

# PROPOSED SUBDIVISION PLAN

## KENNARD ROAD

### NOTTINGHAM, NEW HAMPSHIRE

# PERMIT PLANS

**REQUIRED PERMITS**  
NHDES SUBDIVISION APPROVAL: PENDING

**OWNER & APPLICANT:**  
ESTES FAMILY TRUST  
WARREN C. ESTES &  
DARLENE A. ESTES, TRUSTEES  
9 PARTRIDGE ROAD  
WINDHAM, N.H. 03807

**LAND SURVEYOR, CIVIL ENGINEER, AND  
WETLAND SCIENTIST:**

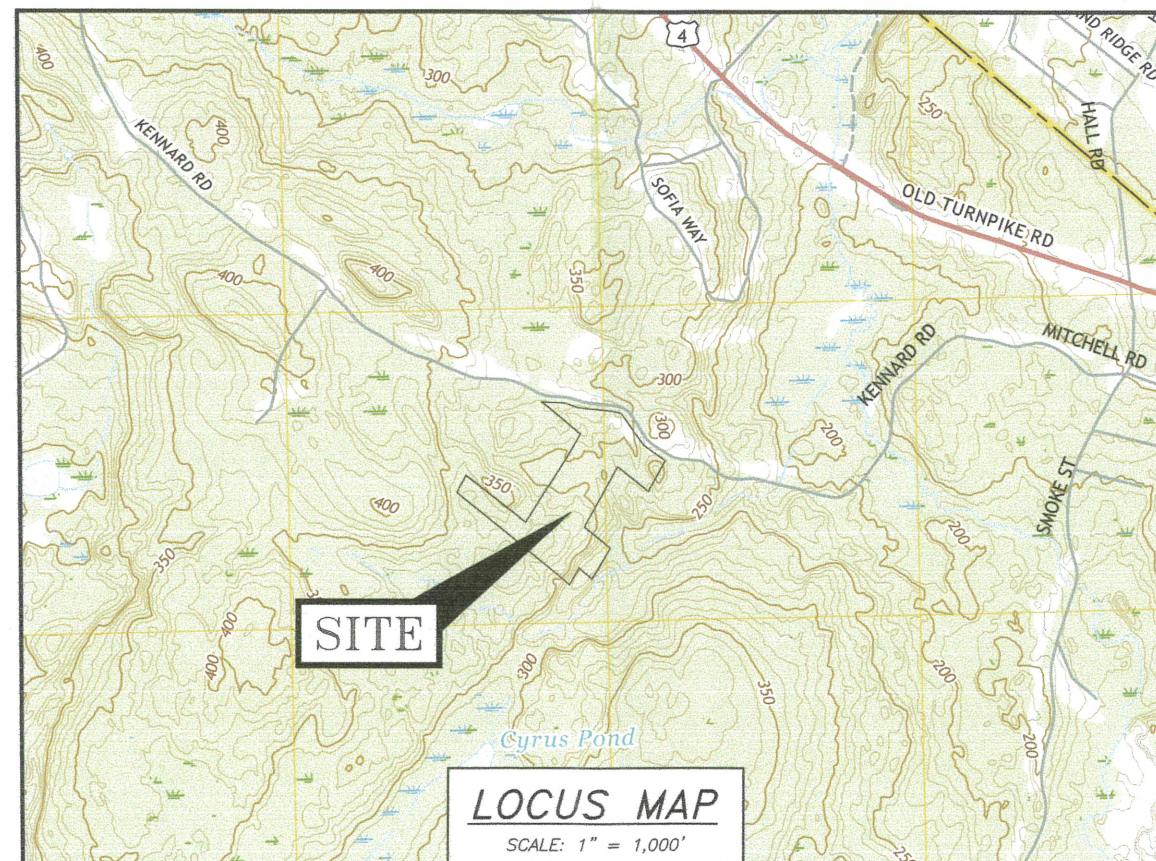
**AMBIT ENGINEERING, INC.**  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801-7114  
TEL: (603) 430-9282  
FAX: (603) 436-2315

**UTILITY CONTACTS**

**ELECTRIC:**  
NEW HAMPSHIRE ELECTRIC CO-OP  
579 TENNEY MOUNTAIN HIGHWAY  
PLYMOUTH, N.H. 03264-3154  
Tel. (800) 698-2007,  
EMAIL: Esolutions@nhec.com

**COMMUNICATIONS:**  
FAIRPOINT  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**CABLE:**  
XFINITY BY COMCAST  
MIKE COLLINS  
334B CALEF HIGHWAY  
EPPING, N.H. 03042  
Tel. (603) 679-5695  
Ext. 1037



**LEGEND:**

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK LINE
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
	U	UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC WIRES
	---	RETAINING WALL
	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD/PULLBOX
C.O.	C.O.	WATER SHUT OFF/CURB STOP
		PIPE CLEANOUT
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
SMH	SMH	SEWER MANHOLE
DMH	DMH	DRAIN MANHOLE
WMH	WMH	WATER METER MANHOLE
		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
CL	CL	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



**INDEX OF SHEETS**

- SUBDIVISION PLAN SHEET 1 OVERALL PROPERTY
- SUBDIVISION PLAN SHEET 2 FOR SUBDIVISION LOT DETAIL
- C1 - EXISTING CONDITIONS PLAN
- C2 - SUBDIVISION SITE PLAN
- D1 - TEST PIT DATA

**PROPOSED SUBDIVISION PLAN**  
KENNARD ROAD  
NOTTINGHAM, N.H.

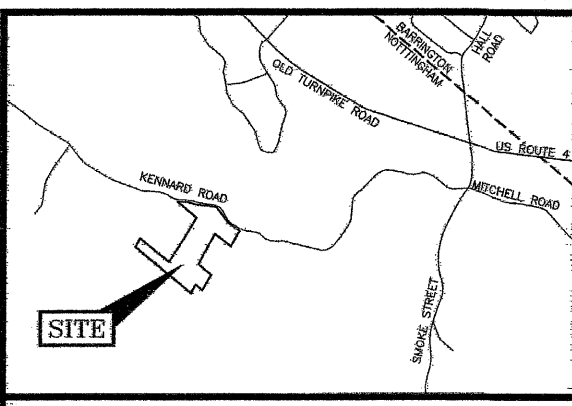
APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

Half Size

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 18 OCTOBER 2021



LOCATION MAP SCALE 1"=2,000'

PLAN REFERENCES:

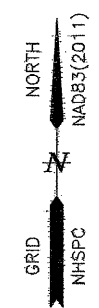
- 1) SUBDIVISION PLAN OF LAND, ABBIE KENNARD ESTATE AND ROBERT BOWEN, NOTTINGHAM, N.H. PREPARED BY FREDRICK E. DREW ASSOCIATES. DATED NOVEMBER 1978. R.C.R.D. PLAN D-8535.
- 2) SHEET 3 OF 4, 241 ACRES ±. PREPARED BY O.P. WALLACE, SR. DATED SEPTEMBER - DECEMBER 1981. R.C.R.D. PLAN D-15014.

ADDITIONAL ABUTTERS

- 12/11 N/F WOODWARD-LEGARD FAMILY REVOCABLE TRUST HARVEY W. WOODWARD & LAURIE LEGARD, TRUSTEES 62 STAGE ROAD NOTTINGHAM, NH 03290 5805/2473
- 12/12 N/F ERIC J. COOK & JENNI C. COOK 88 KENNARD ROAD NOTTINGHAM, NH 03290 4221/2759
- 12/20 N/F JOHN T. FERNALD, JR. 2016 REVOCABLE TRUST JOHN T. FERNALD, JR., TRUSTEE 16 DEERFIELD ROAD NOTTINGHAM, NH 03290 5913/639

LENGTH TABLE

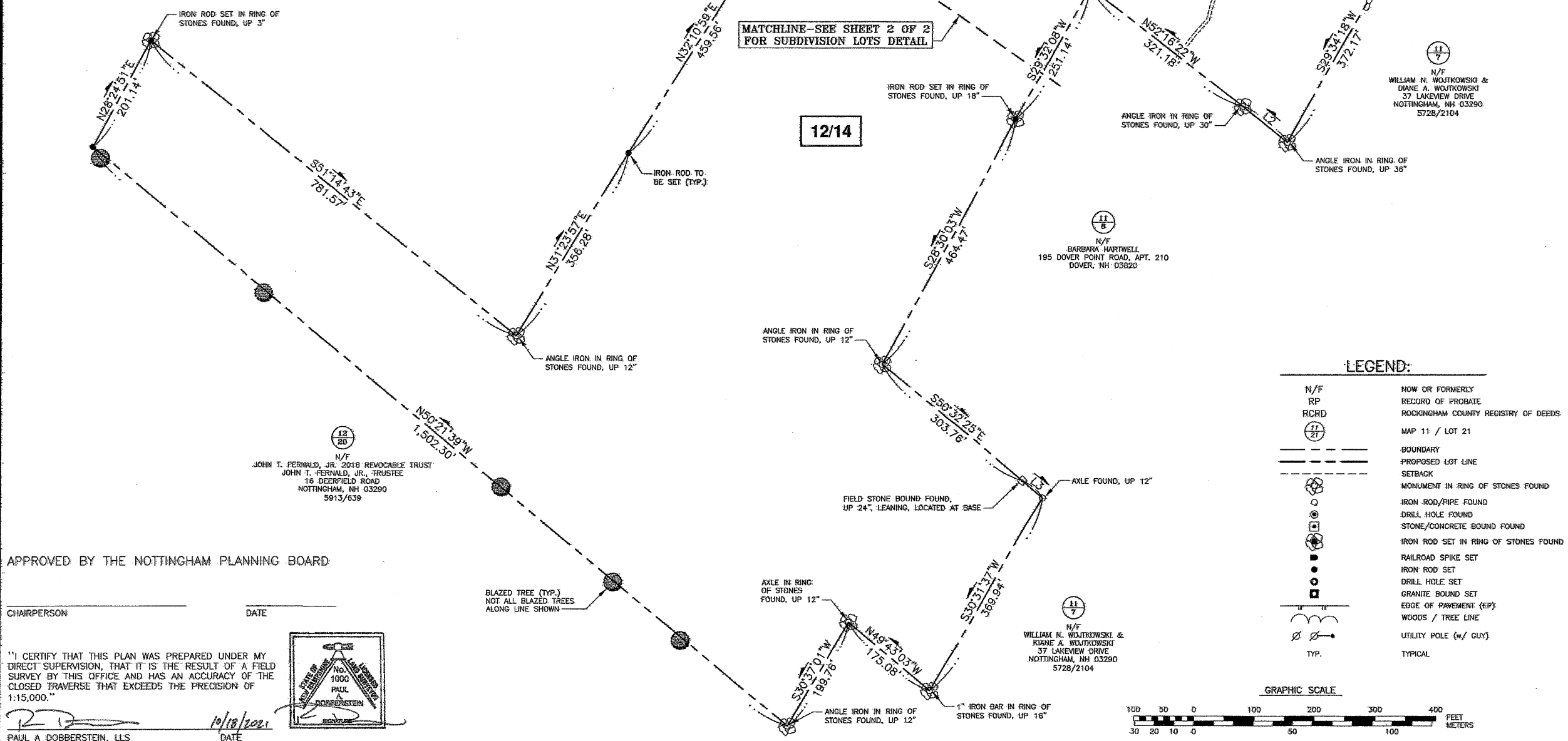
LINE	BEARING	DISTANCE
L1	S76°52'14"E	95.63'
L2	N50°58'29"W	95.42'
L3	S48°31'47"E	43.18'



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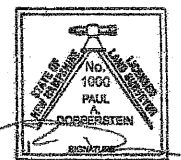
NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 12 AS LOT 14.
- 2) OWNER OF RECORD: ESTES FAMILY TRUST WARREN C. ESTES & DARLENE A. ESTES, TRUSTEES 9 PARTRIDGE ROAD WINDHAM, NH 03087 6246/2481 R.C.R.D. PLAN D-8535
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0115E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA: 1,435,464 S.F. 32.9537 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENTIAL-AGRICULTURAL ZONING DISTRICT (R/A).
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 50 FEET, SIDE 50 FEET, REAR 50 FEET  
MAXIMUM STRUCTURE HEIGHT: 34 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 12 LOT 14 IN THE TOWN OF NOTTINGHAM INTO FOUR LOTS.
- 8) SEE SHEET 2 OF 2 FOR SUBDIVISION LOT DETAIL AND METES & BOUNDS AND ADDITIONAL NOTES.
- 9) KENNARD ROAD IS A DESIGNATED SCENIC ROAD PURSUANT TO RSA 231:15B.



APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."  
PAUL A DOBBERSTEIN, LLS DATE 10/18/2021



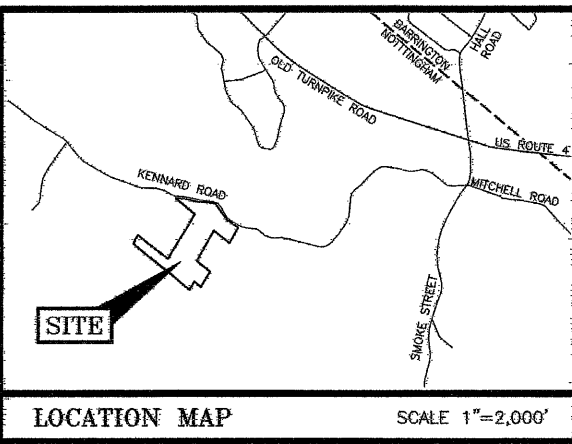
NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	10/15/21
0	ISSUED FOR COMMENT	9/20/21

REVISIONS

**SUBDIVISION PLAN**  
**TAX MAP 12 - LOT 14**  
OWNER:  
**ESTES FAMILY TRUST**  
KENNARD ROAD  
TOWN OF NOTTINGHAM  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

**WETLAND NOTES:**

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS, ON 7/22/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPPC WETLANDS WORK GROUP (2019).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

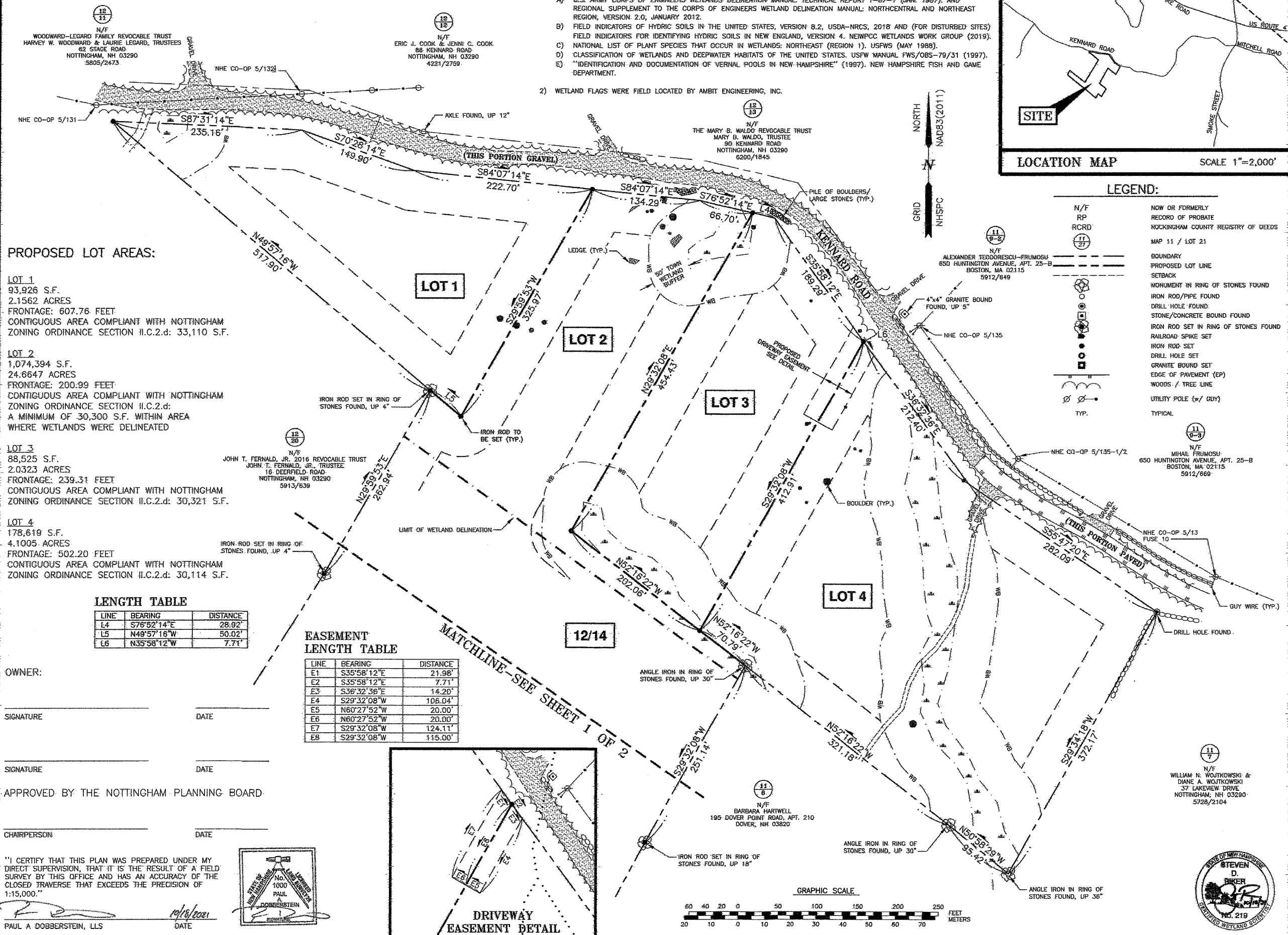


**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 12 AS LOT 14.
- 2) OWNER OF RECORD:  
ESTES FAMILY TRUST  
WARREN C. ESTES & DARLENE A. ESTES, TRUSTEES  
9 PARTRIDGE ROAD  
WINDHAM, NH 03087  
6246/2481  
R.C.R.D. PLAN D-8535
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C00115E, EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:  
1,435,464 S.F.  
32.9537 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENTIAL-AGRICULTURAL ZONING DISTRICT (R/A).
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 50 FEET, SIDE 50 FEET, REAR 50 FEET  
MAXIMUM STRUCTURE HEIGHT: 34 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 12 LOT 14 IN THE TOWN OF NOTTINGHAM INTO FOUR LOTS.
- 8) SEE SHEET 1 OF 2 FOR ENTIRE PROPERTY BOUNDARY.
- 9) KENNARD ROAD IS A DESIGNATED SCENIC ROAD PURSUANT TO RSA 231:158.
- 10) NHDES SUBDIVISION APPROVAL NUMBER: PENDING

**TOWN NOTES:**

- 1) 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.
- 2) 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.
- 3) SUBDIVISION PLAN SHEETS 1 & 2 ARE TO BE RECORDED, OTHER SHEETS IN THE PLAN SET ARE ON FILE WITH THE TOWN OF NOTTINGHAM.
- 4) 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.



**PROPOSED LOT AREAS:**

- LOT 1**  
93,926 S.F.  
2.1562 ACRES  
FRONTAGE: 607.76 FEET  
CONTIGUOUS AREA COMPLIANT WITH NOTTINGHAM ZONING ORDINANCE SECTION II.C.2.d: 33,110 S.F.
- LOT 2**  
1,074,394 S.F.  
24.6647 ACRES  
FRONTAGE: 200.99 FEET  
CONTIGUOUS AREA COMPLIANT WITH NOTTINGHAM ZONING ORDINANCE SECTION II.C.2.d: A MINIMUM OF 30,300 S.F. WITHIN AREA WHERE WETLANDS WERE DELINEATED
- LOT 3**  
88,525 S.F.  
2.0323 ACRES  
FRONTAGE: 239.31 FEET  
CONTIGUOUS AREA COMPLIANT WITH NOTTINGHAM ZONING ORDINANCE SECTION II.C.2.d: 30,321 S.F.
- LOT 4**  
178,619 S.F.  
4.1005 ACRES  
FRONTAGE: 502.20 FEET  
CONTIGUOUS AREA COMPLIANT WITH NOTTINGHAM ZONING ORDINANCE SECTION II.C.2.d: 30,114 S.F.

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L4	S76°52'14"E	28.92'
L5	N49°57'16"W	50.02'
L6	N35°58'12"W	7.71'

**EASEMENT LENGTH TABLE**

LINE	BEARING	DISTANCE
E1	S35°58'12"E	21.98'
E2	S35°58'12"E	7.71'
E3	S36°32'36"E	14.20'
E4	S29°32'08"W	106.04'
E5	N60°27'52"W	20.00'
E6	N60°27'52"W	20.00'
E7	S29°32'08"W	124.11'
E8	S29°32'08"W	115.00'

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

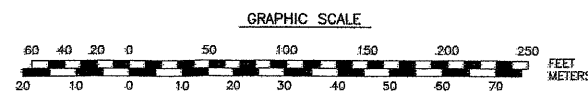
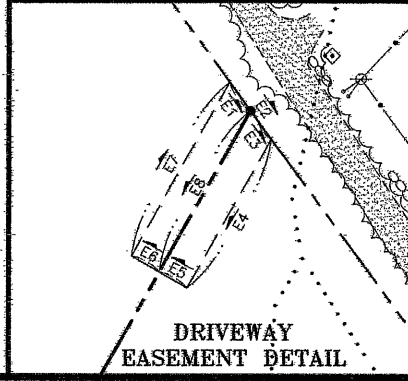
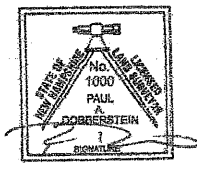
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE NOTTINGHAM PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS  
DATE 09/15/2021

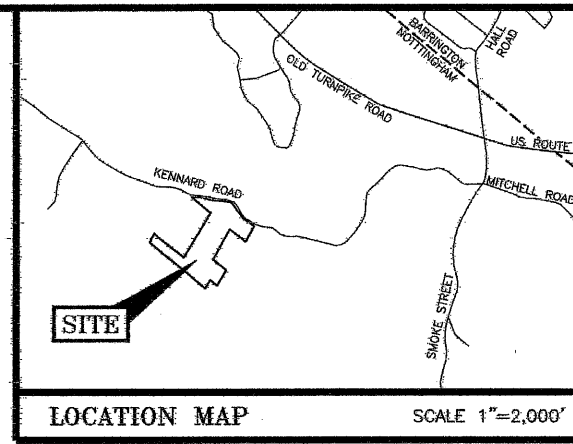
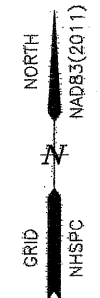


NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	10/15/21
0	ISSUED FOR COMMENT	9/20/21

**SUBDIVISION PLAN**  
**TAX MAP 12 - LOT 14**  
OWNER:  
**ESTES FAMILY TRUST**  
KENNARD ROAD  
TOWN OF NOTTINGHAM  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

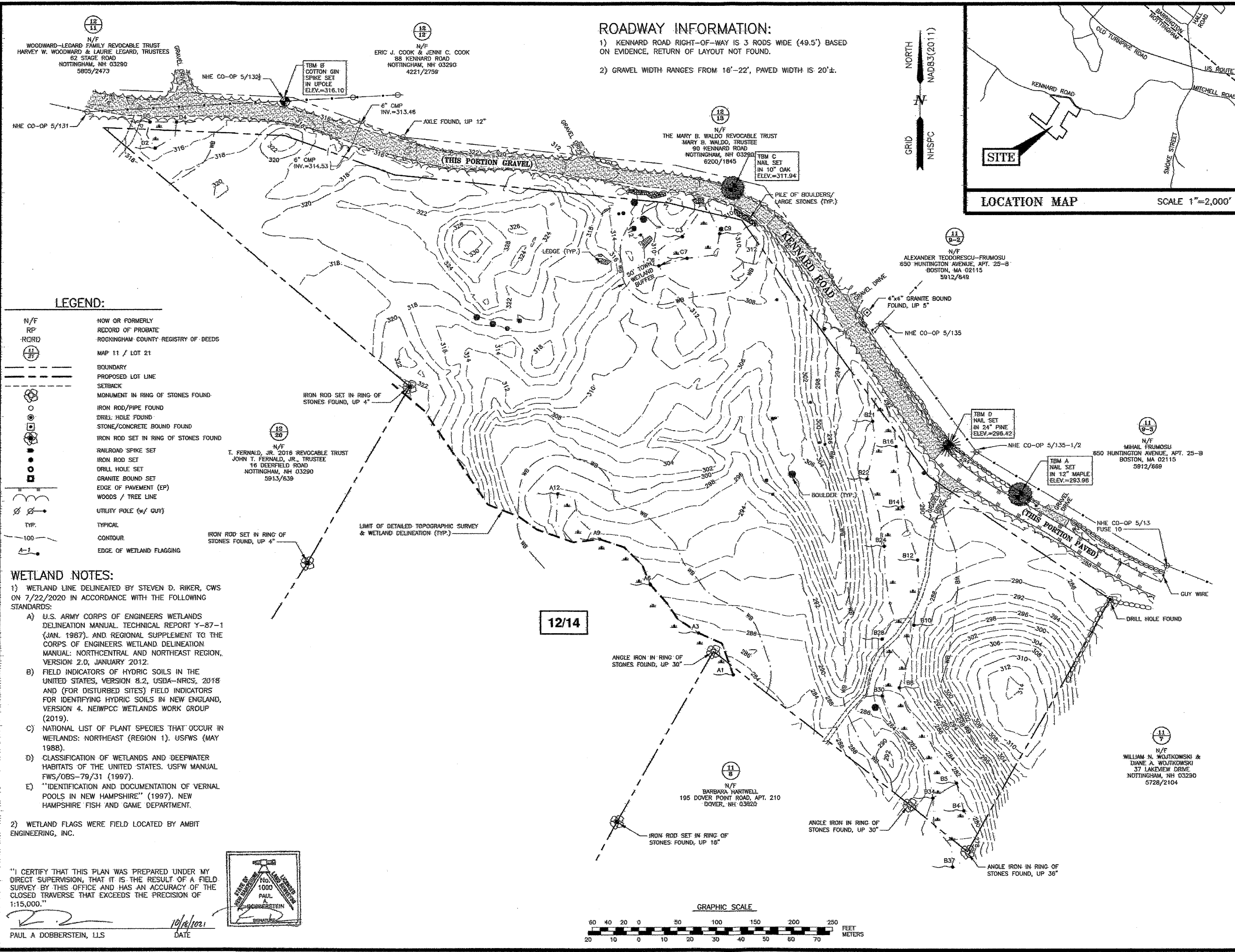
**ROADWAY INFORMATION:**

- 1) KENNARD ROAD RIGHT-OF-WAY IS 3 RODS WIDE (49.5') BASED ON EVIDENCE. RETURN OF LAYOUT NOT FOUND.
- 2) GRAVEL WIDTH RANGES FROM 16'-22', PAVED WIDTH IS 20'±.



**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 12 AS LOT 14.
- 2) OWNER OF RECORD:  
ESTES FAMILY TRUST  
WARREN C. ESTES & DARLENE A. ESTES, TRUSTEES  
9 PARTRIDGE ROAD  
WINDHAM, NH 03087  
6246/2481  
R.C.R.D. PLAN D-8535
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0115E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:  
1,435,464 S.F.  
32.9537 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENTIAL-AGRICULTURAL ZONING DISTRICT (R/A).
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 2 ACRES  
FRONTAGE: 200 FEET  
SETBACKS: FRONT 50 FEET  
REAR 50 FEET  
SIDE 50 FEET  
MAXIMUM STRUCTURE HEIGHT: 34 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 12 LOT 14 IN THE TOWN OF NOTTINGHAM.
- 8) SEE SHEET 1' OF 2' FOR ENTIRE PROPERTY BOUNDARY.
- 9) KENNARD ROAD IS A DESIGNATED SCENIC ROAD PURSUANT TO RSA 231:15B.



**LEGEND:**

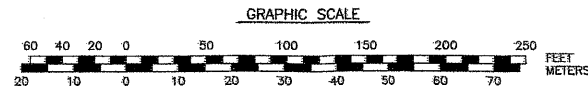
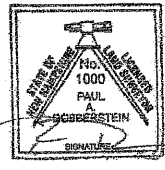
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- PROPOSED LOT LINE
- SETBACK
- MONUMENT IN RING OF STONES FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- IRON ROD SET IN RING OF STONES FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- TYP. TYPICAL
- 100 CONTOUR
- EDGE OF WETLAND FLAGGING

**WETLAND NOTES:**

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/22/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

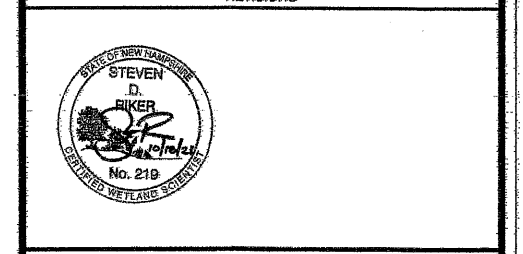
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PAUL A. DOBBERSTEIN, LLS  
DATE 10/16/2021



**SUBDIVISION PLAN  
ESTES FAMILY TRUST  
KENNARD ROAD  
NOTTINGHAM, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	10/15/21
0	ISSUED FOR COMMENT	9/20/21
REVISIONS		



SCALE: 1" = 60' SEPTEMBER 2021

EXISTING CONDITIONS PLAN **C1**

KEY TO NRCS SOIL TYPES:

- 43C CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
- 45C MONTAUK FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
- 140C CHATFIELD-HOLLIS-CANTON COMPLEX, 8-15% SLOPES, ROCKY
- 140D CHATFIELD-HOLLIS-CANTON COMPLEX, 15-35% SLOPES, ROCKY
- 547B WALPOLE VERY FINE SANDY LOAM, 3-8% SLOPES, VERY STONY

LOT LOADING CALCULATIONS (NHDES):

**LOT 1:**  
 PROPOSED LOT SIZE: 93,926 S.F., 2.1562 ACRES  
 LEDGE ENCOUNTERED AT LESS THAN FOUR FEET  
 NH DES HYDROLOGIC SOIL GROUP: GROUP 4, SITE SLOPE 8-15%  
 REQUIRED LOT SIZE (EnvWq 1005.03 (b)): 48,000 S.F.  
 PROVIDED LOT SIZE:  
 93,926 S.F.  
 -17,671 S.F. (PROTECTIVE WELL RADIUS)  
 76,255 S.F. > 48,000 S.F.

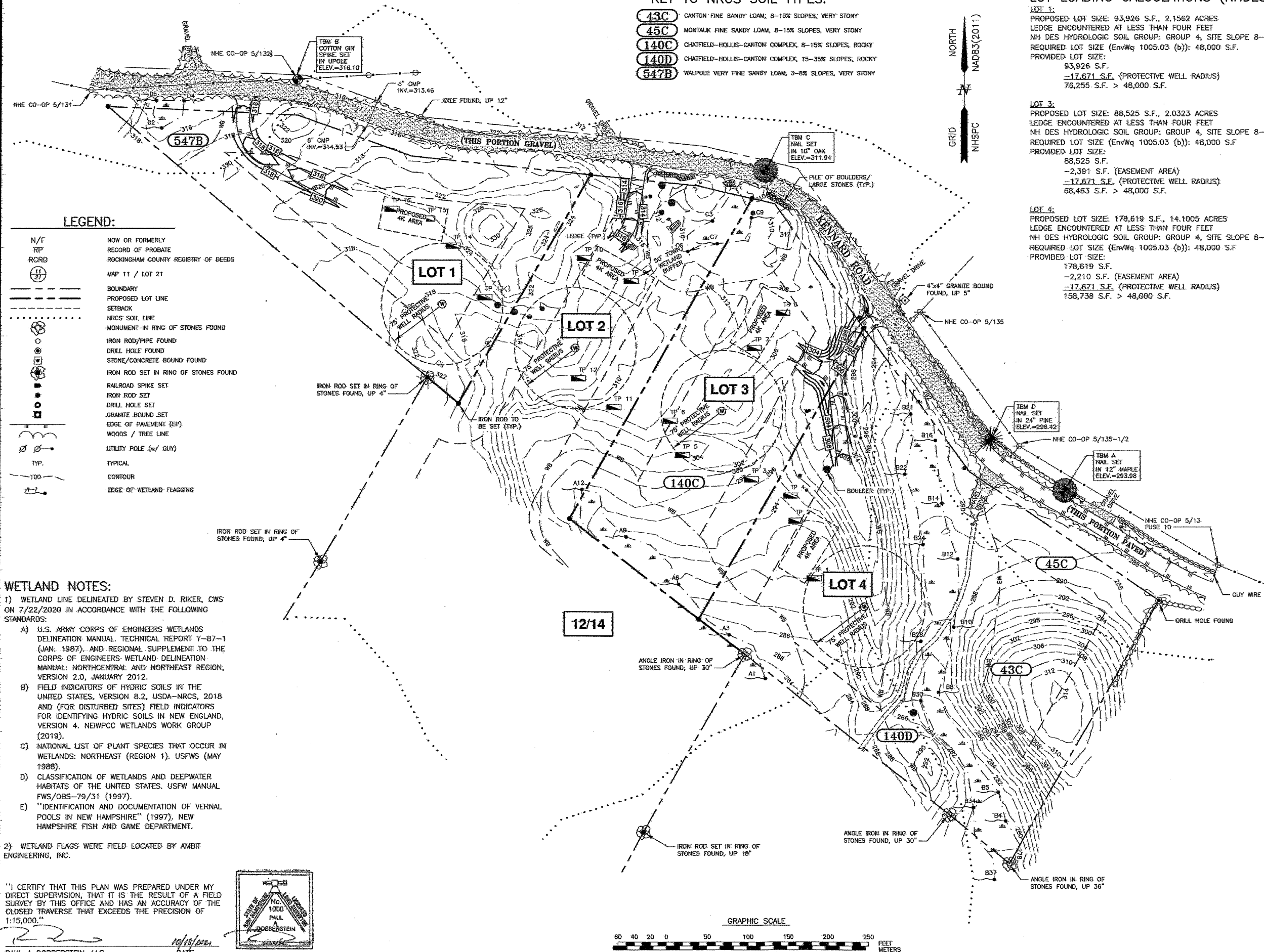
**LOT 3:**  
 PROPOSED LOT SIZE: 88,525 S.F., 2.0323 ACRES  
 LEDGE ENCOUNTERED AT LESS THAN FOUR FEET  
 NH DES HYDROLOGIC SOIL GROUP: GROUP 4, SITE SLOPE 8-15%  
 REQUIRED LOT SIZE (EnvWq 1005.03 (b)): 48,000 S.F.  
 PROVIDED LOT SIZE:  
 88,525 S.F.  
 -2,391 S.F. (EASEMENT AREA)  
 -17,671 S.F. (PROTECTIVE WELL RADIUS)  
 68,463 S.F. > 48,000 S.F.

**LOT 4:**  
 PROPOSED LOT SIZE: 178,619 S.F., 4.1005 ACRES  
 LEDGE ENCOUNTERED AT LESS THAN FOUR FEET  
 NH DES HYDROLOGIC SOIL GROUP: GROUP 4, SITE SLOPE 8-15%  
 REQUIRED LOT SIZE (EnvWq 1005.03 (b)): 48,000 S.F.  
 PROVIDED LOT SIZE:  
 178,619 S.F.  
 -2,210 S.F. (EASEMENT AREA)  
 -17,671 S.F. (PROTECTIVE WELL RADIUS)  
 158,738 S.F. > 48,000 S.F.

**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 438-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 12 AS LOT 14.
- 2) OWNER OF RECORD:  
 ESTES FAMILY TRUST  
 WARREN C. ESTES & DARLENE A. ESTES, TRUSTEES  
 9 PARTRIDGE ROAD  
 WINDHAM, NH 03087  
 6246/2481  
 R.C.R.D. PLAN D-8535
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0115E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:  
 1,435,464 S.F.  
 32.9537 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENTIAL-AGRICULTURAL ZONING DISTRICT (R/A).
- 6) DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA: 2 ACRES  
 FRONTAGE: 200 FEET  
 SETBACKS: FRONT 50 FEET  
 SIDE 50 FEET  
 REAR 50 FEET  
 MAXIMUM STRUCTURE HEIGHT: 34 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION SITE IMPROVEMENTS OF ASSESSOR'S MAP 12 LOT 14 IN THE TOWN OF NOTTINGHAM.
- 8) SEE SUBDIVISION SHEET 1 OF 2 FOR ENTIRE PROPERTY BOUNDARY.
- 9) KENNARD ROAD IS A DESIGNATED SCENIC ROAD PURSUANT TO RSA 231:158.



LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- PROPOSED LOT LINE
- SETBACK
- NRCS SOIL LINE
- MONUMENT IN RING OF STONES FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- IRON ROD SET IN RING OF STONES FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- LITILY POLE (w/ GUY)
- TYP. TYPICAL
- 100 CONTOUR
- A-E EDGE OF WETLAND FLAGGING

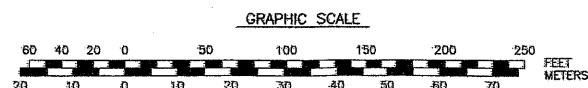
WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/22/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPCC WETLANDS WORK GROUP (2019).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

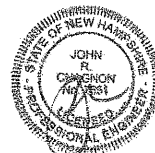


PAUL A. DOBBERSTEIN, L.L.S. DATE 10/18/2021



SUBDIVISION PLAN  
 ESTES FAMILY TRUST  
 KENNARD ROAD  
 NOTTINGHAM, N.H.

NO.	ISSUED FOR COMMENT	DATE
0	ISSUED FOR COMMENT	10/15/21
REVISIONS		



SCALE: 1" = 60' SEPTEMBER 2021

SUBDIVISION  
 SITE PLAN

C2



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 430-2515

TEST PIT #1

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: NONE TO 32"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 32"  
REFUSAL: LEDGE @ 32"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 2"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
2" - 15"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
15" - 32"	10 YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #2

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: NONE TO 25"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 25"  
REFUSAL: LEDGE @ 25"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 12"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
12" - 25"	10 YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #3

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 24"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 43"  
REFUSAL: LEDGE @ 43"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 15"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
15" - 24"	10 YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
24" - 43"	10 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #4

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: NONE TO 22"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 22"  
REFUSAL: LEDGE @ 22"  
Percolation rate: 10 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 22"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #5

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 24"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 34"  
REFUSAL: LEDGE @ 34"  
Percolation rate: 6 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 24"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
24" - 34"	2.5 YR 4/4 GRAY COARSE SAND

TEST PIT #6

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 26"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 38"  
REFUSAL: LEDGE @ 38"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 14"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
14" - 26"	10 YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
26" - 38"	10 YR 4/6 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #7

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 27"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 41"  
REFUSAL: LEDGE @ 41"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 27"	10 YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
27" - 41"	2.5 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #8

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 25"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 37"  
REFUSAL: LEDGE @ 37"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 25"	10 YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
25" - 37"	2.5 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #9

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 34"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 52"  
REFUSAL: LEDGE @ 52"  
Percolation rate: 6 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 25"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
25" - 34"	10 YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
34" - 52"	2.5 YR 5/4 GRAY COARSE SAND

TEST PIT #10

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 29"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 51"  
REFUSAL: LEDGE @ 51"  
Percolation rate: 6 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 29"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
29" - 51"	2.5 YR 5/4 GRAY COARSE SAND

TEST PIT #11

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 25"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 42"  
REFUSAL: LEDGE @ 42"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 2"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
2" - 25"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
25" - 42"	2.5 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #12

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 24"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 33"  
REFUSAL: LEDGE @ 33"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 24"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
24" - 33"	2.5 YR 5/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #13

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: NONE TO 26"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 26"  
REFUSAL: LEDGE @ 26"  
Percolation rate: ? min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 26"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #14

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 28"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 46"  
REFUSAL: LEDGE @ 46"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 28"	10 YR 4/4 FINE SANDY LOAM, GRANULAR, FRIABLE
28" - 28"	2.5 YR 5/3 FINE SANDY LOAM, GRANULAR, FRIABLE

TEST PIT #15

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 24"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 45"  
REFUSAL: LEDGE @ 45"  
Percolation rate: 8 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 24"	10 YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
24" - 33"	10 YR 4/6 GRAY COARSE SAND
33" - 45"	2.5 YR 5/6 GRAY COARSE SAND

TEST PIT #16

Date: 08/11/21  
Logged by: STEVEN D. RIKER  
Witnessed by:  
ESHW: 26"  
Observed Water: NONE  
Restrictive layer: LEDGE @ 58"  
REFUSAL: LEDGE @ 58"  
Percolation rate: 6 min./inch

Roots:

DEPTH	DESCRIPTION
0" - 3"	10 YR 2/1 FINE SANDY LOAM, GRANULAR, FRIABLE
3" - 26"	10 YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
26" - 58"	10 YR 4/6 GRAY COARSE SAND

SUBDIVISION PLAN  
ESTES FAMILY TRUST  
KENNARD ROAD  
NOTTINGHAM, N.H.

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	10/15/21
0	ISSUED FOR COMMENT	9/20/21

REVISIONS		
NO.	DESCRIPTION	DATE

SCALE: NTS SEPTEMBER 2021

TEST PIT DATA **D1**

"I CERTIFY THAT THE TEST PITS SHOWN HEREON WERE PERFORMED UNDER MY DIRECT CONTROL AND SUPERVISION AND ARE IN ACCORDANCE WITH Env-Wq 1006.06. PROVISIONS OF Env-Wq 1006.04 (a), (c), AND (d) HAVE BEEN MET."

PAUL A DOBBERSTEIN, DESIGNER #1854  
DATE: 10/18/2021

