



TAX MAP 3 LOT 6

TAX MAP 3 LOT 7
PAMELA CURRIER

TAX MAP 3 LOT 9
566,753 SF
13.47 ACRES +/-
TAX MAP 3 LOT 9
NOTTINGHAM BUSINESS
PARK, LLC

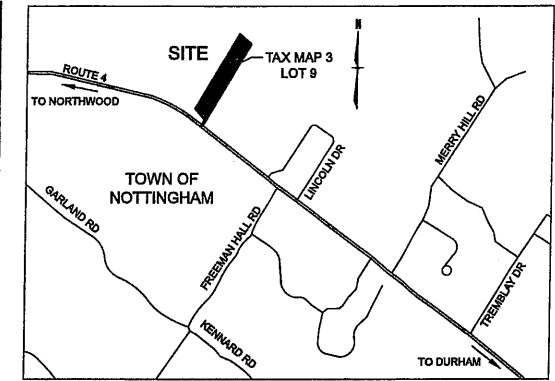
2 STORAGE
CONTAINERS
FOR OAK AND
MILL WOODWORKS

EXISTING BUILDING #1
30' x 50' STEEL
24' x 32' WOOD

EXISTING BUILDING #2
30' x 80'

EXISTING BUILDING #3
160' x 50'

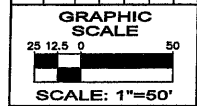
PARTIALLY
CONSTRUCTED
EXISTING BUILDING
TAX MAP 3 LOT 10
NOTTINGHAM BUSINESS
PARK, LLC



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A CHANGE OF USE WITHIN AN EXISTING SITE ON TAX MAP 3 LOT 9. NO SITE IMPROVEMENTS ARE PROPOSED AT THIS TIME.
 2. THE PROPERTY IS DESIGNATED AS TAX MAP 3, LOT 9.
 3. THE AREA OF THE EXISTING LOT 9 IS 13.47 ACRES (586,753 SQFT.)
 4. THE CURRENT OWNER FOR LOT 9: NOTTINGHAM BUSINESS PARK, LLC, 5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842
 5. THE ZONING DESIGNATION FOR THE PROPERTY IS COMMERCIAL/INDUSTRIAL (C/I) DISTRICT.
 6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE C/I DISTRICT: THIS ZONE EXTENDS BACK 1,000' (FEET) BACK FROM THE NEAREST EDGE OF ROUTE 4 IN NOTTINGHAM, BUT ONLY INCLUDES FRONTAGE ON ROUTE 4.
 MIN. ROAD FRONTAGE =200' (CONTIGUOUS FRONTAGE)
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 (COMMERCIAL & INDUSTRIAL)
 MIN. ROAD SETBACK =100' COMMERCIAL, 150' INDUSTRIAL
 MIN. SIDE/REAR SETBACK =100' BOTH COMMERCIAL & INDUSTRIAL
 WETLAND/WATERBODY SETBACK =50' POORLY DRAINED
 MAXIMUM STRUCTURE HEIGHT =50' VERY POORLY DRAINED
 SEPTIC SETBACK =50'/75' HYDRIC SOILS
 OVERLAY DISTRICTS: (AQUIFER, WETLAND CONSERVATION, FLOOD HAZZARD)
 7. THE EXISTING USE OF TM 3 LOT 9 IS 3 EXISTING BUILDINGS.
 8. THE PROPOSED USE OF TM 3 LOT 9 WILL BE 3 EXISTING BUILDINGS.
 9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
 10. WATER TO BE PROVIDED BY ON-SITE WELLS.
 11. ABUTTING PROPERTY INFORMATION, TOPOGRAPHY, PROPERTY LINES, OTHER EXISTING FEATURES PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY gromview.unh.edu.
 12. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
 13. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E. EFFECTIVE DATE: MAY 11, 2005. THE SITE RESIDES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
 14. NRCS SOILS DATA: 447A-SITUATE-NEWFIELDS COMPLEX, 0 TO 3 PERCENT SLOPES, VERY STONY.

- NOTES:**
- BUILDING #1 USES**
CURRENT - VACANT
PROPOSED - PROPOSED USE UNDETERMINED
- BUILDING #2 USES**
CURRENT - VACANT
PROPOSED - EAST COAST TRUCK BEDS
A. SEE RUST FREE TRUCK BEDS
B. STORE AND DISTRIBUTE IN BUILDING #2
C. 5 CUSTOMERS A WEEK TO PURCHASE BEDS WEEKLY
D. HOURS OF OPERATION 8-5 PM MON-FRI.
- BUILDING #3 USES**
CURRENT - VACANT
PROPOSED - OAK AND MILL WOODWORKS
A. DESIGN AND FABRICATION OF CUSTOM KITCHEN CABINERY, ENTRY FLOORS, VANITIES
B. 5 TO 6 WORKERS IN SHOP
C. 2-3 VEHICLES
D. HOURS OF OPERATION 8-5 PM
E. 2 ADDITIONAL STORAGE CONTAINERS OUTSIDE FOR TOOLS AND LUMBER.
- REQUESTED WAIVERS:**
- ARTICLE 8.3 - SPECIFIC PLAN INFORMATION - EXISTING CONDITIONS
- ARTICLE 8.4 - SPECIFIC PLAN INFORMATION - PROPOSED SITE CONDITIONS.

REVISIONS	
NO.	DATE

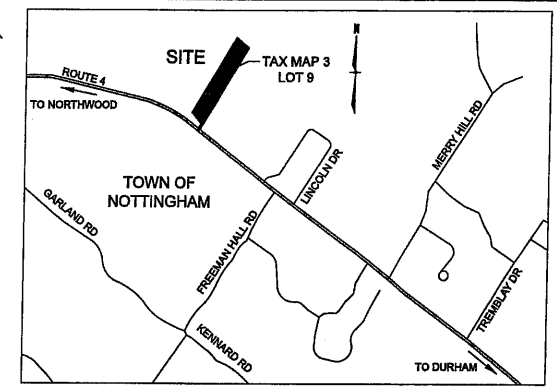
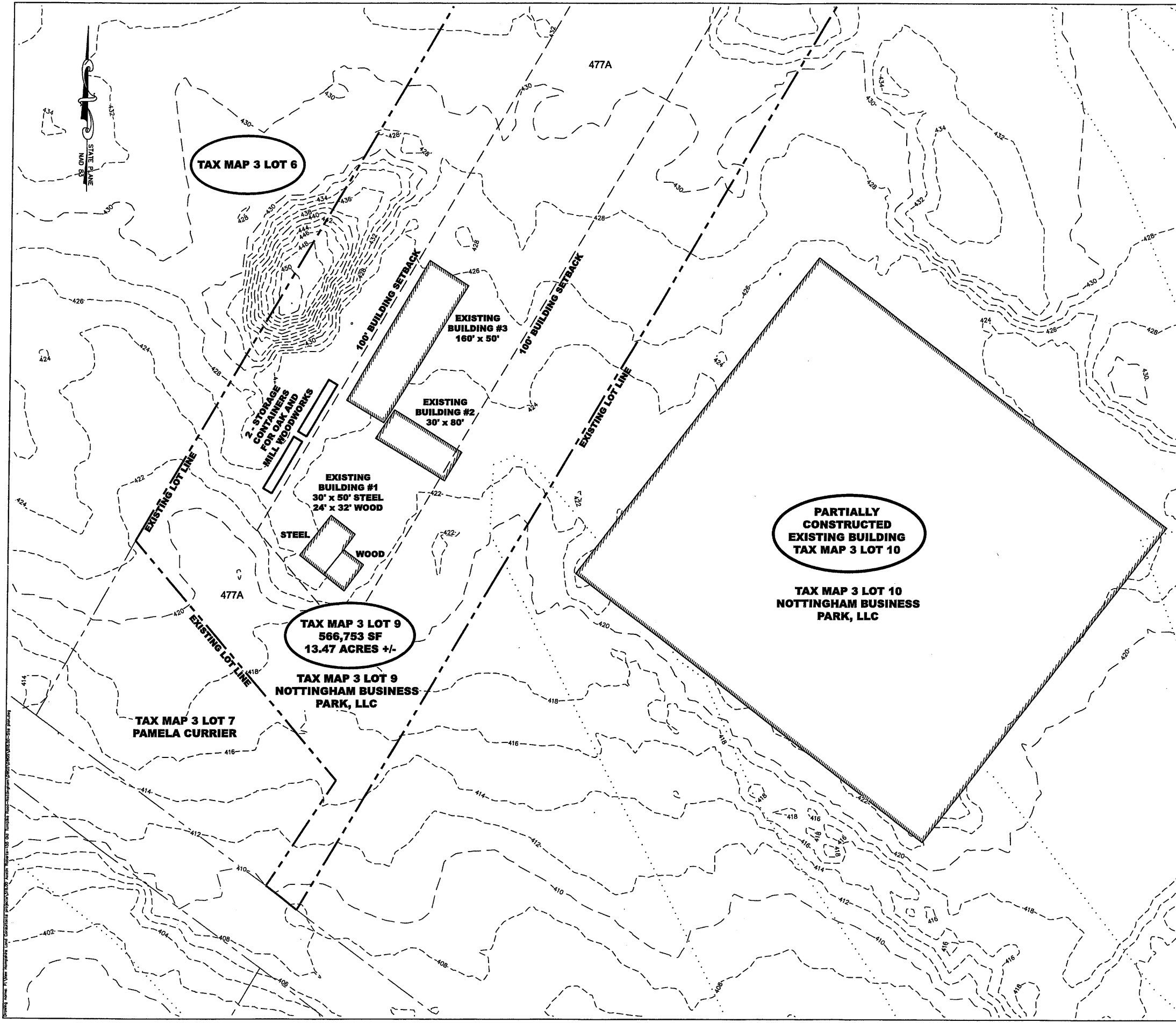


N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

EXISTING CONDITIONS PLAN
CHANGE OF USE PLAN WITH AERIAL PHOTO
TAX MAP 3 LOT 9
NOTTINGHAM BUSINESS PARK, LLC
ROUTE 4, NOTTINGHAM NH, 03842
OWNED BY
NOTTINGHAM BUSINESS PARK, LLC
5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842

ROCKINGHAM CO.
JOB NO: 518.00
DATE: SEPTEMBER 20, 2021

CUP-1
SHT. 1 of 2



NOTES:

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2. THE PROPERTY IS DESIGNATED AS TAX MAP 3, LOT 9.
3. THE AREA OF THE EXISTING LOT 9 IS 13.47 ACRES (566,753 SQFT.)
4. THE CURRENT OWNER FOR LOT 9: NOTTINGHAM BUSINESS PARK, LLC, 5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842
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12. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
13. THE FEMA MAP NUMBER FOR THIS SITE IS 3301500115E; EFFECTIVE DATE: MAY 17, 2005. THE SITE RESIDES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
14. NRCS SOILS DATA: 447A-SCTUATE-NEWFIELDS COMPLEX, 0 TO 3 PERCENT SLOPES, VERY STONY.

NOTES:

BUILDING #1 USES
 CURRENT - VACANT
 PROPOSED - PROPOSED USE UNDETERMINED

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 PROPOSED - EAST COAST TRUCK BEDS

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 CURRENT - VACANT
 PROPOSED - OAK AND MILL WOODWORKS

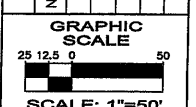
- A. DESIGN AND FABRICATION OF CUSTOM KITCHEN CABINERY, ENTRY FLOORS, VANITIES
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ARTICLE 8.3 - SPECIFIC PLAN INFORMATION - EXISTING CONDITIONS

ARTICLE 8.4 - SPECIFIC PLAN INFORMATION - PROPOSED SITE CONDITIONS.

REVISIONS	
NO.	DATE



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 SURVEYING-LAND PLANNING-REAL ESTATE
 A Veteran Owned Company

EXISTING CONDITIONS PLAN
 CHANGE OF USE PLAN WITHOUT AERIAL PHOTO
 TAX MAP 3 LOT 9
NOTTINGHAM BUSINESS PARK, LLC
 ROUTE 4, NOTTINGHAM, NH, 03890
 OWNED BY
NOTTINGHAM BUSINESS PARK, LLC
 5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842

ROCKINGHAM CO.
 JOB NO: 518.00
 DATE: SEPTEMBER 20, 2021

CUP-2
 SHT. 2 of 2

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03291 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM