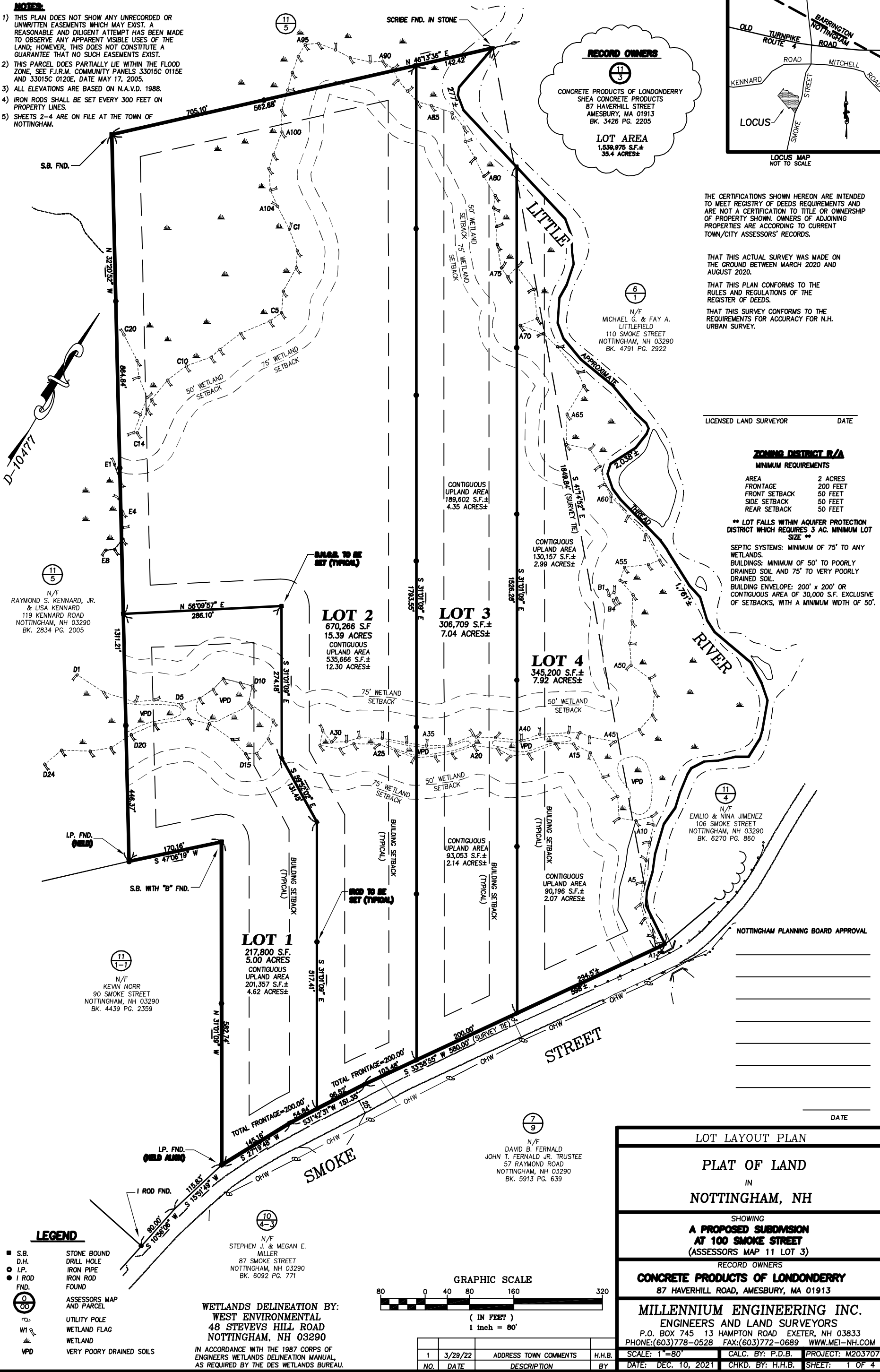


NOTES:

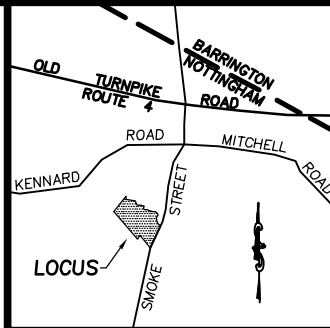
- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 2) THIS PARCEL DOES PARTIALLY LIE WITHIN THE FLOOD ZONE, SEE F.I.R.M. COMMUNITY PANELS 33015C 0115E AND 33015C 0120E, DATE MAY 17, 2005.
- 3) ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.
- 4) IRON RODS SHALL BE SET EVERY 300 FEET ON PROPERTY LINES.
- 5) SHEETS 2-4 ARE ON FILE AT THE TOWN OF NOTTINGHAM.



RECORD OWNERS

CONCRETE PRODUCTS OF LONDONDERRY  
SHEA CONCRETE PRODUCTS  
87 HAVERHILL STREET  
AMESBURY, MA 01913  
BK. 3426 PG. 2205

LOT AREA  
1,539,975 S.F.±  
35.4 ACRES±



THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN MARCH 2020 AND AUGUST 2020.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

LICENSED LAND SURVEYOR

DATE

ZONING DISTRICT R/A  
MINIMUM REQUIREMENTS

AREA	2 ACRES
FRONTAGE	200 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK	50 FEET
REAR SETBACK	50 FEET

\*\* LOT FALLS WITHIN AQUIFER PROTECTION DISTRICT WHICH REQUIRES 3 AC. MINIMUM LOT SIZE \*\*

SEPTIC SYSTEMS: MINIMUM OF 75' TO ANY WETLANDS.  
BUILDINGS: MINIMUM OF 50' TO POORLY DRAINED SOIL AND 75' TO VERY POORLY DRAINED SOIL.  
BUILDING ENVELOPE: 200' x 200' OR CONTIGUOUS AREA OF 30,000 S.F. EXCLUSIVE OF SETBACKS, WITH A MINIMUM WIDTH OF 50'.

NOTTINGHAM PLANNING BOARD APPROVAL

DATE

LOT LAYOUT PLAN

PLAT OF LAND  
IN  
NOTTINGHAM, NH

SHOWING  
A PROPOSED SUBDIVISION  
AT 100 SMOKE STREET  
(ASSESSORS MAP 11 LOT 3)

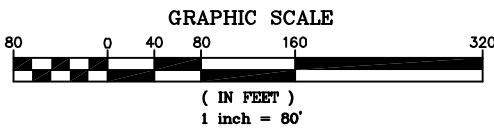
RECORD OWNERS

CONCRETE PRODUCTS OF LONDONDERRY  
87 HAVERHILL ROAD, AMESBURY, MA 01913

MILLENNIUM ENGINEERING INC.

ENGINEERS AND LAND SURVEYORS  
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833  
PHONE: (603) 778-0528 FAX: (603) 772-0689 WWW.MEI-NH.COM

SCALE: 1"=80'	CALC. BY: P.D.B.	PROJECT: M203707
DATE: DEC. 10, 2021	CHKD. BY: H.H.B.	SHEET: 1 OF 4



NO.	DATE	DESCRIPTION	BY
1	3/29/22	ADDRESS TOWN COMMENTS	H.H.B.

WETLANDS DELINEATION BY:  
WEST ENVIRONMENTAL  
48 STEVE'S HILL ROAD  
NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU.

LEGEND

- S.B. STONE BOUND
- D.H. DRILL HOLE
- I.P. IRON PIPE
- I.R.D. IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- UTILITY POLE
- WETLAND FLAG
- WETLAND
- VPD VERY POORLY DRAINED SOILS

N/F  
STEPHEN J. & MEGAN E. MILLER  
87 SMOKE STREET  
NOTTINGHAM, NH 03290  
BK. 6092 PG. 771

N/F  
DAVID B. FERNALD  
JOHN T. FERNALD JR. TRUSTEE  
57 RAYMOND ROAD  
NOTTINGHAM, NH 03290  
BK. 5913 PG. 639

N/F  
KEVIN NORR  
90 SMOKE STREET  
NOTTINGHAM, NH 03290  
BK. 4439 PG. 2359

LOT 1  
217,800 S.F.  
5.00 ACRES  
CONTIGUOUS UPLAND AREA  
201,357 S.F.±  
4.62 ACRES±

LOT 2  
670,266 S.F.  
15.39 ACRES  
CONTIGUOUS UPLAND AREA  
535,666 S.F.±  
12.30 ACRES±

LOT 3  
306,709 S.F.±  
7.04 ACRES±

LOT 4  
345,200 S.F.±  
7.92 ACRES±

N/F  
EMILIO & NINA JIMENEZ  
106 SMOKE STREET  
NOTTINGHAM, NH 03290  
BK. 6270 PG. 860

N/F  
RAYMOND S. KENNARD, JR. & LISA KENNARD  
119 KENNARD ROAD  
NOTTINGHAM, NH 03290  
BK. 2834 PG. 2005