2017 SEP 29 AM 9:13
C/H L-CHIP
042585
Unofficial Document

LOCUS MAP
(not to scale)

LEGEND/SYMBOLS

RCRD	Rockingham County Registry of Deeds
N/F	Now or Formerly
Sq Ft	Square Feet
Ac	Acre
Fnd	Found
Gran	Granite
	Stonewall
Bnd	Bound
#Rebar	Reinforced Iron Bar w/Plastic I.D. Cap 'Bouzet'
*Rebar	Reinforced Iron Bar w/Plastic I.D. Cap #883
DH	Drill Hole
UP	Utility Pole
OHU	Over Head Utilities
EOW	Edge of Wetlands (See Note 3)

NOTES:

1) 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.

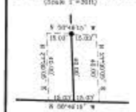
2) A portion of the parent tract, along the Little River, are within a Special Flood Hazard Area, (SFHA), Zone A, as per FEMA-FIRM, Community Panel No. 330137-0115-E. Effective Date: May 17, 2005. See 'Overall Plot Plan' for approximate SFHA boundary.

3) Wetland delineation was performed by John P. Hayes, CSS/CWS in accordance with:
   a) "Corps of Engineers Wetlands Delineation Manual", January 1987. Wetlands Research Program Technical Report Y-87-1.
   b) "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004, 3rd Edition, NEIWPCC Lowell, Ma.
   c) "National List of Plant Species That Occur in Wetlands: 1988 New Hampshire", U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.29.
   d) "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.
   e) Wetland boundary is edge of poorly drained soil. No very poorly drained soil found within the limits of topography shown.

4) Lot's 9-2 & 9-3 – NHDES Subdivision Approval No. [illegible]

(SEE NOTE 3)
John P. Hayes, III CSS/CWS
7 Limestone Way
North Hampton, NH 03862

DETAIL A
COMMON DRIVEWAY ACCESS EASEMENT
(Scale 1"=20ft)



Note: An access easement, containing easement maintenance terms shall be executed and recorded by Grantor upon the sale of either Lot 9-2 / 9-3.

RESIDENTIAL DRIVEWAYS

ZONING SUMMARY:

1) The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Area Overlays.
   a) 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 feet 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'.
   b) Wetland Conservation Areas 'Overlay' District – Requirements, see Zoning Article IIB. Septic Systems Minimum 75' to any wetland; Dwelling Structure 50' to poorly drained drained and 75' to very poorly drained drained. All structures will be setback 100ft from a Critical Wetland boundary.

2) See Article IX Section 9a, "...there shall be no additional lot(s) of record created from this plat or parent lot for at least four (4) years from the date of recordation."

3) The two (2) new dwellings, located on lot's 9-2 & 9-3, are subject to the Town Impact Fee for single-family residence.

4) 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. 16-006-AA, dated 6/21/16.

SPECIFIC TOWN NOTES:

1) "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."

2) "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."

3) 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.

4) "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."

LIST OF ABUTTERS

M6 L17-4 – Karen L. & Charlene C. Hornemann, PO Box 462, Hampton, Ma. 01936
M6 L11-1 – Lowell & Joyce Kjenstad, 368 Walton Road, Unit 34, Seabrook, NH 03874
M6 L11-2 – Christian Lorenz & Christopher J. Elliot, 134 Kennard Road, Nottingham, NH 03290
M6 L11-3 – Brian K. & Jerri L. Stacker, 132 Kennard Road, Nottingham, NH 03290
M6 L11-4 – Shirley L. Mattie, 130 Kennard Road, Nottingham, NH 03290
M11 L9-1 – Scott & Amanda Cafasso, 124 Kennard Road, Nottingham, NH 03290
M11 L5 – Raymond E. 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 – Bearly 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. Genere & Leslie M. Myers, 105 Kennard Road, Nottingham, NH 03290

SEE PLAN VIEW BELOW FOR: M11 L7-2, M11 7-1, M12 L14 & M11 L13

M11 L20-20 – Stuart & Laurie J. Gorham, 48 Sofia Way, Nottingham, NH 03290
M11 L20-21 – Jason Vaughn Coffin & Jennifer Eve Carroll, 47 Sofia Way, Nottingham, NH 03290
M11 L20-22 – Robert & Jennifer Martin, 48 Sofia Way, Nottingham, NH 03290
M11 L20-23 – Michael L. Day, 51 Sofia Way, Nottingham, NH 03290
M11 L20-24 – Dahlgren Living Trust, Virginia M. Dahlgren & Jason Grandy, Trustees, 53 Sofia Way, Nottingham, NH 03290
M11 L20-30 – Town of Nottingham, Conservation Commission, PO Box 114, Nottingham, NH 03290

OVERALL PLOT PLAN
(Scale 1"= 400ft±)

NOTE: LOT & AREA DERIVED FROM PLAN D-33642

EXISTING AREA
2,824,000 Sq Ft±
64.8 Acs±

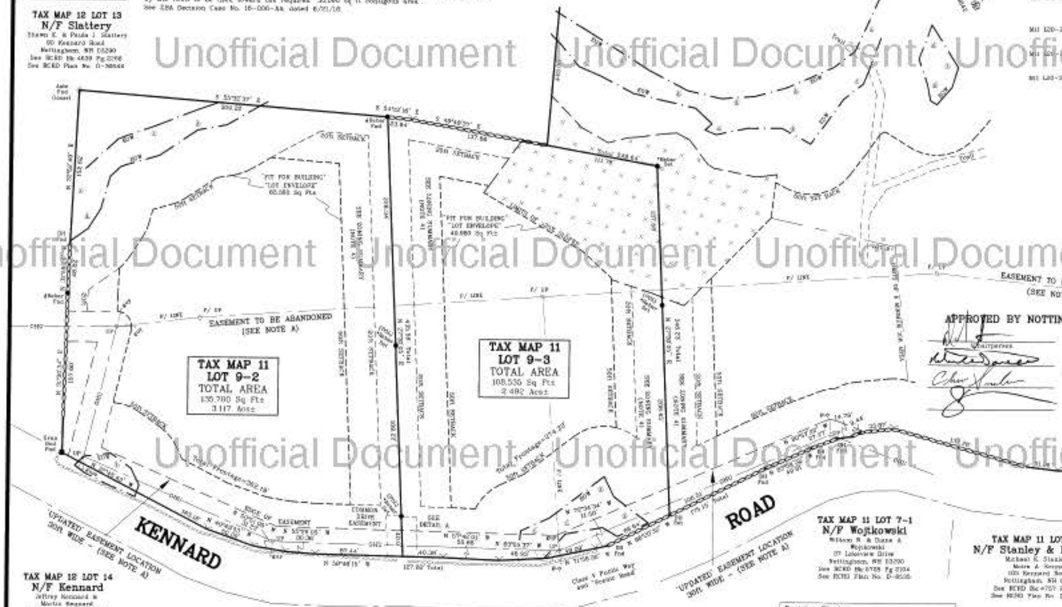
NOTE: LOT AREA CALCULATED TO THE CENTERLINE OF LITTLE RIVER

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 RCRD Bk:2944 Pg:1960
See Plan D-33642
Also See RCRD Bk:4609 Pg:2198
Also See RCRD Bk:1425 Pg:349

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

TAX MAP 12 LOT 13
N/F Slattery
Steven E. & Paula J. Slattery
99 Kennard Road
Nottingham, NH 03290
See RCRD Bk:4639 Pg:2266
See RCRD Plan No. D-36648



TAX MAP 11 LOT 7-1
N/F Wojtkowski
William R. & Diane A. Wojtkowski
57 Lakeview Drive
Nottingham, NH 03290
See RCRD Bk:3785 Pg:2104
See RCRD Plan No. D-9535

TAX MAP 11 LOT 7-2
N/F Stanley & Kennedy
Michael K. Stanley & Moira A. Kennedy
103 Kennard Road
Nottingham, NH 03290
See RCRD Bk:4757 Pg:1560
See RCRD Plan No. D-33239

TAX MAP 12 LOT 14
N/F Kennard
Jeffrey Kennard & Martin Kennard
575 Green Hill Road
Nottingham, NH 03862
See RCRD Bk:4877 Pg:675
"Estate of Ruth E. Kennard"
See Carroll County Probate Docket 2003-081

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. SEE RCRD BK:5808 PG:2107

WAIVER REQUEST:
Article & Section 8.5, "Existing Site Conditions" for a majority of Lot 9 (59.2 Acs remaining land). Granted Aug 17, 2017.

Revision Block

#	Date	Description	By
1	9/7/17	PB Comments	PDL

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).

APPROVED BY NOTTINGHAM PLANNING BOARD
Chairperson
9/27/2017
Date

"MINOR SUBDIVISION"
Plat of Land
for
Michael J. & Judith A. Kennard
in
Nottingham, N.H.
Rockingham County
June 2017
#Revised September 2017

Scale 1 inch = 50 feet
0 25 50 100 150 200 FEET

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

D-40411

Job No. 1734