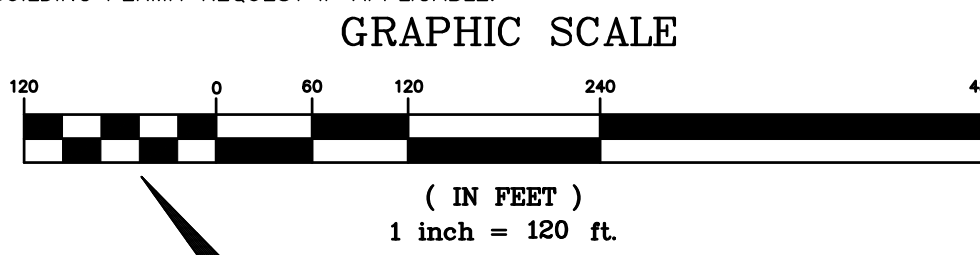
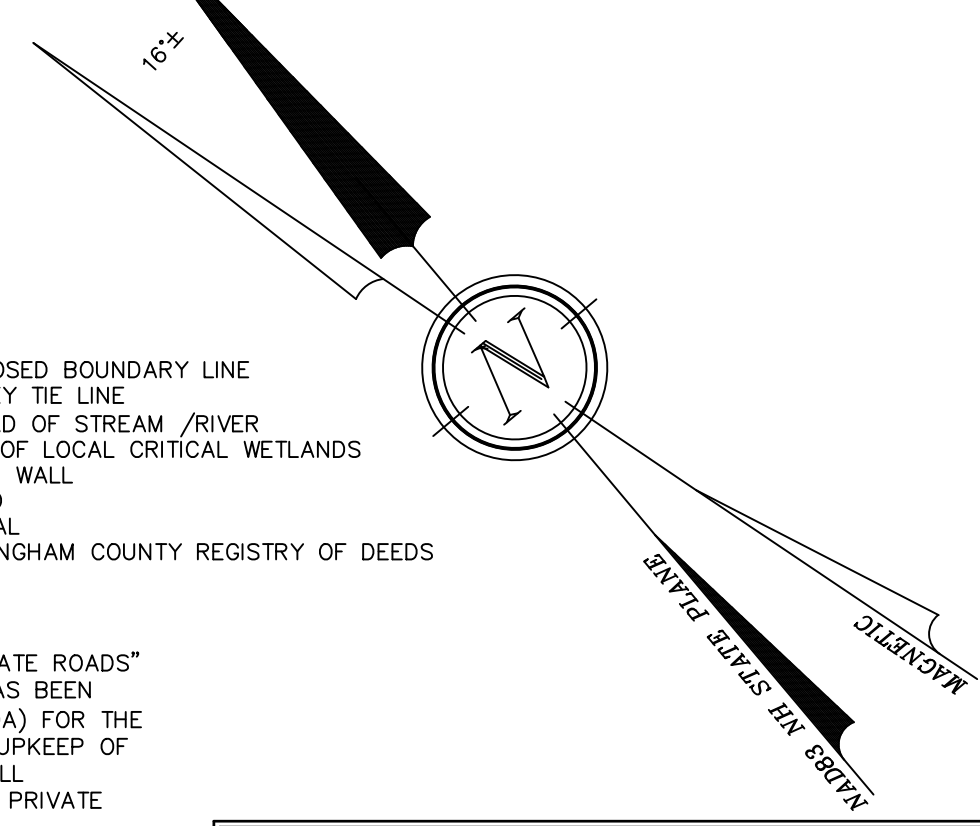


- NOTES:**
- 1.) OWNER: MICHAEL N. & DONNA R. ERNSTOFF
11940 VICTORIA AVENUE
LOS ANGELES, CA 90066
PROPERTY ADDRESS: 35 DEERFIELD ROAD
 - 2.) TAX MAP 53, LOT 6-2
 - 3.) LOT AREA:
 - 4.) R.C.R.D. BOOK 4840, PAGE 2200
 - 5.) ZONING: RESIDENTIAL/AGRICULTURAL
THE PROPERTY IS NOT IN THE AQUIFER PROTECTION DISTRICT
THE PROPERTY DOES NOT CONTAIN HISTORIC SITES, HOMES, SCHOOLS, CHURCHES,
MILL DAMS OR CEMETERIES
THE PROPERTY DOES NOT CONTAIN CRITICAL WETLANDS
SETBACKS:
FRONT = 50.0'
SIDE = 50.0'
REAR = 50.0'
WETLANDS SETBACK = 50.0' POORLY DRAINED
MIN. LOT SIZE = 87,120 Sq. Ft., 2 Ac.
MIN. LOT FRONTAGE = 200.0'
MAX. BLDG. HEIGHT = 34'
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0185E & 33015C0205E, DATED: MAY 17, 2005
 - 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON APPROX. NAD83. COORDINATES GATHERED CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 53, LOT 6-2 INTO 4 INDIVIDUAL BUILDING LOTS USING THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS PERTAINING TO PRIVATE ROADS AND ONE REMAINING LOT, CURRENTLY OFFERED TO THE CONSERVATION COMMISSION. THE PRIVATE ROAD WILL BE KNOWN AS ### ROAD AND WILL BE A SEPARATE LOT SHOWN AS 6-2-1. THIS IS A MULTI SHEET PLAN SET. SHEET 1 IS THE OVERVIEW SUBDIVISION, SHEETS 2 THROUGH 5 ARE DETAIL SUBDIVISIONS PLANS. SHEET 6 IS THE OVERVIEW TOPOGRAPHIC PLAN. SHEETS 7 THROUGH 10 ARE THE DETAIL TOPOGRAPHIC PLANS. THE REMAINING SHEETS ARE ENGINEERING DETAIL FOR THE PURPOSES OF DESIGNING ### ROAD FOR USE AS A PRIVATE ROAD. SHEETS 1 AND 5 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS WILL BE ON FILE AT THE TOWN OF NOTTINGHAM PLANNING OFFICE AND THE OFFICE OF BERRY SURVEYING & ENGINEERING.
 - 9.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - 10.) SEE DETAIL SUBDIVISION SHEETS FOR ADDITIONAL NOTES, WETLANDS, WETLAND BUFFERS AND SETBACKS.
 - 11.) THE NEW LOTS WILL BE ASSESSED THE CURRENT USE IMPACT FEES AT THE TIME OF BUILDING PERMIT REQUEST IF APPLICABLE.



- LEGEND:**
- PROPOSED BOUNDARY LINE
 - SURVEY TIE LINE
 - THREAD OF STREAM / RIVER
 - EDGE OF LOCAL CRITICAL WETLANDS
 - STONE WALL
 - FND FOUND
 - TYP TYPICAL
 - R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS



WETLAND NOTES:

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN FALL OF 2023 UTILIZING THE FOLLOWING STANDARDS:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

PRIVATE ROAD NOTES:

THE PROJECT IS BEING PROPOSED PURSUANT TO SECTION 15.4 "PRIVATE ROADS" OF THE NOTTINGHAM SUBDIVISION REGULATIONS. AN ASSOCIATION HAS BEEN CREATED KNOWN AS THE XXX DRIVE HOME OWNERS ASSOCIATION (HOA) FOR THE PURPOSES OF SHARING THE RESPONSIBILITY FOR MAINTENANCE AND UPKEEP OF THE ROAD. ATTACHED THERETO IS A PRIVATE ROAD AGREEMENT. ALL PROPOSED LOTS, OFF THE ROADWAY ARE SUBJECT TO THE HOA AND PRIVATE ROAD AGREEMENT.

NO PRIVATE ROAD WILL BE ACCEPTED BY THE TOWN OF NOTTINGHAM UNTIL SUCH TIME THAT IT IS BROUGHT TO THE APPROPRIATE CLASS V ROADWAY STANDARD, AS PROPOSED, THE PRIVATE ROAD IS NOT ELIGIBLE FOR ACCEPTANCE BY THE TOWN.

THE APPLICANT HAS REQUESTED ROADWAY RELATED CONSTRUCTION WAIVERS FOR THE PRIVATE ROAD FOR THE PURPOSES OF PROVIDING ACCESS TO FOUR LOTS.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM - 1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

OVERVIEW MAJOR SUBDIVISION

LAND OF
MICHAEL N. & DONNA R. ERNSTOFF
35 DEERFIELD ROAD
NOTTINGHAM, N.H.
TAX MAP 53, LOT 6-2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

DATE : NOVEMBER 7, 2023
FILE NO. : DB 2023 - 087

SHEET # OF ##