

Case# 19-003-SUB Project Name Gain-Gerrish SUB Date 3/4/2019



Town of Nottingham
P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional Open Space LLA

Site Plan Review: Conventional Change of Use

Concurrent- Subdivision/ Site Plan Review

Amendment to Approval of: Subdivision Site Plan Other

Total Acreage: <u>6.239</u>	Current Use Acreage:	# of Proposed Lots: <u>2</u>
Project Address: <u>GERRISH DRIVE</u>		
Current Zoning Districts: <u>RESIDENTIAL-AGRICULTURE</u>		
Overlay Districts:	Map(s): <u>38</u>	Lot (s): <u>21</u>
Request: <u>CREATE 2-LOT SUBDIVISION WITH BACK LOT PROVISION</u>		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

Case#:	Project Name:	Date:
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Case# 19-003-SUB Project Name Cain-Gemish SUB Date 3/4/19

Owner 1: PAUL W. CAIN		
Company: PAUL W. CAIN INVESTMENTS, LLC / DBA CAIN DEVELOPERS		
Phone: (603) 235-1684	Fax:	E-mail: caindevelopers@gmail.com
Address: 19 REVOLUTIONARY LANE, NOTTINGHAM, NH 03290		

Owner 1 Signature _____ Date _____

Owner 2:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature _____ Date _____

Owner 3:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature _____ Date _____

Owner 4:		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature _____ Date _____

Applicant (Contact): SAME AS OWNER		
Company:		
Phone:	Fax:	E-mail:
Address:		

Developer: SAME AS OWNER		
Company:		
Phone:	Fax:	E-mail:
Address:		

Engineer: MATHEW ROUTHIER, P.L.A., A.S.L.A.		
Company: BEDFORD DESIGN CONSULTANTS, INC		
Phone: 603-622-5533	Fax:	E-mail: matt@bedforddesign.com
Address: 177 EAST INDUSTRIAL PARK DRIVE, MANCHESTER, NH 03109		

Case# 19-003-SUB Project Name Cain-Gerrish SUB Date 4/13/19

ABUTTER(S) LIST

* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)

1. APPLICANT INFORMATION:

Printed Name: PAUL W. CAIN Contact Telephone: (603) 235-1684
 Address: 19 REVOLUTIONARY LANE, NOTTINGHAM, NH 03290

2. OWNER INFORMATION:

Printed Name: PAUL W. CAIN INVESTMENTS, LLC DBA CAIN DEVELOPERS
 Address: 19 REVOLUTIONARY LANE, NOTTINGHAM, NH 03290

3. PROFESSIONAL(S) INFORMATION: (BEDFORD DESIGN CONSULTANTS INC.)

Printed Name: MATTHEW ROUTHIER / CRAIG FRANCISCO | LUKE HURLEY (GOVE ENVIRONMENTAL SERVICES INC)
 Address: 177 EAST INDUSTRIAL PARK DRIVE / 8 CONTINENTAL DR. BLDG 2, UNIT H
MANCHESTER, NH 03109 | EXETER, NH 03833

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	38	8		JOSEPH D. & LAURA L. CLEMENT	26 GERRISH DRIVE, NOTTINGHAM, NH 03290
6.	38	9		BENJAMIN M. KIPP	30 GERRISH DRIVE, NOTTINGHAM, NH 03290
7.	38	18		EDWARD T. & SANDRA M. BATTIS	33 GERRISH DRIVE, NOTTINGHAM, NH 03290
8.	38	20		JOSEPH MCPARLIN	28 GERRISH DRIVE, NOTTINGHAM, NH 03290
9.	38	22		CAROLYN A., JENNIFER L. & BRIAN E. CODDING	PO BOX 32, NOTTINGHAM, NH 03290
10.	38	28		KEVIN F VARNEY & TAHLIA R GOWPL	12 MCCRILLIS ROAD, NOTTINGHAM, NH 03290
11.	38	29		COREY A. MORELLI	16 MCCRILLIS ROAD, NOTTINGHAM, NH 03290
12.	38	30		ROBERT C. DROLDOWSKI	18 MCCRILLIS ROAD, NOTTINGHAM, NH 03290
13.					
14.					
15.					
16.					
17.					

I, PAUL W. CAIN, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

Paul W. Cain
 Applicant's Signature

2/28/2019
 Date

Case# 19-003-SUB Project Name Cain-Berrish SUB Date 3/4/19



Town of Nottingham
P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

Property Owner(s)

Pa J 2/28/2019
Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Property Owner(s)

Signature Date

Signature Date

Case# 19-003-SUB Project Name Cain Gerrish SUB Date 3/4/19



Town of Nottingham
 P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013
 Web: <http://www.nottingham-nh.gov> Email: plan.zonc@nottingham-nh.gov

OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: GERRISH DRIVE (MAP 38 LOT 21)

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
BEDFORD DESIGN CONSULTANTS, INC to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment Site Plan Review Backlot Subdivision
 Design Review Other _____

FOR: _____

Name of Owner	<u>PAUL W. CAIN INVESTMENTS, LLC c/o PAUL W. CAIN</u>	
Address of Owner	<u>19 REVOLUTIONARY LANE, NOTTINGHAM, NH 03290</u>	
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



Waiver Request Form

Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan: CAIN SUBDIVISION

Tax Map	<u>38</u>	Lot	<u>21</u>	Sub-Lot
Site Location:	<u>GERRISH DRIVE</u>			
Zoning District(s):	<u>RESIDENTIAL-AGRICULTURE</u>			
Owner(s):	<u>PAUL W. CAIN INVESTMENTS, LLC / DBA CAIN DEVELOPERS</u>			
Address of Owner(s):	<u>19 REVOLUTIONARY LANE, NOTTINGHAM, NH 03290</u>			
Applicant (if different from owner):				
Phone Number:	<u>603-235-1684</u>	Email:	<u>CAINDEVELOPERS@GMAIL.COM</u>	
Land Surveyor:	<u>CRAIG FRANCISCO, ELS (BEDFORD DESIGN CONSULTANTS, INC)</u>			

I, PAUL W. CAIN Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article _____ Section III, for the above case submittal:

PROTECT APPLICATION CHECKLIST FOR #6; SOURCE & DATUM OF TOPOGRAPHIC INFORMATION (USGS REQUIRED)

- DATUM IS ASSUMED AND IN NO WAY WILL BE DETRIMENTAL TO THE PUBLIC SAFETY, HEALTH OR WELFARE OR INJURIOUS TO OTHER PROPERTY AND WILL PROMOTE THE PUBLIC INTEREST
- THE WAIVER IS NOT IN VIOLATION OF THE TOWN ZONING ORDINANCE
- THE WAIVER WILL SUBSTANTIALLY SECURE THE OBJECTIVES, STANDARDS AND REQUIREMENTS OF THESE REGULATIONS.
- THE SIZE/MAGNITUDE OF THE SUBDIVISION IS MINIMAL & INCLUDES NO ROADS OR UTILITIES OF SCALE.

Signature of Owner/Applicant [Signature]

Date 2/28/2019

**Project Application Checklist
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment See Sections I & II <input checked="" type="checkbox"/> Subdivision Plan See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
Section I.				
General Requirements				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees				
4. Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents				
6. Any waiver request(s) submitted with justification in writing	X			
7. Technical reports and supporting documents (see Section IX & X of this checklist)		NA		
8. Completed Application Checklist	X			
Section II.				
General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)		NA		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			
10. Note the following: "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."	X			
11. Note the following: "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 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."	X			
12. Note identifying which plans are to be recorded and which are on file at the Town.	X			
13. Note the following: "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."	X			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study		NA		
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions		NA		
e) List of required permits and permit approval numbers	X			
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:	X			

Case# 19-003-SUB Project Name Cain-Gerrish Sub Date 3/4/19

a) Name labeled	X			
	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned	X			
21. Municipal boundaries (if any)		NA		
22. Existing easements (identified by type)		NA		
A. Drainage easement(s)		NA		
B. Slope easement(s)		NA		
C. Utility easement(s)		NA		
D. Temporary easement(s) (Such as temporary turnaround)		NA		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		NA		
F. Vehicular & pedestrian access easement(s)		NA		
G. Visibility easement(s)		NA		
H. Fire pond/cistern(s)		NA		
I. Roadway widening easement(s)		NA		
J. Walking trail easement(s)		NA		
K. Other easement(s) Note type(s)		NA		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)	X			
25. Wetland delineation (including Prime Wetlands):	X			
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features		NA		
a) Buildings		NA		
b) Wells		NA		
c) Septic systems		NA		
d) Stone walls		NA		
e) Paved drives		NA		
f) Gravel drives		NA		
29. Location & name (if any) of any streams or water bodies		NA		
30. Location of existing overhead utility lines, poles, towers, etc.		NA		
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			

Section III Proposed Site Conditions Plan (Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	X			
a) Drainage easement(s)		NA		
b) Slope easement(s)		N/A		
c) Utility easement(s)		NA		
d) Temporary easement(s) (such as temporary turnaround)		NA		
e) Roadway widening easement(s)		NA		
f) Walking trail easement(s)		NA		
g) Other easement(s) Note type(s) <u>ACCESS</u>	X			
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:		NA		
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)	X	W		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):				
a) Existing water systems		NA		
b) Existing drainage systems	X			
c) Existing utilities				
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	X			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features	X			
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	X			
Section IV Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
1. Typical cross-section of roadway				
2. Typical driveway apron detail				
3. Curbing detail				
4. Guardrail detail				

Case# 19-003-SUB Project Name Cam - Gerrish SUB Date 3/4/19

5. Sidewalk detail				
6. Traffic signs and pavement markings				
7. Drainage structure(s)				
8. Outlet protection riprap apron				
	Provided	N/A	Provided	N/A
9. Level spreader				
10. Treatments swale				
11. Typical section at detention basin				
12. Typical pipe trench				
13. Fire protection details				
14. Erosion control details				
15. Construction Notes				
a) Construction sequence				
b) Erosion control notes				
c) Landscaping notes				
d) Water system construction notes				
e) Sewage system construction notes				
f) Existing & finish centerline grades				
g) Proposed pavement – Typical cross-section				
h) Right-of-way and easement limits				
i) Embankment slopes				
j) Utilities				
Section V.				
Supporting Documentation If Required		NA		
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)				
2. Stormwater management report				
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

Note: This checklist shall be completed and returned as part of the original application packet.

SYMBOL LEGEND

- ☐ STONE BOUND FOUND
- ▣ STONE BOUND TO BE SET
- ⊙ REBAR FOUND
- IRON PIPE FOUND
- ☆ DRILL HOLE FOUND
- ★ DRILL HOLE SET
- ⊕ REBAR SET
- ⊕ BENCHMARK SET
- ⊕ TEST PIT
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ WELL
- ⊕ LIGHT POLE
- ⊕ MAILBOX
- ⊕ JURISDICTIONAL WETLANDS
- ⊕ STONE WALL
- OHW — OVERHEAD WIRES
- ⊕ LIMIT OF JURISDICTIONAL WETLANDS

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	36.84	S55°49'38"W
E2	120.19	N21°11'46"W
E3	262.51	N07°49'36"W
E4	16.98	N46°03'07"W
E5	24.01	S89°07'54"E
E6	291.47	S07°49'36"E
E7	61.10	S49°50'10"E
E8	45.10	S52°46'38"W

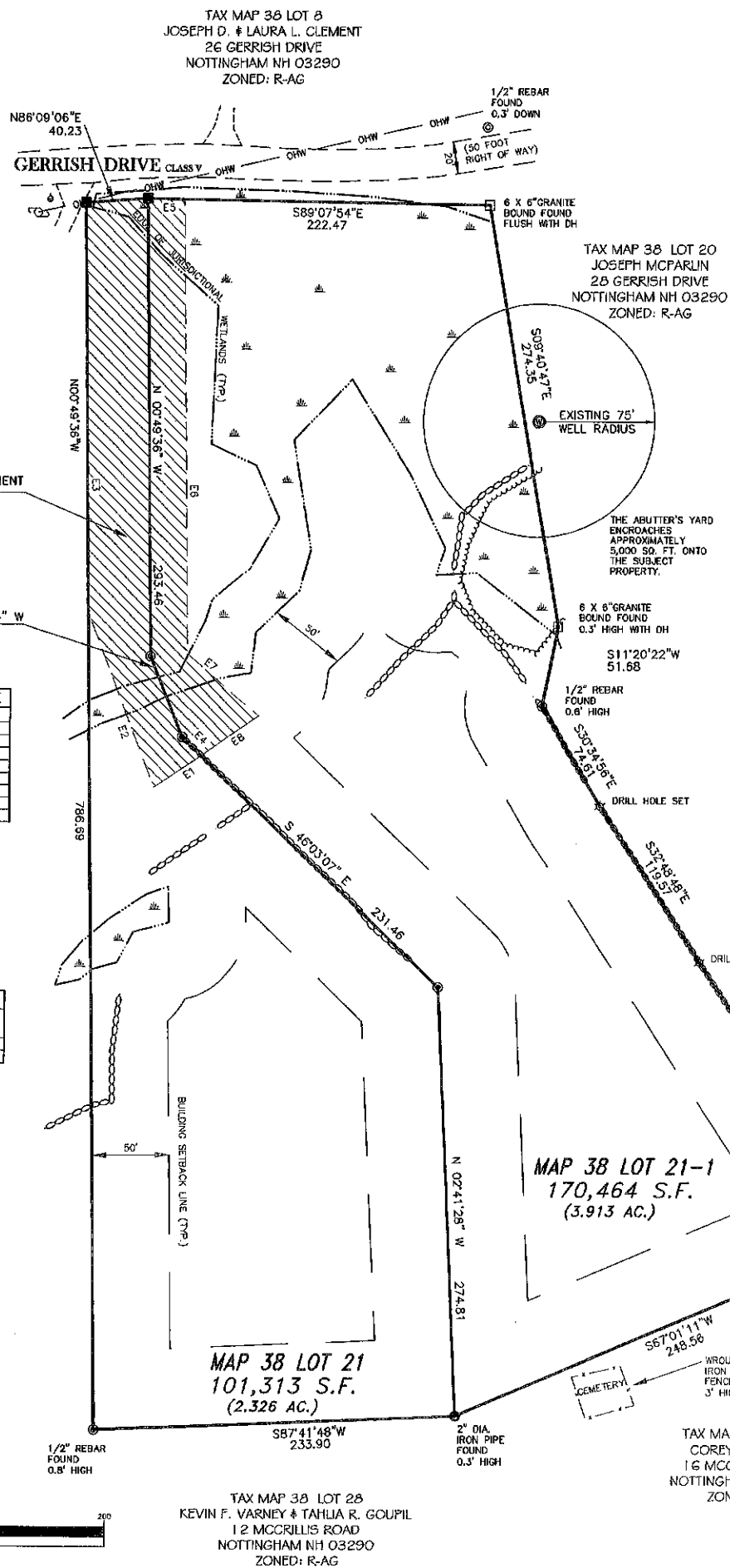
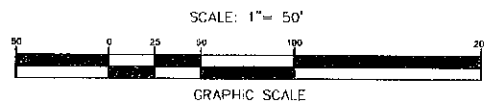
TAX MAP 38 LOT 22
CAROLYN A. & JENNIFER L.
& BRIAN E. CODDING
P.O. BOX 32
NOTTINGHAM NH 03290
ZONED: R-AG

LOT AREA TABLE

LOT NUMBER	CONTIGUOUS UPLAND	TOTAL UPLAND
38-21	86,635	98,865
38-21-1	114,704	127,719

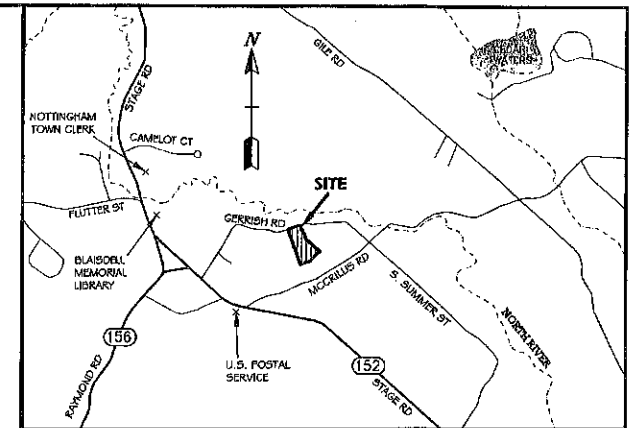
PLAN REFERENCES:

- "SUBDIVISION OF LAND IN NOTTINGHAM, N.H. FOR OSCAR & IRENE GOOCH, A REVISED PLAN OF LOTS 7, 28, 29, 31, 32, 33, 33, & 41", DATED MAY 23, 1972. PREPARED BY DAVID R. NOYES, R.L.S. EPSOM, N.H. ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN# 2971.



WETLAND CERTIFICATION

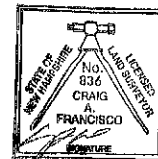
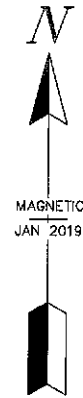
WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES IN THE WINTER OF 2018-2019 UTILIZING THE FOLLOWING STANDARDS:
 1. US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-08-19 (JAN 2012).
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
 3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
 4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).



LOCUS MAP
1" = ±2,000'

NOTES

- OWNER OF RECORD:
TAX MAP 38 LOT 21
PAUL W. CAIN INVESTMENTS, LLC
19 REVOLUTIONARY LANE
NOTTINGHAM, NH 03290
BOOK 5946, PAGE 929
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 38 LOT 21 INTO 2 RESIDENTIAL LOTS TO BE SERVICED BY ONSITE WELL AND SEPTIC SYSTEM. ACCESS WILL BE VIA A SHARED DRIVEWAY.
- THE TOTAL PARCEL AREA IS 271,777 SQUARE FEET (6.239 ACRES).
- SUBJECT AND ABUTTING LOTS ZONED: RESIDENTIAL-AGRICULTURAL DISTRICT (R-AG).
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 2 ACRES
MINIMUM LOT FRONTAGE: 200 FEET*
BUILDING ENVELOPE: 200X200', OR 30,000 SQ FT CONTIGUOUS
FRONT SETBACK: 50'
SIDE/REAR SETBACK: 50'
MAX. BUILDING HEIGHT: 34'
* FRONTAGE MAY BE REDUCED TO 20 FEET FOR A BACK LOT.
- THIS PLAN IS THE RESULT OF FIELD WORK PERFORMED IN JANUARY OF 2019. THE VERTICAL DATUM IS ASSUMED.
- THE SUBJECT PARCEL IS NOT IN THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, NEW HAMPSHIRE PANEL 205 OF 681, MAP NUMBER 33015C0205E, EFFECTIVE DATE MAY 17, 2005.
- PERMITS REQUIRED:
NHDES SUBDIVISION: PENDING
NHDES WETLAND AND NON-SITE SPECIFIC PERMIT: PENDING
- SOIL INFORMATION WAS COPIED FROM THE WEB SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICE, ROCKINGHAM COUNTY, NEW HAMPSHIRE.
- 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 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 THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- THIS PLAN SET CONTAINS 2 SHEETS. SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE PLAN SET IS ON FILE AT THE TOWN OF NOTTINGHAM.
- THE EXISTING USE IS VACANT. THE PROPOSED USE IS RESIDENTIAL.
- THIS SUBDIVISION IS SUBJECT TO THE TOWN OF NOTTINGHAM IMPACT FEES.
- THE VERTICAL DATUM IS ASSUMED PER WAIVER REQUEST.
- SEE RSA 289:3 FOR RESTRICTIONS NEAR A CEMETERY.



**TOWN OF NOTTINGHAM
PLANNING BOARD APPROVAL**

OWNERS SIGNATURE

PAUL W. CAIN INVESTMENTS, LLC

SURVEY CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

[Signature] 3.8.19
LICENSED LAND SURVEYOR DATE

TAX MAP 38 LOT 21
CAIN SUBDIVISION PLAN
 PREPARED FOR & LAND OF:
PAUL W. CAIN INVESTMENTS, LLC
 19 REVOLUTIONARY LANE, NOTTINGHAM
 LAND LOCATED AT:
GERRISH DRIVE
NOTTINGHAM, NEW HAMPSHIRE

SCALE: 1" = 50' JANUARY 9, 2019 SHEET 1 OF 2

DESIGN: N.D.M.	DRAWN: M.D.M.	CHECKED: C.A.F.	FB: 607	PG: 10	1439.03
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 ENGINEERS AND SURVEYORS
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 Telephone: (603) 622-5633 Fax: (603) 622-4740
 www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.

SYMBOL LEGEND

- ☐ STONE BOUND FOUND
- ⊠ STONE BOUND TO BE SET
- ⊙ REBAR FOUND
- ⊙ IRON PIPE FOUND
- ⊙ DRILL HOLE FOUND
- ⊙ DRILL HOLE SET
- ⊙ REBAR SET
- ⊙ BENCHMARK SET
- ⊙ TEST PIT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ WELL
- ⊙ LIGHT POLE
- ⊙ MAILBOX
- ⊙ JURISDICTIONAL WETLANDS
- ⊙ STONE WALL
- ⊙ OVERHEAD WIRES
- ⊙ LIMIT OF JURISDICTIONAL WETLANDS

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC. (MATTHEW ROUTHIER) ACCESS EASEMENT
DATE OF ON-SITE REVIEW: 2/20/2019

TP 1	ELEV.=515.0
0"	A. FINE SANDY LOAM, 10YR 4/2, MASSIVE, WEAK, VERY FRIABLE
12"	B. FINE SANDY LOAM, 10YR 5/6, MASSIVE, WEAK, FRIABLE
24"	C. LOAMY SAND, 10YR 7/6, MASSIVE, WEAK, FRIABLE FE CONC @ 42" 5YR 4/5
60"	DEPTH TO BEDROCK: 60" OBSERVED WATER: 42" STANDING WATER: 60" E.S.H.W.T.: 42" DEPTH OF PERC.: 36" RATE OF PERC.: 30 MIN/INCH
TP 2	ELEV.=511.7
0"	A. FINE SANDY LOAM, 10YR 4/2, MASSIVE, WEAK, VERY FRIABLE
12"	B. FINE SANDY LOAM, 10YR 5/6, MASSIVE, WEAK, FRIABLE
24"	C. LOAMY SAND, 10YR 7/6, MASSIVE, WEAK, FRIABLE FE CONC @ 24" 5YR 4/5
72"	DEPTH TO BEDROCK: 72" OBSERVED WATER: 24" STANDING WATER: 72" E.S.H.W.T.: 24" DEPTH OF PERC.: 18" RATE OF PERC.: 30 MIN/INCH
TP 3	ELEV.=521.8
0"	A. FINE SANDY LOAM, 10YR 4/2, MASSIVE, WEAK, VERY FRIABLE
12"	B. FINE SANDY LOAM, 10YR 5/6, MASSIVE, WEAK, FRIABLE
24"	C. LOAMY SAND, 10YR 7/6, MASSIVE, WEAK, FRIABLE FE CONC @ 36" 5YR 4/5
77"	DEPTH TO BEDROCK: 77" OBSERVED WATER: 36" STANDING WATER: 77" E.S.H.W.T.: 36" DEPTH OF PERC.: 24" RATE OF PERC.: 30 MIN/INCH
TP 4	ELEV.=528.8
0"	A. FINE SANDY LOAM, 10YR 4/2, MASSIVE, WEAK, VERY FRIABLE
15"	B. FINE SANDY LOAM, 10YR 5/6, MASSIVE, WEAK, FRIABLE
36"	C. LOAMY SAND, 10YR 7/6, MASSIVE, WEAK, FRIABLE
90"	DEPTH TO BEDROCK: 90" OBSERVED WATER: 84" STANDING WATER: 84" E.S.H.W.T.: 84" DEPTH OF PERC.: 36" RATE OF PERC.: 30 MIN/INCH

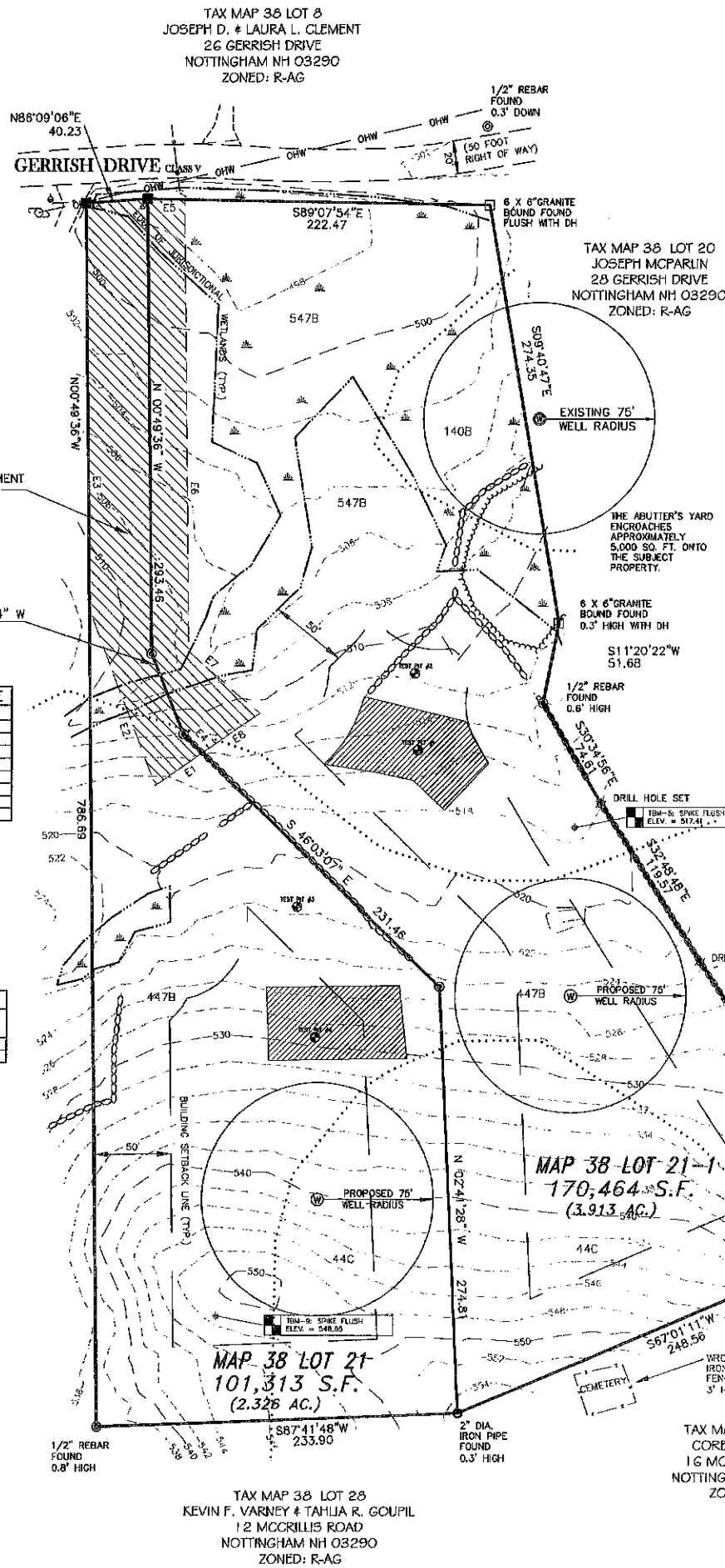
EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	36.84	S55°49'38"W
E2	120.19	N21°11'46"W
E3	282.51	N00°49'36"W
E4	16.96	N48°03'07"W
E5	24.01	S89°07'54"E
E6	281.47	S00°49'36"E
E7	61.19	S43°30'10"E
E8	43.10	S55°49'38"W

TAX MAP 38 LOT 22
CAROLYN A. & JENNIFER L.
BRIAN E. CODDING
P.O. BOX 82
NOTTINGHAM NH 03290
ZONED: R-AG

LOT AREA TABLE

LOT NUMBER	CONTIGUOUS UPLAND	TOTAL UPLAND
38-21	96,635	98,885
38-21-1	114,704	127,719



WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES IN THE WINTER OF 2018-2019 UTILIZING THE FOLLOWING STANDARDS:
1. US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERC/EL TR-09-19 (JAN 2012).
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.21 (2009).
4. CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).

SOIL TYPE

44C MONTAUK FINE SANDY LOAM, 8 TO 15% SLOPES
140B CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8% SLOPES, ROCKY
447B SCITUATE-NEWFIELDS COMPLEX, 3 TO 8% SLOPES, VERY STONY
547A WALPOLE VERY FINE SANDY LOAM, 0 TO 3% SLOPES, VERY STONY

PLAN REFERENCES:

1. "SUBDIVISION OF LAND IN NOTTINGHAM, N.H. FOR OSCAR & IRENE GOOCH, A REVISED PLAN OF LOTS 7, 28, 29, 31, 32, 33, 35, & 41", DATED MAY 23, 1972. PREPARED BY DAVID R. NOYES, R.L.S. EPSOM, N.H. ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN# 2971.

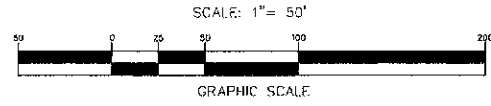
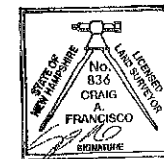
NOTES

- OWNER OF RECORD:
TAX MAP 38 LOT 21
PAUL W. CAIN INVESTMENTS, LLC
19 REVOLUTIONARY LANE
NOTTINGHAM, NH 03290
BOOK 5846, PAGE 928
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 38 LOT 21 INTO 2 RESIDENTIAL LOTS TO BE SERVICED BY ONSITE WELL AND SEPTIC SYSTEM. ACCESS WILL BE VIA A SHARED DRIVEWAY.
- THE TOTAL PARCEL AREA IS 271,777 SQUARE FEET (6.239 ACRES.)
- SUBJECT AND ADJUTING LOTS ZONED: RESIDENTIAL-AGRICULTURAL DISTRICT (R-AG).
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE 2 ACRES
MINIMUM LOT FRONTAGE 200 FEET*
BUILDING ENVELOPE 200X200', OR 30,000 SQ FT CONTIGUOUS
FRONT SETBACK 50'
SIDE/REAR SETBACK 50'
MAX. BUILDING HEIGHT 34'
* FRONTAGE MAY BE REDUCED TO 20 FEET FOR A BACK LOT.
- THIS PLAN IS THE RESULT OF FIELD WORK PERFORMED IN JANUARY OF 2019. THE VERTICAL DATUM IS ASSUMED.
- THE SUBJECT PARCEL IS NOT IN THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, NEW HAMPSHIRE PANEL 205 OF 681, MAP NUMBER 3301500205E, EFFECTIVE DATE MAY 17, 2005.
- PERMITS REQUIRED:
NHDES SUBDIVISION: PENDING
NHDES WETLAND AND NON-SITE SPECIFIC PERMIT: PENDING
- SOIL INFORMATION WAS COPIED FROM THE WEB SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICE, ROCKINGHAM COUNTY, NEW HAMPSHIRE.
- 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 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 THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- THIS PLAN SET CONTAINS 2 SHEETS. SHEET 1 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE PLAN SET IS ON FILE AT THE TOWN OF NOTTINGHAM.
- THE EXISTING USE IS VACANT. THE PROPOSED USE IS RESIDENTIAL.
- THIS SUBDIVISION IS SUBJECT TO THE TOWN OF NOTTINGHAM IMPACT FEES.
- THE VERTICAL DATUM IS ASSUMED PER WAIVER REQUEST.
- SEE RSA 289:3 FOR RESTRICTIONS NEAR A CEMETERY.

SURVEY CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

[Signature] 3.8.19
LICENSED LAND SURVEYOR DATE



DATE	DESCRIPTION	BY	REV.

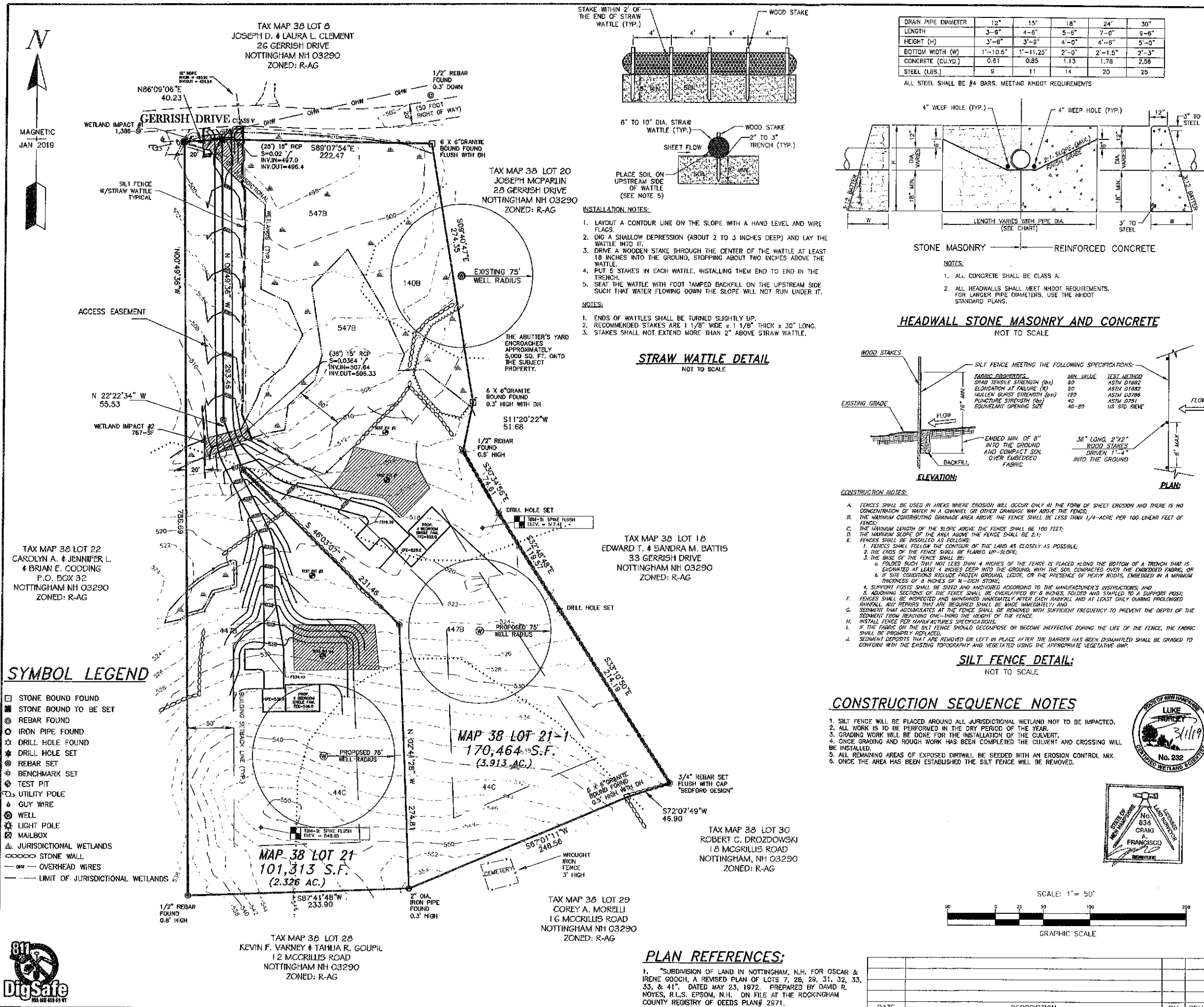
TAX MAP 38 LOT 21
CAIN TOPOGRAPHIC PLAN
PREPARED FOR & LAND OF:
PAUL W. CAIN INVESTMENTS, LLC
19 REVOLUTIONARY LANE, NOTTINGHAM
LAND LOCATED AT:
GERRISH DRIVE
NOTTINGHAM, NEW HAMPSHIRE

SCALE: 1" = 50' JANUARY 9, 2019 SHEET 2 OF 2

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1439.03
M.D.M.	M.D.M.	C.A.F.	607	10	

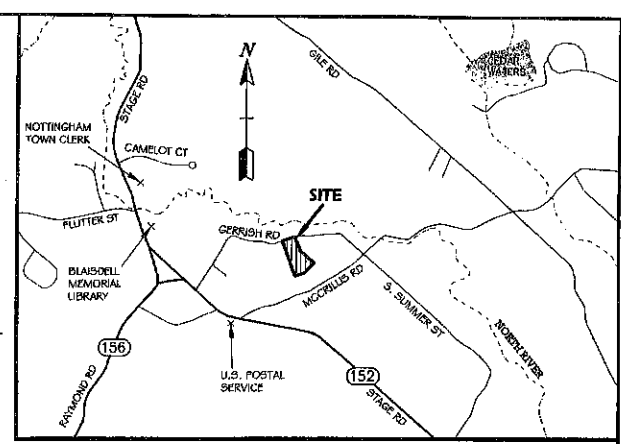
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DRAIN PIPE DIAMETER	12"	15"	18"	24"	30"
LENGTH	3'-6"	4'-6"	5'-6"	7'-6"	9'-6"
HEIGHT (H)	3'-6"	3'-9"	4'-0"	4'-6"	5'-0"
BOTTOM WIDTH (W)	1'-10.5"	1'-11.25"	2'-0"	2'-1.5"	2'-3"
CONCRETE (CU.YD.)	0.61	0.85	1.13	1.78	2.58
STEEL (LBS.)	9	11	14	20	28

ALL STEEL SHALL BE #4 BARS, MEETING AASHTO REQUIREMENTS



- NOTES**
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TAX MAP 38 LOT 21
PAUL W. CAIN INVESTMENTS, LLC
19 REVOLUTIONARY LANE
NOTTINGHAM, NH 03290
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LUKE HURLEY
No. 832
LICENSED WETLAND BOUNDARY SURVEYOR

3.4.19
DATE
LICENSED LAND SURVEYOR

TAX MAP 38 LOT 21

WETLAND IMPACT PLAN
PREPARED FOR & LAND OF:
PAUL W. CAIN INVESTMENTS, LLC
19 REVOLUTIONARY LANE, NOTTINGHAM
LAND LOCATED AT:
GERRISH DRIVE
NOTTINGHAM, NEW HAMPSHIRE

SCALE: 1" = 50'
JANUARY 9, 2019
SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
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