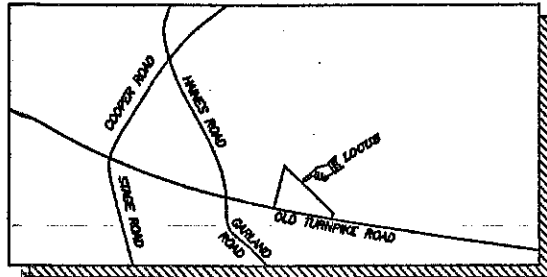


**LEGEND**

- DENOTES SET DRILL HOLE IN STONE WALL
- DENOTES GRANITE BOUND
- DENOTES EXISTING UTILITY POLE
- DENOTES SET WITNESS IRON PIN AT DRILL HOLE IN STONE WALL
- DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE
- DENOTES EDGE OF BUILDABLE AREA

NO.	DATE	DESCRIPTION	BY
3	6/26/18	CHANGE DRIVEWAYS	RTB
2	5/23/18	CHANGE LOT LINE	RTB
1	4/17/18	CHANGE LOT LINE	RTB



VICINITY

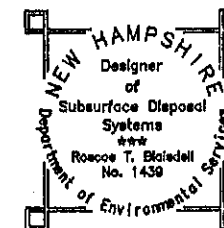
**PLAN REFERENCES:**

- R.C.R.D. #D-31383 "PLAT OF LAND FOR PAUL B. AUGER & MARGARET V. AUGER IN NOTTINGHAM, NH ROCKINGHAM COUNTY" PREPARED BY LANDRY SURVEYING, LLC DATED FEBRUARY, 2004.
- R.C.R.D. #D-17151 "SURVEYED FOR JOSEPH SCETTINI NOTTINGHAM" PREPARED BY ERNEST E. VEINOTTE DATED JUNE 30, 1987.
- UNRECORDED "FEDERAL AID SECONDARY PROJECT NO. S 18(1)" SHEETS 102 & 103 DATED APRIL 17, 1945.

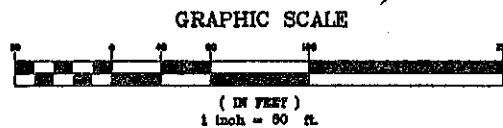
**NOTES:**

- 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 B. 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 IN ACCORDANCE WITH NFPA 13-D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE-AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES.
- 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 DEFICIENCY 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 AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

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 B



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: 2559SLB RBLAISDELL@COMCAST.NET



APPROVED BY THE NOTTINGHAM PLANNING BOARD

CERTIFIED BY \_\_\_\_\_  
 CHAIRMAN AND/ OR  
 SECRETARY AND/ OR

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TAX MAP NO. 15  
 TAX LOT NO. 10  
 N/F EARL & JEANETTE WALKINS  
 39 GARLAND ROAD  
 NOTTINGHAM, N.H. 03290

TAX MAP NO. 15  
 TAX LOT NO. 14  
 N/F JONATHAN P. & CAROLINE CARON  
 23 LAUREL LANE  
 DURHAM, N.H. 03824

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. 15  
 TAX LOT NO. 8  
 246,671 sq. ft.  
 5.7067 acres

TAX MAP NO. 15  
 TAX LOT NO. 8 SUBLOT 1  
 267,357 sq. ft.  
 6.0976 acres

TAX MAP NO. 15  
 TAX LOT NO. 8 SUBLOT 2  
 171,137 sq. ft.  
 3.9226 acres

TAX MAP NO. 15  
 TAX LOT NO. 8 SUBLOT 3  
 145,304 sq. ft.  
 3.3387 acres

TAX MAP NO. 2  
 TAX LOT NO. 1  
 N/F COMTE FAMILY FARM, LLC  
 15 WELSON ROAD  
 NOTTINGHAM, N.H. 03290  
 4271/348

TAX MAP NO. 15  
 TAX LOT NO. 7  
 N/F SAMUEL P. M. DEVERITT  
 215 OLD TURNPIKE ROAD  
 NOTTINGHAM, N.H. 03290  
 2666/963

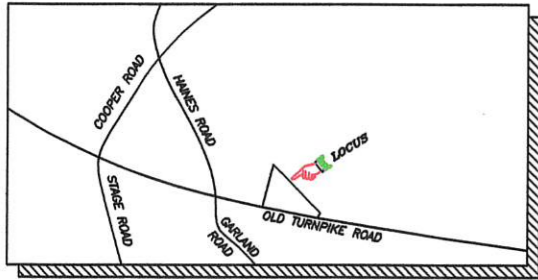
TAX MAP NO. 15  
 TAX LOT NO. 9  
 N/F JOSEPH SCETTINI  
 PO BOX 454  
 EASTON, MD 21601  
 5387/2690

TAX MAP NO. 2  
 TAX LOT NO. D  
 N/F MAPLE HILL CONDOMINIUMS, LLC  
 183 OLD TURNPIKE ROAD  
 NOTTINGHAM, N.H. 03290  
 4247/2763

**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
- DENOTES EDGE OF BUILDABLE AREA

NO.	DATE	DESCRIPTION	BY
3	6/28/18	CHANGE DRIVEWAYS	RTB
2	5/23/18	CHANGE LOT LINE	RTB
1	4/17/18	CHANGE LOT LINE	RTB



VICINITY

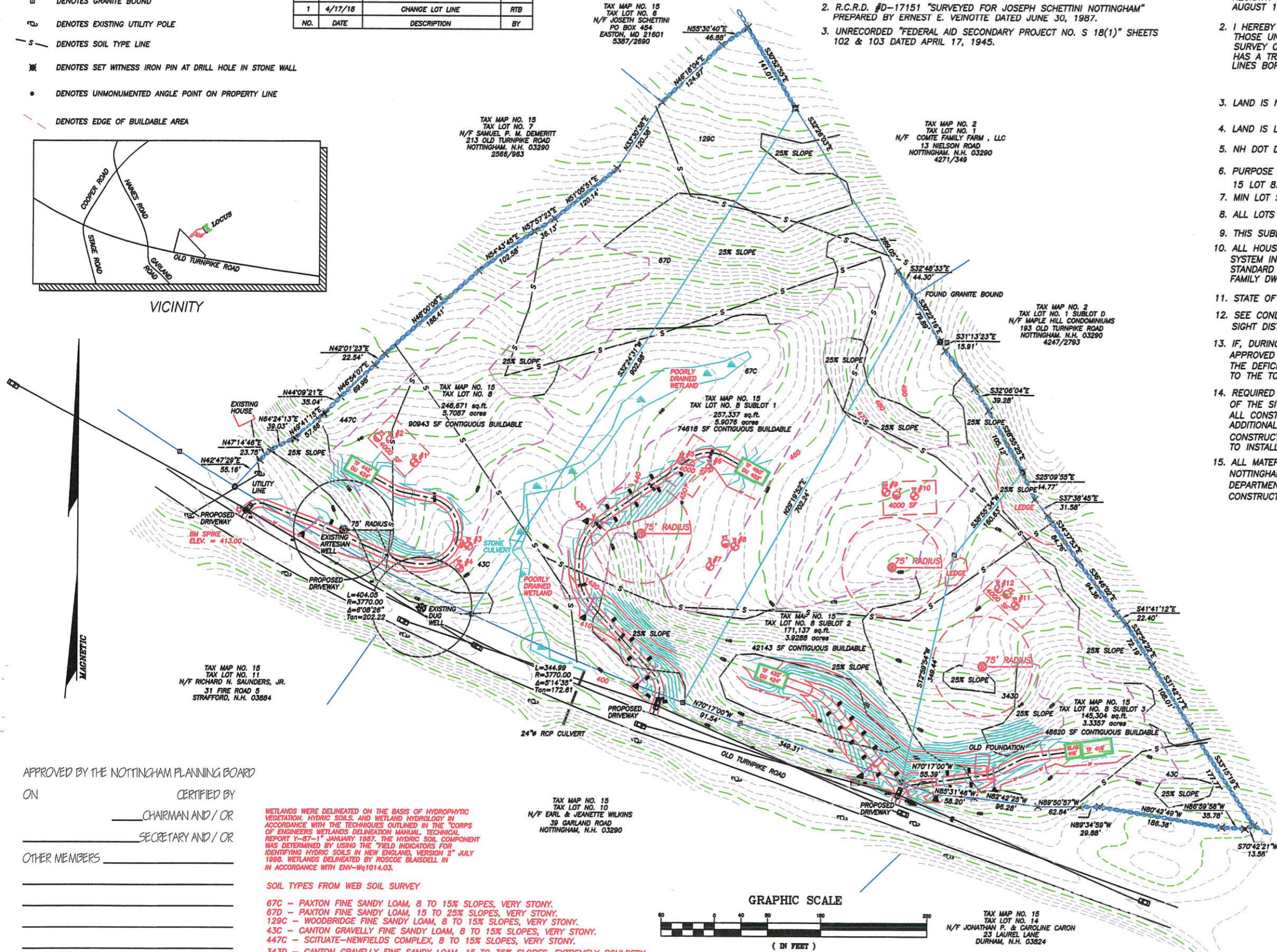
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*Roscoe T. Blaisdell*



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

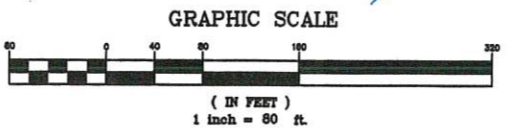


PREPARED BY:  
**BLAISDELL SURVEY, LLC**  
**ROSCOE T. BLAISDELL, LLS**  
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077  
 DATE: 11/02/17 603-895-9947 JOB NO. 2559  
 FB NO. 31 DRAWING NAME: 2559SUBJ RBLAISDELL@COMCAST.NET  
 SHEET 2

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 1986. WETLANDS DELINEATED BY ROSCOE T. BLAISDELL IN ACCORDANCE WITH ENV-NH1014.03.

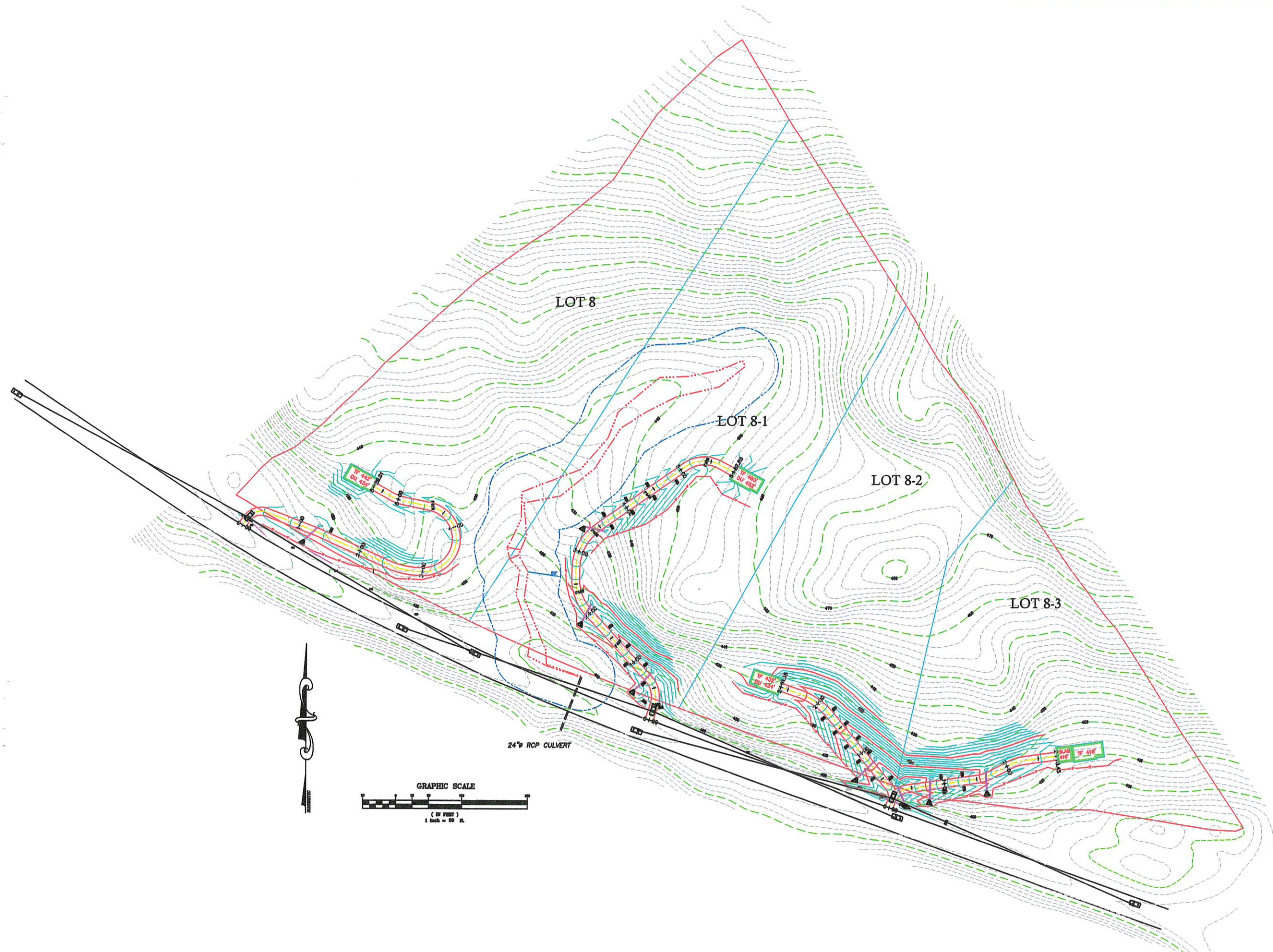
SOIL TYPES FROM WEB SOIL SURVEY  
 67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.  
 67D - PAXTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY.  
 129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.  
 43C - CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.  
 447C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



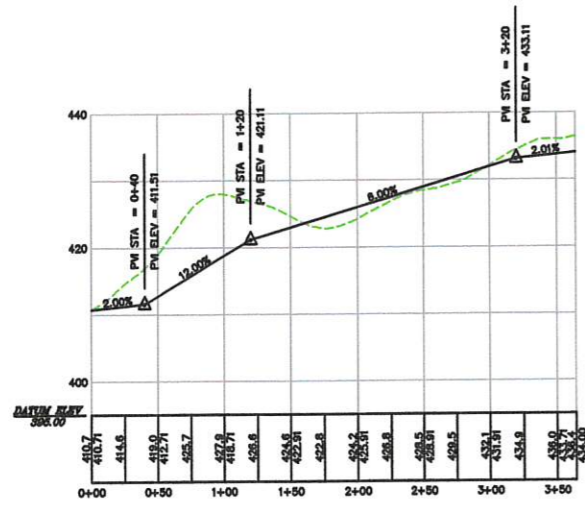
GRADING PLAN  
 A SURVEY AND PLAT OF A  
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 SITUATED IN THE TOWN OF  
**NOTTINGHAM, NH**  
 TAX MAP 15 LOT 8



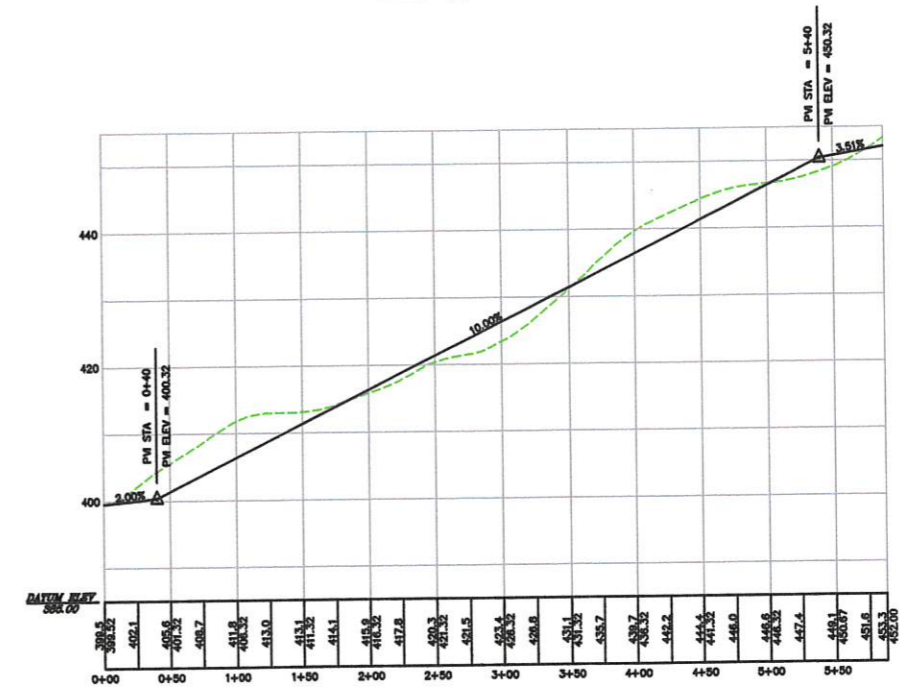
PREPARED BY:  
**BLAISDELL SURVEY, LLC**  
**ROSCOE T. BLAISDELL, L.L.S.**  
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077  
 DATE: 11/02/17 603-895-9947 JOB NO. 2999  
 PD NO. 21 DRAWING NAME: 2999S1B BBLAISDELL@COMCAST.NET



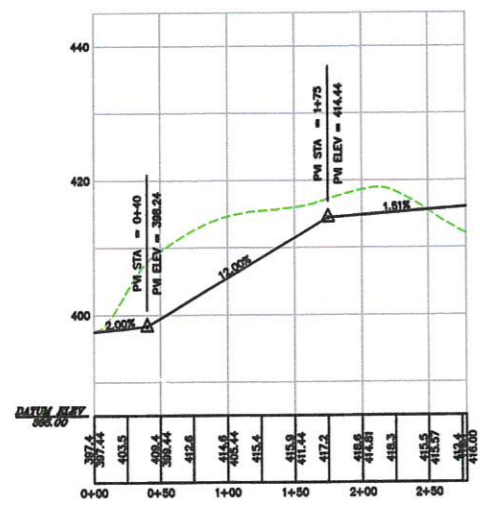
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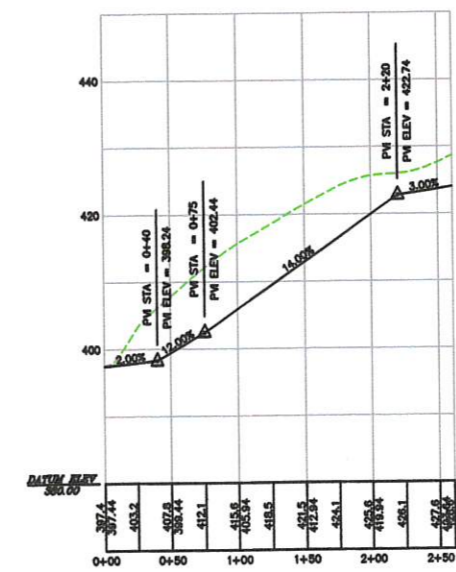
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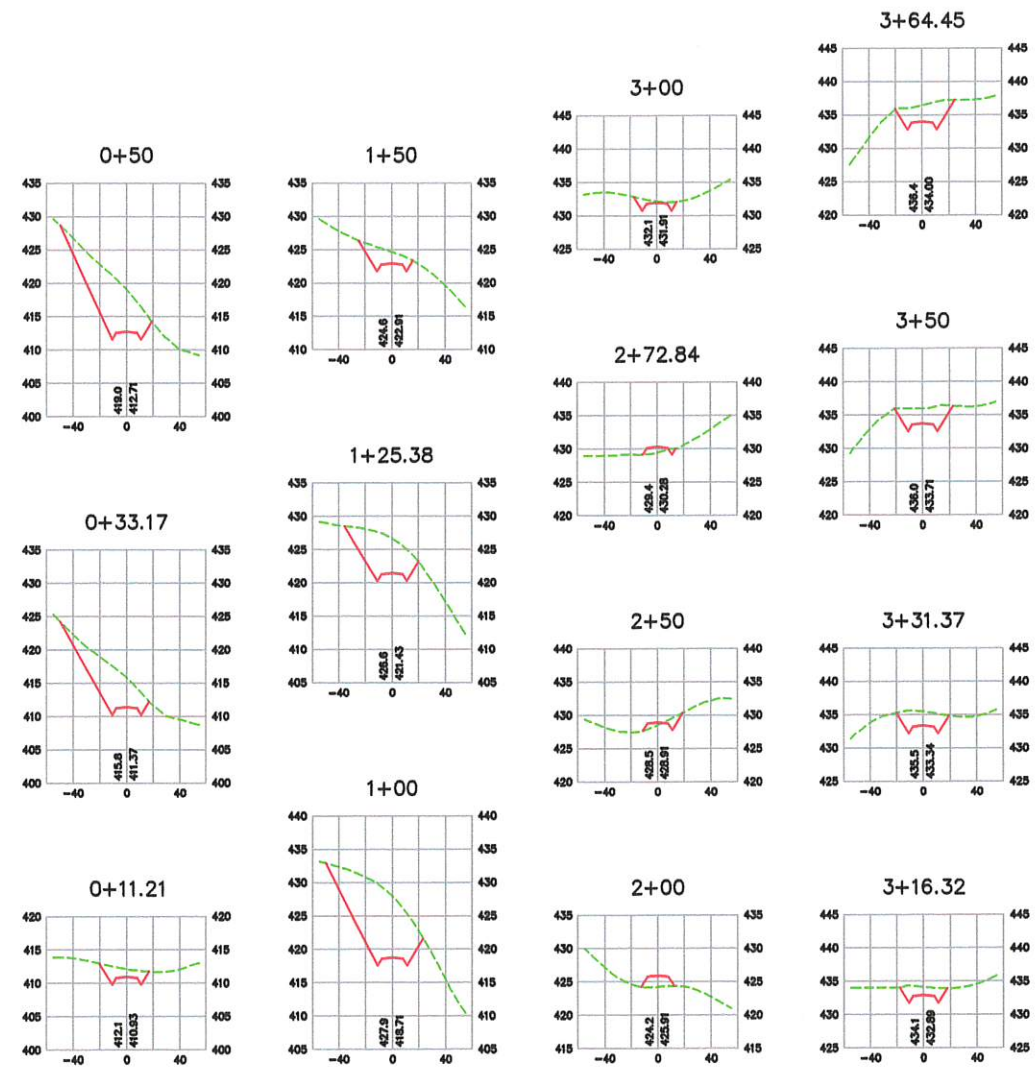
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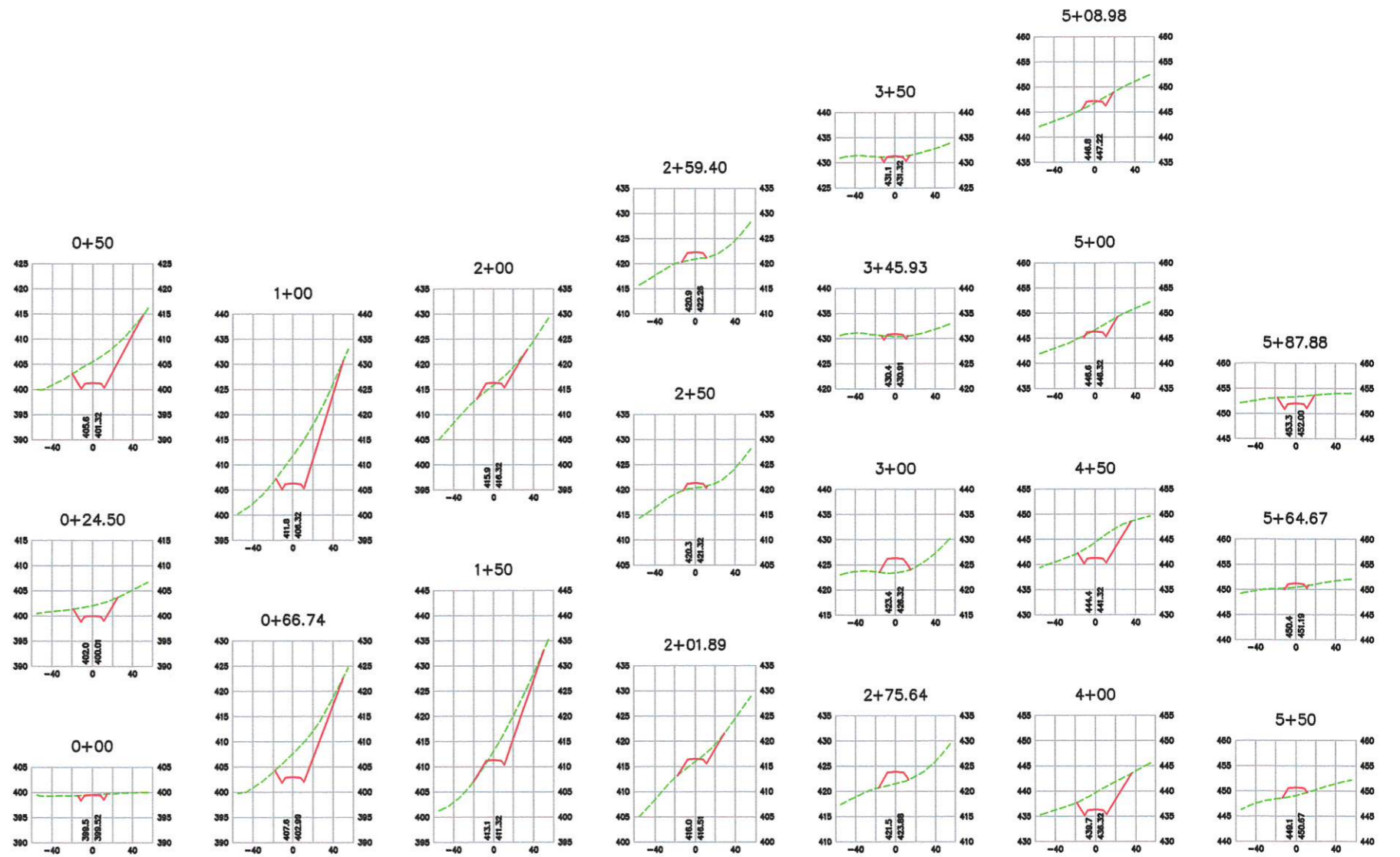
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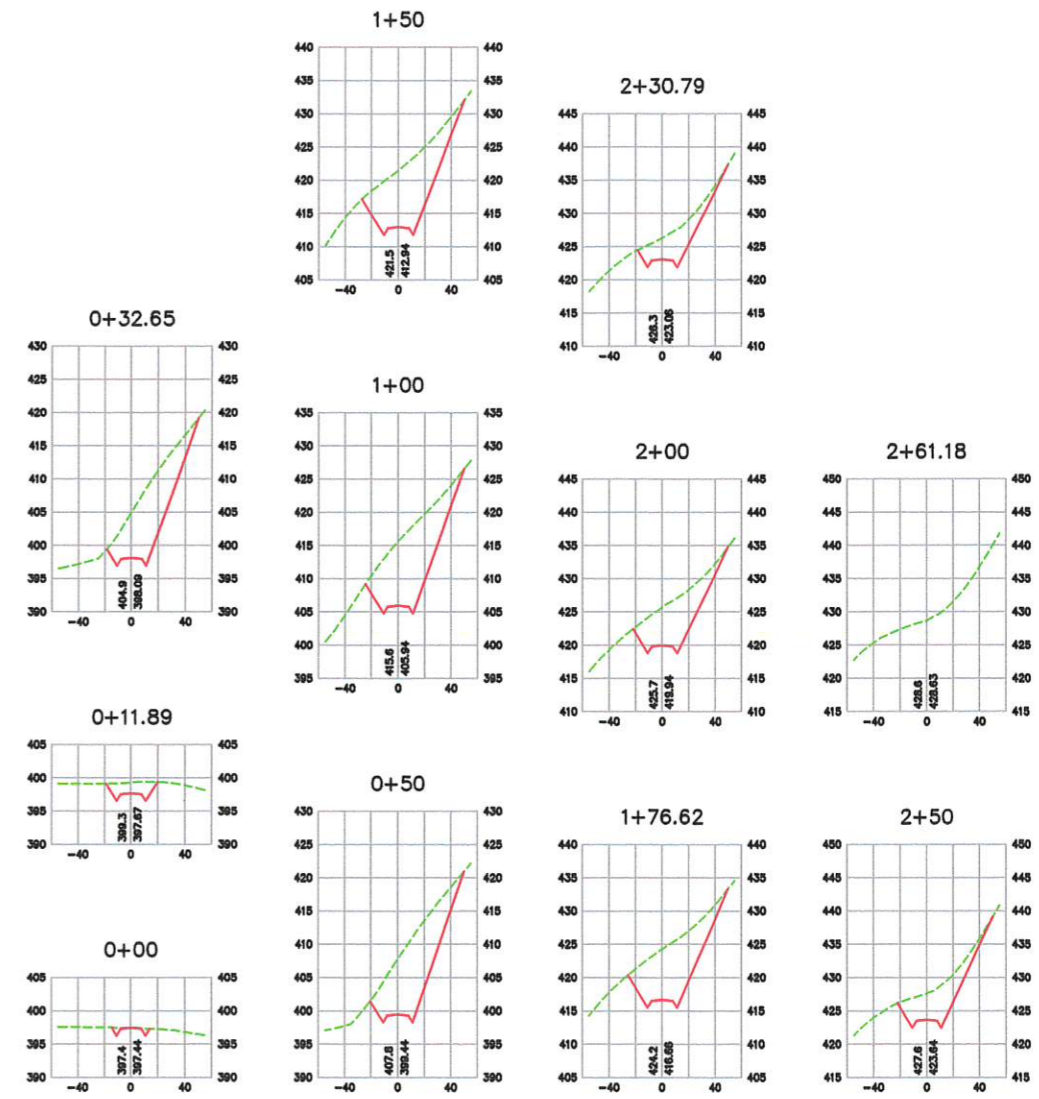
# LOT 8



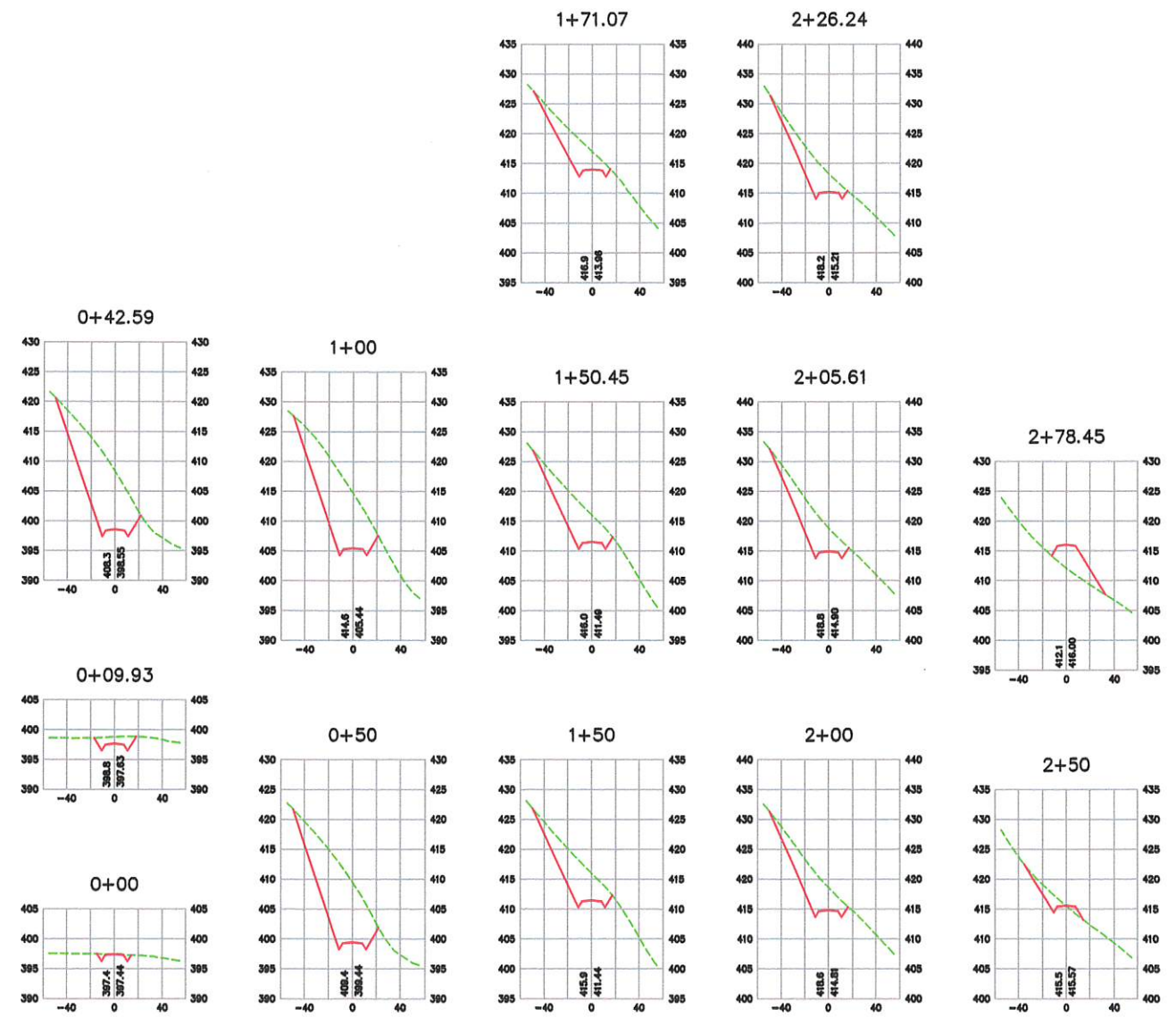
# LOT 8-1



# LOT 8-2



# LOT 8-3





# DETAILS

