



**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>25-Acres</u>	Current Use Acreage: <u>                    </u>	# of Proposed Lots: <u>                    </u>
Project Address: <u>Rt. 4 Old TPK</u>		
Current Zoning Districts: <u>Commercial / Industrial</u>		
Overlay Districts: <u>Res/Ag</u>	Map(s): <u>4</u>	Lot (s): <u>1-1</u>
Request: <u>Saw mill and Furniture production business</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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<b>Owner 1:</b> <u>Wade Demanche</u>		
Company: <u>Precision cut lumber</u>		
Phone: <u>978 995 3283</u>	Fax:	E-mail: <u>gneti@ymail.com</u>
Address: <u>21 Fidler Terr Lowell MA 01850</u>		

Owner 1 Signature

Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact):</b> <u>Same</u>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Case#

Project Name

Date

### ABUTTER(S) LIST

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

\*

**1. APPLICANT INFORMATION:**

Printed Name: \_\_\_\_\_ Contact Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

**2. OWNER INFORMATION:**

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

SEE ATTACHED

I, \_\_\_\_\_, 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..

*[Handwritten Signature]*

Applicant's Signature

3/5/2021

Date



# Abutters List Report

Nottingham, NH  
March 04, 2021

## Subject Property:

Parcel Number: 004-0001-001  
CAMA Number: 004-0001-001  
Property Address: OLD TURNPIKE ROAD

Mailing Address: PRECISION CUT LUMBER, LLC  
62 ROUTE 125  
BRENTWOOD, NH 03833

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## Abutters:

Parcel Number: 003-0011-012  
CAMA Number: 003-0011-012  
Property Address: 11 LINCOLN DRIVE

Mailing Address: DONOVAN, RYAN PATRICK BURTON,  
JENNIFER A  
11 LINCOLN DRIVE  
NOTTINGHAM, NH 03290

Parcel Number: 003-0011-013  
CAMA Number: 003-0011-013  
Property Address: 9 LINCOLN DRIVE

Mailing Address: RAYMOND, GREGORY J RAYMOND,  
CHERYL A  
9 LINCOLN DRIVE  
NOTTINGHAM, NH 03290

Parcel Number: 003-0011-014  
CAMA Number: 003-0011-014  
Property Address: 5 LINCOLN DRIVE

Mailing Address: HILL, JEFFREY W TUCK, CHERI L  
5 LINCOLN DRIVE  
NOTTINGHAM, NH 03290

Parcel Number: 004-0001-000  
CAMA Number: 004-0001-000  
Property Address: 119 OLD TURNPIKE ROAD

Mailing Address: 119 OLD TURNPIKE ROAD, LLC.  
PO BOX 1543  
EAST GREENWICH, RI 02818

Parcel Number: 004-0001-00A  
CAMA Number: 004-0001-00A  
Property Address: 127 OLD TURNPIKE ROAD

Mailing Address: PAT & DEB, LLC  
PO BOX 105  
WEST NOTTINGHAM, NH 03291

Parcel Number: 004-0002-000  
CAMA Number: 004-0002-000  
Property Address: OLD TURNPIKE ROAD

Mailing Address: CAF REALTY LLC  
PO BOX 874  
DURHAM, NH 03824

Parcel Number: 004-0016-000  
CAMA Number: 004-0016-000  
Property Address: OLD TURNPIKE ROAD

Mailing Address: PARENTEAU, DEBRA A TRUSTEE DA  
PARENTEAU REV TRUST  
114 SMOKE ST  
NOTTINGHAM, NH 03290

Additional: see attached tax cards for Barrington  
Abutters



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

OWNER INFORMATION		SALES HISTORY	
Date	Book Page	Type	Price Grantor
04/03/2020	4748 94	UI138	NEWHALL FAM TR

NEWELL PATRICIA  
 368 MERRY HILL RD  
 BARRINGTON, NH 03825-3024

LEASING HISTORY		NOTES	
Date	Book Page	Type	Price Grantor
07/17/19	BCRR		
06/27/17	JHCM		
08/04/14	MWRR		
07/29/13	RRCL		
02/12/09	JDRL		
01/06/09	KSRM		
01/03/02	MRRM		

OLD MP/L#007-0004-0000/ PRVT WTR SPPLY & SPTC/ 2006-2007 UPDTE CU -  
 REMAP PRITAL ATTIC ABOVE L-SHPE AREA.. 09;ELEC=1/2 ORIG, 1/2 80'S  
 (FKA 35 WOOD RD) 2013: RF 2003, WINDS & SIDING FR, SOME NEWR SIDING  
 ON ADDN, KIT '60'S- AVG, RENOD BATH- AVG, HSF IS NARROW, SCUTTLE,  
 DNVU ATU- STAIRS BLOCKED- EXT & INT = FR; 6/17- TARP CRPT & RED  
 SHED NV, ADJ OBYS OVERALL FR FOR AGE FD= SETTILING UNHTD AREA  
 INT WALLS LOW QUAL

EXTRA FEATURES VALUATION		LAND VALUATION	
Feature Type	Units	Length x Width	Rate
FIREPLACE 1-1 STAND	1	100	2,500.00
EXTRA KITCHEN	2	100	5,000.00
BARN ISTRY	384	16 x 24	19.50
SHED WOOD	720	30 x 24	10.50
			11,000

Year	Building	Features	Land
2018	\$ 87,300	\$ 11,000	\$ 81,919
2019	\$ 97,400	\$ 11,000	\$ 82,598
<b>2020</b>	<b>\$ 97,400</b>	<b>\$ 11,000</b>	<b>\$ 82,436</b>
		<b>Parcel Total: \$ 190,998</b>	
		<b>Parcel Total: \$ 190,836</b>	

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,000 ac	80,000	1	100	100	100	100		95	76,000	0	N	76,000	SHARED DRIVE
IF RES	1,000 ac	x 2,500	X	69					80	1,400	0	N	1,400	
FARM LAND	5,000 ac	x 2,500	X	69					28	2,400	100	Y	1,647	
FARM LAND	5,000 ac	x 2,500	X	69					35	3,000	100	Y	1,647	
MNGD OTHER	74,830 ac	x 2,500	X	69					35	45,200	50	Y	1,653	
WETLANDS	5,000 ac	x 2,500	X	69					100	8,600	100	Y	89	
										136,600			<b>82,436</b>	

Zone: WOOD ROAD Minimum Acreage: 2.00 Minimum Frontage: 200  
 EAST REVALUATION 2019  
 Site: Driveway: DIRT Road: PAVED

OWNER INFORMATION		SALES HISTORY	
Date	Book Page	Type	Price Grantor
10/26/2017	4522 266	U V 50	GREGG GENTILE RE LLC
09/23/2004	3070 221	U V 99	SAMONAS JOHN

LEE, NH 03861-6701

LISTING HISTORY		NOTES	
07/30/19	CWRR	OLD MAP/LOT 007-0005-0000 (FKA WOOD RD) 8/6/2013-ABUTS	
03/15/17	CWCL	NOTTINGHAM T/L NO KNOWN ACCSS BCKLND 3/2017-PER GIS MAP	
08/04/14	MWRR	VACANT WOODDED WET 2017-INVLSALTXDEED 4/19-TAXABLE WAITING	
08/16/13	BHCL	FOR DEED TO COME THROUGH	

MUNICIPAL SOFTWARE BY AVTAR

**BARRINGTON ASSESSING OFFICE**

EXTRA FEATURES VALUATION			
Feature Type	Units	Length x Width	Size Adj Rate
			Cond Market Value Notes

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2018	\$ 0	\$ 0	\$ 9,200
			Parcel Total: \$ 9,200
2019	\$ 0	\$ 0	\$ 11,500
			Parcel Total: \$ 11,500
2020	\$ 0	\$ 0	\$ 11,500
			Parcel Total: \$ 11,500

LAND VALUATION

Zone:	RURAL	Minimum Acreage:	2.00	Minimum Frontage:	200
Land Type	IF RES	Units	9.700 ac	Base Rate	x 2,500 X
			9.700 ac	Site	100
				Road	100
				DWay	100
				Topography	100
				Cond	50
				Ad Valorem	11,500
				SPI	0
				R	N
				Site	11,500
				Driveway:	
				Tax Value	11,500
				Notes	WET
					11,500

LAST REVALUATION: 2019





N/A

**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](mailto:plan.zone@nottingham-nh.gov)

**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** Lot 4 1-1

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized: \_\_\_\_\_ 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		
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

Name of Owner		
Address of Owner		
Signature of Owner		Date





BUILDING DETAILS

TAXABLE DISTRICTS

PERMITS

Model: \_\_\_\_\_  
 Roof: \_\_\_\_\_  
 Ext: \_\_\_\_\_  
 Int: \_\_\_\_\_  
 Floor: \_\_\_\_\_  
 Heat: \_\_\_\_\_  
 Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_  
 Extra Kitchens: \_\_\_\_\_  
 Fixtures: \_\_\_\_\_  
 Fireplaces: \_\_\_\_\_  
 Generators: \_\_\_\_\_  
 A/C: \_\_\_\_\_  
 Quality: \_\_\_\_\_  
 Com. Wall: \_\_\_\_\_  
 Stories: \_\_\_\_\_  
 Base Type: \_\_\_\_\_

District	Percentage

PRECISION CUT LUMBER, LLC  
 62 ROUTE 125  
 BRENTWOOD, NH 03833

Date	Project Type	Notes
12/09/20	NEW BUILDING	
04/01/04	SUBDIVISION	M-SUB

2020 BASE YEAR BUILDING VALIDATION

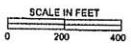
Year Built:	Condition For Age:	%
	Physical:	
	Functional:	
	Economic:	
	Temporary:	

PROPERTY MAP  
**NOTTINGHAM**  
NEW HAMPSHIRE



**LEGEND**

ARROWED MAP AND	LOT DIMENSIONS
PARTIAL NUMBER	PROPERTY MARKS
BOUNDARY LINE	RIGHT OF WAY
STREET ADDRESS NO.	EASEMENT

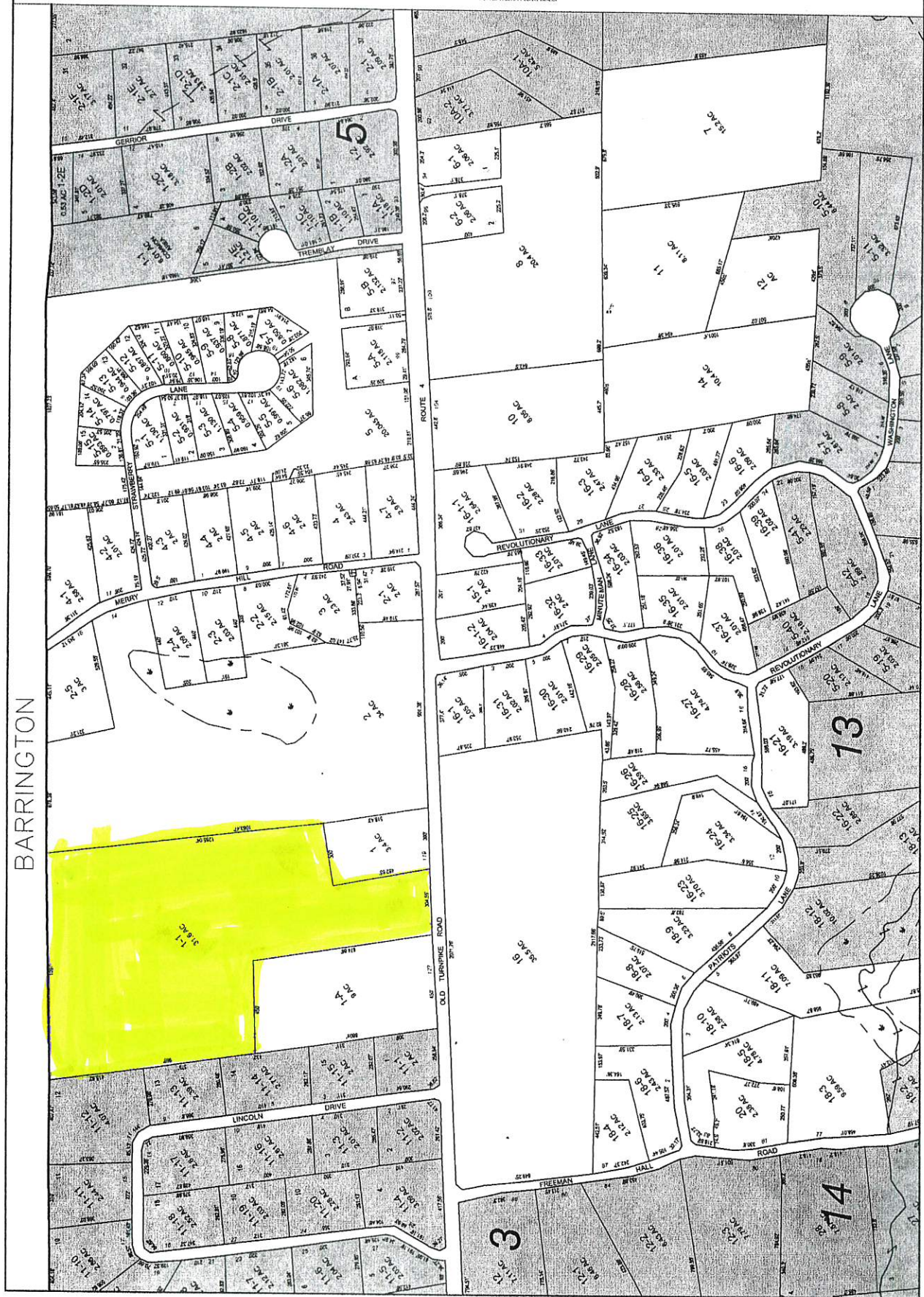


Revised & Reprinted by  
CAI Technologies  
Littleton, NH 03561

Original Mapping  
Prepared by  
John E. O'Donnell & Associates

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REVISED 13th APRIL, 2019  
FOR MASSACHUSETTS RECORDING  
NOT FOR PROPERTY CONVEYANCES





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

Case#

Project Name

Date

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

Case#

Project Name

Date

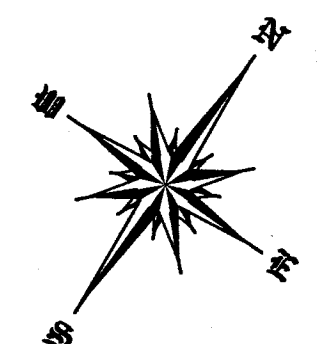
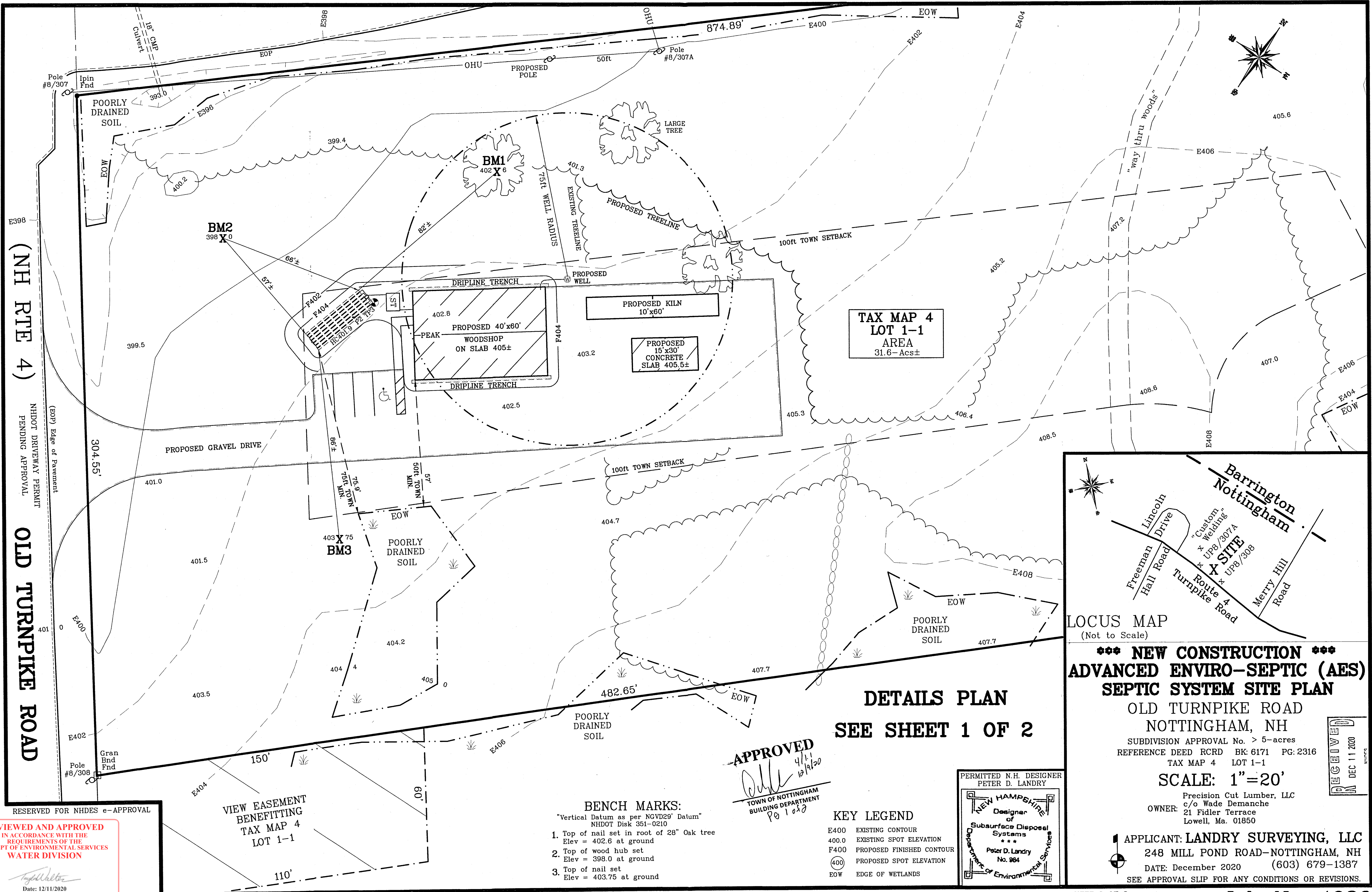
a) Name labeled	Provided	N/A	Provided	N/A
b) Status noted or labeled				
c) Right-of-way dimensioned				
d) Pavement width dimensioned				
21. Municipal boundaries (if any)				
22. Existing easements (identified by type)		✓		
A. Drainage easement(s)				
B. Slope easement(s)				
C. Utility easement(s)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

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	✓			
	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds		✓		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:		✓		
a) Drainage easement(s)		✓		
b) Slope easement(S)		✓		
c) Utility easement(s)		✓		
d) Temporary easement(s) (such as temporary turnaround)		✓		
e) Roadway widening easement(s)		✓		
f) Walking trail easement(s)		✓		
g) Other easement(s) Note type(s)		✓		
4. Area of each lot (in acres & square feet):				
a) Total upland(s)				
b) Contiguous upland(s)				
5) Proposed streets:		✓		
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)				
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	✓			
8. Soil Conservation Service (SCS) soil survey information		✓		
9. Location, type, size & inverts of the following (as applicable):		✓		
a) Existing water systems				
b) Existing drainage systems				
c) Existing utilities				
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	✓			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDDES setback requirements)	✓			
12. Existing tree lines				
13. Existing ledge outcroppings & other significant natural features				
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				
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
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				

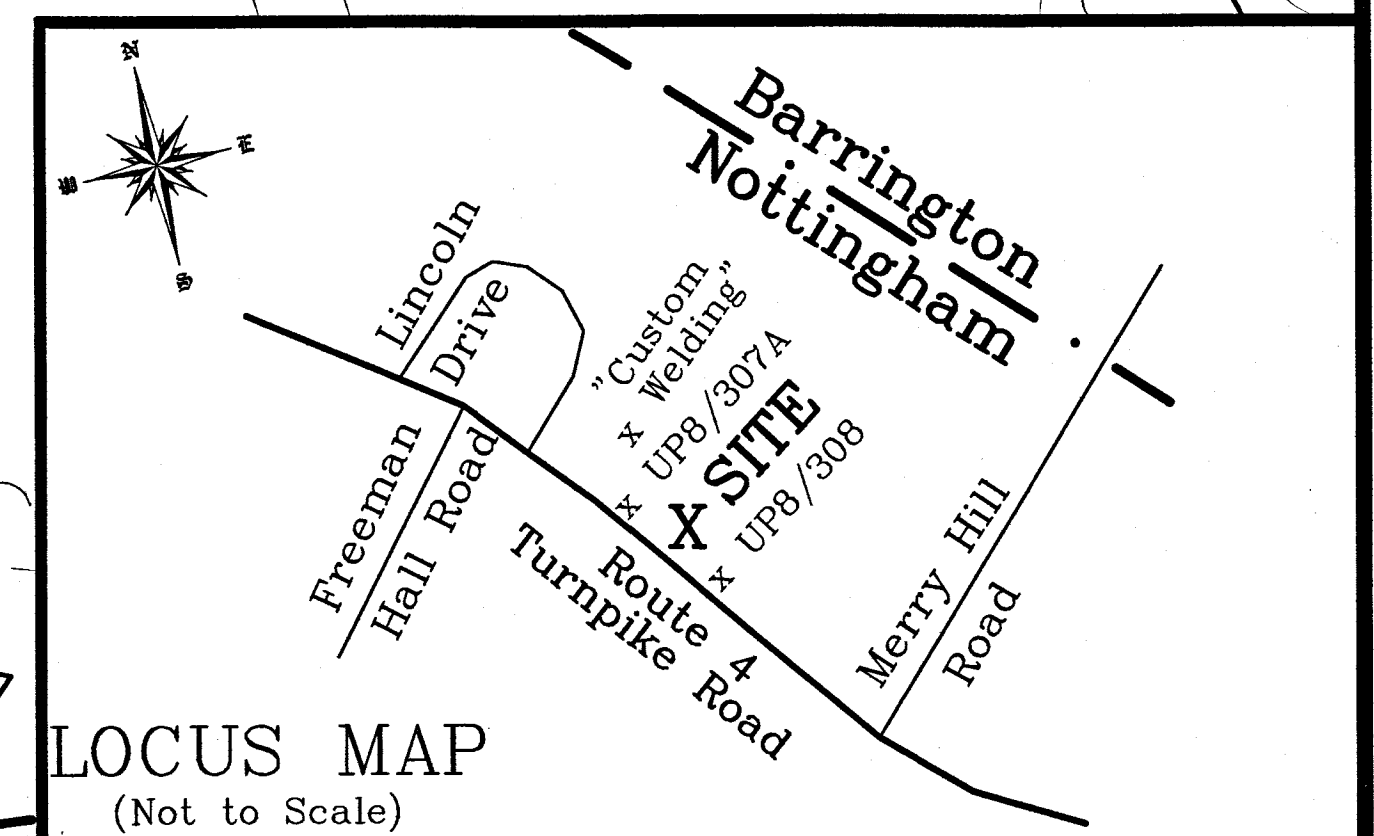


5. Sidewalk detail		✓		
6. Traffic signs and pavement markings		✓		
7. Drainage structure(s)		✓		
8. Outlet protection riprap apron		✓		
	Provided	N/A	Provided	N/A
9. Level spreader		✓		
10. Treatments swale		✓		
11. Typical section at detention basin		✓		
12. Typical pipe trench		✓		
13. Fire protection 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				
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
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.



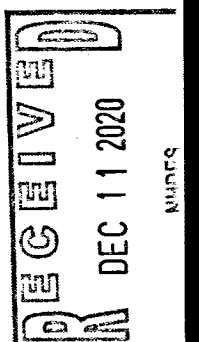
**TAX MAP 4  
LOT 1-1  
AREA  
31.6-Acs±**



**\*\*\* NEW CONSTRUCTION \*\*\*  
ADVANCED ENVIRO-SEPTIC (AES)  
SEPTIC SYSTEM SITE PLAN**

**OLD TURNPIKE ROAD  
NOTTINGHAM, NH**  
SUBDIVISION APPROVAL No. > 5-acres  
REFERENCE DEED RCRD BK: 6171 PG: 2316  
TAX MAP 4 LOT 1-1  
**SCALE: 1"=20'**  
Precision Cut Lumber, LLC  
c/o Wade Demanche  
21 Fidler Terrace  
Lowell, Ma. 01850

**APPLICANT: LANDRY SURVEYING, LLC**  
248 MILL POND ROAD-NOTTINGHAM, NH  
DATE: December 2020 (603) 679-1387  
SEE APPROVAL SLIP FOR ANY CONDITIONS OR REVISIONS.

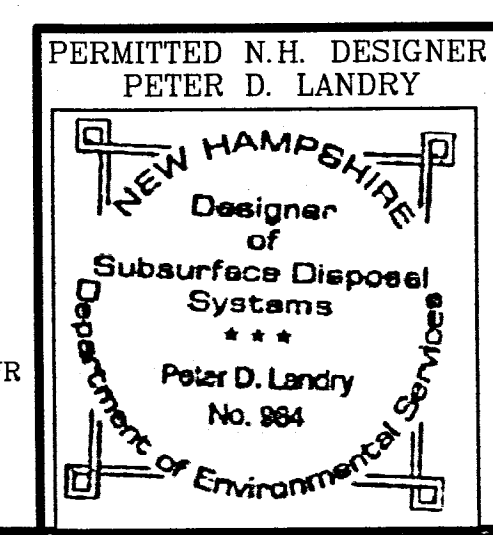


**DETAILS PLAN  
SEE SHEET 1 OF 2**

**APPROVED**  
*Peter D. Landry*  
4/11/20  
12/19/20  
TOWN OF NOTTINGHAM  
BUILDING DEPARTMENT  
Peter D. Landry

- BENCH MARKS:**  
"Vertical Datum as per NGVD29' Datum"  
NHDOT Disk 351-0210
1. Top of nail set in root of 28" Oak tree  
Elev = 402.6 at ground
  2. Top of wood hub set  
Elev = 398.0 at ground
  3. Top of nail set  
Elev = 403.75 at ground

- KEY LEGEND**
- E400 EXISTING CONTOUR
  - 400.0 EXISTING SPOT ELEVATION
  - F400 PROPOSED FINISHED CONTOUR
  - (400) PROPOSED SPOT ELEVATION
  - EOW EDGE OF WETLANDS



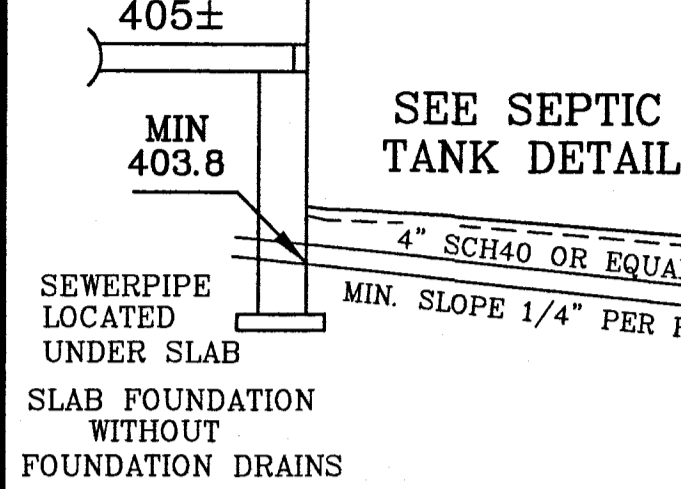
**REVIEWED AND APPROVED**  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
NH DEPT OF ENVIRONMENTAL SERVICES  
**WATER DIVISION**  
*[Signature]*  
Date: 12/11/2020  
#cA2020121118

**VIEW EASEMENT  
BENEFITTING  
TAX MAP 4  
LOT 1-1**

**##MINIMUM ELEVATIONS FOR SEPTIC SYSTEM ONLY. SILL/ SLAB ELEVATIONS TO BE DETERMINED BY CONTRACTOR.**

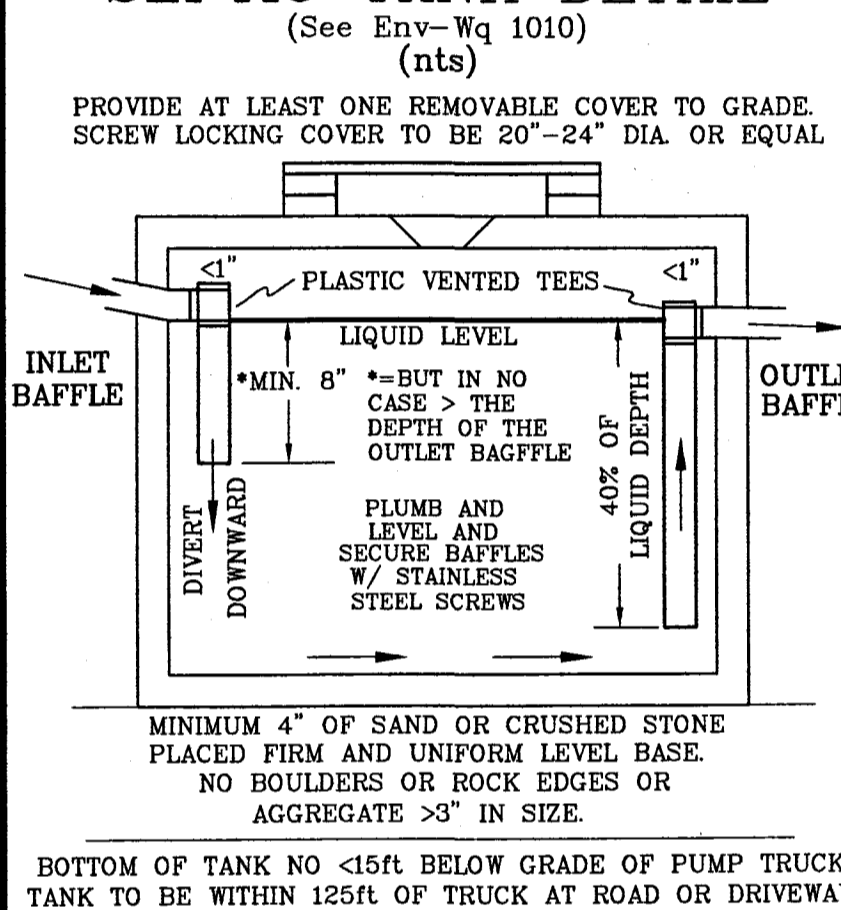
NOTE: ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR. (MEET OR EXCEED ASTM C 1644-06, SEC.7)

PROPOSED TOP OF SLAB ELEV. 405±



THE LIQUID DEPTH IN ANY SINGLE OR MULTIPLE-COMPARTMENT SEPTIC TANK (THAT IS NOT A LEDGE TANK) SHALL BE 40 INCHES OR MORE IN EACH COMPARTMENT.

**SEPTIC TANK DETAIL**

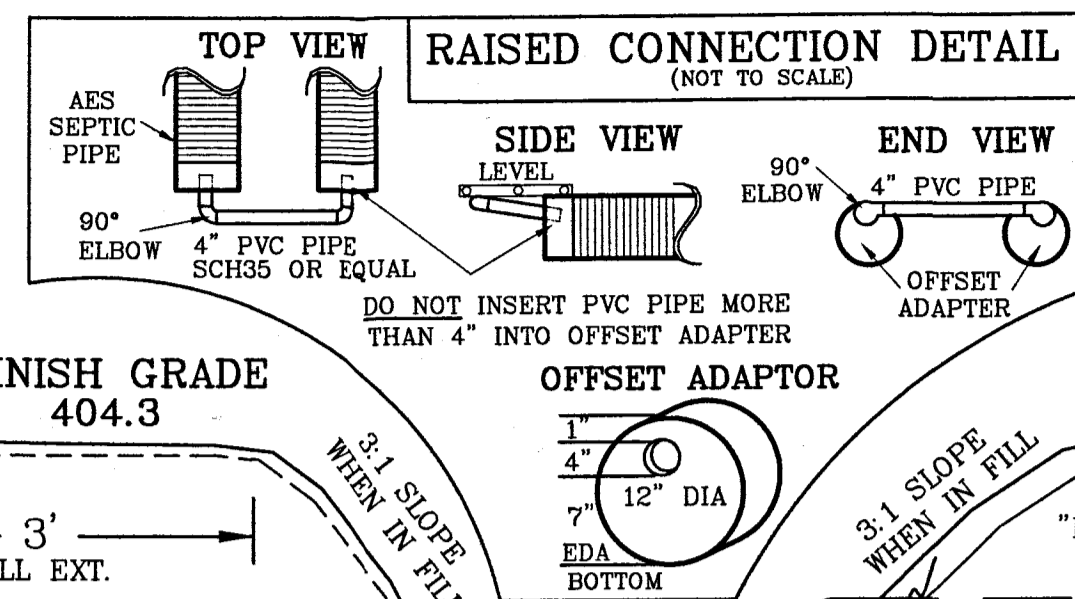


**SYSTEM NOTES: #=MIN. TOWN REQUIREMENT**

- 1) NO SURFACE WATER/ VERY POORLY DRAINED SOILS WITHIN 75 FEET OF THE EDA.
- 2) NO POORLY DRAINED SOILS WITHIN 75 FEET OF THE EDA.
- 3) NO PRIVATE WELLS WITHIN 75 FEET OF THE EDA.
- 4) EXPOSED LEDGE IS WITHIN 75 FEET OF THE EDA.
- 5) WATERLINE MUST BE 25 FOOT MINIMUM FROM EDA.
- 6) SUITABLE REPLACEMENT AREA, IN PLACE OR REDESIGN.
- 7) FOUNDATION DRAINS, 15ft MIN. TO EDA & 5ft MIN. TO TANK. W/O DRAINS, 10ft MIN. TO EDA & 5ft MIN. TO TANK.

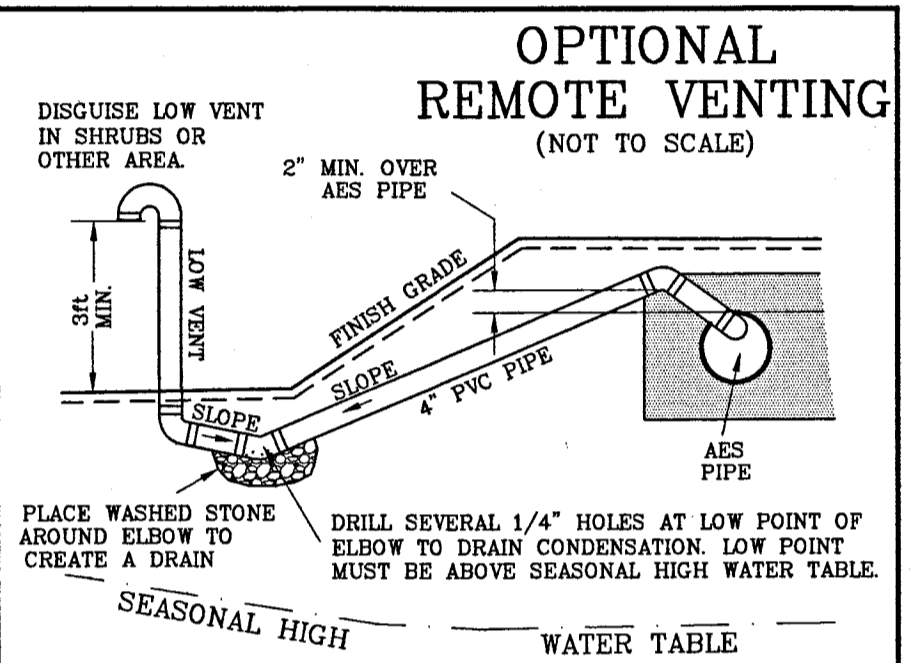
SEE "INSTALLATION MANUAL" FOR VENTING TIPS & REQUIREMENTS  
REQUIRED 4" PVC PIPE VENT

NOTE: ALL COMPONENTS UNDER PAVEMENT OR ROADWAY TO BE H-20. CONTRACTOR SHOULD USE CARE TO INSURE ADEQUATE BACKFILLING AND PROPER COMPACTION AROUND ALL PIPES. WHERE VEHICULAR TRAFFIC IS ANTICIPATED, CONSIDERATION SHOULD BE GIVEN TO DEPTH OF PIPE TO AVOID CRUSHING. (IF NECESSARY, CONTACT DESIGNER FOR ADVICE)



NOTE: 6 LINE SYSTEM  
"FILL SAND"=Medium to Coarse Sand, Size 0.25 to 2.0mm. No >5% passing the #200 sieve, required around circumference of AES Pipes (See Manual for complete sand and fill specifications).

**AES BED BOTTOM TO BE LEVEL CROSS SECTION DISPOSAL SYSTEM**



**OPTIONAL REMOTE VENTING (NOT TO SCALE)**

- "RECEIVING LAYER CREATION" FILL MATERIAL**
- 1) CONTAINS NO TREE STUMPS, SAWDUST, WOOD CHIPS, TREE BARK, BRICKS, ASPHALT, CONCRETE, METAL, WALLBOARD, CONSTRUCTION DEBRIS, OR OTHER SUCH NON-SOIL MATERIALS.
  - 2) CONTAIN NO MORE THAN 25% BY VOLUME OF COBBLES LARGER THAN 6 INCHES IN DIAMETER OR STONES LARGER THAN 12" IN DIA.
  - 3) HAVE A PERCOLATION RATE OF NOT GREATER THAN 15 MINUTES INCH AFTER PLACEMENT AND COMPACTION.
  - 4) BE HOMOGENEOUS.(per Env-Wq 1014.01)

**AES SIZING:**  
\*See Linear Footage - Table A 'AES' Reference Manual  
TOTAL LOADING: 300 GPD  
PERCOLATION RATE: 12 Min/1" (60)/(3.0)=180 FEET REQUIRED  
180 LINEAR FEET PROVIDED  
INSTALL: (6) 30FT LINES SPACED 1.5FT ON CENTER  
SIZE=9.5FT x 31FT

**DISPOSAL OF RESIDENTIAL WATER TREATMENT BACKWASH**

- 1) SYSTEM NOT DESIGNED TO HANDLE THE EXISTING WATER TREATMENT DISCHARGE. DISCHARGE INTO AN ALTERNATIVE DISPOSAL SYSTEM, SUCH AS A MINI-DRYWELL, SMALL LEACHING PIT OR TRENCH.
- 2) NOT INTENDED FOR "GREY WATER" USE.

**DESIGN INTENT:**

"THE BOTTOM OF THE EFFLUENT DISPOSAL AREA (EDA) SHALL BE CONSTRUCTED AT 402.3 ELEVATION"; "THERE IS APPROXIMATELY 0.4 FEET ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR (HC) OF THE DESIGNED EFFLUENT DISPOSAL AREA (EDA)"  
HC=401.9-0.4=402.3BB

**NOTES:**

- 1) THIS PLAN IS FOR WATER POLLUTION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. LOT LINES SHOWN ARE APPROXIMATE. IF NEEDED, LOT LINES SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR.
- 2) EXACT COMPLIANCE WITH THE "APPROVED" PLAN IS NECESSARY TO MEET STATE REQUIREMENTS. CHANGES ARE COMMON, BUT WILL REQUIRE "AMENDED" OR "REVISED" PLANS. CONTACT DESIGNER PRIOR TO ANY CHANGES.
- 3) CONTRACTOR SHOULD CHECK TOWN BUILDING & ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
- 4) GARBAGE DISPOSALS OR WATER SOFTENERS NOT RECOMMENDED. SYSTEM NOT DESIGNED TO HANDLE THESE UNITS. IF EITHER UNIT IS TO BE USED, CONTACT DESIGNER.
- 5) THE WETLAND SHOWN WAS DELINEATED IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987, AND THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, LATEST VERSION.
- 6) THERE IS NO EVIDENCE OF ANY APPARENT BURIAL SITES/ CEMETERIES WITHIN 100FT OF ANY SEPTIC COMPONENT.

**\*\*\*\* IMPORTANT SYSTEM NOTICES \*\*\*\***

- 1) ADVANCED ENVIRO-SEPTIC (AES) TREATMENT SYSTEMS ARE APPROVED BY NHDES AS AN ITA IN ACCORDANCE WITH PART Env-Wq 1024. (ITA) INNOVATIVE/ALTERNATIVE TECHNOLOGY APPROVAL 2010-07-01.
- 2) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. INSTALLER SHALL READ AND THEN UTILIZE THE "PRESBY INSTALLATION MANUAL" AS PART OF THE CONSTRUCTION OF THE SYSTEM.
- 3) THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF THE PRESBY WASTEWATER TREATMENT SYSTEM - NEW HAMPSHIRE DESIGN AND INSTALLATION MANUAL.
- 4) FOR PRODUCT INFORMATION, NEAREST PRODUCT DEALER OR INSTALLER CONCERNS, COMMENTS OR IDEAS, PLEASE CONTACT:

PRESBY ENVIRONMENTAL, INC.  
RTE 117 - PO BOX 617 - SUGAR HILL, N.H. 03585  
phone 1-800-473-5298  
www.PresbyEnvironmental.com

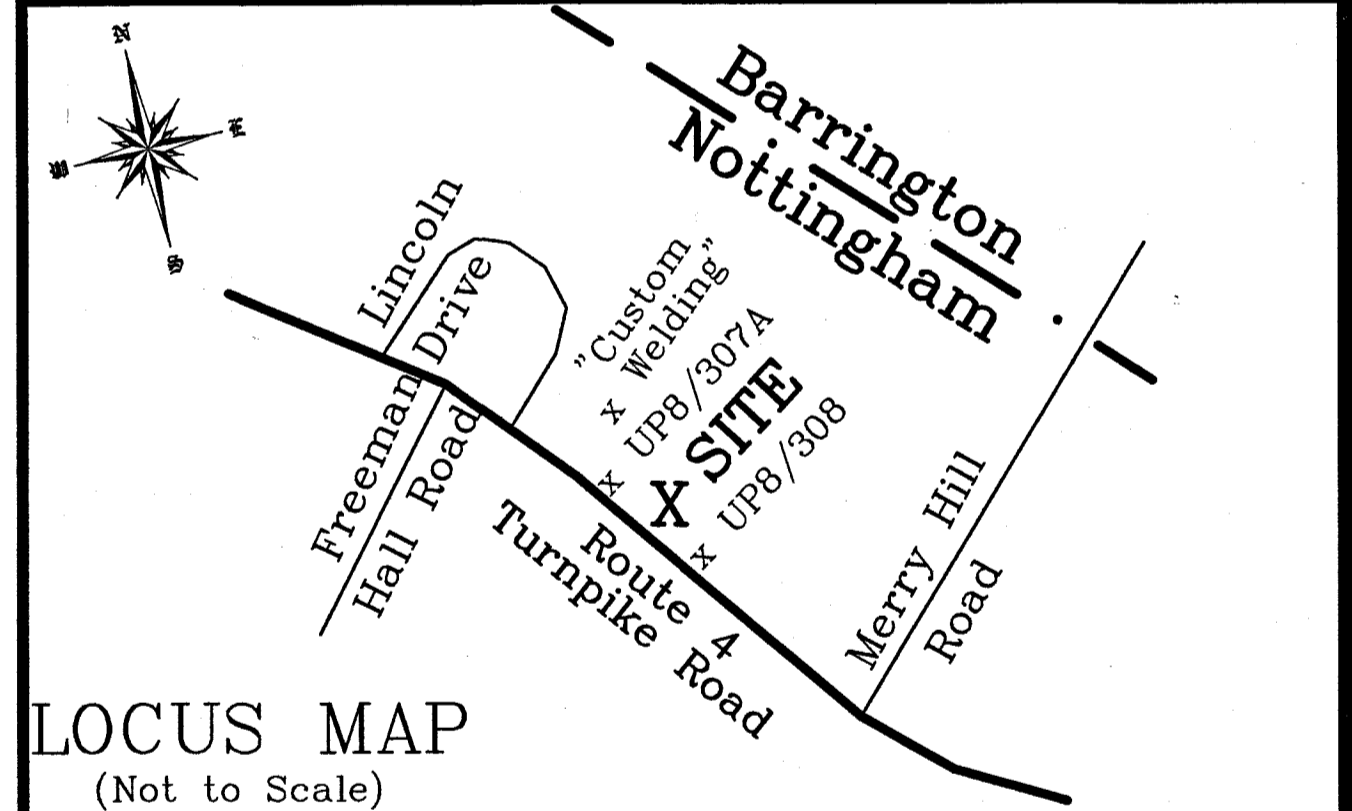
**NRCS (SCS) SOIL TYPE**  
447=Scituate-Newfields complex  
**SOURCE:**  
Rockingham County Soil Survey  
October 1994 - Map 47 (inset)

**PERCOLATION TEST DATA**  
DATE TEST CONDUCTED: 8/26/2000  
RESULTS: 12 min/1"  
DEPTH OF HOLE: 20"

**TEST PIT DATA**  
OBSERVED BY: Peter D. Landry, Designer  
DATE: August 26, 2000

TP1-TP2	Elev. (402.0)	TP3	Elev. (402.0)
Located Offsite		10YR3/4 - Loamy Sand Granular - Very Friable	
		10YR5/8 - Loamy Sand Granular - Friable	(400.3)
6"		2.5Y6/6 - Loamy Sand Blocky - Friable	ESHWT
20"		Total No Refusal (96.6)	(397.0)
60"		No Water Observed	

**SITE PLAN SEE SHEET 2 OF 2**



**\*\*\* NEW CONSTRUCTION \*\*\*  
ADVANCED ENVIRO-SEPTIC (AES)  
SEPTIC SYSTEM DETAILS PLAN**

OLD TURNPIKE ROAD  
NOTTINGHAM, NH  
SUBDIVISION APPROVAL No. >5-acres  
REFERENCE DEED RCRD BK 6171 PG: 2316  
TAX MAP 4 LOT 1-1  
**SCALE: 1"=600'**  
Precision Cut Lumber, LLC  
c/o Wade Demanche  
21 Fidler Terrace  
Lowell, Ma. 01850

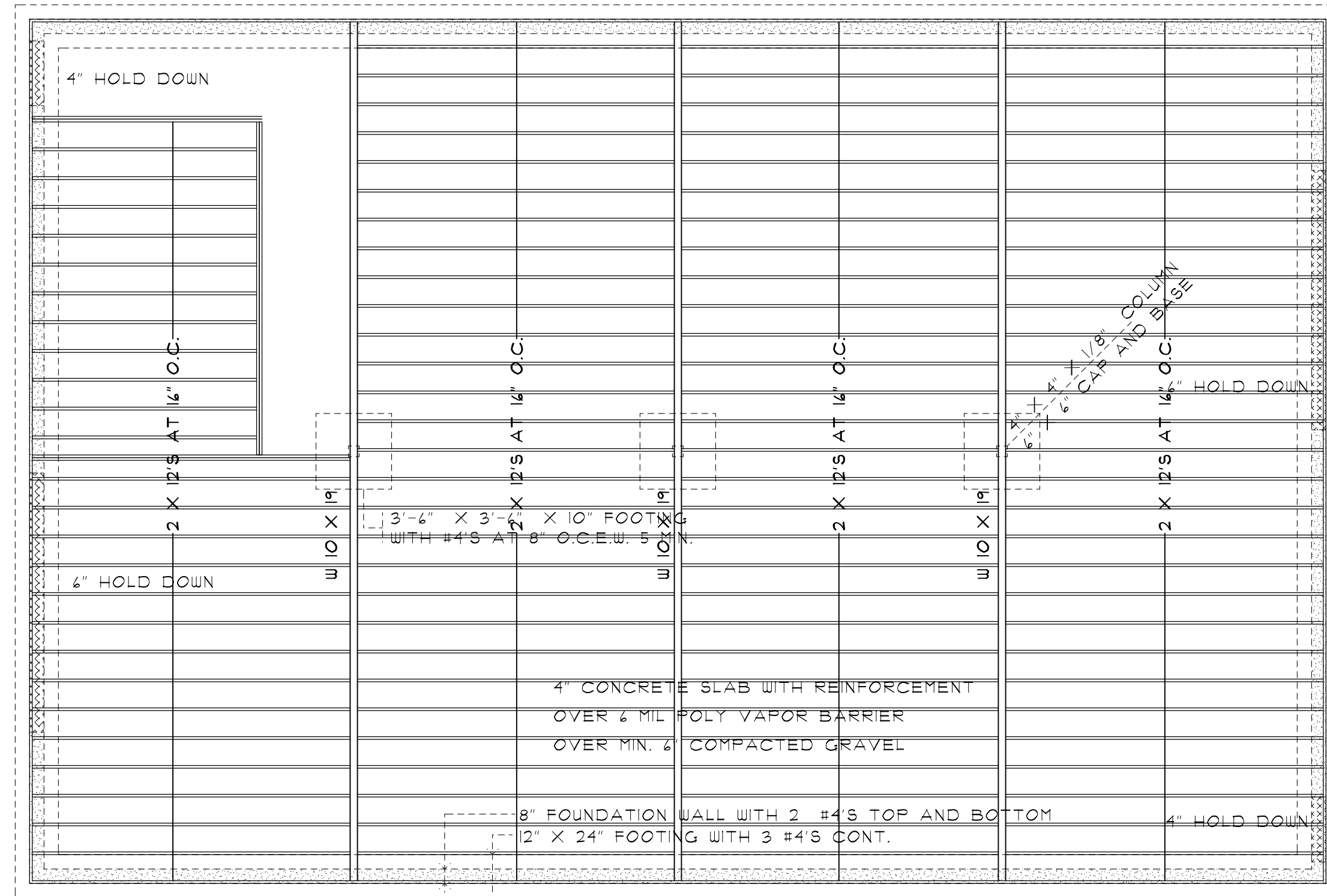
**APPLICANT: LANDRY SURVEYING, LLC**  
248 MILL POND ROAD-NOTTINGHAM, NH  
DATE: December 2020 (603) 679-1387  
SEE APPROVAL SLIP FOR ANY CONDITIONS OR REVISIONS.

**APPROVED**  
4/11/20  
12/11/20  
TOWN OF NOTTINGHAM  
BUILDING DEPARTMENT  
PB 2/16/2

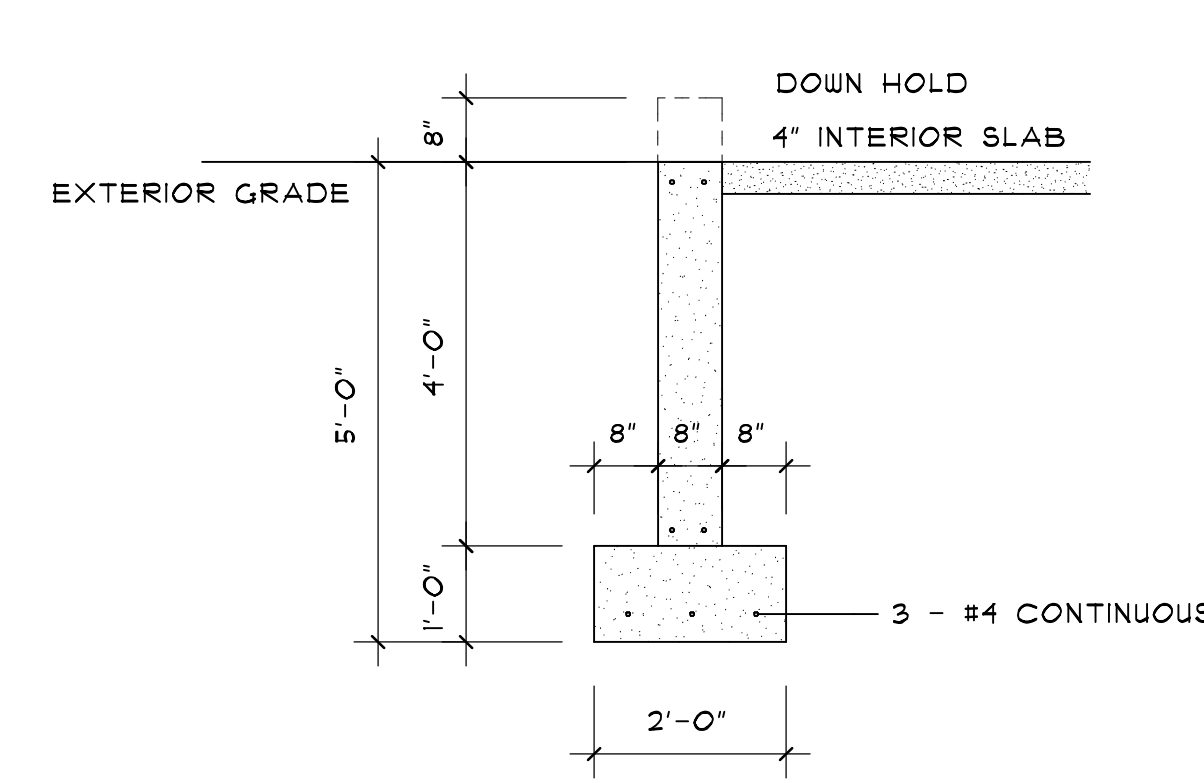
PERMITTED N.H. DESIGNER  
PETER D. LANDRY  
NEW HAMPSHIRE  
Designer of  
Subsurface Disposal  
Systems  
Peter D. Landry  
No. 984  
Department of Environmental Services

**REVIEWED AND APPROVED**  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
NH DEPT OF ENVIRONMENTAL SERVICES  
WATER DIVISION  
Date: 12/11/2020  
#cCA2020121118

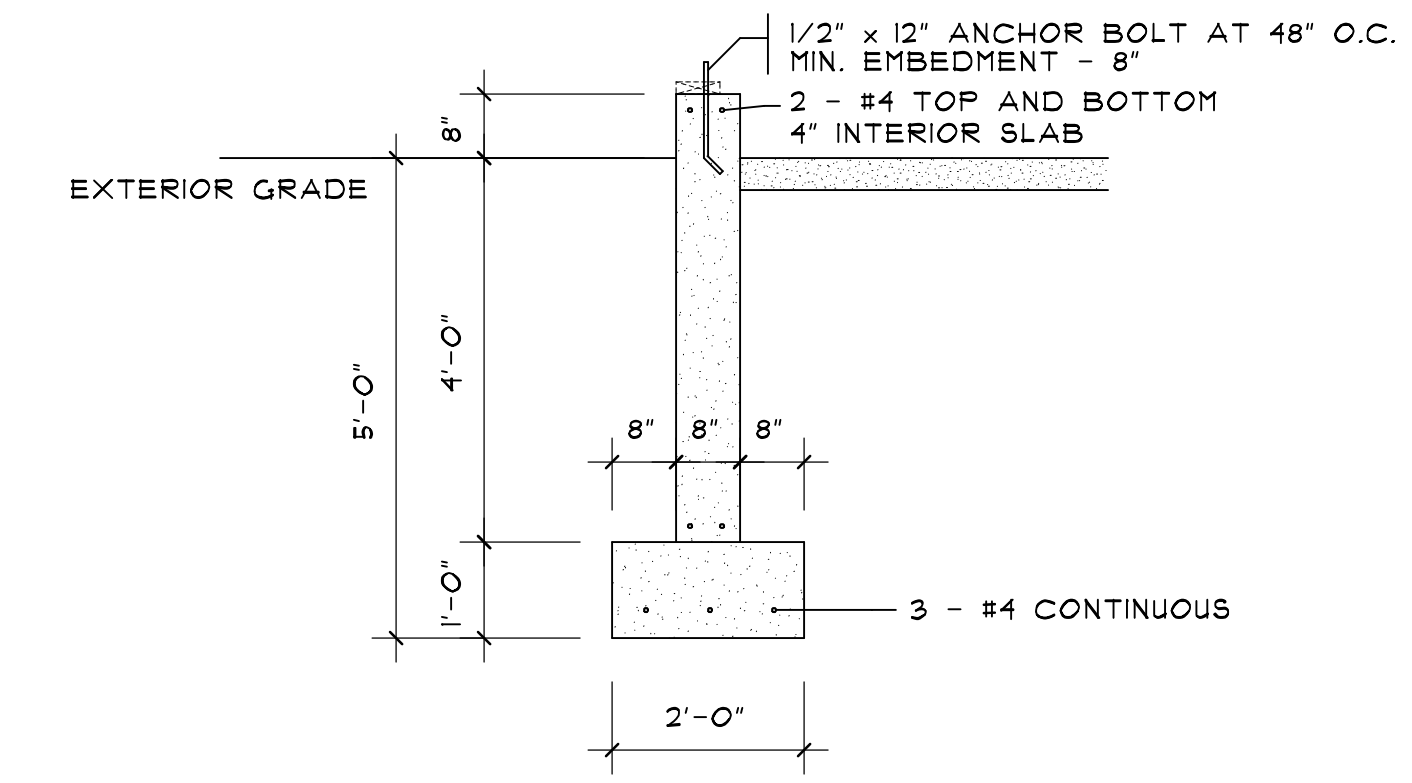
RECEIVED  
DEC 11 2020  
LAND RESOURCE MANAGEMENT



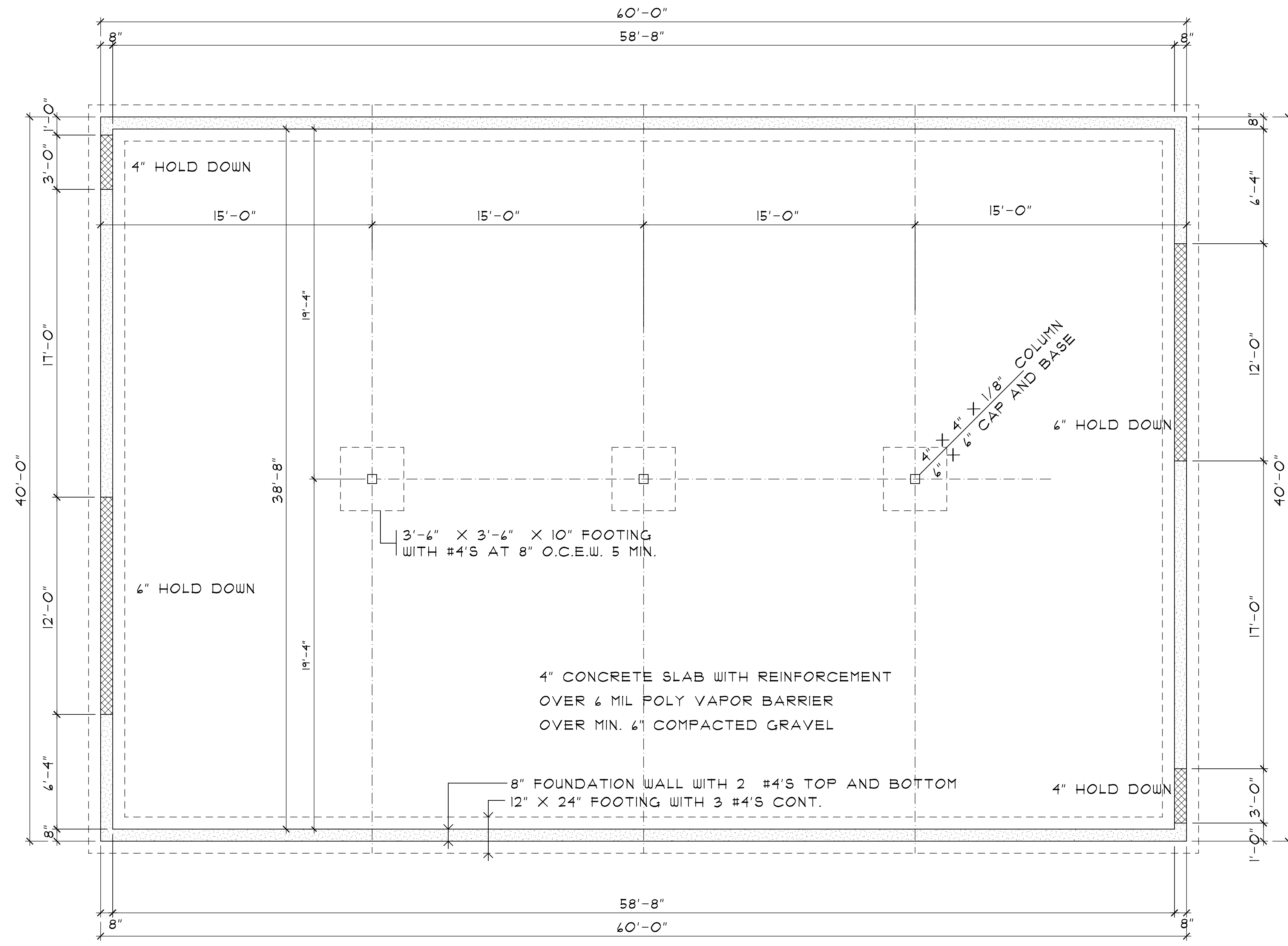
**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**FOUNDATION SECTION**  
SCALE: 1/2" = 1'-0"



**FOUNDATION SECTION**  
SCALE: 1/2" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

**PRECISION CUT LUMBER**  
TAX MAP 4, LOT 1-1  
NOTTINGHAM, NEW HAMPSHIRE

**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370

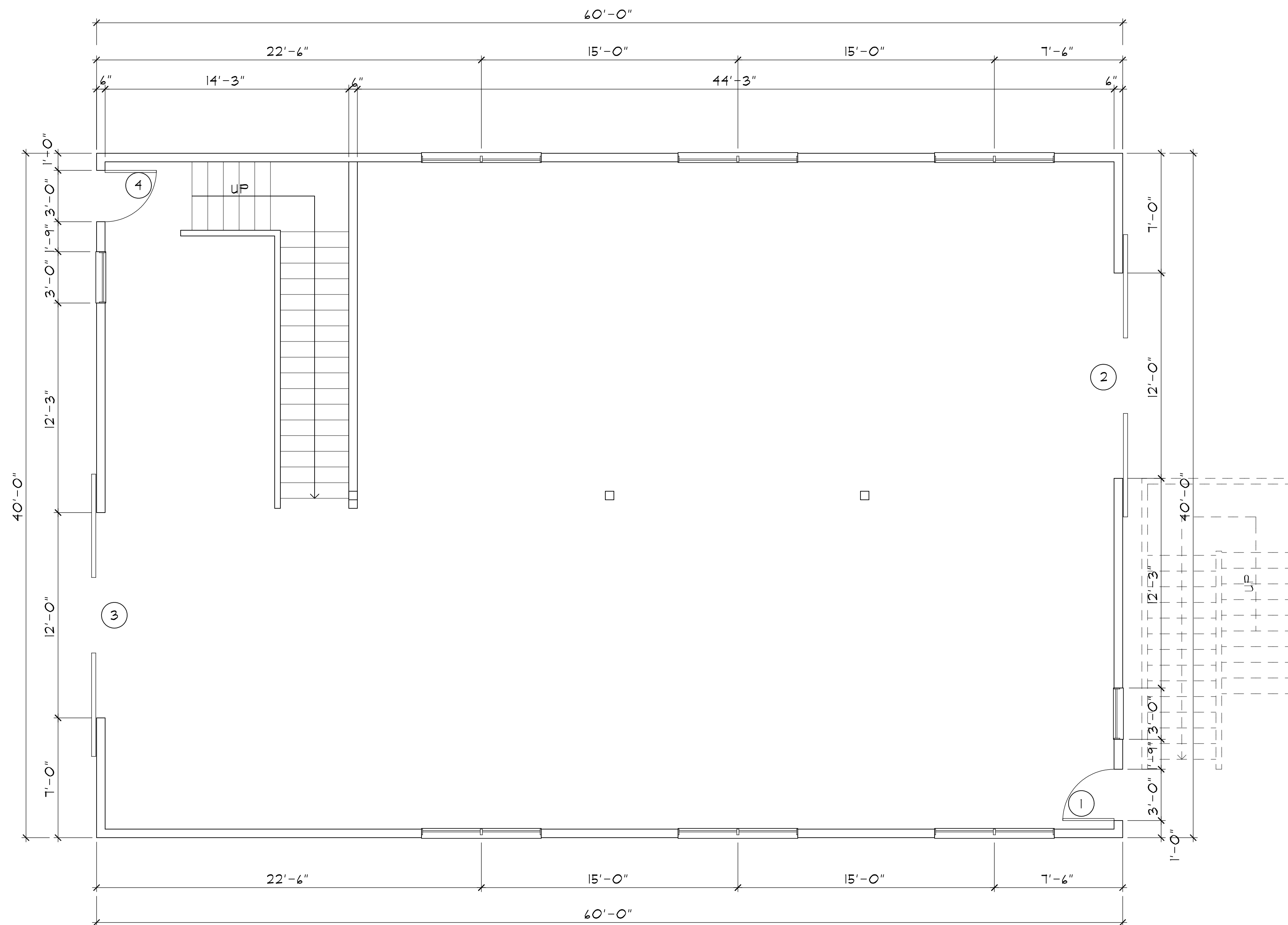
ARCHITECT

ENGINEER  
DATE: 11/11/20  
PROJECT NO. 202055  
SHEET NO.

**A-1**  
OF SHEETS

DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	REMARKS
<b>FIRST FLOOR</b>			
1.	3'-0"	7'-0"	EXTERIOR ENTRY DOOR
2. PR.	6'-0"	9'-0"	CUSTOM BARN DOOR
3. PR.	6'-0"	9'-0"	CUSTOM BARN DOOR
4.	3'-0"	6'-8"	EXTERIOR ENTRY DOOR
<b>SECOND FLOOR</b>			
5.	3'-0"	7'-0"	EXTERIOR ENTRY DOOR
6.	3'-0"	6'-8"	SCWD DOOR WD FRAME
7.	3'-0"	6'-8"	SCWD DOOR WD FRAME
8.	3'-0"	6'-8"	SCWD DOOR WD FRAME
9.	3'-0"	6'-8"	SCWD DOOR WD FRAME
10.	3'-0"	6'-8"	SCWD DOOR WD FRAME
11.	3'-0"	6'-8"	SCWD DOOR WD FRAME
12.	3'-0"	6'-8"	SCWD DOOR WD FRAME
13. PR.	4'-0"	8'-0"	CUSTOM BARN DOOR



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

**PRECISION CUT LUMBER**  
TAX MAP 4, LOT 1-1  
NOTTINGHAM, NEW HAMPSHIRE

**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370

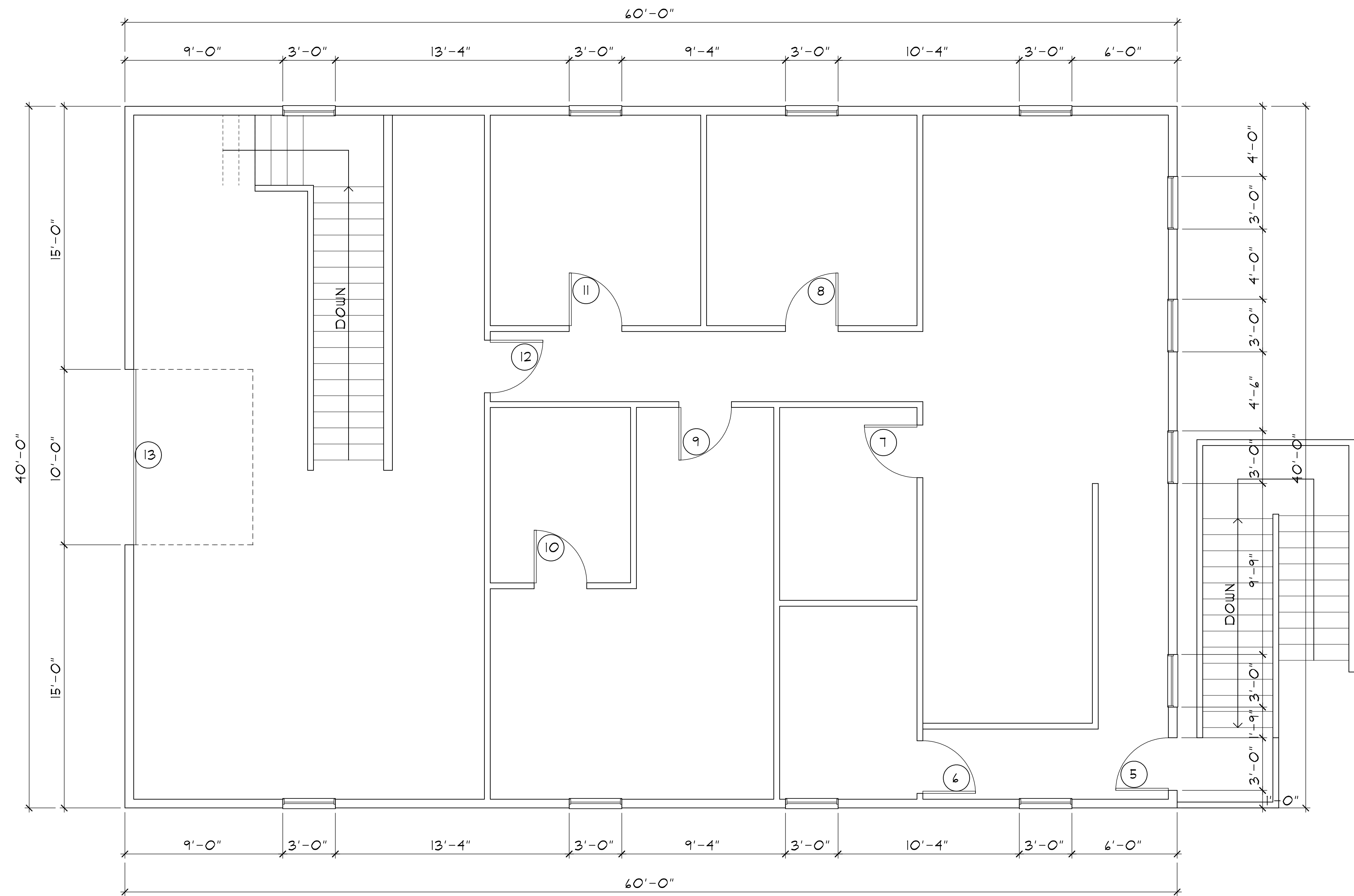
ARCHITECT

ENGINEER  
DATE: 11/11/20  
PROJECT NO. 202055  
SHEET NO.

**A-2**  
OF SHEETS

DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	REMARKS
<b>FIRST FLOOR</b>			
1.	3'-0"	7'-0"	EXTERIOR ENTRY DOOR
2. PR.	6'-0"	9'-0"	CUSTOM BARN DOOR
3. PR.	6'-0"	9'-0"	CUSTOM BARN DOOR
4.	3'-0"	6'-8"	EXTERIOR ENTRY DOOR
<b>SECOND FLOOR</b>			
5.	3'-0"	7'-0"	EXTERIOR ENTRY DOOR
6.	3'-0"	6'-8"	SCWD DOOR WD FRAME
7.	3'-0"	6'-8"	SCWD DOOR WD FRAME
8.	3'-0"	6'-8"	SCWD DOOR WD FRAME
9.	3'-0"	6'-8"	SCWD DOOR WD FRAME
10.	3'-0"	6'-8"	SCWD DOOR WD FRAME
11.	3'-0"	6'-8"	SCWD DOOR WD FRAME
12.	3'-0"	6'-8"	SCWD DOOR WD FRAME
13. PR.	4'-0"	8'-0"	CUSTOM BARN DOOR



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

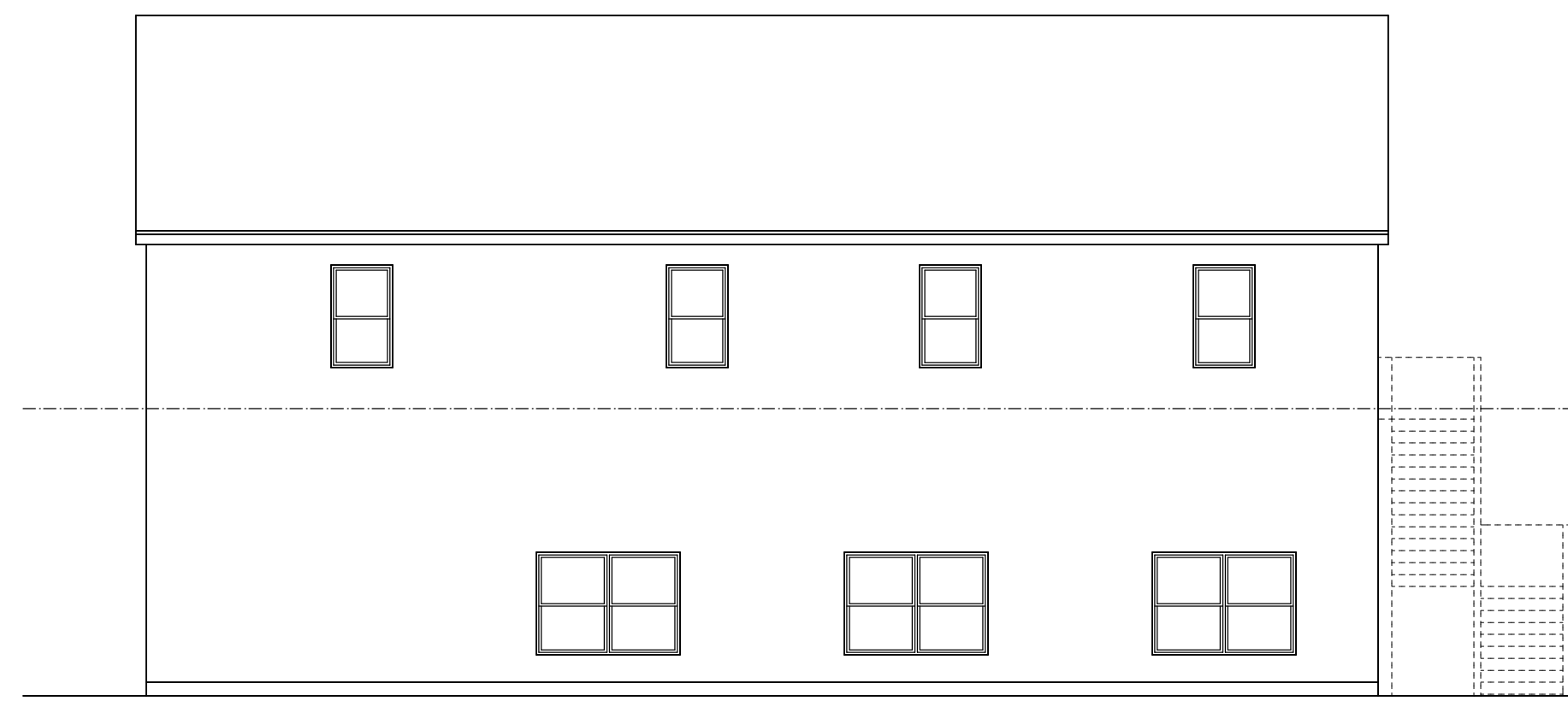
**PRECISION CUT LUMBER**  
TAX MAP 4, LOT 1-1  
NOTTINGHAM, NEW HAMPSHIRE

**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370

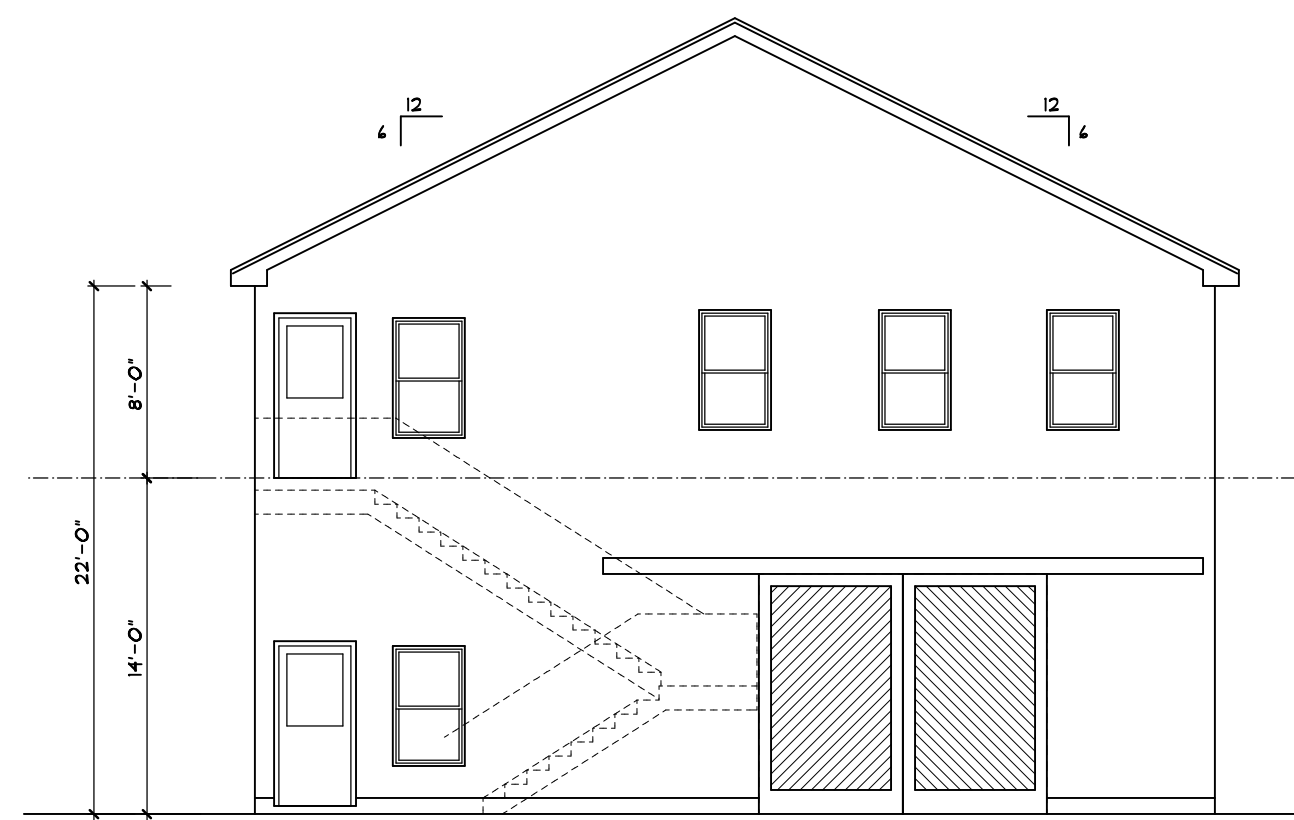
ARCHITECT

ENGINEER  
DATE: 11/11/20  
PROJECT NO. 202055  
SHEET NO.

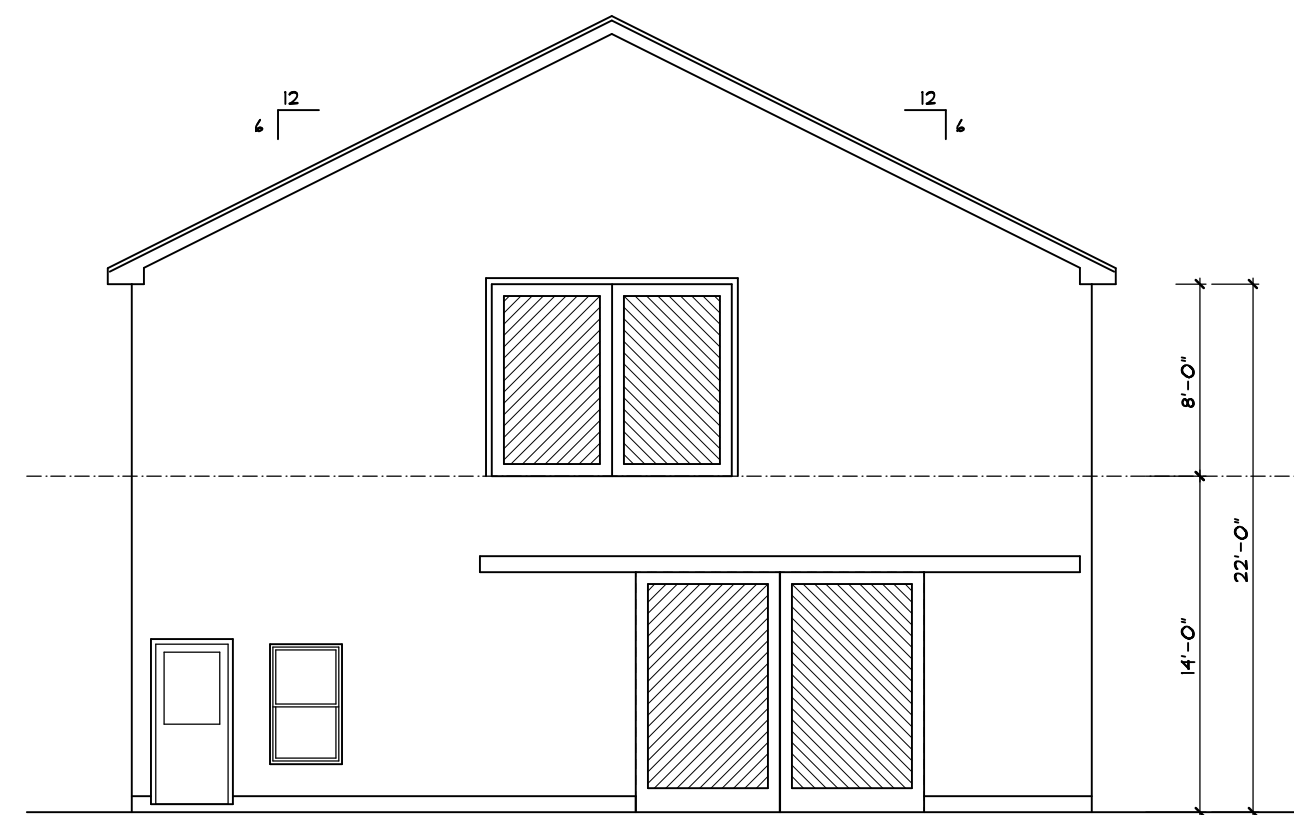
**A-3**  
OF SHEETS



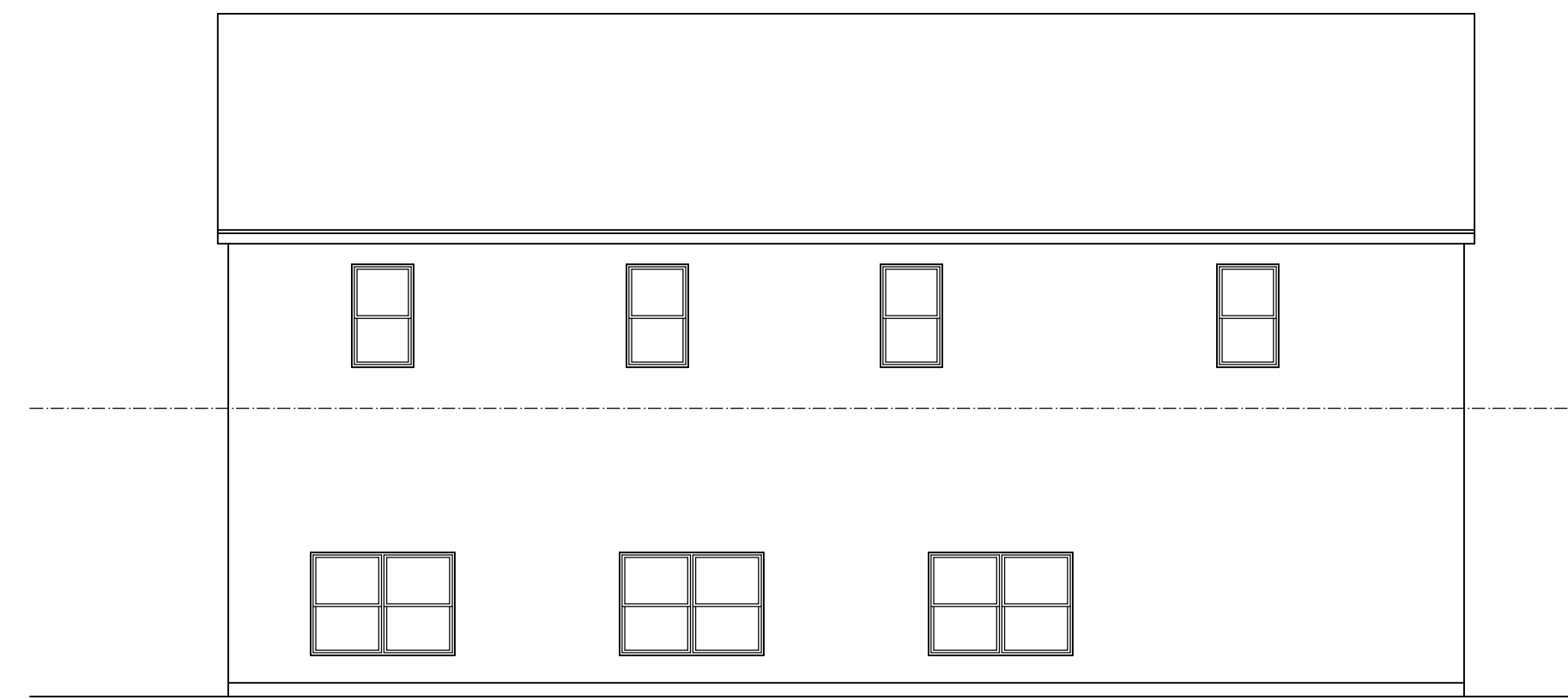
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



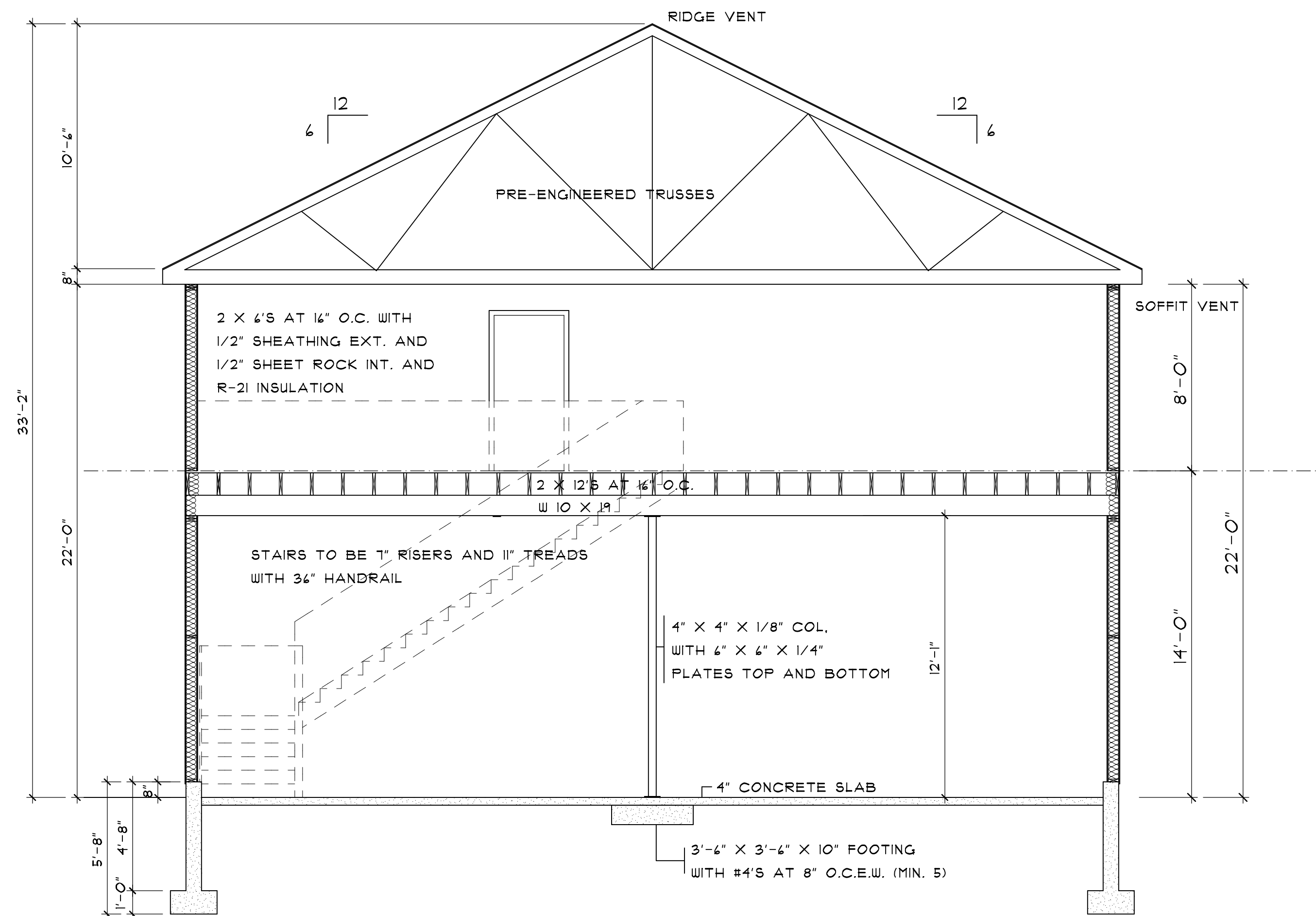
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



SECTION  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

**PRECISION CUT LUMBER**  
TAX MAP 4, LOT 1-1  
NOTTINGHAM, NEW HAMPSHIRE

**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370

ARCHITECT

ENGINEER  
DATE: 11/11/20  
PROJECT NO. 202055  
SHEET NO.

**A-4**  
OF SHEETS

***PRECISION CUT LUMBER***  
**TAX MAP 4, LOT 1-1**  
**NOTTINGHAM, NEW HAMPSHIRE**

***Gleason Architects***  
**P.O. BOX 596**  
**STRATHAM, NH 03885**

**603 772-7370**

INDEX TO DRAWINGS

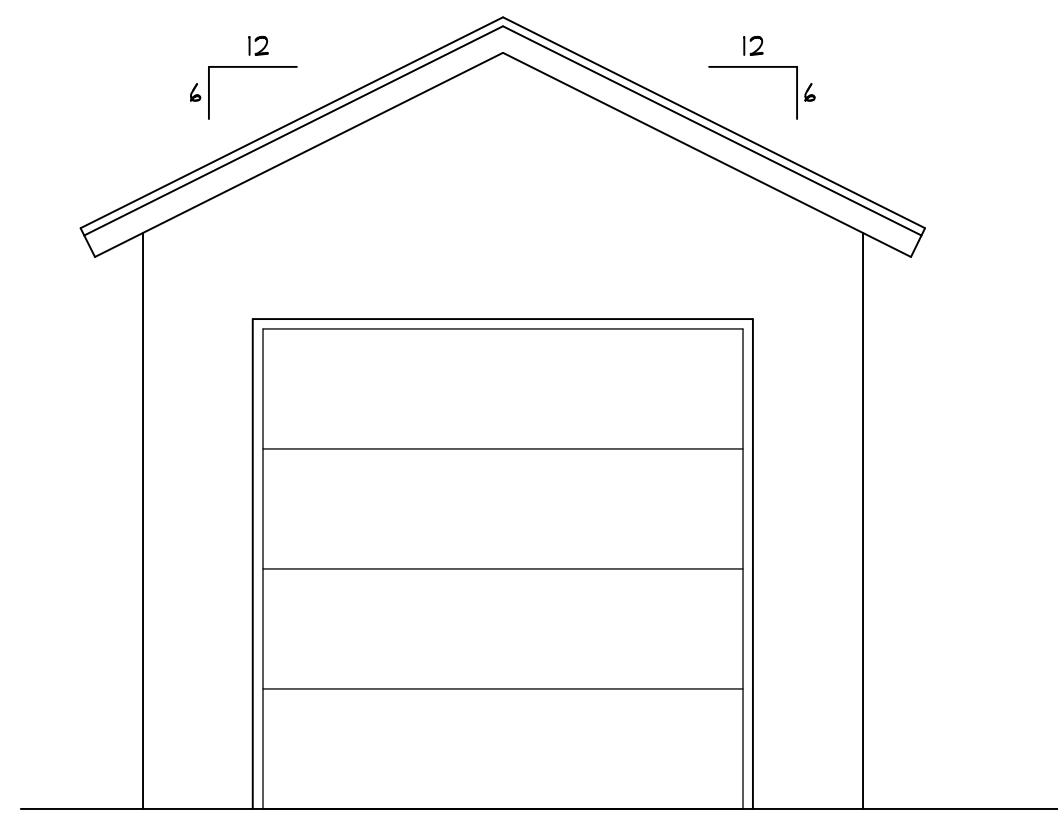
ARCHITECTURAL

A1 - FOUNDATION PLAN  
A2 - FIRST FLOOR PLAN  
A3 - SECOND FLOOR PLAN  
A4 - ELEVATIONS, SECTION, FRAMING PLANS

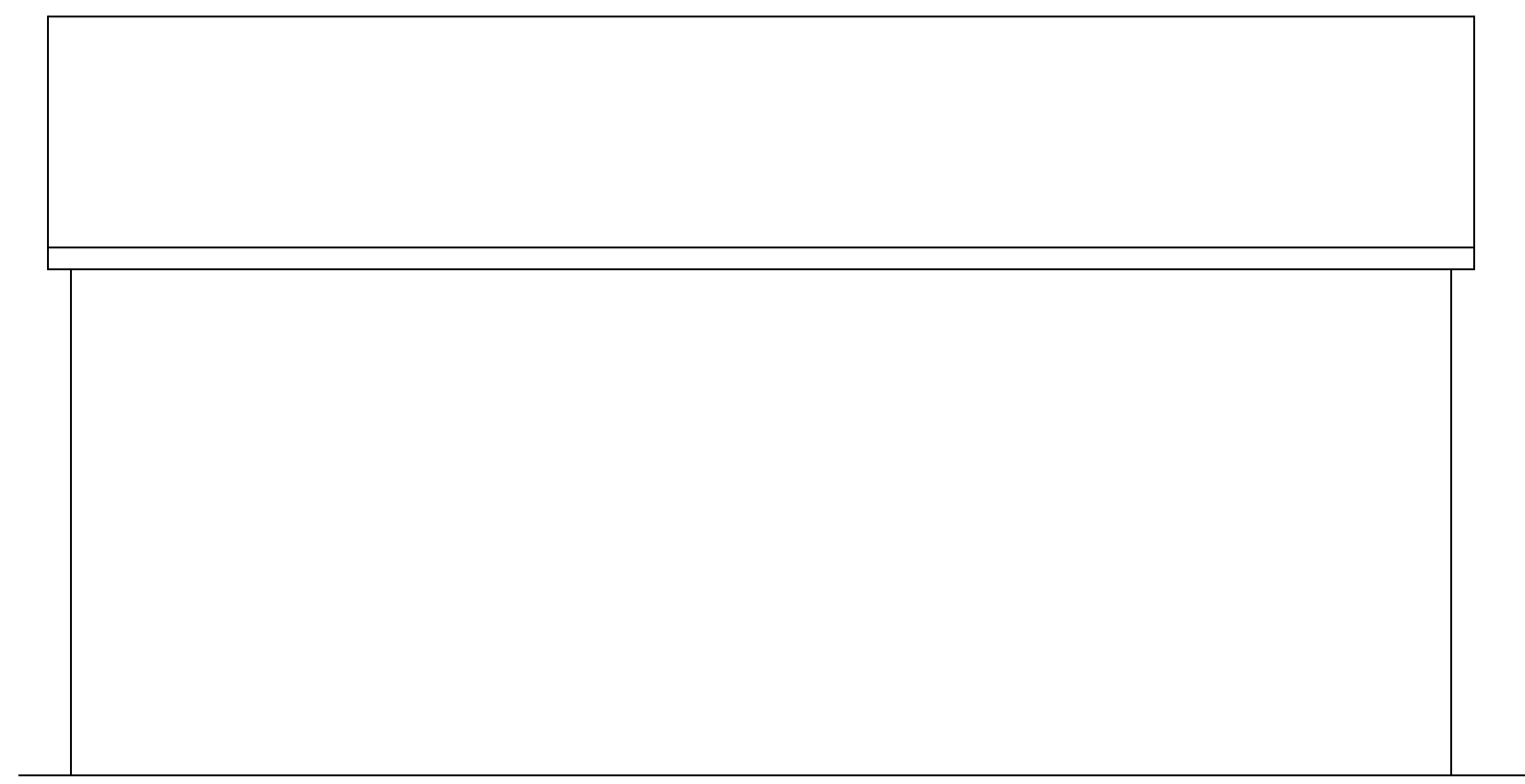
GENERAL NOTES

1. All work must meet state, local and other applicable codes.
2. Contractor(s) must visit the job site prior to submitting a bid.
3. It is assumed the soil bearing capacity is 2000 psf or better.
4. Footings are to be placed on undisturbed soil, a minimum of one (1) foot below the frost line.
5. Provide 2" rigid insulation around the foundation perimeter to 4' below grade.
6. Concrete walls below the finished grade are to be damp proofed with tar or equal material.
7. All wood on concrete is to be pressure treated lumber with sill seal and insulation.
8. Poured in place concrete is to be 3000 psi or better.
9. Concrete slabs are to have 6/6 10x10 w.w.f., 6 mil poly vapor barrier over 6" of crush stone or gravel.
10. Use anchor bolts at 4'-0" on center on foundation walls.
11. Use bridging or solid blocking between floor joist.
12. Exterior walls are to be 2 x 6 wood studs at 16" on center with lateral bracing, 1/2" gypsum board interior 1/2" sheathing exterior and "building wrap". The walls will have full batt insulation or equal.
13. Interior walls are to be 2 x 4 wood studs at 16" on center with 1/2" gypsum board each side.
14. Stairs: Treads, 11" (+/-); Risers, 7" (+/-) per local code.
15. All material used in the construction of this building will be new. No used or reconditioned material is permitted.
16. All interior finishes are to be determined by the contract with the owner.
17. Notify the architect immediately if conditions are different than indicated on the plans.
18. Any changes to these plans must be reviewed and approved by the owner(s) and the architect.
19. These drawings are prepared for the owner(s) to meet local and state codes. Any deficiencies must be noted and architect contacted to review those deficiencies.

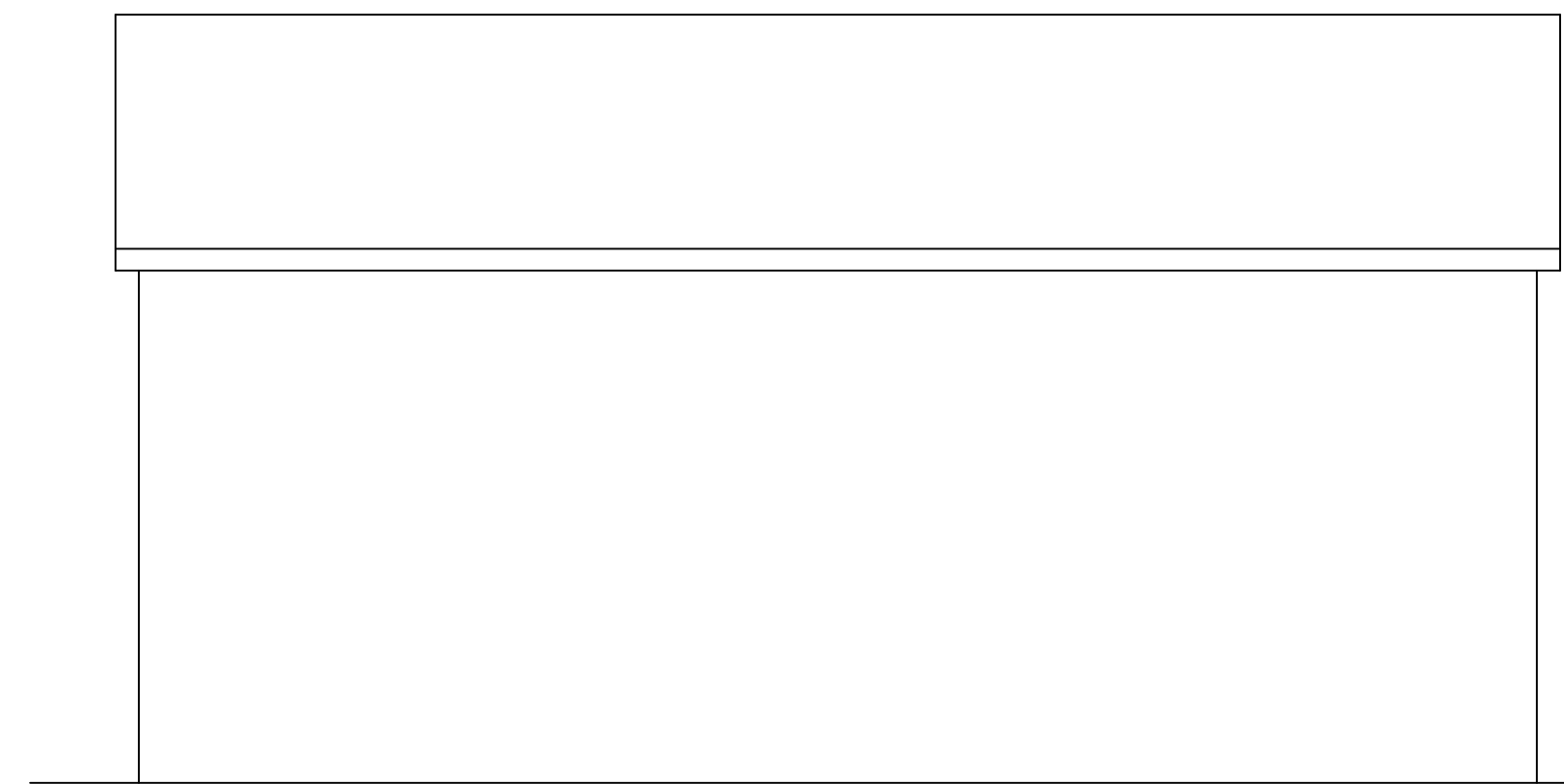




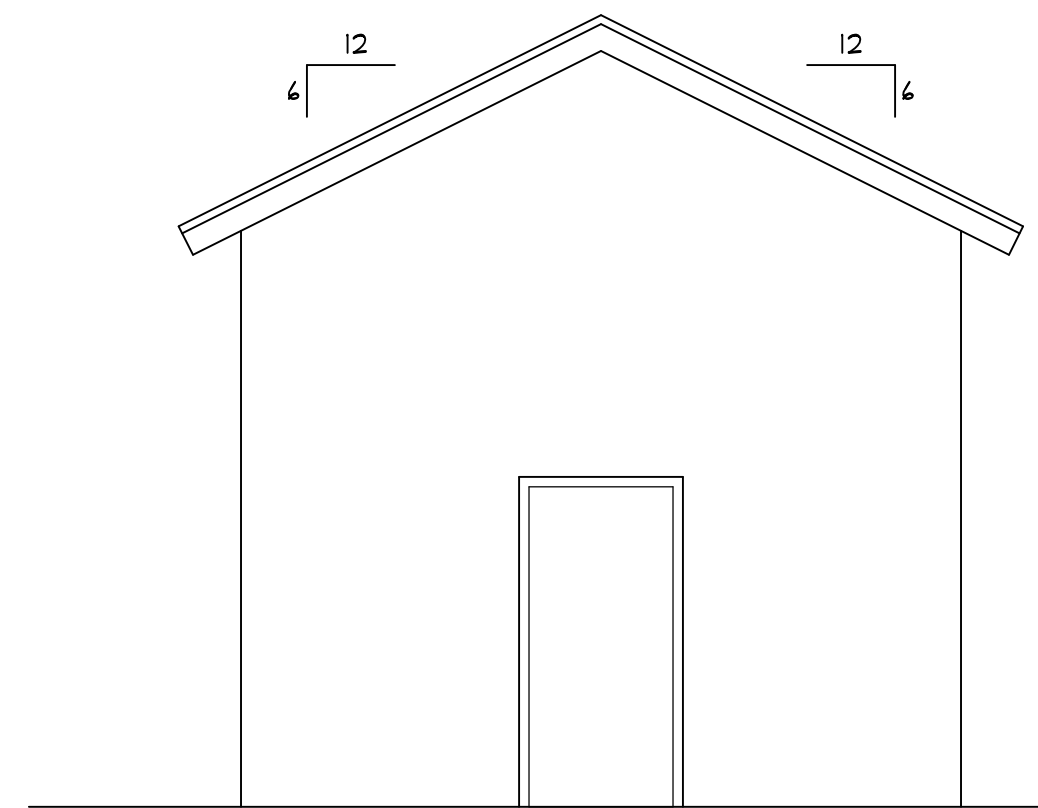
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



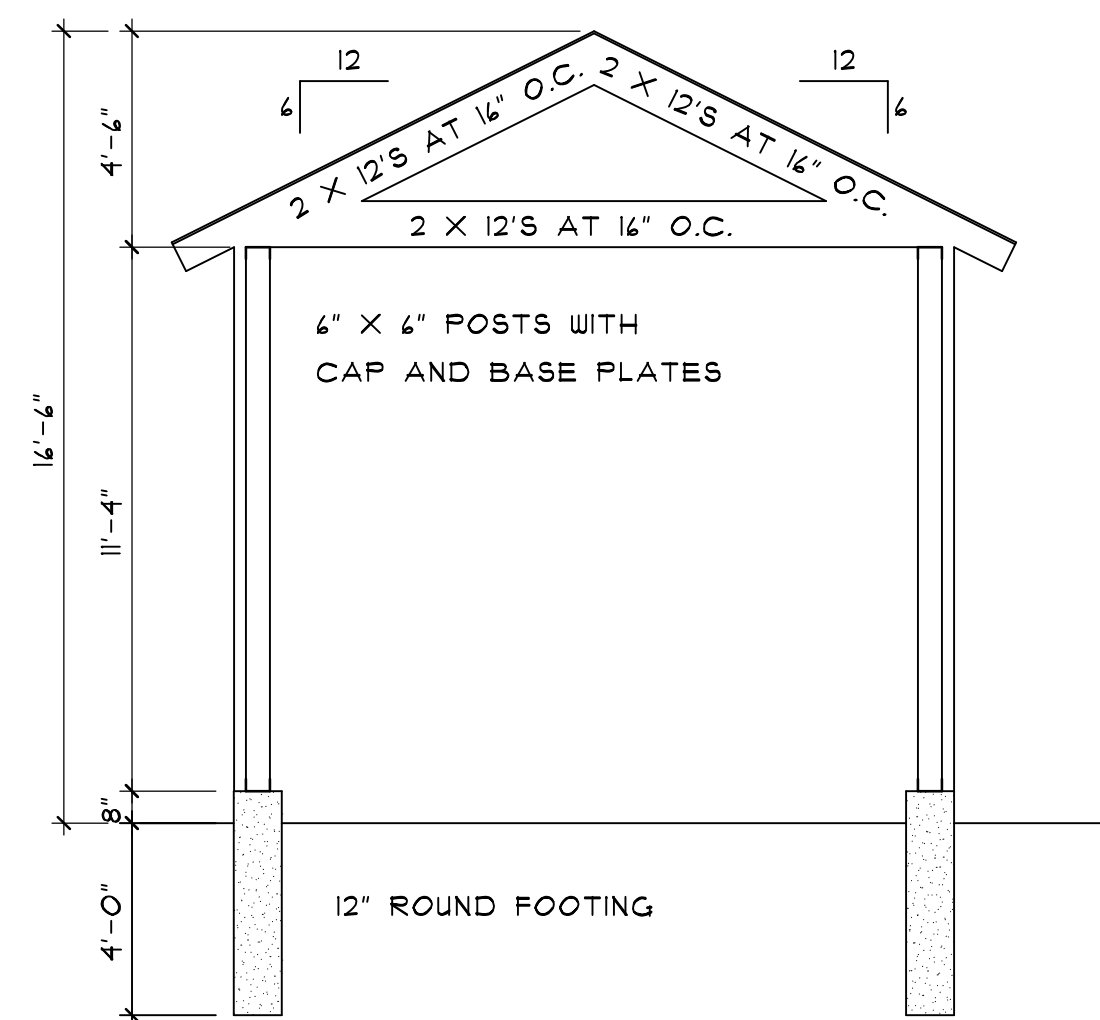
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



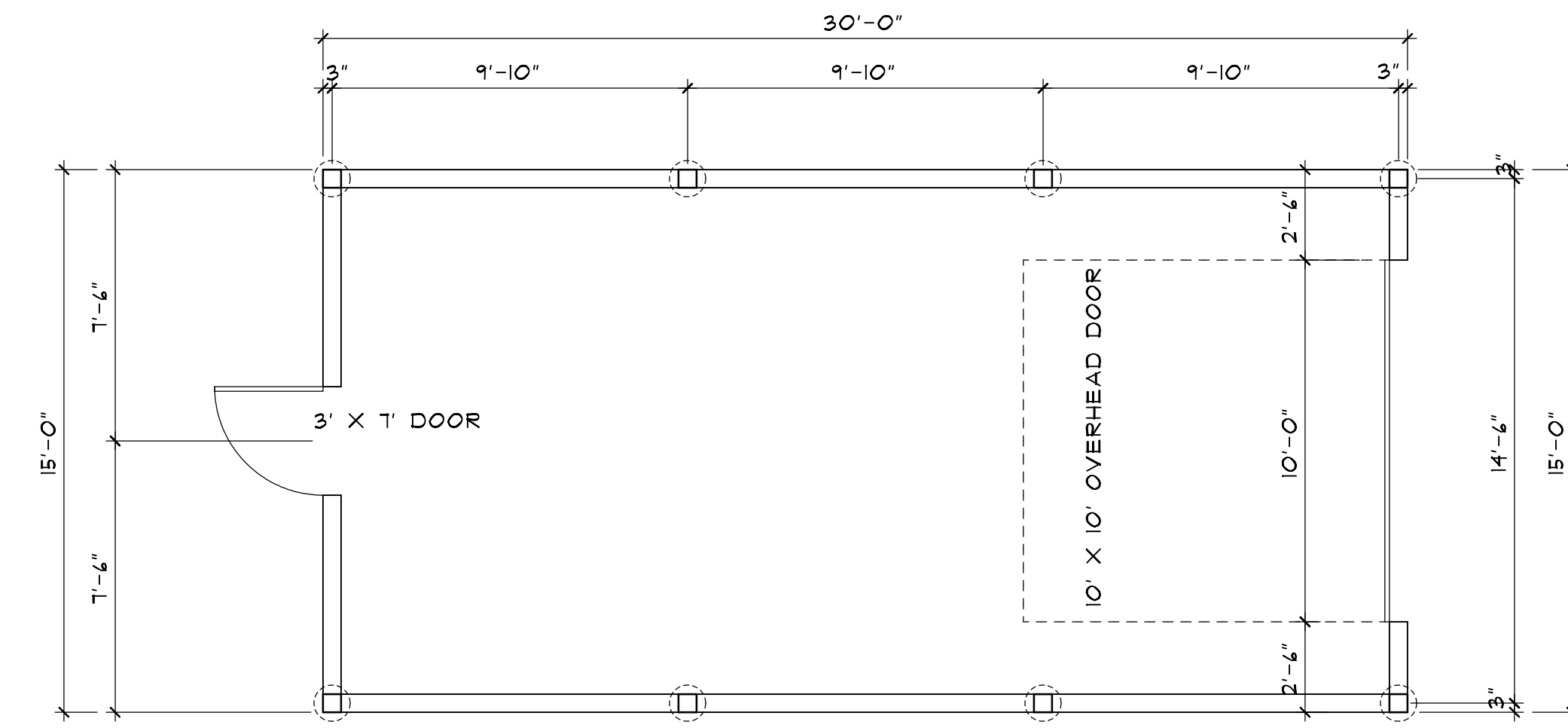
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



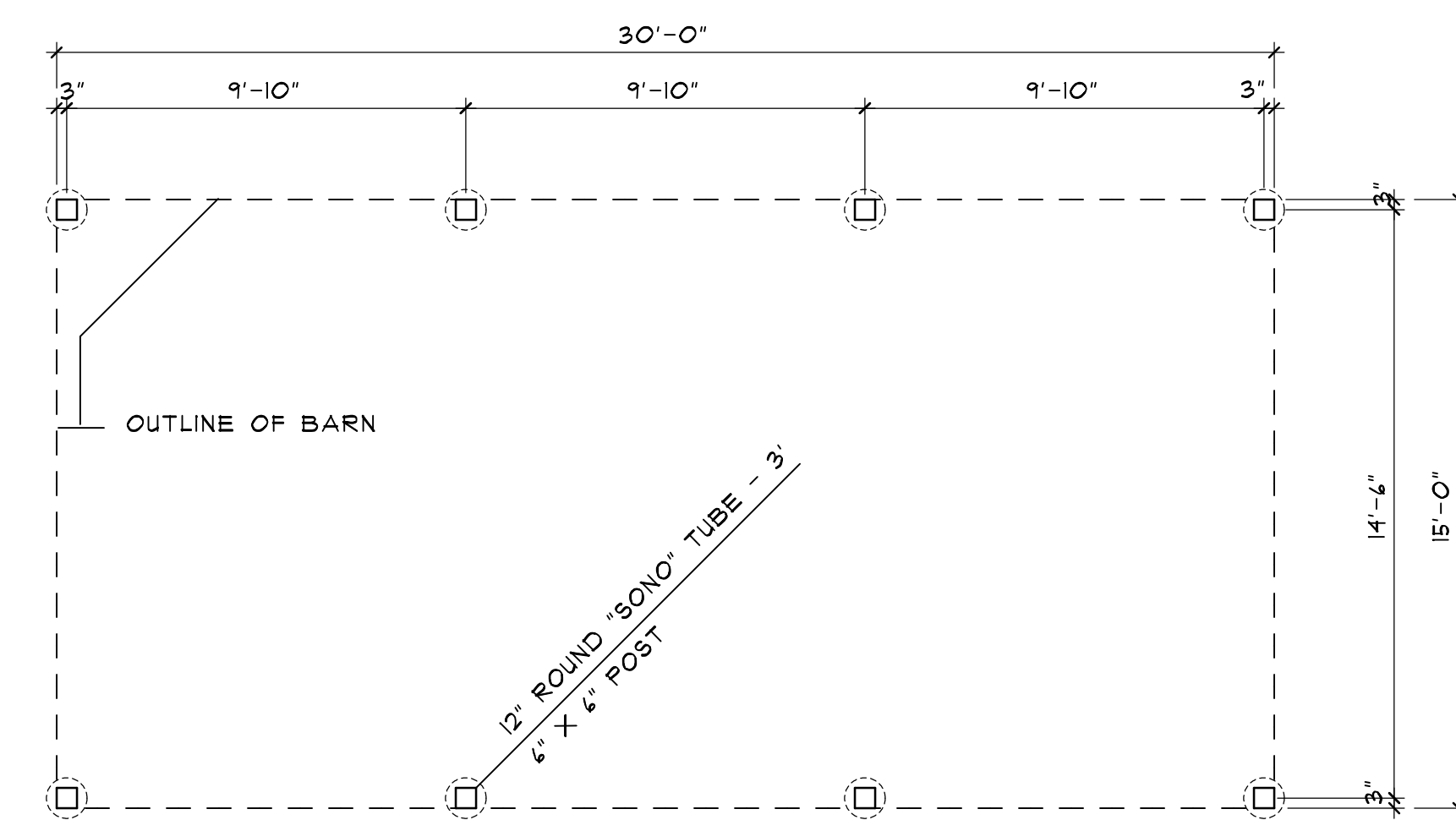
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECTION**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION OF REVISION	DATE

**PRECISION CUT LUMBER**  
TAX MAP 4, LOT 1-1  
NOTTINGHAM, NEW HAMPSHIRE

**Gleason Architects**  
P.O. BOX 596  
STRATHAM, NEW HAMPSHIRE 03885  
603 772-7370

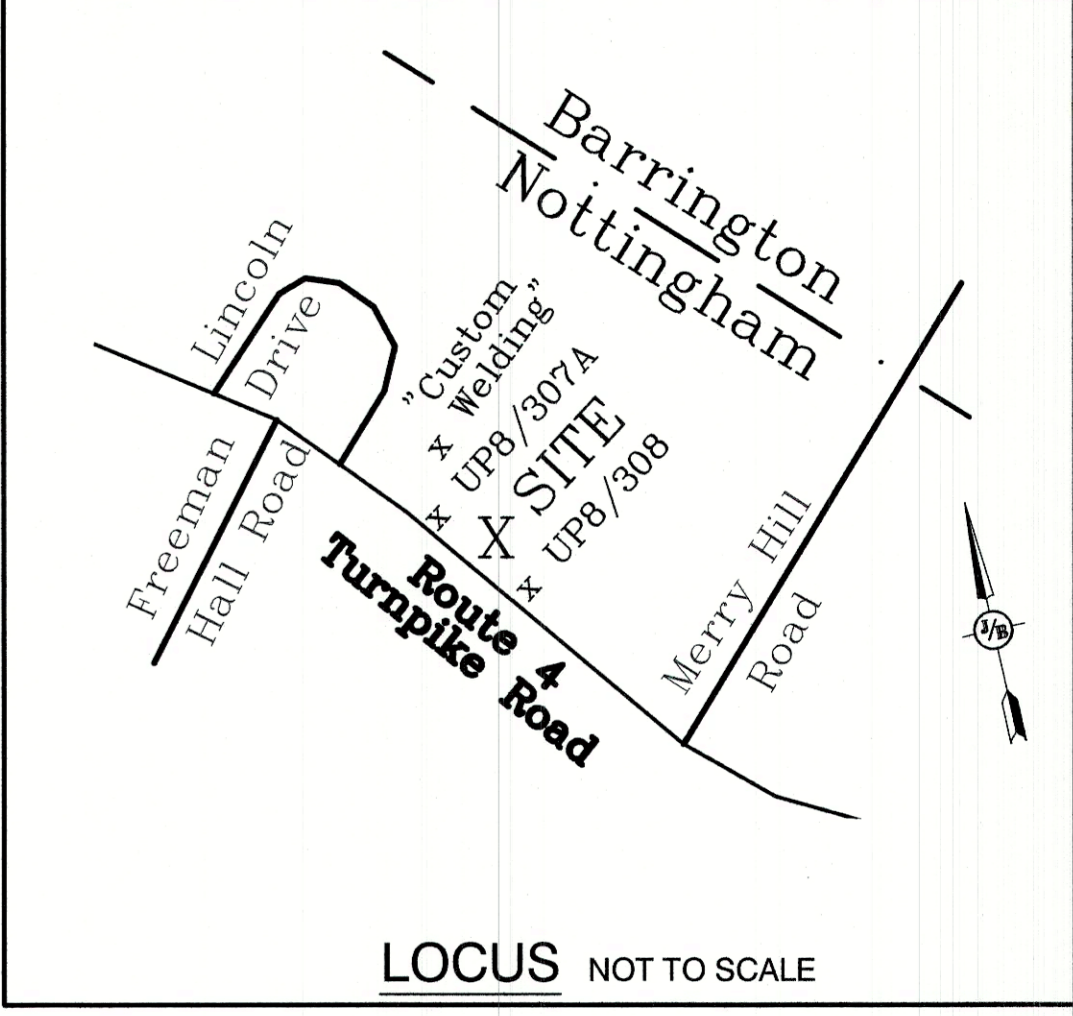
ARCHITECT

ENGINEER  
DATE: 11/11/20  
PROJECT NO. 202055

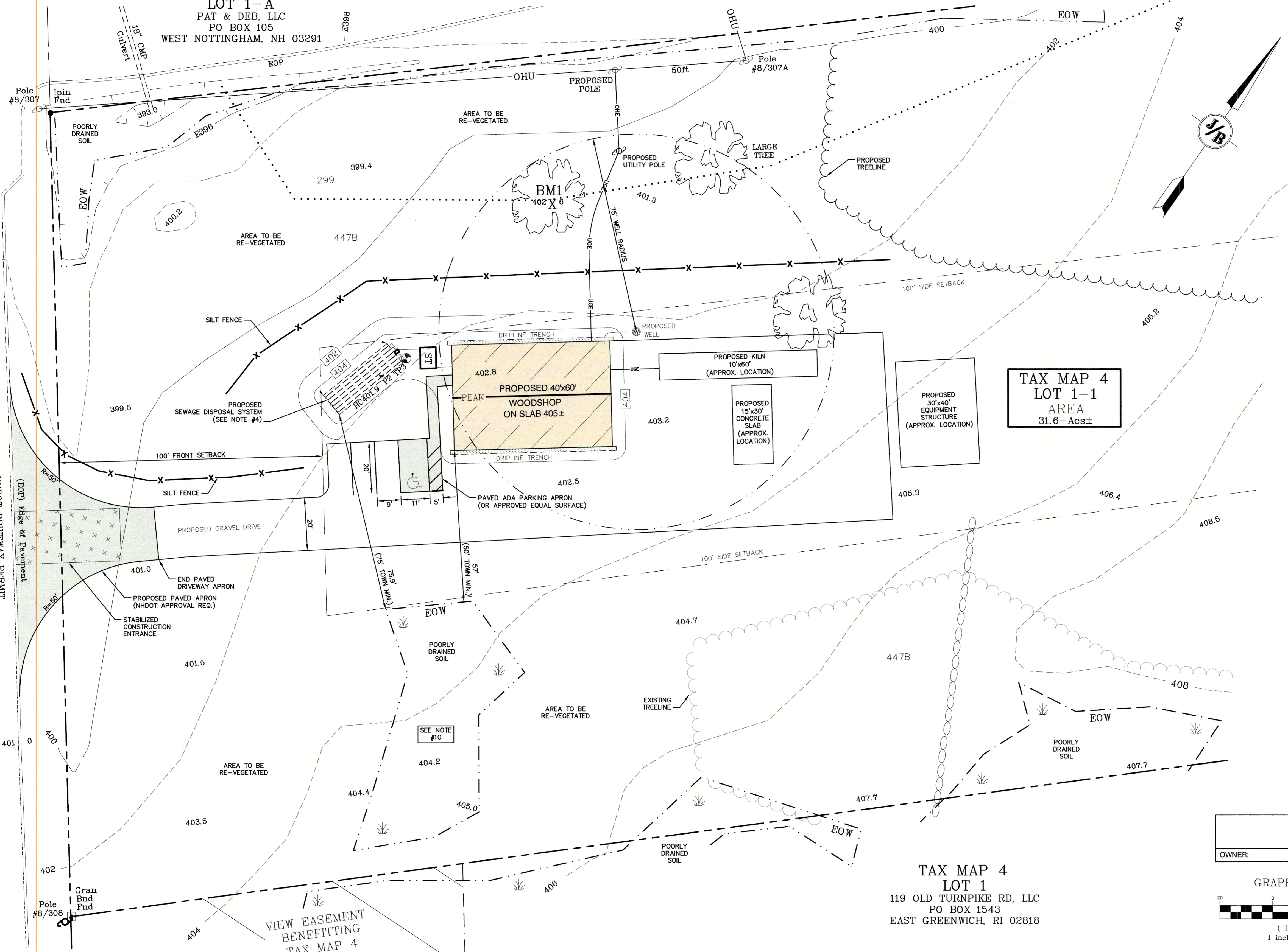
SHEET NO.

**A-5**  
OF SHEETS

TAX MAP 4  
 LOT 1-A  
 PAT & DEB, LLC  
 PO BOX 105  
 WEST NOTTINGHAM, NH 03291



(NH RTE 4)  
 OLD TURNPIKE ROAD  
 NHDOT DRIVEWAY PERMIT  
 PENDING APPROVAL



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF A 2,400 S.F. WOODSHOP W/ ASSOCIATED PARKING, UTILITIES, AND WOOD LOT OPERATIONS AREAS.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 4, LOT 1-1. THE EXISTING USE OF THE LOT IS VACANT LAND.
  - ZONING DISTRICT: COMMERCIAL  
 MINIMUM LOT SIZE = 2 AC  
 LOT FRONTAGE MINIMUM = 200'  
 BUILDING SETBACKS (MINIMUM):  
 MIN. ROAD SETBACK = 100'  
 SIDE/REAR SETBACK = 100'  
 WETLAND SETBACK = 50'  
 POORLY DRAINED = 50'  
 VERY POORLY DRAINED = 75'  
 SEPTIC SYSTEM = 75'  
 MAX. STRUCTURE HEIGHT = 34'  
 MAX. LOT COVERAGE = 50%
  - WATER AND SEWER TO BE PROVIDED BY AN ON-SITE WELL AND SEPTIC SYSTEM. THE ON-SITE SEPTIC SYSTEM HAS BEEN APPROVED BY NHDES WATER DIVISION WITH APPROVAL #eCA2020121118.
  - EXISTING CONDITIONS SURVEY WAS PROVIDED BY LANDRY SURVEYING, LLC. ELEVATIONS ARE BASED ON NGVD29.
  - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND UTILITIES.
  - THE SITE IS CURRENTLY ACCESSED BY A SINGLE DRIVEWAY ENTRANCE APPROVED BY NHDOT WITH A TEMPORARY APPROVAL PERMIT #06-351-372.
  - 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 TO 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.
  - WETLAND AREA PREVIOUSLY PERMITTED FOR IMPACT UNDER NHDES-WETLANDS BUREAU "DREDGE & FILL PERMIT" 2002-01070 ON OCTOBER 8, 2002. AN AMENDED PERMIT (AFTER-THE-FACT) WAS ISSUED ON JUNE 5, 2003 AS PERMIT #2002-01070.
  - NRCS SOILS:  
 299 - UDORTHENTS, SMOOTHED  
 447B - SCITUATE-NEWFIELDS COMPLEX (3-8%), VERY STONY

- PLAN REFERENCES:**
- "SUBDIVISION PLAN OF LAND FOR BAS REALTY", DATED JULY 2003, PREPARED BY LANDRY SURVEYING, LLC. RECORDED AT RCRD AS PLAN D-30799.
  - "NEW CONSTRUCTION-ADVANCED ENVIRO-SEPTIC (AES) SEPTIC SYSTEM SITE PLAN", DATED DECEMBER 2020, PREPARED BY LANDRY SURVEYING, LLC. PLAN IS ON FILE WITH TOWN OF NOTTINGHAM AND NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.

APPROVED - NOTTINGHAM, NH  
 PLANNING BOARD

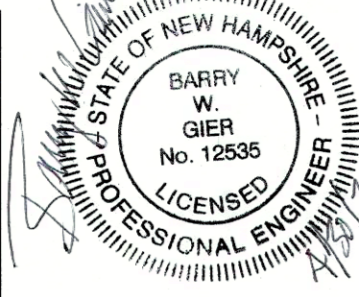
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

DATE: \_\_\_\_\_

TAX MAP 4  
 LOT 1  
 119 OLD TURNPIKE RD, LLC  
 PO BOX 1543  
 EAST GREENWICH, RI 02818

Design: BWG Draft: EJH Date: 4/28/21  
 Checked: BWG Scale: AS NOTED Project No.: 21124  
 Drawing Name: 21124-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	ISSUED FOR REVIEW	BY
0	4/30/21	ISSUED FOR REVIEW	EJH

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 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**

Project: **PROPOSED COMMERCIAL DEVELOPMENT OLD TURNPIKE RD, NOTTINGHAM, NH**

Owner of Record: **PRECISION CUT LUMBER C/O WADE DEMANCHE 21 FIDLER TERRACE, LOWELL, MA 01850**

DRAWING No. **C2**  
 SHEET 1 OF 2  
 JBE PROJECT NO. 21124

**SEEDING SPECIFICATIONS**

1. **GRADING AND SHAPING**
  - A. SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - B. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. **SEEDBED PREPARATION**
  - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. **ESTABLISHING A STAND**
  - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:  
 AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.  
 NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.  
 PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.  
 POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.  
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - C. REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - D. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20TH OR FROM AUGUST 10th TO SEPTEMBER 1st.
4. **MULCH**
  - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
5. **MAINTENANCE TO ESTABLISH A STAND**
  - A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.  
 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

**NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.**

**SEEDING GUIDE**

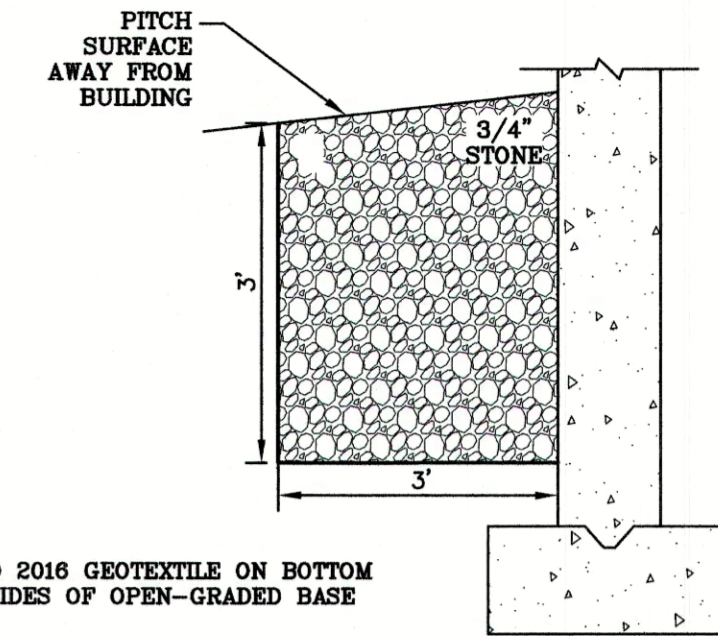
MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
* C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

**SEEDING RATES**

**CONSTRUCTION SEQUENCE**

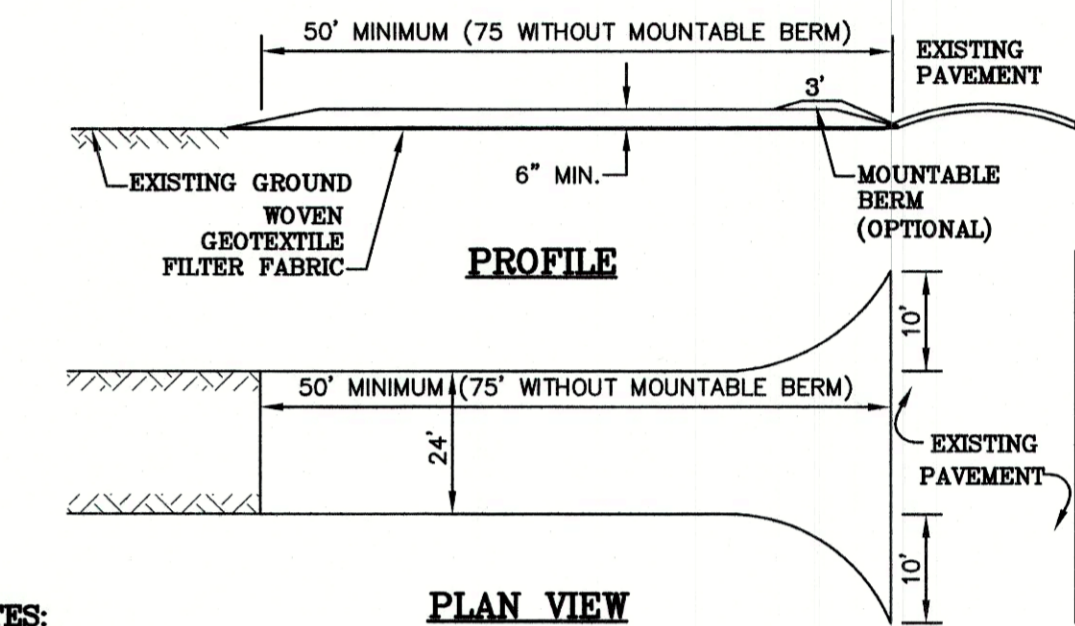
1. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
2. INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
4. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
5. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
6. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
7. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
8. INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
9. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
10. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF "SELECT" SUBGRADE MATERIALS.
11. PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, UTILITY CONNECTIONS, ETC.).
12. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (i.e. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
13. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
14. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
15. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
17. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
18. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
19. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
20. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.



AMOCO 2016 GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE

**DRIP EDGE INFILTRATION DETAIL**

NOT TO SCALE

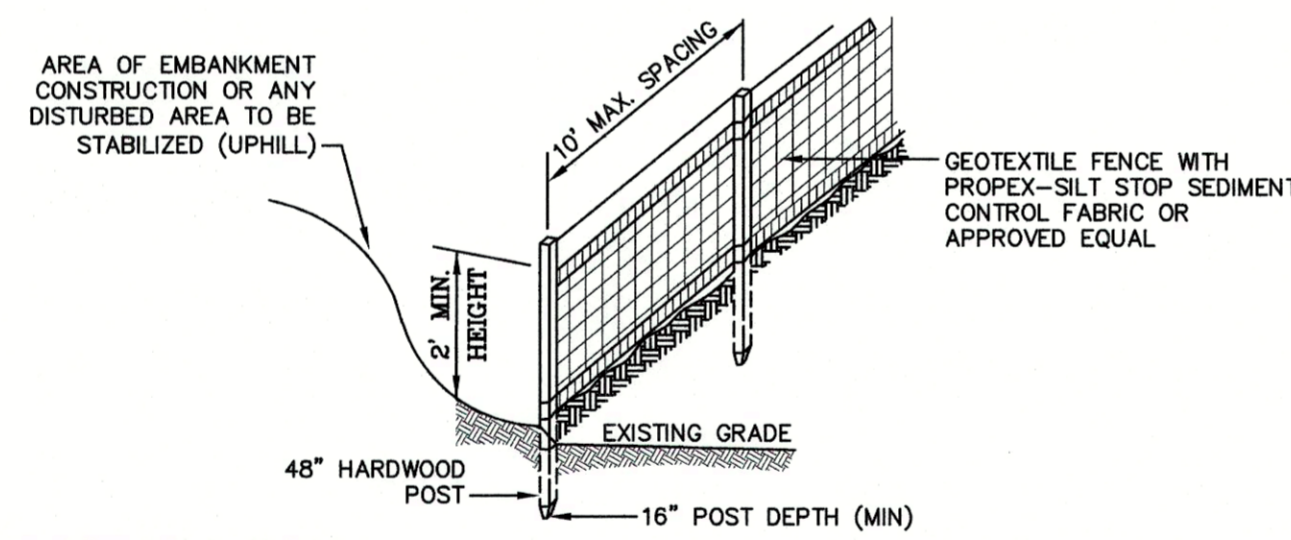


**NOTES:**

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 6:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE

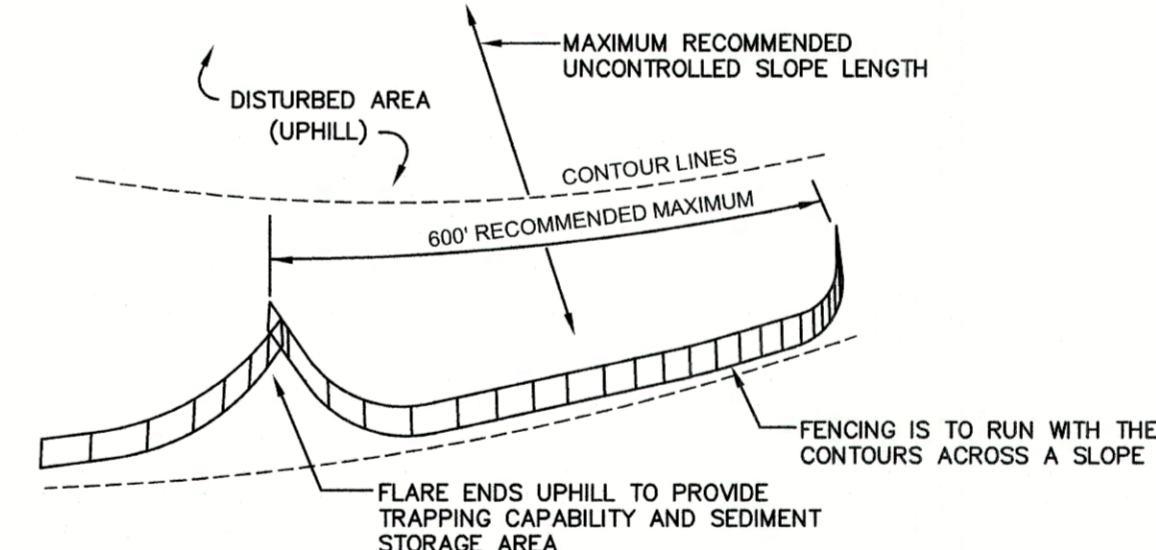


**CONSTRUCTION SPECIFICATIONS:**

1. WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
2. THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

**SILT FENCE**

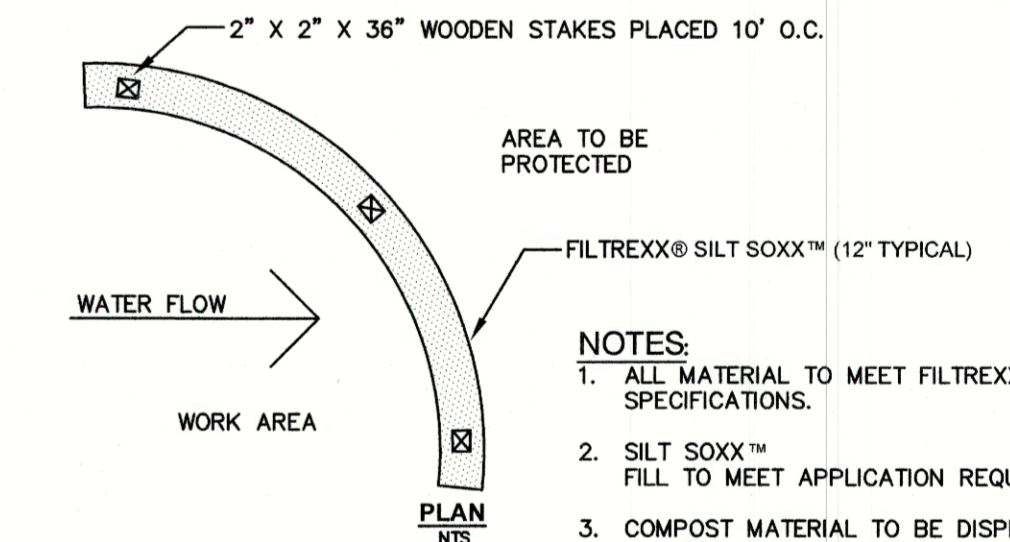
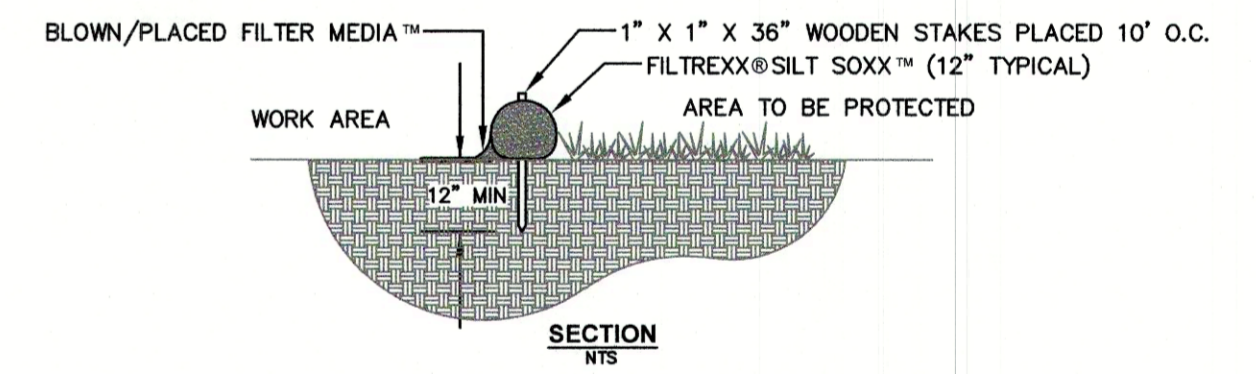
NOT TO SCALE



7. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

**MAINTENANCE:**

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



**FILTREXX® SILT SOXX™**

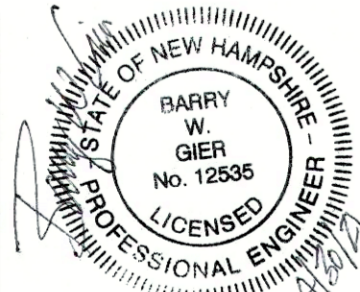
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**NOTES:**

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

Design: BWG Draft: E.JH Date: 4/28/21  
 Checked: BWG Scale: AS NOTED Project No.: 21124  
 Drawing Name: 21124-PLAN.dwg

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REV.	DATE	ISSUED FOR REVIEW	REVISION	BY
0	---	---	---	---

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET & EROSION/SEDIMENT CONTROL DETAILS**

Project: **PROPOSED COMMERCIAL DEVELOPMENT OLD TURNPIKE RD, NOTTINGHAM, NH**

Owner of Record: **PRECISION CUT LUMBER C/O WADE DEMANCHE 21 FIDLER TERRACE, LOWELL, MA 01850**

DRAWING No. **D1**

SHEET 2 OF 2  
 JBE PROJECT NO. 21124

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Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



Office 603-679-9597 X1  
Fax 603-679-1013  
plan.zone@nottingham-nh.gov

**Planning Board**

**Subdivision Plan  
Waiver Request Form**

*Under Subdivision Plan Regulations 5.4- 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:

Tax Map	4	Lot	1	Sub- Lot	1
Site Location: Old Turnpike Road (Route 4), Nottingham, NH					
Zoning District(s): Commercial					
Owner(s): Precision Cut Lumber (attn. Wade Demanche)					
Address of Owner(s): 21 Fidler Terrace Lowell, MA 01850					
Name of Applicant (if different from owner):					
Phone Number: 978-995-3283			Email: gneti@ymail.com		
Land Surveyor: Peter Landry, Landry Surveying LLC					

I, Wade Demanche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 8 Section 3(6), for the above case submittal:

(Subdivision Checklist Section 2-Item 31: 2-foot contours shown over entire site)

Existing survey & boundary covers front portion of property. The proposed development only utilizes the area where topographic survey was completed.

  
Signature of Owner/Applicant

4/30/21  
Date

Town of Nottingham  
P.O. Box 114  
139 Stage Road  
Nottingham NH 03290



Office 603-679-9597 X1  
Fax 603-679-1013  
plan.zone@nottingham-nh.gov

**Planning Board**

**Subdivision Plan  
Waiver Request Form**

*Under Subdivision Plan Regulations 5.4- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

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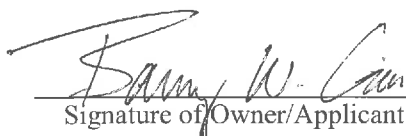
Name of Subdivision Plan:

Tax Map	4	Lot	1	Sub- Lot	1
Site Location: Old Turnpike Road (Route 4), Nottingham, NH					
Zoning District(s): Commercial					
Owner(s): Precision Cut Lumber (attn. Wade Demanche)					
Address of Owner(s): 21 Fidler Terrace					
Lowell, MA 01850					
Name of Applicant (if different from owner):					
Phone Number: 978-995-3283			Email: gneti@ymail.com		
Land Surveyor: Peter Landry, Landry Surveying LLC					

I, Wade Demanche Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 16 Section 3(2), for the above case submittal:

(Site Plan Checklist Section 3-Item 14: Drainage, Erosion & Sediment control plans)

Due to the large setback areas, the proposed building and gravel areas are located in the center of the project area. All areas within the front and side setbacks will be vegetated or re-vegetated to reduce the likelihood of erosion. The vegetated setback areas will serve as natural buffer areas for any stormwater runoff. Many components required under Article 16.3.2 are included on the plan. We ask that the Board waive the requirements of showing proposed grading throughout the project area.

  
Signature of Owner/Applicant

4/30/21  
Date

