

LARGE POINTED STONE PER REF PLAN

REFERENCE PLANS:

- 1. "SUBDIVISION AND - LOT LINE ADJUSTMENT PLAN - PREPARED FOR - DENNIS J. AND BERTHA C. FOWLER - AND - GREGORY W. AND SIBYL H. PURINGTON - PRIEST ROAD - COUNTY OF ROCKINGHAM - NOTTINGHAM, NH, SCALE: 1"=100', DATED APRIL 5, 1999 BY DAVID W. VINCENT, LLS AND RECORDED IN THE R.C.R.D. AS PLAN #D-27123.
2. "SUBDIVISION PLAN - TAX MAP 20 LOT 7 - PRIEST ROAD NOTTINGHAM, N.H., SCALE: 1"=100', DATED JULY, 1989 BY ERIC C. MITCHELL & ASSOC. INC. AND RECORDED AS PLAN #D-17455 IN THE R.C.R.D.
3. "TAX MAP 20 LOT 2 - PRIEST ROAD - NOTTINGHAM, NH - OWNER - THE MURRAY & ESTHER TASKER - FAMILY TRUST OF 1993 - LAKESHORE DRIVE, NORTHWOOD, NH 03290 - SEE R.C.R.D. BOOK 3023 PAGE 361 - PREPARED FOR - UNITED STATES OF AMERICA - NATURAL RESOURCES CONSERVATION - SERVICE, DEPARTMENT OF AGRICULTURE - FEDERAL BUILDING - 2 MADBURY ROAD, DURHAM, NH 03824, SCALE: 1"=120', DATED JULY 30, 2010 BY ERIC C. MITCHELL & ASSOC. INC. AND RECORDED AS PLAN #D-36616 IN THE R.C.R.D.
4. "SKETCH - OF - LAND - BERNARD M. PALMER - NOTTINGHAM, N.H. - PHYSICAL EVIDENCE - SURVEY - DONE BY COMPASS AND TAPE, SCALE: 1"=100', DATED OCT. 1980 BY ASA H. MORGAN, R.L.S. AND RECORDED AS PLAN #10482 IN THE R.C.R.D.
5. "A SURVEY AND PLAT OF A - SUBDIVISION - TO BE KNOWN AS - COLE ESTATES - OWNED BY - FRANK W. & VIVIAN F. COLE - AND SITUATED IN THE TOWN OF - NOTTINGHAM, N.H., SCALE: 1"=50', DATED JANUARY 11, 1983 AND REVISED THROUGH MARCH 11, 1983 BY R.S.L. LAYOUT & DESIGN INC. AND RECORDED AS PLAN #D-11834 IN THE R.C.R.D.

NOTES (CONTINUED):

- 19. 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.
20. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

NRCS SOILS LEGEND: SOURCE: USDA NRCS WEB SOIL SURVEY
140C CHATFIELD-HOLLIS-CANTON COMPLEX 8 TO 15% SLOPES, ROCKY
295 FREETOWN MUCKY PEAT 0 TO 2% SLOPES
314A PIPESTONE SAND 0 TO 5% SLOPES
447A SCITUATE-NEWFIELDS COMPLEX

CERTIFICATION:

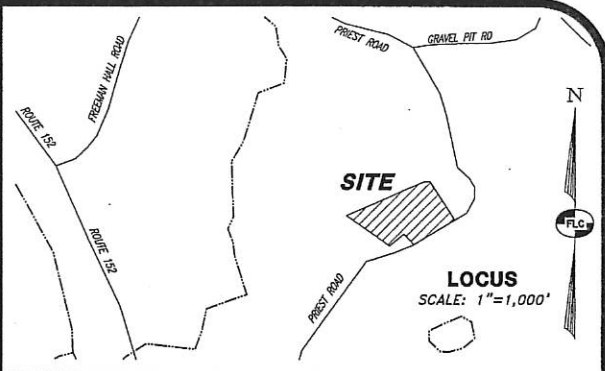
I HEREBY CERTIFY THAT LOTS 20-4 AND 20-4-2 ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE
No. 949
MICHAEL B. COOK
LAND SURVEYOR
SIGNATURE
6/27/17

CERTIFICATION:

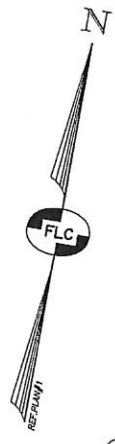
WETLANDS WERE DELINEATED ON A PORTION OF LOT 20-4 AS SHOWN IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER OF 2016.

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
C.W.S.
No. 053
CERTIFIED WETLANDS SCIENTIST
6/27/17



NOTES:

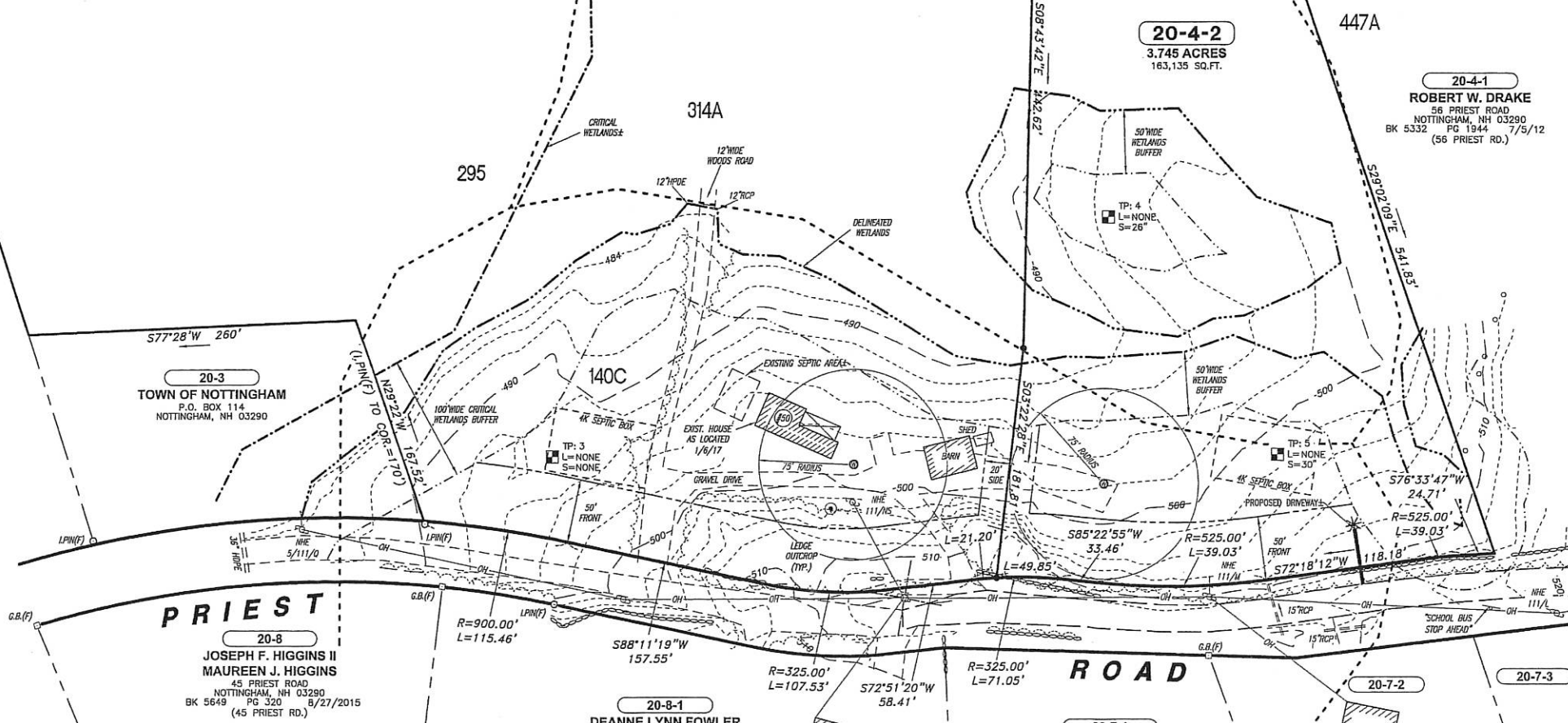
- 1. THE OWNERS OF RECORD FOR TAX MAP 20 LOT 4 ARE BERTHA C. & DENNIS J. FOWLER, 50 PRIEST ROAD, NOTTINGHAM, NEW HAMPSHIRE 03290. THE DEED REFERENCE FOR THE LOT IS BOOK 5505 PAGE 5 DATED 12/30/2013.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP PARCEL 20-4 INTO (2) TWO LOTS, AS SHOWN.
3. ZONING FOR THE ENTIRE LOT IS RESIDENTIAL - AGRICULTURAL. MINIMUM LOT SIZE IS 2 ACRES. MINIMUM LOT FRONTAGE IS 200 FEET. MINIMUM BUILDING SETBACKS ARE 50 FEET FOR FRONT AND 20 FEET FOR SIDE AND REAR LOT LINES, AS SHOWN. LOTS ARE REQUIRED TO HAVE A 200' X 200' SQUARE FIT FOR BUILDING, OR 30,000 SQ. FT. CONTIGUOUS AREA LOT ENVELOPE IN WHICH A HOUSE AND SEPTIC SYSTEM SHALL BE PLACED TO MEET ALL EXISTING SETBACK ORDINANCES.
4. AT THE MAY 30, 2017 MEETING, THE TOWN OF NOTTINGHAM ZONING BOARD OF ADJUSTMENTS GRANTED A VARIANCE UNDER ARTICLE II, SECTION C.1.C. OF THE NOTTINGHAM ZONING ORDINANCE, ALLOWING A TWO LOT SUBDIVISION WITH PROPOSED LOT 20-4-1 HAVING LESS THAN THE REQUIRED 30,000 SQ.FT. OF BUILDABLE AREA.
5. THE TOTAL AREA OF EXISTING TAX MAP LOT 20-4 PRIOR TO SUBDIVISION IS 18.03 ACRES± WITH 856.58 FEET OF FRONTAGE ALONG PRIEST ROAD.
6. PROPOSED LOT 20-4-1 CONTAINS 163,135 SQ.FT. OR 3.745 ACRES WITH 396.48' OF FRONTAGE ALONG PRIEST ROAD AND 20,733 SQ.FT. OF BUILDABLE AREA. PROPOSED LOT 20-4 (REMAINDER) CONTAINS 622,240± SQ.FT. OR 14.29± ACRES WITH 460.10' OF FRONTAGE ALONG PRIEST ROAD AND 44,614 SQ.FT. OF BUILDABLE AREA.
7. PORTIONS OF LOT 20-4 CONTAIN POORLY DRAINED WETLANDS, AND WERE DELINEATED DURING A FIELD INSPECTION BY CHRISTOPHER A. GUIDA, C.W.S., C.S.S. ON OCTOBER 19, 2016. THE CRITICAL WETLANDS ZONE WAS DETERMINED BY THE WETLANDS MAP OF THE NOTTINGHAM NATURAL RESOURCE INVENTORY, DATED 5/27/99. THERE SHALL BE NO DEVELOPMENT IN THE 100' CRITICAL WETLANDS BUFFER.
8. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. MAP #3301500115E DATED MAY 17, 2005.
10. LOT 20-4 DOES NOT LIE WITHIN AN AQUIFER ZONE OR A WELLHEAD PROTECTION AREA PER THE MAP ENTITLED "GROUNDWATER RESOURCES AND HAZARDS - TOWN OF NOTTINGHAM" DATED APRIL 23, 2014 BY THE STRAFFORD REGIONAL PLANNING COMMISSION.
11. EXISTING IMPROVEMENTS AND UTILITIES SHOWN WERE DERIVED FROM REFERENCE PLANS CITED HEREON TOGETHER WITH AN ON THE GROUND FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF DECEMBER, 2016 AND JANUARY, 2017 AND HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
12. UTILITIES HAVE BEEN PROPERLY LOCATED TO THE BEST OF MY KNOWLEDGE AND ARE SHOWN HEREON.
13. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL EXISTING EASEMENTS HAVE BEEN IDENTIFIED AND LOCATED AS SHOWN PER PLANS REFERENCED HEREON.
14. THE SEPTIC SYSTEM ON EXISTING LOT 20-4 IS REPORTEDLY FUNCTIONING NORMALLY AND IS IN GOOD WORKING ORDER.
15. PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
16. NHDES SUBDIVISION APPROVAL NUMBER IS PENDING.
17. THIS PLAN IS TO BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
18. THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS, EXCEPT ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



20-2
TOWN OF NOTTINGHAM
P.O. BOX 114
NOTTINGHAM, NH 03290
BK 5288 PG 2020 2/15/2012

LEGEND:

- RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
BUILDING SETBACK LINE
EDGE OF PAVED ROAD
EDGE OF GRAVEL ROAD
STONE WALL
EDGE OF TREE LINE
EDGE OF WETLANDS
EDGE OF CRITICAL WETLANDS
WETLANDS BUFFER LINE
-500- 10' CONTOUR INTERVAL
-502- 2' CONTOUR INTERVAL
CULVERT
OVERHEAD UTILITY LINE
20-4 TAX MAP & LOT NUMBER
G.B.(F) GRANITE BOUND FOUND
D.H.(F) DRILL HOLE FOUND
L.P.W.(F) IRON PIN FOUND
L.P.W.(S) IRON PIN TO BE SET
U.P. UTILITY POLE & CUY
S.P. SINGLE SIGN POST
F.P. FLAG POLE
EXISTING BUILDING
TP: 3 L=NONE S=NONE 4000 SQ.FT. RESERVE SEPTIC AREA AND TEST PIT
4' SEPTIC BOX



APPROVED BY NOTTINGHAM PLANNING BOARD
ON: _____ CERTIFIED BY _____ AND _____
CHAIRMAN: _____
SECRETARY: _____

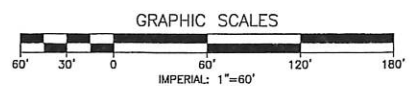


Table with columns: REV., DATE, DESCRIPTION, C/O, DR, CK

SUBDIVISION PLAN
TAX MAP 20 LOT 4
50 PRIEST ROAD
NOTTINGHAM, NEW HAMPSHIRE
PREPARED FOR & LAND OF:
BERTHA C. & DENNIS J. FOWLER
50 PRIEST ROAD, NOTTINGHAM, NEW HAMPSHIRE 03290
SCALE: 1" = 60' JUNE 27, 2017

Surveying + Engineering + Land Planning + Permitting + Septic Designs
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Phone: (603) 672-5456 Fax: (603) 413-5456
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