



**TOWN OF NOTTINGHAM**

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov) Tel (603) 679-9597 Fax (603) 679-1013

**Zoning Board of Adjustment Application for Appeal- VARIANCE**

**\*PLEASE READ THE APPLICATION RULES AND GUIDELINES BEFORE COMPLETING THE APPLICATION\***

**LOCATION OF PROPERTY:** Street Address 209 Mill Pond Rd. & Kelsey R.  
24 141-2  
Tax Map Lot Sub-Lot

**Applicant's information:**

Name(s): <u>Langdon Construction, LLC</u>	
Address: <u>131 Old Nottingham Rd.</u> <u>Epping, NH 03042</u>	Phone #: <u>603-944-1290</u> E-mail: <u>langdonconstructionllc@gmail.com</u>

**Owner(s) information (if same as applicant write same):**

Name(s): <u>Laurel M. Miller</u>	
Address: <u>PO Box 234</u> <u>Nottingham, NH 03290</u>	Phone #: E-mail:

**Representative's information (if applicable):**

Name(s): <u>Beals Associates, PLLC</u>	
Address: <u>70 Portsmouth Ave.</u> <u>Stratham, NH 03885</u>	Phone #: <u>603-583-4860</u> E-mail: <u>csmith@bealsassociates.com</u>

**Property information:**

Lot Dimensions: Front 975'+/- Rear 765'+/- Side 410'+/- Side 794'+/-

Lot Area: Acres 16.06 Square Feet 699,573

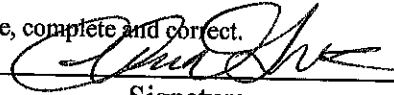
Present Use of Property Single family residence with out buildings.

Proposed Use of Property 5-lot frontage subdivision

**Please provide a copy of the recent deed and tax card for this property.**

**The signer shall be the owner; or the signer shall provide a letter signed by all the property owners giving the signer permission to represent the owner in presentation of this application.**

I certify that the information provided is to the best of my knowledge, complete and correct.

<b>OWNER(S)</b> <u>Christian O. Smith, PE</u>		<u>March 2, 2020</u>
Printed name	Signature	Date
_____	_____	_____
Printed name	Signature	Date
_____	_____	_____
Printed name	Signature	Date

**NOTE:** This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.

**VARIANCE REQUEST**

A variance is requested from Article III Section 5.a) of the zoning ordinance to permit:  
To allow the frontage subdivision application to proceed with the Nottingham Planning Board without a Hydrogeologic study where the ordinance stated one shall be required.

Previous Zoning Board action on this property: N/A

**SUPPORTING INFORMATION**

1. The variance would not be contrary to the public interest because:

The variance would not be contrary to the public interest as the septic test pits did not reveal actual aquifer soils (deep coarse sands & gravels with no water table), and the only test pits that failed the local 24" water table requirement or the 36" depth to a restrictive layer fell within the mapped aquifer area on the property.

2. The spirit of the ordinance is observed:

The spirit of the ordinance is observed as the soils on the parcel do not concur with what would be expected in an actual aquifer & the septic design standards for the Aquifer Protection District will be observed in the designs, and finally as many septic fields as is physically possible will be constructed outside of the mapped district on the parent parcel.

3. Substantial justice is done:

Substantial justice is done as the homeowner and developer will be able to subdivide the parcel within the standards of the Zoning Ordinance without the time and cost of a hydrogeological study as defined in Article III.

4. The values of the surrounding properties are not diminished:

In fact, the rehab of the existing home and construction of new homes will likely improve property values.

- 5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
  - A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and  
 The general purpose of the cited code is to prove that nitrate-nitrogen (NO3-N) does not exceed 5 mg/l at the property boundary. ~~the fact that the developer uses Enviro-Septic leach beds (the source of NO3-N from subdivisions) which results in levels between 10 & 15 mg/l at the bed-bottom, it would be extraordinary that any such hydrogeo. study would show any concentration of NO3-N higher than 5mg/l in the groundwater at the parent parcel boundary.~~

- ii) The proposed use is a reasonable one.  
 The proposed use is allowed in the zone, and all other Aquifer Protection District standards are being upheld (e.g. 3-acre parcels, etc).

- B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

- The area of mapped aquifer on the parcel is the outer limit of the Aquifer associated with Nottingham Lake. We have reviewed the area with a hydrogeologist and it appears the ~~groundwater flow is actually in the opposite direction of the lake itself. As mentioned above, the soils on-site are not demonstrative of aquifer soils, and finally, the study would not likely~~ provide any additional information from which to judge the application/proposal.

I understand that I **MUST** appear in person at the public hearing

**OR**

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

**I hereby designate** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**to represent me as a representative/agent in the pursuance of this appeal.**

Property Owner(s) \_\_\_\_\_  
(see attached letter of authorization)  
Signature Date

 3-2-2020  
Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**LIST OF ABUTTERS** (See Attached list of abutters)

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION.** When verifying the correct owner and mailing information, you are required to use the assessing information. **You are ultimately responsible for your own list of abutters.** This information is necessary to properly notify all interested parties with certified notices. **FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.**

**\*\*PRINT THREE ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER & PROFESSIONAL(S) \*\***

1. Applicant(s) Name	Address
2. Owner Name	Address
3. Professional(s) Name	Address

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		





TOWN OF NOTTINGHAM  
**ZONING BOARD OF ADJUSTMENT**

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov) Tel (603) 679-9597 Fax (603) 679-1013

**ZONING BOARD OF ADJUSTMENTS**  
**FEE SCHEDULE**

**Fee's collected at time of application:**

	TOTAL CHARGE	DATE PAID
APPLICATION FEE \$100.00	<u>100.00</u>	_____
ABUTTER NOTIFICATION <u>18</u> X \$10.00/PER ABUTTER	<u>180.00</u>	_____
PUBLIC NOTICE FEE \$75.00	<u>75.00</u>	_____
<b>TOTAL</b>	<u><b>\$355.00</b></u>	_____

## THE FIVE VARIANCE CRITERIA

*The following are excerpts from "The Board of Adjustment in New Hampshire: A Handbook for Local Officials" provided by the State of New Hampshire Office of Energy and Planning. While the information here is intended to assist the layperson in presenting the information required under State law to obtain a variance from the Town's zoning ordinance, it is still ultimately the applicant's responsibility to address the five variance criteria to the satisfaction of the Zoning Board of Adjustment during their presentation.*

### VARIANCES- A DEFINITION

A variance is a relaxation or a waiver of any provision of the ordinance authorizing the landowner to use his or her land in a manner that would otherwise violate the ordinance and may be granted by the board of adjustment on appeal. "Variances are included in a zoning ordinance to prevent the ordinance from becoming confiscatory or unduly oppressive as applied to individual properties uniquely situated. Sprague v. Acworth 120 N.H. 641, (1980). The local ordinance cannot limit or increase the powers of the board to grant variances beyond statutory authority, this power must be exercised within specific bounds.

### RSA 674:33 Powers of Zoning Board of Adjustment (effective September 22, 2013)

I. The zoning board of adjustment shall have the power to:

(a) Hear and decide appeals if it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to RSA 674:16; and

(b) Authorize, upon appeal in specific cases, a variance from the terms of the zoning ordinance if:

- (1) The variance will not be contrary to the public interest;
- (2) The spirit of the ordinance is observed;
- (3) Substantial justice is done;
- (4) The values of surrounding properties are not diminished; and
- (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The proposed use is a reasonable one.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

### THE FIVE VARIANCE CRITERIA

#### 1. THE VARIANCE WILL NOT BE CONTRARY TO THE PUBLIC INTEREST.

In the case of Gray v. Seidel 143 N.H. 327 (February 8, 1999) the NH Supreme Court reaffirmed the variance standard in RSA 674:33, 1(b) (1996), which states that the board has the power to A[a]uthorize...[a] variance from the terms of the zoning ordinance as will not be contrary to the public interest, if, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.



The court clarified that RSA 674:33,1(b) should not be read to imply an applicant must meet any burden higher than required by statute (i.e., there must be a demonstrated public benefit if the variance were to be granted) but merely must show that there will be no harm (i.e., "will not be contrary") to the public interest if granted.

If an applicant makes even a conclusory statement like: "As you can see, there's no adverse effect on the public interest," that should be enough, unless abutters or board members themselves identify some specific adverse effect on the public interest, in which case the applicant will have the burden of overcoming it.

For the variance to be contrary to the public interest, it must unduly and to a marked degree violate the basic zoning objectives of the zoning ordinance. To determine this, does the variance alter the essential character of the neighborhood or threaten the health, safety or general welfare of the public? (see Chester Rod and Gun Club, Inc. v. Town of Chester, 152 N.H. 577 (2005) on page 99.

## 2. THE SPIRIT OF THE ORDINANCE IS OBSERVED.

The power to zone is delegated to municipalities by the state. This limits the purposes for which zoning restricts can be made to those listed in the state enabling legislation, RSA 674:16-20. In general, the provisions must promote the "health, safety, or general welfare of the community." They do this by lessening congestion in the streets, securing safety from fires, panic and other dangers, and providing for adequate light and air. In deciding whether or not a variance will violate the spirit and intent of the ordinance, the [applicant] must determine the legal purpose the ordinance serves and the reason it was enacted. "This requires that the effect of the variance be evaluated in light of the goals of the zoning ordinance, which might begin, or end, with a review of the comprehensive master plan upon which the ordinance is supposed to be based."

For instance, a zoning ordinance might control building heights specifically to protect adjoining property from the loss of light and air that could be caused by high buildings. The owner of a piece of property surrounded on three sides by water might be allowed a height variance without violating the spirit and intent, if the ordinance clearly states that this is the sole purpose for the building height limitation. On the other hand, if a landowner requested a variance for a proposed building that would shut out light and air from neighboring property, the granting of the variance might be improper.

As another example, consider the question of frontage requirements. Most zoning ordinances specify a minimum frontage for building lots to prevent overcrowding of the land. If a lot had ample width a the building line but narrowed to below minimum requirements where it fronted the public street, a variance might be considered without violating the spirit and intent of the ordinance, because to do so would not result in overcrowding. There are many other variations of lot shapes and sizes that might qualify for a variance; the principles remain the same. The courts have emphasized in numerous decisions that the characteristics of the particular parcel of land determine whether or not a hardship exists.

However, when the ordinance contains a restriction against a particular use of the land, the board of adjustment would violate the spirit and intent of the ordinance by allowing that use. If an ordinance prohibits industrial and commercial uses in a residential neighborhood, granting permission for such activities would be doubtful legality. The board cannot change the ordinance.

In Malachy Glen Associates, Inc. v. Town of Chichester (March 20, 2007), the supreme court stated that "The requirement that the variance not be contrary to the public interest is related to the requirement that the variance be consistent with the spirit of the ordinance."

*[T]o be contrary to the public interest... the variance must unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance's basic zoning objectives. One way to ascertain whether granting the variance would violate basic zoning objectives is to*

*examine whether it would alter the essential character of the locality... Another approach to [determine] whether granting the variance would violate basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare."*

### **3. SUBSTANTIAL JUSTICE IS DONE.**

It is not possible to set up rules that can measure or determine justice. Board members must determine each case individually. **Perhaps the only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.** The injustice must be capable of relief by granting a variance it meet the other four qualifications. A board of adjustment cannot alleviate an injustice by granting an illegal variance.

### **4. THE VALUES OF SURROUNDING PROPERTIES ARE NOT DIMINISHED.**

Perhaps Attorney Tim Bates says it best in the OEP training video, Zoning and the ZBA: *"Whether the project made possible by the grant of a variance will decrease the value of surrounding properties is one of those issues that will depend on the facts of each application. While objection to the variance by abutters may be taken as some indication that property values might be decreased, such objections to do not require the zoning board of adjustment to find that values would decrease. Very often, there will be conflicting evidence and dueling experts on this point, and on many others in a controversial application. It is the job of the ZBA to sift through the conflicting testimony and other evidence and to make a finding as to whether a decrease in property value will occur. The ZBA members may also draw upon their own knowledge of the area involved in reaching a decision on this and other issues. Because of this, the ZBA does not have to accept the conclusions of experts on the question of value, or on any other point, since one of the functions of the board is to decide how much weight, or credibility, to give testimony or opinions of witnesses, including expert witnesses. Keep in mind that the burden is on the applicant to convince the ZBA that it is more likely than not that the project will not decrease values."*

### **5. LITERAL ENFORCEMENT OF THE PROVISION OF THE ORDINANCE WOULD RESULT IN AN UNNECESSARY HARDSHIP.**

The term "hardship" has caused more problems for boards of adjustment than anything else connected with zoning, possibly because the term is so general and has so many applications outside of zoning law. By its basic purpose, a zoning ordinance imposes some hardship on all property by setting lot size dimensions and allowable uses. The restrictions on one parcel are balanced by similar restriction on other parcels in the same zone. When the hardship so imposed is shared equally by all property owners, no grounds for a variance exists. Only when some characteristic of the particular land in question makes it different from others can unnecessary hardship be claimed. The fact that a variance may be granted in one town does not mean that in another town on an identical fact patten, that a different decision might not be lawfully reached by a zoning board. Even in the same town, different results may be reached with just slightly different fact patterns. *This does not mean that either finding or decision is wrong per se, it merely demonstrates in a larger sense that home rule aspects of the law of zoning that are at the core of New Hampshire's land use regulatory scheme."* Nestor V. Town of Meredith Zoning Board of Adjustment, 138 N.H. 632, 644 A.2d 548, (1994)

**(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:**

- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.**

Is the restriction on the property necessary in order to give full effect to the purpose of the ordinance, or can relief be granted to this property without frustrating the purpose of the ordinance? Is the full application of the ordinance to this particular property necessary to promote a valid public purpose?

Once the purposes of the ordinance provision have been established, the property owner needs to establish that, because of the special conditions of the property, application of the ordinance provision to his property would not advance the purposes of the ordinance provision in any "fair and substantial" way. This test attempts to balance the public good resulting from the application of the ordinance against the potential harm to a private landowner. It goes to the question of whether it creates a necessary or "unnecessary" hardship.

**and (ii) The proposed use is a reasonable one.**

The applicant must establish that, because of the special conditions of the property, the proposed use is reasonable. [H]ardship exists when special conditions of the land render the use for which the variance is sought 'reasonable.'

This is necessarily a subjective judgment- as is almost everything having to do with variances- but presumably it includes an analysis of how the proposed use would affect neighboring properties and the municipality's zoning goals generally. It clearly includes "whether the landowner's proposed use would alter the essential character of the neighborhood."

**(B) *If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.***

In the event the applicant is unable to satisfy the Simplex standard codified in paragraph (5)(A), he or she may still establish unnecessary hardship under the standard in paragraph (5)(B).

This provision states that unnecessary hardship is established "if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it."

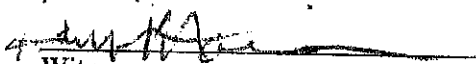
Under this standard, it is not enough to show that the proposed use is reasonable; the applicant must establish that there is no other reasonable use of the property that would comply with the zoning ordinance. Even though the restriction significantly limits the value of the property, the standard is not met if the property can be put to any reasonable use. If the owner is currently making a reasonable use of the property, that fact is "conclusive evidence that a hardship does not exist." Further, the owner still must show that the subject property is unique, so that the zoning restriction imposes more of a burden on it than on other properties in the area.

[The five paragraphs above are from *The Five Variance Criteria in the 21<sup>st</sup> Century*, NH LGC Law Lecture #2, Fall 2009]

**LETTER OF AUTHORIZATION**

I, Laurel Miller owner of property located at 209 Mill Pond Road, in Nottingham, NH, consisting of 16.5 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and Paul Langdon of Langdon Construction to act on my behalf in all matters to be discussed at the Nottingham Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

  
Witness

 Jan 20, 2020  
Owner Date

012504 P1854

KNOW ALL MEN BY THESE PRESENTS, That, We, Boyd E. Brodhead and Nancy N. Brodhead, husband and wife of Nottingham, County of Rockingham, State of New Hampshire

for consideration paid, grant to Lorraine M. Miller and Laurel M. Miller, as Joint Tenants with Right of Survivorship of Old Mill Pond Road, Nottingham, County of Rockingham, State of New Hampshire (Mailing Address: Bayberry Road, Peppereil, MA 01463) with warranty covenants

A certain parcel of land with the buildings thereon situated in Nottingham, Rockingham County, State of New Hampshire, being shown as Lot No. 2 on plan of land entitled, "Subdivision Plan for Boyd and Nancy Brodhead, Nottingham, N.H., dated June 25, 1984, Scale 1" = 60', said plan being recorded in Rockingham County Registry of Deeds, Plan No. D-12669, and said lot being more particularly bounded and described as follows:

Commencing at the Northern most corner of the premises conveyed herein at a point in the Southerly line of Old Mill Pond Road at the end of a stone wall at land now or formerly of McIntire; thence South 63° 58' East, 167.13 feet by and along a stone wall to a point; thence South 56° 03' East, 300.00 feet to a point; thence South 72° 00' East 260.00 feet by and along a stone wall to a point, the last three courses having been by and along Old Mill Pond Road; thence continuing in a general Southeasterly direction by and along a curve and said Old Mill Pond Road, said curve having a radius of 375 feet and a length of 190 feet, more or less, to a point at land now or formerly of Dennis & Dorothy Lavoie; thence South 12° 15' 40" West, 90.00 feet to a point; thence South 38° 21' 51" West, 240.47 feet to a point; thence South 35° 30' 10" East, 379.88 feet to a point; thence North 54° 49' 32" East 383.74 feet to a point, the last four courses being by and along land now or formerly of Dennis & Dorothy Lavoie; thence South 36° 40' 14" East by and along a fence and land now or formerly of Kelsey, to a fence post; thence South 53° 01' West, 435.48 feet by and along a fence and land now or formerly of Kelsey to a point; thence South 54° 43' West, 81.08 feet by and along land now or formerly of Kelsey to a point; thence North 33° 23' 25" West, 266.10 feet by and along Lot No. 1 to an iron pipe; thence South 53° 22' 55" West, 360.00 feet by and along Lot No. 1 to an iron pipe; thence North 32° 27' West, 434.09 feet, partially by and along a fence and a stone wall and Kelsey Road to a point; thence North 35° 37' West, 260.72 feet partially by and along a stone wall and Kelsey Road to a point; thence North 33° 03' 08" West, 292.44 feet by and along Kelsey Road and a portion of a stone wall to an iron pipe; thence North 14° 10' East, 210.74 feet by and along land now or formerly of Boyd & Nancy Brodhead to a point; thence North 14° 10' East, 200.00 feet by and along land now or formerly of McIntire to a drill hole at the point of beginning.

Containing 16.5 acres, more or less.

Subject to an easement to New England Telephone & Telegraph Company dated January 21, 1982 and recorded Rockingham County Registry of Deeds, Book 2405, Page 1812.

Being a portion of the premises conveyed to us by deed of Boyd E. Brodhead to Boyd E. Brodhead and Nancy N. Brodhead dated February 3, 1976 recorded Book 2251, Page 1291, we wife/husband of said grantors, release to said grantees all rights of dower, curtesy and homestead and other interests therein.

Dated this 3rd day of August 1984

Witness to both

Boyd E. Brodhead  
Nancy N. Brodhead

State of New Hampshire

Rockingham ss.: August 3 A. D. 1984

Personally appeared Boyd E. Brodhead and Nancy N. Brodhead husband and wife, known to me, or satisfactorily proven, to be the persons whose names are

subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Justice of the Peace - XXXXXXXXXXX

12579

Rockingham County Registry of Deeds

650.00

650.00

**OWNER INFORMATION**

MILLER, LAUREL M  
 PO BOX 234  
 NOTTINGHAM, NH 03290-0234

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
08/06/1984	2504	1854	U190		BRODHEAD, BE & N.N

**EXISTING HISTORY**

Date	Description
09/13/17	JBVE
01/31/17	INSP MARKED FOR INSPECTION
02/01/12	DMVM
06/26/06	KCVE
09/12/97	BHL
12/30/86	DMO

**NOTES**

WHITE; MANY STAINS INSIDE; 4 P/BRMS; BMU DIRT; FRONTAGE ON KELSEY & MILL POND RDS; 02/12-ALL INFO FROM HO OUTSIDE, DNVI, PRIMARY HEAT=2 PELLET STOVES, CORRECT SKETCH; 09/17 PROPERTY FENCED + GATED=EST; EXT SHOWS DEFERRED MAINT;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-ISTRY	512	16 x 32	91	15.00	25	1,747	EST/FENCE
BARN-ISTRY	1,036	14 x 74	75	15.00	50	5,828	ATT TO STABLES
BARN-ISTRY/LOFT	506	22 x 23	92	18.00	25	2,095	ATT TO 18 X18
STABLES	2,220	30 x 74	67	18.00	50	13,387	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
FIREPLACE 1-STAND	1		100	3,000.00	25	750	
STABLES	324	18 x 18	109	18.00	25	1,589	ATT TO 22 X 23
						<b>28,400</b>	

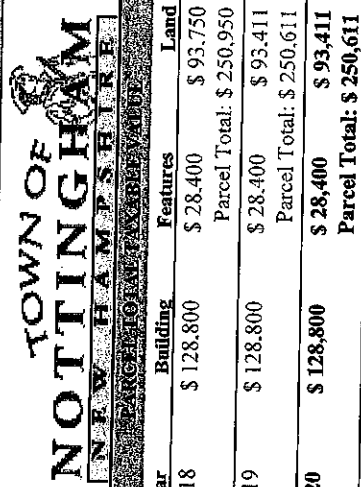
Year	Building	Features	Land
2018	\$ 128,800	\$ 28,400	\$ 93,750
2019	\$ 128,800	\$ 28,400	\$ 93,411
2020	\$ 128,800	\$ 28,400	\$ 93,411
	<b>Parcel Total: \$ 250,950</b>	<b>Parcel Total: \$ 250,611</b>	<b>Parcel Total: \$ 250,611</b>

**LAND VALUATION**

Zone: R-AG RES/AGR DIST Minimum Acreage: 2.00 Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2,000 ac	88,000	E	100	100	100	100	100 - LEVEL	100	88,000	0	N	88,000	
FARM LAND	14,500 ac	x 2,000	X	98				100 - LEVEL	100	28,400	100	N	5,411	
FARM LAND	1,400,000 ff	x 110	X	98				100 - LEVEL	100	150,900	0	N	0	
	<b>16,500 ac</b>									<b>267,300</b>			<b>93,411</b>	

Site: AVERAGE Driveway: PAVED Road: PAVED



MUNICIPAL SOFTWARE AVAILABLE



**OWNER**  
**MILLER, LAUREL M**  
 PO BOX 234  
 NOTTINGHAM, NH 03290-0234

**PERMITS**  
**Date**    **Project Type**    **Notes**  
 12/06/18    LP HOOK UP    60 GAL

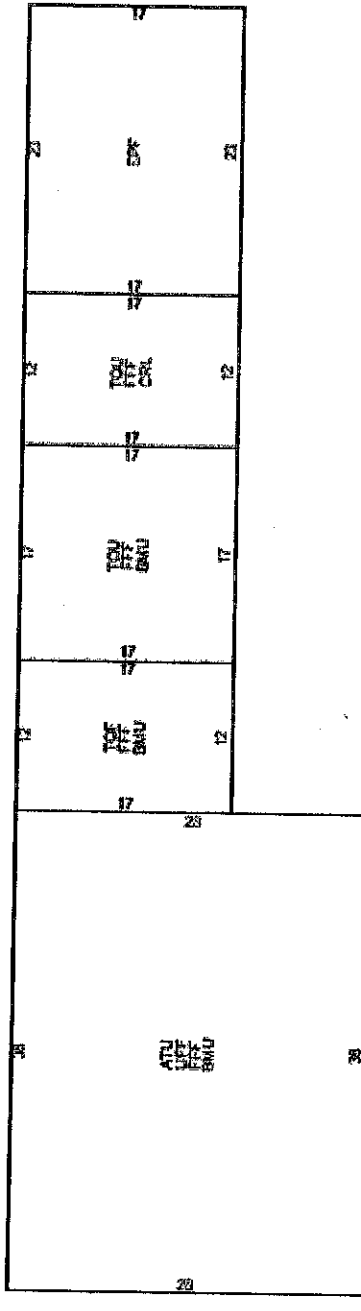
**MODELING DETAILS**  
 Model: 2.00 STORY COLONIAL  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: CLAP BOARD  
 Int: PLASTERED/DRYWALL  
 Floor: HARDWOOD  
 Heat: OIL/FA DUCTED  
 Bedrooms: 4    Baths: 1.5    Fixtures: 5  
 Extra Kitchens:    Fireplaces:  
 A/C: No    Generators:  
 Quality: A3 AVG+30  
 Conn. Wall:  
 Size Adj: 0.8629    Base Rate: RSA 80.00  
 Bldg. Rate: 1.0664  
 Sq. Foot Cost: \$ 85.31

**BUILDING SCHEDULE DETAILS**

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	204	0.75	153
FFF	FST FLR FIN	1761	1.00	1761
BMU	BSMNT	1557	0.15	234
ATU	ATTIC	1064	0.10	106
UFF	UPPER FLR FIN	1064	1.00	1064
TQU	3/4 STRY UNFIN	493	0.35	173
CRL	CRAWL SPACE	204	0.05	10
EPF	ENCLSD PORCH	391	0.70	274
<b>GLA:</b>	<b>2,978</b>	<b>6,738</b>		<b>3,775</b>

**2015 ASSESSING DEPRECIATION**

Market Cost New:	\$ 322,045
Year Built:	1738
Condition For Age:	FAIR
Physical:	50 %
Functional:	FD
Economic:	10 %
Temporary:	
Total Depreciation:	60 %
Building Value:	\$ 128,800

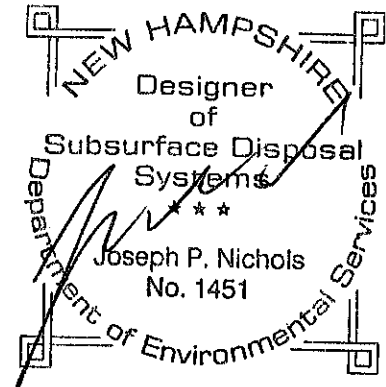


Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 1

0" - 9"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
9" - 19"	10YR 5/4	Yellowish Brown Fine Sandy Loam Granular, Friable
19" - 26"	2.5Y 5/3	Light Olive Brown Fine Sandy Loam Granular, Friable
26" - 60"	2.5Y 6/3	Light Yellowish Brown Fine Loamy Sand Massive, Friable, w/ Redox

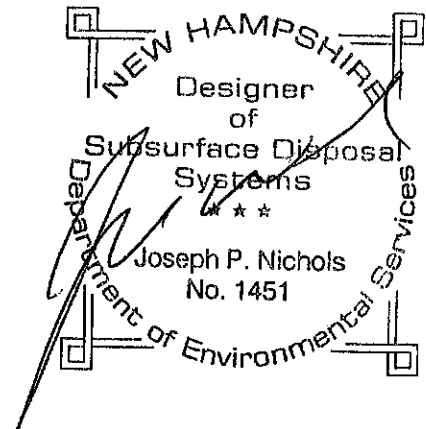
ESHWT = 26 Inches  
 Roots to 26 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal – None  
 Perc Rate 10 min/Inch



Test Pit # 2

0" - 10"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
10" - 18"	10YR 5/4	Yellowish Brown Fine Sandy Loam Granular, Friable
18" - 24"	2.5Y 5/3	Light Olive Brown Fine Sandy Loam Granular, Friable
24" - 44"	2.5Y 6/2	Light Brownish Gray Very Fine Silt Loam Blocky, Firm w/ Redox
44" - 60"	2.5Y 6/6	Olive Yellow Fine to Medium Sand Massive, Friable, w/ Redox

ESHWT = 24 Inches  
 Roots to 24 Inches  
 Observed Ground Water – None  
 Restrictive @ 24 Inches  
 Refusal - None  
 \*Failed Town (Less than 36" to restrictive layer)

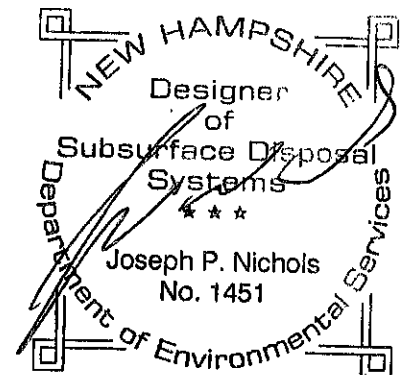




Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 3

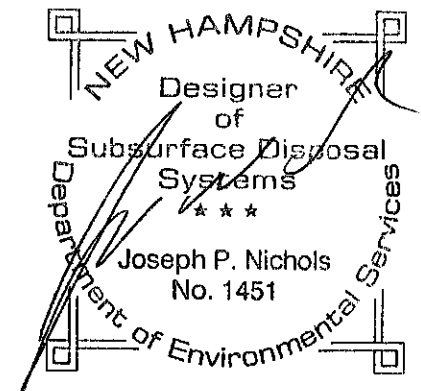
0" - 10"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
10" - 16"	10YR 6/3	Yellowish Brown Fine Sandy Loam Blocky, Friable
16" - 48"	2.5Y 6/2	Light Brownish Gray Very Fine Silt Loam Blocky, Firm w/ Redox
48" - 64"	2.5Y 6/4	Light Yellowish Brown Fine to Medium Sand Massive, Friable, w/ Redox



ESHWT = 16 Inches  
 Roots to 16 Inches  
 Observed Ground Water – None  
 Restrictive @ 16 Inches  
 Refusal - None  
 \*Failed Town (Less than 36" to restrictive layer, Less than 24" to SHWT)

Test Pit # 4

0" - 8"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
8" - 16"	10YR 6/3	Yellowish Brown Fine Sandy Loam Blocky, Friable
16" - 40"	2.5Y 6/2	Light Brownish Gray Very Fine Silt Loam Blocky, Firm w/ Redox
40" - 60"	2.5Y 6/4	Light Yellowish Brown Fine to Medium Sand Massive, Friable, w/ Redox



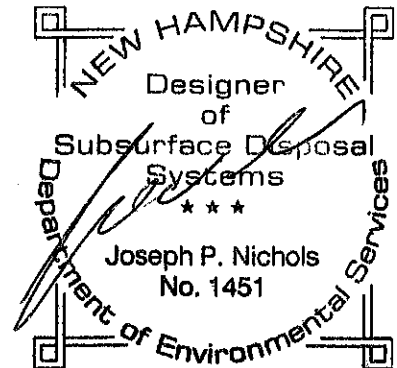
ESHWT = 16 Inches  
 Roots to 16 Inches  
 Observed Ground Water – None  
 Restrictive @ 16 Inches  
 Refusal - None  
 \*Failed Town (Less than 36" to restrictive layer, Less than 24" to SHWT)

Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 5

0" - 12"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
12" - 24"	10YR 5/4	Yellowish Brown Fine Sandy Loam Granular, Friable
24" - 30"	10YR 5/3	Brown Fine Loamy, Sand Massive Friable
30" - 52"	2.5Y 5/4	Light Olive Brown Fine Loamy Sand Massive, Friable, w/ Redox

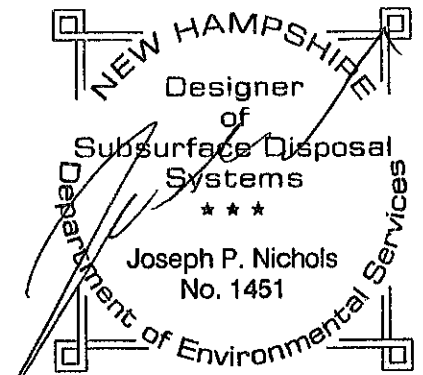
ESHWT = 30 Inches  
 Roots to 30 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 10 min/Inch



Test Pit # 6

0" - 9"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
9" - 24"	2.5Y 6/4	Light Yellowish Brown Fine Sand Massive, Friable
24" - 52"	2.5Y 6/6	Olive Yellow Fine Sand Massive, Friable, w/ Redox

ESHWT = 24 Inches  
 Roots to 24 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 6 min/Inch



Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 7

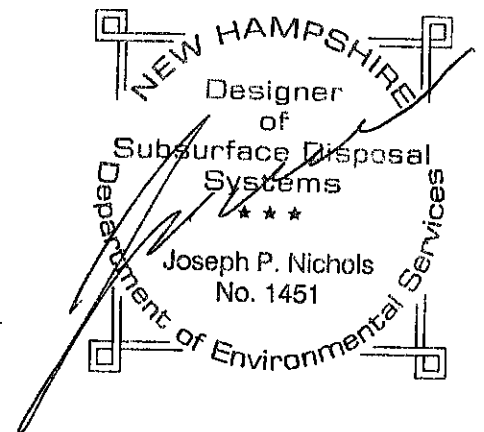
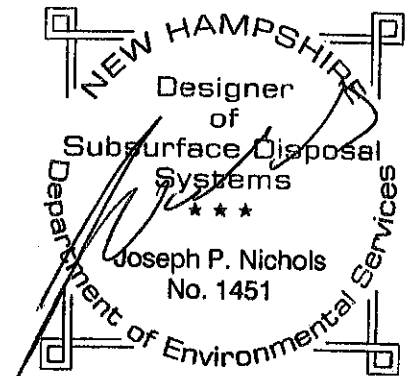
0" - 8"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
8" - 16"	10YR 4/4	Dark Yellowish Brown Fine Sandy Loam Granular, Friable
16" - 40"	10YR 5/4	Yellowish Brown Medium to Coarse, Sand Single Grain, Loose
40" - 68"	2.5Y 6/3	Light Yellowish Brown Fine to Medium Sand Massive, Friable, w/ Redox

ESHWT = 40 Inches  
 Roots to 18 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 4 min/Inch

Test Pit # 8

0" - 6"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
6" - 16"	10YR 5/4	Yellowish Brown Fine Sandy Loam Granular, Friable
16" - 26"	10YR 5/3	Brown Fine Loamy Sand Massive Friable
26" - 32"	10YR 6/4	Light Olive Brown Medium to Coarse Sand Single Grain, Loose
32" - 60"	2.5Y 6/4	Light Yellowish Brown Fine to Medium Sand Massive, Friable, w/ Redox

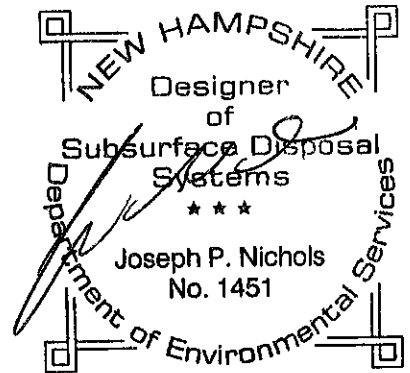
ESHWT = 32 Inches  
 Roots to 32 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 6 min/Inch



Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 9

0" - 10"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
10" - 16"	10YR 5/3	Brown, Fine Sandy Loam Granular, Friable
16" - 52"	2.5Y 6/2	Light Brownish Gray Very Fine Silt Loam Blocky, Firm, w/ Redox



ESHWT = 16 Inches

Roots to 16 Inches

Observed Ground Water – None

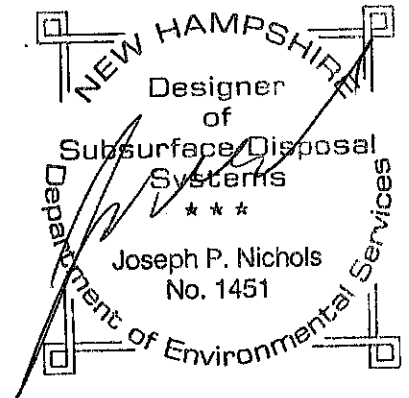
Restrictive – 16 Inches

Refusal - None

\* Failed Town (Less than 36" to restrictive layer, Less than 24" to SHWT)

Test Pit # 10

0" - 10"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
10" - 16"	10YR 6/4	Light Yellowish Brown Fine Sand Massive, Friable
16" - 26"	2.5Y 6/3	Light Yellowish Brown Fine Sandy Loam Blocky, Friable w/ Redox
26" - 40"	2.5Y 6/2	Light Brownish Gray Very Fine, Silt Loam Blocky, Firm w/ Redox
40" - 58"	2.5Y 6/6	Olive Yellow Fine Sand Massive, Friable, w/ Redox



ESHWT = 16 Inches

Roots to 16 Inches

Observed Ground Water – None

Restrictive @ 26 Inches

Refusal - None

\* Failed Town (Less than 36" to restrictive layer, Less than 24" to SHWT)

Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 11

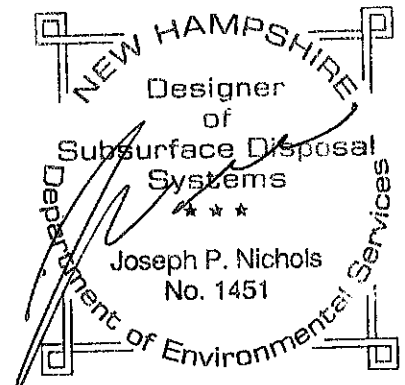
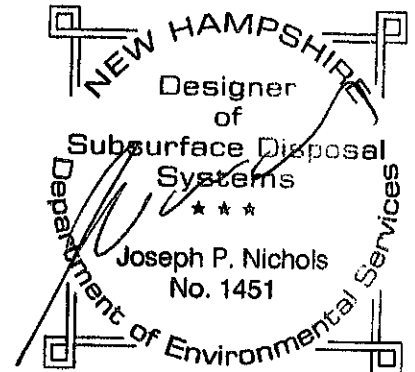
0" - 6"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
6" - 16"	10YR 4/6	Dark Yellowish Brown Fine Loamy Sand Massive, Friable
16" - 26"	2.5Y 5/4	Light Olive Brown Fine Loamy Sand Massive, Friable
26" - 54"	2.5Y 7/3	Pale Yellow Fine Loamy Sand Massive, Friable, w/ Redox

ESHWT = 26 Inches  
 Roots to 26 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 6 min/Inch

Test Pit # 12

0" - 7"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
7" - 16"	10YR 4/6	Dark Yellowish Brown Fine Loamy Sand Massive, Friable
16" - 25"	2.5Y 6/4	Light Yellowish Brown Fine to Medium Sand Massive, Friable
25" - 53"	2.5Y 5/2	Grayish Brown Fine Sandy Loam Blocky, Friable, w/ Redox

ESHWT = 25 Inches  
 Roots to 25 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 4 min/Inch



Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 13

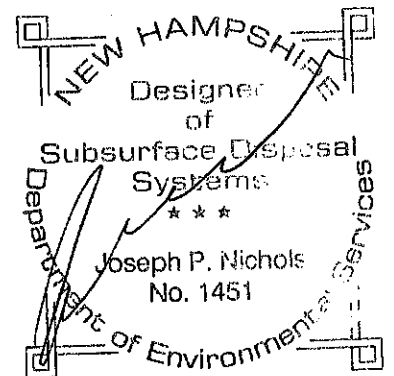
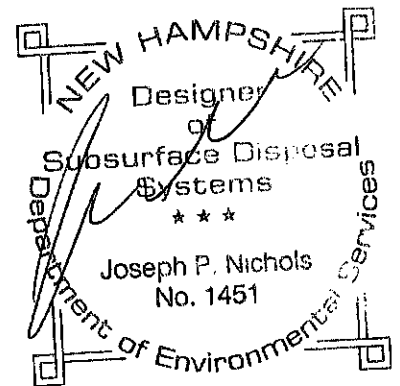
0" - 10"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
10" - 18"	10YR 4/6	Dark Yellowish Brown Fine Loamy Sand Massive, Friable
18" - 25"	10YR 5/4	Yellowish Brown Fine Loamy Sand Massive, Friable
25" - 60"	2.5Y 5/2	Grayish Brown, Fine Sandy Loam Blocky, Friable, w/ Redox

ESHWT = 25 Inches  
 Roots to 25 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 6 min/Inch

Test Pit # 14

0" - 8"	10YR 3/3	Dark Brown, Fine Sandy Loam Granular, Friable
8" - 16"	10YR 5/6	Yellowish Brown Fine Loamy Sand Massive, Friable
16" - 26"	10YR 5/4	Yellowish Brown, Fine Loamy Sand Massive, Friable
26" - 60"	2.5Y 5/2	Grayish Brown, Fine Sandy Loam Blocky, Friable, w/ Redox

ESHWT = 26 Inches  
 Roots to 26 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal – None  
 Perc Rate 6 min/Inch



Test Pits – NH-1184 – Nottingham, NH – Langdon – 11/26/2019  
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451

Test Pit # 15

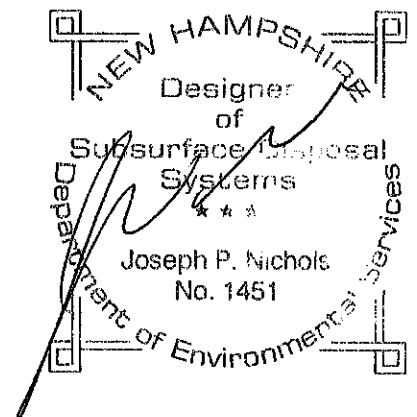
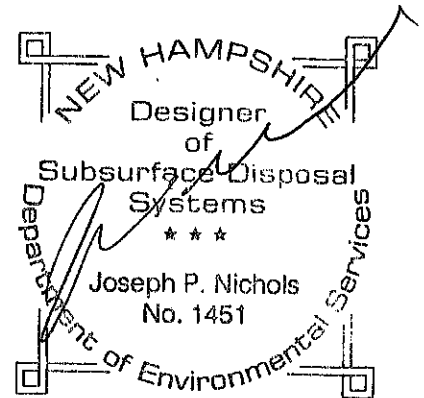
0" - 8"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
8" - 15"	10YR 4/6	Dark Yellowish Brown Fine Loamy Sand Massive, Friable
15" - 26"	2.5Y 6/4	Light Yellowish Brown Fine Sand Massive, Friable
26" - 40"	2.5Y 6/3	Light Yellowish Brown Fine to Medium Sand Massive, Friable, w/ Redox
40" - 62"	2.5Y 7/3	Grayish Brown Fine Sand Massive, Friable, w/ Redox

ESHWT = 26 Inches  
 Roots to 26 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal - None  
 Perc Rate 6 min/Inch

Test Pit # 16

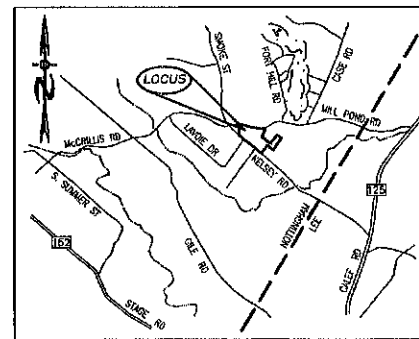
0" - 6"	10YR 3/3	Dark Brown Fine Sandy Loam Granular, Friable
6" - 21"	10YR 4/6	Dark Yellowish Brown Fine Loamy Sand Massive, Friable
21" - 32"	2.5Y 6/4	Light Yellowish Brown Fine to Medium Sand Massive, Friable
32" - 58"	2.5Y 6/3	Light Yellowish Brown Fine to Medium Sand Massive, Friable, w/ Redox

ESHWT = 32 Inches  
 Roots to 36 Inches  
 Observed Ground Water – None  
 Restrictive - None  
 Refusal – None  
 Perc Rate 6 min/Inch



# 5 LOT SUBDIVISION MILL POND ROAD/KELSEY ROAD TAX MAP 24, LOT 141-2

CIVIL ENGINEERS:



LOCATION MAP

**INDEX**

TITLE SHEET	1
SUBDIVISION BOUNDARY PLANS	2
EXISTING CONDITION PLANS	2
SUBDIVISION SITE PLANS	3

LAND SURVEYORS:

DAVID W. VINCENT, LLS  
LAND SURVEYING SERVICES  
PO BOX 1622  
DOVER, NH 03821  
1-603-664-5786

**OWNER:**  
LAUREL M. MILLER  
PO BOX 234  
NOTTINGHAM, N.H. 03290

WETLAND / SOIL  
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
8 CONTINENTAL DRIVE,  
BLDG 2 UNIT H  
EXETER, NH 03833  
1-603-778-0644



**DEVELOPER:**  
PAUL LANGDON  
LANGDON CONSTRUCTION, LLC  
131 OLD NOTTINGHAM ROAD  
EPPING, N.H. 03042

**REQUIRED PERMITS**  
NHDES SUBDIVISION APPROVAL NUMBER: SA 2020...

REVISIONS:	DATE:



**Legend:**

- C1 See Curve Table
- L1 See Length Table
- RORD Rockingham County Registry of Deeds
- Iron Pipe Found
- Drill Hole Found
- ⊙ Iron Rod to be Set
- ⊕ Utility Pole
- ▭ Approx. Aquifer Protection Zone
- ▭ Building Setback
- ▭ Septic Setback
- ▭ Wetland Boundary
- ▭ Culvert
- ▭ Overhead Utilities

**Length Table:**

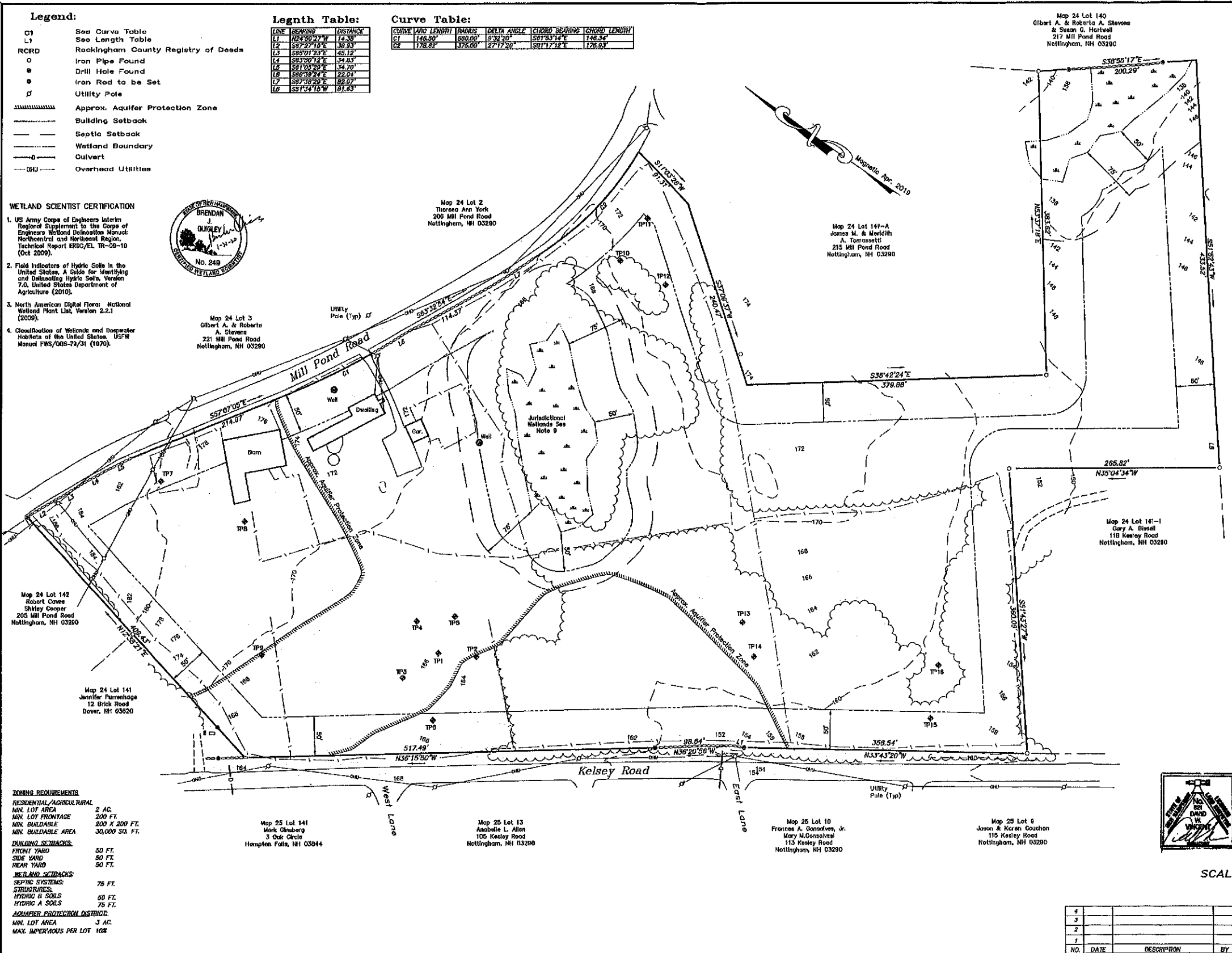
LINE	BEARING	DISTANCE
L1	N24°00'27"W	14.38'
L2	S87°27'18"E	39.83'
L3	S89°01'23"E	45.12'
L4	S83°50'12"E	34.83'
L5	S91°05'28"E	34.70'
L6	S86°39'24"E	22.04'
L7	S87°30'29"E	82.07'
L8	S31°34'18"W	81.63'

**Curve Table:**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	146.80'	660.00'	9°32'20"	S87°53'14"E	146.34'
C2	178.82'	376.06'	27°17'26"	S81°12'12"E	126.93'

**WETLAND SCIENTIST CERTIFICATION**

- US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Non-tidal and Northeast Region, Technical Report ERDC/EL TR-09-19 (Oct 2009).
- Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0, United States Department of Agriculture (2010).
- North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
- Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/31 (1979).



**Notes:**

- The purpose of this plan is to subdivide the subject parcel into 20X residential lots, each lot to be served by individual septic systems and wells.
- Field Procedure: Topcon (GM-105) Electronic Total Station Instrument & Carlson Surveyor Plus Data Collector, Adjusted Closed Traverse Performed April/May 2019, Least Squares Balance.
- Error of Closure Better Than 1:49,000.
- Owner of Record: Laurel M. Miller, PO Box 234, Nottingham, NH 03280, RCRD Bk 2504, Pg 1254.
  - a) Parcel is subject to a utility easement as described in RCRD Bk 2405, Pg 1812.
- Parcel is shown as Lot 141-2 on the Nottingham Assessor's Map 624.
- Parcel is located in the Residential/Agricultural Zoning District and the Aquifer Protection Wetlands Conservation Overlay Districts.
- This plan does not show any unrecorded or unfiled easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
- Parcels are not located in a Flood Hazard Zone A as depicted on Flood Insurance Rate Map, No. 3301500210E, Rockingham County, NH, (NH Jurisdiction), Effective Date: May 17, 2005.
- The wetland area shown hereon was field delineated by Dave Environmental Services, Inc., of 8 Conditania Drive, Building #2, Unit H, Exeter, NH, see wetland scientist certification.
- The location of all underground utilities shown are approximate and are based upon above ground visual observations during the field survey and the locations of underground utilities. The surveyor/engineer does not warrant nor guarantee the location, type or depth of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DIGSAFE at 1-888-344-7233 or dial 811.
- Existing Lot Area: 18.09 Acres
- Vertical Datum: Approximate USGS 1929.

Map 24 Lot 140  
Gilbert A. & Roberta A. Stevens  
& Susan G. Hartwell  
217 Mill Pond Road  
Nottingham, NH 03280

Map 24 Lot 141-1  
Gary A. Blundell  
118 Kelsey Road  
Nottingham, NH 03280

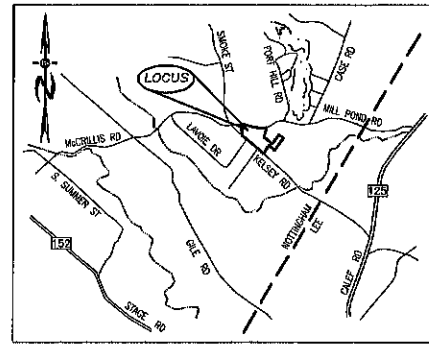
**EXISTING CONDITIONS PLAN**  
PREPARED FOR  
**LANGDON CONSTRUCTION LLC**  
SHOWN AS  
**TAX MAP 24 / LOT 141-2**  
LOCATED AT  
**209 MILL POND ROAD**  
& **KELSEY ROAD**  
COUNTY OF **ROCKINGHAM**  
**NOTTINGHAM, NH**



SCALE: 1" = 60' DATE: JANUARY 20, 2020

**DAVID W. VINCENT, LLS**  
**LAND SURVEYING SERVICES**  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 864-5788  
www.landsurveyingservices.net

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			



LOCATION MAP  
1"=3000'

**WETLAND NOTES**

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN ACCORDANCE WITH:

1. US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863

PREPARED FOR:  
**PAUL LANGDON**  
LANGDON CONSTRUCTION, LLC  
131 OLD NOTTINGHAM ROAD  
EPPING, N.H. 03042

**NOTES**

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
8. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
9. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS NOT REQUIRED.

**ZONING REQUIREMENTS**

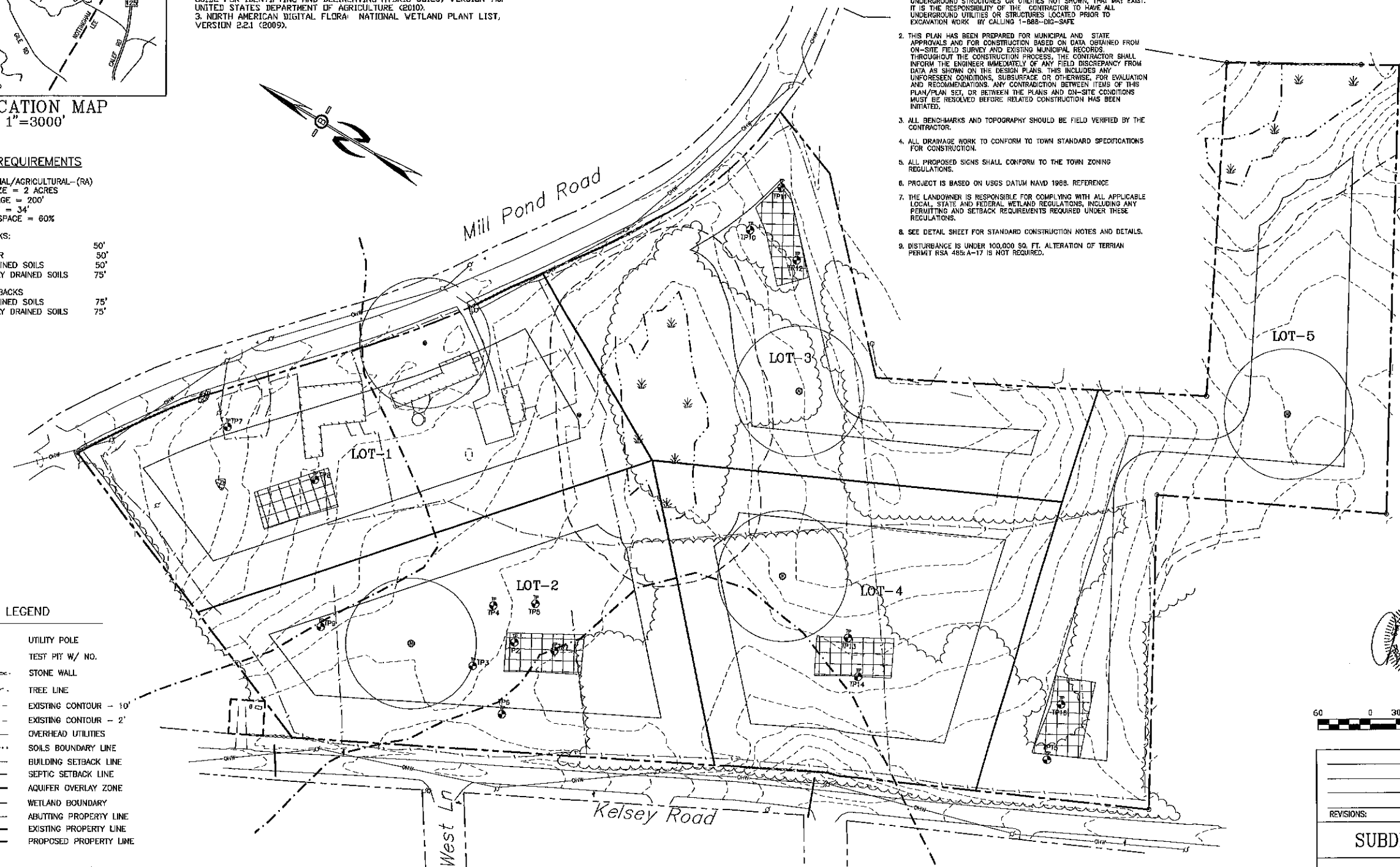
ZONE: RESIDENTIAL/AGRICULTURAL-(RA)  
MIN. LOT SIZE = 2 ACRES  
MIN. FRONTAGE = 200'  
MAX. HEIGHT = 34'  
MIN. OPEN SPACE = 60%

**BUILDING SETBACKS:**  
FRONT 50'  
SIDE & REAR 50'  
POORLY DRAINED SOILS 50'  
VERY POORLY DRAINED SOILS 75'

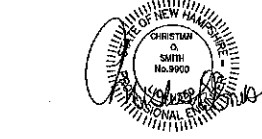
**LEACH FIELD SETBACKS:**  
POORLY DRAINED SOILS 75'  
VERY POORLY DRAINED SOILS 75'

**LEGEND**

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- AQUIFER OVERLAY ZONE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROP. WELL W/  
75' PROTECTIVE RAD.
- 4000 SF SEPTIC  
RESERVE AREA



APPROVED TOWN OF NOTTINGHAM PLANNING BOARD  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



REVISIONS:	DATE:

**SUBDIVISION SITE PLAN**  
FOR:  
RESIDENTIAL DEVELOPMENT  
MILL POND RD/ KELSEY RD  
NOTTINGHAM, NH

DATE:	JAN. 2020	SCALE:	1"=60'
PROJ. NO:	NH-1184	SHEET NO.	3 OF 3