

TOWN OF NOTTINGHAM
PLANNING BOARD APPROVAL

DATE: _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM, AND NOTICE OF ACTION ARE A PART OF THIS PLAN, AND APPROVAL OF THE PLAN 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. THE EXISTING AND PROPOSED USE IS RESIDENTIAL.

OWNER OF RECORD: JEFFREY & SUSAN PARADIS
BOOK 3281 PAGE 2447

POOR FARM ROAD IS BELIEVED TO BE CLASS V PUBLIC WAY
3 ROADS WIDE.

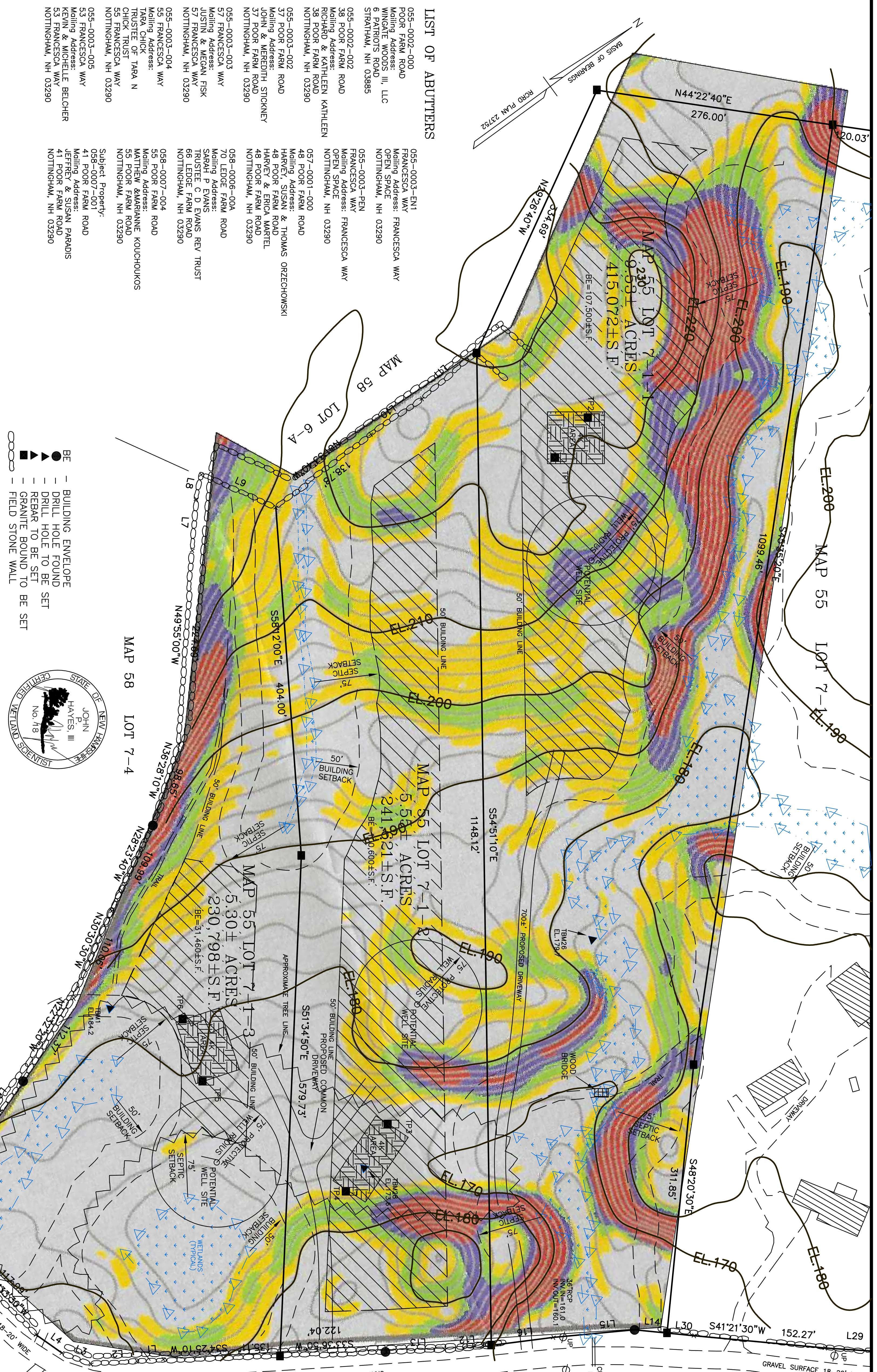
No.	Bearing	Distance
L1	S31°57'40"W	30.95'
L2	S32°11'10"W	52.99'
L3	S57°16'10"W	56.17'
L4	S71°11'50"W	36.59'
L5	S70°24'50"W	64.88'
L6	N17°05'00"W	43.20'
L7	N49°40'30"W	58.63'
L8	N42°00'10"W	28.88'
L9	N59°40'30"E	94.22'
L10	N01°06'30"E	72.12'
L11	N03°46'00"W	82.43'
L12	S30°20'50"W	54.22'
L13	S34°04'30"W	68.63'
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	S31°23'50"E	64.62'
L24	S37°03'00"E	70.94'
L25	S26°37'07"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'

SUBDIVISION PLAN

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

JEFFREY S & SUSAN L. PARADIS
SCALE:1"=60' ~ OCTOBER 18, 2019
SHEET 2 OF 2

REVISED 11-25-19 & 12-16-19 REVIEW COMMENTS



LIST OF ABUTTERS

- 055-0002-000 POOR FARM ROAD
Mailing Address: WINGATE WOODS III, LLC
6 PATRIOTS ROAD
STRATFORD, NH 03885
- 055-0002-002 POOR FARM ROAD
Mailing Address: HELEN KATHLEEN
38 POOR FARM ROAD
NOTTINGHAM, NH 03290
- 055-0003-003 POOR FARM ROAD
Mailing Address: FRANCISCA WAY
OPEN SPACE
NOTTINGHAM, NH 03290
- 055-0003-004 POOR FARM ROAD
Mailing Address: FRANCISCA WAY
OPEN SPACE
NOTTINGHAM, NH 03290
- 055-0003-005 POOR FARM ROAD
Mailing Address: FRANCISCA WAY
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- 055-0003-006 POOR FARM ROAD
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- 055-0003-007 POOR FARM ROAD
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- 055-0003-008 POOR FARM ROAD
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- 055-0003-009 POOR FARM ROAD
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- 055-0003-010 POOR FARM ROAD
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- 055-0003-011 POOR FARM ROAD
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- 055-0003-012 POOR FARM ROAD
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- 055-0003-013 POOR FARM ROAD
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- 055-0003-014 POOR FARM ROAD
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- 055-0003-015 POOR FARM ROAD
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- 055-0003-016 POOR FARM ROAD
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- 055-0003-017 POOR FARM ROAD
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- 055-0003-020 POOR FARM ROAD
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- 055-0003-046 POOR FARM ROAD
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- 055-0003-047 POOR FARM ROAD
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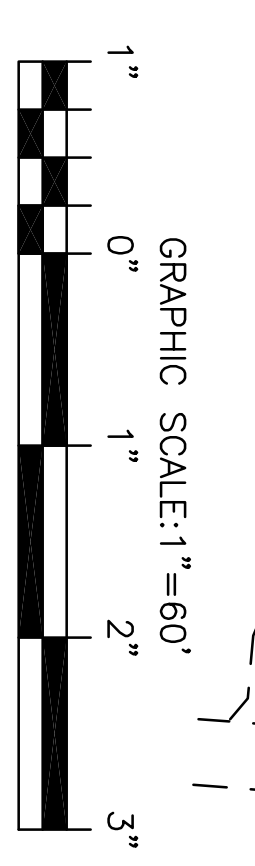
- BE - BUILDING ENVELOPE
- - DRILL HOLE FOUND
- ▲ - REBAR TO BE SET
- - GRANITE BOUND TO BE SET
- - FIELD STONE WALL



THE WETLANDS WERE IDENTIFIED BY JOHN P. HAYES III, OSS, CWS #18, 7 LIMESTONE WAY, NORTH HAMPTON, NH, 03862, 603-208-4396, 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 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
THIS LAND IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) ON COMMUNITY PANEL
NO.330137-0185-E.



GRAPHIC SCALE:1"=60'
TO CONVERT DISTANCES SHOWN TO METERS, MULTIPLY BY 0.3048006

FRANKLIN ASSOCIATES, LLC
LAND SURVEYORS & SEPTIC SYSTEM DESIGNERS
143 RAYMOND ROAD, UNIT 4
CAMBRIA, NH 03034
TEL. 603-483-3096

