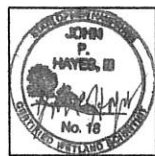


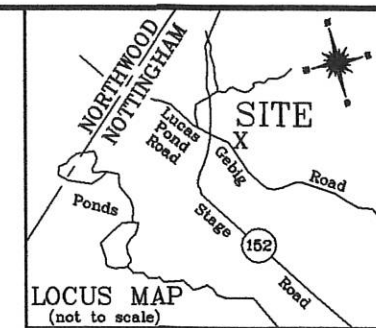
NOTES:

- The plan intent is to subdivide the parent tract into two (2) conventional lots.
 - NHDES Subdivision Approval No.
 - See Town of Nottingham, Zoning Board of Adjustment, Case No. 16-008-VA, 9/20/2016. Relief granted for configuration of 30,000 sq. ft. min. 'fit for building'. Condition 1: 50ft side setback on right hand side (or eastern boundary). Condition 2: Septic on new property meet 50ft setback on all sides and 50ft away from poorly drained soils.
- No part of the subject parcel is within a Special Flood Hazard Area (SFHA) as per FEMA-FIRM, Community Panel No. 330157-00096-E. Effective Date: May 17, 2016.
- Wetland delineation was performed by John P. Hayes, CSS/CWS in accordance with:
 - "Corps. of Engineers Wetlands Delineation Manual", January 1987. Wetlands Research Program Technical Report Y-87-1.
 - "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004. 3rd Edition. NEIWPCC Lowell, Ma.
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 - "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 months of April 2016 & October 2016.



PLAN REFERENCES:

- See "Subdivision Plat, Nottingham, NH prepared for David K. & Tracey L. Black" Scale: 1"=50', Date: May 17, 2000 by Orvis/Draw, LLC. RCRD Plan No. D-28301.
- See "...Survey and Plat...for Leonard L. Giles Rev. Trust of 2000." Scale: 1"=100', Date: Nov. 22, 2010 by Jones & Beach Engineers, Inc. RCRD Plan No. D-36677 (2 sheets).



TEST PITS & PERCS.

Acknowledged by Paul Colby, Building Inspector
Observed by Peter D. Landry, Designer No. 984

[Test Pits 1-4, Observed on 10/18/16]

TEST PIT #1 **Perc 30min/1" at 24"

- 0-2" - Lawn & Topsoil
- 2-10" - 10YR5/3 Fine Sandy Loam, Very Friable, Granular
- 10-17" - 2.5Y8/4 Very Fine Sandy Loam, Friable, Granular
- 17-56" - 5Y5/3 Silt Loam, Blocky, Firm (Restrictive)
- Total 66" - No Refusal - No water observed - 17" ESHWT

TEST PIT #2

- 0-2" - Lawn & Topsoil
- 2-11" - 10YR5/3 Fine Sandy Loam, Very Friable, Granular
- 11-18" - 2.5Y8/4 Very Fine Sandy Loam, Friable, Granular
- 18-48" - 5Y5/3 Silt Loam, Blocky, Firm (Restrictive)
- Total 48" - No Refusal - No water observed - 15" ESHWT

TEST PIT #3 **Perc 30min/1" at 24"

- 0-12" - 10YR5/3 Fine Sandy Loam, Very Friable, Granular
- 12-18" - 2.5Y8/4 Very Fine Sandy Loam, Friable, Granular
- 18-48" - 5Y5/3 Silt Loam, Blocky, Firm (Restrictive)
- Total 48" - No Refusal - No water observed - 16" ESHWT

TEST PIT #4

- 0-8" - 10YR5/3 Fine Sandy Loam, Very Friable, Granular
- 8-15" - 2.5Y8/4 Very Fine Sandy Loam, Friable, Granular
- 15-48" - 5Y5/3 Silt Loam, Blocky, Firm (Restrictive)
- Total 48" - No Refusal - No water observed - 15" ESHWT



**TAX MAP 17 LOT 28-1
N/F Black**

Steven & Selena Black
PO Box 77 "77 Gebig Rd"
West Nottingham, NH 03291
RCRD Bk 3515 Pg 307
(See Plan Ref. No. 1)
See RCRD Bk 3667 Pg 312

**TAX MAP 17
LOT 30-1
TOTAL AREA**
145,785 Sq Ft±
3.347 Acs±

**TAX MAP 17
LOT 30
TOTAL AREA**
177,615 Sq Ft±
4.077 Acs±

NRCS SOIL INFORMATION

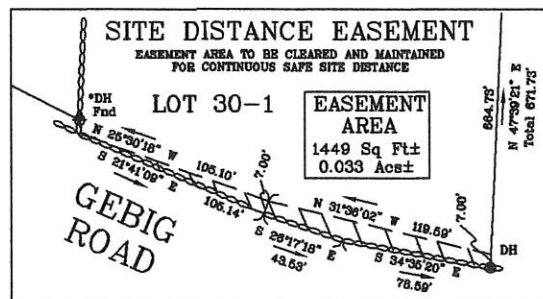
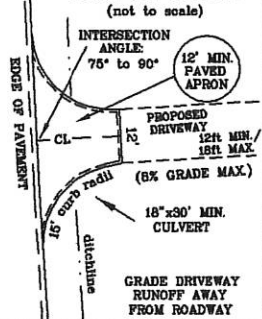
Soil names derived from the "Soil Survey of Rockingham County, New Hampshire, Part 1 - Dated October 1994" - Map 8.

Symbol	Soil Name	State Group	Factor
(29)	Woodbridge	3B	1.6
(129)	Woodbridge	3B	1.6
(657)	Ridgebury	5B	3.0

NHDES MINIMUM LOT SIZING

- * Lot 30 - Soil Group 3B = 62k SF or [0.675%] 41,855 SF min. Req.
Soil Group 5B = 90k SF or [0.325%] 29,245 SF min. Req.
State min. lot size = 71,100 SF - 177,615 SF Provided.
- * Lot 30-1 - Soil Group 3B = 62k SF or [0.617%] 38,255 SF min. Req.
Soil Group 5B = 90k SF or [0.383%] 34,470 SF min. Req.
State min. lot size = 72,725 SF - 145,785 SF Provided.

RESIDENTIAL DRIVEWAYS
(not to scale)



SPECIFIC TOWN NOTES:

- "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."
- "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."
- The plan, entitled, "Minor Subdivision, Plat of Land" to be recorded. The second plan, "NHDES SUBDIVISION PLAN, TOPOGRAPHY & SOILS" is on file at the Town of Nottingham.
- 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."
- The "NEW LOT" (Tax Map 17 Lot 30-1) is subject to Impact Fees at time of new construction. See Zoning Ordinance, Article IV, W. Impact Fees.

ZONING SUMMARY

- The Subject Parcel is zoned Residential-Agricultural, including Wetlands Conservation Areas Overlay.
 - Residential-Agricultural - Dimensional Requirements, see Zoning Article IIC: Minimum Lot Size= 2-Acres; Minimum Contiguous Frontage, including curb out (driveway)= 200'. Minimum Yard Setbacks for Dwelling: 60' all property lines; Accessory buildings, including septic systems: Front= 50', Side/Rear= 20'. Max. Building Height= 34'. * = See Note 1B, ZBA "Condition 2".
 - 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. ** = See Note 1B, ZBA "Condition 2".

VERTICAL DATUM

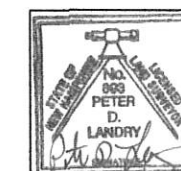
Scaled USGS Map Contour (±NGVD 29')

BENCHMARKS

BM1 - Top of Steel Spike, Elev. 388.2
BM2 - Top of Steel Spike, Elev. 386.9

Revision Block			
#	Date	Description	By

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).



EXISTING TOTAL AREA
323,400 Sq Ft±
7.424 Acs±

OWNER OF RECORD

TAX MAP 17 LOT 30
(Abutter/Owner of Record information was derived from Town Records)
Kosma & Joan C. Stamoulis
PO Box 128 "73 Gebig Road"
Nottingham, NH 03290
See RCRD Bk 3448 Pg: 2069

**NHDES SUBDIVISION PLAN
"TOPOGRAPHY & SOILS"**

for
**Kosma &
Joan C.
Stamoulis**
in
Nottingham, N.H.
Rockingham County
November 2016
Scale 1 inch = 50 feet



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

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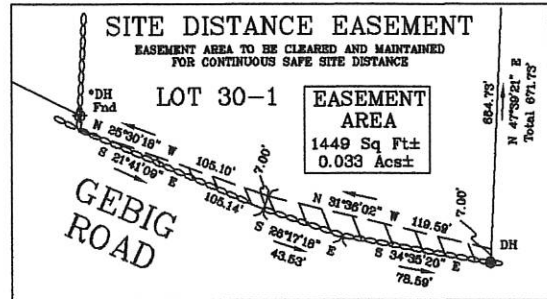


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APPROVED BY THE
NOTTINGHAM PLANNING BOARD

Chairman _____

Date _____

TAX MAP 17 LOT 28-1
N/F Black
Steven & Selena Black
PO Box 77 77 Gebig Rd
West Nottingham, NH 03291
RCRD Bk: 3515 Pg: 307
(See Plan Ref. No. 1)
See RCRD Bk: 3667 Pg: 312

TAX MAP 17
LOT 30-1
TOTAL AREA
145,785 Sq Ft ±
3.347 Acs ±

TAX MAP 17
LOT 30
TOTAL AREA
177,615 Sq Ft ±
4.077 Acs ±

TAX MAP 17 LOT 31
N/F Giles
Leonard L. Giles Revocable Trust
Leonard L. Giles, Trustee
47 Upswept Lane
South Burlington, VT 05403-4441
RCRD Bk: 4269 Pg: 1930
(See Plan Ref. No. 2)

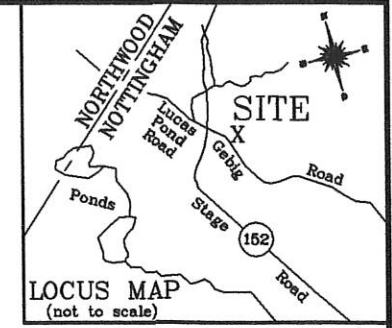
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MINOR SUBDIVISION
PLAT OF LAND
for
Kosma &
Joan C.
Stamoulis
in

Nottingham, N.H.
Rockingham County
November 2016
Scale 1 inch = 50 feet

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



LEGEND/SYMBOLS

- | | |
|----------|---|
| RCRD | Rockingham County Registry of Deeds |
| N/F | Now or Formerly |
| Sq Ft | Square Feet |
| Ac | Acre |
| Fnd | Found |
| ⊕ DH | Drill Hole w/Aluminum Disk |
| ⊙ DH | Drill Hole |
| ⊙ #Rebar | Reinforced Iron Bar w/Plastic I.D. Cap #490 |
| ⊙ Rebar | Reinforced Iron Bar w/Plastic I.D. Cap #893 |
| — | Stonewall |
| ⊙ UP | Utility Pole |
| ⊙ EOW | Edge of Poorly Drained Soil (See Note 3) |

TAX MAP 17 LOT 39A
N/F Morrill
Joanne M. Morrill
78 Gebig Rd
Nottingham, NH 03290

TAX MAP 17 LOT 38
N/F Mills
Christopher J. & Gail A. Mills
76 Gebig Rd
Nottingham, NH 03290

TAX MAP 17 LOT 37
N/F McGrane
Jeremy L. McGrane
74 Gebig Rd
Nottingham, NH 03290

TAX MAP 17 LOT 37-1
N/F Klingensmith
James A. Klingensmith, Sr.
72 Gebig Rd
Nottingham, NH 03290



Revision Block			
#	Date	Description	By

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).