 Systems  
 Roscoe T. Blaisdell  
 No. 1439  
 Department of Environmental Services

PREPARED BY:  
**BLAISDELL SURVEY, LLC**  
**ROSCOE T. BLAISDELL, LLS**  
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077  
 DATE: 11/02/17 603-895-9947 JOB NO. 2559  
 FB NO. 31 DRAWING NAME: 2559SUB BLAISDELL@COMCAST.NET

TAX MAP NO. 2  
 TAX LOT NO. 14  
 N/F JONATHAN P. & CAROLINE CARON  
 23 LAUREL LAVE  
 DURHAM, N.H. 03824

TAX MAP NO. 2  
 TAX LOT NO. 10  
 N/F EARL & JEANETTE WILKINS  
 39 GARLAND ROAD  
 NOTTINGHAM, N.H. 03290

TAX MAP NO. 15  
 TAX LOT NO. 11  
 N/F RICHARD N. SAUNDERS, JR.  
 31 FIRE ROAD 5  
 STRAFFORD, N.H. 03884

TAX MAP NO. 2  
 TAX LOT NO. 1-D  
 N/F MAPLE HILL CONDOMINIUMS  
 138 OLD TURNPIKE ROAD  
 NOTTINGHAM, N.H. 03290  
 4247/2793

TAX MAP NO. 2  
 TAX LOT NO. 1  
 N/F DANIEL J. & SUSAN M. COMTE  
 13 NELSON ROAD  
 NOTTINGHAM, N.H. 03290  
 4271/349

TAX MAP NO. 15  
 TAX LOT NO. 7  
 N/F SAMUEL P. M. DEMERITT  
 213 OLD TURNPIKE ROAD  
 NOTTINGHAM, N.H. 03290  
 2568/963

TAX MAP NO. 15  
 TAX LOT NO. 6  
 N/F JOSEPH SCHETTINI  
 PO BOX 454  
 EASTON, MD 21601  
 5387/2690

**LEGEND**

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- DENOTES GRANITE BOUND
- ⊕ DENOTES EXISTING UTILITY POLE
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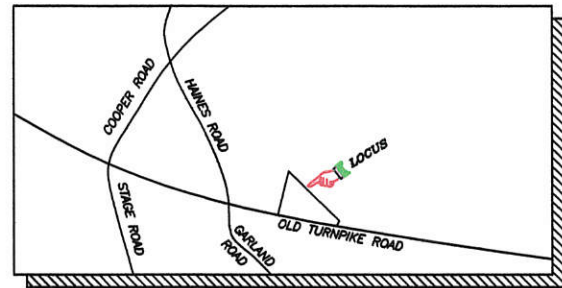
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**VICINITY**

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TAX LOT NO. 11  
N/F RICHARD N. SAUNDERS, JR.  
31 FIRE ROAD S  
STRAFFORD, N.H. 03884

TAX MAP NO. 15  
TAX LOT NO. 7  
N/F SAMUEL P. M. DEMERITT  
213 OLD TURNPIKE ROAD  
NOTTINGHAM, N.H. 03290  
2586/983

TAX MAP NO. 15  
TAX LOT NO. 8  
N/F JOSEPH SCHETTINI  
PO BOX 434  
EASTON, MD 21601  
5387/2690

TAX MAP NO. 2  
TAX LOT NO. 1  
N/F DANIEL J. & SUSAN M. COMTE  
13 NIELSON ROAD  
NOTTINGHAM, N.H. 03290  
4271/349

TAX MAP NO. 2  
TAX LOT NO. 1-D  
N/F MAPLE HILL CONDOMINIUMS  
138 OLD TURNPIKE ROAD  
NOTTINGHAM, N.H. 03290  
4247/2793

TAX MAP NO. 2  
TAX LOT NO. 10  
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NOTTINGHAM, N.H. 03290

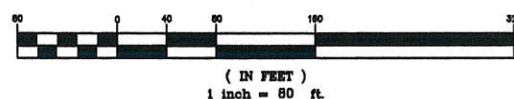
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23 LAUREL LANE  
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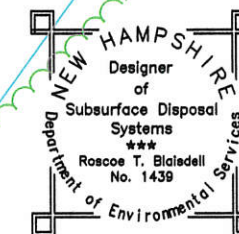
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**GRAPHIC SCALE**



A SURVEY AND PLAT OF A  
SUBDIVISION  
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SITUATED IN THE TOWN OF  
**NOTTINGHAM, NH**  
TAX MAP 15 LOT 8



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\_\_\_\_\_ SECRETARY AND / OR

OTHER MEMBERS \_\_\_\_\_

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