

TOWN OF NOTTINGHAM
PLANNING BOARD APPROVAL

DATE: _____

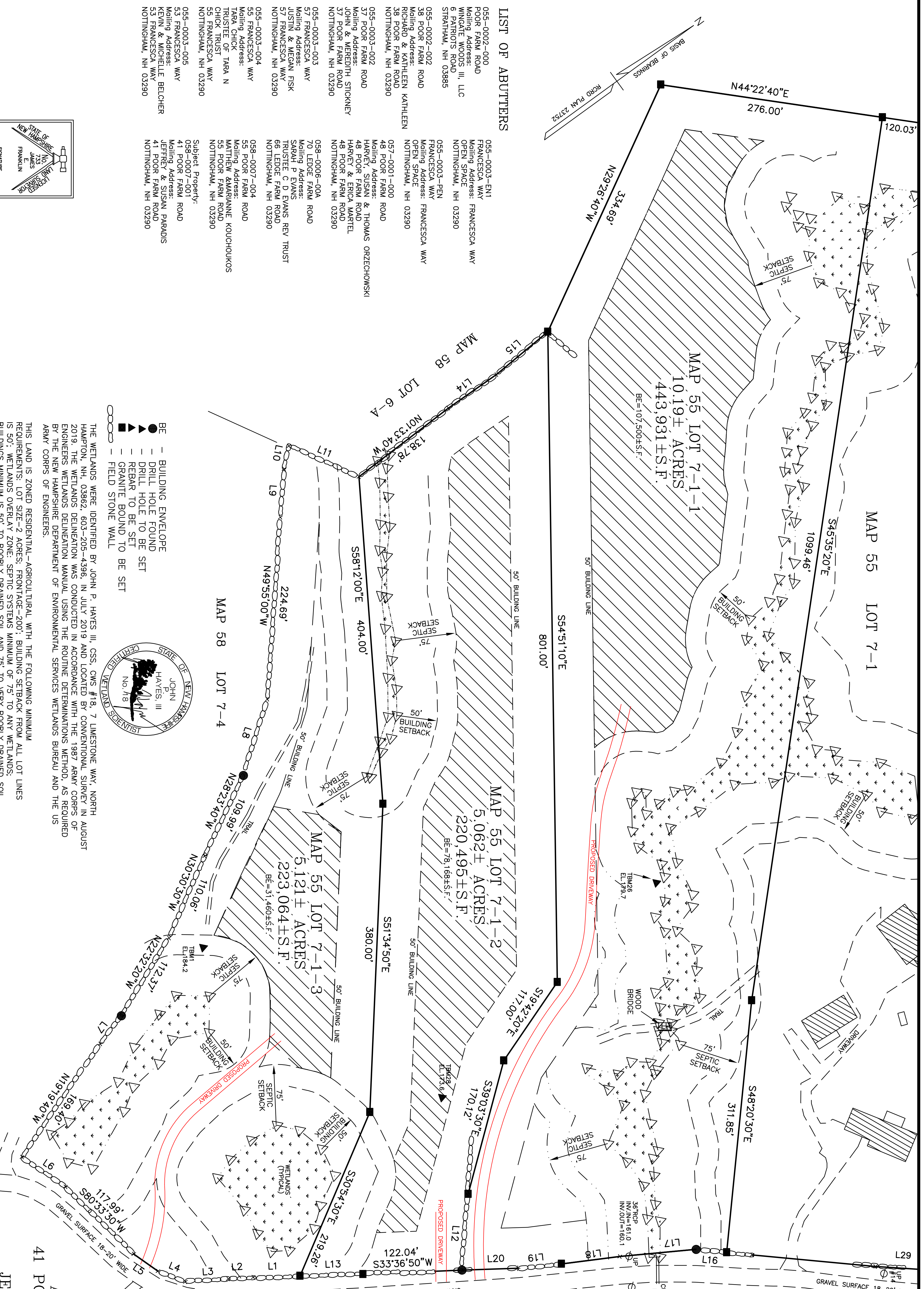
THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM, AND NOTICE OF ACTION ARE A PART OF THIS PLAN, AND APPROVAL OF THE PLAN REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 7-1, THE EXISTING AND PROPOSED USE IS RESIDENTIAL.

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

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

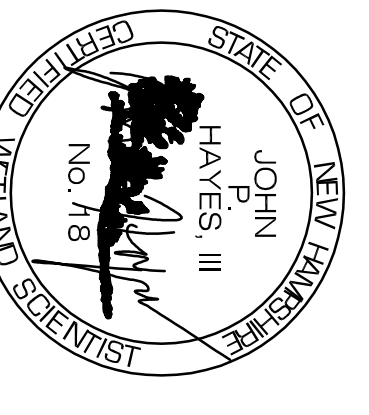
No.	Bearing	Distance
L1	S34°25'10"W	57.50'
L2	S31°57'40"W	30.95'
L3	S32°11'10"W	52.99'
L4	S57°16'10"W	36.17'
L5	S71°11'50"W	36.59'
L6	S70°24'50"W	64.88'
L7	N17°05'00"W	43.20'
L8	N35°28'10"W	98.65'
L9	N49°40'30"W	59.63'
L10	N42°00'10"W	28.88'
L11	N59°40'30"E	94.22'
L12	S49°22'10"E	94.00'
L13	S34°25'10"W	77.61'
L14	N01°06'30"E	72.12'
L15	N03°46'00"W	82.43'
L16	S41°39'30"W	38.00'
L17	S30°36'50"W	94.30'
L18	S28°45'20"W	72.38'
L19	S30°20'50"W	54.22'
L20	S34°04'30"W	68.63'



LIST OF ABUTTERS

- 055-0002-000 POOR FARM ROAD
Mailing Address: WINGATE WOODS III, LLC
6 PATRIOTS ROAD
STRATHAM, NH 03885
- 055-0002-002 POOR FARM ROAD
Mailing Address: KATHLEEN KATHLEEN
38 POOR FARM ROAD
NOTTINGHAM, NH 03290
- 055-0003-EN1 FRANCESCA WAY
Mailing Address: FRANCESCA WAY
OPEN SPACE
NOTTINGHAM, NH 03290
- 055-0003-PEN FRANCESCA WAY
Mailing Address: FRANCESCA WAY
OPEN SPACE
NOTTINGHAM, NH 03290
- 057-0001-000 POOR FARM ROAD
Mailing Address: HANRY, SUSAN & THOMAS ORZEGHOSKI
48 POOR FARM ROAD
NOTTINGHAM, NH 03290
- 058-0006-00A POOR FARM ROAD
Mailing Address: SARAH P. EVANS
70 LEDGE FARM ROAD
NOTTINGHAM, NH 03290
- 058-0007-004 POOR FARM ROAD
Mailing Address: MATTHEW & MARIANNE KOUCHOUKOS
55 POOR FARM ROAD
NOTTINGHAM, NH 03290
- 058-0007-001 POOR FARM ROAD
Mailing Address: JEFFREY & SUSAN PARADIS
41 POOR FARM ROAD
NOTTINGHAM, NH 03290
- 055-0003-005 FRANCESCA WAY
Mailing Address: KEVIN & MICHELLE BELCHER
53 FRANCESCA WAY
NOTTINGHAM, NH 03290
- 055-0003-004 FRANCESCA WAY
Mailing Address: TARA CHICK
TRUSTEE OF TARA N
CHICK TRUST
55 FRANCESCA WAY
NOTTINGHAM, NH 03290
- 055-0003-003 FRANCESCA WAY
Mailing Address: JUSTIN & MEGAN FISK
57 FRANCESCA WAY
NOTTINGHAM, NH 03290
- 055-0003-003 FRANCESCA WAY
Mailing Address: JOHN & MEREDITH STICKNEY
37 POOR FARM ROAD
NOTTINGHAM, NH 03290
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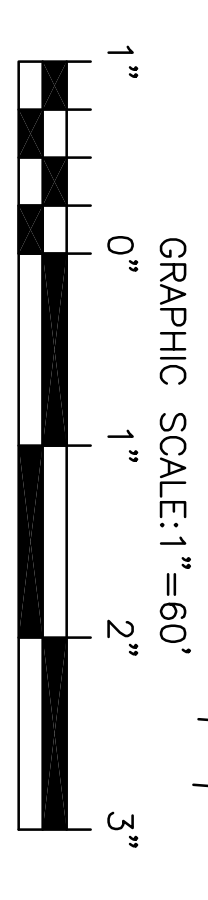
- BE - BUILDING ENVELOPE
- - DRILL HOLE FOUND
- ▲ - REBAR TO BE SET
- - GRANITE BOUND TO BE SET
- - FIELD STONE WALL



THE WETLANDS WERE IDENTIFIED BY JOHN P. HAYES III, OSS, CWS #18, 7 LIMESTONE WAY, NORTH HAMPTON, NH, 03862, 603-209-4396, 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.



TO CONVERT DISTANCES SHOWN TO METERS, MULTIPLY BY 0.3048006

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
REVISED 6-01-20 REVIEW COMMENTS

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

