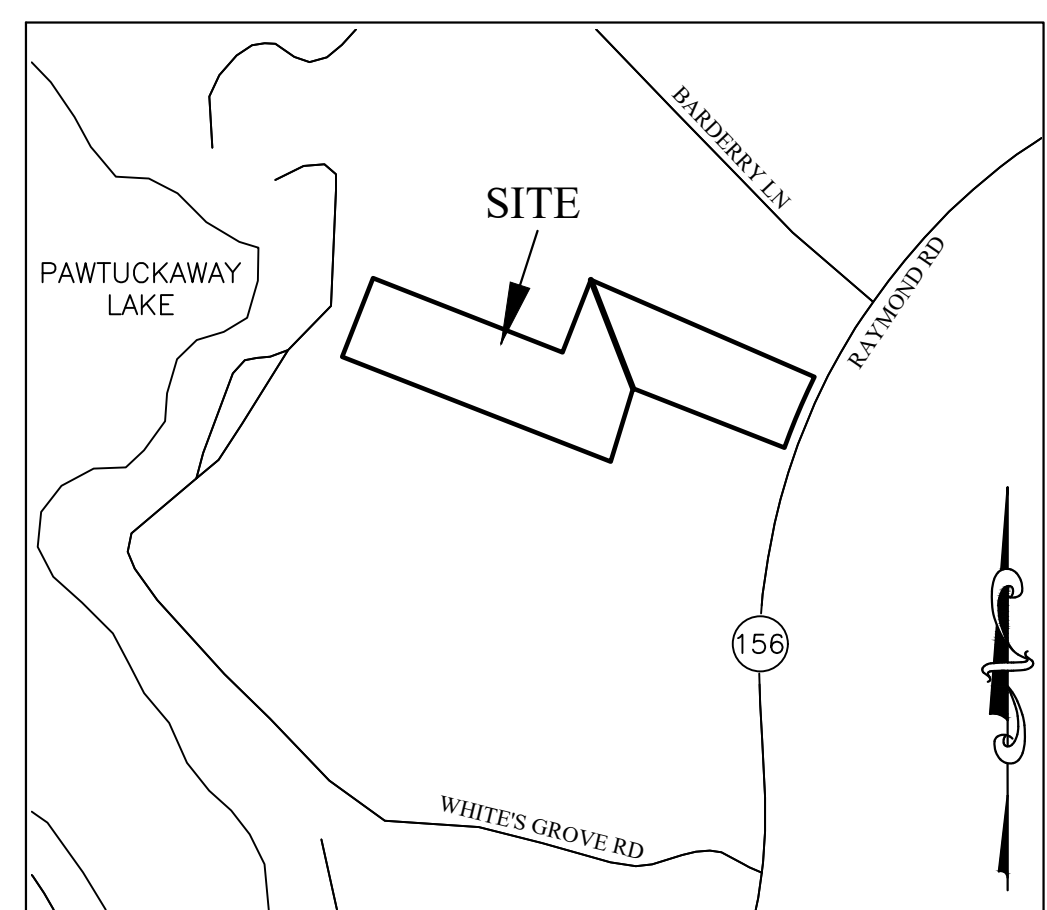


SOILS:
 43C - CANTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
 547B - WALPOLE VERY FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY
 140C - CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES, ROCKY
 67B - PAXTON FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY
 67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY

SOIL DATA TAKEN FROM WEB SOIL SURVEY

TOWN NOTES:

- 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 THE 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.

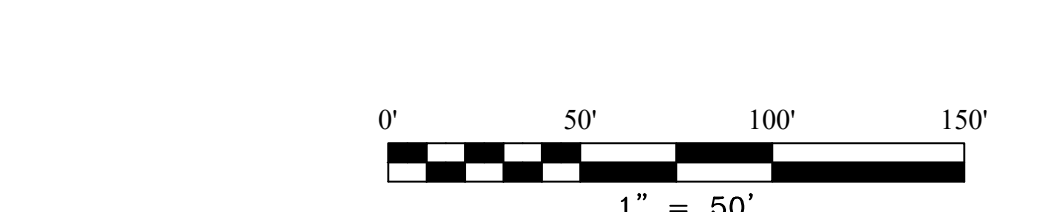


LOCATION MAP
NOT TO SCALE

- NOTES:**
- REFERENCE: TAX MAP 63 LOT 47-5 R.C.R.D. BOOK 2764 PAGE 292
 - TOTAL PARCEL AREA: 292,098 SQ. FT. OR 6.705 AC.
 - OWNER OF RECORD: JONATHAN F. WHITE 59 WHITE'S GROVE ROAD NOTTINGHAM, NH 03290
 - ZONE: RESIDENTIAL/AGRICULTURAL DISTRICT DIMENSIONAL REQUIREMENTS:

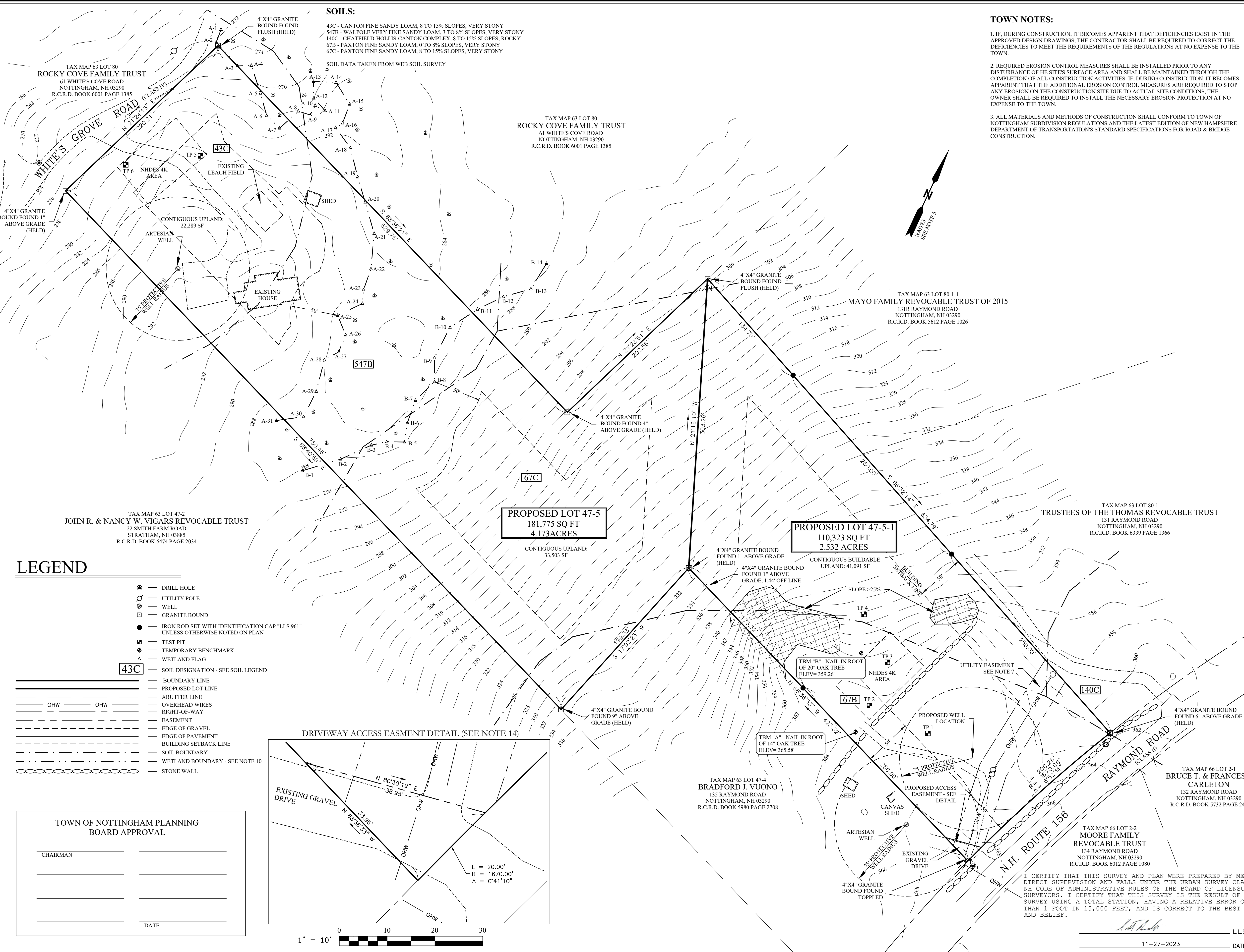
MINIMUM LOT AREA	2 acres
MINIMUM FRONTAGE	200 ft.
MINIMUM SETBACK TO DWELLING FROM ALL PROPERTY LINES	50 ft.
MINIMUM FRONT SETBACK TO ACCESSORY BUILDINGS	50 ft.
MINIMUM SIDE SETBACK TO ACCESSORY BUILDINGS AND SEPTIC SYSTEMS	20 ft.
 - HORIZONTAL DATUM IS NHSPC (NAD '83) BASED ON GPS OBSERVATIONS.
 - ELEVATIONS SHOWN ARE REFERENCED TO NAVD '88 BASED ON GPS OBSERVATIONS. TOPOGRAPHY SHOWN IS FROM FIELD VERIFIED NH GRANIT BARE EARTH LIDAR.
 - THE SURVEYED PREMISES IS SUBJECT TO AN EASEMENT GRANTED TO NEW HAMPSHIRE ELECTRIC COOPERATIVE, INC., AND VERIZON NEW ENGLAND. SEE R.C.R.D. BOOK 4241 PAGE 1498.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 63 LOT 47-5 INTO 2 PARCELS.
 - TAX MAP 63 LOT 47-5 FALLS ENTIRELY WITHIN "ZONE X" OF THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON F.I.R.M. MAP NUMBER 33015C0245F, EFFECTIVE JANUARY 29, 2021.
 - WETLANDS SHOWN WERE DELINEATED BY STEVE RIKER ON SEPTEMBER 15, 2023 AND DESCRIBED AS A POORLY DRAINED PALUSTRINE FORESTED BROAD LEAVED DECIDUOUS WETLAND SYSTEM THAT IS SEASONALLY FLOODED AND OR SATURATED. NO VERNAL POOLS WERE IDENTIFIED ON THE PROPERTY.
 - THE PROPOSED USE FOR THE SUBDIVISION IS SINGLE FAMILY.
 - NH STATE SUBDIVISION APPROVAL: PENDING
 - NEITHER OF THE PROPOSED LOTS FALL WITHIN THE 250' NH SHORELAND PROTECTION ZONE OF PAWTUCKAWAY LAKE.
 - THE OCCUPANTS OF MAP 63 LOT 47-4 WILL HAVE AN ACCESS EASEMENT OVER THE EXISTING DRIVEWAY ON THE SURVEYED PREMISES.

- PLAN REFERENCES:**
- PLAN TITLED "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR LEONARD F. & DOROTHY J. WHITE, SITUATED IN THE TOWN OF NOTTINGHAM" DATED MAY 2, 1988, PREPARED BY R.S.L. LAYOUT & DESIGN, INC., R.C.R.D. PLAN #D-18089.
 - PLAN TITLED "SUBDIVISION LAND OF LOTTIE WHITE" DATED OCT. 1986, PREPARED BY M.E. JENKINS, R.C.R.D. PLAN #D-16706.
 - PLAN TITLED "A SURVEY AND PLAT OF A LOT LINE ADJUSTMENT BETWEEN PARCEL 1 - R.C.R.D. BK. 2107 PG. 0371 AND PARCEL 2 - R.C.R.D. BK. 2699 PG. 162, PREPARED FOR LEONARD F. & DOROTHY M. WHITE" DATED 9/8/2003, PREPARED BY R.S.L. LAYOUT & DESIGN, INC., R.C.R.D. PLAN #D-30959.
 - PLAN TITLED "PROPOSED SUBDIVISION PLAN OF MAP 63, LOT 80-1, PREPARED FOR GRACE LAPOINTE" DATED 12-14-07, PREPARED BY V.W. DINGMAN & SONS, R.C.R.D. PLAN #D-35259.



MINOR SUBDIVISION PLAN
 LAND OF
JONATHAN F. WHITE
 (TAX MAP 63 LOT 47-5)
 59 WHITE'S GROVE ROAD
 NOTTINGHAM, NH

DRAWN BY: SDB DATE: NOVEMBER 27, 2023
 CHECKED BY: ARB DRAWING NAME: 23015A2
 JOB NAME: 23015 SHEET: C1

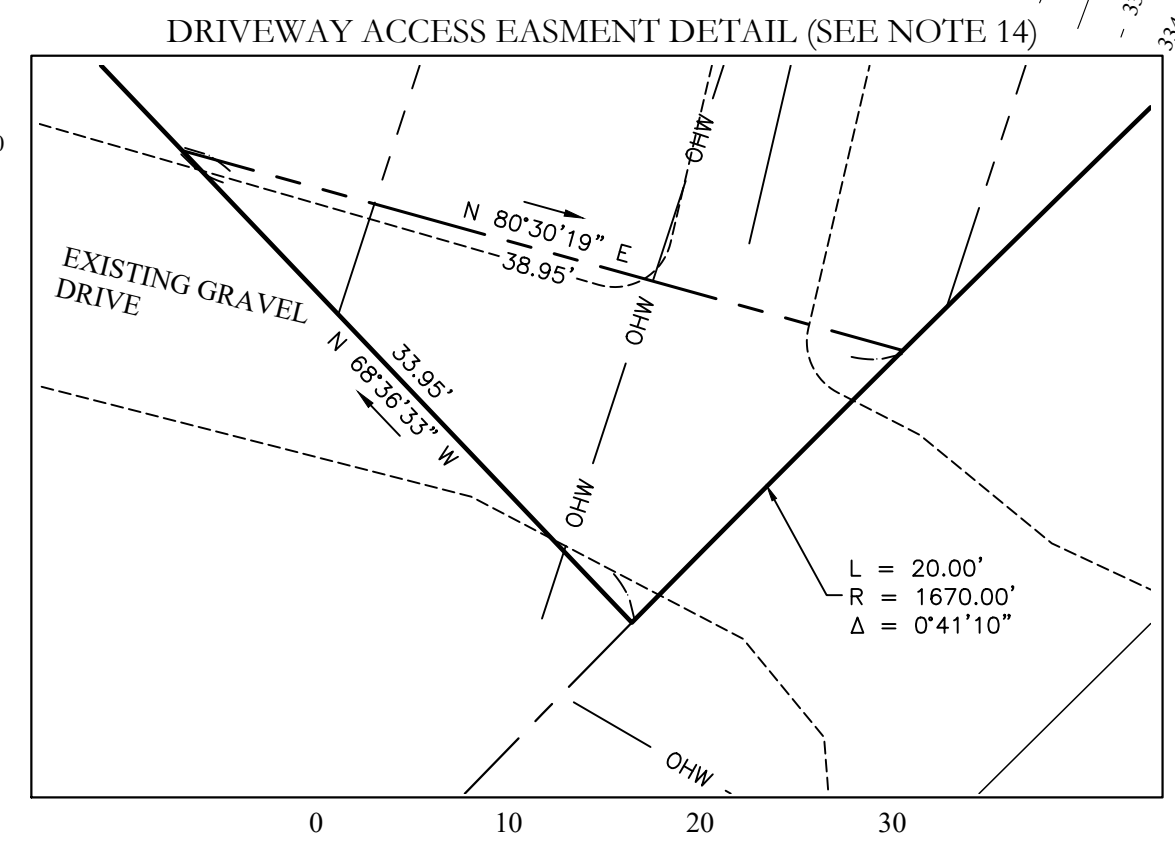


- LEGEND**
- DRILL HOLE
 - UTILITY POLE
 - WELL
 - GRANITE BOUND
 - IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
 - TEST PIT
 - TEMPORARY BENCHMARK
 - WETLAND FLAG
 - SOIL DESIGNATION - SEE SOIL LEGEND
 - BOUNDARY LINE
 - PROPOSED LOT LINE
 - ABUTTER LINE
 - OVERHEAD WIRES
 - RIGHT-OF-WAY
 - EASEMENT
 - EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - BUILDING SETBACK LINE
 - SOIL BOUNDARY
 - WETLAND BOUNDARY - SEE NOTE 10
 - STONE WALL

TOWN OF NOTTINGHAM PLANNING BOARD APPROVAL

CHAIRMAN _____

DATE _____



 L.L.S. #961
 11-27-2023 DATE