



LEGEND

EXISTING STONEWALL	-----
ABUTTERS PROPERTY LINES	-----
SUBJECT PROPERTY LINES	-----
EDGE OF PAVEMENT	-----
EDGE OF GRAVEL	-----
EXISTING TREELINE	-----
EXISTING CONTOUR (MNR)	-572-----
EXISTING CONTOUR (MJR)	-570-----
SOIL BOUNDARY/TYPE	42B
ACCESS EASEMENT	-----
WETLANDS	-----
WETLAND FLAG	-----
DRILL HOLE FOUND	⊙
REBAR W/ CAP FOUND	⊙
STONE BOUND FOUND	⊙
EXISTING POWER POLE	⊙

ABUTTERS LIST:

N/F TAX MAP 3 LOT 7 PAMELA CURRIER 157 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 6-1 BRETT & STEPHANIE GILLESPIE 175 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 5 EARL & JEANETTE WILKINS 39 GARLAND ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 4-1 NORMAN & ANNE RATHE 174 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 4-2, 2, 2-2 AND 1 CONCRETE PRODUCTS OF LONDONDERRY 160 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 4-2-1 JOHN EDWARDS 170 OLD TURNPIKE ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 3 SUSAN LECLAIR P.O. BOX 60 WEST NOTTINGHAM, NH 03291	N/F TAX MAP 3 LOT 2-A EVA & ANDREW STENBERG 526 NORTH ROAD SUNAPEE, NH 03782	N/F TAX MAP 3 LOT 12 JOHN BUNCE AND DAWN DASCOMB 88 FREEMAN HALL ROAD NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 11-5 CARL WADE & ELIZABETH PHELPS 27 LINCOLN DRIVE NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 11-6 JENNIFER DUBOIS 25 LINCOLN DRIVE NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 11-7 AMY JONES & KARL LANDER 23 LINCOLN DRIVE NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 11-8 JENNIFER BOOTH 21 LINCOLN DRIVE NOTTINGHAM, NH 03290	N/F TAX MAP 3 LOT 11-9 EVEN & MEGHAN MACKINNON 19 LINCOLN DRIVE NOTTINGHAM, NH 03290
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PLAN REFERENCES:

- PLAN ENTITLED: "LOT LINE ADJUSTMENT PLAN, DATED: 12-18-2023 RECORDED ON 3-1-2024, BY NEW HAMPSHIRE LAND CONSULTANTS, PLLC, (THIS OFFICE) AND RECORDED AT THE R.C.R.D. AS PLAN D-44379.
- PLAN ENTITLED "STONEHOUSE FOREST" DATED 9/13/2017 BY ERIC C. MITCHELL AND ASSOCIATES AND RECORDED AT THE R.C.R.D AS PLAN D-40548
- PLAN ENTITLED "PLAN OF LAND JUST CAUSE REALTY TRUST" DATED 2/18/2004 BY CAMMETT ENGINEERING NOT RECORDED AND ON FILE AT THIS OFFICE.
- PLAN ENTITLED "STATE OF N.H. HIGHWAY DEPARTMENT PLANS OF PROPOSED FEDERAL AID PROJECT NO. 18(1) NORTHWOOD-DURHAM ROAD" APPROVED 9/10/1945 ON FILE AT THE N.H. DOT.
- PLAN ENTITLED "PLAN OF LAND PREPARED FOR CLP REALTY AND TRUST" DATED 11/12/2004 BY BROWN ENGINEERING AND RECORDED AT THE R.C.R.D AS PLAN D-32352.
- PLAN ENTITLED "SUBDIVISION PLAN OF KENNETH W. AND LINDA M. FORBES NOTTINGHAM N.H." DATED 9/20/1987 BY WILLIAM WORMELL AND RECORDED AT THE R.C.R.D PLAN D-16127.
- PLAN ENTITLED "PLAN OF LAND U.S.A SPRINGS" DATED JANUARY 23, 2006 BY CAMMETT ENGINEERING AND RECORDED AT THE R.C.R.D AS PLAN D-33445.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN TAX MAP 3 LOT 6 & 9, AND 9 & 10. NO SITE IMPROVEMENTS ARE PROPOSED AT THIS TIME. TAX MAP 3 LOT 9 WILL BECOME 5.0 ACRES WITH 200' OF FRONTAGE AND THE REVISED APPROXIMATE ACREAGE OF TAX MAP 3 LOTS 6 & 10 ARE AS SHOWN ON PLANS. THIS PLAN SUPERSEDES PLAN REFERENCE #1.
- THE PROPERTIES ARE DESIGNATED AS TAX MAP 3, LOT 6, 9 & 10.
- THE AREA OF EXISTING LOT 6 IS 76.64 ACRES (3,338,438 SQ FT). THE AREA OF THE EXISTING LOT 9 IS 13.47 ACRES (586,753 SQ FT). THE AREA OF EXISTING LOT 10 IS 78.19 ACRES (3,405,977 SQ FT).
- THE CURRENT OWNER OF ALL LOTS 6, 9 & 10 IS NOTTINGHAM BUSINESS PARK, LLC, 5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842.
- THE ZONING DESIGNATION FOR THE PROPERTIES IS COMMERCIAL/INDUSTRIAL (C/I) DISTRICT AND RESIDENTIAL/AGRICULTURAL.
- 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)
- THE EXISTING USES ON TAX MAP 3 LOT 9 ARE TRUCK BED SALES, CUSTOM KITCHEN CABINET, ENTRY DOOR, VANITY DESIGN AND FABRICATION, THE EXISTING USE OF TAX MAP 3 LOT 6 IS VACANT LAND, THE EXISTING USE OF TAX MAP 3 LOT 10 IS VACANT LAND WITH A PARTIALLY CONSTRUCTED STEEL BUILDING.
- THERE WILL BE NO CHANGE OF USES ON ALL LOTS.
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY ON-SITE WELLS.
- A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF NOTTINGHAM.
- THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0115E, EFFECTIVE DATE: MAY 17, 2005. THE SITE RESIDES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
- NRCS SOILS DATA: 447A-SUBUATE-NEWFIELDS COMPLEX, 0 TO 3 PERCENT SLOPES, VERY STONY.
- A BLANKET EASEMENT TO PLACED ON LOT 9 IN FAVOR OF LOT 6 & 10 TO ALLOW ACCESS TO POWER LINES AND POWER STRUCTURES FOR MAINTENANCE AND/OR REPLACEMENT.

APPROVED BY NOTTINGHAM, NH PLANNING BOARD

CHAIRMAN _____ DATE _____

LOT LINE ADJUSTMENT PLAN
TAX MAP 3 LOT 6, 9 & 10
OWNED BY
NOTTINGHAM BUSINESS PARK, LLC
155 OLD TURNPIKE ROAD, NOTTINGHAM NH, 03890
NOTTINGHAM BUSINESS PARK, LLC
5 MERRILL INDUSTRIAL DRIVE, HAMPTON, NH 03842

ROCKINGHAM CO.
JOB NO: 683.00
DATE: DECEMBER 18, 2023

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