

Case#

Project Name

Date



### 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 x

**Concurrent- Subdivision/ Site Plan Review** \_\_\_

**Amendment to Approval of:** Subdivision \_\_\_ Site Plan \_\_\_ Other \_\_\_

Total Acreage: 3	Current Use Acreage: 3	# of Proposed Lots: NA
Project Address: 111 Stage Rd Nottingham NH 03290		
Current Zoning Districts: Commercial		
Overlay Districts:	Map(s): 43	Lot (s): 15
Request: Retail Garden Center		

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#

Project Name

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<b>Owner 1:</b>		
Company: Benjamin Gooch		
Phone: 603-679-8673	Fax: 603-679-2960	E-mail: sybil@goochrealloghomes.com
Address: 107 Stage Rd Nottingham NH 03290		

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): James Funicella</b>		
Company: Nottingham Garden Center LLC		
Phone: 603-686-3864	Fax:	E-mail: funislawncare@gmail.com
Address: P O Box 56 Stratham NH 03885		

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

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

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### ABUTTER(S) LIST

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

\*

**1. APPLICANT INFORMATION:**

Printed Name: Jim Funicella Contact Telephone: 603-686-3864

Address: P O Box 56 Stratham NH 03885

**2. OWNER INFORMATION:**

Printed Name: Benjamin Gooch

Address: 107 Stage Rd Nottingham NH 03290

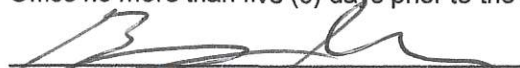
**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: Benjamin Gooch

Address: 107 Stage Rd Nottingham NH 03290

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.	43	12		Dennis & Jean Covill	5R Gerrish Drive Nottingham NH 03290
6.	43	13		Jonathon & Tracey Harvey	5 Gerrish Drive Nottingham NH 03290
7.	43	14		Thomas & Barbara Sayers	113 Stage Rd Nottingham NH 03290
8.	43	16		Benjamin Gooch	107 Stage Rd Nottingham NH 03290
9.	43	20		Mathew Olkovikas & Brieghan Gardner	110 Stage Rd Nottingham NH 03290
10.	43	21		David & Judy Witham	Mailing - P O Box 16 Nottingham NH 03290 Property - 3 Halls Way Nottingham NH 03290
11.	43	34		Timothy & Beth Witham	Mailing - P O Box 54 Nottingham NH 03290 Property - 4 Halls Way Nottingham NH 03290
12.					
13.					
14.					
15.					
16.					
17.					

I, Benjamin Gooch, 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..

  
Applicant's Signature

4/15/21  
Date



**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)

## 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)**


 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date 4-7-21

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**Property Owner(s)**

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**Property Owner(s)**

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**Property Owner(s)**

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 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: Retail Garden Center

Tax Map	<u>43</u>	Lot	<u>15</u>	Sub-Lot
Site Location:	<u>111 Stage Rd Nottingham NH 03290</u>			
Zoning District(s):	<u>Commercial</u>			
Owner(s):	<u>Benjamin Gooch</u>			
Address of Owner(s):	<u>107 Stage Rd Nottingham NH 03290</u>			
Applicant (if different from owner):	<u>James Funicella</u>			
Phone Number:	<u>603-686-3864</u>	Email:	<u>funislawncare@gmail.com</u>	
Land Surveyor:	<u>Nelson L. Thibault 6/28/96</u>			

I, Benjamin Gooch Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article \_\_\_\_\_ Section \_\_\_\_\_, for the above case submittal:

See attached

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[Signature]  
Signature of Owner/Applicant

4/19/21  
Date

*Waivers from Nottingham Planning Board Project Application Checklist:  
Section II General Plan Information*

*Section II General Plan Information*

#1 Size and presentation of sheet(s) per registry requirements and the subdivision regulations-  
**Simple change of use with no permanent changes**

#2 Title Block Information

g. Scale of Plan- **No Scale, drawn by owner**

h. Sheet number – **only one sheet**

i. Name, address, & telephone number of design firm – **No design firm used, only small non-permanent change to site plan**

#5 Certification block (for engineer or Surveyor)- **did not use one**

#9 List Federal emergency managements agency (FFEMA) sheets used to identify 100-year flood elevation, locate the elevation – **just change of use**

#10 Note the following: If, during construction, it becomes apparent that deficiencies exist in the approved designed drawings, the contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the town.”- **small change to site plan**

#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 the 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.- **Only small change to site plan**

#12 Note identifying which plans are to be recorded and which are on file at the town.- **Not a permanent change**

#15 Location & elevation(s) of 100-year flood zone per FEMA Flood insurance study- **Only small change**

#17 The following notes shall be provided:

F. Vicinity sketch showing 1,000 feet surrounding the site- **only small change**

#18 Boundary of entire property to be subdivided- **Not being subdivided, just change of use**

#19 Boundary monuments

A. Monuments found- **None found**

20. Existing streets

b. Status noted or labeled- **on attached 1996 site plan**

c. Right-of-way dimensioned- **No right of way**

d. Pavement width dimensioned- **No Pavement**

25# Wetland Delineation (including Prime Wetlands):

a. Limits of Wetlands- **only change of use**

b. Wetland delineation criteria- **only change of use**

c. Wetland scientist certification- **only change of use**

27# All required Setbacks- **Not on 1996 site plan but property was developed before 1994**

30# Location of Existing Overhead utility lines, poles, towers, etc- **shown on attached 1996 site plan**

31# Two-Foot contour interval topography shown over all subject parcels- **only change of use**

### *Section III Proposed site conditions plan*

#1 Surveyor's stamp and signature by licensed land surveyor- **attached 1996 site plan has it**

#6 Source and datum of topographic information (USGS required)- **Shown on attached 1996 site plan**

#8 Soil Conservation Services (SCS) soil survey information - **small change to site plan**

#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- **not a subdivision and just a small change to site plan.**

#32



# 100 foot Abutters List Report

Nottingham, NH  
April 20, 2021

## Subject Property:

Parcel Number: 043-0015-000  
CAMA Number: 043-0015-000  
Property Address: 111 STAGE ROAD

Mailing Address: O.R. GOOCH & SONS INC  
111 STAGE ROAD  
NOTTINGHAM, NH 03290

## Abutters:

Parcel Number: 043-0012-000  
CAMA Number: 043-0012-000  
Property Address: 5R GERRISH DRIVE

Mailing Address: COVILL, DENNIS L COVILL, JEAN A  
TRUSTEES COVILL FAM REV TRST 5R  
GERRISH DRIVE  
NOTTINGHAM, NH 03290 Res

Parcel Number: 043-0013-000  
CAMA Number: 043-0013-000  
Property Address: 5 GERRISH DRIVE

Mailing Address: HARVEY, JONATHON P HARVEY,  
TRACEY J  
5 GERRISH DRIVE  
NOTTINGHAM, NH 03290 Res

Parcel Number: 043-0014-000  
CAMA Number: 043-0014-000  
Property Address: 113 STAGE ROAD

Mailing Address: SAYERS, THOMAS SAYERS, BARBARA  
113 STAGE ROAD SAYERS, THOMAS &  
BARBARA REV TR  
NOTTINGHAM, NH 03290 Res

Parcel Number: 043-0016-000  
CAMA Number: 043-0016-000  
Property Address: 107 STAGE ROAD

Mailing Address: GOOCH, BENJAMIN G.  
107 STAGE ROAD  
NOTTINGHAM, NH 03290 Res

Parcel Number: 043-0020-000  
CAMA Number: 043-0020-000  
Property Address: 110 STAGE ROAD

Mailing Address: OLKOVIKAS, MATHEW GARDNER,  
BRIEGHAN L.  
110 STAGE ROAD  
NOTTINGHAM, NH 03290 Res

Parcel Number: 043-0021-001  
CAMA Number: 043-0021-001  
Property Address: 3 HALLS WAY

Mailing Address: WITHAM, DAVID J WITHAM, JUDY A  
PO BOX 16  
NOTTINGHAM, NH 03290 Res

Parcel Number: 043-0034-000  
CAMA Number: 043-0034-000  
Property Address: 4 HALLS WAY

Mailing Address: WITHAM TIMOTHY D WITHAM BETH E  
PO BOX 54  
NOTTINGHAM, NH 03290 Res



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.



MORTGAGE DEED

3729A  
Aug 14 1 46 PM '85  
Rockingham County  
Registry of Deeds

Benjamin L. Gooch of Nottingham, County of Rockingham and State of New Hampshire, for consideration paid, grants to Lumbertown, Inc., a corporation duly organized under the laws of the State of New Hampshire and having a principal place of business at Route 101, Raymond, New Hampshire, with mortgage covenants the secure payment of ELEVEN THOUSAND TWO HUNDRED SIX DOLLARS AND FORTY-THREE CENTS (\$11,206.43) with interest and to perform all agreements and conditions in a note of even date, the following:

A certain tract or parcel of land together with all buildings thereon located on the northeasterly side of Route 152, so-called, in Nottingham, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows, to wit:

Beginning at the southeasterly corner of land now or formerly of one Abigail Clark at a point on the northeasterly side of said Route 152, thence turning and running 49° 13' east, 353 feet, more or less to a point on the southwesterly bound of land now or formerly of one Norton, thence turning and running south 47° 31' East, 120 feet, more or less to a point on the southerly corner of said Norton land, thence continuing South 41° 45' East, 175.50 feet, more or less to a point being the easterly corner of the premises herein conveyed and the northerly corner of premises now or formerly of Victor R. Connor, thence turning and running South 41° 47' West 422.05 feet more or less to a point on the northeasterly side of Route 152, thence turning and running northwesterly along a stone wall on the northeasterly side of Route 152, 352.64 feet, more or less, to the point of beginning.

Meaning and intending to convey Lot 10 on a plan of subdivision of land of Oscar and Irene Gooch, Nottingham, N.H. drawn by David R. Noyes of Epsom, New Hampshire and duly recorded in the Rockingham County Registry of Deeds.

Being the same premises conveyed to grantor by deed of Oscar R. and Irene L. Gooch by deed dated October 4, 1973, and recorded in Rockingham County Registry of Deeds, Book 2211, page 1881.

Subject to prior mortgages of record.

The above described premises shall not be conveyed without first satisfying the obligation secured by this mortgage.

This mortgage is upon the statutory conditions, for any beach of which the mortgagee shall have the statutory power of sale. The proceeds of such sale shall be charged with all expenses thereof including reasonable attorneys' fees.

I, Octavia A. Gooch, wife of grantor, release all rights of homestead and other interests therein.

Witness our hands and seals this 12 day of ~~July~~<sup>August</sup> 1985.

WITNESS:  
Linda M. Durkee  
Linda M. Durkee

Benjamin L. Gooch  
Octavia A. Gooch

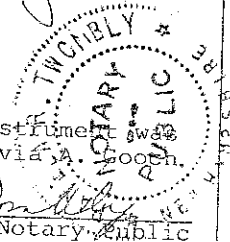
GORDON B. SNYDER  
ATTORNEY AT LAW  
ROUTE 27  
P. O. BOX 404  
RAYMOND,  
NEW HAMPSHIRE 03077

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM, SS.

On this 12th day of ~~July~~<sup>August</sup>, 1985, the foregoing instrument was acknowledged before me by Benjamin L. Gooch and Octavia A. Gooch.

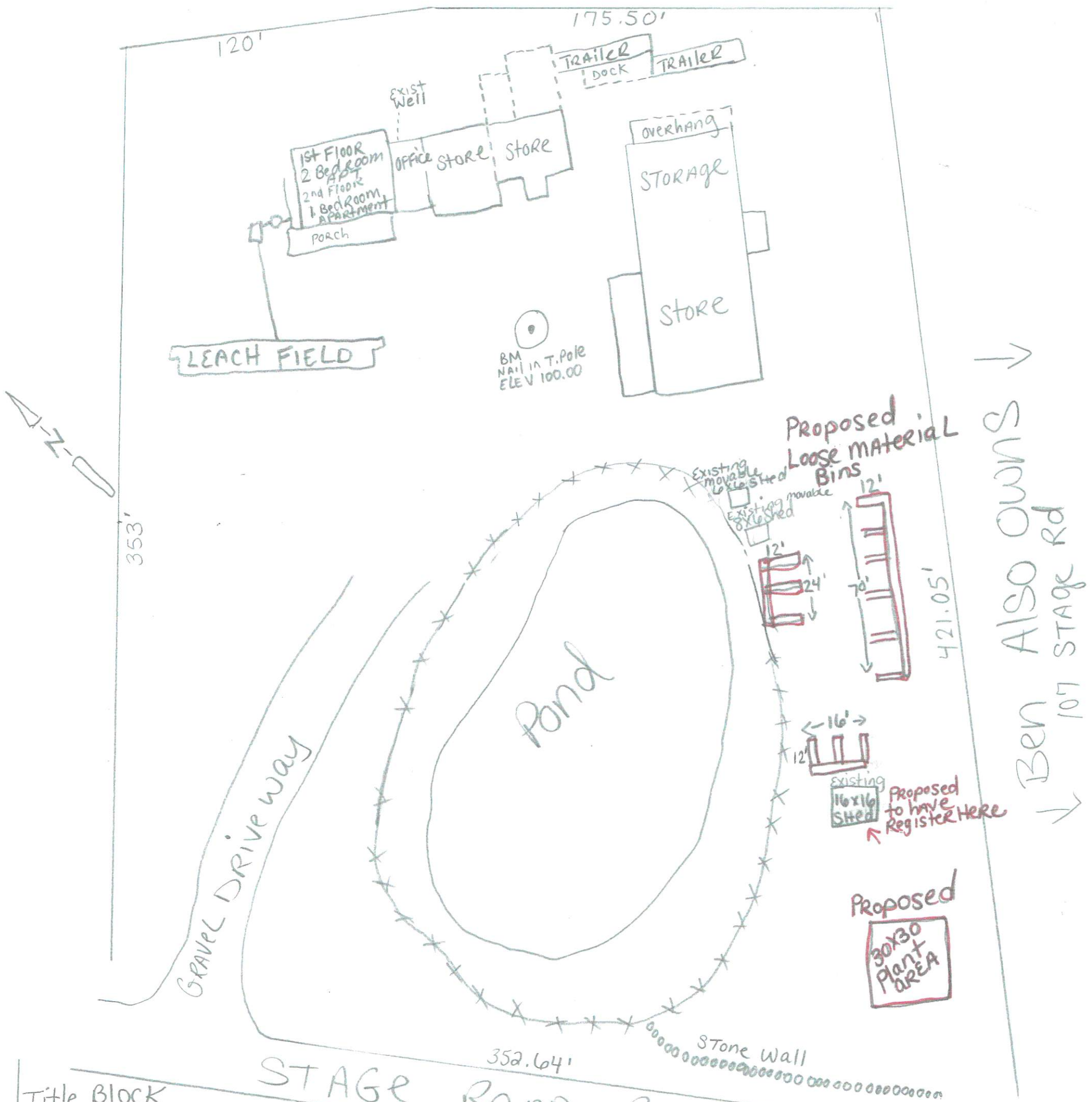
My Commission Expires July 17, 1989

Charles L. Donnelly  
Justice of the Peace/Notary Public



Commercial-current

Setbacks 100' from All boundaries 200' Frontage  
 minimum 200' x 200'. Property was developed before 1994.  
 Purpose of plan is to change of use to Retail Garden Center  
 and add Removable loose material Bins.



BEN ALSO OWNS ↓  
 107 STAGE Rd

Title Block

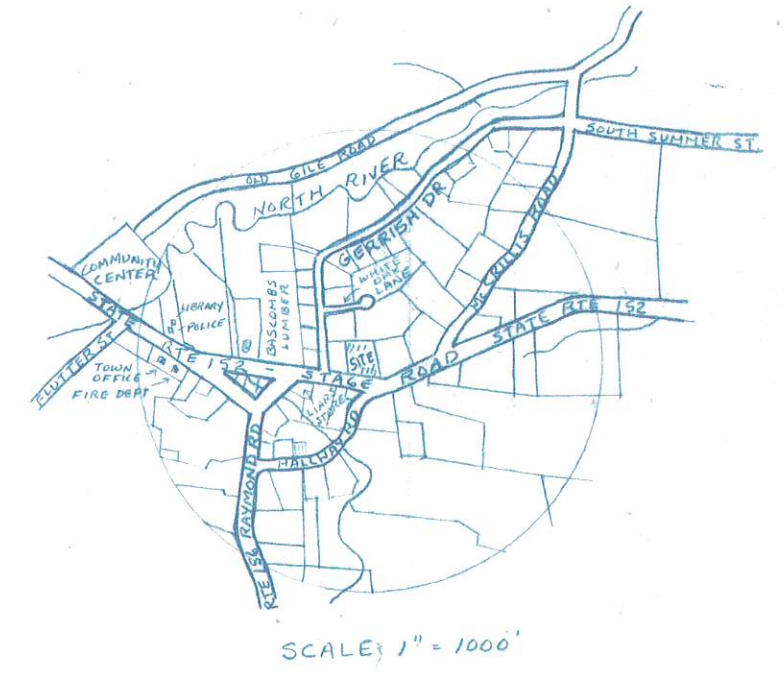
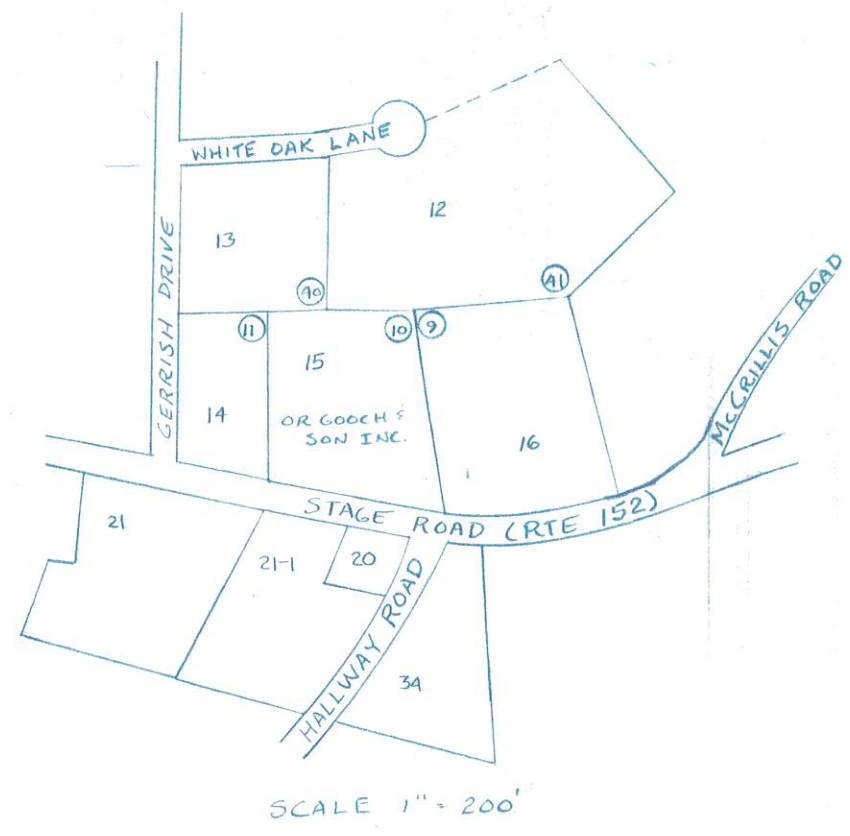
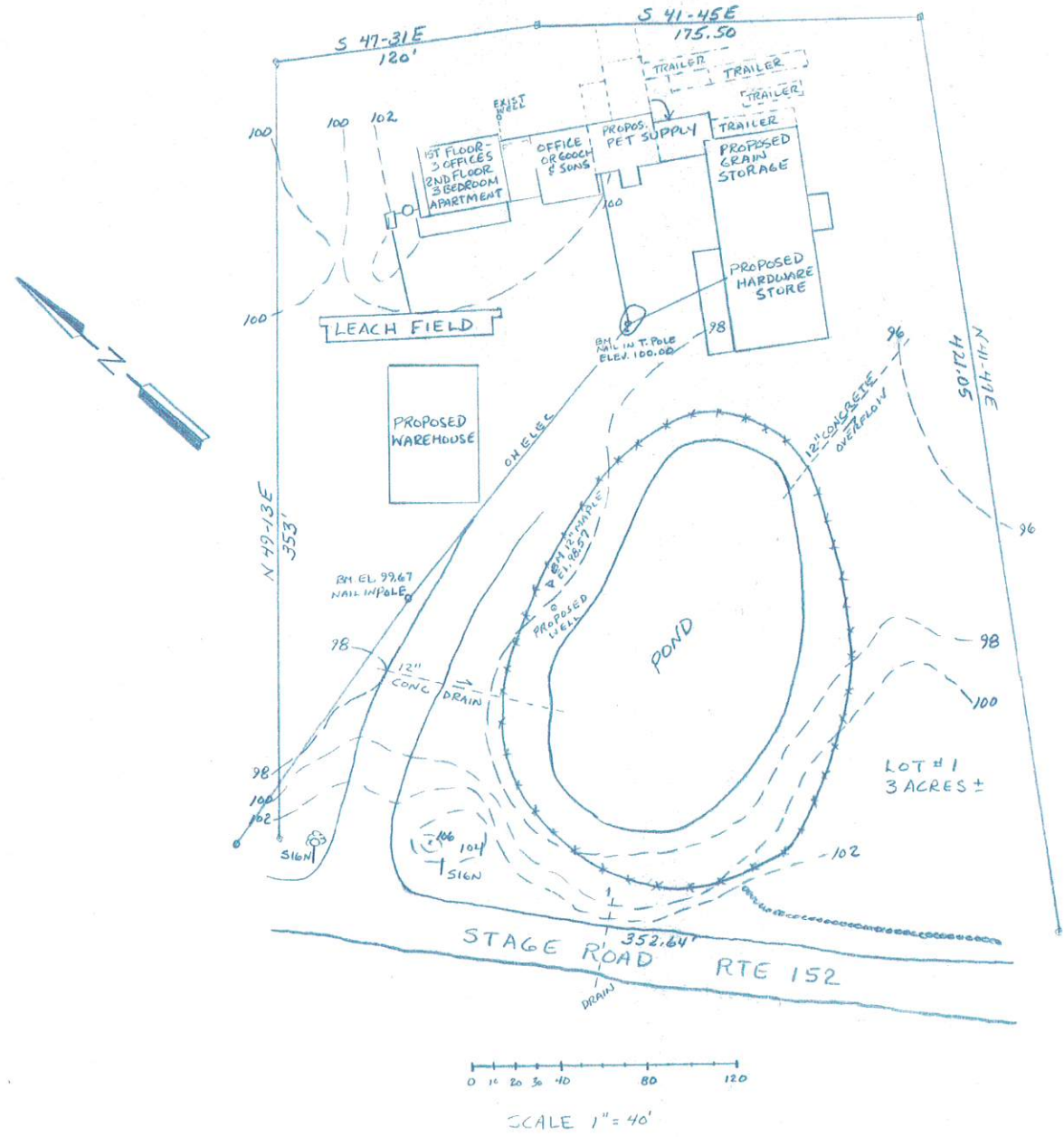
O.R. Gooch & Son Inc.  
 Retail Garden Center  
 111 STAGE Road Nottingham NH  
 MAP 43 LOT 15  
 owner - Benjamin Gooch 107 STAGE Rd  
 Nottingham NH 03290  
 4/14/21  
 James Funicella PO Box 56  
 STRATHAM, NH 03885

Revision Block

Planning Board Approval Block

STAGE ROAD RTE 152

- 12 - DENNIS L. COVILL - 5R GERRISH DR. , NOTTINGHAM, N.H. 03290
- 13 - JONATHAN P. HARVEY - 5 GERRISH DR. , NOTTINGHAM, N.H. 03290
- 14 - THOMAS A SAYERS - 113 ROUTE 152 NOTTINGHAM, N.H. 03290
- 21 - MADELINE WITHAM - PO BOX 5 , NOTTINGHAM, N.H. 03290
- 21-1 - DAVID WITHAM PO BOX 16 , NOTTINGHAM, N.H. 03290
- 20 - ARTHUR E SMITH PO BOX 203 , NOTTINGHAM, N.H. 03290
- 34 - TIMOTHY D WITHAM PO BOX 54 , NOTTINGHAM, N.H. 03290
- 16 - OSCAR B PEVEAR PO BOX 73 , NOTTINGHAM, N.H. 03290



SITE PLAN	
OWNER:	O. R. GOOCH & SON, INC
LOT NO.:	10 111 STAGE RD. NOTTINGHAM, N.H.
DATE:	6/28/96 SCALE 1" = 40'
CONTOUR INTERVAL:	2 FEET
DESIGNED BY:	NELSON L. THIBAUT PE, #3343
	PO BOX 273 NOTTINGHAM, NH 03290

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**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" submitted with all required information in accordance with the subdivision regulations and this checklist</u>	✓			
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. <b>Size and presentation of sheet(S) per registry requirements and the subdivision regulations</b>		✓		
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	✓			

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

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	Provided	N/A	Provided	N/A
a) Name labeled		✓		
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		✓		

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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 NHDES 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		✓		
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		✓		

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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.