

MAP 55
LOT 3-EN1
OPEN SPACE

MAP 55
LOT 3-5

MAP 55
LOT 3-4

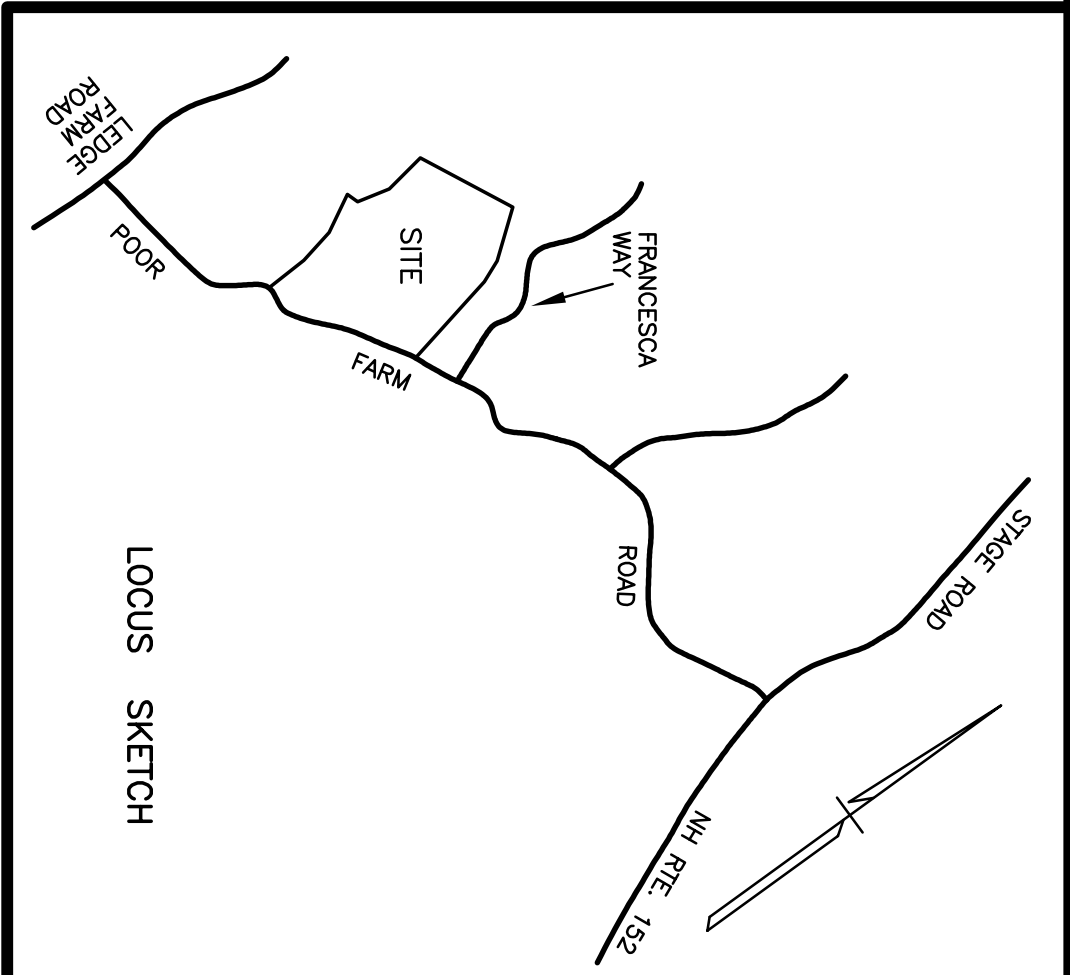
MAP 55
LOT 3-3

MAP 55 LOT 3-E1
OPEN SPACE

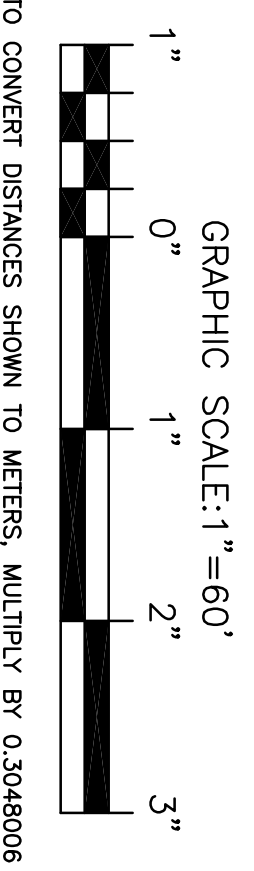
TOWN OF NOTTINGHAM
PLANNING BOARD APPROVAL

DATE: _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM, AND NOTICE OF ACTION ARE A PART OF THIS PLAT, AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 7-1



- BE - BUILDING ENVELOPE
● - DRILL HOLE FOUND
- DRILL HOLE WITH DISK TO BE SET
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
○ - FIELD STONE WALL



No.	Bearing	Distance
L14	S41°39'30"W	38.00'
L15	S30°36'50"W	94.30'
L16	S28°45'20"W	72.38'
L17	S33°04'40"E	48.31'
L18	S58°00'10"E	81.97'
L19	S53°44'50"E	39.99'
L20	S43°31'10"E	64.70'
L21	S38°01'00"E	55.17'
L22	S35°54'00"E	84.23'
L23	S17°23'50"E	64.62'
L24	S32°03'00"E	70.94'
L25	S26°13'10"E	65.86'
L26	S31°51'40"E	51.47'
L27	S25°30'10"E	52.96'
L28	S39°05'00"E	45.48'
L29	S39°41'20"W	90.25'
L30	S41°39'30"W	31.45'

MAP 58 LOT 6-A

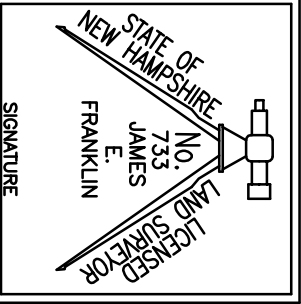
MAP 55 LOT 7-1
17.32± ACRES
754,299±S.F.

MAP 55 LOT 7-1-1
9.53± ACRES
415,072±S.F.
BE=107,500±S.F.

SEE SHEET 2 OF 2 FOR LOT 7-1-2

SUBDIVISION PLAN
ASSESSOR'S MAP 58 LOT 7-1
41 POOR FARM ROAD, NOTTINGHAM NH

FRANKLIN ASSOCIATES, LLC
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143 RAYMOND ROAD, CANDIA, NH 03034
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THE WETLANDS WERE IDENTIFIED BY JOHN P. HAVES III, CSS, CWS #18, 7 Limestone Way, North Hampton, NH, 03862, 603-205-4396, IN JULY 2019 AND LOCATED BY CONVENTIONAL SURVEY IN AUGUST 2019. THE WETLANDS DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL USING THE ROUTINE DETERMINATIONS METHOD, AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU AND THE US ARMY CORPS OF ENGINEERS.

THIS LAND IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ON COMMUNITY PANEL NO.330137-0185-E.

THIS LAND IS ZONED RESIDENTIAL-AGRICULTURAL WITH THE FOLLOWING MINIMUM REQUIREMENTS:
LOT SIZE-2 ACRES, FRONTAGE-200'; BUILDING SETBACK FROM ALL LOT LINES IS 50'; WETLANDS OVERLAY ZONE: SEPTIC SYSTEMS MINIMUM OF 75' TO ANY WETLANDS; BUILDINGS MINIMUM IS 50' TO POORLY DRAINED SOIL AND 75' TO VERY POORLY DRAINED SOIL. BUILDING ENVELOPE IS 200'x200' OR CONTIGUOUS AREA OF 30,000 S.F. EXCLUSIVE OF SETBACKS, WITH A MINIMUM WIDTH OF 50'

A PORTION OF THIS LAND IS WITHIN THE ACQUIFER PROTECTION OVERLAY ZONE.