

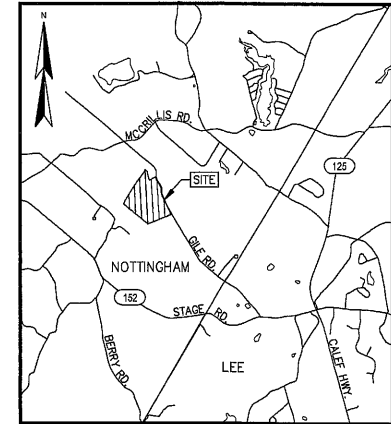
NOTES:

1. REFERENCE: TAX MAP 40, LOT 14
145 GILE ROAD
NOTTINGHAM, NEW HAMPSHIRE
2. TOTAL PARCEL AREA: 2,560,658 SQ. FT. OR 58.78 AC.
3. OWNER OF RECORD: MARK PITKIN & LAURIE ANN TROSTLE-PITKIN
145 GILE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BK. 0211 PG. 2913
4. ZONE: RESIDENTIAL/AGRICULTURAL
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 87120 sq.ft. OR 2 AC.
MIN. FRONTAGE 200 ft.
MIN. FRONT SETBACK 50 ft.
MIN. SIDE/REAR SETBACK 50 ft.
MAX. BUILDING HEIGHT 34 ft. (FROM ADJACENT GRADE)
WETLAND SETBACKS 50 ft. (STRUCTURE TO POORLY DRAINED SOILS)
75 ft. (STRUCTURE TO VERY POORLY DRAINED SOILS)
75 ft. (SEPTIC TO ANY WETLAND)
- ZONING INFORMATION LISTED HEREON IS BASED ON THE NOTTINGHAM ZONING ORDINANCE AMENDED JUNE 8, 2021 AS AVAILABLE ON THE TOWN WEBSITE ON 4/11/2022. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
5. FIELD SURVEY PERFORMED BY J.D.G. & J.H.H. (DOUCET SURVEY) DURING JANUARY 2021 USING A TRIMBLE S7 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. ADDITIONAL TOPOGRAPHIC SURVEY PERFORMED DURING FEBRUARY 2022. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
7. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
8. FLOOD HAZARD ZONE: "X" AND A SMALL PORTION IN ZONE "A", PER FIRM MAP #33015C0205E, DATED MAY 17, 2005.
9. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING JANUARY & APRIL OF 2022 IN ACCORDANCE WITH:
• US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY, 1987).
• REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (2012).
• NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). U.S. FISH AND WILDLIFE SERVICE (2013).
• CODE OF ADMINISTRATIVE RULES, WETLANDS BOARD, STATE OF NEW HAMPSHIRE (CURRENT).
• FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0, 2016 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEHSTC (MAY 2017).
10. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF THE ROAD AS DEPICTED HEREON IS BASED ON RESEARCH CONDUCTED ON THE R.C.R.D. WEBSITE, N.H.D.O.T. DISTRICT 6, AND THE NOTTINGHAM TOWN CLERK'S OFFICE. SAID RESEARCH INDICATES A PUBLIC RIGHT OF WAY WITH A VARYING WIDTH, NO LAYOUTS WERE FOUND. FACE OF STONE WALL WAS HELD AS EDGE OF RIGHT OF WAY.
11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.

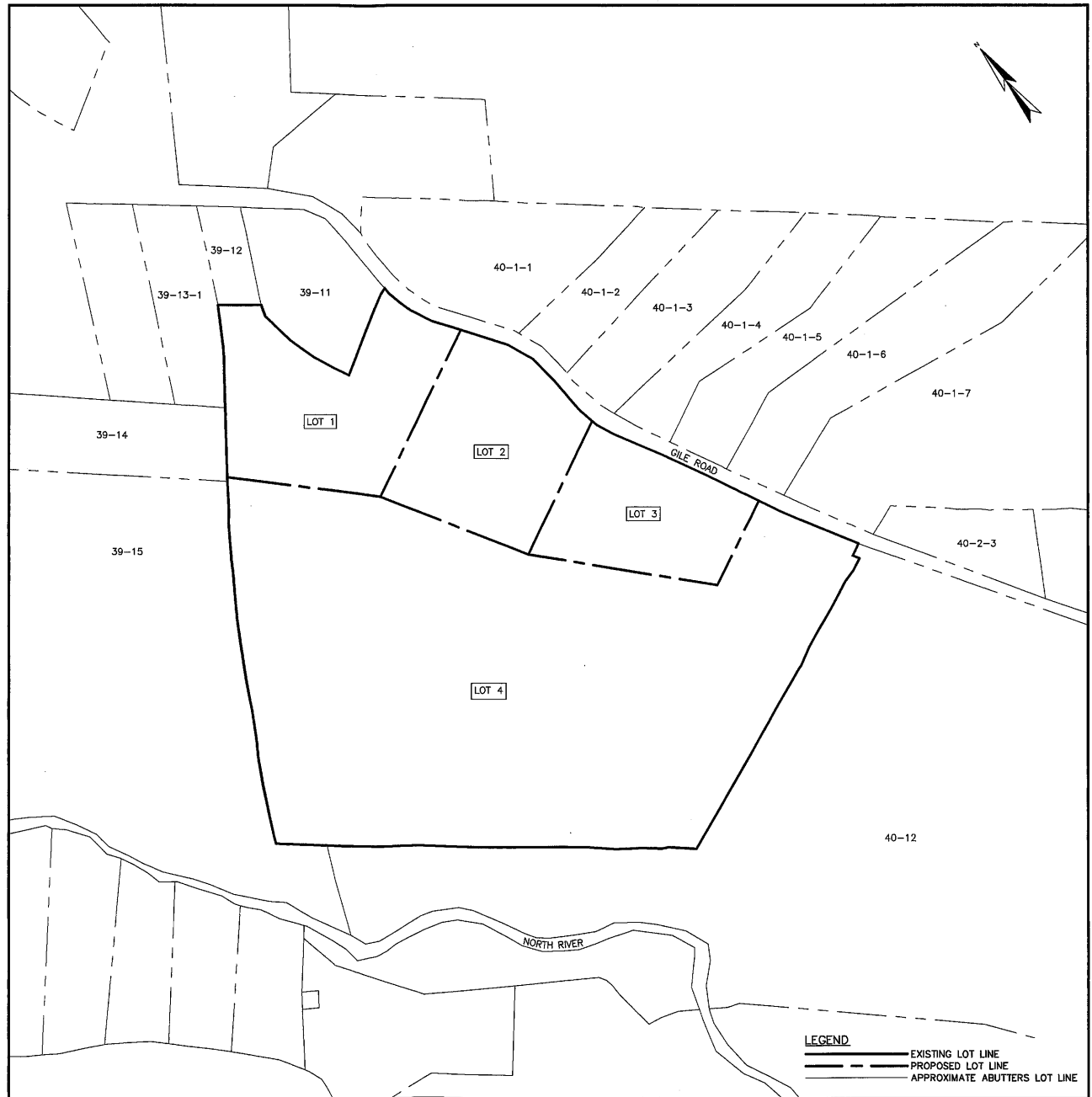
THE PLAN INTENT IS ALSO TO SUBDIVIDE THE EXISTING PARCEL INTO FOUR SEPARATE PARCELS WITH ROAD FRONTAGE ALONG GILE ROAD.
12. ALL LOTS ARE TO BE SERVICED BY PRIVATE WELLS. THE INTENT OF THE PROPOSED LOTS ARE FUTURE SINGLE FAMILY DWELLINGS.
13. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
14. CEMETERY SUBJECT TO N.H.R.S.A. 289:3, III NEW CONSTRUCTION, EXCAVATION, OR BUILDING IN THE AREA OF A KNOWN BURIAL SITE SHALL COMPLY WITH LOCAL ZONING. IN ABSENCE OF SUCH REGULATIONS NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF THE BOUNDARY OF THE BURIAL GROUND.

REFERENCE PLANS:

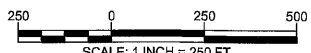
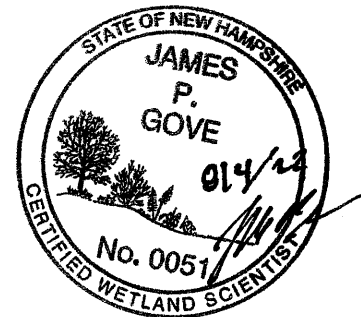
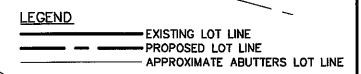
1. "SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR ROSCOE T. & KATHLEEN M. BLAISDELL AND RICHARD S. & NANCY J. LADD AND HAROLD R. JR. & JACQUELINE L. WOOD SITUATED IN THE TOWN OF NOTTINGHAM, N.H." DATED NOVEMBER 30, 1986 BY R.S.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN D-18222.
2. "PLAN OF LAND OF ELINOR S. FERNALD, NOTTINGHAM, N.H. MAP 39 - LOTS 15 & 16" DATED DEC. 1987 BY DAVID W. SIDMORE, L.L.S. 447, R.C.R.D. PLAN D-19865.
3. "A SURVEY & PLAT OF PROPERTY PREPARED FOR PRISCILLA MCINNIS, NOTTINGHAM, NEW HAMPSHIRE" DATED DEC. 1988 BY CYGNET SURVEYS, INC. R.C.R.D. PLAN D-20153.



LOCATION MAP (n.t.s.)



KEY MAP



SUBDIVISION PLAN
FOR
MARK PITKIN & LAURIE ANN
TROSTLE-PITKIN
OF
TAX MAP 40 LOT 14
145 GILE ROAD
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: W.D.C.	DATE: AUGUST 3, 2022
CHECKED BY: J.F.K.	DRAWING NO. 6798D
JOB NO. 6798	SHEET 1 OF 3

**SHEET 3 NOT TO BE RECORDED



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2 Commerce Drive (Suite 202) Bedford, NH 03110 (803) 614-4060
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http://www.doucetsurvey.com

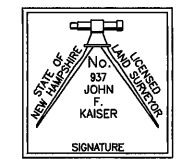
APPROVED BY THE NOTTINGHAM PLANNING BOARD	
CHAIRPERSON	DATE

OWNER SIGNATURES	
MARK PITKIN	DATE
LAURIE ANN TROSTLE-PITKIN	DATE

ABUTTERS LIST

- TAX MAP 39 LOT 11
RICHARD & CARRIE PASCOE
125 GILE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BK. 5571 PG. 2102
ZONE R/A
- TAX MAP 39 LOT 12
MARY J. & BRIANNA R. ELLISON
123 GILE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BK. 4161 PG. 2755
ZONE R/A
- TAX MAP 39 LOT 13-1
MATTHEW D. SOLOMON
121 GILE ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BK. 6120 PG. 2929
ZONE R/A
- TAX MAP 39 LOT 14
JOHN JAY HESS
23725 CLARKSMEADE DRIVE
CLARKSBURG, MD 20871
R.C.R.D. BK. 5963 PG. 2031
ZONE R/A
- TAX MAP 39 LOT 15
DAVID M. EVERSOLE
HOLLY A. ZIRKLE
51 MCCRILLIS ROAD
NOTTINGHAM, NH 03290
R.C.R.D. BK. 4335 PG. 755
ZONE R/A
- TAX MAP 40 LOT 12
ROBERT L. DISERTO
334 ROUTE 108
MADBURY, NH 03820
ZONE R/A
- ACROSS STREET ABUTTERS
- TAX MAP 40 LOT 1-1
JILLIAN ELDRIDGE
130 GILE ROAD
NOTTINGHAM, NH 03290
- TAX MAP 40 LOT 1-2
KENNETH JACOBSEN
132 GILE ROAD
NOTTINGHAM, NH 03290
- TAX MAP 40 LOT 1-3
AUBURN ZAIDKE
134 GILE ROAD
NOTTINGHAM, NH 03290
- TAX MAP 40 LOT 1-4
JOSHUA SMALL
138 GILE ROAD
NOTTINGHAM, NH 03290

- TAX MAP 40 LOT 1-5
TUKCOR REAL ESTATE & DEV.
CO., INC.
PO BOX 237
DEERFIELD, NH 03037
- TAX MAP 40 LOT 1-6
MARK PITKIN
145 GILE ROAD
NOTTINGHAM, NH 03290
- TAX MAP 40 LOT 1-7
ELIJAH MATTHEW PITKIN
145 GILE ROAD
NOTTINGHAM, NH 03290
- TAX MAP 40 LOT 2-3
BACON IRREVOCABLE TRUST
167 GILE ROAD
NOTTINGHAM, NH 03290



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____, L.L.S. #937
_____, DATE

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

OWNER SIGNATURES

MARK PITKIN _____ DATE _____

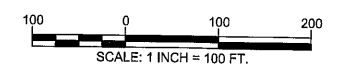
Laurie Ann Trostle-Pitkin _____ DATE _____

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S64°24'14"W	42.57'	L12	N28°27'56"E	42.30'	L23	S33°29'27"E	158.96'
L2	S28°38'30"E	23.32'	L13	N31°13'41"E	40.31'	L24	S01°03'33"E	70.38'
L3	S66°23'04"W	43.94'	L14	N40°49'29"E	29.40'	L25	S03°16'14"E	51.99'
L4	S76°32'59"W	39.13'	L15	S19°48'30"W	39.22'	L26	S11°22'25"E	53.06'
L5	S62°07'35"W	67.47'	L16	S26°01'18"E	57.85'	L27	S11°22'25"E	21.09'
L6	N52°49'40"W	84.72'	L17	N61°04'35"E	46.97'	L28	S23°13'49"E	53.29'
L7	N47°28'35"W	90.53'	L18	N74°45'11"E	21.67'	L29	S26°19'29"E	11.05'
L8	N51°48'24"W	48.10'	L19	S00°48'21"W	21.54'	L30	S25°56'07"E	164.94'
L9	N52°57'12"W	77.87'	L20	S11°37'28"E	52.99'	L31	S28°05'19"E	77.83'
L10	N50°18'53"W	115.24'	L21	S15°28'42"E	37.76'	L32	S28°44'19"E	200.50'
L11	N27°35'56"E	54.05'	L22	S34°00'11"E	95.17'			

PROPOSED LOT FRONTAGE TABLE

LOT NUMBER	PROPOSED FRONTAGE (FT.)
14-1	283.7
14-2	526.0
14-3	589.0
14	347.6

- LEGEND
- EXISTING LOT LINE
 - PROPOSED LOT LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - BUILDING SETBACK LINE
 - 50' WETLAND SETBACK LINE
 - 75' WETLAND SETBACK LINE
 - EDGE OF POORLY DRAINED WETLAND
 - EDGE OF VERY POORLY DRAINED WETLAND
 - FLOOD LINE
 - WETLAND AREA
 - STONE WALL
 - BOUND FOUND
 - DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - 5/8" REBAR W/LLS 937 CAP TO BE SET
 - 4"x4" GRANITE BOUND OR OTHER SUITABLE MONUMENT TO BE SET
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - SIGN
 - SQUARE POST
 - POST
 - GAS METER
 - ELECTRIC BOX
 - ELECTRIC METER
 - MANHOLE
 - VENT PIPE
 - WELL
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - BOUND FOUND
 - CONCRETE
 - DRILL HOLE
 - DRILL HOLE FOUND
 - EDGE OF PAVEMENT
 - GRAN.
 - S.S.F.
 - TYP.



SUBDIVISION PLAN
 FOR
MARK PITKIN & LAURIE ANN TROSTLE-PITKIN
 OF
TAX MAP 40 LOT 14
 145 GILE ROAD
 NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY: W.D.C.	DATE: AUGUST 3, 2022
CHECKED BY: J.F.K.	DRAWING NO. 6798D
JOB NO. 6798	SHEET 2 OF 3

****SHEET 3 NOT TO BE RECORDED****

DOUCET SURVEY

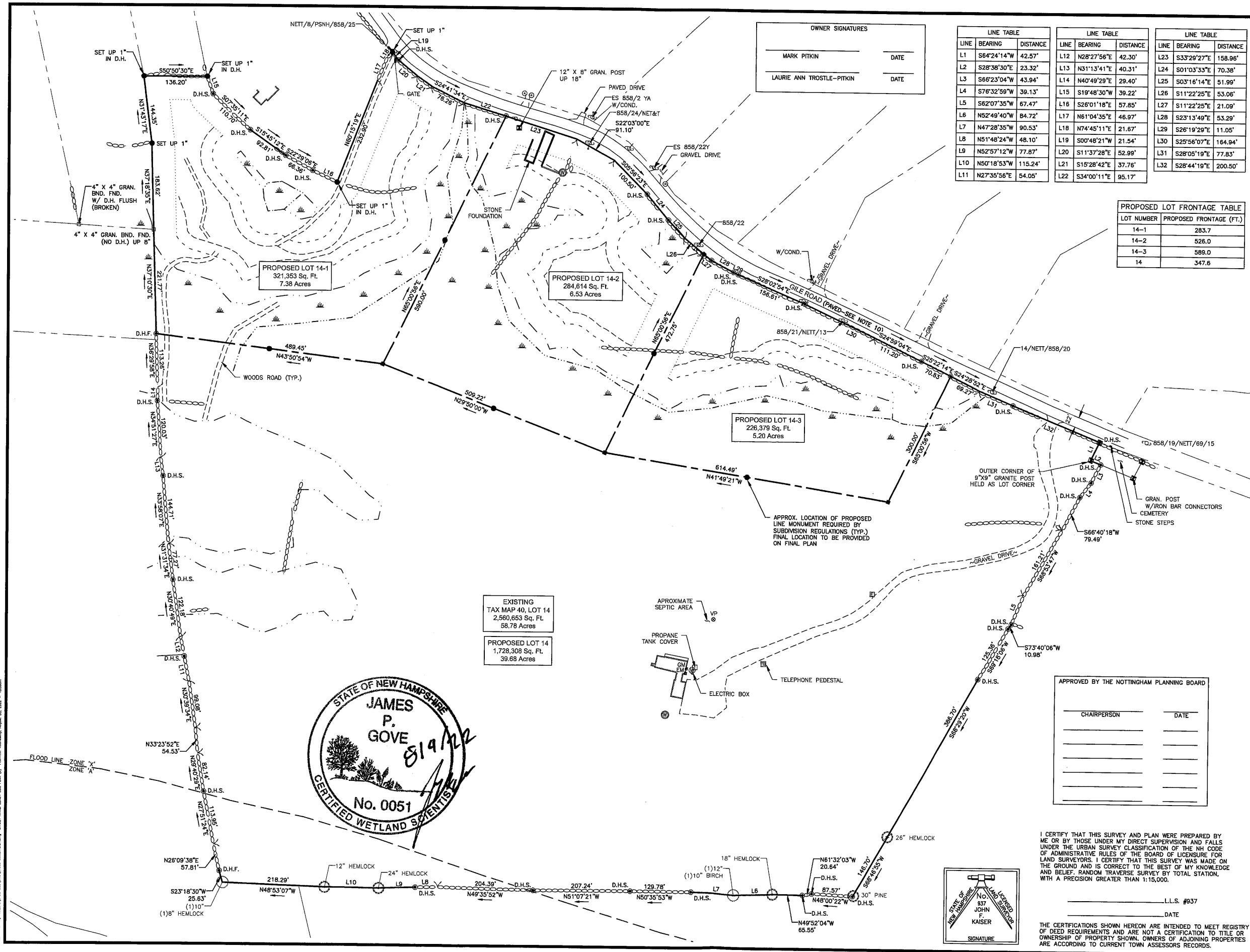
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 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON	DATE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

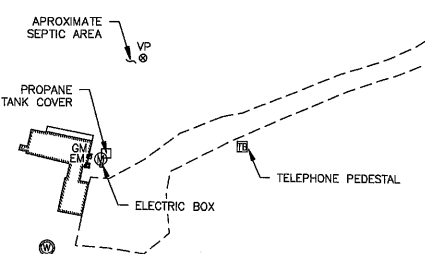
L.L.S. #937
 DATE _____
 SIGNATURE



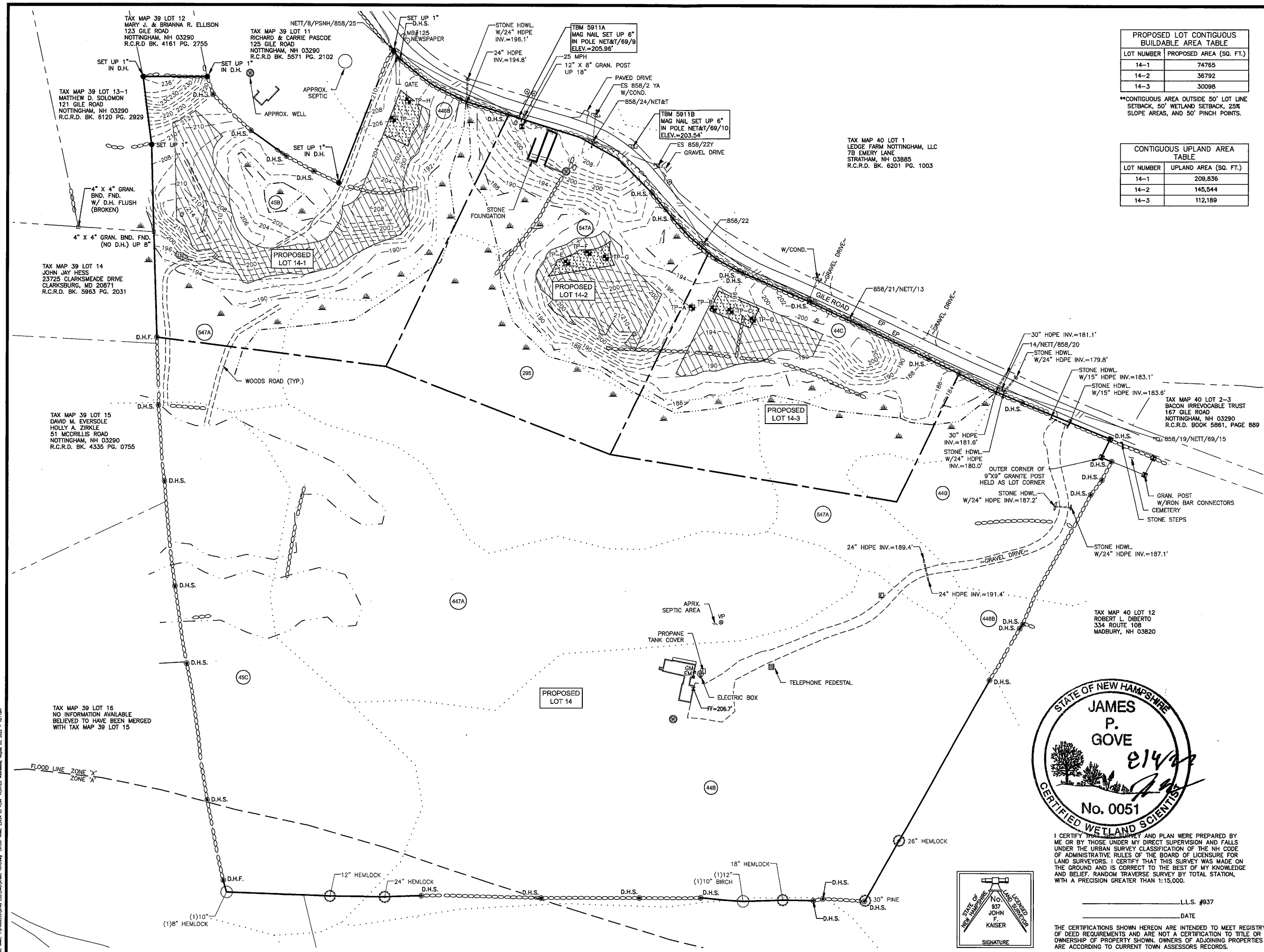
STATE OF NEW HAMPSHIRE
JAMES P. GOVE
 8/19/22
 No. 0051
 CERTIFIED WETLAND SCIENTIST

EXISTING TAX MAP 40, LOT 14
 2,560,653 Sq. Ft.
 58.78 Acres

PROPOSED LOT 14
 1,728,308 Sq. Ft.
 39.68 Acres



THE NAME "PROFESSIONAL SURVEYING" IS A REGISTERED TRADEMARK OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS AND MAPPING ENGINEERS, INC. (APSM) IN THE STATE OF NEW HAMPSHIRE.



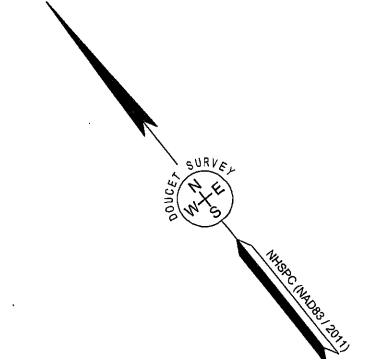
PROPOSED LOT CONTIGUOUS BUILDABLE AREA TABLE

LOT NUMBER	PROPOSED AREA (SQ. FT.)
14-1	74765
14-2	36792
14-3	30098

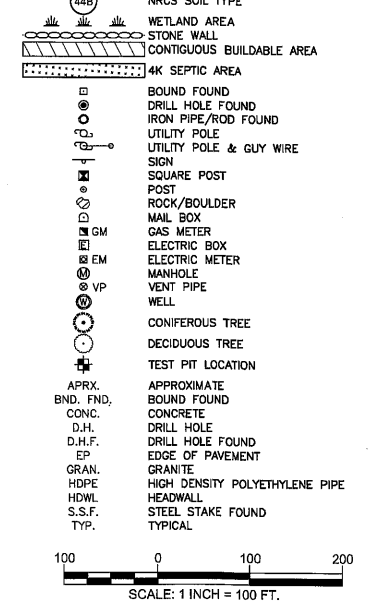
**CONTIGUOUS AREA OUTSIDE 50' LOT LINE SETBACK, 50' WETLAND SETBACK, 25% SLOPE AREAS, AND 50' PINCH POINTS.

CONTIGUOUS UPLAND AREA TABLE

LOT NUMBER	UPLAND AREA (SQ. FT.)
14-1	209,836
14-2	145,544
14-3	112,189



- LEGEND
- EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - - - APPROXIMATE ABUTTERS LOT LINE
 - - - OVERHEAD WIRE
 - - - MAJOR CONTOUR LINE
 - - - MINOR CONTOUR LINE
 - - - TREE LINE
 - - - EDGE OF POORLY DRAINED WETLAND
 - - - EDGE OF VERY POORLY DRAINED WETLAND
 - - - FLOOD LINE
 - - - NRCS SOIL LINE
 - 44B NRCS SOIL TYPE
 - WETLAND AREA
 - STONE WALL
 - CONTIGUOUS BUILDABLE AREA
 - 4K SEPTIC AREA
 - BOUND FOUND
 - DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - UTILITY POLE
 - UTILITY POLE & GUY WIRE
 - SIGN
 - SQUARE POST
 - POST
 - BACON IRREVOCABLE TRUST
 - ROCK/BOULDER
 - MAIL BOX
 - GAS METER
 - ELECTRIC BOX
 - ELECTRIC METER
 - MANHOLE
 - VENT PIPE
 - WELL
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - TEST PIT LOCATION
 - APPRX. BND. FND. CONCR. DRILL HOLE D.H. D.H.F. EP GRAN. HDPE HDWL S.S.F. TYP.
 - APPROXIMATE BOUND FOUND CONCRETE DRILL HOLE DRILL HOLE FOUND EDGE OF PAVEMENT EDGE OF PAVEMENT GRANITE HIGH DENSITY POLYETHYLENE PIPE HEADWALL STEEL STAKE FOUND TYPICAL



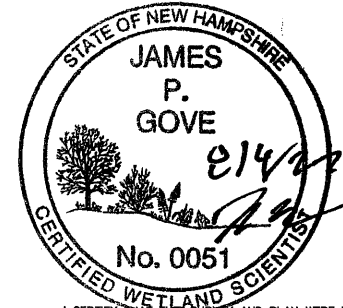
EXISTING CONDITIONS PLAN
FOR
MARK PITKIN & LAURIE ANN
TROSTLE-PITKIN
OF
TAX MAP 40 LOT 14
145 GILE ROAD
NOTTINGHAM, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	W.D.C.	DATE:	AUGUST 3, 2022
CHECKED BY:	J.F.K.	DRAWING NO.:	6798C
JOB NO.:	6798	SHEET	3 OF 3

**SHEET 3 NOT TO BE RECORDED

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STATE OF NEW HAMPSHIRE
No. 837
JOHN F. KAISER
SIGNATURE

_____. L.L.S. #937
_____. DATE

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THE NAME OF THE SURVEYING PROFESSIONAL PREPARING THIS PLAN IS PRINTED IMMEDIATELY ABOVE THE SIGNATURE OF THE SURVEYOR. THE DATE OF PREPARATION IS PRINTED IMMEDIATELY TO THE RIGHT OF THE SIGNATURE. THE SCALE OF THE PLAN IS PRINTED IMMEDIATELY TO THE RIGHT OF THE SIGNATURE. THE SHEET NUMBER IS PRINTED IMMEDIATELY TO THE RIGHT OF THE SIGNATURE.