

NOTES

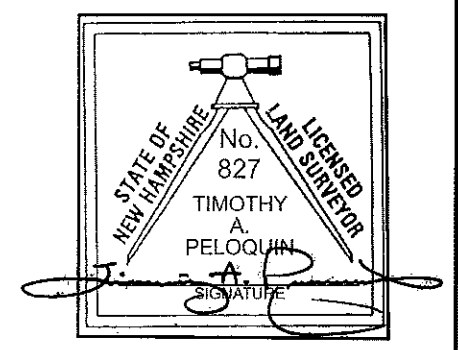
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS AND PROPOSED SHED ON MAP 71 LOT 52, LOCATED AT 9 LOOKOUT POINT LANE IN NOTTINGHAM, NEW HAMPSHIRE AND IS INTENDED TO SUPPORT A VARIANCE REQUEST TO ARTICLE II, C. 3. a.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN MAY OF 2021.
- 3) THIS PARCEL OF LAND (TAX MAP 71 LOT 52) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33015C0185E, HAVING AN EFFECTIVE DATE OF MAY 17, 2005.
- 4) THE SUBJECT LOT IS SERVICED BY A PRIVATE, ONSITE SEPTIC AND WELL.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.

PLANS OF REFERENCE

- 1) "SUPPLEMENTARY PLAN OF LAND IN NOTTINGHAM, N.H."; OWNED AND DEVELOPED BY PAWTUCKAWAY LAKE SHORES, INC; PREPARED BY: ALDEN S. MARBLE & ASSOC.; DATED: MARCH, 1961; SCALE: 1"=100'. SEE ROCKINGHAM COUNTY REIGSTRY OF DEEDS (RCRD) PLAN No. 03091.
- 2) "A SURVEY AND PLAT OF PROPERTY"; PREPARED FOR: ERICH R. & SONJAETTA DUHN; PREPARED BY: R.S.L. LAYOUT & DESIGN, INC.; DATED: 06-01-00; SCALE: 1"=40'. SEE RCRD PLAN No. C-30099.
- 3) "LOT LINE ADJUSTMENT PLAT OF LAND"; PREPARED FOR: JAMES A. & LYNN M. CROWELL AND BACK COVE REVOCABLE TRUST; PREPARED BY: LANDRY SURVEY, LLC; DATED: DECEMBER, 2009; REVISED: APRIL 2010; SCALE: 1"=20'. SEE RCRD PLAN No. D-36339.

ZONING

TOWN:
 RESIDENTIAL-AGRICULTURAL ZONING DISTRICT MINIMUM:
 AREA: 2 Ac.
 FRONTAGE: 200'
 SETBACKS:
 FRONT - 50'
 SIDE - 50'
 REAR - 50'
 PRE-EXISTING NON-CONFORMING LOTS:
 SETBACKS:
 FRONT - 20'
 SIDE - 20'
 REAR - 20'



NO.	DATE	REVISION DESCRIPTION	BY
	DATE: FEB. 03, 2022	SCALE: 1"=20'	
PLS JOB #: 3028		VARIANCE EXHIBIT	

LAND OWNER OF RECORD:
 GREGORY S. LAUZE
 4 PATTON DRIVE
 SOUTH HAMILTON, MA 01982
 RCRD BOOK 6217 PAGE 0499

MAP 71 LOT 52
 VARIANCE EXHIBIT
 GREGORY LAUZE
 9 LOOKOUT POINT LANE
 NOTTINGHAM, NEW HAMPSHIRE

Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 • Tel: (603) 432-2112
 www.PromisedLandSurvey.com
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