

- NOTES:**
- 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'. Each proposed lot to be serviced by on-site wells and individual septic systems.
  - 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.
  - NEDES Subdivision Approval No. \_\_\_\_\_ for Lot 10.
  - 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.
  - 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.
  - 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: 6834 Pg: 6718  
 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  
 19 Deerfield Road  
 Nottingham, NH 03290  
 See RCRD Bk: 6913 Pg: 639

**ACCESS EASEMENT FOR LOT 10A**

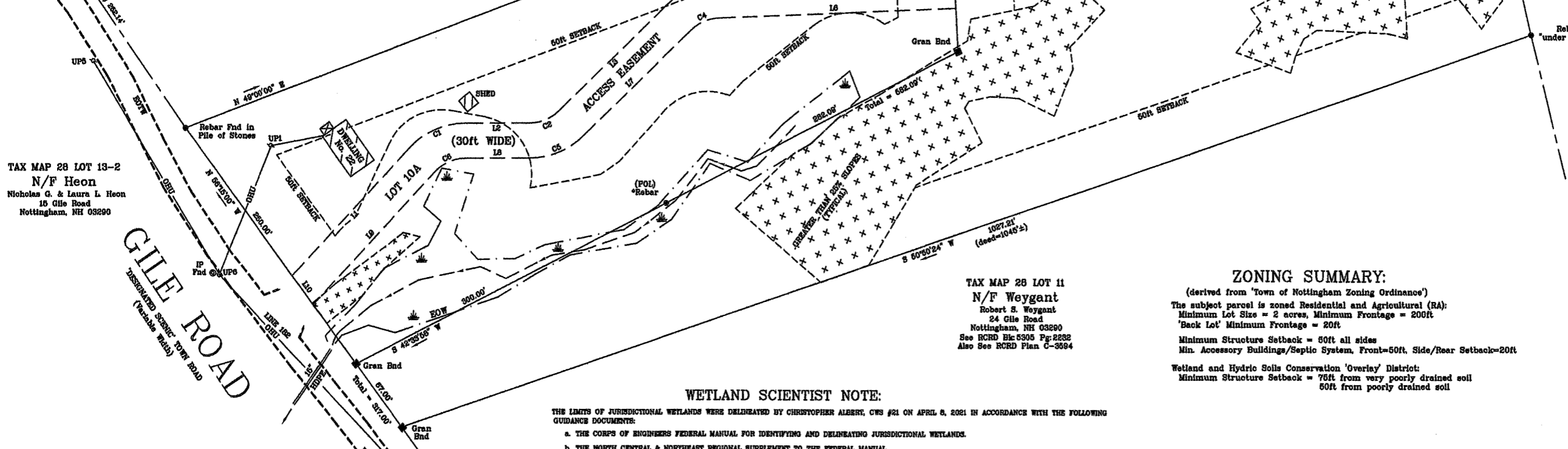
NOTE: THE (30') THIRTY FOOT WIDE ACCESS EASEMENT, CONTAINING MAINTENANCE TERMS SHALL BE EXECUTED AND RECORDED UPON THE SALE OF TAX MAP 28 LOT 10A.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
L1	S 22°30'58" W	148.72'	C1	65.00'	63.38'	47°00'10"
L2	N 69°31'05" E	58.16'	C2	35.00'	28.68'	44°01'55"
L3	S 25°29'33" W	130.64'	C3	65.00'	47.66'	48°00'37"
L4	S 67°30'10" W	204.46'	C4	35.00'	28.68'	48°00'37"
L5	N 22°29'50" W	30.00'	C5	65.00'	49.99'	44°01'55"
L6	N 67°30'10" E	204.46'	C6	35.00'	28.71'	47°00'10"
L7	N 25°29'33" E	130.64'				
L8	N 69°31'05" E	58.16'				
L9	N 22°30'58" E	154.68'				
L10	N 66°18'00" W	30.69'				

**EASEMENT AREA**  
 0.454 Acs±  
 19,765 Sq Ft±

**LOT 10**  
 TOTAL AREA  
 3.067 Acs±  
 133,600 Sq Ft±  
 w/ 50,280 Sq Ft±  
 'Fit for Building'

**LOT 10A**  
 TOTAL AREA  
 5.008 Acs±  
 218,135 Sq Ft±  
 w/ 70,410 Sq Ft±  
 'Fit for Building'



**TAX MAP 28 LOT 13-2**  
 N/F Heon  
 Nicholas G. & Laura L. Heon  
 16 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: 6305 Pg: 2232  
 Also See RCRD Plan C-3694

**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  
 60ft from poorly drained soil

**MAP 28 LOT 10**  
 TOTAL AREA  
 8.075 Acs±  
 361,735 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: 1972  
 Also See Plan C-3594 (Lot 1)

**WETLAND SCIENTIST NOTE:**  
 THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT, CWS #21 ON APRIL 5, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:

- THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
- THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
- 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.
- 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 (PFO1B)  
 Christopher S. Albert, CWS  
 36 Stage Road  
 Nottingham, NH 03290

**APPROVED BY THE**  
**NOTTINGHAM PLANNING BOARD**

Chairman \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Date \_\_\_\_\_

Revision Block			
#	Date	Description	By
1		Board comments	PDL

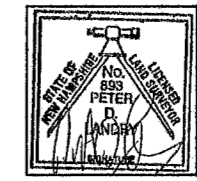
- LEGEND/SYMBOLS**
- RCRD Rockingham County Registry of Deeds
  - N/F Now or Formerly
  - Sq Ft Square Feet
  - Ac Acre
  - Fnd Found
  - B/W Fnc Barbed Wire Fence
  - (POL) Point on Line
  - End Bound
  - Gran Granite
  - \*Rebar Reinforced Iron Bar w/Plastic I.D. Cap #893
  - UP Utility Pole & No.
  - OHU Overhead Utilities
  - ⚡ EOW Edge of Wetland
  - HDPE High Density Polyethylene
  - EOTW Edge of Travelled Way (Gravel Surface)

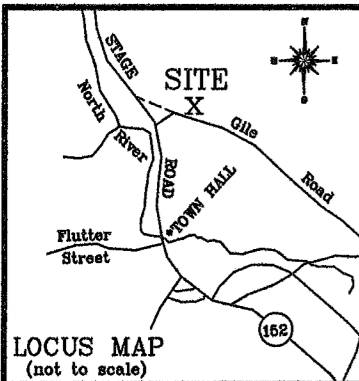
**TAX MAP 37 LOT 17**  
 N/F Amazeen  
 Philip A. & Christine L. Amazeen  
 171 Stage Road  
 Nottingham, NH 03290

**SUBDIVISION**  
 Plat of Land  
 for  
**Nathan & Kerry Tandy**  
 in  
 Nottingham, N.H.  
 Rockingham County  
 June 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





**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'. 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 Agency's (FEMA), National Flood Insurance Program (NFIP). See Flood Insurance Rate Map (FIRM), Community Panel No. 330137-0116-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±  
218,135 Sq Ft±  
w/ 70,410 Sq Ft±  
Fit for Building

**LOT 10**  
TOTAL AREA  
3.067 Acs±  
133,800 Sq Ft±  
w/ 30,280 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:5384 Pg:5718  
Also See RCRD Plan D-7161

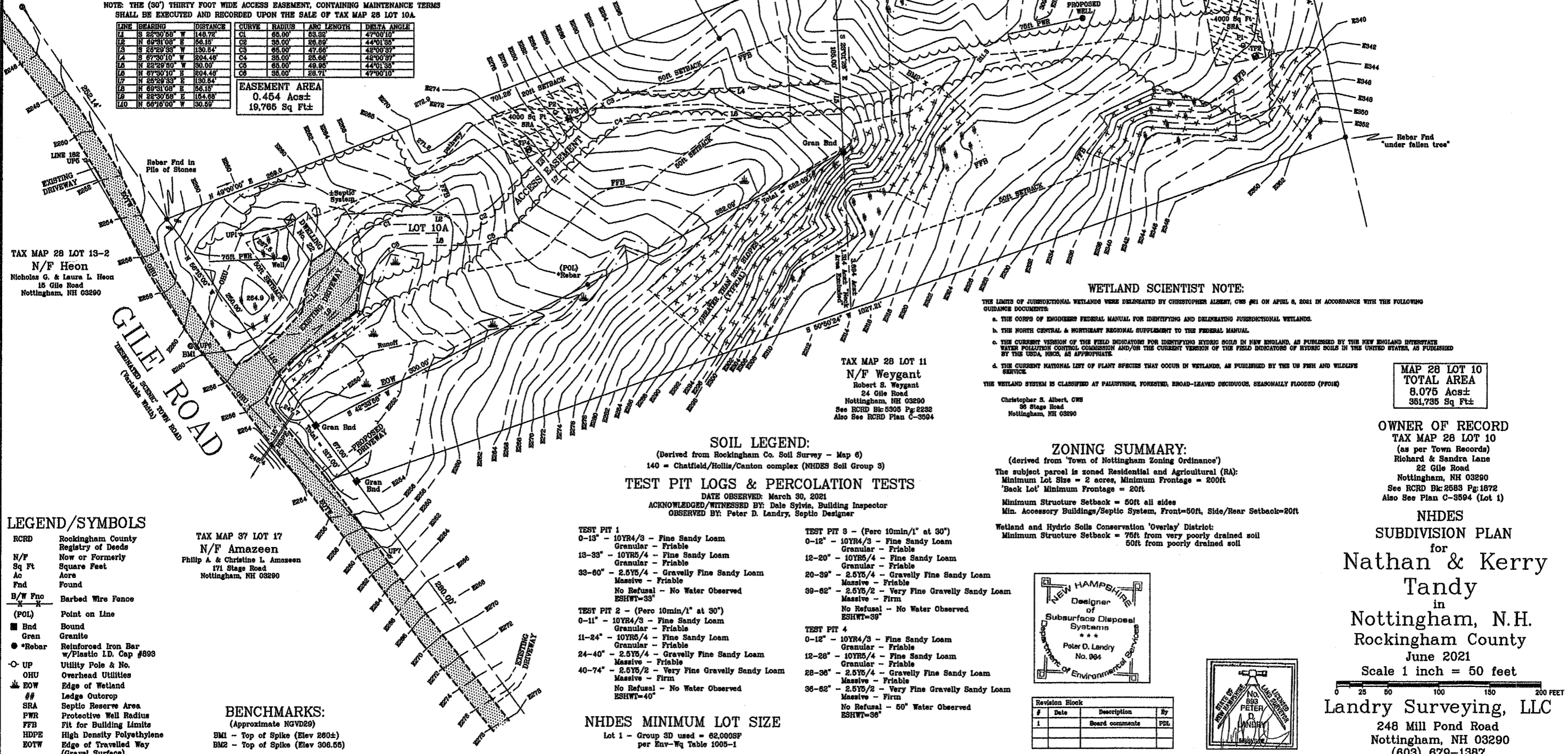
**TAX MAP 20 LOT 10**  
N/F Fernald  
John T. Fernald, Jr., III Trust  
John T. Fernald, Jr., III, Trustee  
et al  
16 Deerfield Road  
Nottingham, NH 03290  
See RCRD Bk:5913 Pg:639

**ACCESS EASEMENT FOR LOT 10A**

NOTE: THE (30') THIRTY FOOT WIDE ACCESS EASEMENT, CONTAINING MAINTENANCE TERMS SHALL BE EXECUTED AND RECORDED UPON THE SALE OF TAX MAP 28 LOT 10A.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
L1	S 22°30'00" W	142.72'	C1	65.00'	53.28'	47°01'59"
L2	N 69°31'08" E	56.15'	C2	35.00'	28.89'	44°01'59"
L3	S 25°29'33" W	130.84'	C3	65.00'	47.66'	42°00'59"
L4	S 67°30'10" W	204.49'	C4	35.00'	28.89'	42°00'59"
L5	N 22°29'50" E	30.00'	C5	65.00'	49.95'	44°01'35"
L6	N 67°30'10" E	204.49'	C6	35.00'	28.91'	47°00'10"
L7	N 25°29'33" E	130.84'				
L8	N 69°31'08" E	56.15'				
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L10	N 67°30'10" W	30.55'				

**EASEMENT AREA**  
0.454 Acs±  
19,765 Sq Ft±



**WETLAND SCIENTIST NOTE:**

THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER S. ALBERT, CWS #1 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 & NORTHWEST 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.
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THE WETLAND SYSTEM IS CLASSIFIED AS PALAUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED (PF01C)

Christopher S. Albert, CWS  
26 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  
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**LEGEND/SYMBOLS**

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- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- B/W Fnc Barbed Wire Fence
- (POL) Point on Line
- Bnd Bound
- Grn Granite
- \*Rebar Reinforced Iron Bar w/Plastic LD. 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  
Phillip A. & Christine L. Amazeen  
171 Stage Road  
Nottingham, NH 03290

**BENCHMARKS:**  
(Approximate NGVD29)  
BM1 - Top of Spike (Elev 280±)  
BM2 - Top of Spike (Elev 306.55)

**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

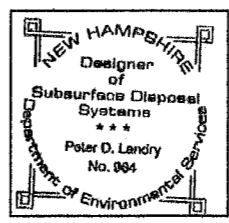
TEST PIT	DEPTH	SOIL TYPE	REMARKS
TEST PIT 1	0-13"	10YR4/3 - Fine Sandy Loam Granular - Friable	
	13-33"	10YR5/4 - Fine Sandy Loam Granular - Friable	
	33-60"	2.5Y5/4 - Gravelly Fine Sandy Loam Massive - Friable	
	No Refusal	No Water Observed	ESHWT-33"
TEST PIT 2	0-11"	10YR4/3 - Fine Sandy Loam Granular - 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"	
TEST PIT 3	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"	
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	No Water Observed	ESHWT-36"	

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

**ZONING SUMMARY:**

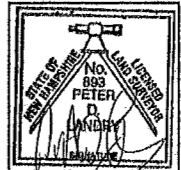
(derived from 'Town of Nottingham Zoning Ordinance')  
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'Back Lot' Minimum Frontage = 20ft  
Minimum Structure Setback = 50ft all sides  
Min. Accessory Buildings/Septic System, Front=50ft, Side/Rear Setback=20ft

Wetland and Hydric Soils Conservation 'Overlay' District:  
Minimum Structure Setback = 75ft from very poorly drained soil  
50ft from poorly drained soil



Revision Block

#	Date	Description	By
1		Board comments	PDL



**NHDES SUBDIVISION PLAN**  
for  
**Nathan & Kerry Tandy**  
in  
Nottingham, N.H.  
Rockingham County  
June 2021  
Scale 1 inch = 50 feet  
**Landry Surveying, LLC**  
248 Mill Pond Road  
Nottingham, NH 03290  
(603) 679-1387