

LEGEND

- ⊗ DENOTES SET DRILL HOLE IN STONE WALL
- DENOTES GRANITE BOUND
- ⊙ DENOTES EXISTING UTILITY POLE
- S - DENOTES SOIL TYPE LINE
- ✱ DENOTES SET WITNESS IRON PIN AT DRILL HOLE IN STONE WALL
- DENOTES UNMONUMENTED ANGLE POINT ON PROPERTY LINE

NO.	DATE	DESCRIPTION	BY
1	4/17/19	CHANGE LOT LINE	RTB

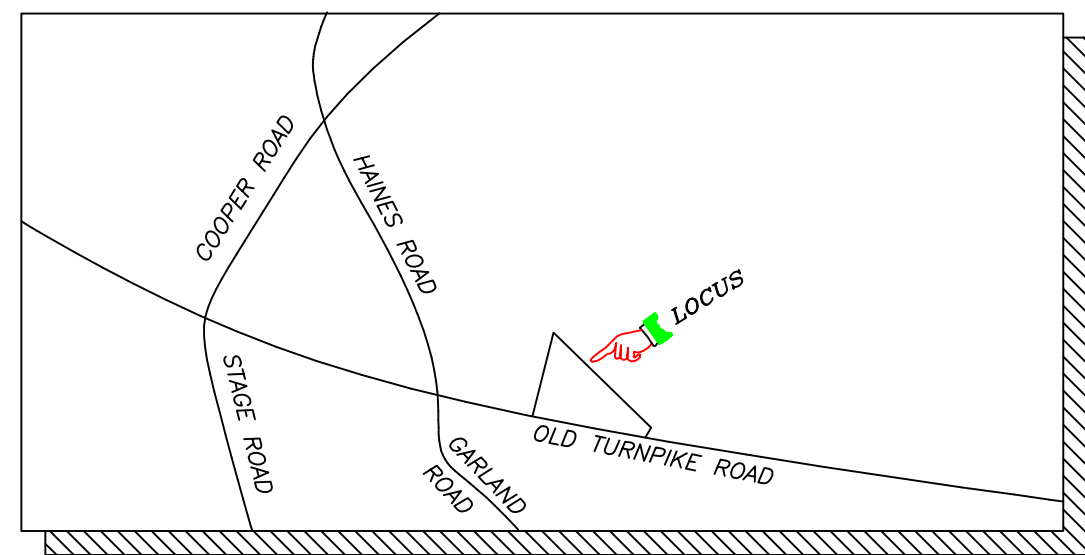
PLAN REFERENCES:

- R.C.R.D. #D-31383 "PLAT OF LAND FOR PAUL B. AUIGER & MARGARET V. AUIGER IN NOTTINGHAM, NH ROCKINGHAM COUNTY" PREPARED BY LANDRY SURVEYING, LLC DATED FEBRUARY, 2004.
- R.C.R.D. #D-17151 "SURVEYED FOR JOSEPH SCHETTINI NOTTINGHAM" PREPARED BY ERNEST E. VEINOTTE DATED JUNE 30, 1987.
- UNRECORDED "FEDERAL AID SECONDARY PROJECT NO. S 18(1)" SHEETS T02 & T03 DATED APRIL 17, 1945.

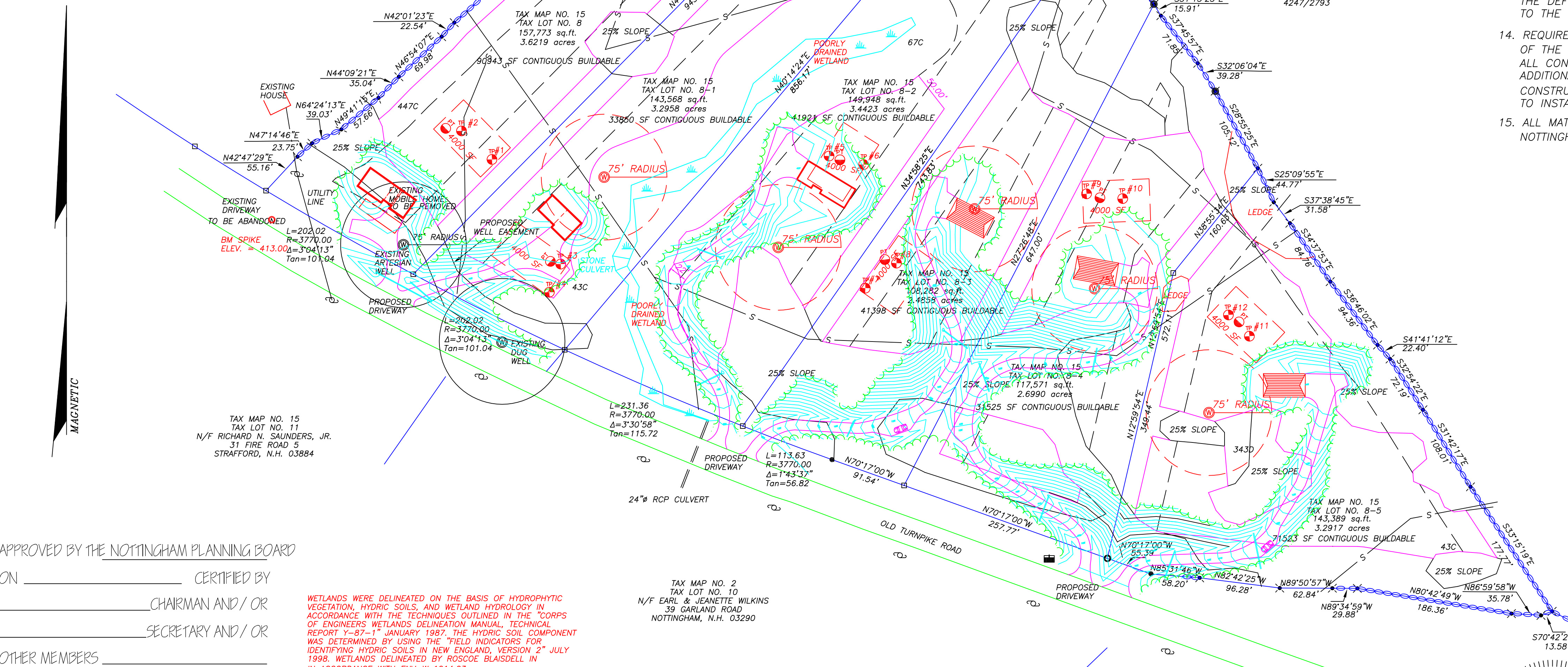
NOTES:

- LAND IS DESCRIBED BY DEED OF JEFFREY COLE BUILDERS, LLC OF 140 RAYMOND ROAD, NOTTINGHAM, NH 03290 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5845 PAGE 1614 ON AUGUST 16, 2017.
- I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN OCT., 2017 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
- LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE.
- LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE(RA).
- NH DOT DRIVEWAY PERMIT NUMBER:
- PURPOSE OF PLAN: TO CREATE 5 NEW RESIDENTIAL BUILDING LOTS FROM TAX MAP 15 LOT 8. TOTAL AREA INVOLVED IS 18.8808 ACRES.
- MIN LOT SIZE 2 ACRES, MIN FRONTAGE 200', MIN SETBACKS 50' ALL SIDES.
- ALL LOTS HAVE OVER 30,000 SF OF CONTIGUOUS BUILDABLE LAND.
- THIS SUBDIVISION IS SUBJECT TO THE NOTTINGHAM IMPACT FEE SCHEDULE.
- ALL HOUSES BUILT IN THIS SUBDIVISION ARE REQUIRED TO HAVE A SPRINKLER SYSTEM INSTALLED FOR FIRE PROTECTION.
- STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER _____
- SEE CONDITIONS OF NHDOT DRIVEWAY PERMITS. LOT OWNERS TO MAINTAIN A 400' SIGHT DISTANCE BY REMOVING NECESSARY VEGETATION.
- 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS.

Roscoe T. Blaisdell



VICINITY



A SURVEY AND PLAT OF A
SUBDIVISION
 PREPARED FOR THE OWNER OF RECORD
JEFFREY COLE BUILDERS, LLC
 SITUATED IN THE TOWN OF
NOTTINGHAM, NH
 TAX MAP 15 LOT 8

APPROVED BY THE NOTTINGHAM PLANNING BOARD

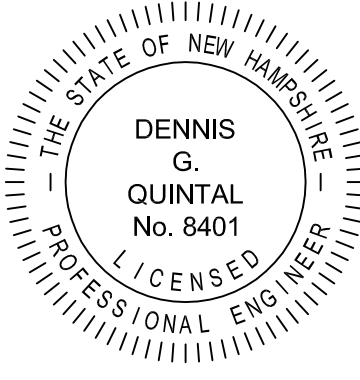
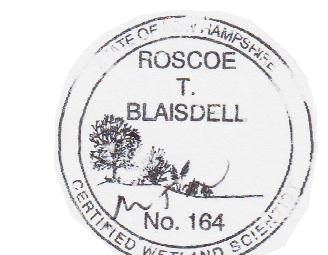
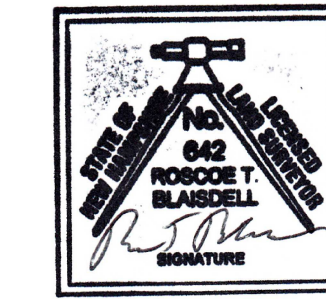
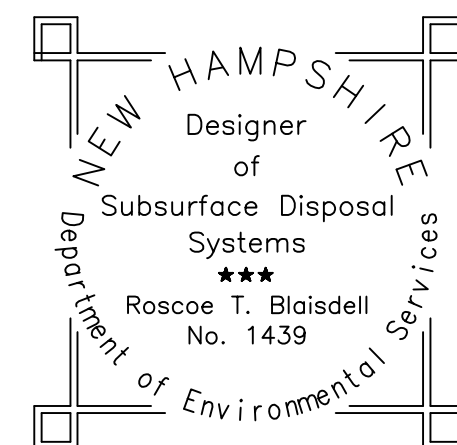
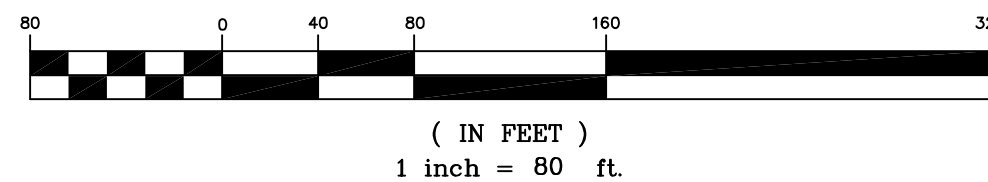
ON _____ CERTIFIED BY
 _____ CHAIRMAN AND / OR
 _____ SECRETARY AND / OR
 OTHER MEMBERS _____

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2" JULY 1998. WETLANDS DELINEATED BY ROSCOE BLAISDELL IN ACCORDANCE WITH ENV-Wq1014.03.

SOIL TYPES FROM WEB SOIL SURVEY

- 67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
- 67D - PAXTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY.
- 129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
- 43C - CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
- 447C - SITUATE-NEWFIELDS COMPLEX, 8 TO 15% SLOPES, VERY STONY.
- 343D - CANTON GRAVELLY FINE SANDY LOAM, 15 TO 35% SLOPES, EXTREMELY BOULDERY.

GRAPHIC SCALE



PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 11/02/17 603-895-9947 JOB NO. 2559
 FB NO. 31 DRAWING NAME: 2559SUB RBLAISDELL@COMCAST.NET

TAX MAP NO. 2
 TAX LOT NO. 14
 N/F JONATHAN P. & CAROLINE CARON
 23 LAUREL LANE
 DURHAM, N.H. 03824