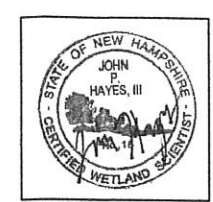


**LEGEND/SYMBOLS**

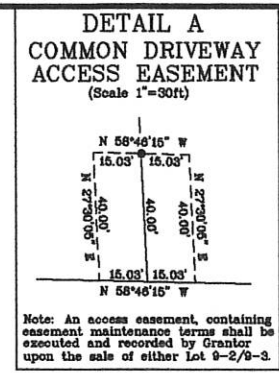
BCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acres
Fnd	Found
Gran	Granite
Stonewall	Stonewall
■	Bound
●	Reinforced Iron Bar
○	w/Plastic L.D. Cap 'Douce'
○	Reinforced Iron Bar w/Plastic L.D. Cap #893
○	Drill Hole
○	Utility Pole
○	Over Head Utilities
⚡	Edge of Wetlands (See Note 3)

**NOTES:**

- The plan intent is to subdivide the parent tract into a total of three (3) lots, with roadway frontage along a designated "Scenic Road". See NHRSA 231:157 & 231:158.
- A portion of the parent tract, along the Little River, are within a Special Flood Hazard Area, (SFHA), Zone A, as per FEMA-FIRM, Community Panel No. 330137-0116-E. Effective Date: May 17, 2015. See "Overall Plot Plan" for approximate SFHA boundary.
- Wetland delineation was performed by John P. Hayes, CSS/CWS in accordance with:
  - "Corps. of Engineers Wetlands Delineation Manual", January 1987. Wetlands Research Program Technical Report Y-97-1.
  - "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004, 3rd Edition. NEWPPC Lowell, Ma.
  - "National List of Plant Species That Occur in Wetlands: 1998 New Hampshire", U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.89.
  - "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979. US Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31. Delineation was performed during the month of April 2017.
  - Wetland boundary is edge of poorly drained soil. No very poorly drained soil found within the limits of topography shown.
- Lot's 9-2 & 9-3 - NHDES Subdivision Approval No.

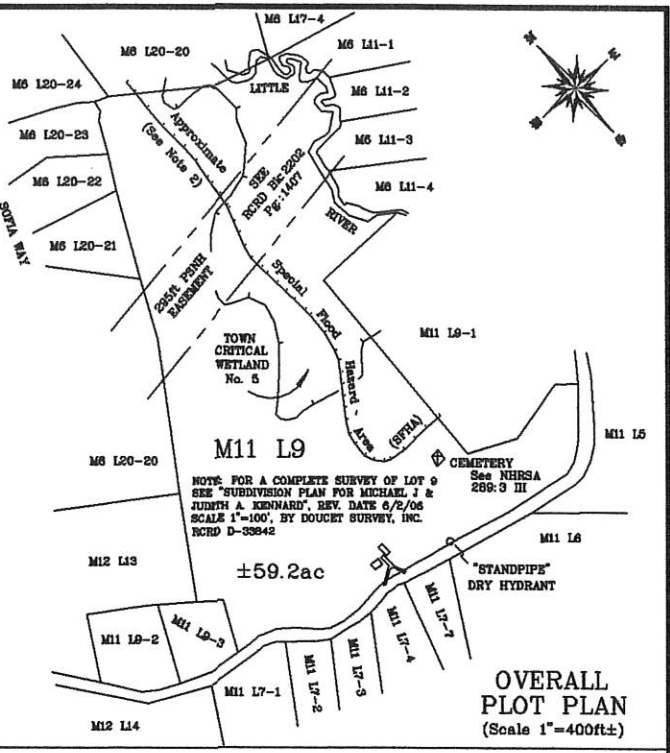


(SEE NOTE 3)  
John P. Hayes, III CSS/CWS  
7 Limestone Way  
North Hampton, NH 03882



**LIST OF ABUTTERS**

M6 L17-4	Karen L. & Charlene C. Hovanasian PO Box 412 Hamilton, MA. 01936
M6 L11-1	Lowell & Joyce Kjenstad 165 Walton Road, Unit 34 Seabrook, NH 03874
M6 L11-2	Christina Luoma & Christopher J. Eikel 134 Kennard Road Nottingham, NH 03290
M6 L11-3	Brian K. & Jerri L. Stucker 132 Kennard Road Nottingham, NH 03290
M6 L11-4	Shirley L. Martine 130 Kennard Road Nottingham, NH 03290
M11 L9-1	Scott & Amanda Cafasso 124 Kennard Road Nottingham, NH 03290
M11 L5	Raymond S., Jr. & Lisa M. Kennard 119 Kennard Road Nottingham, NH 03290
M11 L6	Town of Nottingham PO Box 114 - 139 Stage Road Nottingham, NH 03290
M11 L7	Barry Realty, LLC 105 Kennard Road Nottingham, NH 03290
M11 L7-4	Dancing Dog Realty, LLC 105 Kennard Road Nottingham, NH 03290
M11 L7-3	Rupert S. Dance & Leslie M. Myers 105 Kennard Road Nottingham, NH 03290
SEE PLAN VIEW BELOW FOR:	
M11 L7-2, M11 L7-1, M12 L14 & M12 L13	Stuart & Lauria J. Denham 45 Sofia Way Nottingham, NH 03290
M11 L20-20	Jasen Vaughn Coffin & Jennifer Sue Carroll 47 Sofia Way Nottingham, NH 03290
M11 L20-21	Robert & Jennifer Horton 49 Sofia Way Nottingham, NH 03290
M11 L20-22	Michael L. Day 51 Sofia Way Nottingham, NH 03290
M11 L20-23	Dahlgren Living Trust Virginia M. Dahlgren & Jason Grundy, Trustees 58 Sofia Way Nottingham, NH 03290
M11 L20-24	Town of Nottingham Conservation Commission PO Box 114 Nottingham, NH 03290

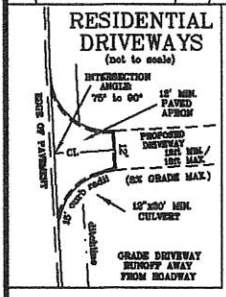


**ZONING SUMMARY:**

- The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Area Overlays.
  - Residential-Agricultural - Dimensional Requirements, see Zoning Article IIC: Minimum Lot Size= \*2-Acres; Minimum Contiguous Frontage, including curb cut (driveway)=200'. \* = with a 200' square or thirty thousand (30,000) square foot contiguous 'Fit for Building' area. Minimum Yard Setbacks for Dwelling: 50' all property lines; Accessory buildings Front= 50', Side/Rear= 20'; Max. Building Height= 34'.
  - Wetland Conservation Areas 'Overlay' District - Requirements, see Zoning Article III: Septic Systems Minimum, 75' to any wetland; Dwelling Structures, 50' to poorly drained drained and 75' to very poorly drained drainage.
  - All structures will be setback 100ft from a Critical Wetland boundary.
- See Article IV, Section V4, "...there shall be no additional lot(s) of record created from this plot or parent lot for at least four (4) years from the date of reoordation."
- The two (2) new dwellings, located on Lot's 9-2 & 9-3, are subject to the Town Impact Fee for single-family residence.
- The required "30,000 sq ft contiguous area lot envelope" was measured to the fifty (50') foot side and rear setback lines. Additional "Fit for Building" or "Lot Envelope" area not permitted by the Town to be used toward the required "30,000 sq ft contiguous area". See ZBA Decision Case No. 18-006-AA, dated 6/21/18.

**SPECIFIC TOWN NOTES:**

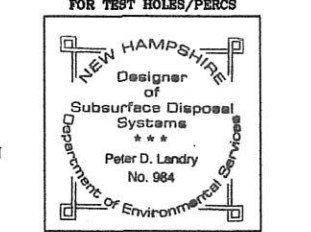
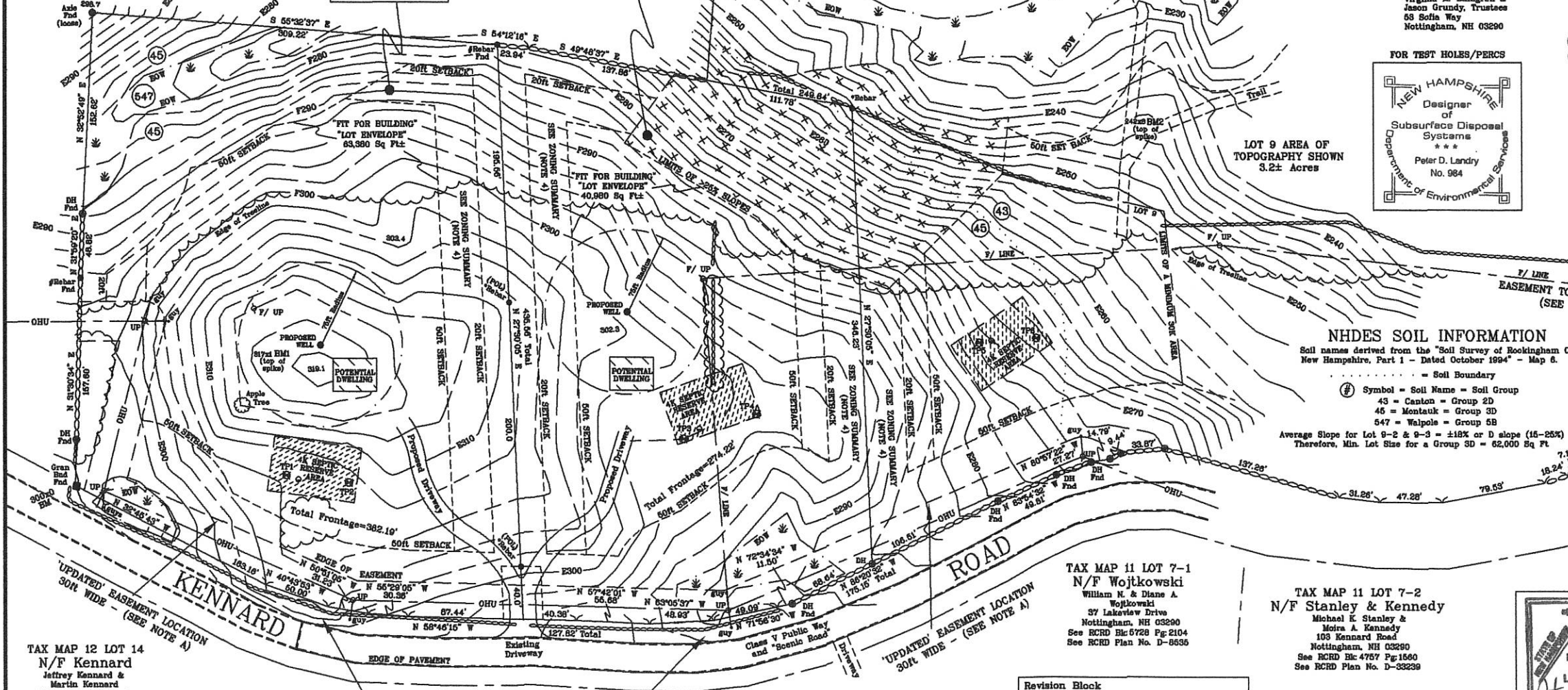
- "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."
- "Required erosion control measures shall be installed prior to any disturbance of the site's surface areas 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."
- The plan, entitled, "Minor Subdivision, Plat of Land" to be recorded. The second plan, "Minor Subdivision, Topography & Soils" is on file at the Town of Nottingham.
- "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."



**TAX MAP 12 LOT 13  
N/F Slattery**  
Shawn E. & Paula J. Slattery  
90 Kennard Road  
Nottingham, NH 03290  
See BCRD Etc:4639 Pg:2266  
See BCRD Plan No. D-30644

**TAX MAP 11  
LOT 9-2  
TOTAL AREA  
135,780 Sq Ft±  
3.117 Acs±**

**TAX MAP 11  
LOT 9-3  
TOTAL AREA  
108,535 Sq Ft±  
2.492 Acs±**



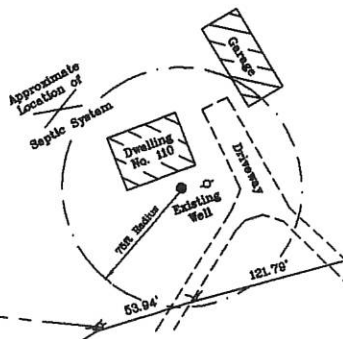
**NHDES SOIL INFORMATION**  
Soil names derived from the "Soil Survey of Rockingham County, New Hampshire, Part 1 - Dated October 1994" - Map 8.  
● = Soil Boundary  
⊙ = Soil Name - Soil Group  
45 = Canton - Group 2D  
45 = Montauk - Group 3D  
547 = Walpole - Group 5B  
Average Slope for Lot 9-2 & 9-3 = ±18% or D slope (15-25%)  
Therefore, Min. Lot Size for a Group 3D = 62,000 Sq Ft

**OWNER OF RECORD**  
(Abutter/Owner of Record Information was derived from Town Records)

**TAX MAP 11 LOT 9**  
Michael J. & Judith A. Kennard  
110 Kennard Road  
Nottingham, NH 03290  
See BCRD Etc:2944 Pg:1960  
See Plan D-33842  
Also See BCRD Etc:4829 Pg:2199  
Also See BCRD Etc:1425 Pg:349

**REMAINING AREA**  
2,579,685 Sq Ft±  
59.2 Acs±

**EXISTING AREA**  
2,824,000 Sq Ft±  
64.8 Acs±  
NOTE: LOT AREA CALCULATED TO THE CENTERLINE OF LITTLE RIVER



"MINOR SUBDIVISION"  
Topography & Soils  
for  
**Michael J. &  
Judith A. Kennard**  
in  
Nottingham, N.H.  
Rockingham County  
June 2017  
Scale 1 inch = 50 feet

**Landry Surveying, LLC**  
248 Mill Pond Road  
Nottingham, NH 03290  
(603) 679-1387

**TAX MAP 12 LOT 14  
N/F Kennard**  
Jeffrey Kennard &  
Martin Kennard  
675 Green Hill Road  
Nottingham, NH 03290  
See BCRD Etc:4627 Pg:875  
"Estate of Ruth E. Kennard"  
See Carroll County Probate  
Docket 2005-301

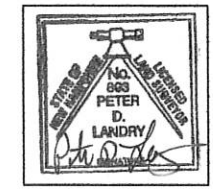
NOTE A: THE FORMER LOCATION OF THE OVERHEAD POWER EASEMENT LOCATED THRU THE PROPERTY, AS SHOWN, IS TO BE ABANDONED AND AN "UPDATED" 30ft WIDE EASEMENT TO BE CLARIFIED ALONG ROADWAY, AS SHOWN.

**WAIVER REQUEST:**  
Article 8, Section 8.3, "Existing Site Conditions"  
for a majority of Lot 9 (59.2-ac remaining land).

**Revision Block**

#	Date	Description	By
1			PDL

**TAX MAP 11 LOT 7-2  
N/F Stanley & Kennedy**  
Michael K. Stanley &  
Moira A. Kennedy  
103 Kennard Road  
Nottingham, NH 03290  
See BCRD Etc:4767 Pg:1560  
See BCRD Plan No. D-33239



I certify that this survey is a result of an actual field survey, made on the ground and having a relative error of closure no greater than one part in ten thousand (1:10,000).