

Applicant: _____

Case # _____



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
www.nottingham-nh.gov

**Planning Board
 Project Application**

Meeting: 3/28/2018

Case#: 18-002-SUB	Project Name: Cole Builders 211 Old TpK SUB	Date: 2/7/2018
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Formal Application(s):

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: 18.88	Current Use Acreage:	# of Proposed Lots: 6
Project Address: 211 OLD TURNPIECE ROAD		
Current Zoning Districts: RA		
Overlay Districts:	Map(s): 15	Lot (s): 8
Request: 6 lot subdivision		

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

Applicant: Cole Builders LLC

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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 2/6/18

Signature _____ Date _____

Property Owner(s)

Signature _____ Date _____

Signature _____ Date _____

Property Owner(s)

Signature _____ Date _____

Signature _____ Date _____

Property Owner(s)

Signature _____ Date _____

Signature _____ Date _____

COLE
NOTTINGHAM, NH

BLAISDELL SURVEY, LLC

TEST PIT #1 EVALUATED BY RTB DATE: 1-29-18

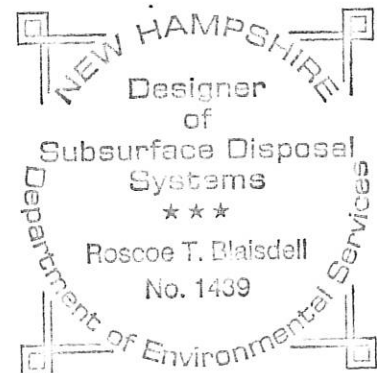
<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 12	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
12 – 30	10Y/R 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
30 – 45	10Y/R 5/8, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
45 – 64	2.5Y 5/6, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 40"
OBSERVED WATER @ NONE ROOTS TO: 46"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"

TEST PIT #2 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 12	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
12 – 30	10Y/R 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
30 – 45	10Y/R 5/8, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
45 – 70	2.5Y 5/6, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 40"
OBSERVED WATER @ NONE ROOTS TO: 54"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"



COLE
NOTTINGHAM, NH

BLAISDELL SURVEY, LLC

TEST PIT #3 EVALUATED BY RTB DATE: 1-29-18

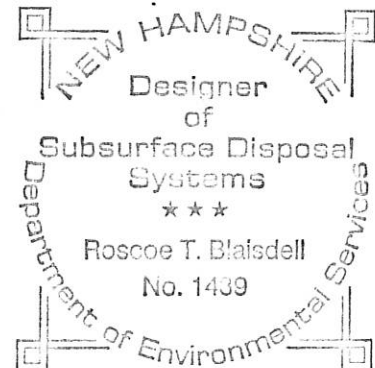
<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 13	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
13 – 31	10Y/R 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
31 – 41	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
41 – 61	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 41"
OBSERVED WATER @ NONE ROOTS TO: 54"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"

TEST PIT #2 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 16	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
16 – 31	10Y/R 4/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
31 – 43	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
43 – 70	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 42"
OBSERVED WATER @ NONE ROOTS TO: 54"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"



COLE
NOTTINGHAM, NH
BLAISDELL SURVEY, LLC

TEST PIT #5 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 6	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
6 – 20	10YR 6/8, BROWNISH YELLOWISH, FINE SANDY LOAM, FRIABLE
20 – 30	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
30 – 62	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 30"
OBSERVED WATER @ NONE ROOTS TO: 35"
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"

TEST PIT #6 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 6	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
6 – 20	10YR 6/8, BROWNISH YELLOWISH, FINE SANDY LOAM, FRIABLE
20 – 30	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
30 – 60	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 30"
OBSERVED WATER @ NONE ROOTS TO: 47"
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"



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NOTTINGHAM, NH

TEST PIT #7 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 - 7	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
7 - 24	10YR 4/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
24 - 54	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
54 - 74	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 54"
OBSERVED WATER @ NONE ROOTS TO: 54"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"

TEST PIT #8 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 - 8	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
8 - 20	10YR 4/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
20 - 43	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
43 - 69	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 43"
OBSERVED WATER @ NONE ROOTS TO: 67"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"



COLE
NOTTINGHAM, NH

TEST PIT #9 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 10	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
10 – 21	10YR 4/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
21 – 30	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
30 – 63	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 30"
OBSERVED WATER @ NONE ROOTS TO: 50"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"

TEST PIT #10 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 10	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
10 – 21	10YR 4/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
21 – 36	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
36 – 65	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 36"
OBSERVED WATER @ 44" ROOTS TO: 60"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"



COLE
NOTTINGHAM, NH

TEST PIT #11 EVALUATED BY RTB DATE: 1-29-18

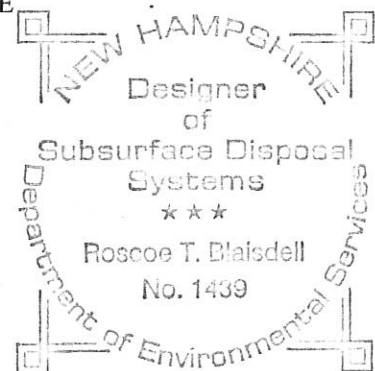
<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 8	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
7 – 37	10YR 4/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
37 – 52	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
52 – 6	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 52"
OBSERVED WATER @ NONE ROOTS TO: 51"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"

TEST PIT #12 EVALUATED BY RTB DATE: 1-29-18

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 – 5	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
5 – 25	10YR 4/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
25 – 52	2.5Y 5/6, LIGHT BROWN, FINE SANDY LOAM, FRIABLE
52 – 66	2.5Y 5/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FIRM

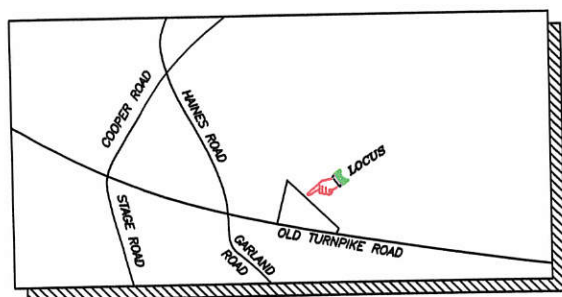
GRAVEL THROUGHOUT PROFILE
ESTIMATED SEASONAL HIGH WATER TABLE @ 52"
OBSERVED WATER @ NONE ROOTS TO: 50"
REFUSAL@ NONE RESTRICTIVE LAYER @ NONE
PERCOLATION RATE: 10 MIN/INCH @ 28"



LEGEND

- Denotes set drill hole in stone wall
Denotes granite bound
Denotes existing utility pole
Denotes soil type line
Denotes set witness iron pin at drill hole in stone wall
Denotes unmonumented angle point on property line

Table with 4 columns: NO., DATE, DESCRIPTION, BY.



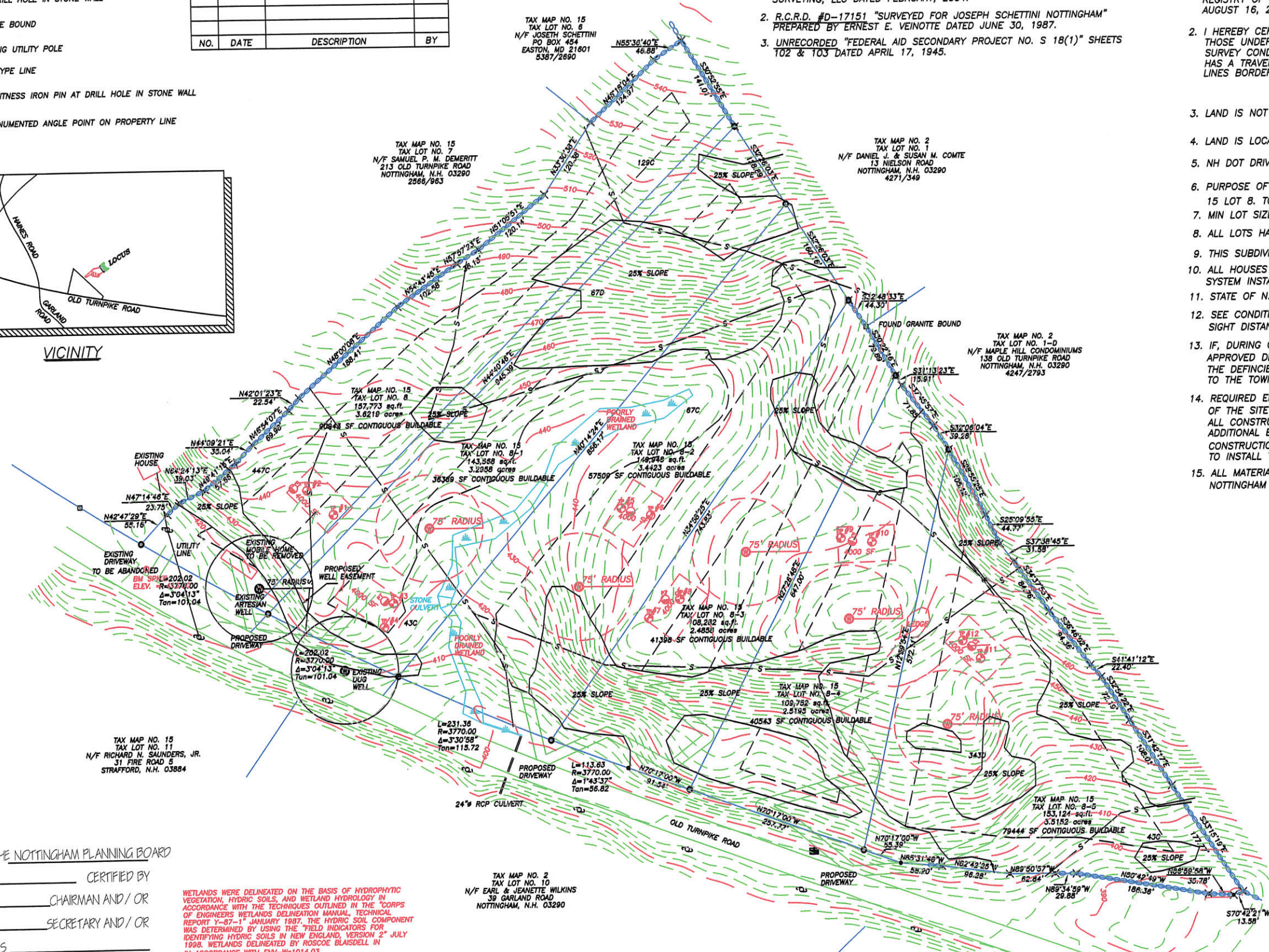
VICINITY

PLAN REFERENCES:

- 1. R.C.R.D. #D-31383 "PLAT OF LAND FOR PAUL B. AUIGER & MARGARET V. AUIGER IN NOTTINGHAM, NH ROCKINGHAM COUNTY" PREPARED BY LANDRY SURVEYING, LLC DATED FEBRUARY, 2004.
2. R.C.R.D. #D-17151 "SURVEYED FOR JOSEPH SCETTINI NOTTINGHAM" PREPARED BY ERNEST E. VEINOTTE DATED JUNE 30, 1987.
3. UNRECORDED "FEDERAL AID SECONDARY PROJECT NO. S 18(1)" SHEETS 102 & 103 DATED APRIL 17, 1945.

NOTES:

- 1. LAND IS DESCRIBED BY DEED OF JEFFREY COLE BUILDERS, LLC OF 140 RAYMOND ROAD, NOTTINGHAM, NH 03290 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5845 PAGE 1614 ON AUGUST 16, 2017.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN OCT., 2017 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
3. LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE.
4. LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE(RA).
5. NH DOT DRIVEWAY PERMIT NUMBER:
6. PURPOSE OF PLAN: TO CREATE 5 NEW RESIDENTIAL BUILDING LOTS FROM TAX MAP 15 LOT 8. TOTAL AREA INVOLVED IS 18.8808 ACRES.
7. MIN LOT SIZE 2 ACRES, MIN FRONTAGE 200', MIN SETBACKS 50' ALL SIDES.
8. ALL LOTS HAVE OVER 30,000 SF OF CONTIGUOUS BUILDABLE LAND.
9. THIS SUBDIVISION IS SUBJECT TO THE NOTTINGHAM IMPACT FEE SCHEDULE.
10. ALL HOUSES BUILT IN THIS SUBDIVISION ARE REQUIRED TO HAVE A SPRINKLER SYSTEM INSTALLED FOR FIRE PROTECTION.
11. STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER:
12. SEE CONDITIONS OF NHDOT DRIVEWAY PERMITS. LOT OWNERS TO MAINTAIN A 400' SIGHT DISTANCE BY REMOVING NECESSARY VEGETATION.
13. 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.
14. 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.
15. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS.

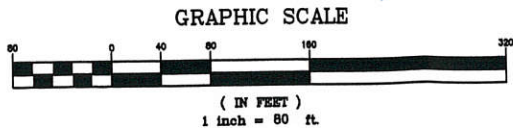


A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR THE OWNER OF RECORD JEFFREY COLE BUILDERS, LLC SITUATED IN THE TOWN OF NOTTINGHAM, NH TAX MAP 15 LOT 8

APPROVED BY THE NOTTINGHAM PLANNING BOARD ON _____ CERTIFIED BY _____ CHAIRMAN AND/ OR _____ SECRETARY AND/ OR _____ OTHER MEMBERS _____

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2" JULY 1998. WETLANDS DELINEATED BY ROSCOE BLAISDELL IN ACCORDANCE WITH EDW-Hq1014.03.

SOIL TYPES FROM WEB SOIL SURVEY
67C - PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
67D - PAXTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY.
129C - WOODBRIDGE FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
43C - CANTON GRAVELLY FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY.
447C - SCITUATE-NEWFIELDS COMPLEX, 8 TO 15% SLOPES, VERY STONY.
343D - CANTON GRAVELLY FINE SANDY LOAM, 15 TO 35% SLOPES, EXTREMELY BOULDERY.



NEW HAMPSHIRE Designer of Subsurface Disposal Systems Roscoe T. Blaisdell No. 1439 Department of Environmental Services

PREPARED BY: BLAISDELL SURVEY, LLC ROSCOE T. BLAISDELL, LLS 22 SCRIBNER ROAD, RAYMOND, N.H. 03077 DATE: 11/02/17 603-895-9947 JOB NO. 2559 FB NO. 31 DRAWING NAME: 2559SUB RBLAISDELL@COMCAST.NET