



AC

3.6 AC

17
3.7 AC

0.36 AC

20

3

200'

200'

107

2
620'

140.55'

160.03'

284.87'

391.37'

406.71'

A

34

4.57 AC

108

244.27'

75.73'

327.18'

104

166.55'

165.62'

344.44'

23-B
2.56 AC

34-A
10 AC

35
.66 AC

361.44'

361.44'

250'

470.65'

495.29'

27'
134.98'

75.6'

180.45'

455.82'

719.26'

248.61'

75.6'

56.58'

149.04'

86.5'

103.89'

234.1'

124.37'

505'

105.021'

156.13'

286.5'

67.44'

78'

293.0'

Case#

Project Name SOMER STABLES

Date

**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
Section I.				
General Requirements				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents <i>none</i>		X		
6. Any waiver request(s) submitted with justification in writing	X			
7. Technical reports and supporting documents (see Section IX & X of this checklist) <i>Does not apply</i>		X		
8. Completed Application Checklist	X			
Section II.				
General Plan Information				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations		W		
2. Title block information:				
a) Drawing title <i>Agricultural - DOES NOT apply</i>		X		
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

Case#

Project Name *Sornel Stables*

Date

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	<i>none</i>	X		
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	W			
4. Planning Board approval block provided on each sheet to be recorded	W			
5. Certification block (for engineer or surveyor)	W			
6. Match lines (if any)		X		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	W			
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."	W			
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."	W			
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."	W			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	W			
16. Plan and deed references	<i>Does not apply</i>	X		
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions	<i>none</i>	X		
e) List of required permits and permit approval numbers	<i>Building Permit 2014</i>	X		
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets				
18. Boundary of entire property to be subdivided	W			
19. Boundary monuments	W			
a) Monuments found	W			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	W			
c) Monuments to be set	W			
20. Existing streets:	W			

Case#

Project Name Sornel Stables

Date

a) Name labeled		W		
		Provid: d	N/A	Provid: d
				N/A
b) Status noted or labeled		W		
c) Right-of-way dimensioned		W		
d) Pavement width dimensioned		W		
21. Municipal boundaries (if any)			X	
22. Existing easements (identified by type)	NO easements on property		X	
A. Drainage easement(s)			X	
B. Slope easement(s)			X	
C. Utility easement(s)			X	
D. Temporary easement(s) (Such as temporary turnaround)			X	
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)			X	
F. Vehicular & pedestrian access easement(s)			X	
G. Visibility easement(s)			X	
H. Fire pond/cistern(s)			X	
I. Roadway widening easement(s)			X	
J. Walking trail easement(S)			X	
K. Other easement(s) Note type(s)			X	
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	none		X	
24. Area of each lot (in acres & square feet):		X		
a) Existing lot(s)		X		
b) Contiguous upland(s)		W		
25. Wetland delineation (including Prime Wetlands):		W		
a) Limits of wetlands		W		
b) Wetland delineation criteria		W		
c) Wetland Scientist certification		W		
26. Owner(s) signature(s)		X		
27. All required setbacks		X		
28. Physical features				
a) Buildings		X		
b) Wells		X		
c) Septic systems	none		X	
d) Stone walls	none		X	
e) Paved drives	none		X	
f) Gravel drives		X		
29. Location & name (if any) of any streams or water bodies	none		X	
30. Location of existing overhead utility lines, poles, towers, etc.		W		
31. Two-foot contour interval topography shown over all subject parcels		W		
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners		W		

Case#

Project Name Sorrel Stables

Date

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

Case#

Project Name Surrey Stables

Date

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

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

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
Commission 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: Sorel Stables

Tax Map | | Lot | | Sub-Lot |

SITE LOCATION: 108 Stage Rd, Nottingham NH

ZONING DISTRICT(S):

Devon Tyack

Address of OWNER(S): 108 Stage Rd Nottingham NH

Name of Applicant (if different from owner):

Phone Number: 978-360-9806 | Email: DevonTyack@yahoo.com

DATE SUBMITTED:

I, Devon Tyack Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article _____ Section _____, for the above case submittal:
Waived Section 11, -numbers 1, 3, 4, 5, 9, 10, 11, 15, 18, 19, 20, 24B, 25, 30, 31, 32

Waived Section 3

Waived Section 4

Waived Section 5

[Signature] Date 11/9/20
Signature of Owner/Applicant

Case#

Project Name Sorrel Stables

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: Sorrel Stables

Tax Map	Lot	Sub- Lot
Site Location: <u>108 Stage Rd. Nottingham NH</u>		
Zoning District(s):		
Owner(s): <u>Devan Tyack</u>		
Address of Owner(s): <u>108 Stage Rd, Nottingham NH</u>		
Applicant (if different from owner):		
Phone Number: <u>978-360-9806</u>	Email: <u>DevanTyack@Vehco.com</u>	
Land Surveyor:		

I, Devan Tyack Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article _____ Section _____, for the above case submittal:
waived Section 11 - numbers 1, 3, 4, 5, 9, 10, 11, 13, 15, 18, 19, 20, 24B, 25, 30, 31, 32.

Waived Section 3

waived Section 4

waived Section 5

[Signature]
Signature of Owner/Applicant

11/9/20
Date