

NOTTINGHAM
APPROVED
PLANNING BOARD

DATE

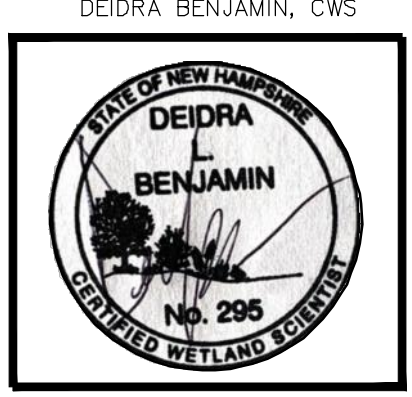
CONFORMANCE CHART:

| REQUIREMENT | LOT 4-2-1 | LOT 4-2-2 |
|---|---|---|
| FRONT ~ 50.0' | 50.0' PROVIDED | 50.0' PROVIDED |
| SIDE ~ 50.0' | 50.0' PROVIDED | 50.0' PROVIDED |
| REAR ~ 50.0' | 50.0' PROVIDED | 50.0' PROVIDED |
| WETLANDS SETBACK ~ 50.0' | 50.0' PROVIDED | 50.0' PROVIDED |
| POORLY DRAINED | | |
| LOT SIZE ~ 87,120 Sq. Ft., MIN. LOT FRONTAGE ~ 200.0' MAX. BLDG. HEIGHT ~ 34' | 4,337,298 Sq.Ft. PROVIDED 2,345.34' PROVIDED | 122,347 Sq.Ft. PROVIDED 403.47' PROVIDED |

WETLAND NOTES:

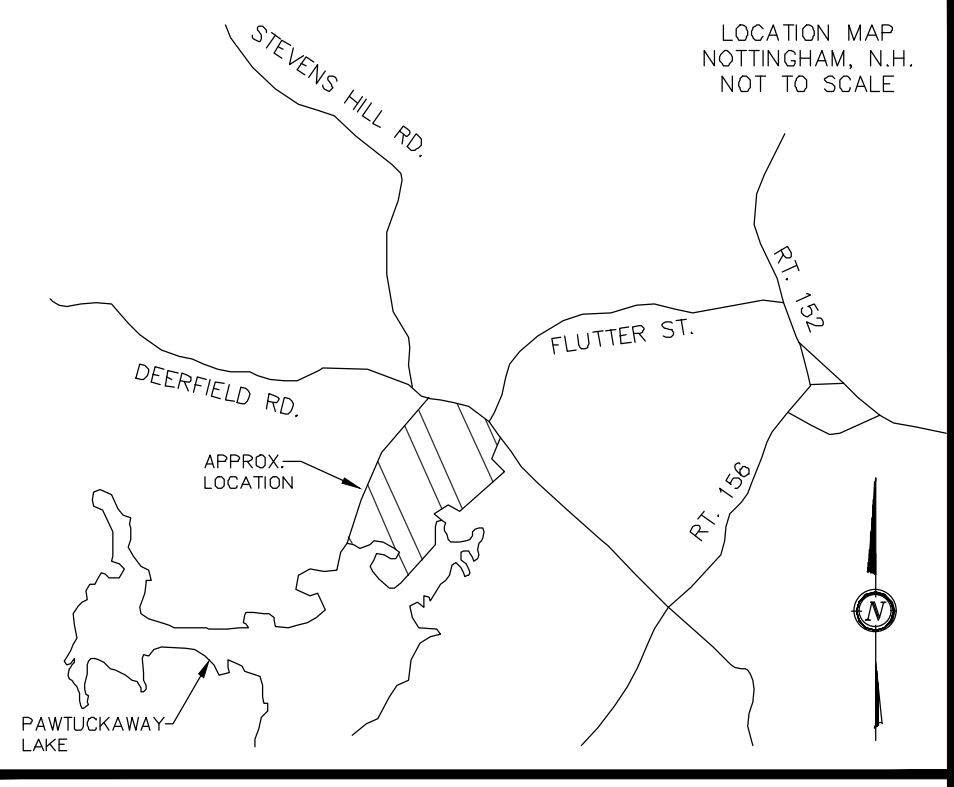
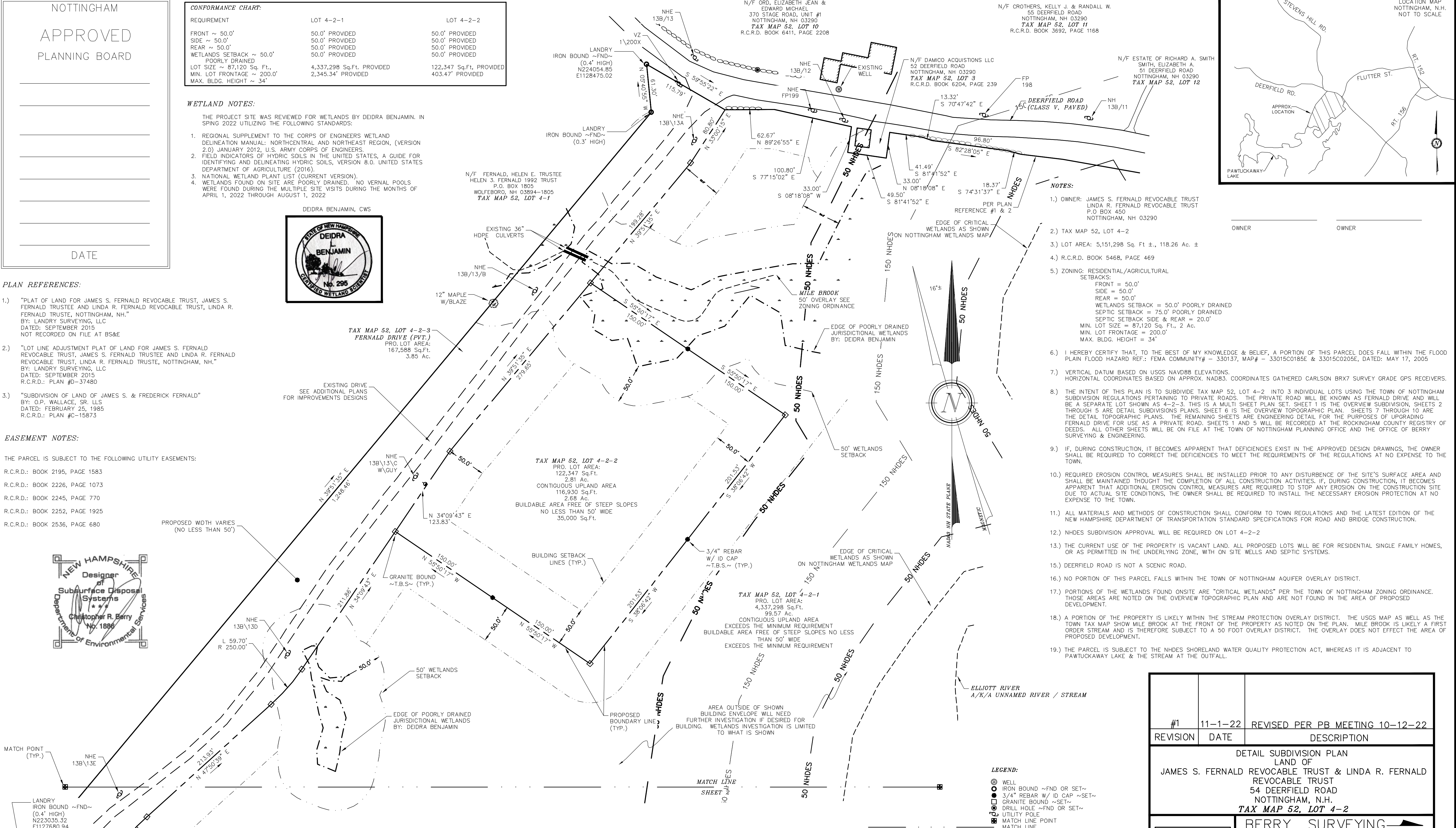
THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN, IN SPRING 2022 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
- WETLANDS FOUND ON SITE ARE POORLY DRAINED. NO VERNAL POOLS WERE FOUND DURING THE MULTIPLE SITE VISITS DURING THE MONTHS OF APRIL 1, 2022 THROUGH AUGUST 1, 2022.



- PLAN REFERENCES:**
- "PLAT OF LAND FOR JAMES S. FERNALD REVOCABLE TRUST, JAMES S. FERNALD TRUSTEE AND LINDA R. FERNALD REVOCABLE TRUST, LINDA R. FERNALD TRUSTE, NOTTINGHAM, NH." BY: LANDRY SURVEYING, LLC DATED: SEPTEMBER 2015 NOT RECORDED ON FILE AT BS&E
 - "LOT LINE ADJUSTMENT PLAT OF LAND FOR JAMES S. FERNALD REVOCABLE TRUST, JAMES S. FERNALD TRUSTEE AND LINDA R. FERNALD REVOCABLE TRUST, LINDA R. FERNALD TRUSTE, NOTTINGHAM, NH." BY: LANDRY SURVEYING, LLC DATED: SEPTEMBER 2015 R.C.R.D.: PLAN #D-37480
 - "SUBDIVISION OF LAND OF JAMES S. & FREDERICK FERNALD" BY: O.P. WALLACE, SR. ILLS DATED: FEBRUARY 25, 1985 R.C.R.D.: PLAN #C-15873

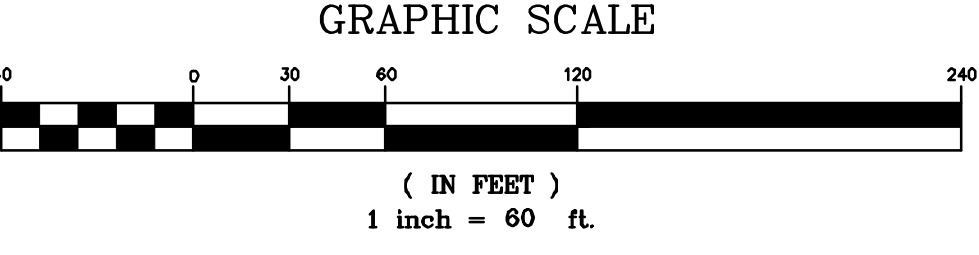
- EASEMENT NOTES:**
- THE PARCEL IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
- R.C.R.D.: BOOK 2195, PAGE 1583
 - R.C.R.D.: BOOK 2226, PAGE 1073
 - R.C.R.D.: BOOK 2245, PAGE 770
 - R.C.R.D.: BOOK 2252, PAGE 1925
 - R.C.R.D.: BOOK 2536, PAGE 680



- NOTES:**
- OWNER: JAMES S. FERNALD REVOCABLE TRUST
LINDA R. FERNALD REVOCABLE TRUST
P.O. BOX 450
NOTTINGHAM, NH 03290
 - TAX MAP 52, LOT 4-2
 - LOT AREA: 5,151,298 Sq. Ft ±, 118.26 Ac. ±
 - R.C.R.D. BOOK 5468, PAGE 469
 - ZONING: RESIDENTIAL/AGRICULTURAL
SETBACKS:
FRONT = 50.0'
SIDE = 50.0'
REAR = 50.0'
WETLANDS SETBACK = 50.0' POORLY DRAINED
SEPTIC SETBACK SIDE & REAR = 20.0'
MIN. LOT SIZE = 87,120 Sq. Ft., 2 Ac.
MIN. LOT FRONTAGE = 200.0'
MAX. BLDG. HEIGHT = 34'
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0185E & 33015C0205E, DATED: MAY 17, 2005
 - VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON APPROX. NAD83. COORDINATES GATHERED CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 52, LOT 4-2 INTO 3 INDIVIDUAL LOTS USING THE TOWN OF NOTTINGHAM SUBDIVISION REGULATIONS PERTAINING TO PRIVATE ROADS. THE PRIVATE ROAD WILL BE KNOWN AS FERNALD DRIVE AND WILL BE A SEPARATE LOT SHOWN AS 4-2-3. THIS IS A MULTI SHEET PLAN SET. SHEET 1 IS THE OVERVIEW SUBDIVISION, SHEETS 2 THROUGH 5 ARE DETAIL SUBDIVISIONS PLANS. SHEET 6 IS THE OVERVIEW TOPOGRAPHIC PLAN. SHEETS 7 THROUGH 10 ARE THE DETAIL TOPOGRAPHIC PLANS. THE REMAINING SHEETS ARE ENGINEERING DETAIL FOR THE PURPOSES OF UPGRADING FERNALD DRIVE FOR USE AS A PRIVATE ROAD. SHEETS 1 AND 5 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL OTHER SHEETS WILL BE ON FILE AT THE TOWN OF NOTTINGHAM PLANNING OFFICE AND THE OFFICE OF BERRY SURVEYING & ENGINEERING.
 - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - NHDES SUBDIVISION APPROVAL WILL BE REQUIRED ON LOT 4-2-2
 - THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES, OR AS PERMITTED IN THE UNDERLYING ZONE, WITH ON SITE WELLS AND SEPTIC SYSTEMS.
 - DEERFIELD ROAD IS NOT A SCENIC ROAD.
 - NO PORTION OF THIS PARCEL FALLS WITHIN THE TOWN OF NOTTINGHAM AQUIFER OVERLAY DISTRICT.
 - PORTIONS OF THE WETLANDS FOUND ONSITE ARE "CRITICAL WETLANDS" PER THE TOWN OF NOTTINGHAM ZONING ORDINANCE. THOSE AREAS ARE NOTED ON THE OVERVIEW TOPOGRAPHIC PLAN AND ARE NOT FOUND IN THE AREA OF PROPOSED DEVELOPMENT.
 - A PORTION OF THE PROPERTY IS LIKELY WITHIN THE STREAM PROTECTION OVERLAY DISTRICT. THE USGS MAP AS WELL AS THE TOWN TAX MAP SHOW MILE BROOK AT THE FRONT OF THE PROPERTY AS NOTED ON THE PLAN. MILE BROOK IS LIKELY A FIRST ORDER STREAM AND IS THEREFORE SUBJECT TO A 50 FOOT OVERLAY DISTRICT. THE OVERLAY DOES NOT EFFECT THE AREA OF PROPOSED DEVELOPMENT.
 - THE PARCEL IS SUBJECT TO THE NHDES SHORELAND WATER QUALITY PROTECTION ACT, WHEREAS IT IS ADJACENT TO PAWTUCKAWAY LAKE & THE STREAM AT THE OUTFALL.

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION.

Eric Thomas
Date: 1/30/2023
#eSA2023013002



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM - 1:10,000-

Kenneth A. Berry 1-17-23
KENNETH A. BERRY L.L.S. 805 DATE

- LEGEND:**
- WELL
 - IRON BOUND ~FND OR SET~
 - 3/4" REBAR W/ ID CAP ~SET~
 - GRANITE BOUND ~SET~
 - DRILL HOLE ~FND OR SET~
 - UTILITY POLE
 - MATCH LINE POINT
 - MATCH LINE
 - EXISTING PERIMETER BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED BUILDING SETBACK LINE
 - SURVEY TIE LINE
 - POORLY DRAINED JURISDICTIONAL WETLANDS
 - 50' WETLANDS SETBACK
 - 75' LOCAL SURFACE WATER SETBACK
 - STREAM AND CRITICAL WETLAND
 - STONE WALL
 - STONE WALL REMAINS
 - FND
 - T.B.S. TO BE SET
 - TYP
 - R.C.R.D.

| # | REVISION | DATE | DESCRIPTION |
|---|----------|---------------------------------|-------------|
| 1 | 11-1-22 | REVISED PER PB MEETING 10-12-22 | |

DETAIL SUBDIVISION PLAN
LAND OF
JAMES S. FERNALD REVOCABLE TRUST & LINDA R. FERNALD REVOCABLE TRUST
54 DEERFIELD ROAD
NOTTINGHAM, N.H.
TAX MAP 52, LOT 4-2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : SEPTEMBER 19, 2022
FILE NO. : DB 2022 - 015

SHEET 2 OF 17

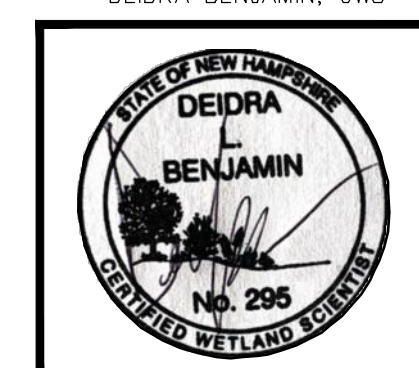
LEGEND:

- WELL
- IRON BOUND ~FND OR SET~
- 3/4" REBAR W/ ID CAP ~SET~
- GRANITE BOUND ~SET~
- DRILL HOLE ~FND OR SET~
- UTILITY POLE
- BENCHMARK (AS NOTED)
- TEST HOLE (AS NOTED)
- MATCH LINE POINT
- MATCH LINE
- EXISTING PERIMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED SEPTIC SETBACK LINE
- 4,000 Sq. Ft. SEPTIC LEACHING AREA
- STEEP SLOPE >25%
- POTENTIAL EASEMENT
- SURVEY TIE LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- FLOOD ZONE
- NRCS SOILS LINE
- 50' NHDES
- 150' NHDES
- 250' NHDES
- FND
- TYP
- R.C.R.D.

WETLAND NOTES:

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DEIDRA BENJAMIN, CWS



TEST HOLES:

CONDUCTED 7-7-22 BY CRB PERMIT #1886

TH #5

- 0-0.4' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE, DUFF
- 0.4'-1.8' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE, DUFF
- 2.1'-4.2' 2.5Y 6/4 FINE LOAMY SAND, MEDIUM, BLOCKY, FRIABLE
- REDOX @ 1.8', VERY ROCKY, FIRM IN HOLE

E.S.H.W.T. = 2.1'
ROOTS TO 2.1'
NO REFUSAL
P = 8 MIN/IN

TH #6

- 0-0.4' 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE, DUFF
- 0.4'-2.2' 10YR 5/8 FINE SANDY LOAM, GRANULAR, FRIABLE, DUFF
- 2.2'-4.4' 2.5Y 6/4 FINE LOAMY SAND, GRANULAR, MOIST, FRIABLE IN HAND, FIRM IN HOLE

E.S.H.W.T. = 2.2'
ROOTS TO 2.2'
NO REFUSAL
P = 8 MIN/IN

SOILS:

43C - CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY

SOILS (CONT.):

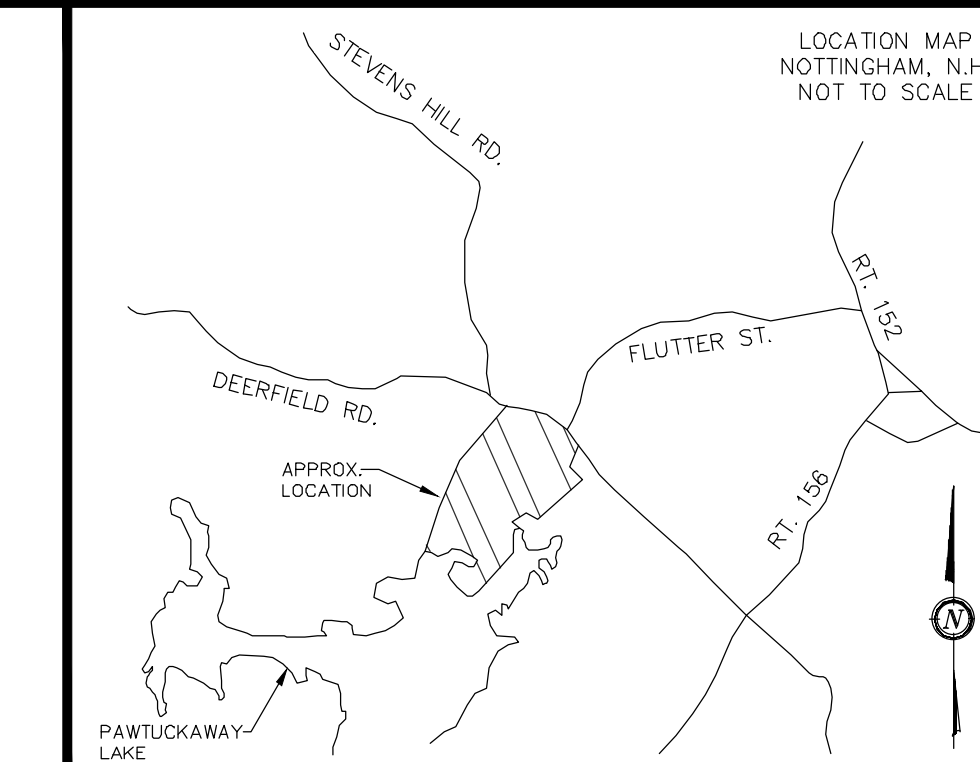
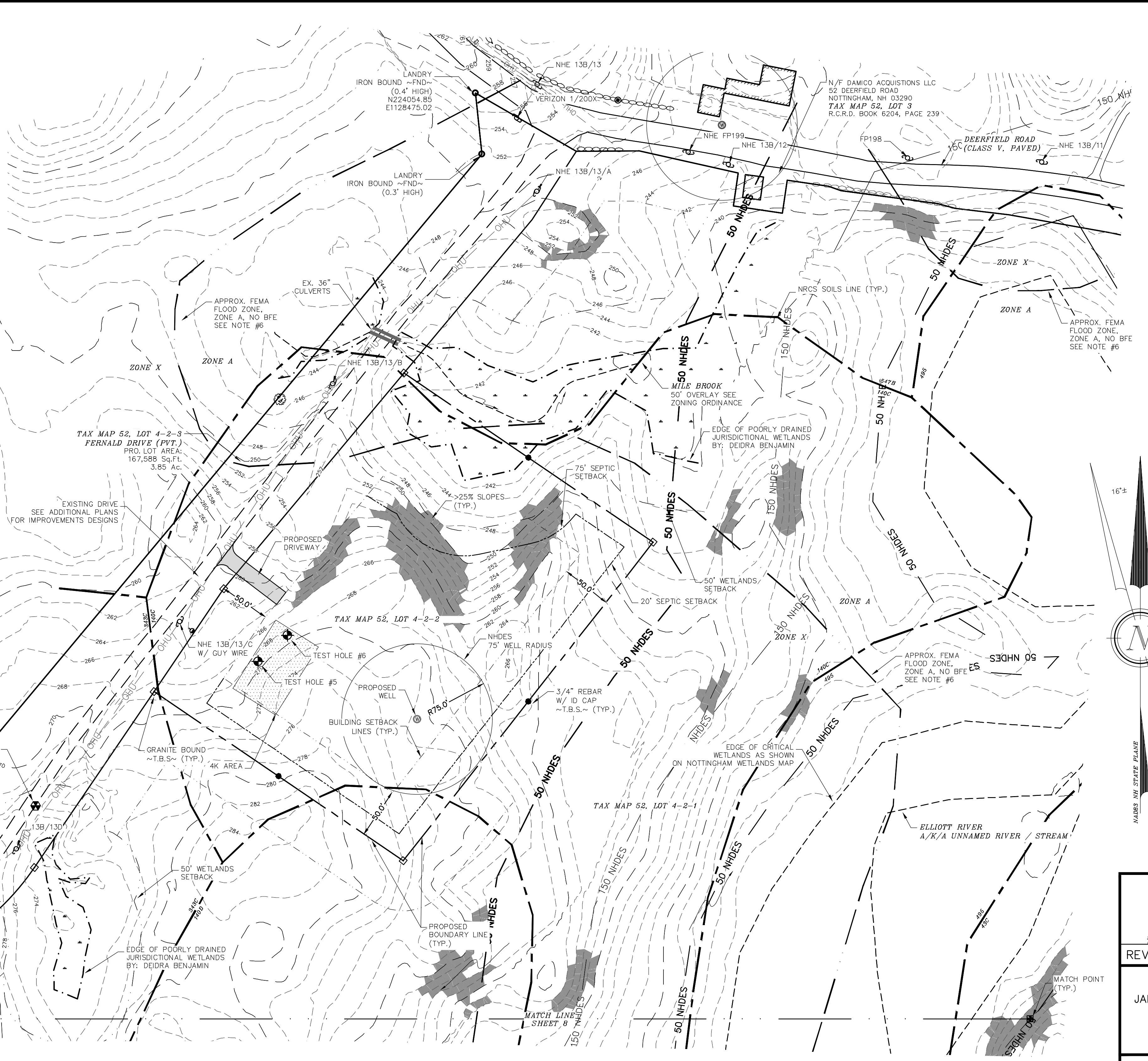
343D - CANTON GRAVELLY FINE SANDY LOAM, 15-35% SLOPES, EXTREMELY BOULDERY

447B - SCITUATE-NEWFIELDS COMPLEX, 3-8% SLOPES, VERY STONY

495 - NATCHAUG MUCKY PEAT, 0-2% SLOPES

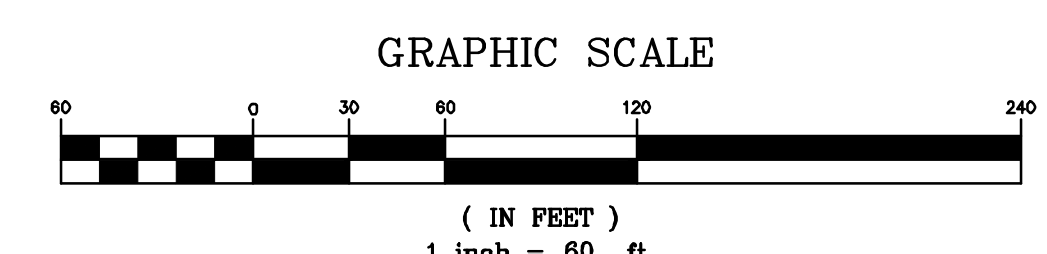
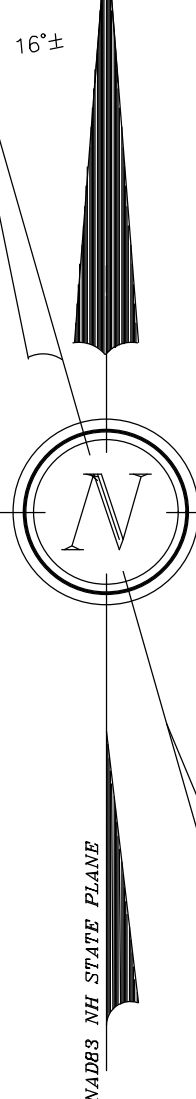
547B - WALPOLE VERY FINE SANDY LOAM, 3-8% SLOPES, VERY STONY

SEE WEBSOIL USDA-NRCS



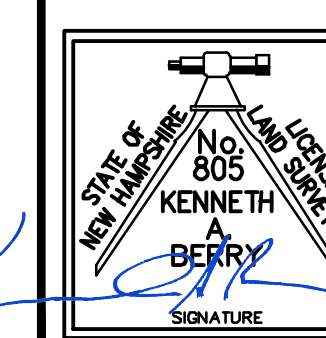
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- THE INTENT OF THIS PLAN IS TO SHOW THE TOPOGRAPHIC FEATURES OF THE PROPOSED SUBDIVISION.
- WELL AND SEPTIC RESERVE AREAS ARE NON-EXCLUSIVE AREAS. THOUGH THOSE SHOWN MEET THE NOTTINGHAM ZONING AND SUBDIVISION REGULATIONS THERE ARE LIKELY OTHER AREAS ON THE LOT THAT QUALIFY FOR WELL AND SEPTIC PLACEMENT.



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM - 1:10,000-

Kenneth A. Berry 1-17-23
KENNETH A. BERRY L.L.S. 805 DATE



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| DETAIL SUBDIVISION TOPOGRAPHY PLAN | | |
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| JAMES S. FERNALD REVOCABLE TRUST & LINDA R. FERNALD REVOCABLE TRUST | | |
| 54 DEERFIELD ROAD | | |
| NOTTINGHAM, N.H. | | |
| TAX MAP 52, LOT 4-2 | | |
| BERRY SURVEYING & ENGINEERING | | |
| 335 SECOND CROWN POINT RD. | | |
| BARRINGTON, N.H. (603)332-2863 | | |
| SCALE : | 1 IN. EQUALS 60 FT | |
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