

LOT SIZING PARCEL 'A'. SUBJECT AREA WITHIN STUDY AREA = 70,802 SF
 SUBTRACT WELL RADII = (-) 11,682 SF
 LEAVE WETLANDS = (-) 0 SF
 TOTAL AVAILABLE BUILDABLE AREA = 59,120 SF OR 1.36 AC
 LOT LOADING 4 BEDROOM HOME = (600 GPD/2000 (GPD/AC)) X 1.76 = 0.528 AC

LOT SIZING PARCEL 'B'. SUBJECT AREA WITHIN STUDY AREA = 94,742 SF
 SUBTRACT WELL RADII = (-) 17,142 SF
 LEAVE WETLANDS = (-) 0 SF
 TOTAL AVAILABLE BUILDABLE AREA = 93,600 SF OR 2.15 AC
 LOT LOADING 4 BEDROOM HOME = (600 GPD/2000 (GPD/AC)) X 1.76 = 0.528 AC

NROS SOIL LEGEND:

- (66B) PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- (67D) PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, VERY STONEY
- (140B) CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8 PERCENT SLOPES, ROCKY

EASEMENTS NOTES:

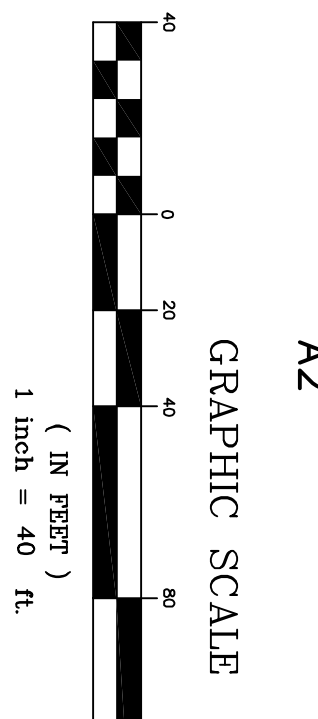
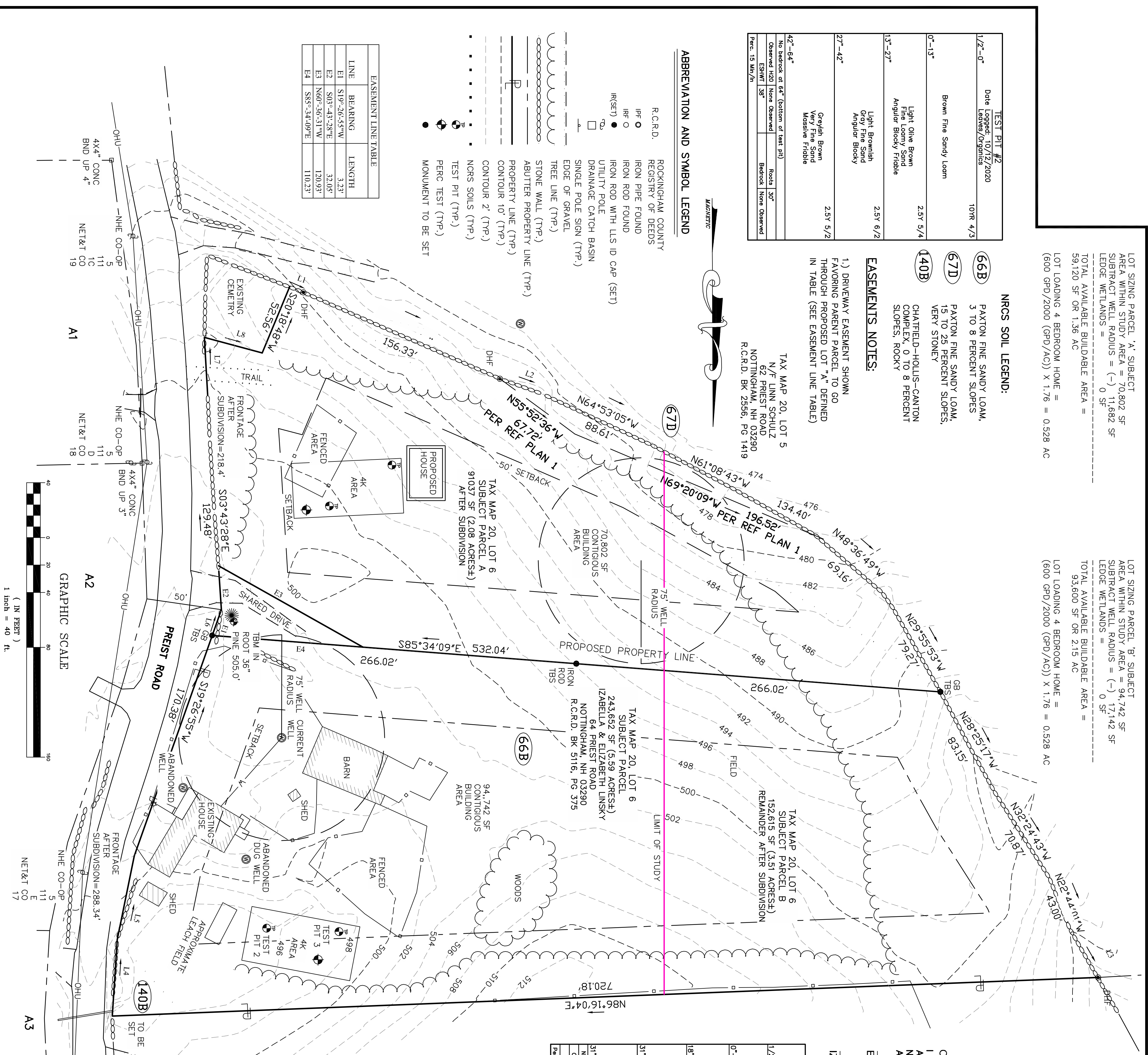
- 1.) DRIVEWAY EASEMENT SHOWN, FAVORING PARENT PARCEL TO GO THROUGH PROPOSED LOT "A" DEFINED IN TABLE (SEE EASEMENT LINE TABLE)

TEST PIT #2	Date Logged: 10/12/2020	Leaves/Organics
1/2"-0"	10R 4/3	Brown Fine Sandy Loam
0"-13"	25Y 5/4	Light Olive Brown Fine Loamy Sand Angular Blocky Friable
13"-27"	25Y 6/2	Light Brownish Gray Fine Sand Angular Blocky
27"-42"	25Y 5/2	Grayish Brown Very Fine Sand Massive Friable
42"-64"	Roots 30"	No bedrock at 64" (bottom of test pit)
Observed 120" None Observed	Roots 30"	Bedrock None Observed
ESHW: 3%		
Prec: 15 Mw/In		

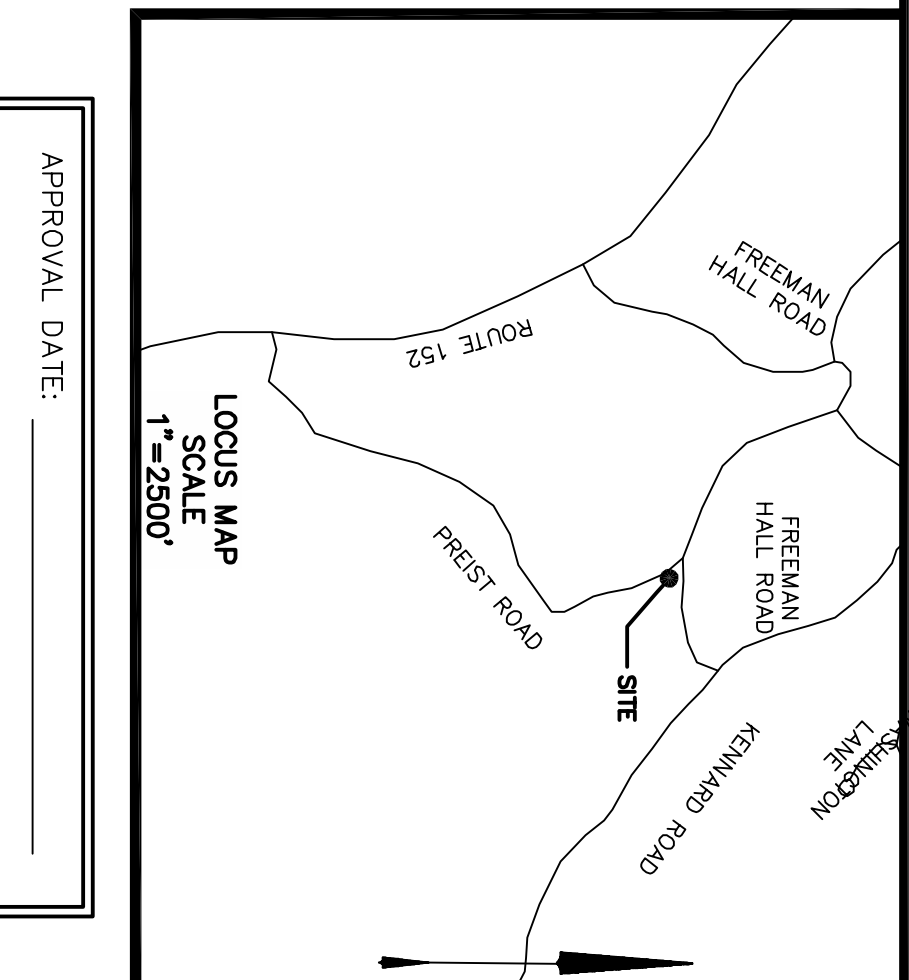
ABBREVIATION AND SYMBOL LEGEND

- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
- IPF O IRON PIPE FOUND
- IRF O IRON ROD FOUND
- IR(S)T O IRON ROD WITH ULS ID CAP (SET)
- UTILITY POLE
- DRAINAGE CATCH BASIN
- SINGLE POLE SIGN (TYP.)
- EDGE OF GRAVEL
- TREE LINE (TYP.)
- STONE WALL (TYP.)
- ABUTTER PROPERTY LINE (TYP.)
- PROPERTY LINE (TYP.)
- CONTOUR 10' (TYP.)
- CONTOUR 2' (TYP.)
- NORS SOILS (TYP.)
- TEST PIT (TYP.)
- PERC TEST (TYP.)
- MONUMENT TO BE SET

LINE	BEARING	LENGTH
E1	S19°-26'-55"W	3.23'
E2	S03°-43'-28"E	32.05'
E3	N60°-36'-31"W	120.93'
E4	S85°-34'-09"E	110.23'



- A1**
 TAX MAP 20, LOT 7-7
 N/F DENNIS FERLAND
 PO BOX 193
 NOTTINGHAM, NH 03290
 R.C.R.D. BK 2943, PG 399
- A2**
 TAX MAP 20, LOT 7-8
 N/F LAURA FORD & ASHLEY SAWFORD
 63 PRIEST ROAD
 NOTTINGHAM, NH 03290
 R.C.R.D. BK 5036, PG 723
- A3**
 TAX MAP 20, LOT 7-9
 N/F JULIE & JOEL SHEPARD
 65 PRIEST ROAD
 NOTTINGHAM, NH 03290
 R.C.R.D. BK 4472, PG 2661



No.	REV. per PB comments	PFZ	Date
1			6/22

No.	Description	Appd	Date
1			

OWNER CERTIFICATION

I, ELIZABETH LINSKY & ISABELLA LINSKY CERTIFY THAT I AM THE CURRENT OWNER OF LOT 6 ON THE TOWN OF NOTTINGHAM. TAX MAP 20 SHOWN HEREON AND THAT I APPROVE THE PROPOSED SUBDIVISION PLAN.

ELIZABETH LINSKY

DATE

ISABELLA LINSKY

DATE

TEST PIT #1	Date Logged: 10/12/2020	Leaves/Organics
1/2"-0"	10R 4/3	Brown Fine Sandy Loam
0"-18"	25Y 5/6	Light Olive Brown Fine Loamy Sand Angular Blocky Friable
18"-31"	25Y 4/3	Light Olive Brown Fine Loamy Sand Angular Blocky Friable
31"-50"	25Y 4/3	Olive Brown Fine Sand Massive Friable
Observed 120" None Observed	Roots 25"	No bedrock at 50" (bottom of test pit)
ESHW: 2%		
Prec: 18 Mw/In		

LINE	BEARING	LENGTH
E1	N66°-08'-24"W	10.80'
E2	N70°-17'-17"W	33.43'
E3	N29°-45'-51"W	40.85'
E4	S03°-43'-08"W	55.81'
E5	S11°-50'-11"W	62.15'
E6	S19°-26'-55"W	20.00'
E7	S04°-04'-24"W	68.92'
E8	N76°-53'-04"W	41.87'

TAX MAP 20, LOT 6
 N/F BRIAN AND VERONICA LEIGHTON
 NOTTINGHAM, NH 03290
 R.C.R.D. BK 3417, PG 2036

LINE	BEARING	LENGTH
E1	N66°-08'-24"W	10.80'
E2	N70°-17'-17"W	33.43'
E3	N29°-45'-51"W	40.85'
E4	S03°-43'-08"W	55.81'
E5	S11°-50'-11"W	62.15'
E6	S19°-26'-55"W	20.00'
E7	S04°-04'-24"W	68.92'
E8	N76°-53'-04"W	41.87'

NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 6 ON THE TOWN OF NOTTINGHAM TAX MAP 20. THE OWNER IS ELIZABETH LINSKY & ISABELLA LINSKY. DEED REFERENCE FOR R.C.R.D. BOOK 5116 PAGE 375.
- 2.) THE SUBJECT PARCEL IS IN THE RESIDENTIAL-AGRICULTURAL DISTRICT. SETBACKS ARE AS FOLLOWS:
 - FOR DWELLINGS FROM ALL PROPERTY LINES - 50'
 - BETWEEN LOT FRONTAGE PROPERTY LINE AND ACCESSORY BUILDINGS - 50'
 - BETWEEN SIDE AND REAR PROPERTY LINES AND ACCESSORY BUILDINGS AND SEPTIC SYSTEMS - 20'
 - MAXIMUM BUILDING HEIGHT 34' MEASURED FROM GRADE
 - NO LOT SHALL BE LESS THAN (2) ACRES IN AREA.
 - EACH LOT MUST HAVE A 200' CONTIGUOUS FRONTAGE.
- 3.) THE PURPOSE OF THIS PLAN IS TO CREATE ONE PROPOSED 2.08 ACRE LOT BY SUBDIVIDING IT OFF THE EXISTING 5.99 ACRE PARENT PARCEL (TAX MAP 20, LOT 6). THE PROPOSAL IS INTENDED TO CONFORM WITH ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REQUIREMENTS.
- 4.) THIS PLAN IS THE RESULT OF A SURVEY CONDUCTED AS A SURVEY CLASSIFICATION "U" AS DEFINED IN LAN 503.04, TABLE 500.1. THE FIELD WORK WAS CONDUCTED IN JUNE 2018 USING A SOKKIA SET 5 TOTAL STATION.
- 5.) BASIS OF BEARING IS AN AZIMUTH READING TAKEN AT TIME OF SURVEY, HORIZONTAL AND VERTICAL DATUMS ARE LOCAL AND ASSUMED.
- 6.) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR HAS TAKEN CARE TO MARK THE LOCATIONS OF UNDERGROUND UTILITIES WITH REFLECTOR PIPES AND GAS VALVES. ACTUAL UNDERGROUND LOCATION MAY VARY BETWEEN STRUCTURES AND THIS PLAN SHALL NOT BE TAKEN AS ABSOLUTE AND SHALL BE FIELD VERIFIED BEFORE ANY EXCAVATION.
- 7.) WELLS ON LOT 6B SHALL BE ABANDONED AND PROPERLY SEALED.
- 8.) WELLS ON SITE, (NONE FOUND WITHIN STUDY LIMIT), WERE DELINEATED BY ROBERT STEWART CWS#49 LSO#949 PER ENV-WQ 1014.06 IN 10/20/2020

REFERENCE PLANS:

- 1.) SUBDIVISION PLAN OF TAX MAP 20, LOT 6, PRIEST ROAD FOR REAL ESTATE STOP, INC. & ABDULLAH CONST. CORP. LOCATED IN NOTTINGHAM, NH, PLAN DATED MAY 1986. PLAN BY ERIC C. MITCHELL, ULS AND RECORDED IN THE R.C.R.D. AS PLAN #P-13207.
- 2.) SUBDIVISION PLAN OF TAX MAP 20, LOT 6, PRIEST ROAD FOR REAL ESTATE STOP, INC. & ABDULLAH CONST. CORP. LOCATED IN NOTTINGHAM, NH, PLAN DATED MAY 1986. PLAN BY ERIC C. MITCHELL AND ASSOCIATES, INC. AND RECORDED IN THE R.C.R.D. AS PLAN #D-17454.
- 3.) SUBDIVISION PLAN OF TAX MAP 20, LOT 7, PRIEST ROAD FOR REAL ESTATE STOP, INC. & ABDULLAH CONST. CORP. LOCATED IN NOTTINGHAM, NH, PLAN DATED MAY 1986. PLAN BY ERIC C. MITCHELL AND ASSOCIATES, INC. AND RECORDED IN THE R.C.R.D. AS PLAN #D-17455.

THE SUBDIVISION REGULATIONS OF THE TOWN OF NOTTINGHAM REQUIRE A PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR NOTIFICATION MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PRECISION OF CLOSED TRAVERSE IS BETTER THAN 1":15,000.

PAUL F. ZUZGO, #919 DATE

SUBDIVISION PLAN

ECKMAN Engineering, LLC
 1950 Lafayette Road, Suite 301
 Portsmouth, New Hampshire 03802
 Phone: (603) 433-1354

STANDARD PROPERTY SURVEY
 LAND OF ELIZABETH & ISABELLA LINSKY
 TAX MAP 20, LOT 61
 64 PRIEST ROAD
 TOWN OF NOTTINGHAM
 ROCKINGHAM COUNTY
 NEW HAMPSHIRE 03290

DATE:	NOVEMBER 15, 2018
SCALE:	AS SHOWN
DESIGNED BY:	DEE
DRAWN BY:	AMY
APPROVED BY:	PFZ/DEE
PROJECT NO:	18-208
FILE NO:	18-208 BND