



N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

TRANSMITTAL:

Date: 4-18-22

To: Town of Nottingham
Building Department
139 Stage Rd.
Nottingham, NH 03290

Re: Tax Map 6 Lot 16
Adventure Camper Rentals, LLC
Brett & Amy Tkaczyk
30 Mill Pond Road
Northwood, NH 03261
Property Address: Rte. 4, Nottingham, NH

The following items are enclosed:

- Application, labels, narrative and fees
- 9 Sets of 11"x17" plans
- 6 Sets of 22" x 34" plans
- 2 Drainage reports

Sincerely,
Scott R. Frankiewicz



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013
 Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

LAND USE PROJECT FEE SCHEDULE

Fee's Collected at Time of Application:

| Project Type | Fee | #Lots | Total |
|--|--|---|-----------------|
| Subdivision | \$200.00 + \$200.00/lot | | \$200+ |
| Design Review | \$100.00 | ----- | \$100 |
| Lot Line Adjustment | \$100.00 + \$50.00/lot affected | | \$100+ |
| Site Plan 3 acres or less | \$75.00* | ----- | \$75+\$14.85 |
| Site Plan 3+ acres | \$100.00* | ----- | \$100 |
| * Add \$10 per unit for residential construction or \$1 per 100 sq. ft. for non-residential construction | | | |
| Plus Notice Fees: | | | |
| Public Notice to abutters & applicant (bordering Town included) | \$10.00/notice | \$10 x # 10 # abutter(s)/professional(s) | \$ 100 |
| Public Notice in Local Newspaper (Double fee if on a Scenic Road) | \$75.00 (Doubled?) | | \$75.00 \$ |
| Date Collected: | Total payable to: Town of Nottingham: | | \$264.25 |

\$1 per
100 sq ft

Fee's Collected at Time of Acceptance (Not For Design Review Applications)

| Fee type | Fee (Amount TBD) | Date paid |
|---|------------------|-----------|
| Escrow Account- 3 rd party review fees | | |
| Letters of Credit, Bonds, Performance Guarantee | | |

Fee's Collected at Time of Approval:

| Fee type & amount | Payable to: | Total |
|--|--|----------------|
| LCHIP- \$25.00 | SEPARATE CHECKS Payable to: <i>Rockingham County Registry of Deeds</i> | \$25.00 |
| RECORDING- \$26.00/ Mylar sheet | | \$ 0 |
| ADMINISTRATIVE/ REMAPPING (not for Site Plans) | ONE CHECK payable to: <i>Town of Nottingham:</i> | \$75.00 |

Fee's collected at time of Certificate of Occupancy:

Impact Fee (Fees will be collected by the Building Inspector at time of CO)-- See Chart

| Fee Assessment Basis | School Impact Fee k-8 Facilities | Fire Department Impact Fee | **Recreation Department Impact Fee | Total Impact Fees |
|-------------------------------------|----------------------------------|----------------------------|------------------------------------|-------------------|
| Type of structure: | Per Dwelling Unit | Per Dwelling Unit | Per Dwelling Unit | Per Dwelling Unit |
| Single family detached | \$4,220 | \$800 | \$344 | \$5,364 |
| Attached, 2-family or Multifamily* | \$2,245/unit | \$736/unit | \$298/unit | \$3,279/unit |
| Manufactured Housing | \$4,206 | \$812 | \$325 | \$5,343 |
| Accessory Dwelling Unit/ Apt. (ADU) | N/A | \$736 | \$298 | \$1,034 |

*Impact fee ordinance provisions enable the Planning Board to grant school impact fee waivers for qualified age-restricted housing units in a 55+ development. See impact fee ordinance for waiver criteria.



N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

683C First NH Turnpike, Northwood, NH 03261
603-942-9220

Town of Nottingham
Planning Board
139 Stage Rd.
Nottingham, NH 03290

Date: April 18, 2022

Planning Board Chair and Members,

Adventure Camper Rentals, LLC owned by Brett & Amy Tkaczyk, has submitted a site plan application located on Tax Map 6 Lot 16. At the time of submittal for this application Jeffrey Cole Builders, LLC is the owner. Before the site plan application is heard by the Planning Board Adventure Camper Rentals, LLC will be the owners of said property.

The existing lot, Tax Map 6 Lot 16, is 10.72 acres and has 1,313.62' of frontage on Route 4. The applicant proposes one commercial use, camper rentals, in one building. The proposed building will be a 41.25' x 36' sq ft building with office and garage space and bathroom. There is a paved apron proposed at the entrance from Rte. 4 and the remainder of the driveway and parking/display area is proposed to be gravel. The drainage facilities for the site are parking lot swales to a detention pond equipped with a multi-stage outlet structure which leads to a riprap apron, a level spread, a natural filter (area of the natural filter strip to remain wooded) which discharges to existing wetland complex on site.

The applicant has requested two waivers, one from Article 14 Section 4.2(4) (curbing at the entrance) and another from Article 16 Section 1(1) (underground utilities).

The submitted application represents a surveyed that was performed for the 5-lot subdivision for Jeffrey Cole Builders in 2020. The wetland scientist of record is Damon Burt of Fraggie Rock Environmental of Strafford and the Professional Engineer of record is Jeff Burd of RJB Engineering, LLC of Concord, NH.

If you have any questions or comments on this application, feel free to reach out to us at 603-942-9220 or by email at scott@nhlandconsultants.com.

Respectfully Submitted by,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC

Case# 22-004-SIT Project Name Camper Rental Date 4/18/22



Town of Nottingham
 P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

PLANNING BOARD PROJECT APPLICATION

Subdivision Type: Conventional ___ Open Space ___ LLA ___

Site Plan Review: Conventional X Change of Use ___

Concurrent- Subdivision/ Site Plan Review ___

Amendment to Approval of: Subdivision ___ Site Plan ___ Other ___

| | | |
|--|-----------------------------------|---------------------|
| Total Acreage: <u>10.72</u> | Current Use Acreage: <u>10.72</u> | # of Proposed Lots: |
| Project Address: <u>Rte. 4, Nottingham, NH</u> | | |
| Current Zoning Districts: <u>Commercial/Industrial</u> | | |
| Overlay Districts: <u>wetlands/aquifer</u> | Map(s): <u>6</u> | Lot (s): <u>16</u> |
| Request: <u>To construct a commercial site plan for camper rentals with a 1,485 sq ft building</u> | | |

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#: <u>22-004-SIT</u> | Project Name: <u>Camper Rentals</u> | Date: <u>4/18/22</u> |
|--------------------------|-------------------------------------|----------------------|

Case#

Project Name

Date

| | | |
|---|------|---------------------------------|
| Owner 1: Brent and Amy Tkaczyk | | |
| Company: Adventure Camper Rentals, LLC | | |
| Phone: 603-988-5935 | Fax: | E-mail: tkaczyk@myfairpoint.com |
| Address: 30 Mill Pond Road, Northwood, NH 03261 | | |

[Handwritten Signature] 4/17/22
 Owner 1 Signature Date

| | | |
|-----------------|------|---------|
| Owner 2: | | |
| Company: | | |
| Phone: | Fax: | E-mail: |
| Address: | | |

Owner 2 Signature Date

| | | |
|-----------------|------|---------|
| Owner 3: | | |
| Company: | | |
| Phone: | Fax: | E-mail: |
| Address: | | |

Owner 3 Signature Date

| | | |
|-----------------|------|---------|
| Owner 4: | | |
| Company: | | |
| Phone: | Fax: | E-mail: |
| Address: | | |

Owner 4 Signature Date

| | | |
|--|------|-------------------------------------|
| Applicant (Contact): Scott Frankiewicz, LLS | | |
| Company: New Hampshire Land Consultants, PLLC | | |
| Phone: 603-942-9220 | Fax: | E-mail: scott@nhlandconsultants.com |
| Address: 683C First NH Turnpike, Northwood, NH 03261 | | |

| | | |
|-------------------|------|---------|
| Developer: | | |
| Company: | | |
| Phone: | Fax: | E-mail: |
| Address: | | |

| | | |
|---|------|-----------------------------|
| Engineer: Jeffrey Burd, PE | | |
| Company: RJB Engineering, LLC | | |
| Phone: 603-219-0194 | Fax: | E-mail: jburd91@comcast.net |
| Address: 2 Glendale Road, Concord, NH 03301 | | |

ABUTTER(S) LIST

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

*

1. APPLICANT INFORMATION:

Printed Name: Brett & Amy Tkaczyk Contact Telephone: 603-988-5935
 Address: 30 Mill Pond Road, Northwood, NH 03261

2. OWNER INFORMATION:

Printed Name: Same as applicant
 Address: _____

3. PROFESSIONAL(S) INFORMATION:

Printed Name: Scott Frankiewicz, LLS Jeffrey Burd, PE
 Address: 683C First NH Turnpike, Northwood, NH 03261 2 Glendale Road, Concord, NH 03301

| SEE ATTACHED Abutter(s) Information | | | | | |
|-------------------------------------|------|------|----------|-------|----------|
| | Map: | Lot: | Sub lot: | Name: | Address: |
| 4. | | | | | |
| 6. | | | | | |
| 7. | | | | | |
| 8. | | | | | |
| 9. | | | | | |
| 10. | | | | | |
| 11. | | | | | |
| 12. | | | | | |
| 13. | | | | | |
| 14. | | | | | |
| 15. | | | | | |
| 16. | | | | | |
| 17. | | | | | |

I, Scott Frankiewicz, 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..

Scott Frankiewicz
 Applicant's Signature

4-18-22
 Date



Town of Nottingham


P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013
Web: <http://www.nottingham-nh.gov> Email: 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

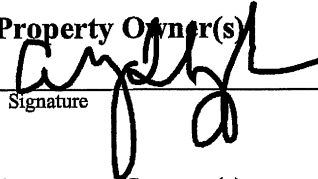
Property Owner(s)



 Signature Date 4/17/22

 Signature Date

Property Owner(s)



 Signature Date 4/17/22

 Signature Date

Property Owner(s)

 Signature Date

 Signature Date

Property Owner(s)

 Signature Date

 Signature Date

Case#

Project Name

Date



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013
Web: <http://www.nottingham-nh.gov> Email: plan.zone@nottingham-nh.gov

OWNER'S AUTHORIZATION FOR REPRESENTATION

Property location: Rte 4, Nottingham, NH

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:
Scott Frankiewicz to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment Site Plan Review Backlot Subdivision
- Design Review Other _____

FOR: a commercial site plan for camper rentals with a small 1,485 sq ft building and gravel area for parking and display of campers.

| | | |
|--------------------|---|-----------------|
| Name of Owner | Brett & Amy Tkaczyk (Adventure Camper Rentals, LLC) | |
| Address of Owner | 30 Mill Road, Northwood, NH 03261 | |
| Signature of Owner | | Date 4/17/22 |

| | | |
|--------------------|--|------|
| Name of Owner | | |
| Address of Owner | | |
| Signature of Owner | | Date |

| | | |
|--------------------|--|------|
| Name of Owner | | |
| Address of Owner | | |
| Signature of Owner | | Date |

| | | |
|--------------------|--|------|
| Name of Owner | | |
| Address of Owner | | |
| Signature of Owner | | Date |



Waiver Request Form

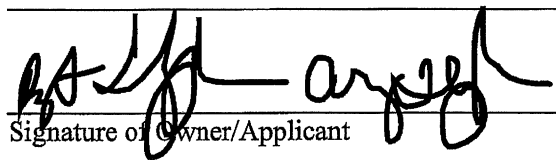
Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

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: Adventure Camper Rentals, LLC

| | | | | |
|--------------------------------------|---|--------|-------------------------|----------|
| Tax Map | 6 | Lot | 16 | Sub- Lot |
| Site Location: | Rte 4 (Old NH Turnpike) | | | |
| Zoning District(s): | Commercial/Industrial | | | |
| Owner(s): | Adventure Camper Rentals, LLC | | | |
| Address of Owner(s): | 30 Mill Pond Road, Northwood, NH 030261 | | | |
| Applicant (if different from owner): | Same as owner | | | |
| Phone Number: | 603-988-5935 | Email: | tkaczyk@myfairpoint.com | |
| Land Surveyor: | Scott Frankiewicz, New Hampshire Land Consultants, PLLC | | | |

I, Adventure Camper Rentals, LLC (Brett & Amy Tkaczyk) Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 14 Section 4.2(4), for the above case submittal:
To allow a commercial driveway without curbing. The driveway is proposed with 25' radii and will be reviewed by NHDOT District for design and location.


Signature of Owner/Applicant

4/17/22
Date

Case#

Project Name

Date



Waiver Request Form

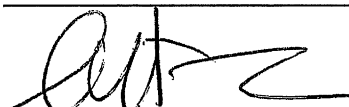
Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions

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: Adventure Camper Rentals, LLC

| | | | | |
|--------------------------------------|---|--------|-------------------------|----------|
| Tax Map | 6 | Lot | 16 | Sub- Lot |
| Site Location: | Rte 4 (Old NH Turnpike) | | | |
| Zoning District(s): | Commercial/Industrial | | | |
| Owner(s): | Adventure Camper Rentals, LLC | | | |
| Address of Owner(s): | 30 Mill Pond Road, Northwood, NH 030261 | | | |
| Applicant (if different from owner): | Same as owner | | | |
| Phone Number: | 603-988-5935 | Email: | tkaczyk@myfairpoint.com | |
| Land Surveyor: | Scott Frankiewicz, New Hampshire Land Consultants, PLLC | | | |

I, Adventure Camper Rentals, LLC (Brett & Amy Tkaczyk) Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 16 Section 1(1), for the above case submittal:
To allow above ground utilities with location to be determined by utility company.


 Signature of Owner/Applicant

4-18-22
 Date

Case#

Project Name

Date

**** Fees will be dedicated to the Marston Recreation Project**

**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. <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> | X | | | |
| 5. Copies of any proposed easement deeds, protective covenants or other legal documents | | 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) | 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 | X | | | |
| 2. Title block information: | | | | |
| a) Drawing title | 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

Date

| | Provided | N/A | Provided | N/A |
|---|----------|-----|----------|-----|
| g) Scale of plan | X | | | |
| h) Sheet number | X | | | |
| i) Name, address, & telephone number of design firm | X | | | |
| j) Name and address of applicant | X | | | |
| 3. Revision block with provision for amendment dates | X | | | |
| 4. Planning Board approval block provided on each sheet to be recorded | X | | | |
| 5. Certification block (for engineer or surveyor) | X | | | |
| 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 | X | | | |
| 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." | X | | | |
| 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." | X | | | |
| 12. Note identifying which plans are to be recorded and which are on file at the Town. | X | | | |
| 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." | X | | | |
| 14. North arrow | X | | | |
| 15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study | X | | | |
| 16. Plan and deed references | 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 | | X | | |
| e) List of required permits and permit approval numbers | | X | | |
| f) Vicinity sketch showing 1,000 feet surrounding the site | X | | | |
| g) Plan index indicating all sheets | X | | | |
| 18. Boundary of entire property to be subdivided | | X | | |
| 19. Boundary monuments | X | | | |
| a) Monuments found | X | | | |
| b) Map number and lot number, name, addresses, and zoning of all abutting land owners | X | | | |
| c) Monuments to be set | | X | | |
| 20. Existing streets: | | | | |
| a) Name labeled | X | | | |

Case#

Project Name

Date

| | Provided | N/A | Provided | N/A |
|---|----------|-----|----------|-----|
| b) Status noted or labeled | X | | | |
| c) Right-of-way dimensioned | X | | | |
| d) Pavement width dimensioned | X | | | |
| 21. Municipal boundaries (if any) | | X | | |
| 22. Existing easements (identified by type) | 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) | | X | | |
| 24. Area of each lot (in acres & square feet): | X | | | |
| a) Existing lot(s) | X | | | |
| b) Contiguous upland(s) | X | | | |
| 25. Wetland delineation (including Prime Wetlands): | | | | |
| a) Limits of wetlands | X | | | |
| b) Wetland delineation criteria | X | | | |
| c) Wetland Scientist certification | X | | | |
| 26. Owner(s) signature(s) | X | | | |
| 27. All required setbacks | X | | | |
| 28. Physical features | | | | |
| a) Buildings | | X | | |
| b) Wells | | X | | |
| c) Septic systems | | X | | |
| d) Stone walls | X | | | |
| e) Paved drives | | X | | |
| f) Gravel drives | X | | | |
| 29. Location & name (if any) of any streams or water bodies | X | | | |
| 30. Location of existing overhead utility lines, poles, towers, etc. | X | | | |
| 31. Two-foot contour interval topography shown over all subject parcels | X | | | |
| 32. Map & lot numbers, name, addresses, and zoning of all abutting land owners | X | | | |
| 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 | X | | | |

Case#

Project Name

Date

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

Case#

Project Name

Date

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

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

Owner of record

Brett & Amy Tkaczyk
Adventure Camper Rentals, LLC
30 Mill Pond Road
Northwood, NH 03261

Abutters

Tax Map 6 Lot 15-3
Keenan Al-Hojerry
7 Sinclair Drive
Exeter, NH 03833

Tax Map 6 Lot 15-2
James Henry
366 Old Concord Turnpike
Barrington, NH 03825

Tax Map 6 Lot 22
Domus Developers, Inc.
P.O. Box 334
Rye, NH 03870

Tax Map 6 Lot 17-1
D&L Hanson Family Rev. Trust
David & Linda Hanson, Trustees
28 Old Turnpike Road
Nottingham, NH 03290

Tax Map 6 Lot 16-3 & 4
Jeffrey Cole Builders, LLC
140 Raymond Road
Nottingham, NH 03290

Tax Map 6 Lot 16-1
Keith & Dana Wilkinson
Smoke Street
Nottingham, NH 03290

Tax Map 6 Lot 12
Curwood Rev. Trust
Stephen T. Curwood, Trustee
102 Mitchell Road
Nottingham, NH 03290

Professionals

New Hampshire Land Consultants, PLLC
683C First NH Turnpike
Northwood, NH 03261

RJB Engineering
2 Glendale Road
Concord, NH 03301