

ABUTTERS LIST

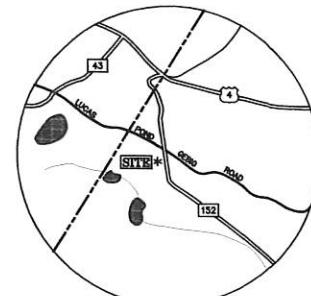
17-2	DUSTAN & HEATHER KEUENHOFF 366 STAGE ROAD NOTTINGHAM, NH 03290	32-5	FANNY S. & DUDLEY A. AUTIO 849 WHITE POINT BLVD. CHARLESTON, SC 29412 BOOK 5458, PAGE 2912
17-3	LIGHTFOOT, Inc. 368 STAGE ROAD W. NOTTINGHAM, NH 03291	32-17	NATHAN & KIMBERLY DAVIES PO BOX 136 W. NOTTINGHAM, NH 03291 BOOK 4299, PAGE 0001
17-4	EDWARD J. GUNDERSON II & SUZANNE P. MAASS 8 LUCAS POND ROAD NOTTINGHAM, NH 03290 BOOK 3080, PAGE 2851	32-18	MAE-RIITER, LLC PO BOX 53 W. NOTTINGHAM, NH 03291 BOOK 4326, PAGE 2355
17-4A-1	MARC P. & ANNETTE LEDOUX 10 LUCAS POND ROAD NOTTINGHAM, NH 03290 BOOK 4808, PAGE 864	17-39-2-1	JOSEPH H. & JUDITH A. BELANGER 361 STAGE ROAD NOTTINGHAM, NH 03290 BOOK 3776, PAGE 1310
17-6-9	JEFFREY D. & SAMANTHA C. ALBERTS 10 DEVONSHIRE DRIVE NOTTINGHAM, NH 03291 BOOK 5374, PAGE 1567		
17-42	WILLIAM M. & PATRICIA A. CASSON 363 STAGE ROAD NOTTINGHAM, NH 03291		

SOIL TYPE

140C; Chatfield-Hollis-Canton complex
"Soil Survey of Rockingham County, NH"

WETLAND SCIENTIST NOTE:

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on June 10, 2017. The flags were surveyed located by Atlantic Survey Company, LLC. 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 Northcentral Region, (Version 2, January 2012). 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 8.0 (2016) 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 3.3). An official vernal pool survey was not conducted, however, two potential vernal pools were noted during the wetland delineation. Wetlands were delineated per Env-wq 1014.06.



LOCATION PLAN

TOWN NOTES

"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."

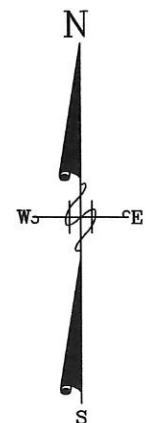
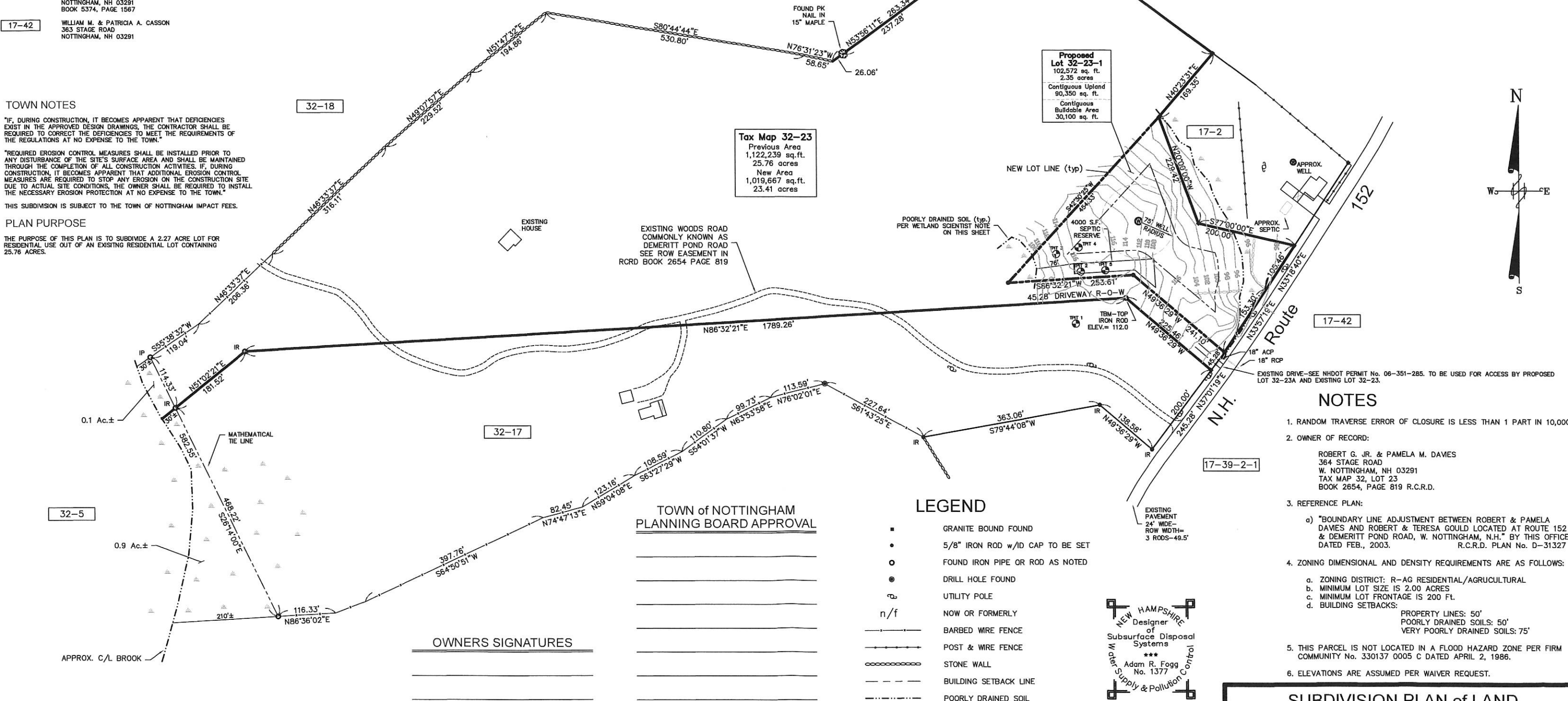
"REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION 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."

THIS SUBDIVISION IS SUBJECT TO THE TOWN OF NOTTINGHAM IMPACT FEES.

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A 2.27 ACRE LOT FOR RESIDENTIAL USE OUT OF AN EXISTING RESIDENTIAL LOT CONTAINING 25.76 ACRES.

Tax Map 32-23
Previous Area
1,122,239 sq. ft.
25.76 acres
New Area
1,019,667 sq. ft.
23.41 acres



NOTES

- RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
- OWNER OF RECORD:
ROBERT G. JR. & PAMELA M. DAVIES
364 STAGE ROAD
W. NOTTINGHAM, NH 03291
TAX MAP 32, LOT 23
BOOK 2654, PAGE 819 R.C.R.D.
- REFERENCE PLAN:
a) "BOUNDARY LINE ADJUSTMENT BETWEEN ROBERT & PAMELA DAVIES AND ROBERT & TERESA GOULD LOCATED AT ROUTE 152 & DEMERRITT POND ROAD, W. NOTTINGHAM, N.H." BY THIS OFFICE DATED FEB., 2003. R.C.R.D. PLAN No. D-31327
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
a. ZONING DISTRICT: R-AG RESIDENTIAL/AGRICULTURAL
b. MINIMUM LOT SIZE IS 2.00 ACRES
c. MINIMUM LOT FRONTAGE IS 200 FT.
d. BUILDING SETBACKS:
PROPERTY LINES: 50'
POORLY DRAINED SOILS: 50'
VERY POORLY DRAINED SOILS: 75'
- THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FIRM COMMUNITY No. 330137 0005 C DATED APRIL 2, 1986.
- ELEVATIONS ARE ASSUMED PER WAIVER REQUEST.

LEGEND

- GRANITE BOUND FOUND
- 5/8" IRON ROD w/ID CAP TO BE SET
- FOUND IRON PIPE OR ROD AS NOTED
- DRILL HOLE FOUND
- UTILITY POLE
- n/f NOW OR FORMERLY
- BARBED WIRE FENCE
- POST & WIRE FENCE
- STONE WALL
- - - BUILDING SETBACK LINE
- POORLY DRAINED SOIL

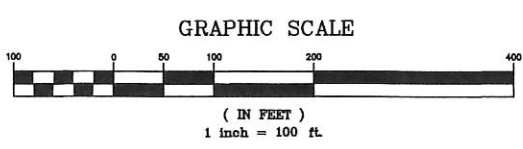
NEW HAMPSHIRE
Designer
Subsurface Disposal
Systems

Adam R. Fogg
No. 1377
Water Supply & Pollution Control

TOWN of NOTTINGHAM PLANNING BOARD APPROVAL

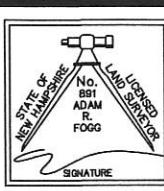
OWNERS SIGNATURES

ISSUE	DATE	DESCRIPTION	BY	CHKD.	APP.



ATLANTIC SURVEY CO., INC
25 Nute Road, Dover, New Hampshire 03820
603-659-8939

PREPARED BY:
SURVEYORS
ENGINEERS
PLANNERS



DATE: April, 2017
FIELDWORK BY: AF, TF
DESIGNED BY: AF
CAD FILE: 96130-Subdiv
PROJECT No.: 96130
SHEET 1 of 1

SUBDIVISION PLAN of LAND
PREPARED FOR
Robert G. Jr. & Pamela M. Davies
LOCATED AT
Route 152 & Demeritt Pond Road, W. Nottingham, N.H.
Tax Map 32 Lot 23
Book 4341 Page 763 R.C.R.D.