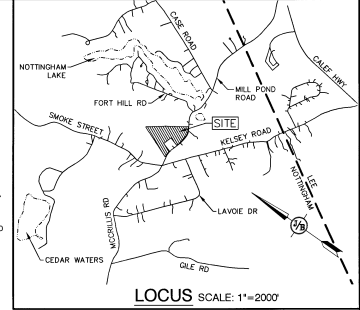
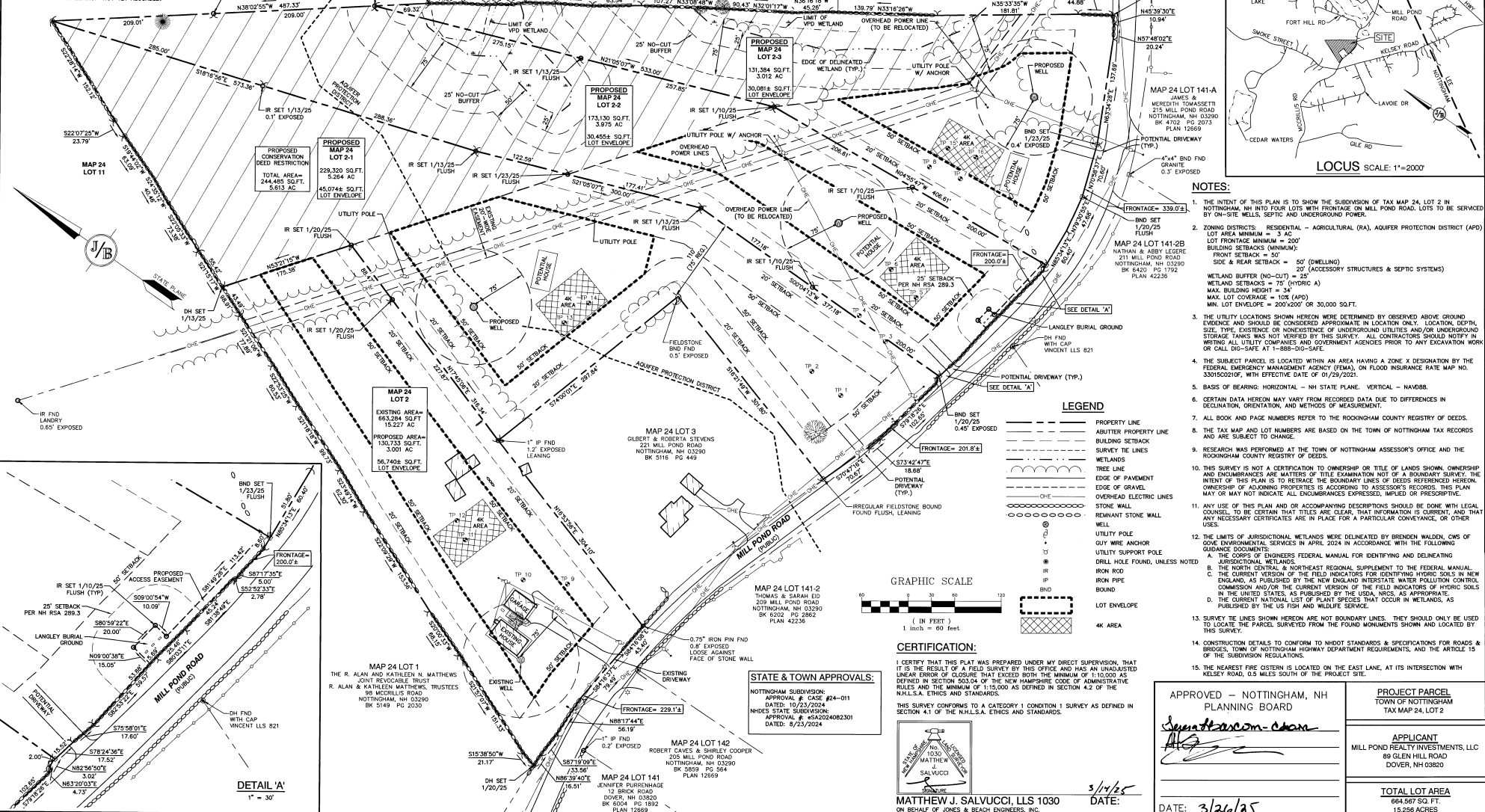


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D-45064
06/13/2025 10:54:16 AM
Register of Deeds, Rockingham County
LCHP PLAN 06/28/2021 25.00

PLAN REFERENCES:

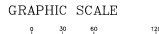
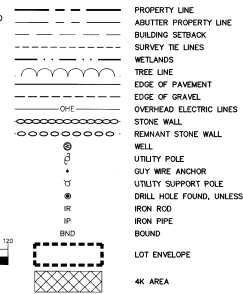
- "PLAN OF LAND OF D. F. ELDRIDGE, NOTTINGHAM, N.H." DATED APRIL 1947, PREPARED BY T. W. CHESLEY, R.C.R.D. G1344.
- "BOUNDARY PLAN FOR OWL RIDGE BUILDERS, LAND OF FREDERICK FERNALD," DATED FEBRUARY 15, 2023, PREPARED BY BERRY SURVEYING & ENGINEERING, NOT YET RECORDED.



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE SUBDIVISION OF TAX MAP 24, LOT 2 IN NOTTINGHAM, NH INTO FOUR LOTS WITH FRONTAGE ON MILL POND ROAD. LOTS TO BE SERVICED BY ON-SITE WELLS, SEPTIC AND UNDERGROUND POWER.
- ZONING DISTRICTS: RESIDENTIAL - AGRICULTURAL (RA), AQUIFER PROTECTION DISTRICT (APD) LOT AREA MINIMUM = 3 AC LOT FRONTAGE MINIMUM = 200' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 50' (DWELLING) SIDE & REAR SETBACK = 20' (ACCESSORY STRUCTURES & SEPTIC SYSTEMS) WETLAND BUFFER (NO-CUT) WETLAND SETBACKS = 75' (HYDRIC A) MAX. BUILDING HEIGHT = 34' MAX. LOT COVERAGE = 10% (APD) MIN. LOT ENVELOPE = 200'x200' OR 30,000 SQ.FT.
- THE UTILITY LOCATIONS SHOWN HEREIN WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL 811 SERVICE AT 1-888-486-4868.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500202, WITH EFFECTIVE DATE OF 01/25/2021.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE, VERTICAL - NAVD83.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN COLLOCATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- RESEARCH WAS PERFORMED AT THE TOWN OF NOTTINGHAM ARCHIVES OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
- THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN, ONE OF THE ENVIRONMENTAL SERVICES IN APRIL 2024 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPUS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- SURVEY THE LOTS SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SERVICED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- CONSTRUCTION DETAILS TO CONFORM TO NHDOT STANDARDS & SPECIFICATIONS FOR ROADS & BRIDGES, TOWN OF NOTTINGHAM HIGHWAY DEPARTMENT REQUIREMENTS, AND THE ARTICLE 15 OF THE SUBDIVISION REGULATIONS.
- THE NEAREST FIRE CISTERN IS LOCATED ON THE EAST LANE, AT ITS INTERSECTION WITH KELSEY ROAD, 0.5 MILES SOUTH OF THE PROJECT SITE.

LEGEND



CERTIFICATION:

CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNACCEPTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.S.A. ETHICS AND STANDARDS.

STATE & TOWN APPROVALS:

NOTTINGHAM SUBDIVISION:
APPROVAL # CASE #24-011
DATED: 10/23/2024
NHDES STATE SUBDIVISION:
APPROVAL # 43A0204982301
DATED: 8/23/2024



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 3/26/25

APPROVED - NOTTINGHAM, NH PLANNING BOARD <i>Matthew J. Salvucci</i>	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 24, LOT 2
APPLICANT MILL POND REALTY INVESTMENTS, LLC 89 GLEN HILL ROAD DOVER, NH 03820	TOTAL LOT AREA 664,567 SQ. FT. 15.266 ACRES

Design: ISM	Draft: ISM	Date: 7/19/24
Checked: WGM	Scale: AS NOTED	Project No.: 24021
Drawing Name: 24021-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
4	2/10/25	ADDED MONUMENTS SET	MJS
3	10/2/24	LOT LAYOUT MODIFICATIONS PER PG COMMENTS	ISM
1	8/13/24	REVISIONS PER SRPC AND PB PRELIM. COMMENTS	ISM
0	7/19/24	ISSUED FOR REVIEW	ISM

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219
Stratham, NH 03885
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN	DRAWING No.	A1
Project:	FRONTAGE SUBDIVISION 206 MILL POND ROAD, NOTTINGHAM, NH	SHEET 2 OF 3 JBE PROJECT NO. 24021	
Owner of Record:	T. ANN YORK 206 MILL POND ROAD, NOTTINGHAM, NH 03290		

D-45064