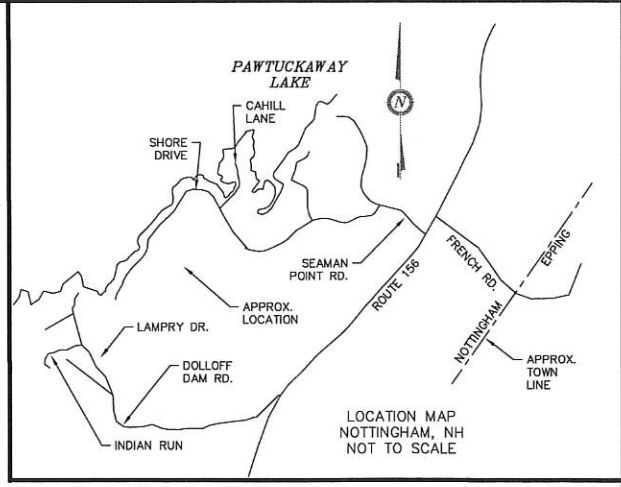


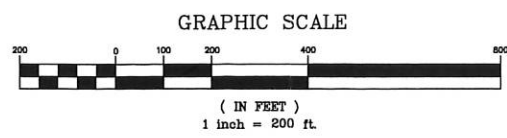
TABLE OF CONTENTS:

SHEET 1 ~ SUBDIVISION OVERVIEW PLAN
 SHEET 2 ~ ABUTTERS
 SHEET 3 ~ SUBDIVISION PLAN
 SHEET 4 ~ SUBDIVISION TOPOGRAPHY PLAN



- NOTES:**
- 1.) OWNER: CAROLINE J. SZAFRAN REVOCABLE LIVING TRUST
47 CHERRYWOOD DRIVE
DOVER, NH 03820
 - 2.) TAX MAP 68, LOT 10
 - 3.) LOT AREA: 135.50 AC. PER TAX RECORDS
 - 4.) R.C.R.D. BOOK 5586, PAGE 2792
 - 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 87,120 Sq. Ft.
FRONT SETBACK ~ 50.0'
REAR SETBACK ~ 50.0'
SIDE SETBACK ~ 50.0'
WETLANDS BUFFER ~ 50.0'
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330137, MAP# - 33015C0185E DATED: MAY 17, 2005
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - 9.) ALL LOTS ARE OVER 5 AC. AND NHDES SUBDIVISION APPROVAL IS NOT REQUIRED, BOTH LOTS WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEMS, THE CURRENT USE OF BOTH LOTS ARE SINGLE FAMILY RESIDENCES AND WILL STAY THE SAME.
 - 10.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 68, LOT 10 INTO THREE INDIVIDUAL RESIDENTIAL LOTS. THIS IS A FOUR SHEET PLAN SET. SHEET ONE SHOWS THE SUBDIVISION OVERVIEW, SHEET TWO SHOWS ABUTTERS, SHEET THREE SHOWS THE PROPOSED SUBDIVISION, SHEET FOUR SHOWS TOPOGRAPHY IN THE PROPOSED BUILDING AREA OF THE LOTS. SHEET THREE WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEETS ONE, TWO, & FOUR WILL BE ON RECORD AT THE NOTTINGHAM TOWN HALL AND THIS OFFICE.
 - 11.) 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 REGULATION AT NO EXPENSE TO THE TOWN.
 - 12.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE ARE 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 PROTECTIONS AT NO EXPENSE TO THE TOWN.
 - 13.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NH HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - 14.) ZONING VARIANCE GRANTED ON MAY 2, 2017 TO PERMIT A SUBDIVISION ON A PRIVATE ROAD. CASE 17-001-VA.
 - 15.) THIS SUBDIVISION FALLS UNDER THE NOTTINGHAM IMPACT FEE ORDINANCE.
 - 16.) LOTS 10-1 & 10-2 WILL NO LONGER BE ABLE TO BE SUBDIVIDED.
 - 17.) THESE PROPERTIES FALL WITHIN 250' OF PAWTUCKAWAY LAKE, AND THEREFORE ARE SUBJECT TO THE NHDES CSPA.

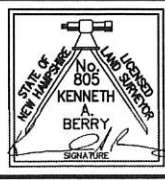
PLAN REFERENCE:
TOWN OF NOTTINGHAM, NH TAX MAP 68



REVISION	DATE	DESCRIPTION

SUBDIVISION OVERVIEW PLAN
 LAND OF
 CAROLINE J. SZAFRAN REVOCABLE TRUST
 SHORE DRIVE
 NOTTINGHAM, NH 03290
MAP 68 LOT 10

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE :: 1 IN. = 200 FT.
 DATE :: AUGUST 8, 2017
 FILE NO. : DB 2016 - 044



N/F SZAFRAN, CAROLINE J REV TRUST
SZAFRAN, CAROLINE J, TRUSTEE,
47 CHERRYWOOD DRIVE
DOVER, NH 03820
TAX MAP 68 LOT 10

N/F MENARD, MICHAEL F & JENNIFER A
166 RAYMOND ROAD
NOTTINGHAM, NH 03290
TAX MAP 67 LOT 7

N/F SEUFERT, LAWRENCE D & MICHELLE M
170 RAYMOND ROAD
NOTTINGHAM, NH 03290
TAX MAP 67 LOT 8

N/F SALOIS, ERNEST E SALOIS, CHARLENE R
TRUSTEES NOVA BLUE REV TRST 178
RAYMOND ROAD
NOTTINGHAM, NH 03290
TAX MAP 67 LOT 9

N/F FRIEND JR, RICHARD L & CELESTE
FRIEND, MARTHA J, FRIEND-GRAY, JULIA
37 EMERSON AVENUE
UTICA, NY 03501
TAX MAP 67 LOT 11

N/F FAIRPOINT COMMUNICATIONS INC TAX
DEPARTMENT
770 ELM STREET
MANCHESTER, NH 03101
TAX MAP 67 LOT 11

N/F MICHAEL C DOUGHERTY REV TRUST
DOUGHERTY, MICHAEL C TRUSTEE
PHILLIPS, BETH L
40 LAMPREY DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 6

N/F BACON, APRIL S
185 RAYMOND ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 7

N/F BAILEY, DAVID M
38 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 11

N/F DECKER, KAREN A. TRUSTEE OF K.A.
DECKER REV TR
57 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 14

N/F BASSETT, KEVIN S
101 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 15

N/F PUCCI, JENNIFER A. & DAVID M.
19 LEO AVE
DRACUT, MA 01826
TAX MAP 68 LOT 16

N/F HILL, ROBERT M & MARY ELLEN
97 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 17

N/F MORRISSEY, RICHARD M & MAUREEN K
12 MEADOW VIEW ROAD
WAKEFIELD, MA 01880
TAX MAP 68 LOT 18

N/F FRIEDEN, KATHRYN L TRUSTEE OF
FRIEDEN REVOCABLE T
93 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 19

N/F HOWE, JOHN FRED & JUDITH W
P.O. BOX 294
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 20

N/F COSTELLO, KENNETH J COSTELLO,
SHARON B
89 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 21

N/F MASLOV, VICTOR ESTATE OF B. ANN
BREAZEALE C/O
87 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 22

N/F KENNEY, GAYLE V
83 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 24

N/F CAPOBIANCO JR, JOSEPH REV TRST
CAPOBIANCO, JUDITH A REV TRST
199 GATES STREET
PORTSMOUTH, NH 03801
TAX MAP 68 LOT 25

N/F ALMON, CHRISTINE A & ROBERT W
6 ALLEN CLAIR DRIVE
AMESBURY, MA 01913
TAX MAP 68 LOT 26

N/F MARASCO, PAUL & JOYCE M
15 RAYMOND COURT
FITCHBURG, MA 01420
TAX MAP 68 LOT 27

N/F WAGELING, MARGUERITE L
75 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 28

N/F MCCOLGAN, RICHARD J. & NANCY B.
108 HILL ST
NORWOOD, MA 02062
TAX MAP 68 LOT 29

N/F DOLE, MARC A & WANDA L
PO BOX 51
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 30

N/F RICHARDSON, STEPHEN A.
RICHARDSON, MARION L.
7 RIVERWOODS DRIVE C127
EXETER, NH 03833
TAX MAP 68 LOT 31

N/F FERNALD, CHAD B & JENNIFER L
P. O. BOX 275
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 32

N/F SANTOS, NEIL & CARMEN
8 WALLACE CIRCLE
LONDONDERRY, NH 03053
TAX MAP 68 LOT 35

N/F GURRIER, JEFFREY S. & BATCHELDER,
KAREN L
61 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 36

N/F HALE, MITCHELL E & CAROL A
34 LISA BETH CIRCLE
DOVER, NH 03820
TAX MAP 68 LOT 37

N/F DECKER, KAREN A. TRUSTEE OF K.A.
DECKER REV TR
57 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 38

N/F HAGERMAN, MARK F
PO BOX 588
RAYMOND, NH 03077
TAX MAP 68 LOT 39

N/F PETERS, KENNETH A & BAMFORD, LINDA S
53 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 40

N/F OUDIN, MICHELE J & JUDY L
19197 MANGIERI STREET
VENICE, FL 34293
TAX MAP 68 LOT 41

N/F LAI, ELMER A & PHILLIP P
111 CARRIAGE WAY
CARLISLE, MA 01741
TAX MAP 68 LOT 42

N/F K&C REALTY TR
TRUSTEES LAI, KWO-HRONG & CATHERINE
20 HERITAGE LANE
LYNNFIELD, MA 01940
TAX MAP 68 LOT 43

N/F LARKIN, GREGG J & KIMBERLY M
45 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 44

N/F THOMPSON, LESLIE S & BARBARA A
38 LAMPREY DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 46

N/F PATNAUDE REV TRUST, BARBARA
PATNAUDE TRUSTEE, BARBARA
5 SUNSET AVENUE
DERRY, NH 03038
TAX MAP 68 LOT 47

N/F PETERSON, ROBERT P & LINDA J
37 SHORE DRIVE
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 48

N/F LEIB, DOUGLAS N TRUSTEE LEIB
LIVING TRUST
P. O. BOX 399
CANDIA, NH 03034
TAX MAP 68 LOT 49

N/F BERGERON, MATTHEW
9 GREENLEAF CIRCLE
BRENTWOOD, NH 03833
TAX MAP 68 LOT 49-1

N/F LEIB, DOUGLAS N TRUSTEE LEIB
LIVING TRUST
P. O. BOX 399
CANDIA, NH 03034
TAX MAP 68 LOT 49-2

N/F SALVATORE, DONALD E HEIT, ROCHELLE J
TRUSTEES S/H FAMILY REV TRST
60 HORIZON DR
BEDFORD, NH 03110
TAX MAP 68 LOT 51

N/F HALL, KEVIN P. & KELLEY A.
201 MIDDLE STREET
DEERFIELD, NH 03037
TAX MAP 68 LOT 53

N/F WOODBURY, PATRICIA G TRUSTEE
CONROY TRUST
7 DAMON ST
NORTH READING, MA 01864
TAX MAP 68 LOT 55

N/F MCMAHON BENJAMIN C MCMAHON
HALEY R
PO BOX 1391
RAYMOND, NH 03077
TAX MAP 68 LOT 56

N/F CSJ IRREVOCABLE TRUST
HAYES, SUSAN M & CHRISTOPHER
15 BALCOM ROAD PAULSEN
PELHAM, NH 03076
TAX MAP 68 LOT 57

N/F SYMONS, SHARON A
PO BOX 258
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 64 & 66

N/F LEWIS, WALTER-REV TRUST-TRUSTE
LEWIS, KATHERINE-REV TRUST-TRUS
P. O. BOX 422
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 66

N/F HEWSON, DAVID
22 COVE ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 68

N/F O'KEEFE, THOMAS B & ANN M
24 COVE ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 70

N/F KANE, JOHN P TRUSTEE JP KANE REV
TRUST
26 COVE ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 72

N/F FIORENZA JR RICHARD L TRUSTEE,
RICHARD L FIORENZA
52 FIELDSTONE DRIVE
DOVER, NH 03820
TAX MAP 68 LOT 73

N/F HALL, THOMAS G
PO BOX 86
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 74

N/F GUTHRIE, CHAD L
29 COVE ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 75

N/F PAQUETTE, LANCE O
PO BOX 588
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 77

N/F MORIN, JOHN A & LISA R
23 COVE ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 78

N/F MORRISSEY, RICHARD M & MAUREEN K
12 MEADOW VIEW ROAD
WAKEFIELD, MA 01880
TAX MAP 68 LOT 80

N/F LAPONTE, PRISCILLA C
17 COVE ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 81

N/F JENNINGS, TINA L & ERIC
42 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 82

N/F CHALOGIAS, JAYME
28 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 83

N/F GALANTE, MARK-COREY & DEBORAH
30 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 84

N/F CAREY, SHANE F & LISA
41 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 86

N/F CAREY, FRANCIS M & MARGIA A
39 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 87

N/F CAREY, SHANE F & LISA
41 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 89

N/F HORTON JR., CHARLES E. & SUSAN
8649 GREENBANK BLVD
WINDERMERE, FL 34786
TAX MAP 68 LOT 90 & 91

N/F RILEY, JOHN & MARK
145 NEVADA STREET
NEWTONVILLE, MA 02460
TAX MAP 68 LOT 92

N/F HALE, RANDALL A & IRMA
TRUSTEES 33 SEAMAN PT RD TRUST
33 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 94

N/F BURKE, DANIEL J & KING, TERESA K
31 SEAMAN'S POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 95 & 96

N/F CLOUTIER, STEWART & KRISTEN
29 SEAMAN'S POINT RD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 97

N/F RUSSELL, THAD & JANICE
21 GRADAPPLE LANE
CHELMSFORD, MA 01824
TAX MAP 68 LOT 98

N/F ARNAULT, STEVEN G & CATHERINE J
25 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 99

N/F MILLER, MILTON J & EUGENIA I
TRUSTEES OF THE MILLER 23 SEAM
ROAD REALTY TRUST
28 CARDINAL COURT
BRAINTREE, MA 02184
TAX MAP 68 LOT 101

N/F ORSO, DIANA L
21 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 102

N/F WALKER, GLORIA M TRUSTEE OF THE
GLORIA M WALKER
19 SEAMANS POINT RD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 103

N/F MURPHY, DAVID H.
17 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 104

N/F OUELLETTE, MICHAEL J & LINDA
15 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 105

N/F SMITH, LAWRENCE R & SANDRA M
11 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 106

N/F HERALD, PAUL
9 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 107

N/F DUDLEY, ROBERT A & JANET
28 CHURCH STREET
KINGSTON, NH 03848
TAX MAP 68 LOT 108

N/F COLEMAN, THOMAS
5 SEAMANS POINT ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 109

N/F ENHANCED LIFE OPTIONS GROUP
TRUSTEE NADEAU SP NEEDS TRUST
ATTN: NINA HAMBERGER
3 EXECUTIVE PARK DR, SUITE 269
BEDFORD, NH 03110
TAX MAP 68 LOT 110

N/F STATE OF NEW HAMPSHIRE DES
WATER RESOURCES DIVISION
PO BOX 95
CONCORD, NH 03302
TAX MAP 68 LOT 111

N/F POLOVITS, EDWARD F & SIMPSON, HELGA
15 DOLLOFF DAM ROAD
NOTTINGHAM, NH 03290
TAX MAP 68 LOT 24-8

N/F MCGLONE, PHILIP & MICHAEL
198 WELLESLEY STREET
MANCHESTER, NH 03104
TAX MAP 70 LOT 25

REVISION	DATE	DESCRIPTION

ABUTTERS
LAND OF
CAROLINE J. SZAFRAN REVOCABLE TRUST
SHORE DRIVE
NOTTINGHAM, NH 03290
MAP 68 LOT 10

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : NONE
DATE : AUGUST 8, 2017
FILE NO. : DB 2016 - 044

KENNETH A. BERRY
SIGNATURE

PLAN REFERENCES:

- 1.) "PLAN OF LAND OF JOHN CAHILL NOTTINGHAM, N.H." BY: T.W. CHESLEY ENGR CO. DATED: NOT DATED R.C.R.D.: PLAN #2748
- 2.) "PLAN OF LAND OF JOHN CAHILL NOTTINGHAM, N.H." BY: T.W. CHESLEY ENGR CO. DATED: MAY 1, 1959 R.C.R.D.: PLAN #2860
- 3.) "PLAN OF LAND OF JOHN CAHILL NOTTINGHAM, N.H. REVISION OF LOTS SHOWN" BY: T.W. CHESLEY ENGR CO. DATED: NOVEMBER 1964 R.C.R.D.: PLAN #378
- 4.) "3 LOTS FOR CAHILL REALTY INC" BY: DAVID R. NOYES DATED: MAY 13, 1975 R.C.R.D.: PLAN #5162
- 5.) "A SURVEY AND PLAT OF PROPERTY PREPARED FOR LUKOKI W. & SHEILA A. LEASURE AND SITUATED IN THE TOWN OF NOTTINGHAM, NH" BY: R.S.L. LAYOUT & DESIGN, INC. DATED: MAY 1, 2001 R.C.R.D.: PLAN #28901
- 6.) "A SURVEY AND PLAT OF PROPERTY PREPARED FOR LYNN SANSTROM & JOAN E. DUDE AND SITUATED IN THE TOWN OF NOTTINGHAM, NH" BY: R.S.L. LAYOUT & DESIGN, INC. DATED: MAY 23, 2001 R.C.R.D.: PLAN #28972

PLAN REFERENCES CONT.:

- 7.) "PLAT OF LAND FOR MARK FRED HAGERMAN IN NOTTINGHAM, NH ROCKINGHAM COUNTY" BY: R.S.L. LAYOUT & DESIGN, INC. DATED: JUNE, 2003 R.C.R.D.: PLAN #C-30902
- 8.) "PLAT OF LAND FOR RICHARD & MAUREN K. MORRISSEY IN NOTTINGHAM, NH ROCKINGHAM COUNTY" BY: LANDRY SURVEYING, LLC DATED: APRIL, 2015 R.C.R.D.: PLAN #D-38804
- 9.) "PLAT OF LAND FOR LUKOKI W. & SHEILA A. LEASURE IN NOTTINGHAM, NH ROCKINGHAM COUNTY" BY: LANDRY SURVEYING, LLC DATED: JUNE, 2015 R.C.R.D.: PLAN #D-38852
- 10.) "BOUNDARY LINE AGREEMENT PLAN FOR LUKOKI W. & SHEILA A. LEASURE & JOHN FRED & JUDITH W. HOWE IN NOTTINGHAM, NH ROCKINGHAM COUNTY" BY: LANDRY SURVEYING, LLC DATED: JUNE, 2015 R.C.R.D.: PLAN #D-39263

LEGEND:

- IRON BOUND (TO BE SET)
- GRANITE BOUND (TO BE SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- METAL FENCE POST (FND)
- UTILITY POLE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES TO BE SET
- FOUND
- TYPICAL
- TBS
- FND
- TYP
- R.C.R.D.

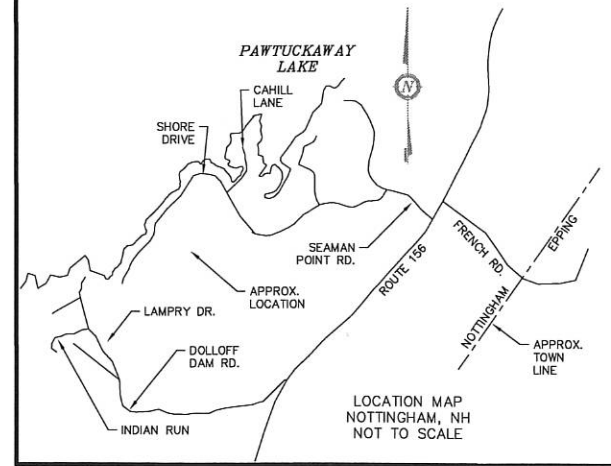
JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JULY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #51

NOTTINGHAM
APPROVED
PLANNING BOARD

DATE



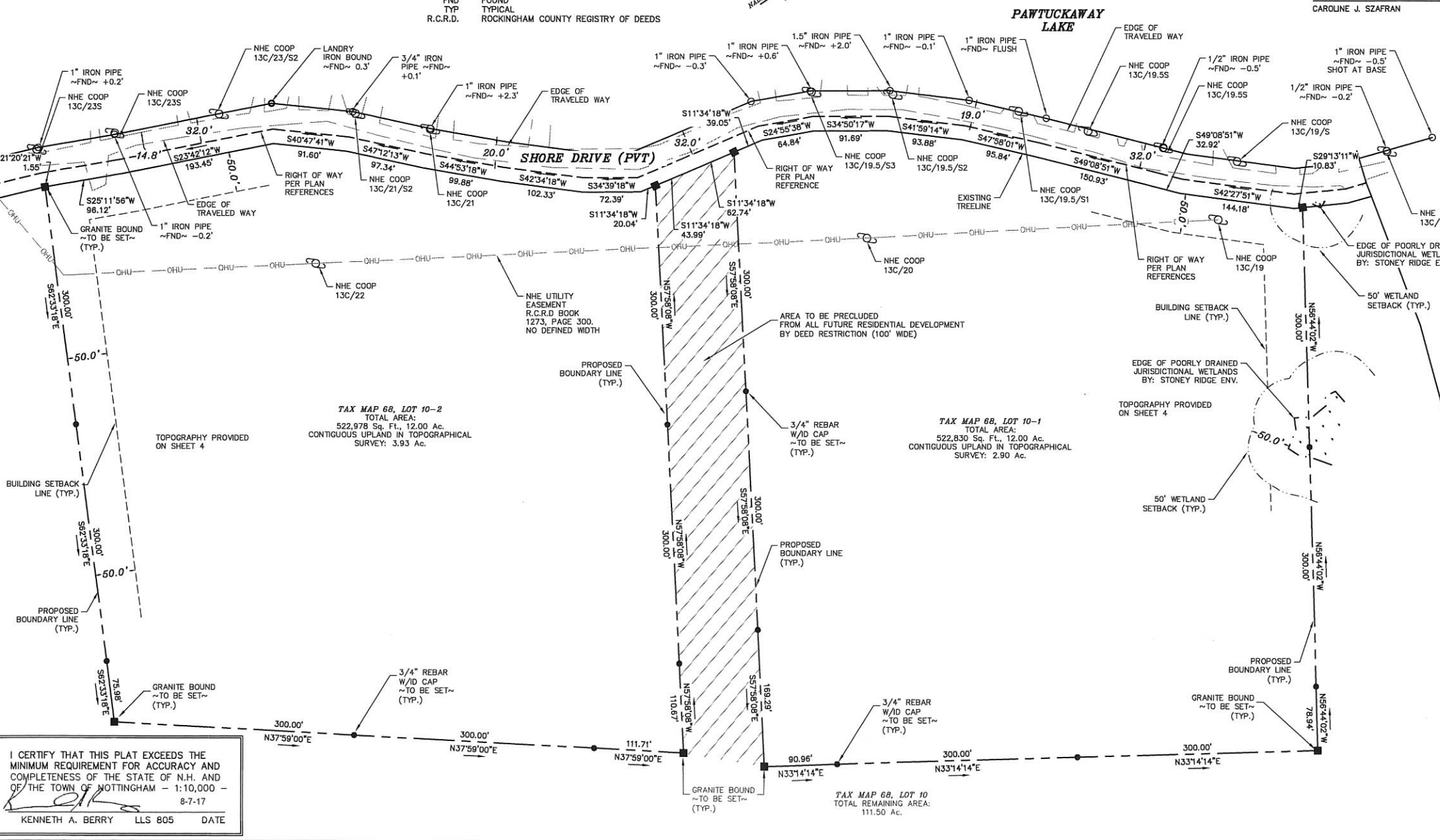
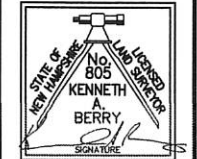
REVISION	DATE	DESCRIPTION

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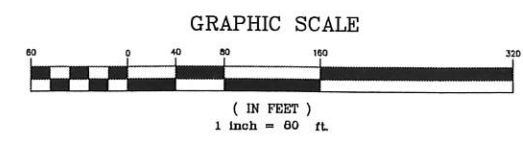
- 1.) OWNER: CAROLINE J. SZAFRAN REVOCABLE LIVING TRUST 47 CHERRYWOOD DRIVE DOVER, NH 03820
- 2.) TAX MAP 68, LOT 10
- 3.) LOT AREA: 135.50 AC. PER TAX RECORDS
- 4.) R.C.R.D. BOOK 5586, PAGE 2792
- 5.) ZONING: RESIDENTIAL-AGRICULTURAL DISTRICT FRONTAGE ~ 200.0' MINIMUM LOT SIZE ~ 87,120 Sq. Ft. FRONT SETBACK ~ 50.0' REAR SETBACK ~ 50.0' SIDE SETBACK ~ 50.0' WETLANDS BUFFER ~ 50.0'
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- 7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- 9.) ALL LOTS ARE OVER 5 AC. AND NHDES SUBDIVISION APPROVAL IS NOT REQUIRED, BOTH LOTS WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEMS. THE CURRENT USE OF BOTH LOTS ARE SINGLE FAMILY RESIDENCES AND WILL STAY THE SAME.
- 10.) THE INTENT OF THIS PLAN SET IS TO SUBDIVIDE TAX MAP 68, LOT 10 INTO THREE INDIVIDUAL RESIDENTIAL LOTS. THIS IS A FOUR SHEET PLAN SET. SHEET ONE SHOWS THE SUBDIVISION OVERVIEW, SHEET TWO SHOWS ABUTTERS, SHEET THREE SHOWS THE PROPOSED SUBDIVISION, SHEET FOUR SHOWS TOPOGRAPHY IN THE PROPOSED BUILDING AREA OF THE LOTS. SHEET THREE WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEETS ONE, TWO, & FOUR WILL BE ON RECORD AT THE NOTTINGHAM TOWN HALL AND THIS OFFICE.
- 11.) 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 REGULATION AT NO EXPENSE TO THE TOWN.
- 12.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE 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 PROTECTIONS AT NO EXPENSE TO THE TOWN.
- 13.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- 14.) ZONING VARIANCE GRANTED ON MAY 2, 2017 TO PERMIT A SUBDIVISION ON A PRIVATE ROAD. CASE 17-001-VA.
- 15.) THIS SUBDIVISION FALLS UNDER THE NOTTINGHAM IMPACT FEE ORDINANCE.
- 16.) LOTS 10-1 & 10-2 WILL NO LONGER BE ABLE TO BE SUBDIVIDED.
- 17.) THESE PROPERTIES FALL WITHIN 250' OF PAWTUCKAWAY LAKE, AND THEREFORE ARE SUBJECT TO THE NHDES CSPA.

SUBDIVISION PLAN
OF
LAND OF
CAROLINE J. SZAFRAN REVOCABLE TRUST
SHORE DRIVE
NOTTINGHAM, NH 03290
MAP # 68 LOT 10

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE :: 1 IN. EQUALS 80 FT.
DATE :: AUGUST 8, 2017
FILE NO. : DB 2016 - 044



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM - 1:10,000 - 8-7-17
KENNETH A. BERRY LLS 805 DATE



JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JULY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOEUNON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

SOIL DATA:

- 140D ~ CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35% SLOPES, VERY STONY
 - 140C ~ CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES, VERY STONY
 - 547B ~ WALPOLE VERY FINE SANDY LOAM, 3-8% SLOPES VERY STONY
 - 298 ~ PITS, SAND AND GRAVEL
- SEE WEBSOIL

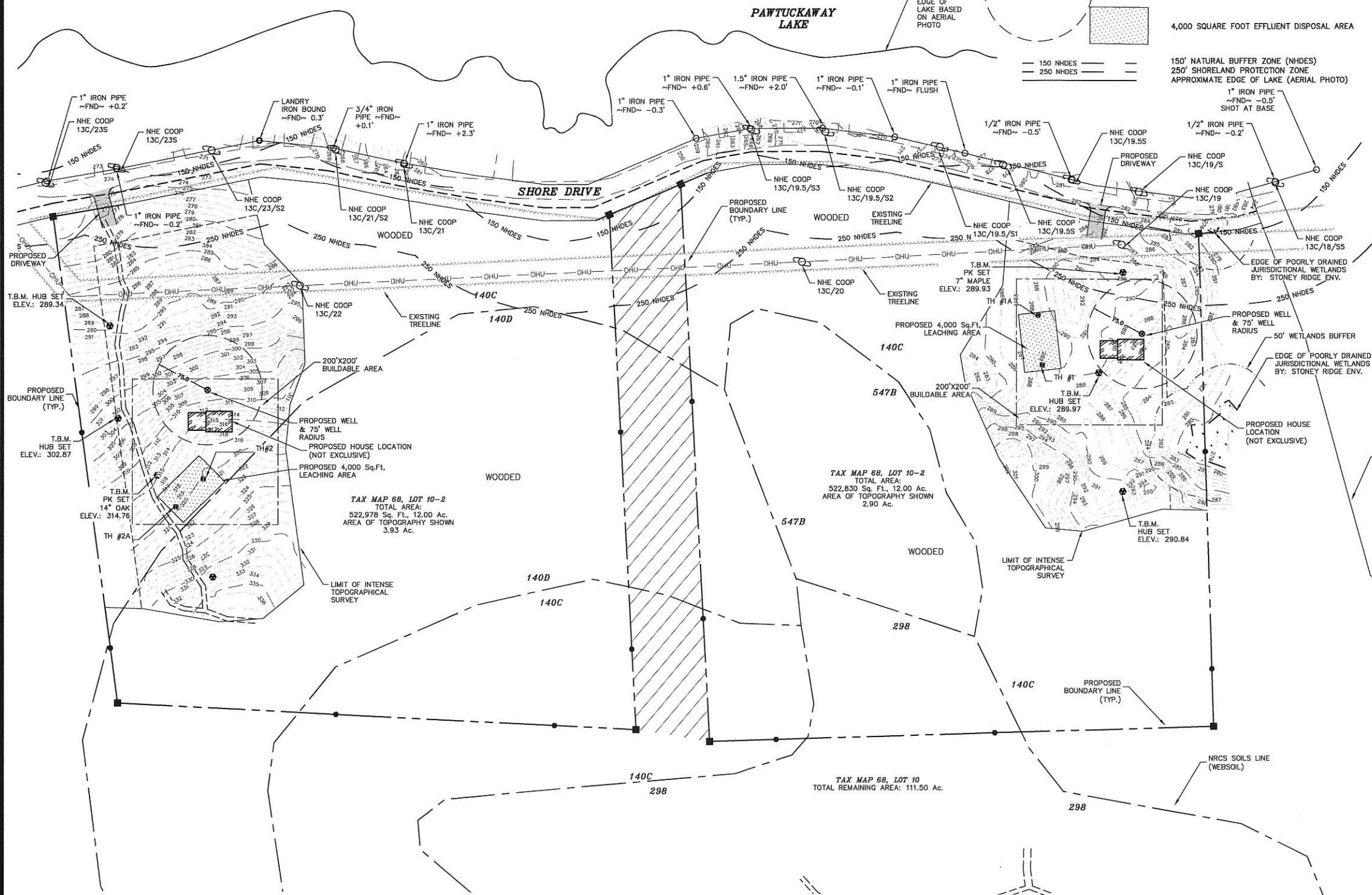
LEGEND:

- IRON BOUND (SET)
- GRANITE BOUND (SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- METAL FENCE POST (FND).
- UTILITY POLE
- BENCH MARK
- TEST PIT
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- JURISDICTIONAL WETLAND LINE
- 50' WETLAND BUFFER
- OVERHEAD UTILITIES
- NRCS SOIL LINE TO BE SET
- FOUND
- TYPICAL
- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- PROPOSED WELL LOCATION W/ 75' WELL RADIUS

TEST HOLE DATA: 7-12-17

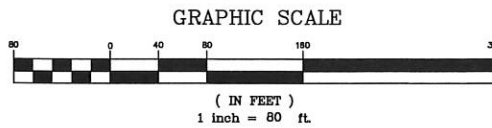
- TEST PIT #1**
- 0-2" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 2-16" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 16-70" 2.5Y 6/6 FINE LOAMY SAND, GRANULAR, FRIABLE
- E.S.H.W.T. ● NONE
NO GROUND WATER
TERMINATED @ 70"
ROOTS ● 36"
REFUSAL ● NONE
PERC. = 4 MIN/IN
- TEST PIT #1A**
- 0-2" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 2-16" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 16-68" 2.5Y 6/6 FINE LOAMY SAND, GRANULAR, FRIABLE
- E.S.H.W.T. ● NONE
NO GROUND WATER
TERMINATED @ 68"
ROOTS ● 38"
REFUSAL ● NONE
PERC. = 4 MIN/IN
- TEST PIT #2**
- 0-2" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 2-24" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 24-52" 2.5Y 6/6 FINE LOAMY SAND, GRANULAR, FRIABLE IN HAND, 5% REDOX
- E.S.H.W.T. ● 24"
NO GROUND WATER
TERMINATED @ 52"
ROOTS ● 24"
REFUSAL ● 52 (LARGE BOUNDER OR LEDGE)
PERC. = 10 MIN/IN
- TEST PIT #2A**
- 0-2" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 2-24" 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 - 24-52" 2.5Y 6/6 FINE LOAMY SAND, GRANULAR, FRIABLE IN HAND, 5% REDOX
- E.S.H.W.T. ● 24"
NO GROUND WATER
TERMINATED @ 52"
ROOTS ● 24"
REFUSAL ● 52 (LARGE BOUNDER OR LEDGE)
PERC. = 10 MIN/IN

- NOTES:**
- 1.) OWNER: CAROLINE J. SZAFRAN REVOCABLE LIVING TRUST
47 CHERRYWOOD DRIVE
DOVER, NH 03820
 - 2.) TAX MAP 68, LOT 10
 - 3.) LOT AREA: 135.50 Ac. PER TAX RECORDS
 - 4.) R.C.R.D. BOOK 5586, PAGE 2792



NOTTINGHAM
APPROVED
PLANNING BOARD

DATE



REVISION	DATE	DESCRIPTION

SUBDIVISION TOPOGRAPHY PLAN
LAND OF
CAROLINE J. SZAFRAN REVOCABLE TRUST
SHORE DRIVE
NOTTINGHAM, NH 03290
MAP 68 LOT 10

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