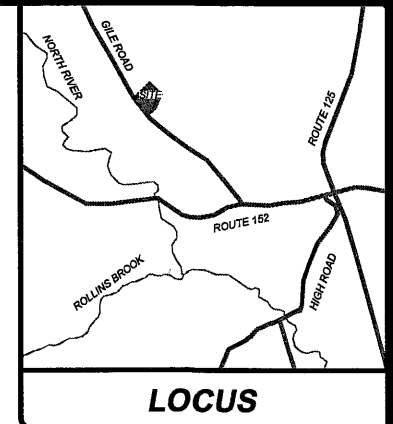


- PLAN REFERENCES:**
- "PROPERTY OF KATHLEEN B. CARTER, PROPOSED SUBDIVISION, GILE ROAD, NOTTINGHAM, N.H. - ROCKINGHAM CO." PREPARED BY C. B. KNOWLES, DATED JULY 16, 1972. RECORDED IN THE RCRD AS PLAN C-3100.
 - "SUBDIVISION PLAN LAND OF LEDGE FARM NOTTINGHAM, LLC TAX MAP 40 LOT 1, GILE ROAD, NOTTINGHAM, NEW HAMPSHIRE" PREPARED BY DOUCET SURVEY, LLC, DATED DECEMBER 30, 2020. RECORDED IN THE RCRD AS PLAN D-42837.
 - "SUBDIVISION OF LAND FOR ROBERT DIBERTO IN NOTTINGHAM, N.H." PREPARED BY BRUCE L. POHOPEK, DATED JULY 8, 1991. RECORDED IN THE RCRD AS PLAN D-21271.

- NOTES:**
- SUBJECT PARCEL: MAP 40 LOT 4
167 GILE ROAD
NOTTINGHAM, NH
NS #339
 - OWNER OF RECORD: RICHARD S. & ANN P. BACON
167 GILE ROAD
NOTTINGHAM, NH
R.C.R.D. BOOK 6956, PAGE 2730
 - PARCEL AREA: 309,858 S.F. OR 7.1133 AC.
 - DIMENSIONAL REQUIREMENTS:**
MIN LOT AREA: 2 AC.
MIN LOT FRONTAGE: 200'
MIN FRONT SETBACK: 50'
MIN SIDE/REAR SETBACK: 50'
MIN SIDE/REAR SETBACK FOR ACCESSORY BUILDINGS/SEPTIC: 20'
MAX BUILDING HEIGHT: 34'
WETLAND SETBACK (POORLY DRAINED): 50'

- ZONING INFORMATION SHOWN HEREON IS PER THE TOWN OF NOTTINGHAM, NH ZONING ORDINANCE DATED MARCH 11, 1980 LAST AMENDED JUNE 8, 2021. ADDITIONAL REGULATIONS APPLY. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE TOWN, STATE, AND FEDERAL REGULATIONS.
- FLOOD HAZARD ZONE: "X" "AREA OF MINIMAL FLOOD HAZARD", PER FIRM MAP #33015C0210F WITH A REVISED DATE OF JANUARY 29, 2021.
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 - FIELD SURVEY COMPLETED BY NORTHAM SURVEY, LLC IN APRIL 2022 USING A TRIMBLE S5 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R12 GPS RECEIVER AND A SOKKA B31 AUTO LEVEL.
 - HORIZONTAL DATUM IS NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATES PER STATIC GPS OBSERVATIONS.
 - VERTICAL DATUM IS NAVD83 PER STATIC GPS OBSERVATIONS UTILIZING THE KEYNET VRS NETWORK. CONTOURS SHOWN ARE FROM USGS LIDAR: NH COASTAL (DL1) 2019-2020 AT A 2 FOOT CONTOUR INTERVAL. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY CYNTHIA M BALCIUS CWS #61, CSS & CPESC ON JUNE 10, 2022 UTILIZING THE FOLLOWING STANDARDS:
-FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
-U.S. ARMY CORPS OF ENGINEERS 2020: NATIONAL WETLAND PLANT LIST, VERSION 3.5 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH.
-THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS, LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. 2016. PHYTONEURON 2016-30: 1-17. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
-CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
-REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
-CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1978, L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.
 - THIS SHEET IS NOT FOR RECORDING.



- LEGEND**
- MAP 40 LOT 4**
- | | |
|---------|-------------------------------------|
| BK. PG. | BOOK / PAGE |
| CONC. | CONCRETE |
| EP | EDGE OF PAVEMENT |
| IRTBS | IRON ROD TO BE SET |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| TBM | TEMPORARY BENCHMARK |
| ○ | DRILL HOLE FOUNDSET |
| ○ | IRON PIPE/ROD FOUND |
| ○ | UTILITY POLE |
| ☀ | CONIFEROUS TREE |
| ○ | VENT PIPE |
| ○ | MONUMENT TO BE SET |
| OHW | OVERHEAD WIRE |
| --- | BOUNDARY LINE |
| --- | SETBACK LINE |
| --- | TREE LINE |
| --- | EXISTING CONTOUR |
| --- | STONEWALL |
| --- | CONCRETE |

TEST PIT, PERC TEST AND SOIL DATA

TEST PIT #	DATE	PERC TEST	TEST PIT #	DATE	PERC TEST
#1A	June 24, 2022	MIN/INCH @ 30"	#2A	August 13, 2022	MIN/INCH @ 26"
#1B	August 18, 2022	MIN/INCH @ 30"	#2B	August 18, 2022	MIN/INCH @ 30"

TEST PIT #1A	TEST PIT #1B	TEST PIT #2A	TEST PIT #2B
0-5" 10YR 3/4 Fine Sandy Loam Loose/Friable	0-4" 10YR 4/4 Fine Sandy Loam Loose/Friable	0-5" 2.5Y 3/3 Fine Sandy Loam Loose/Friable	0-6" 2.5Y 3/2 Fine Sandy Loam Friable
5-32" 10YR 5/6 Fine Sandy Loam Friable	4-27" 2.5Y 6/6 Fine Sandy Loam Loose/Friable	5-24" 2.5Y 6/4 Fine Sandy Loam Friable	6-32" 2.5Y 6/4 Fine Sandy Loam Friable
32-48" 10YR 5/4 Fine Sandy Loam Firm, Stony	27-52" 2.5Y 6/4 Fine Sandy Loam Friable/Firm, Stony	24-70" 10Y 7/2 Fine Sandy Loam Friable/Firm, Stony w/ 5YR 4/6 redox @ depth	32-52" 10YR 7/24 Fine Sandy Loam Firm, Stony

NOTE: TEST PITS EVALUATED BY RICHARD S. BACON, D-1399

#1A SHWT: 32" OWT: N/Q ROOTS: 33" REFUSAL: 42" #1B SHWT: N/Q OWT: N/Q ROOTS: 36" REFUSAL: 52" NOTE: TEST PITS EVALUATED BY RICHARD S. BACON, D-1399	#2A SHWT: 28" OWT: N/Q ROOTS: 32" REFUSAL: N/Q #2B SHWT: 33" OWT: N/Q ROOTS: 30" REFUSAL: N/Q NOTE: TEST PITS EVALUATED BY RICHARD S. BACON, D-1399
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SOIL TYPE: Chattfield-Hollis-Canton ID: 140B
SOURCE: NRCS - Web Soil Survey
VERIFIED BY: _____

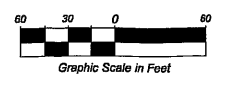
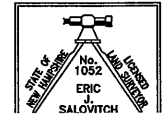
SOIL TYPE: Montauk ID: 44B
SOURCE: NRCS - Web Soil Survey
VERIFIED BY: _____

PURSUANT TO NEW HAMPSHIRE RSA 676:18 III

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.



SEPTEMBER 8, 2022
DATE

NORTHAM SURVEY LLC
239 Long Hill Road, Dover, NH 03820 | (603) 953-3164 | www.northamsurvey.com

EXISTING CONDITIONS PLAN
FOR
RICHARD S. & ANN P. BACON
OF
TAX MAP 40 LOT 4
168 GILE ROAD
NOTTINGHAM, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

SCALE: 1"=60' (22x34) 1"=120' (11x17)

JOB NO.	339	DATE:	2022-09-08
DRAWN BY:	JJH	DRAWING:	339 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

NO.	DATE	DESCRIPTION	BY

NORTHAM SURVEY LLC



NO.	DATE	DESCRIPTION	BY

JOB NO.	339	DATE:	2022-09-08
DRAWN BY:	JJH	DRAWING:	339 SURVEY.DWG
CHECKED BY:	EJS	SHEET:	1 OF 1

SCALE: 1"=60' (22x34) 1"=120' (11x17)

SUBDIVISION PLAN
FOR
RICHARD S. & ANN P. BACON
OF
TAX MAP 40 LOT 4
168 GILE ROAD
COUNTY OF ROCKINGHAM, NEW HAMPSHIRE

PWS/088-79/31.

COMANDIN, V. CARTER, F. GOLET, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISHERY AND WILDLIFE SERVICE, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. ENOCH, TR-12-1.

NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY AND REGIONAL SURVEILLANCE TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND TECHNICAL REPORT W-14.

CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM.

MELVIN, 2016, PHYTOENDEURON 2016-30: 1-17, PUBLISHED 28 APRIL 2016, ISSN 2165 733X.

THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS, LICHAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND M.C. DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH. (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEERS RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH.

U.S. ARMY CORPS OF ENGINEERS 2002, NATIONAL WETLAND PLANT LIST, VERSION 2.3. HYDRIC SOILS TECHNICAL COMMITTEE.

FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019, NEW ENGLAND SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

BERKOWITZ (EDS, J.) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, 2018, L.M. WISLA, G.W. HURT, AND J.F. UTILIZING THE FINDING STANDARDS.

13. JURISDICTIONAL WETLANDS WERE Delineated BY CYNTHIA M. BALCOWS #61, CSS & GPEC ON JUNE 10, 2022. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, 2018, L.M. WISLA, G.W. HURT, AND J.F. BERKOWITZ (EDS, J.) UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, APRIL 2019, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.

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CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COMANDIN, V. CARTER, F. GOLET, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISHERY AND WILDLIFE SERVICE, PWS/088-79/31.

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3. VERTICAL DATUM IS NAVD83 PER STATIC GPS OBSERVATIONS UTILIZING THE KEYNET VRS NETWORK CONTOURS SHOWN ARE FROM USGS LIDAR, NH COUNTY (L1) 2019-2020 AT 1.5' FOOT CONTOUR INTERVAL, TOPOGRAPHIC INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN.

4. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTER OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.

5. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE. NORTHAM SURVEY, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN, PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DUG SAFE.

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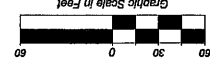
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CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COMANDIN, V. CARTER, F. GOLET, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISHERY AND WILDLIFE SERVICE, PWS/088-79/31.

NOTES:

1. SUBJECT PARCEL: MAP 40 LOT 4, 168 GILE ROAD, NOTTINGHAM, NH #339, RICHARD S. & ANN P. BACON, OWNER OF RECORD: 167 GILE ROAD, NOTTINGHAM, NH R.C.R.D. BOOK 6956, PAGE 2730, 909,958 S.F. OR 7,113.9 AC.
2. DIMENSIONAL REQUIREMENTS: MIN LOT AREA: 2 AC, 2.0855 AC, 5,027.8 AC, 30.03; MIN LOT FRONTAGE: 200'; MIN FRONT SETBACK: 50'; MIN SIDE/REAR SETBACK: 50'; MAX ACCESSORY BUILDINGS/SEPTIC: 34'; MAX BUILDING HEIGHT: 20'; WETLAND SETBACK (POORLY DRAINED): 50'
3. PARCEL AREA: 909,958 S.F. OR 7,113.9 AC.
4. ZONE: R-49, PROPOSED LOT A: 2.0855 AC, 5,027.8 AC, 30.03; PROPOSED LOT B: 2.0855 AC, 5,027.8 AC, 30.03



APPROVED BY THE NOTTINGHAM PLANNING BOARD ON:	DATE	POSITION	NAME

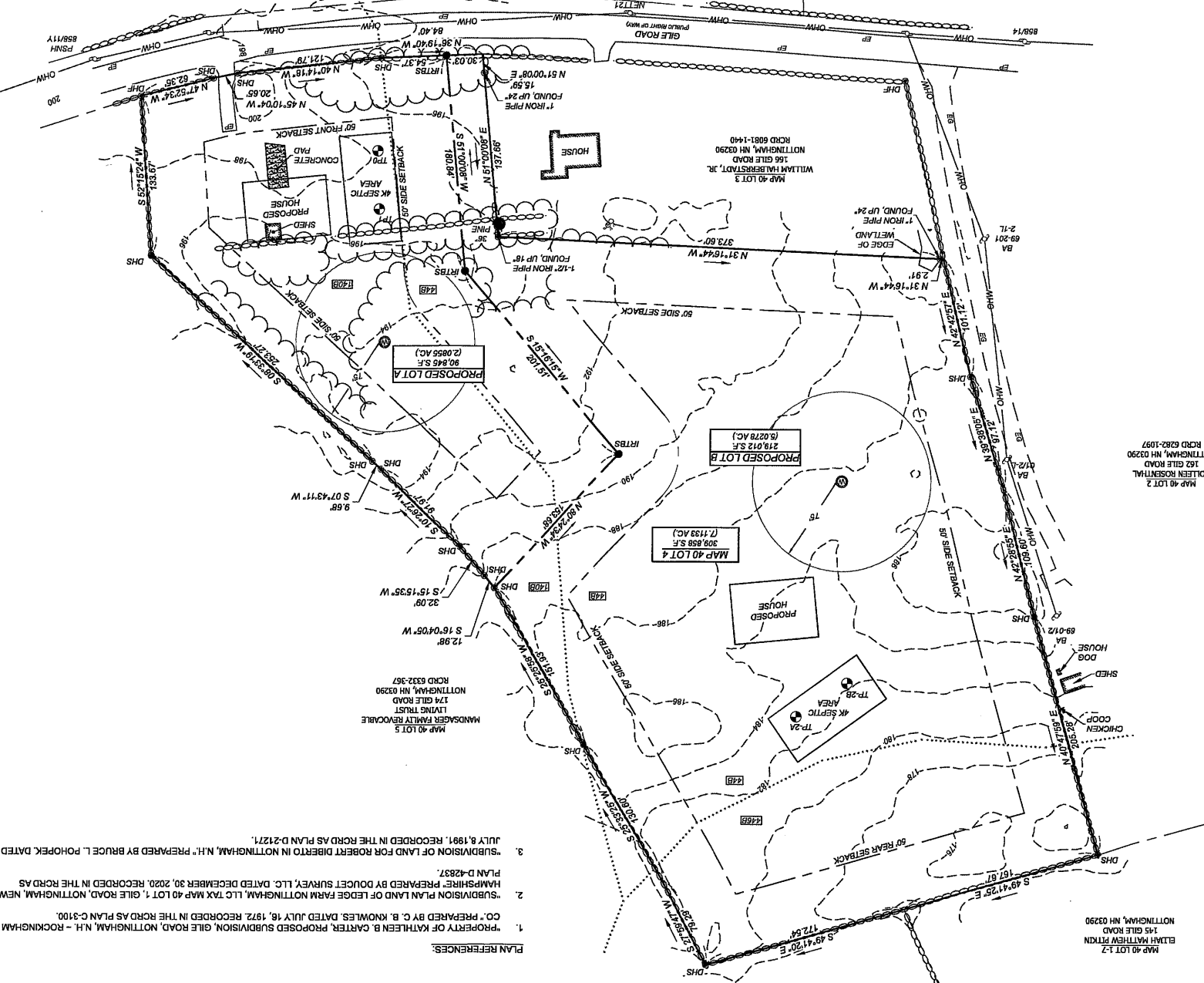
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 678:18, II, III AND IV AND 672:14, I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSEE FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

1. PROPERTY OF KATHLEEN B. CARTER, PROPOSED SUBDIVISION, GILE ROAD, NOTTINGHAM, NH - ROCKINGHAM CO. - PREPARED BY C. B. KNOWLES, DATED JULY 19, 1972, RECORDED IN THE RCRD AS PLAN C-3100.

2. SUBDIVISION PLAN LAND OF LEDGE FARM NOTTINGHAM, LLC TAX MAP 40 LOT 1, GILE ROAD, NOTTINGHAM, NEW HAMPSHIRE. PREPARED BY DOUGET SURVEY, LLC, DATED DECEMBER 30, 2020, RECORDED IN THE RCRD AS PLAN D-42837.

3. SUBDIVISION OF LAND FOR ROBERT DIBERTO IN NOTTINGHAM, NH. PREPARED BY BRUCE L. POHOPEK, DATED JULY 8, 1991, RECORDED IN THE RCRD AS PLAN D-21271.



TEST PIT #	DATE	PERC	TEST AND SOIL DATA
TEST PIT #1A	June 24, 2022	20.22	PERC TEST 14 MIN/INCH @ 26"
TEST PIT #1B	August 18, 2022	20.22	PERC TEST 14 MIN/INCH @ 26"
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