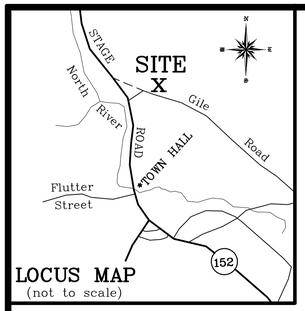

NOTES:

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 expanse 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 expanse 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."

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

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

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

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

GILE ROAD
'DESIGNATED SCENIC' TOWN ROAD
(Variable Width)

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

LOT 10A
TOTAL AREA
5.008 Acs±
218,135 Sq Ft±
Neck Area Excluded
-1.314 Acs±
3.694 Acs
w/ 70,410 Sq Ft±
'Fit for Building'

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 AT PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED (PFO1E). WETLANDS ARE POORLY DRAINED SOIL.

Christopher S. Albert, CWS
36 Stage Road
Nottingham, NH 03290

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

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)

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
HDPE	High Density Polyethylene
EOTW	Edge of Travelled Way (Gravel Surface)

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairman

Date

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

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

0 25 50 100 150 200 FEET

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

Job No. 2008