

- NOTES:**
- 1) Plan intent is to subdivide the subject parcel (Map 28 Lot 10) into two (2) total lots, utilizing local Zoning Article IV, Section T, 'Backlot Subdivision for Single-Family Homes'. Therefore, Lot 10A may not be further subdivided. Each proposed lot to be serviced by on-site wells and individual septic systems.
 - 2) No portion of subject parcel is located within a Special Flood Hazard Area (SFHA), as per the Federal Emergency Management Agencies (FEMA), National Flood Insurance Program (NFIP). See Flood Insurance Rate Map (FIRM), Community Panel No. 330137-0115-E, Effective Date: May 17, 2005.
 - 3) NHDES Subdivision Approval No. _____ for Lot 10.
 - 4) "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."
 - 5) "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."
 - 6) "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."

EROSION & SEDIMENT CONTROL

1) Contractor to employ best management practices as found in the "Stormwater Management and Erosion & Sediment Control Handbook for Urban and Developing Areas in New Hampshire, Dated August 1992".

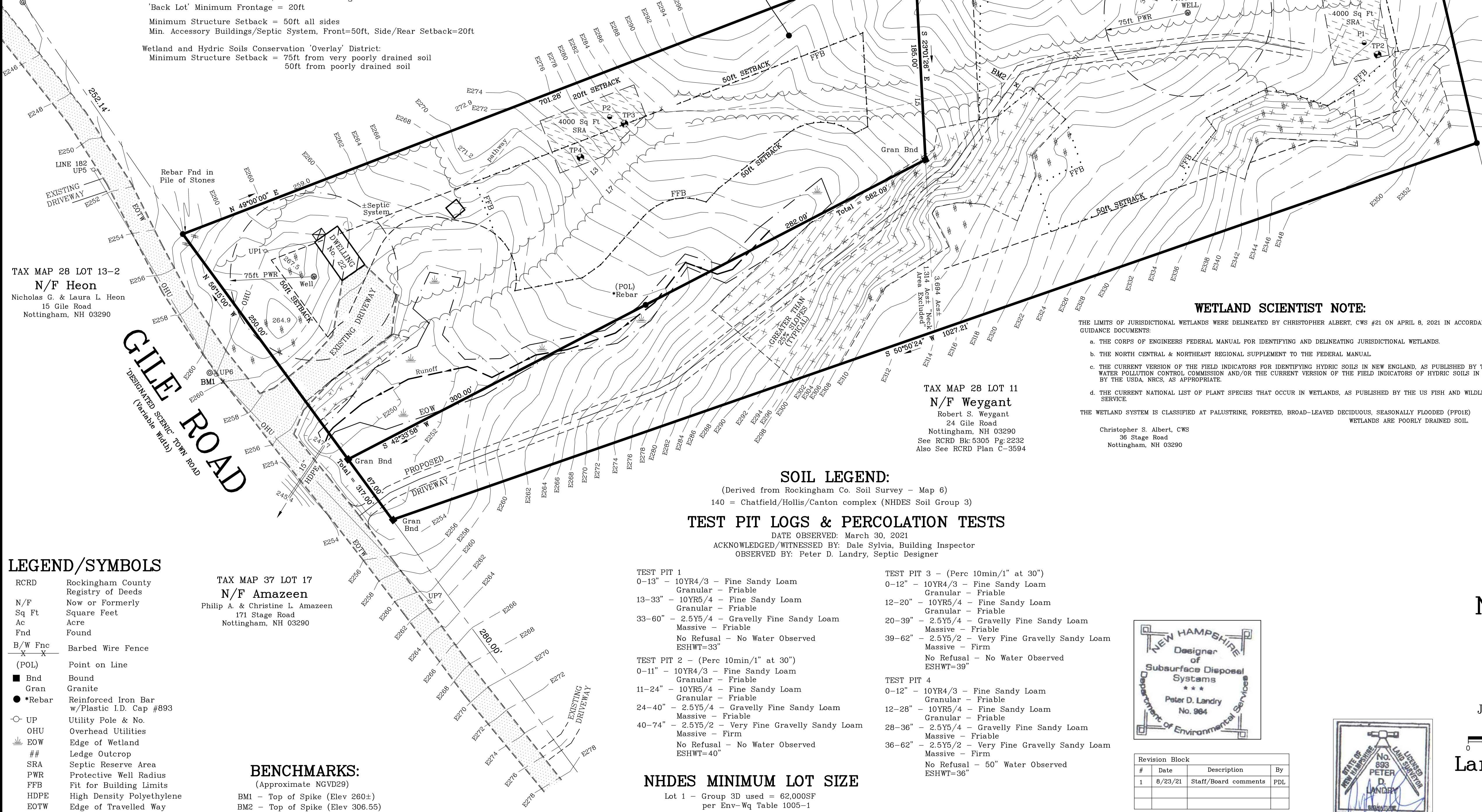
LOT 10A
TOTAL AREA
5.008 Acs±
218,195 Sq Ft±
 Neck Area Excluded
 1.314 Acs±
 3,694 Acs
 w/ 70,410 Sq Ft±
 'Fit for Building'

TAX MAP 28 LOT 9
N/F Paquette & Neilson
 Eric D. Paquette and
 Carly Marie Neilson
 10 Gile Road
 Nottingham, NH 03290
 See RCRD Bk: 5834 Pg: 5718
 Also See RCRD Plan D-7161

LOT 10
TOTAL AREA
3.067 Acs±
133,600 Sq Ft±
 w/ 30,280 Sq Ft±
 'Fit for Building'

TAX MAP 20 LOT 10
N/F Fernald
 John T. Fernald, Jr., III Trust
 John T. Fernald, Jr., III, Trustee
 et al
 16 Deerfield Road
 Nottingham, NH 03290
 See RCRD Bk: 5913 Pg: 639

ZONING SUMMARY:
 (derived from 'Town of Nottingham Zoning Ordinance')
 The subject parcel is zoned Residential and Agricultural (RA):
 Minimum Lot Size = 2 acres, Minimum Frontage = 200ft
 'Back Lot' Minimum Frontage = 20ft
 Minimum Structure Setback = 50ft all sides
 Min. Accessory Buildings/Septic System, Front=50ft, Side/Rear Setback=20ft
 Wetland and Hydric Soils Conservation 'Overlay' District:
 Minimum Structure Setback = 75ft from very poorly drained soil
 50ft from poorly drained soil



TAX MAP 28 LOT 13-2
N/F Heon
 Nicholas G. & Laura L. Heon
 15 Gile Road
 Nottingham, NH 03290

TAX MAP 28 LOT 11
N/F Weygant
 Robert S. Weygant
 24 Gile Road
 Nottingham, NH 03290
 See RCRD Bk: 5305 Pg: 2232
 Also See RCRD Plan C-3594

WETLAND SCIENTIST NOTE:
 THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT, CWS #21 ON APRIL 8, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
 THE WETLAND SYSTEM IS CLASSIFIED AS PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED (PFO1E)
 WETLANDS ARE POORLY DRAINED SOIL.
 Christopher S. Albert, CWS
 96 Stage Road
 Nottingham, NH 03290

MAP 28 LOT 10
TOTAL AREA
8.075 Acs±
351,735 Sq Ft±

OWNER OF RECORD
TAX MAP 28 LOT 10
 (as per Town Records)
 Richard & Sandra Lane
 22 Gile Road
 Nottingham, NH 03290
 See RCRD Bk: 2583 Pg: 1872
 Also See Plan C-3594 (Lot 1)

SOIL LEGEND:

(Derived from Rockingham Co. Soil Survey - Map 6)
 140 = Chatfield/Hollis/Canton complex (NHDES Soil Group 3)

TEST PIT LOGS & PERCOLATION TESTS

DATE OBSERVED: March 30, 2021
 ACKNOWLEDGED/WITNESSED BY: Dale Sylvia, Building Inspector
 OBSERVED BY: Peter D. Landry, Septic Designer

- | | |
|--|---|
| <p>TEST PIT 1
 0-13" - 10YR4/3 - Fine Sandy Loam
 Granular - Friable
 13-33" - 10YR5/4 - Fine Sandy Loam
 Granular - Friable
 33-60" - 2.5Y5/4 - Gravelly Fine Sandy Loam
 Massive - Friable
 No Refusal - No Water Observed
 ESHWT=33"</p> <p>TEST PIT 2 - (Perc 10min/1" at 30")
 0-11" - 10YR4/3 - Fine Sandy Loam
 Granular - Friable
 11-24" - 10YR5/4 - Fine Sandy Loam
 Granular - Friable
 24-40" - 2.5Y5/4 - Gravelly Fine Sandy Loam
 Massive - Friable
 40-74" - 2.5Y5/2 - Very Fine Gravelly Sandy Loam
 Massive - Firm
 No Refusal - No Water Observed
 ESHWT=40"</p> | <p>TEST PIT 3 - (Perc 10min/1" at 30")
 0-12" - 10YR4/3 - Fine Sandy Loam
 Granular - Friable
 12-20" - 10YR5/4 - Fine Sandy Loam
 Granular - Friable
 20-39" - 2.5Y5/4 - Gravelly Fine Sandy Loam
 Massive - Friable
 39-62" - 2.5Y5/2 - Very Fine Gravelly Sandy Loam
 Massive - Firm
 No Refusal - No Water Observed
 ESHWT=39"</p> <p>TEST PIT 4
 0-12" - 10YR4/3 - Fine Sandy Loam
 Granular - Friable
 12-28" - 10YR5/4 - Fine Sandy Loam
 Granular - Friable
 28-36" - 2.5Y5/4 - Gravelly Fine Sandy Loam
 Massive - Friable
 36-62" - 2.5Y5/2 - Very Fine Gravelly Sandy Loam
 Massive - Firm
 No Refusal - 50" Water Observed
 ESHWT=36"</p> |
|--|---|

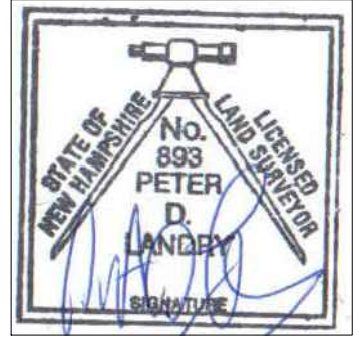
NHDES MINIMUM LOT SIZE
 Lot 1 - Group 3D used = 62,000SF
 per Env-Wq Table 1005-1

LEGEND/SYMBOLS

- RCRD Rockingham County Registry of Deeds
- N/F Now or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- B/W Fnc Barbed Wire Fence
- (POL) Point on Line
- Bnd Bound
- Gran Granite
- Rebar Reinforced Iron Bar w/Plastic I.D. Cap #893
- UP Utility Pole & No.
- OHU Overhead Utilities
- EOW Edge of Wetland
- ## Ledge Outcrop
- SRA Septic Reserve Area
- PWR Protective Well Radius
- FFB Fit for Building Limits
- HDPE High Density Polyethylene
- EOTW Edge of Travelled Way (Gravel Surface)

TAX MAP 37 LOT 17
N/F Amazeen
 Philip A. & Christine L. Amazeen
 171 Stage Road
 Nottingham, NH 03290

BENCHMARKS:
 (Approximate NGVD29)
 BM1 - Top of Spike (Elev 260±)
 BM2 - Top of Spike (Elev 306.55)



Revision Block			
#	Date	Description	By
1	8/23/21	Staff/Board comments	PDL

NHDES
SUBDIVISION PLAN
 for
Nathan & Kerry
Tandy
 in
Nottingham, N.H.
 Rockingham County
 June 2021 - Rev. Aug. 2021
 Scale 1 inch = 50 feet

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