

BERRY SURVEYING & ENGINEERING

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March 16, 2020

Revised Per Review 4-28-2020

Town of Nottingham
Planning Office
Attn: JoAnna Arendarczyk, Planning Secretary
139 Stage Road
P.O. Box 114
Nottingham, NH 03290

RE: Robert Diberto
Subdivision Review
Mitchell Road
Nottingham, NH
Tax Map 7, Lot 1N

Mr. Chairman, Members of the Nottingham Planning Board,

On behalf of Robert Diberto, Berry Surveying & Engineering (BS&E) is submitting an application for a proposed subdivision review, off Mitchell Road.

Background and General Narrative:

Robert Diberto owns the parcel known as Tax Map 7, Lot 1N. Berry Surveying and Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. All wetlands found on the parcel have been flagged by a certified wetland scientist. Very Poorly Drained soils have been delineated on site by Jack Hayes who has also conducted a Site Specific Soils Survey for the project. The lot is vacant and mostly wooded.

The Proposal:

The proposal is to subdivide the existing parcel into 14 parcels. Two new roads will be constructed as part of the subdivision.

The first road, known as Stone Grey Drive will be constructed off Mitchell Road near the eastern corner of the lot and loop through the center of the parcel and back onto Mitchell Road near the southwest corner of the lot. Stone Grey Drive will be 20 feet wide with 2' gravel shoulders on either side. This roadway will provide access to 9 lots. The second road, known as Lipizzan Drive will be constructed off Stone Grey Drive. Lipizzan Drive will be constructed as a cul-de-sac and provide access to three additional lots. The remaining 2 lots will be accessed by a shared driveway off Mitchell Road.

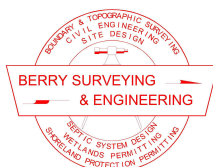
As part of the subdivision design, an intensive drainage analysis was done. Both roads will be crowned to divert runoff to roadside swales. In areas of wetland crossings, curbing and catch basins will be used to limit the disturbance within the buffer. From there the runoff will be diverted to detention ponds and gravel wetlands. These ponds will detain and treat the generated runoff.

All necessary erosion and sediment control measures will also be taken to ensure that no sediment runs off into the adjacent wetlands or abutting parcels. Silt soxx and construction fence will be used to protect the adjacent wetlands during the construction process. Construction entrances will be utilized in order to prevent sediment from going onto Mitchell Road.

As part of the site plan review, the applicant is requesting several waivers, which are requested in a separate "waiver request document". In addition to the waivers the applicant is also applying for several state permits, including an Alteration of Terrain Permit for the development and a wetlands permit. Copies of permit approvals will be submitted to the town when acquired.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President



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