



Town of Stratham Subdivision Checklist

TOWN OF STRATHAM

Name of Applicant: _____ Date: _____

Map #: _____ Lot # _____

Subdivision Application - Information Checklist

A subdivision application shall contain the following information, where applicable, to be considered complete. However, this checklist is intended only as a guide; the Planning Board may require additional information as deemed necessary. All plans shall conform to the applicable requirements of the Zoning Ordinance, Building Regulations, Subdivision and Site Plan Review Regulations and other state, local, and federal requirements. (All data/information sources should be referenced.)

X – Information Provided

O – Information Not Provided

W – Waiver Requested

I. Preliminary Consultation

- _____ A. Base map drawn to scale.
- _____ 1. General description of existing conditions on the site.
- _____ 2. Any facilities or utilities.
- _____ 3. Dimensions and sizes of the proposed lots (minimum sizes determined by soil type.)
- _____ 4. Topographic map showing the proposed layout of streets, lots, etc.

II. Formal Application

- _____ A. Completed "Application for Subdivision Approval".
- _____ B. Names and addresses of all abutters.
- _____ C. Administrative fees (payable to the Town of Stratham).
- _____ D. High intensity soils information with lot size calculations and cover letter from a soil scientist.
- _____ E. Data on test pits and percolation tests:
 - _____ Location of test pits.
 - _____ Percolation test date and rate
 - _____ Certification of test witness
 - _____ Outline of the area reserved for leach fields
- _____ F. Six complete sets of plans stamped by a N.H. registered land surveyor; roadway, drainage, and utility plans stamped by a professional N.H. engineer. All plans to contain:
 - _____ Names, addresses, and telephone numbers of : the owner, applicant, agent and/or engineer, architect and/or land surveyor.
 - _____ Name of the project.
 - _____ Location of the site.

Town of Stratham Subdivision Checklist

- ☐ Names and addresses of all abutters (including those across the street or stream.)
- ☐ Date, North arrow, and scale.
- ☐ Tax Map reference.
- ☐ G. Additional submission requirements:
 - ☐ Nine 11 X 17 copies of proposed plan.
 - ☐ One copy of the plan in a digital format referenced to NH State Plane feet, NAD 83, in a format compatible with the town's ESRI ArcView GIS system.
 - ☐ Three copies of any engineering or impact reports.
 - ☐ Three sets of printed labels for abutter mailing.
- ☐ 1. Design and Sketch Plan (Scale not more than 100' to 1").
 - ☐ a. Vicinity sketch with surrounding streets.
 - ☐ b. Natural features including watercourses, waterbodies, etc.
 - ☐ c. Existing contours at intervals not exceeding two feet; referred to sea-level datum.
 - ☐ d. Bearings and distances of surveyed property lines.
 - ☐ e. Abutting street lines.
 - ☐ f. Description of existing catch basins, culverts, etc.
 - ☐ g. Description of all utilities.
- ☐ 2. Subdivision Plan (Scale not more than 50' to 1").
 - ☐ a. Location, dimensions, and bearings of boundary lines.
 - ☐ b. Location and width of streets, easements, right-of-ways, and setback lines.
 - ☐ c. Locations, dimensions and areas of lots, and the location and setback dimensions of existing structures within 100'.
 - ☐ d. All property to be set aside for park or playground use.
 - ☐ e. Indication of the use of lots.
 - ☐ f. Consecutively numbered or letter lots.
 - ☐ g. Explanation of any easements or reservations.
- ☐ 3. Construction Plan (See Section 4.5, "Construction Standards").
 - ☐ a. Profiles showing existing and proposed elevations along center lines of all roads.
 - ☐ b. Plans and cross-sections of street showing facilities (e.g. signs, drainage, etc.) and utilities (e.g. water, electricity, etc.).
 - ☐ c. Location, size, elevation of existing facilities or utilities.
 - ☐ d. Topographic contours.
 - ☐ e. Site-grading plan.
- ☐ 4. Other exhibits, if applicable:
 - ☐ a. State and local permits (e.g. state septic systems [RSA 149-E:3], site specific

**Town of Stratham
Subdivision Checklist**

[RSA 149:8-a], driveway access [RSA 236:13], dredge and fill [RSA 483-A], etc.).

- _____ b. Performance Bond.
- _____ c. Erosion and sedimentation control plan.
- _____ d. Potential Planning Board requirements:
 - _____ Stormwater runoff calculations and engineer's certification.
 - _____ Calculations on type and quantity of sanitary waste.
 - _____ Traffic impact analysis.
 - _____ Protective covenants.
 - _____ Deeds conveying streets or right-of-ways.
 - _____ Natural/Environmental Recourses Inventory
 - _____ Environmental/Forestry Impact Report

ARE THERE ANY STRUCTURES ON THE PROPERTY AT PRESENT? _____

DESCRIPTION: _____

LOCATION: _____

DOES OWNER OF RECORD OWN OR HAVE INTEREST IN A PARTNERSHIP OR CORPORATION
OWNING ABUTTING PROPERTY? _____

IS ANY VARIANCE FROM "LAND SUBDIVISION CONTROL REGULATIONS" REQUESTED?

IF SO HAS LETTER BEEN SUBMITTED STATING REASONS FOR VARIANCE REQUEST?

Note: For more complete information, it is strongly recommended that the applicant read Stratham's "Subdivision and Site Plan Review Regulations" (2004), as well as the Town's Zoning Ordinance (2004) and Building Ordinance. (2002).

I certify that the information provided is complete and correct to the best of my knowledge.

Signed: _____

Date: _____

CLIENT
NANCY D. BOYCE-OBER
TRUSTEE OF OBER FAMILY REVOCABLE TRUST
91 WILLOWBROOK AVENUE
STRATHAM, NH 03885

CIVIL ENGINEER
EMANUEL ENGINEERING, INC.
118 PORTSMOUTH AVENUE, SUITE A202
STRATHAM, NH 03885

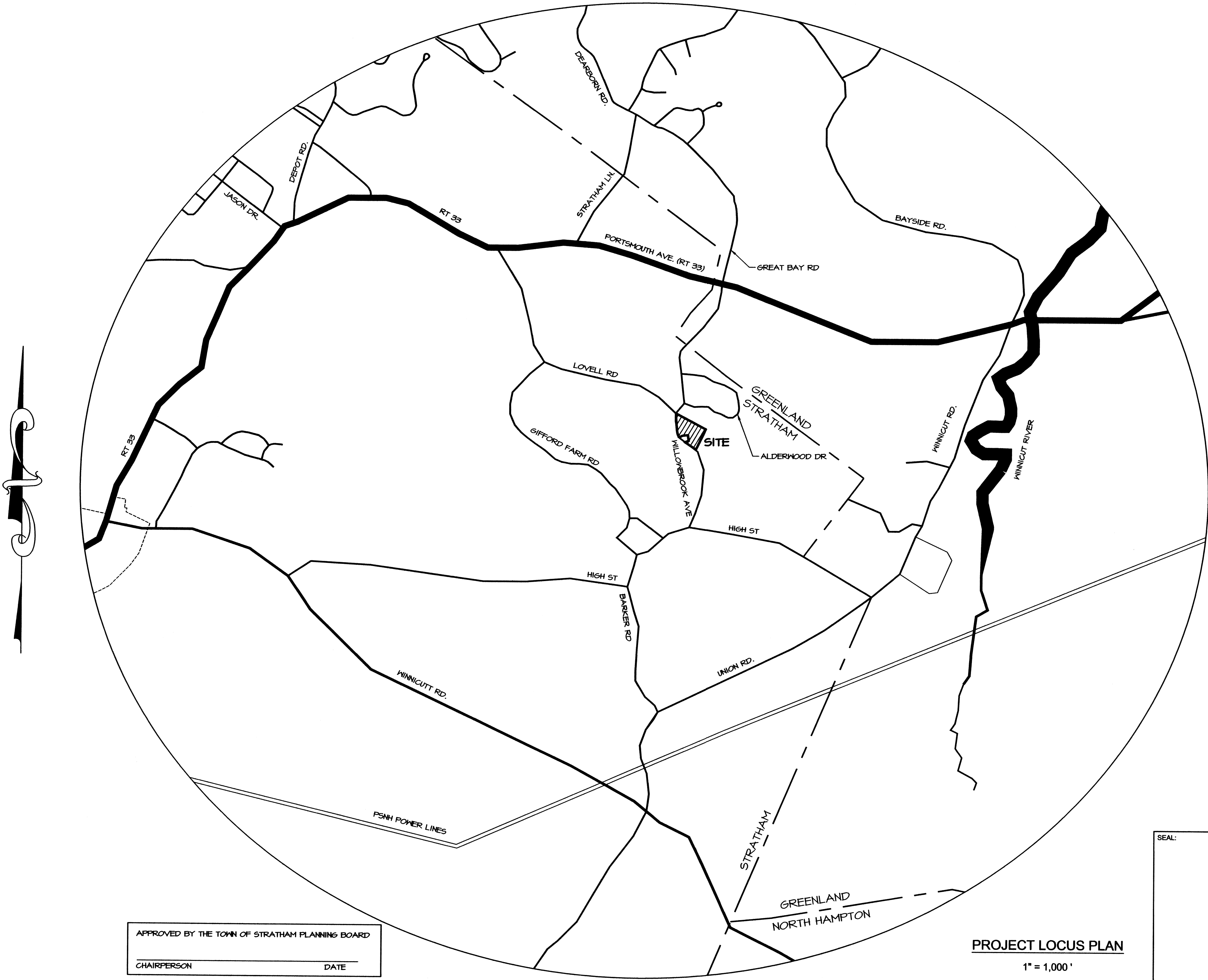
LAND SURVEYOR
RICHARD PARKER
146 DRINKWATER ROAD
EXETER, NH 03833

SOIL & WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, BUILDING 2, UNIT H
EXETER, NH 03833

SUBDIVISION PLAN FOR NANCY D. BOYCE-OBER

STRATHAM TAX MAP 19 LOT 37

91 WILLOWBROOK AVENUE, STRATHAM, NH 03885



- PROJECT DRAWING SET:**
- B1 COVER SHEET
 - C1 LOT LINE ADJUSTMENT PLAN
 - C2 SOILS & TOPOGRAPHY PLAN
 - C3 SUBDIVISION PLAN
 - C3 NHDES SUBDIVISION PLAN

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD

CHAIRPERSON _____ DATE _____

PROJECT LOCUS PLAN
1" = 1,000'

1	DEC 19, 2016	FOR APPROVAL	
ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
DRAWN:	JJM	DESIGN:	JJM
CHECKED:	BDS	CHECKED:	BDS
 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM			
CLIENT: NANCY D. BOYCE-OBER 91 WILLOWBROOK AVENUE STRATHAM, NH 03885			
TITLE: COVER SHEET FOR OBER FAMILY REVOCABLE TRUST 91 WILLOWBROOK AVENUE STRATHAM, NH 03885 AND JENNIFER A. THIBEAULT & LAURA E. GRIMSTED 95 WILLOWBROOK AVENUE STRATHAM, NH 03885			
PROJECT:	SCALE:	SHEET:	
16-135	AS SHOWN	COVER	

SEAL:

12/19/16

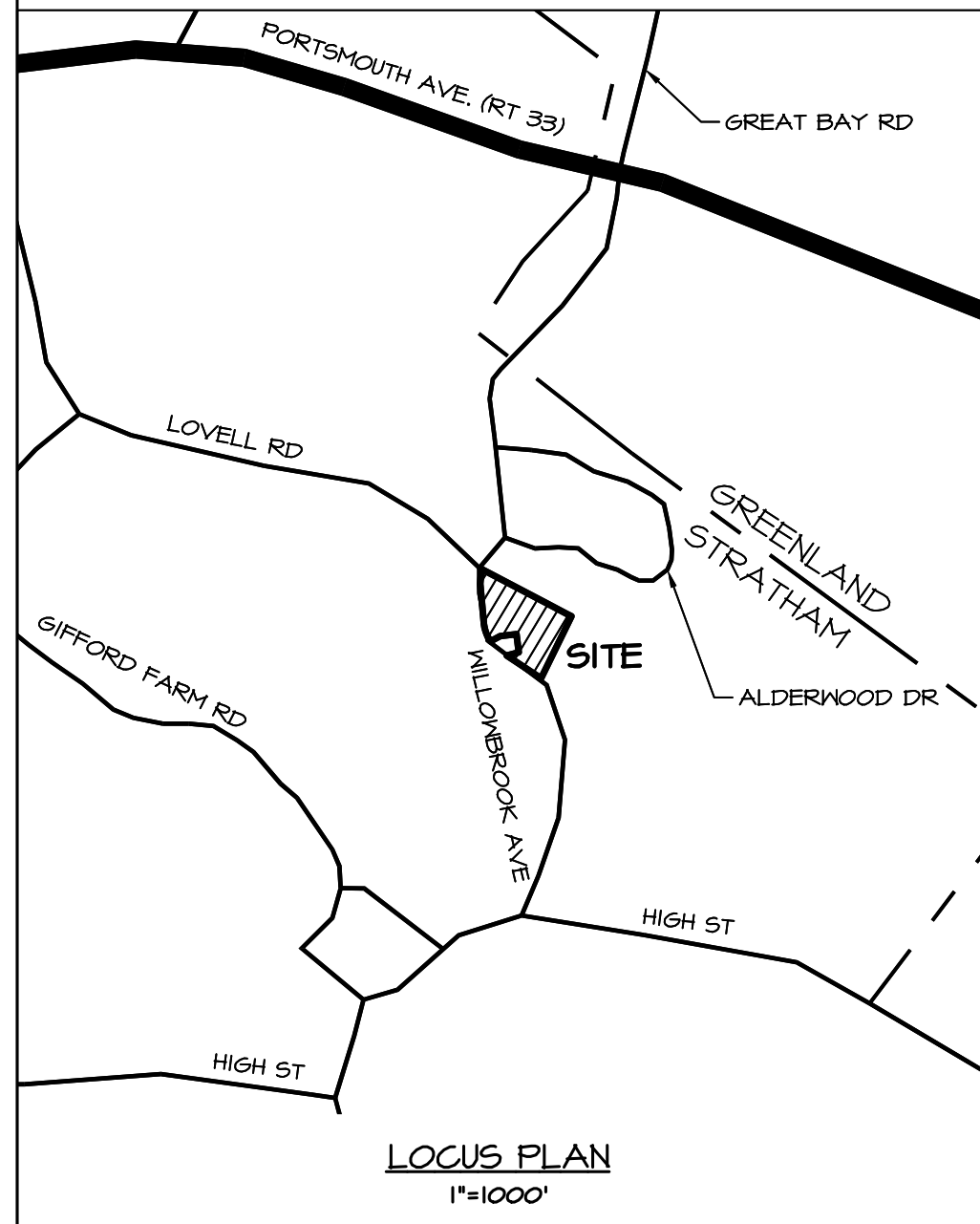
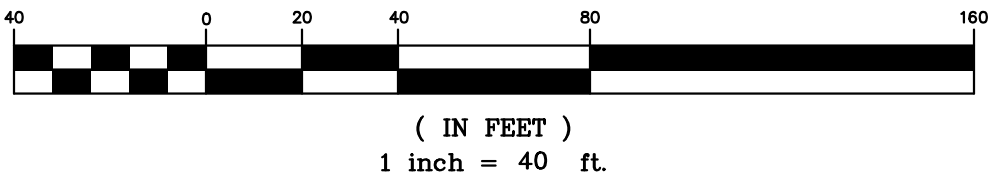
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.87'	210.00'	121°47'34"	N 05°45'34" E	100.87'

ADDITIONAL ABUTTERS:

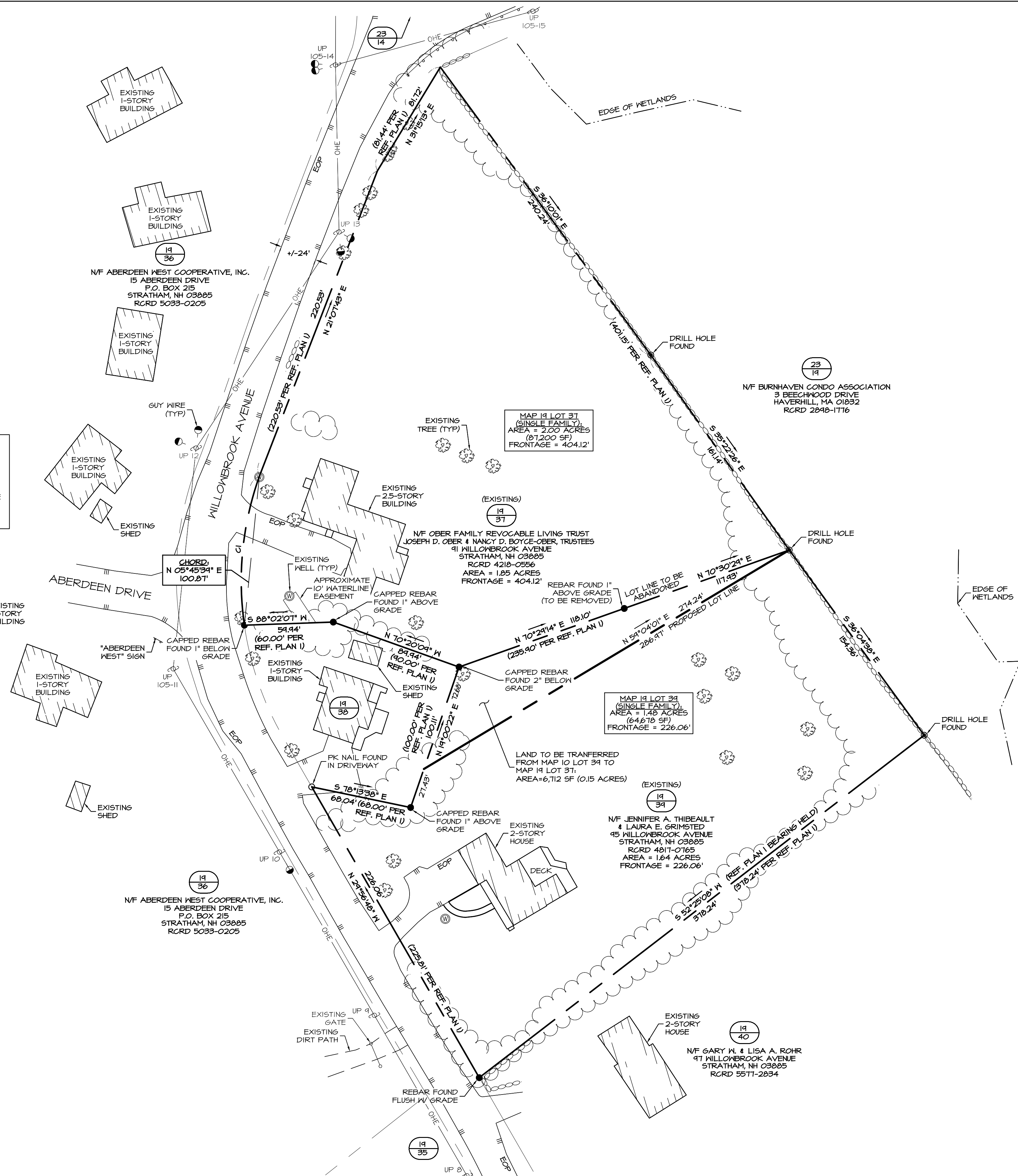
<div>19 35</div> <p>N/F SCOTT S. & JESSICA H. CHRISTO 102 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 5155-1135</p>	<div>19 36</div> <p>N/F RYAN GRIMES 93 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 5525-0481</p>	<div>23 14</div> <p>N/F MICHAEL DALEY SR. 76 WILLOWBROOK AVENUE P.O. BOX 128 STRATHAM, NH 03885 RCRD 1481-0458</p>
--	---	--

LEGEND:
● REBAR FOUND
○ PK NAIL FOUND
○ (TYP) DRILL HOLE FOUND
--- TYPICAL PROPERTY LINE
--- EDGE OF PAVEMENT (EOP)
--- SOIL DELINEATION
--- OVERHEAD UTILITIES
○ UTILITY POLE
○ GUY WIRE
○ WELL
--- STONEWALL
--- GUARD RAIL
--- TREELINE
○ TREE

GRAPHIC SCALE



REF. PLAN 1



REFERENCE PLANS:

- 'ABERDEEN SUBDIVISION IN STRATHAM, NH' PREPARED FOR ABERDEEN REALTY TRUST, BY KIMBALL CHASE, SCALE: 1"=50', DATED MAY 13, 1988, RCRD D-18034.
- 'SUBDIVISION OF LAND STRATHAM, NH' PREPARED FOR RICHARD G. & BARBARA Y. SCAMMAN, BY JOHN N. DURGIN ASSOCIATES, INC., SCALE: 1"=60', DATED OCTOBER 4, 1985, RCRD D-14471.

NOTES:

- OWNER OF RECORD:
TAX MAP 19 LOT 31, RCRD BK4218 PG0556
OBER FAMILY REVOCABLE LIVING TRUST
JOSEPH D. OBER, JR. & NANCY D. BOYCE-OBER
91 WILLOWBROOK AVENUE, STRATHAM, NH 03885
(603) 686-3525
TAX MAP 19 LOT 34, RCRD BK4817 PG0765
JENNIFER A. THIBEAULT & LAURA E. GRIMSTED
95 WILLOWBROOK AVENUE, STRATHAM, NH 03885
- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY OF TWO EXISTING LOTS.
- PARCELS ARE ZONED MANUFACTURED HOUSING / MOBILE HOME (MAH) PER STRATHAM ZONING MAP DATED MARCH 2013.
- PARCELS ARE NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0265E, DATED MAY 17, 2005.
- FIELDWORK CONDUCTED BY JJM AND BP OF EEI IN THE FALL OF 2016.
- BUILDINGS OFF OF SUBJECT PARCELS WERE LOCATED VIA GOOGLE AERIAL PHOTOGRAPHY ON NOVEMBER 3, 2016.

1	DEC 19, 2016	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:	CHK:	
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		
<div>EMANUEL ENGINEERING <small>civil & structural consultants, land planners</small> 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM</div>			
CLIENT: NANCY D. BOYCE-OBER 91 WILLOWBROOK AVENUE STRATHAM, NH 03885			
TITLE: LOT LINE ADJUSTMENT PLAN FOR OBER FAMILY REVOCABLE TRUST 91 WILLOWBROOK AVENUE STRATHAM, NH 03885 AND JENNIFER A. THIBEAULT & LAURA E. GRIMSTED 95 WILLOWBROOK AVENUE STRATHAM, NH 03885			
PROJECT: 16-135	SCALE: 1"=40'	SHEET: B1	

TEST PIT LOGS & SOIL DATA:

PERFORMED ON OCTOBER 6, 2016 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT 1

ESHT 41", DEPTH 60", RESTRICTIVE 41", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"
0-12" IOTR 3/2 LOAM, GRANULAR, FRIABLE
12-41" IOTR 5/6 STONEY FINE SANDY LOAM, GRANULAR, FRIABLE
41-60" 2.5 YR 5/4 STONEY FINE SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON

TEST PIT 2

ESHT 38", DEPTH 63", NO REFUSAL, NO OBSERVED WATER, ROOTS 36"
0-11" IOTR 3/2 LOAM, GRANULAR, FRIABLE
11-38" IOTR 5/6 STONEY FINE SANDY LOAM, GRANULAR, FRIABLE
38-63" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, LOOSE, FRIABLE, MOTTLES COMMON

TEST PIT 3

ESHT 21", DEPTH 54", RESTRICTIVE 21", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"
0-12" IOTR 3/2 LOAM, GRANULAR, FRIABLE
12-21" IOTR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
21-54" 2.5 YR 5/4 STONEY FINE SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON

TEST PIT 4

ESHT 20", DEPTH 51", RESTRICTIVE 20", REFUSAL 51", NO OBSERVED WATER, ROOTS 20"
0-12" IOTR 3/2 LOAM, GRANULAR, FRIABLE
12-20" IOTR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
20-51" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, BLOCKY, FIRM
51" BEDROCK

TEST PIT 5

ESHT 40", DEPTH 66", RESTRICTIVE 40", NO REFUSAL, NO OBSERVED WATER, ROOTS 30"
0-12" IOTR 3/2 LOAM, GRANULAR, FRIABLE
12-40" IOTR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
40-66" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, BLOCKY, FIRM

TEST PIT 6

ESHT 30", DEPTH 61", RESTRICTIVE 30", NO REFUSAL, NO OBSERVED WATER, ROOTS 20"
0-12" IOTR 3/2 LOAM, GRANULAR, FRIABLE
12-30" IOTR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
30-61" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, BLOCKY, FIRM

PERCOLATION TESTS:

PERFORMED ON OCTOBER 7, 2016 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC.

PERC. TEST 1

DEPTH OF 24", 10 MIN/INCH

PERC. TEST 2

DEPTH OF 25", 14 MIN/INCH

PERC. TEST 3

DEPTH OF 23", 16 MIN/INCH

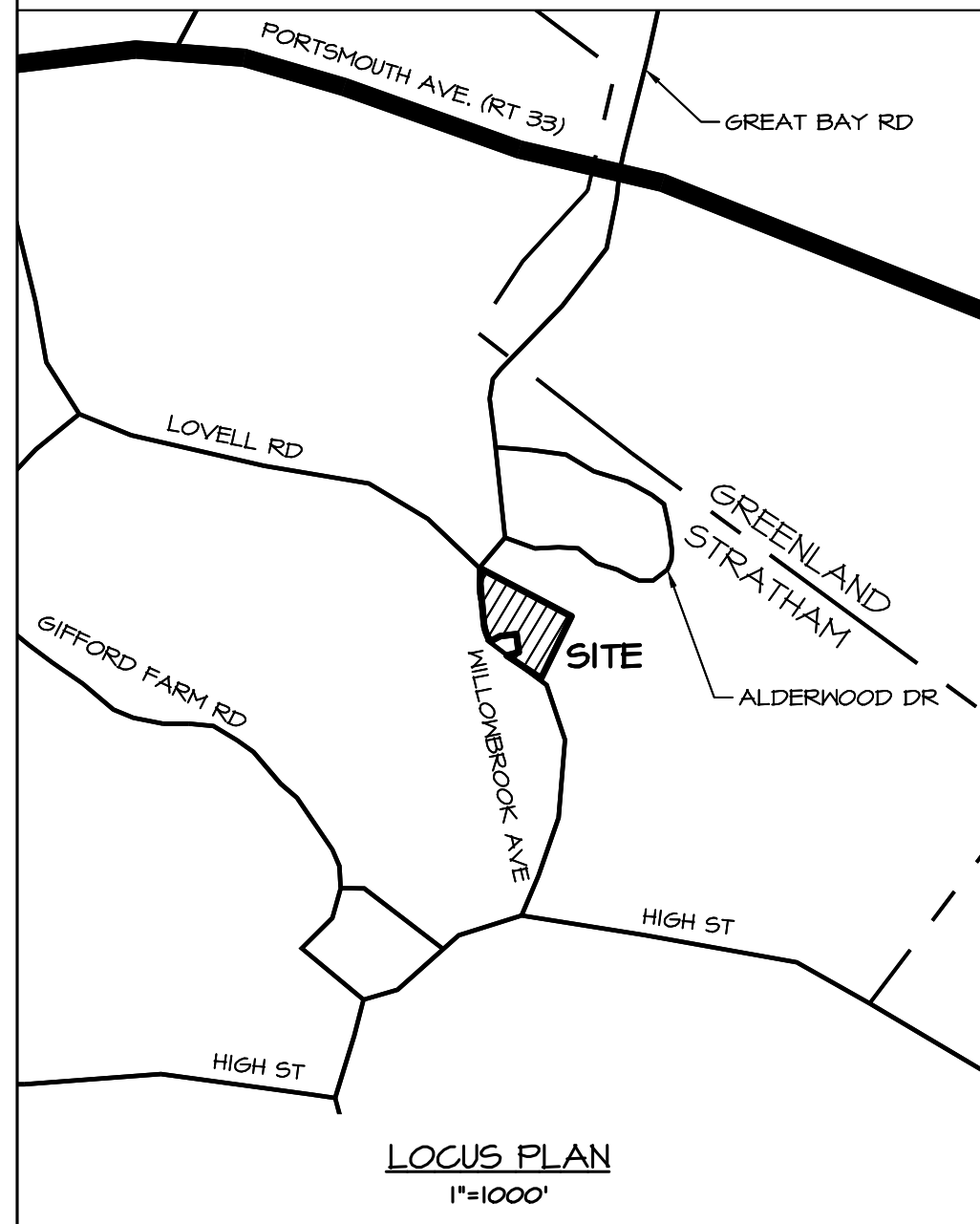
LEGEND:

- REBAR FOUND
- PK NAIL FOUND
- DRILL HOLE FOUND
- (TYP) TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- SOIL DELINEATION
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- WELL
- STONEWALL
- GUARD RAIL
- TREELINE
- TREE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



REF. PLAN 1


SOILS LEGEND	
SYMBOL	DESCRIPTION
24B	WOODBRIDGE, MODERATELY WELL DRAINED LOAMY SOIL, 0% TO 8% SLOPE
66B	PAXTON, WELL DRAINED LOAMY SOIL, 0% TO 8% SLOPE
SOILS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016 USING "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT: SS99NE SPECIAL PUBLICATION NO. 3, VERSION 4.0, FEBRUARY 2011."	

REFERENCE PLANS:

- "ABERDEEN SUBDIVISION IN STRATHAM, NH" PREPARED FOR ABERDEEN REALTY TRUST, BY KIMBALL CHASE, SCALE: 1"=50', DATED MAY 13, 1988, RCRD D-18034.
- "SUBDIVISION OF LAND STRATHAM, NH" PREPARED FOR RICHARD G. & BARBARA Y. SCAMMAN, BY JOHN N. DURGIN ASSOCIATES, INC., SCALE: 1"=60', DATED OCTOBER 4, 1985, RCRD D-14471.

NOTES:

- OWNER OF RECORD: TAX MAP 19 LOT 31, RCRD BK4218 PG0256 OBER FAMILY REVOCABLE LIVING TRUST JOSEPH D. OBER, JR. & NANCY D. BOYCE-OBER 91 WILLOWBROOK AVENUE, STRATHAM, NH 03885 (603) 686-3525
TAX MAP 19 LOT 39, RCRD BK4817 PG0765 JENNIFER A. THIBEAULT & LAURA E. GRIMSTED 95 WILLOWBROOK AVENUE, STRATHAM, NH 03885
- THE INTENT OF THIS PLAN IS TO SHOW EXISTING FEATURES, CONTOURS, AND SOIL TYPES FOR THE PROPOSED RESIDENTIAL SUBDIVISION.
- PARCELS ARE ZONED MANUFACTURED HOUSING / MOBILE HOME (MAH) PER STRATHAM ZONING MAP DATED MARCH 2013.
- PARCELS ARE NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0265E, DATED MAY 17, 2005.
- FIELDWORK CONDUCTED BY JJM AND BP OF EEI IN THE FALL OF 2016.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016.
- SOILS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016.
- BUILDINGS OFF OF SUBJECT PARCELS WERE LOCATED VIA GOOGLE AERIAL PHOTOGRAPHY ON NOVEMBER 3, 2016.

1	DEC 19, 2016	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK:
DRAWN: JJM		DESIGN: JJM	
CHECKED: BDS		CHECKED: BDS	
<div><div>EMANUEL ENGINEERING</div><div><i>civil & structural consultants, land planners</i></div><div>118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM</div></div>			
CLIENT: NANCY D. BOYCE-OBER 91 WILLOWBROOK AVENUE STRATHAM, NH 03885			
TITLE: SOILS & TOPOGRAPHY PLAN FOR OBER FAMILY REVOCABLE TRUST 91 WILLOWBROOK AVENUE STRATHAM, NH 03885 AND JENNIFER A. THIBEAULT & LAURA E. GRIMSTED 95 WILLOWBROOK AVENUE STRATHAM, NH 03885			
PROJECT: 16-135	SCALE: 1"=40'	SHEET: C1	

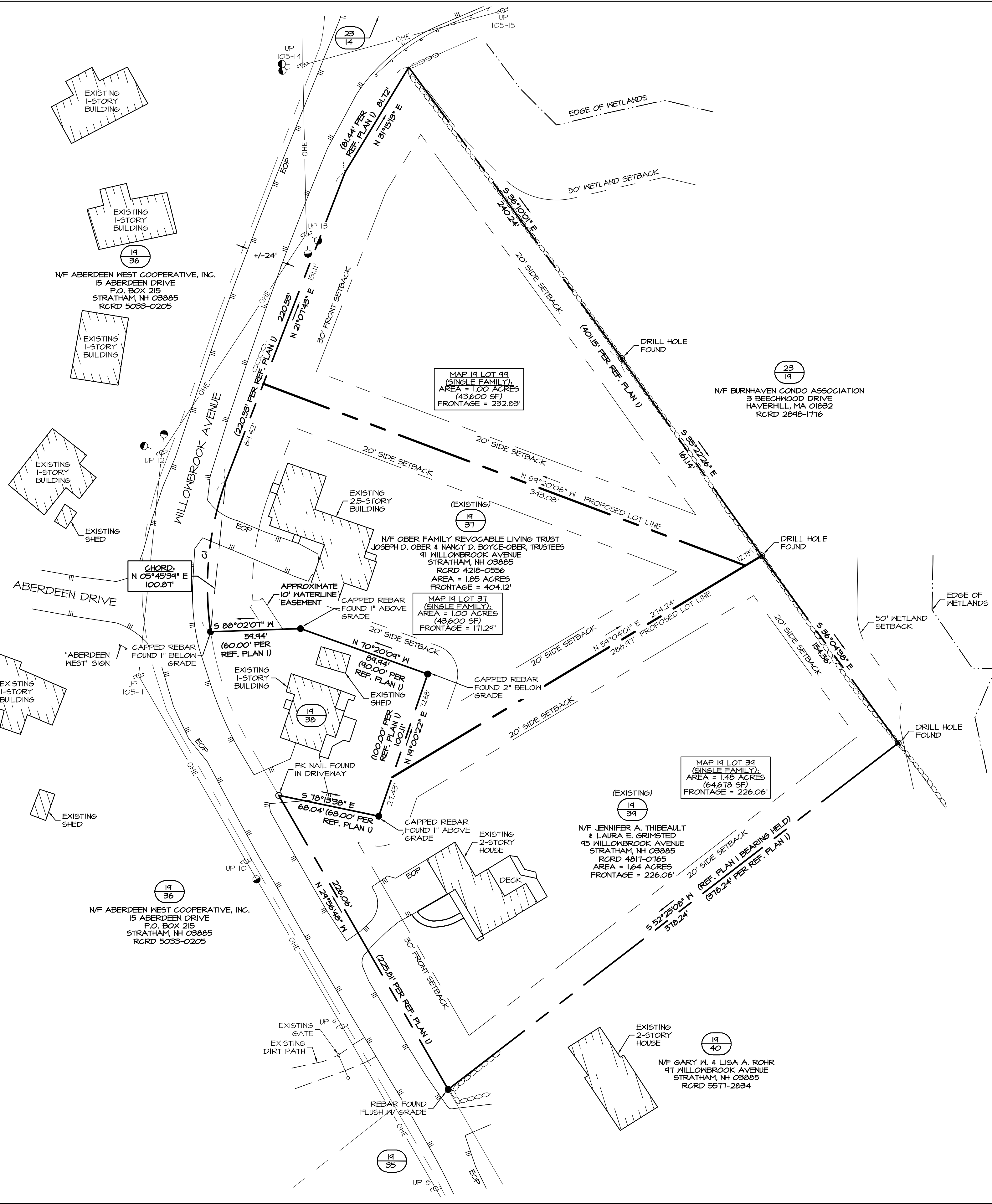
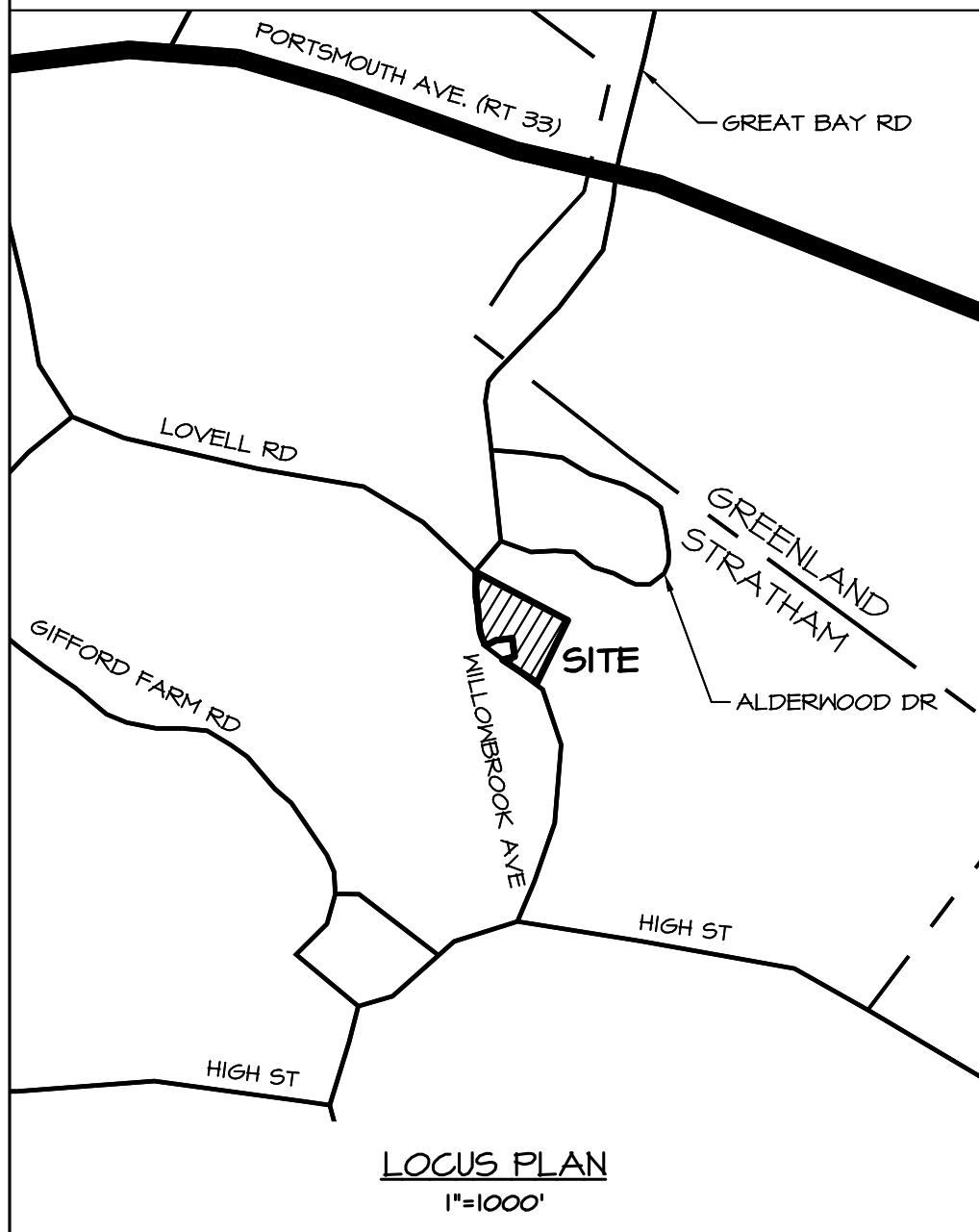
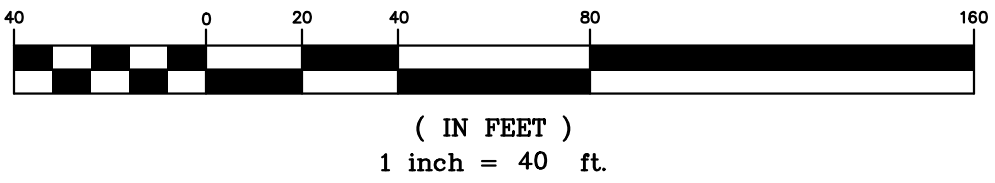
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.87'	210.00'	121°47'34"	N 05°45'34" E	100.87'

ADDITIONAL ABUTTERS:

<p>19 35</p> <p>N/F SCOTT S. & JESSICA H. CHRISTO 102 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 5155-1135</p>	<p>19 36</p> <p>N/F RYAN GRIMES 93 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 5525-0481</p>	<p>23 14</p> <p>N/F MICHAEL DALEY SR. 76 WILLOWBROOK AVENUE P.O. BOX 128 STRATHAM, NH 03885 RCRD 1481-0458</p>
--	---	--

LEGEND:
● REBAR FOUND
○ PK NAIL FOUND
○ DRILL HOLE FOUND
(TYP) TYPICAL
--- PROPERTY LINE
--- EDGE OF PAVEMENT (EOP)
--- SOIL DELINEATION
--- OVERHEAD UTILITIES
○ UTILITY POLE
○ GUY WIRE
○ WELL
--- STONEWALL
--- GUARD RAIL
--- TREELINE
○ TREE

GRAPHIC SCALE



REFERENCE PLANS:

- 'ABERDEEN SUBDIVISION IN STRATHAM, NH' PREPARED FOR ABERDEEN REALTY TRUST, BY KIMBALL CHASE, SCALE: 1"=50', DATED MAY 13, 1988, RCRD D-18034.
- 'SUBDIVISION OF LAND STRATHAM, NH' PREPARED FOR RICHARD G. & BARBARA Y. SCAMMAN, BY JOHN N. DURGIN ASSOCIATES, INC., SCALE: 1"=60', DATED OCTOBER 4, 1985, RCRD D-14471.

NOTES:

- OWNER OF RECORD:
TAX MAP 19 LOT 31, RCRD BK4218 PG0556
OBER FAMILY REVOCABLE LIVING TRUST
JOSEPH D. OBER, JR. & NANCY D. BOYCE-OBER
91 WILLOWBROOK AVENUE, STRATHAM, NH 03885
(603) 686-3525

TAX MAP 19 LOT 34, RCRD BK4811 PG0165
JENNIFER A. THIBEAULT & LAURA E. GRIMSTED
95 WILLOWBROOK AVENUE, STRATHAM, NH 03885
(603) 686-3525
- THE INTENT OF THIS PLAN IS TO CREATE AN ADDITIONAL RESIDENTIAL LOT.
- PARCELS ARE ZONED MANUFACTURED HOUSING / MOBILE HOME (MAH) PER STRATHAM ZONING MAP DATED MARCH 2013.
- PARCELS ARE NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0265E, DATED MAY 17, 2005.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016.
- PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- DIMENSIONAL REQUIREMENTS PER THE STRATHAM ZONING ORDINANCE DATED MARCH 2016:
MANUFACTURED HOUSING/MOBILE HOME ZONE
- LOT AREA = 1 ACRE MINIMUM
- CONTIGUOUS FRONTAGE = 100' MINIMUM
- LOT DEPTH = 150' MINIMUM
- FRONT SETBACK = 30' MINIMUM
- SIDE SETBACK = 20' MINIMUM
- REAR SETBACK = 20' MINIMUM
- BUILDINGS OFF OF SUBJECT PARCELS WERE LOCATED VIA GOOGLE AERIAL PHOTOGRAPHY ON NOVEMBER 3, 2016.

APPROVED BY THE TOWN OF STRATHAM PLANNING BOARD	
CHAIRPERSON	DATE

1	DEC 19, 2016	FOR APPROVAL	
ISS. DATE:	DESCRIPTION OF ISSUE:	CHK.	
DRAWN: JJM	DESIGN: JJM		
CHECKED: BDS	CHECKED: BDS		



CLIENT:

NANCY D. BOYCE-OBER
91 WILLOWBROOK AVENUE
STRATHAM, NH 03885

I CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED DURING THE FALL OF 2016 BY JJM AND BP OF EEI. THE ERROR OF CLOSURE IS BETTER THAN 1/10,000. SURVEY PER NHLSA STANDARDS. CATEGORY I, CONDITION I. AREA CALCULATIONS ARE PER LAND DEVELOPMENT DESKTOP SOFTWARE.

LICENSED LAND SURVEYOR, DATE

SEAL:

TITLE:		
SUBDIVISION PLAN FOR OBER FAMILY REVOCABLE TRUST 91 WILLOWBROOK AVENUE STRATHAM, NH 03885 AND JENNIFER A. THIBEAULT & LAURA E. GRIMSTED 95 WILLOWBROOK AVENUE STRATHAM, NH 03885		
PROJECT:	SCALE:	SHEET:
16-135	1"=40'	C2

TEST PIT LOGS & SOIL DATA:
PERFORMED ON OCTOBER 6, 2016 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC., WITNESSED BY MIKE CUOMO OF RCCD.

TEST PIT 1
ESHWIT 41", DEPTH 60", RESTRICTIVE 41", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"
0-12" 10YR 3/2 LOAM, GRANULAR, FRIABLE
12-41" 10YR 5/6 STONEY FINE SANDY LOAM, GRANULAR, FRIABLE
41-60" 2.5 YR 5/4 STONEY FINE SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON

TEST PIT 2
ESHWIT 38", DEPTH 63", NO REFUSAL, NO OBSERVED WATER, ROOTS 36"
0-11" 10YR 3/2 LOAM, GRANULAR, FRIABLE
11-38" 10YR 5/6 STONEY FINE SANDY LOAM, GRANULAR, FRIABLE
38-63" 2.5 YR 5/4 GRAVELLY FINE SANDY, LOOSE, FRIABLE, MOTTLES COMMON

TEST PIT 3
ESHWIT 21", DEPTH 54", RESTRICTIVE 21", NO REFUSAL, NO OBSERVED WATER, ROOTS 24"
0-12" 10YR 3/2 LOAM, GRANULAR, FRIABLE
12-21" 10YR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
21-54" 2.5 YR 5/4 STONEY FINE SANDY LOAM, BLOCKY, FIRM, MOTTLES COMMON

TEST PIT 4
ESHWIT 20", DEPTH 51", RESTRICTIVE 20", REFUSAL 51", NO OBSERVED WATER, ROOTS 20"
0-12" 10YR 3/2 LOAM, GRANULAR, FRIABLE
12-20" 10YR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
20-51" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, BLOCKY, FIRM
51" BEDROCK

TEST PIT 5
ESHWIT 40", DEPTH 66", RESTRICTIVE 40", NO REFUSAL, NO OBSERVED WATER, ROOTS 30"
0-12" 10YR 3/2 LOAM, GRANULAR, FRIABLE
12-40" 10YR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
40-66" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, BLOCKY, FIRM

TEST PIT 6
ESHWIT 30", DEPTH 61", RESTRICTIVE 30", NO REFUSAL, NO OBSERVED WATER, ROOTS 20"
0-12" 10YR 3/2 LOAM, GRANULAR, FRIABLE
12-30" 10YR 5/6 GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
30-61" 2.5 YR 5/4 GRAVELLY FINE SANDY LOAM, BLOCKY, FIRM

PERCOLATION TESTS:
PERFORMED ON OCTOBER 7, 2016 BY BRUCE SCAMMAN OF EMANUEL ENGINEERING, INC.

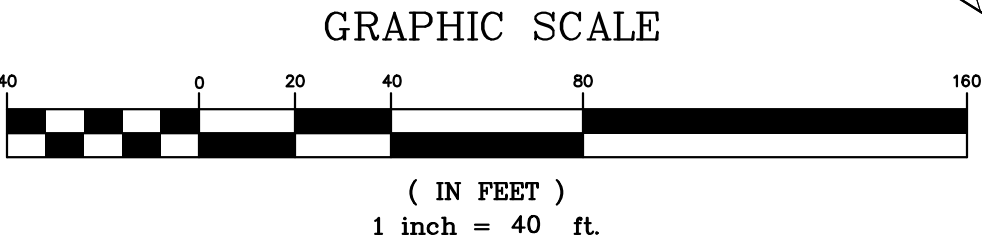
PERC. TEST 1
DEPTH OF 24", 10 MIN/INCH

PERC. TEST 2
DEPTH OF 25", 14 MIN/INCH

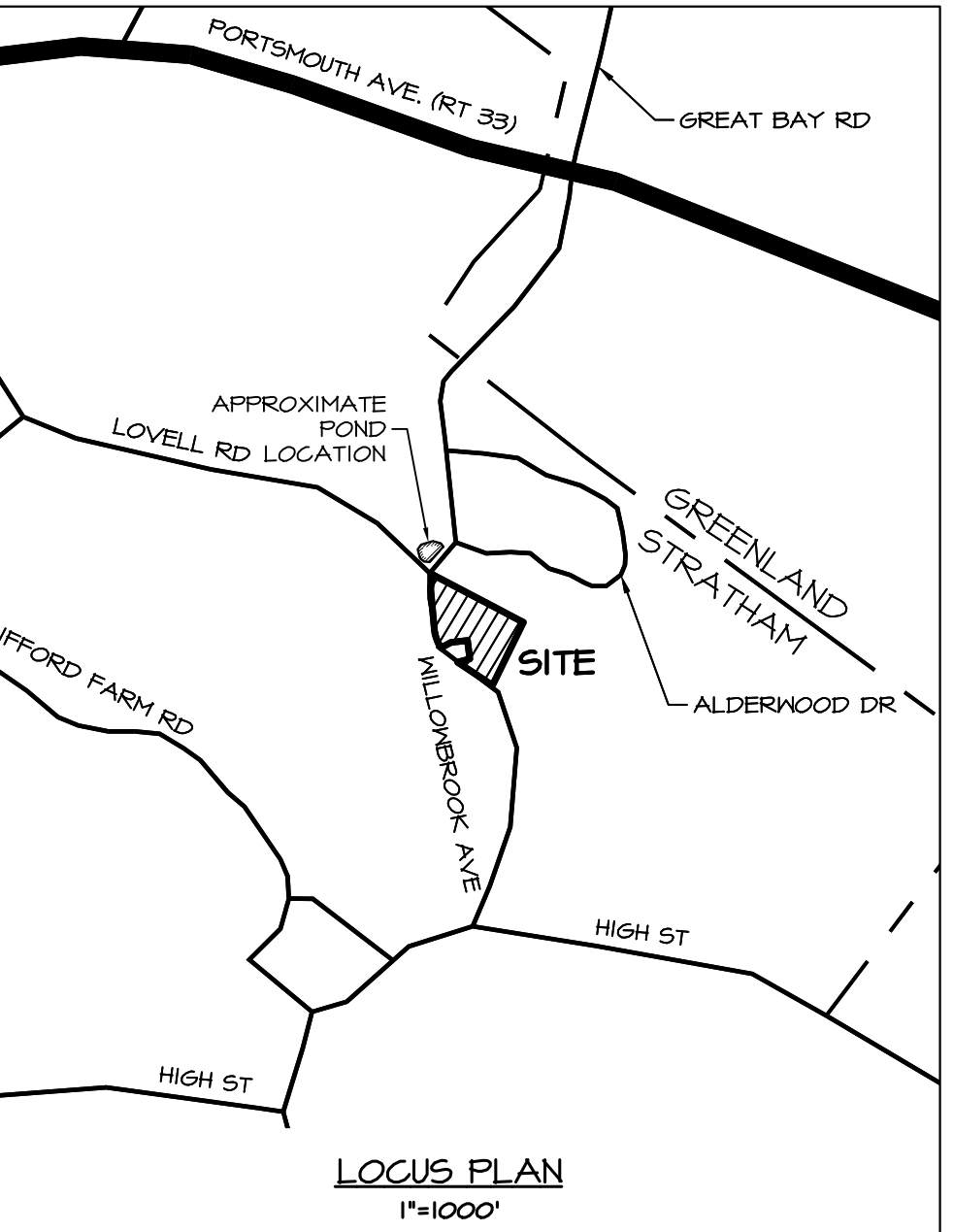
PERC. TEST 3
DEPTH OF 23", 16 MIN/INCH

LEGEND:

- REBAR FOUND
- PK NAIL FOUND
- (TYP) TYPICAL
- - - PROPERTY LINE
- - - EDGE OF PAVEMENT (EOP)
- ... SOIL DELINEATION
- - - OVERHEAD UTILITIES
- - - UTILITY POLE
- - - GUY WIRE
- WELL
- STONEWALL
- - - GUARD RAIL
- - - TREELINE
- TREE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
G1	1101.81'	210.00'	21°41'34"	N 05°45'34" E	1100.81'



SOILS LEGEND	
SYMBOL	DESCRIPTION
24B	WOODBRIDGE, MODERATELY WELL DRAINED LOAMY SOIL, 0% TO 8% SLOPE
66B	PAXTON, WELL DRAINED LOAMY SOIL, 0% TO 8% SLOPE
SOILS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016 USING "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT: SS59NE SPECIAL PUBLICATION NO. 3, VERSION 4.0, FEBRUARY 2011."	

REFERENCE PLANS:

- "ABERDEEN SUBDIVISION IN STRATHAM, NH" PREPARED FOR ABERDEEN REALTY TRUST, BY KIMBALL CHASE, SCALE: 1"=50', DATED MAY 13, 1988, RCRD D-18034.
- "SUBDIVISION OF LAND STRATHAM, NH" PREPARED FOR RICHARD G. & BARBARA Y. SCAMMAN, BY JOHN N. DURGIN ASSOCIATES, INC., SCALE: 1"=60', DATED OCTOBER 4, 1985, RCRD D-14471.

MINIMUM LOT SIZE:

LOT SIZE = (Q/GPD) / 2000(GPD/ACRE)) x FACTOR
SLOPE 0-8% OR A/B
SOIL GROUP (24B) = 3
FACTOR (24B) = 16
SOIL GROUP (66B) = 2
FACTOR (66B) = 13
CALCULATED FACTOR = ((SOIL 24B AREA)x(SOIL 24B FACTOR) + (SOIL 66B AREA)x(SOIL 66B FACTOR))/(SOIL 24B AREA + SOIL 66B AREA)

TAX MAP 10 LOT 31
FLOW (Q) = 750 GPD
LOT AREA = 43,600 SF
WELL AREA = 12,907 SF
EFFECTIVE LOT AREA = 43,600 SF - 12,907 SF
= 30,693 SF OR 0.70 ACRES
SOIL 24B AREA = 10,352 SF
SOIL 66B AREA = 20,341 SF
CALCULATED FACTOR = 1.40
MINIMUM LOT SIZE = 750/2000x1.40 = 0.53 ACRES

TAX MAP 10 LOT 34
FLOW (Q) = 750 GPD
LOT AREA = 64,678 SF
WELL AREA = 13,700 SF
EFFECTIVE LOT AREA = 64,678 SF - 13,700 SF
= 50,978 SF OR 1.17 ACRES
SOIL 24B AREA = 22,764 SF
SOIL 66B AREA = 28,215 SF
CALCULATED FACTOR = 1.43
MINIMUM LOT SIZE = 750/2000x1.43 = 0.54 ACRES

TAX MAP 10 LOT 37
FLOW (Q) = 750 GPD
LOT AREA = 43,600 SF
WELL AREA = 16,128 SF
EFFECTIVE LOT AREA = 43,600 SF - 16,128 SF
= 27,472 SF OR 0.63 ACRES
SOIL 24B AREA = 23,048 SF
SOIL 66B AREA = 4,314 SF
CALCULATED FACTOR = 1.55
MINIMUM LOT SIZE = 750/2000x1.55 = 0.58 ACRES

TAX MAP 10 LOT 31
FLOW (Q) = 750 GPD
LOT AREA = 43,600 SF
WELL AREA = 16,128 SF
EFFECTIVE LOT AREA = 43,600 SF - 16,128 SF
= 27,472 SF OR 0.63 ACRES
SOIL 24B AREA = 23,048 SF
SOIL 66B AREA = 4,314 SF
CALCULATED FACTOR = 1.55
MINIMUM LOT SIZE = 750/2000x1.55 = 0.58 ACRES

NOTES:

- OWNER OF RECORD:
TAX MAP 19 LOT 31, RCRD BK4210 PG0556
OBER FAMILY REVOCABLE LIVING TRUST
JOSEPH D. OBER, JR. & NANCY D. BOYCE-OBER
91 WILLOWBROOK AVENUE, STRATHAM, NH 03885
(603) 686-3525
TAX MAP 19 LOT 34, RCRD BK4811 PG0765
JENNIFER A. THIBEAULT & LAURA E. GRIMSTED
95 WILLOWBROOK AVENUE, STRATHAM, NH 03885
- THE INTENT OF THIS PLAN IS TO SHOW ALL INFORMATION REQUIRED BY NHDES FOR A STATE SUBDIVISION APPROVAL.
- PARCELS ARE ZONED MANUFACTURED HOUSING / MOBILE HOME (MAH) PER STRATHAM ZONING MAP DATED MARCH 2013.
- PARCELS ARE NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33015C0265E, DATED MAY 17, 2005.
- FIELDWORK CONDUCTED BY JJM AND BP OF EEI IN THE FALL OF 2016.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016.
- SOILS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON OCTOBER 28, 2016.
- PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- PROPOSED RESIDENCE IS TO BE A SINGLE FAMILY HOUSE WITH FIVE BEDROOMS OR LESS.
- BUILDINGS OFF OF SUBJECT PARCEL WERE LOCATED VIA GOOGLE AERIAL PHOTOGRAPHY ON NOVEMBER 3, 2016.

ADDITIONAL ABUTTERS:

19 35 N/F SCOTT S. & JESSICA H. CHRISTO 102 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 5155-1135	19 36 N/F RYAN GRIMES 93 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 5525-0487	23 14 N/F MICHAEL DALEY SR. 76 WILLOWBROOK AVENUE STRATHAM, NH 03885 RCRD 1401-0450
--	---	---

1	DEC 19, 2016	FOR APPROVAL
ISS. DATE:	DESCRIPTION OF ISSUE:	CHK.
DRAWN: JJM	DESIGN: JJM	
CHECKED: BDS	CHECKED: BDS	
 civil & structural consultants, land planners 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM		
CLIENT: NANCY D. BOYCE-OBER 91 WILLOWBROOK AVENUE STRATHAM, NH 03885		
TITLE: NHDES SUBDIVISION PLAN FOR OBER FAMILY REVOCABLE TRUST 91 WILLOWBROOK AVENUE STRATHAM, NH 03885 AND JENNIFER A. THIBEAULT & LAURA E. GRIMSTED 95 WILLOWBROOK AVENUE STRATHAM, NH 03885		
PROJECT: 16-135	SCALE: 1"=40'	SHEET: C3



**Town of Stratham, NH
Lot Line Relocation Application**



**L
o
t

L
i
n
e

R
e
l
o
c
a
t
i
o
n**

Property Location: 91 & 95 Willowbrook Avenue, Stratham, NH 03885

Map & Lot Numbers of affected properties: Map # 19 Lot # 37

Map # 19 Lot # 39

Map # _____ Lot # _____

Zone: MAH

Applicant or Owner:

Name: Nancy D. Boyce-Ober

Address: 91 Willowbrook Avenue, Stratham, NH 03885

Fax: _____ Phone: (603) 686-3525

Additional Owner:

Name: Jennifer A. Thibeault & Laura E. Grimsted

Address: 95 Willowbrook Avenue

Fax: _____ Email: tbo24@hotmail.com

Agent:

Contact Name: Bruce Scamman Phone: (603) 772-4400

Company: Emanuel Engineering, Inc. Fax: (603) 772-4487

Address: 118 Portsmouth Avenue, Stratham, NH 03885

NOTE: Lot line adjustments or boundary agreements are those applications, which do not create buildable lots.

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, of your property, to ensure compliance with all Stratham Zoning and Subdivision regulations while your application is under consideration and during any construction phases after approval is granted.

The Signor shall be the owner or the signor shall provide a notarized letter signed by all the property owners giving the signor permission to represent the owner in presentation of this application.

Signed: Nancy Boyce-Ober Date: 12/21/16

Signed: Jennifer A. Thibeault Date: 12/21/16

Fees: Base Application Fee \$100.00 Notification Fee: \$ 50.00

Abutters Notices X \$5.00 per abutter = \$ _____ .00

*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

Date Application Received: 12/22/16 Total Fees Collected with Application: \$ _____

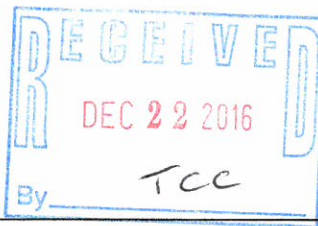
Abutters List Received: ✓ Plans & Check List Received: ✓

Notice Date: _____ PB Application Acceptance Date: _____ PB Hearing Date: 1/18/2017



Subdivision

**Town of Stratham, NH
Subdivision Application**



Map# 19 Lot# 37 & 39

Project Name: Ober Subdivision

Location: 91 Willowbrook Avenue

Project Description: Subdivide Map 19 Lot 37 into 2 lots, and transfer land from

Map 19 Lot 39 to Map 19 Lot 37 in a lot line adjustment to maintain the minimum lot area

Zone: MAH Total Number of Lots: 1 new

Applicant:

Name: Nancy D. Boyce-Ober Phone: (603) 686-3525

Company: _____ Fax: _____

Address: 91 Willowbrook Avenue, Stratham, NH 03885

Owner: Map 10, Lot 37

Name: Joseph D. Ober & Nancy D. Boyce-Ober, Trustees Phone: (603) 686-3525

Company: Ober Family Revocable Living Trust Fax: _____

Address: 91 Willowbrook Avenue, Stratham, NH 03885

Map 19, Lot 39
Jennifer A. Thibeault
& Laura E. Grimsted
95 Willowbrook Avenue
Stratham, NH 03885
tbo24@hotmail.com

Agent:

Contact Name: Bruce Scamman Phone: (603) 772-4400

Company: Emanuel Engineering, Inc. Fax: (603) 772-4487

Address: 118 Portsmouth Avenue, Stratham, NH 03885

Email Address: bscamman@emanuelengineering.com

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, of your property, to ensure compliance with all Stratham Zoning and Subdivision regulations while your application is under consideration and during any construction phases after approval is granted.

The Signor shall be the owner or the signor shall provide a notarized letter signed by all the property owners giving the signor permission to represent the owner in presentation of this application.

Signed: Nancy Boyce-Ober Joseph D. Ober Date: 12/21/16

Signed: Jennifer A. Thibeault Laura E. Grimsted Date: 12/21/16

Fees:

Major Subdivision: Base Application Fee \$250.00* for the first lot plus \$100.00 per additional proposed lot or unit.

Minor Subdivision: Base Application Fee of \$150.00 for the first lot, plus \$100.00 for each lot or unit thereafter;

Notification Fee: \$ 150.00 plus Abutters Notices X \$8.00 per abutter = \$ 248.00

*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

Date Application Received: 12-22-16 Total Fees Collected with Application: \$ _____

Abutters List Received: ✓ Plans & Check List Received: ✓

Notice Date: 1/6/17 PB Application Acceptance Date: _____ PB Hearing Date: 1/18/17