

VICINITY PLAN
SCALE: 1"=2,000'

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO REQUEST A VARIANCE FOR BUILDING SETBACK.
 2. THE PROPERTY IS DESIGNATED AS TAX MAP 16, LOT 36A.
 3. THE AREA OF THE EXISTING LOT 36A IS 2.15 ACRES (93,654 SQFT.)
 4. THE CURRENT OWNER FOR TAX MAP 16 LOT 36A: ERIC DECOTEAU, 1 OLD DOVER RD, SUITE 12, ROCHESTER NH 03290. BK 5987, PAGE 848.
 5. THE ZONING DESIGNATION FOR THE PROPERTY IS COMMERCIAL/INDUSTRIAL (ROUTE) 4 DISTRICT.
 6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE COMMERCIAL/INDUSTRIAL DISTRICT:

MIN. ROAD FRONTAGE	= CONTIGUOUS FRONTAGE 200'
MIN. LOT SIZE	= 87,120 SF (2 ACRES)
MIN. ROAD SETBACK	= 100' (INDUSTRIAL 150')
MIN. SIDE/REAR SETBACK	= 100'
WETLAND/WATERBODY SETBACK	= 50'
MAXIMUM STRUCTURE HEIGHT	= 34'
SEPTIC SETBACK	= 50'/75' HYDRIC SOILS
 7. THE EXISTING USE OF TM 16 LOT 36A IS VACANT LAND.
 8. THE PROPOSED USE OF TM 16 LOT 36A WILL BE COMMERCIAL USE.
 9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 10. WATER TO BE PROVIDED BY ON-SITE WELLS.
 11. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
 12. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UNH.EDU.

REQUESTED WAIVER:

ZONING - COMMERCIAL - INDUSTRIAL DISTRICT

ARTICLE II, SECTION E.2(b) REQUIREMENTS:

b) SETBACKS - COMMERCIAL 100' FROM ALL BOUNDARIES.

LEGEND

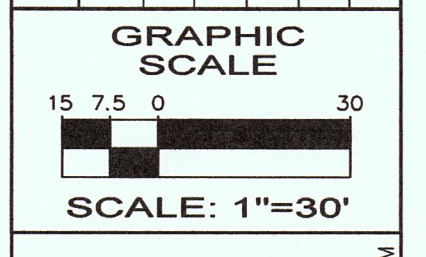
EXISTING STONEWALL	-----	WETLANDS	~~~~~
ABUTTERS PROPERTY LINES	-----	DRILL HOLE FOUND	●
SUBJECT PROPERTY LINES	-----	REBAR W/ CAP FOUND	○
PROPOSED PROPERTY LINES	-----	STONE BOUND FOUND	□
PROPERTY TIE LINE	-----	5/8" REBAR TO BE SET	●
EDGE OF PAVEMENT	-----	4"x4"x36" GRANITE BOUND TO BE SET	■
EXISTING TREELINE	-----	PROPOSED WELL	⊙
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MJR)	-570-		
EXISTING BLDG SETBACK	-----		

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF NOTTINGHAM, NH.

SCOTT R. FRANKIEWICZ, LLS

DATE:

REVISIONS	
NO.	DESCRIPTION



N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
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EXISTING CONDITIONS
TAX MAP 16 LOT 36A
ERIC DECOTEAU
248 OLD TURNPIKE ROAD (ROUTE 4)
NOTTINGHAM, NH 03290
OWNED BY
ERIC DECOTEAU
1 OLD DOVER ROAD, SUITE 12, ROCHESTER, NH 03290
BOOK 5987 PAGE 848

ROCKINGHAM CO.
JOB NO: 107.00
DATE: JUNE 22, 2020

ECP
SHT. 1 of 2