

104 Campbell Lane, Deering NH

Introduction to the Development, Roads, and Lot

This document provides basic information about the lot at 104 Campbell Lane, the access roads to it, and the Campbell Cove Development.

It was cut down from the “Development, Road, and Lot Information” document (0641 Development Road Lot Information 2023 4 5), to be more appropriate for prospective buyers. The information document contains significant detail that would be of interest primarily to the new owner.

The Major Sections are:

- Property Location
- Campbell Cove Development
- Roads
 - Fisher Road
 - Zoski Road
 - Campbell Lane
- 104 Campbell Lane Lot and Features
 - Lot Configuration
 - Lot Maps
 - Lot Description
- Flood Risk

Property Location:

State: New Hampshire

County: Hillsborough (The County includes the cities of Manchester and Nashua)

Town: Deering

(Town Website: www.deering.nh.us)

(Town GIS Website: www.axisgis.com/DeeringNH/)

Development: Lots at Campbell’s Cove in Deering NH (5/23/1973)

Development Lot: E-1

Deering Tax Map: 229, Tax ID: 229-20

Road: Campbell Lane (Private)

Address: 104 Campbell Lane, Deering NH 03244

Waterbody: Deering Lake

(Also known as: Deering Reservoir)

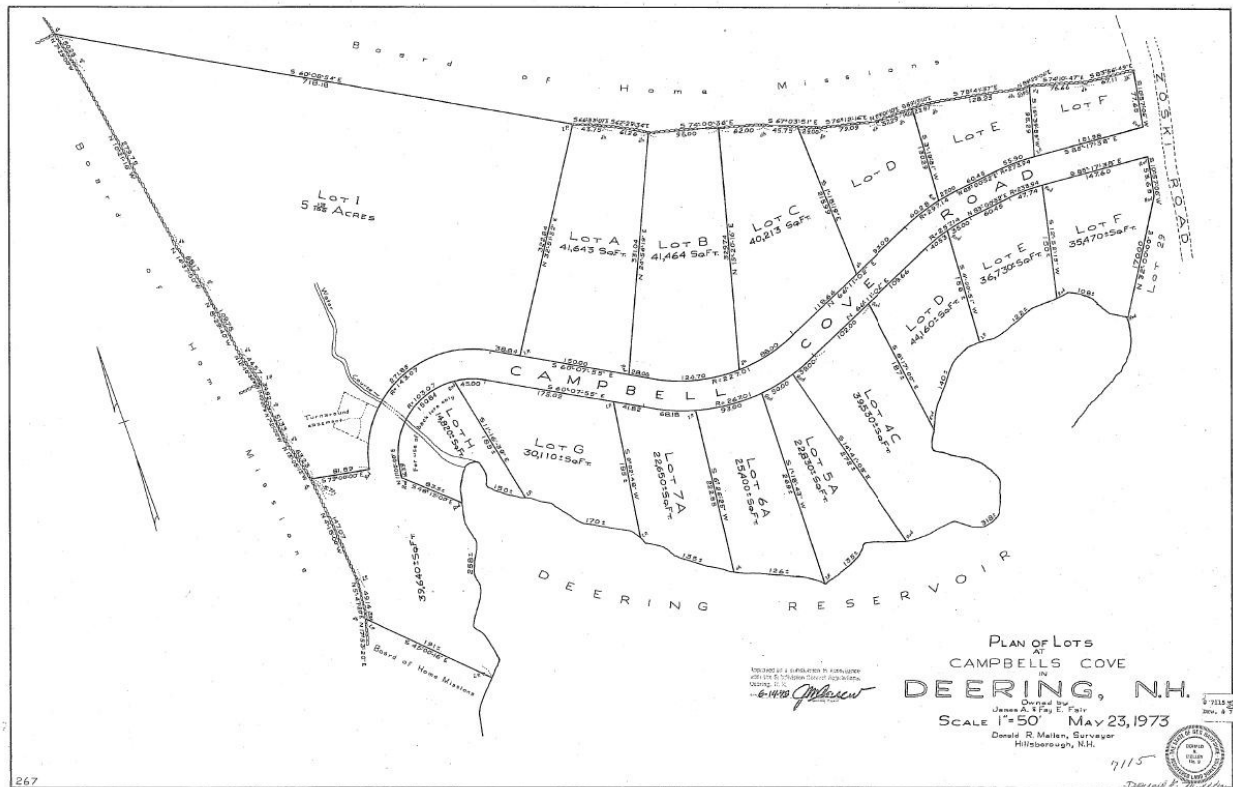
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Campbell Cove Development

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On 5/16/1968 James and Faye Fair purchased a 16.2 acre tract of undeveloped lakefront woodland from the church-owned Deering Community Center. This rugged land had probably been pasture for a farm, before being allowed to revert to woodland in the 1920's. It became lakefront property in 1937, when the lake level was significantly raised by the new dam.

The Fairs hired a surveyor to lay out a subdivision. A final plan was completed on 5/27/1973 and approved by the town. The subdivision road was then built. By 1978 lots were being sold.



Above is the development plan. 104 Campbell Lane is Lot E.

“Plan of Lots at Campbell’s Cove in Deering, NH”

Dated May 23, 1973 & Approved by Town of Deering 6/14/1973

Filed at Hillsborough County NH Registry of Deeds as Plan #7115

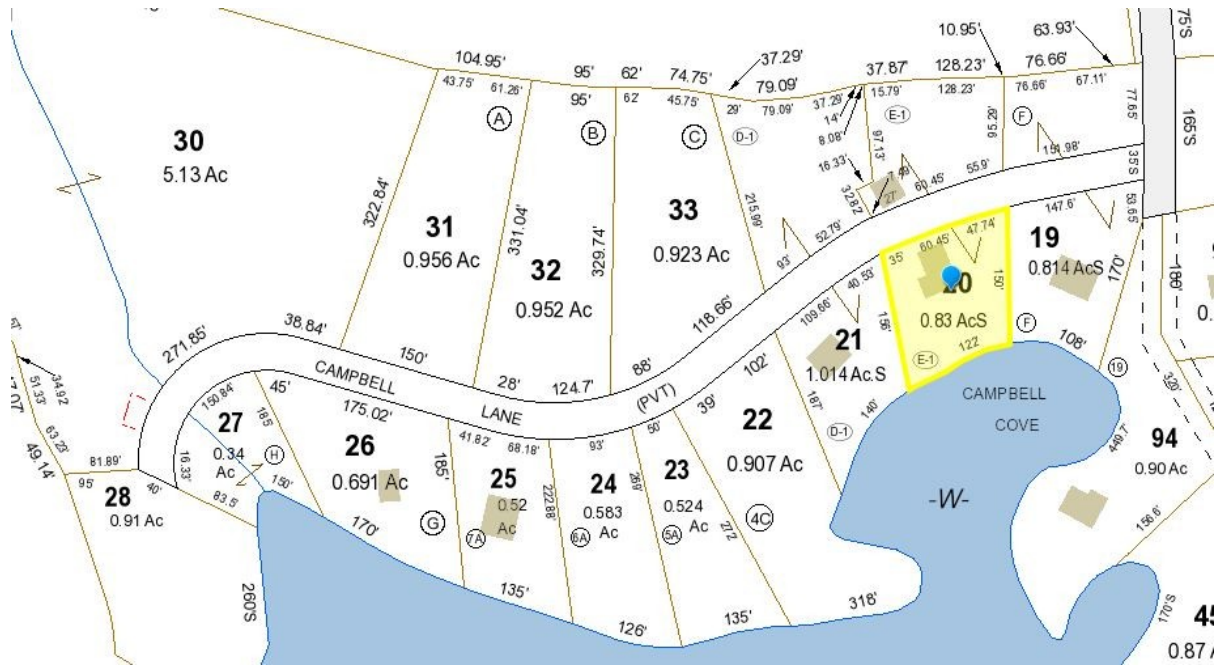
[“Supporting Documents/3201 Subdivision Plan 1973 5 23.pdf”]

This can be blown up to see details.

[“Supporting Documents/3201 subdivision plan.jpg”]

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The following figure, showing most of the development, was extracted from the town's current tax map on the GIS (Graphic Information System). It shows the current tax numbers for the lots, all of which are prefixed by "229" (For tax map 229). Lot 20 is 104 Campbell Lane, and has tax number 229-20. It is identified as subdivision lot E-1.



["Supporting Documents/3203 Campbell Cove Development marking Lot 20"]

Lots 19, 20, and 21 are split into two sections by the private "Campbell Lane".

The development was intended for single-family owner-occupied residences, and has maintained that status. Most houses have been built for year-around occupancy. The houses on lots 20, 21, 22, and 28 are, or have recently been, year-around primary homes. Dwellings on lots 19, 25, and 26 are used seasonally. The other lots are vacant.

The land north and west of the development is owned by the non-profit Society for the Protection of New Hampshire Forests (SPNHF), and is part of their Wilkins-Campbell Forest. The forest's area immediately above the development has been designated as wilderness, meaning there will be no development or logging operations. The undeveloped back lots 30 through 33 and waterfront lot 27 are also owned by the SPNHF.

A minor brook drains the land north of the development. From Lot 30, it crosses Campbell Lane through a large culvert at Lot 27, as is shown on the map.

Street addresses are not shown but run as even numbers from 102 (for lot 19) to 118 (for lot 28). Lot 27 is not a build-able lot and has no street address. The vacant lots north of the road have not been assigned street numbers. The lot addresses are from a numbering system for all waterfront properties on the lake.

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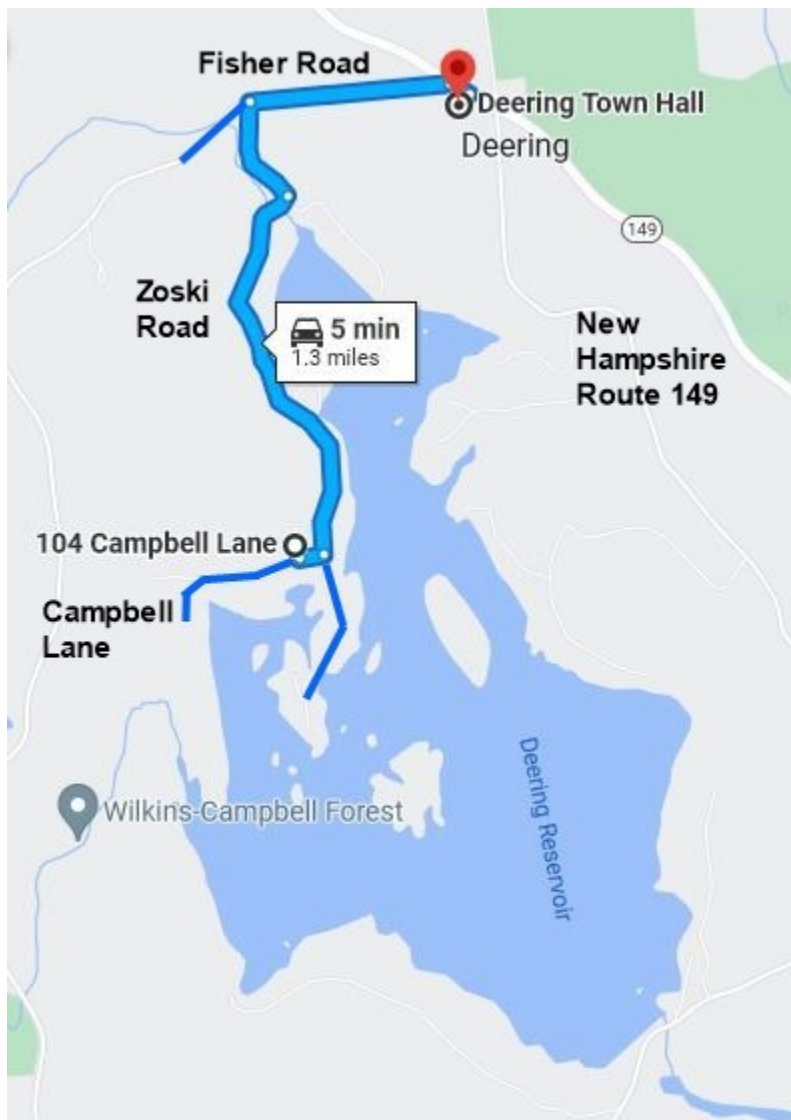
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Roads

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The route between Deering Town Hall and 104 Campbell Lane is shown below. The 3 roads involved are:

- **Fisher Road**
 - A town-maintained paved road.
- **Zoski Road**
 - A town-maintained gravel road.
- **Campbell Lane**
 - A private road, partially paved.



["Supporting Documents/3302 town hall to house google"]

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Fisher Road

This begins at Deering Town Hall in Deering Center, located on NH State Highway 149. It runs downhill about 0.3 miles to a junction with Zoski Road, where the pavement ends. This is where rural mailboxes for people on the west side of the lake are located. It is a standard width straight town road. It is due for re-pavement.

Zoski Road

This is a gravel road that serves dozens of homes and camps. The daily traffic is moderate, increasing significantly in the summer. It is usable year-around, except during extreme storms. There are an increasing number of year-around residents served by this road.

The first half is standard-width and fairly level. Past that there are significant hills and curves. Short sections are single lane, but there are frequent wide places that allow vehicles traveling in the opposite directions to pass.

The town maintains Zoski Road year-around up to a large turn-around at the beginning of Campbell Lane. The outer portion of Zoski Road is privately maintained by year-around residents.

The town-maintained portion is well-plowed and sanded in the winter. Over recent years the town has made significant improvements, especially to the gravel surface and drainage. It is frequently graded. The Town of Deering took over maintenance about 1982.

Campbell Lane

“Campbell Lane” (previously called “Campbell Cove Road”) is a private road running through the Campbell Cove development.

The width of the Campbell Lane Right-of-way is 40.0’ wide. The road is about 1,255’ (1/4 mile) long. The first 415’ of the road are paved. The pavement is 11’ wide, except for a 20’ wide section between the two tracts of 104 Campbell Lane. Paving was done in 1999 for the owners of lots 104 and 106. Lot 104 is located between about 150’ and 300’ up the paved section.

From Zoski Road, Campbell Lane climbs past lot 19, is level going through lot 20, and climbs again past lot 21. It then runs about level through lot 26 and finally descends to the brook and end section.

The road was built to a relatively high standard for camp roads in the mid-1970s. It had all large rocks removed, a good solid base, drainage ditches and culverts, and an adequate gravel surface. There has been minimal mud or erosion. In 40 years no major repairs have been needed.

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For the last few years the road has been plowed in the winter by contractors hired by an informal group of year-around neighbors. A few times this included sanding. This has been supplemented by snow blowing and plowing done voluntarily by some of the owners. Trees, branches, leaves, sand, and other debris has been removed as needed by the residents.

When new tax maps were drawn in 2002, the name of the road was changed from “Campbell Cove Road” to “Campbell Lane”.

Campbell Lane Ownership and Responsibility

The ownership of Campbell Lane is uncertain. The Town of Deering has not accepted the road, and does not want to assume responsibility for it. It does not meet current standards for acceptance of development roads. It was built before the town regulated road development.

The last known title document was the road’s sale to the developer as part of the entire development tract. The developer eventually sold all the individual lots, but never transferred ownership of the road to anyone. There has been no action to legally establish a road association.

The town tax map identifies the road as lot 229-29, with an area of 1.1 acres. The town’s assessing database does not list a lot by that number, and therefore does not identify an owner. It is believed that, according to NH laws, ownership of a road defaults to the owners of the adjacent lots, who own to the center line. Any ownership rights to the road would be subject to the standard rules and rights for a Right of Way. The road is being treated as a private Right of Way.

Any land owner in the development applying for a building permit must now sign a document in which they assume responsibility for maintenance of the road. This requirement was put in place after the last building permit issued for 104 Campbell Lane. It is not known how many neighbors have executed such a document.

It is assumed that the development’s property owners are solely responsible for road maintenance.

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104 Campbell Lane Lot and Features

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The subsections are:

- Lot Configuration
- Lot Maps
- Lot Description
 - General Features
 - Waterfront Description
 - Waterfront Tract Description
 - Rear Tract Description



This is an aerial photograph that shows the upper end of Campbell Cove. The arrow points to 104 Campbell Lane. There is an island at bottom center; this is undeveloped, and cannot be built on under current zoning. This photo is:

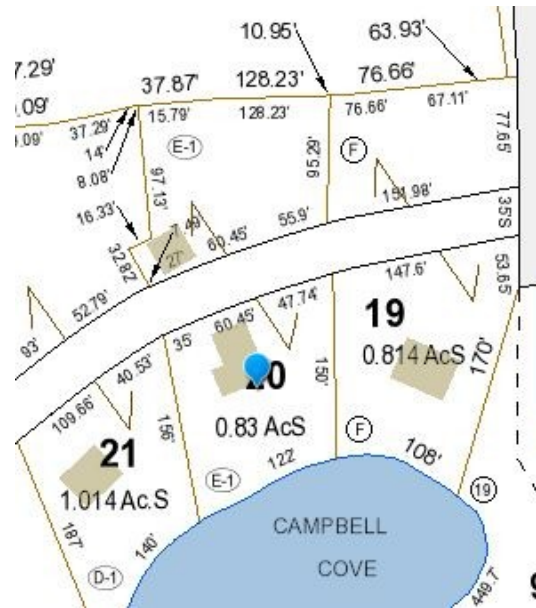
["Supporting Documents/3474 Location - Aerial 3 x 4.jpg"]

Another version is available. It has a larger image:

["Supporting Documents/3121 Photo of Cove from air.jpg"]

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Lot Configuration



Detail of tax map

[“Supporting Documents/3101 Lot Location - GIS 2021”]

The lot at 104 Campbell Lane was defined as two tracts, together labeled as Lot E-1 on the Subdivision Plan referenced by the deed and shown above. The Zig-Zag line indicates the two tracts are part of the same lot. This is from tax map 229.

The full Tax Map 229 as of 4/1/2013 is available in the file [“Supporting Documents/7728 Deering Tax Map 229 - 2013.pdf”], which can be blown up to show detail.

The south track will be called “The Waterfront Tract” and the tract north of the road will be called “The Rear Tract”. They are separated by the Campbell Lane Right-of-Way.

The total lot size is 36,730 Square Feet or 0.843 Acres, per the subdivision plan. The boundary line adjustment included a land swap that did not change the lot size. It is estimated that the Waterfront (south) tract has an area of 0.440 acres, and the Rear (north) tract has the remaining 0.403 acres.

In addition to the subdivision plan, the deed also references a minor Lot Line Adjustment where the same two tracts are together labeled as Lot E-1 on the drawing shown on the following page.

“Plan for Boundary Line Adjustment at Campbell’s Cove in Deering, N.H.”

Dated June 15, 1982

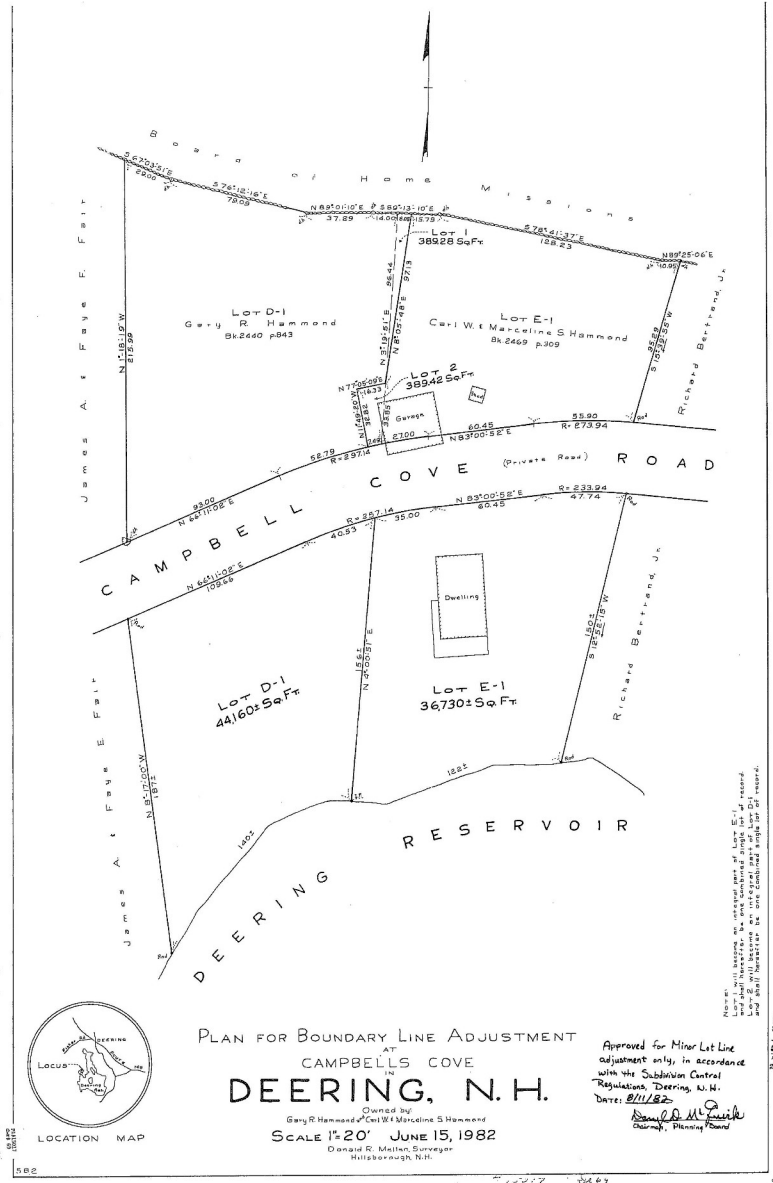
Approved by Town of Deering 8/11/1982

Filed at Hillsborough County NH Registry of Deeds as Plan #15017.

[“Supporting Documents/3411 Boundary Adjustment 1982 6 15.jpg”]

This can be zoomed in to see details.

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This Lot Line Adjustment was to address the situation where the garage had unintentionally been constructed in a position where it encroached on Lot D next door and the road. At that time Lot D was owned by the son of the owners of Lot E. The boundary adjustment swapped equal land area by jogging the new line around the garage in exchange for arriving at the stone wall at a new location. It was determined that a similar adjustment for the encroachment onto the road was impractical.

The two tracts separated by the road are and have been a single lot. It would not be legal to subdivide it into two lots due to lot size restrictions in the Zoning. Nobody ever sought a subdivision and the planning board has never considered it. For some reason those responsible for the town tax maps started to give the two tracts different tax numbers. The assessors then started to tax each tract as an independent building lot, significantly increasing the total tax. There was a dispute over this matter for years between the owners of the three adjacent divided lots and the assessors. The matter was eventually resolved by the owners each executing a formal merger of their two tracts into a single lot. Details are given in the document "Taxes, Title, and Restrictions Information" in the file (0681 Taxes Title Restrictions Information 2023 4 5).

Lot Maps

Surveys

Prior to the sale of lots the subdivision was surveyed and lot corners were marked.

The lot was partially surveyed in 1993 when a plan was made for the new Septic System. The Seller has done additional survey work and has created a detailed lot map.

CAD Map

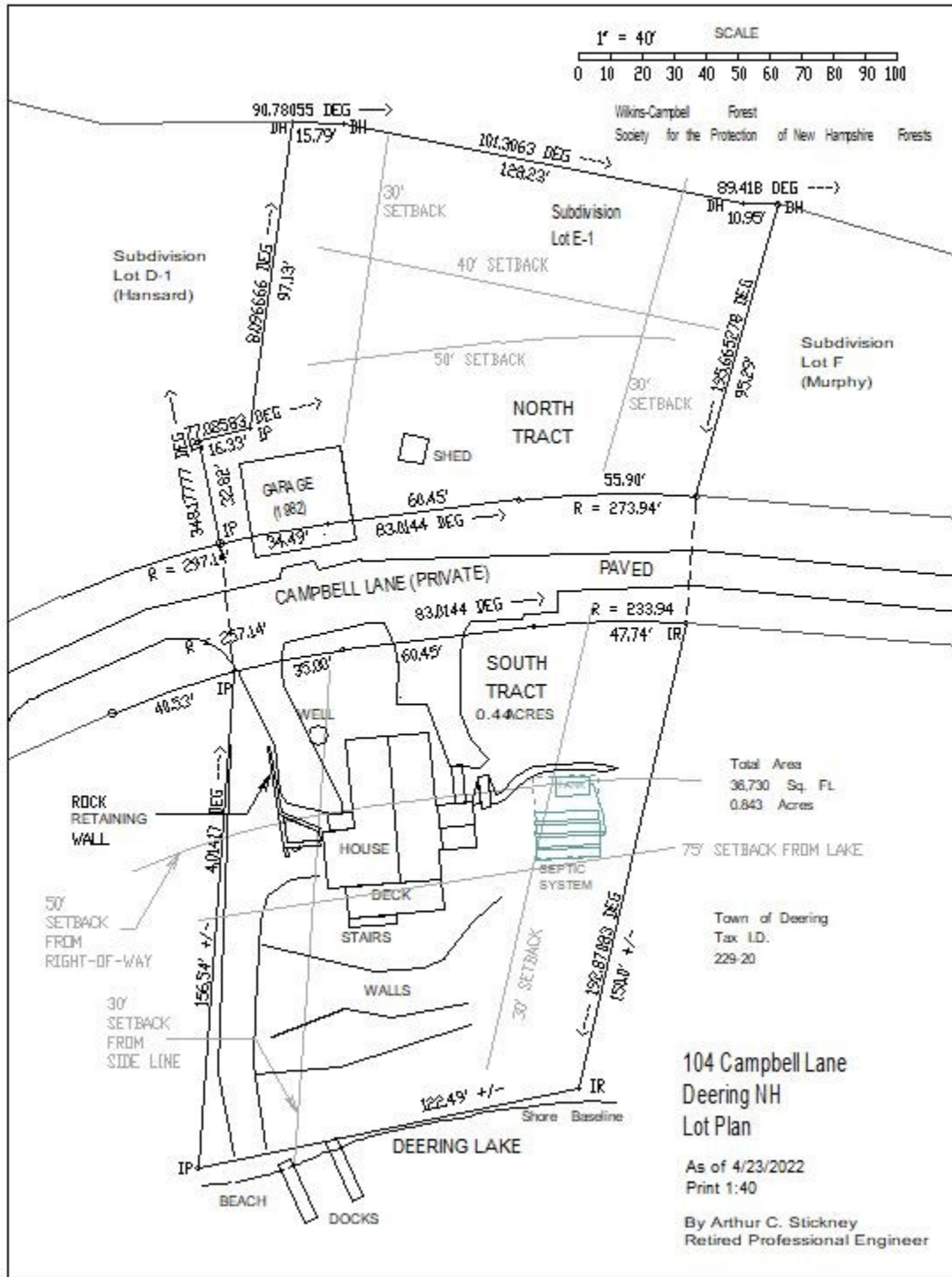
On the following page is a Lot Map made by the owner, who was a Registered Professional Engineer at the time. It is based on:

- The lot boundaries as defined on the subdivision plan.
- Locations of the corners, buildings and key features measured by the surveyor who designed the new septic system.
- Other measurements made by tape and corrected for elevation changes.

This plan shows:

- The two tracts of land, as defined on the lot adjustment drawing.
- The 40' wide road (right of way) between the tracts, and the road and driveway pavement of 1999.
- The private vehicle path going to the beach.
- The house, with the additions and ramp added in 1995.
- The garage and shed on the rear tract.
- The well and septic system location, including the underground septic tank, distribution box, and leach field.
- Major stone retaining walls and terraces.
- The approximate shoreline, which is the Shore Baseline, and the Sand Beach.
- The two 4' x 20' permanent docks.
- Setbacks required by the Town's Zoning.

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["Supporting Documents/3431 Deering Lot 2022 4 23.jpg"]
 ["Supporting Documents/3432 Deering Lot 2022 4 23.pdf"]
 Also CAD file "Deering Lot 2022 4 23.dwg"

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Waterfront Baseline

According to NH State Law the lot extends to the “Waterfront Baseline”. The Baseline is defined as the edge of the water when the lake is at the official high water level. For Deering Lake the official high level is the top of the dam spillway, or 919’ above sea level.

The lake bed exposed when the water is drawn down during the winter is not part of the lot, and is controlled by the State of NH. The State also restricts changes to the shoreline.

The Waterfront Baseline is not accurately shown on the plans. The iron pins marking the lot corners are set back a few feet along the side lines from the baseline to minimize being disturbed or lost. The baseline can be difficult to survey because the rocky shoreline is far from straight and changes over time.

Setback Requirements

Deering has general setback requirements of 50’ from the road and 30’ from the sidelines.

There are also town and state setback requirement of 75’ from a Waterfront Baseline. This applies to house foundations, other structures with foundations, and septic systems. Decks can extend to 50’ from the lake.

A Septic System must be setback 10’ from an adjacent lot, and should be at least 75’ from the well.

The house foundation on this lot has a 75’ setback and the deck and its stairs have a setback of at least 63.6’ from the Baseline. The required setback when the deck was built was 50’.

The house encroaches into the 50’ setback from the road required by Zoning. The original house was built about 1978, before Deering had a Zoning Ordinance or setback requirements. The two additions built about 1994 were within the setbacks required by the Zoning then in effect.

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Lot Description

This Lot Description will have four major sections:

- General Features
 - Things common to the entire property.
- Waterfront Description
 - Discussing the interface between the property and Deering Lake.
- Waterfront Tract Description
 - Tract Features less the waterfront.
- Rear Tract Description
 - Discussing the Rear Tract

This description does not include information about The House, The Garage, The Shed, The Water Well, or The Septic System. These are discussed in separate documents.

General Features

The distance from the beach to the road pavement is about 170'

Soil and Bedrock

This part of Deering's land has a mixture of small rocks to boulders, deposited during the ice ages. Below this is irregular and fractured bedrock, which protrudes from the surface in places. A small amount of sand and soil had accumulated on the top over the centuries. Most significant sand and soil present on the lot today has been trucked in.



This cutting from a topographical map is centered on the development area. The land rises 100' from the lake at altitude 919' to altitude 1020' behind the lot. This is:

["Supporting Documents/3205 Topo Campbell Area.jpg"]

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Altitude

An elevation survey for the lot was done using a laser level.
 The normal summer water level of Deering Lake is 919' above sea level.
 This table shows key locations.

Point	Location	Distance above Lake	Altitude
A	Lake summer high level (Official Altitude)	0'	919'
B	Pointed rock just below lowest stone wall	9' 5"	928' 5"
C	Rock next to platform at top of stone wall stairs	15'	934'
D	Basement Floor – Inside sliding door	18' 3"	937' 3"
E	Deck Floor	25' 10"	944' 10"
F	Garage Floor at Main Door	31'	950'
G	Drill hole at Northwest corner of Back Lot The Lot's highest point	42'	961'

Flora

The property has a wide assortment of natural and planted, native and non-native vegetation.

There are a significant number of trees on both tracts. Native trees are typical of the "Hemlock, Pine, and Hardwood Type Forest". Hardwood tree varieties present include White Oak, Eastern Hop Hornbeam, White Ash, American Elm, Poplar, American Beech, Red Maple, and Sugar Maple. There used to be White Birch, but these tend to be short-lived and died out.

Most larger trees were already there when the land was developed in the 1970's. Agricultural use of the land, as pasture, ended in the early 20th century, and Mother Nature was left to turn fields and pasture into woods. Trees continue to self-seed, and need to be removed where not desired. The yard has a number of tall trees, many of which doubled in size since the purchase in 1983. A number of larger trees have been removed because they were dead or broken.

There are several clusters of Sugar Maple Trees. Most years the Seller tapped some of these and boiled down his own Maple Syrup, sometimes getting over 2 gallons a year. Tubing to gather sap is being left.

Perennials include:

- Spring flowering ornamental trees include a Mongolian Magnolia and a Crab apple.
- Flowering Bushes include Azalea, Forsythia, Rhododendron, Hydrangea, and Rose.
- There is a raspberry patch by the road.
- There is a single high bush blueberry plant near the docks.
- Perennial Flowers include Day Lily, Daffodils, Daisies, Iris, and Black Eyed Susans.
- There is Climbing Ivy on the house and garage.
- Other vegetation includes Ferns, Moss, and various ground cover.

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One special native flower is Purple Trillium. This is a rare perennial that grows mostly in NH mountains. It blooms in early spring. It is extremely slow to propagate; the tiny patch in the yard has not spread in 39 years. The plant is located next to a tree at the base of the rock wall near the bottom of the deck stairs.

There have been many types of annual plants in the past, but the current owner has allowed the vegetable garden and flower beds to revert to perennials.

Drainage

Water naturally wants to flow down this hillside property. There have been a number of minor drainage and erosion problems. Over the years many drainage and erosion preventative improvements have been made. The problems have mostly been solved, except for surface water flow related to extreme storms.

Major improvements and additions to the drainage system were made when the house was enlarged. This concentrated on foundation footing and surface drains. More improvements were made when the road was paved. Work done has included rock beds, drain pipes, terraces, and increased vegetation. Details are given in following sections for the two tracts.

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Waterfront Description

This section addresses just the waterfront and lake. The following section discusses the “Waterfront Tract”.

The property at 104 Campbell Lane abuts the innermost section of Campbell Cove on 350 acre Deering Lake. This cove is secluded and removed from the waves and boat activity in the main section of the lake.



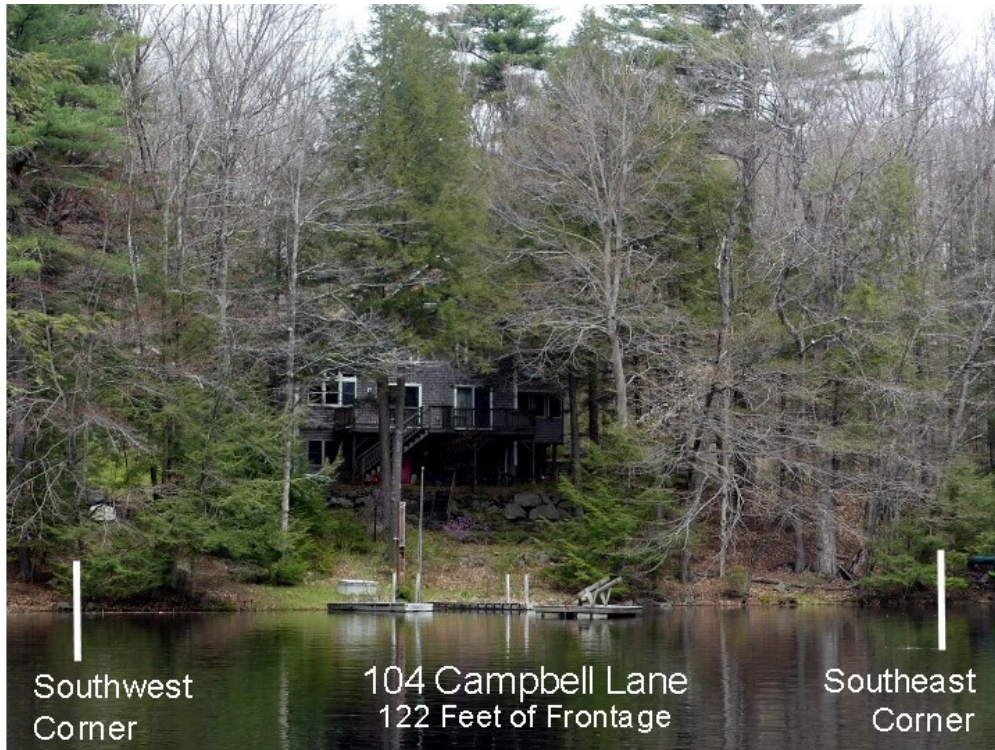
This photo was taken from in front of the house in early spring. It shows the property’s two docks, light pole, and swimming float. The beach area is at extreme right.

In the summer the water depth in the cove averages about 7’. The water level is fairly uniform during the warm months, but can drop a few inches during periods of drought. The lake level is dropped about 5’ by the State between mid-October and March. This exposes about 25’ of the lake bed. The lake refills during the spring runoff from snow melt, limiting flow down the river.

The lake bed near the shore is largely sand and smaller rocks. The exposed lake bed gets covered with leaves, pine needles, and branches falling from overhanging trees. The lake bottom not exposed in the winter is muddy. There are some larger rocks in the cove, all near the shore. The center of the cove has no obstacles for boating or swimming.

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Except for the beach, the lot's waterline is mostly a row of rocks that separate water from land. There is little erosion, due to minimal waves and wakes and vegetation on shore. The waterfront was naturally mixed rocks, gravel, and mud. The current shoreline was established in 1937 when the dam was built and the lake rose about 14'. Prior to that the inner cove may have been a swamp.



This annotated photo shows the lot's entire 122 foot lake frontage looking from the water toward the house. The beach is to the left of the docks. A foot path with rock steps runs from the docks to the stairs for the deck. A vehicle path runs from the beach to the road. The eastern half of the waterfront is undeveloped woods.

["Supporting Documents/382 488 Waterfront ends.jpg"]

The lake's water quality is very good. Water flows into the lake through brooks descending from mostly undeveloped wooded hills. There are springs at the water's edge in Winter. There are no significant sources of pollution from commercial activity or large-scale farming.

In the fall and spring the water is extremely clear. In mid-summer it is slightly clouded by natural plankton, which are a primary food source for aquatic animals.

The cove has a rich variety of shoreline and underwater aquatic plants. These include Reeds, Bladderwort, Native milfoil, Celery, and many more. So far the exotic invasive Variable Milfoil has been absent. High Bush Blueberry bushes thrive along the shore; There is one growing on the waterfront near the left dock.

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There is a vast assortment of animals living in the cove, especially at the shore line. The fish include Sunfish, Bass, Perch, and Hornpout. Several species breed in the shallows, and there are schools of minnows. Shellfish include Crayfish and Fresh Water Clams. Vertebrates include Salamanders, Frogs, and Turtles. There are occasionally large Snapping Turtles floating just below the surface out in the cove; they have never been a problem for people. Visiting mammals include Deer, Moose, Otters, Minks, and Beavers.



The sand beach, mostly underwater, is to the right of the docks. The area at the bottom is sand.

Docks

The property has a pair of permanent wooden docks, both 4' x 20'. These are made of pressure treated wood and are anchored by buried beams. They were rebuilt in the mid 1980s. The western dock has a flag pole.

For practical purposes the docks are grandfathered. New permanent docks of this type for homes are no longer allowed. New docks must be a temporary type and removed in the winter. Only a single dock per property is allowed. New permanent boathouses are not allowed.

Light Pole

There is a pole near the docks that provide lighting, an outlet, and a telephone jack. Wiring is underground from the house and lighting can be controlled from the waterfront or house. There are a set of pole lamps to light the path from house to waterfront.

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Lake Activity

The property is on the small innermost cove of the Campbell Cove system. This is one of the most-sheltered areas on the lake. There are no significant waves or boat wakes. Wind speeds are limited by the hills behind the property and surrounding woods. The cove is designated as a “No Wake” or “Headway Speed Only” area by state law. The law calls for no high speed boat operation within 150’ of the shore or other vessels.

Boating

Boating is enjoyed by most lake property owners. Especially popular are pontoon boats (Also known as Party Boats). There are many other types of smaller motorboats, including a few designed for towing water skiers. There are many kayaks and paddle boats.

This smaller lake does not have the large waves found on the big lakes, making it favorable for kayaks, canoes, and paddleboards.

The lake has few restrictions on boats. Two-seat jet skis are not allowed, but almost all now have 3 seats. Larger boats, typical of the big lakes, are practically limited by the size of the launching ramp at the dam.

In the summer the depth of the cove is adequate for all types of boats.

State boat operator permits are required for the operation of boats with 25 hp or larger engines. There are also age limits.

The number of boats in the water is limited by dock space. Mooring of boats is regulated, and rarely used.

Beach and Swimming

The property has a sand beach about 25’ wide and extending out to below the winter water line. In the summer there is at least 6’ of water between the surface and sand below. The sand was trucked in, back when that was allowed. There is a gravel base under the sand. There is also a sand area onshore from the edge of the lake, but grass and weeds have partially taken that over.

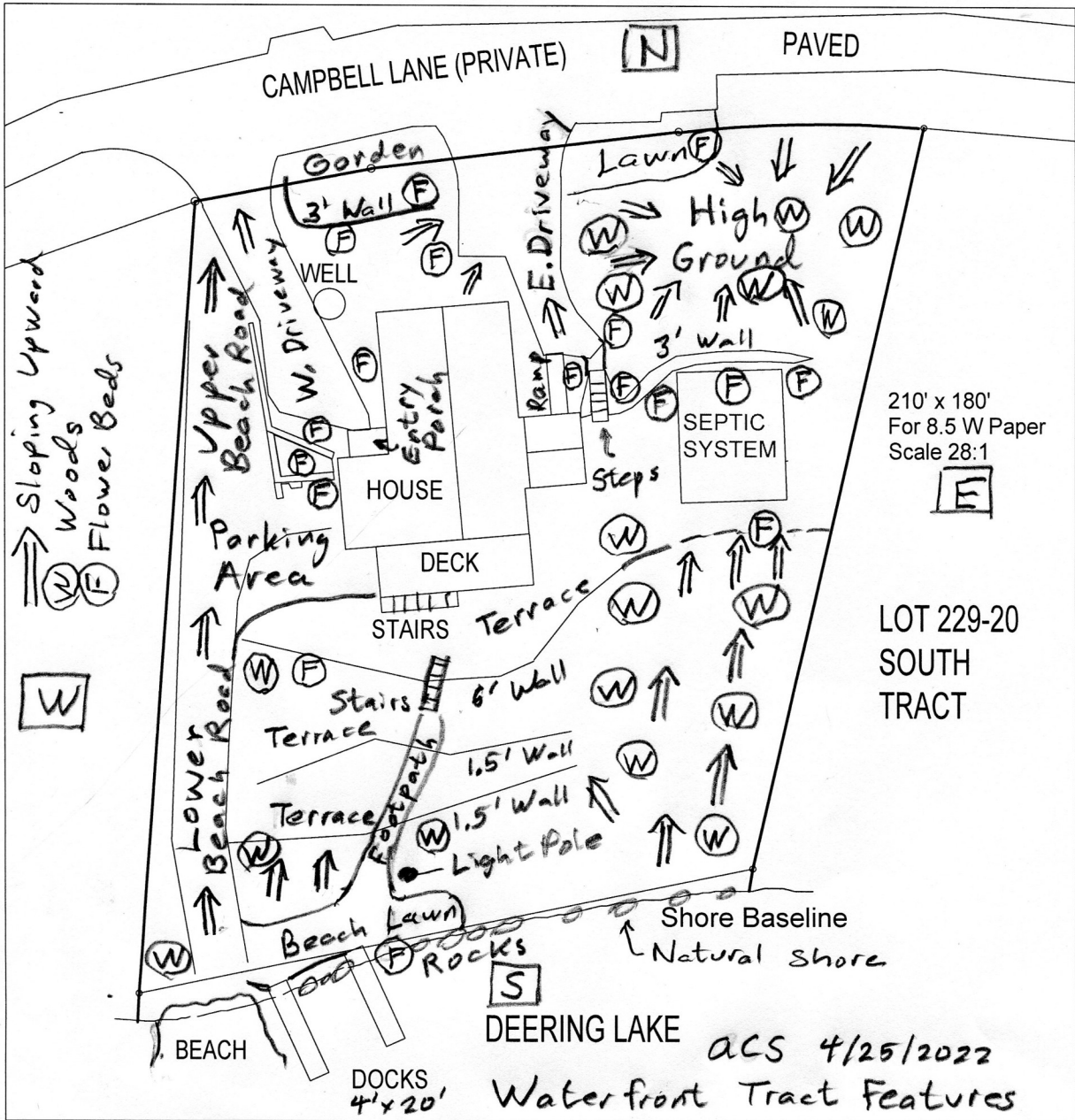
The lake is considered a warm-water lake. It is great for swimming all summer. The sheltered cove reduces risks from waves and boats. Most properties have sand beaches, allowing swimmers to avoid the mucky bottom. In late summer weeds growing from the bottom can be annoying.

The property comes with an 8’ x 8’ wood and barrel swimming float. Swimming floats are unregulated, and allowed to be moored. People are shifting from rigid floats to inflatable ones. The summer water level is about 7’ where the float is moored. People jumping from floats should be aware of the mucky bottom.

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Waterfront Tract Description

This sketch shows the Waterfront Tract's topography and features. Arrows point uphill.
["Supporting Documents/3471 Front Tract Features 2022 4 25.jpg"]



All lot sketches shown are also in the pdf file:
["Supporting Documents/3470 Tract Feature Sketches 2022 4 25.pdf"]

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Topography

General

This tract is on the side of a hill.

The wooded southeast corner of the Waterfront Tract has mostly natural topography. Most of the remaining tract area has been shaped by heavy equipment and the construction of retaining walls.

West Side

The west side has been graded and filled to create a beach access road, which climbs steadily about 29' in the 170' distance from beach to road. This has a solid gravel base alongside the house, suitable to be an all-season vehicle driveway. This allows vehicle to park and turn around at the level of the walk-out basement. Near the beach the road has loose sand.

Center

The center section has the house. It has been heavily landscaped into a series of terraces and retaining walls. The lowest section is a gradual slope down to the beach.

East Side

The top of the east side is a rocky wooded mound that rises about 6' above the road. The east center has been landscaped into a flat area for the septic system. There is a retaining wall above the flat area, and a steep bank below it. The bottom third of the east side is a natural heavily wooded steady slope to the lake. Between this section and the terraces is a shallow drainage ditch.

Features

The major features of the Waterfront Tract are:

- The 4-level house with walk-out basement on the lake end.
- The Water Well.
- The Septic System.

The Waterfront Tract's other features include:

- A narrow flat narrow lawn running between the beach and lake.
- Wooded areas in the southeast corner and northeast corner, with the cleared septic field between.
- Terraces between the house and waterfront, with a mixture of clearing and trees of many sizes.
- Retaining walls and terraces (see below).
- Flower and shrub beds with retaining walls on both sides of the house.
- Ornamental trees and shrubs close to the house.
- A footpath between the docks and house, with stairs up the highest stone wall.
- Lights for this footpath.
- A light pole at the waterfront with floodlights.
- Floodlights on all sides of the house.

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Terraces and Retaining Walls

The center of the sloping Waterfront Tract has 6 terraces and 5 retaining walls. Most terraces have some trees and shrubs.

The largest and most important terrace is the Lower House Terrace. This is a relative large cleared area extending most of the way across the lot. It is more or less flat and a step below the basement floor. It includes a lower level parking area, the areas under and in front of the deck and the enclosed porch, and the leach field. This is retained by a major wall about 6' high that includes large boulders. There are a set of wooden steps down this wall on the path to the docks.

Almost all rocks on the various walls were harvested from the lot, especially places excavated for the foundations, leach field, and roads. They are field rock of many shapes and sizes.

Gardens

Garden areas have been developed in past years. Special attention has been given to perennials.

The primary locations are:

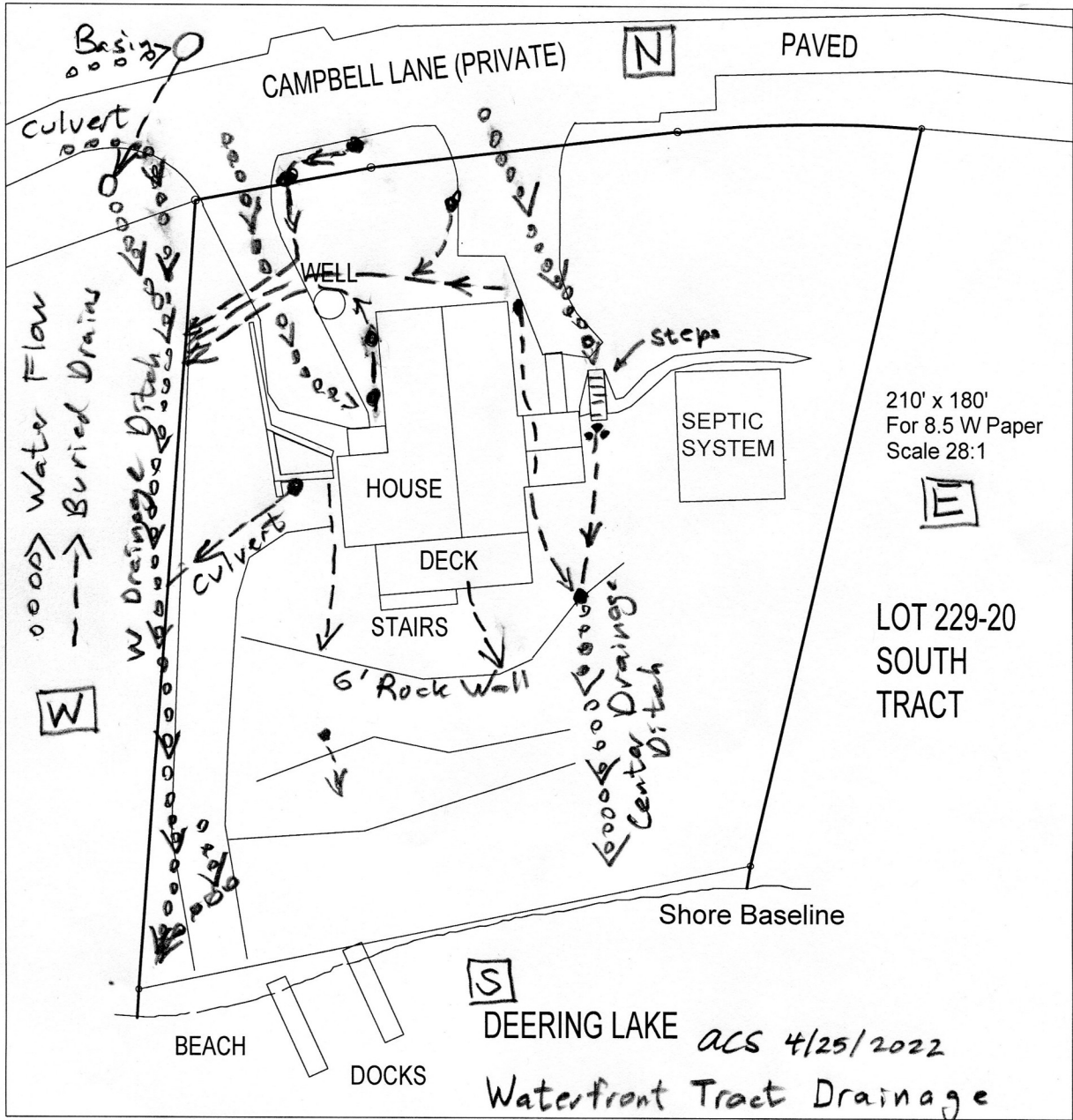
- Between the house and road.
 - Vegetable garden
 - Raspberry Patch
- Around the driveway on the west side of the house
- Around the retaining walls and leach field on the east side of the house.
 - Rhododendron
 - Azalea
 - Lots of shade-loving Hosta
- Around the high mound in the northeast corner.
 - Rhododendron Hill
 - Ground cover and daffodil slope

In past years some of the flower beds were planted with annuals. This has not been done in the last few years, and perennials have taken over those areas.

There are two areas with multiple maple trees. These have been tapped and used to produce 1.5 to 3 gallons of Maple Syrup a year.

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Drainage



This shows the primary drainage for the Waterfront Tract.
 ["Supporting Documents/3473 Front Tract Drainage 2022 4 25.jpg"]

Major Water Sources.

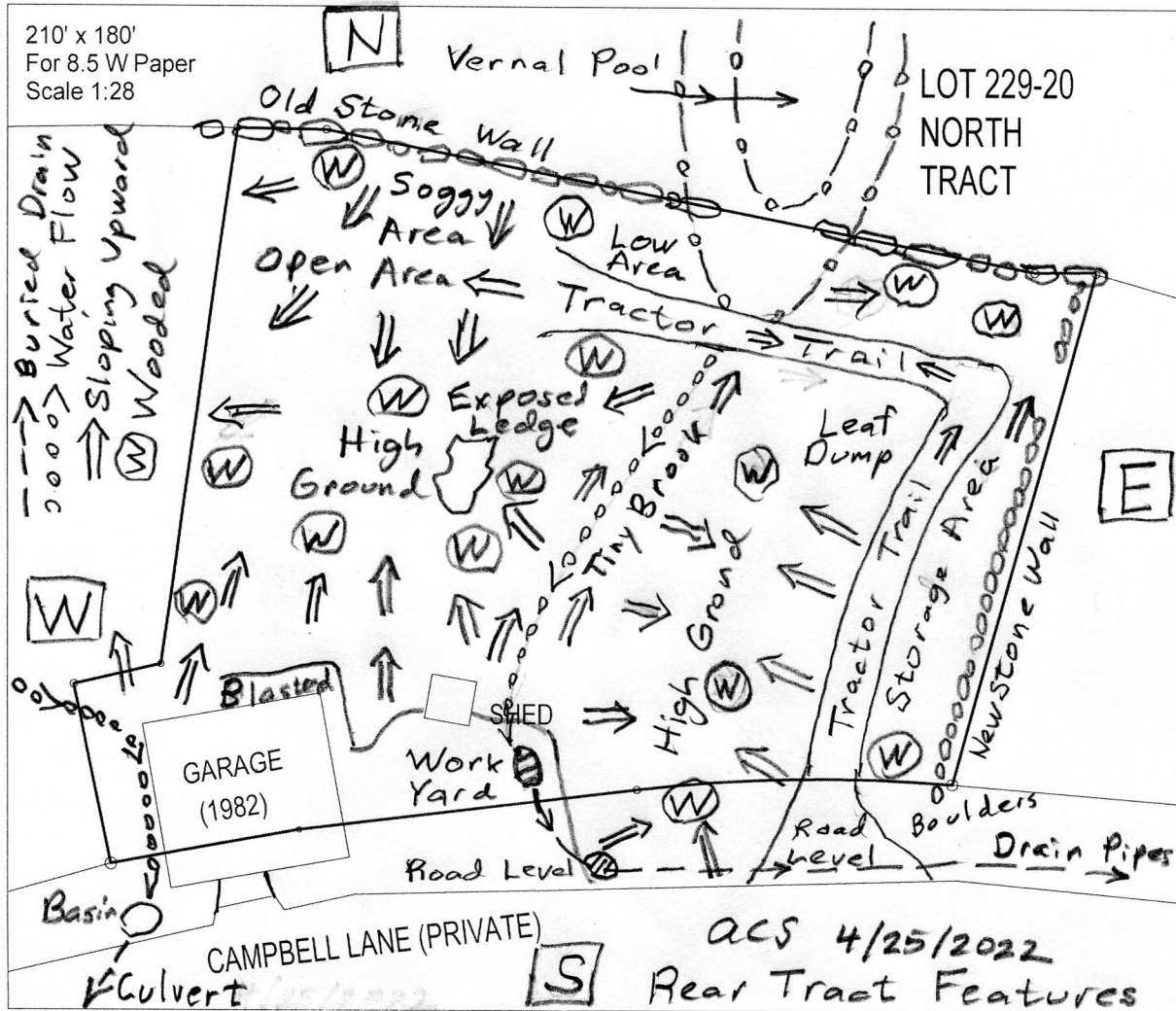
- All water entering the Waterfront Tract comes across Campbell Lane.
- Water coming from the lot next door goes into the West Drainage Ditch.
- In extreme conditions some water from the Rear Tract Brook crosses the road.

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Rear Tract Description

This figure shows the rear tract's topography, features, and drainage:

["Supporting Documents/3475 Rear Tract Features 2022 4 25.jpg"]



Double-line arrows point uphill.
 Arrows with small circles show surface water flow.
 Single-line arrows show underground pipes.

Topography

Forest Topography

The rugged forest land behind the property has a series of parallel ledge and rock outcroppings, running south to north. Between these are fairly level valleys that have been filled over the centuries with sand, gravel, and soil. The outcroppings are 10' to 25' above the valleys. Most of the valleys have vernal pools and/or small seasonal brooks.

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General

The Rear Lot is a somewhat level transition between the sloped Waterfront Tract and the rugged forest land behind. It does not have a significant slope, but it does have high and low areas, ranging from about 28' to 42' above the lake. The Rear Tract is mostly wooded. Most of the rear has natural topography. The area near the road has been largely graded.

West Side

There is a somewhat flat area in the southwest corner that is the location for the Garage. Behind that the land rises to a somewhat flat plateau. A corner of this higher land was blasted to accommodate the rear of the garage. Behind the plateau the land slopes down to a seasonally soggy area near the rock wall. That section is largely treeless and open.

Center Area and Vernal Pool

The center area is depressed between rocky ridges. This slopes downward from the lot rear toward the Work Yard in front.

There is a medium-sized Vernal Pool that appears in the forest behind the center of the Rear Tract. It is present much of the spring and then again after large rainstorms in the summer and fall. When about $\frac{3}{4}$ full this pool extends about 25 feet into the Rear Tract. The Rear Tractor Trail forms a dam at the outlet of this pool. When the pool is full a tiny brook flows downhill toward the road.

East side

The center and east side areas are separated by a rounded north-south rocky ridge. The area from that ridge to the east boundary is relative flat, but increases in altitude toward the rear line. In this area is the Rear Access Trail.

Features

The major features of the Rear Tract are:

- The Garage
- The Shed
- The Work Yard
- The Rear Tractor Trail.

Landscaping and Gardens

There has been no significant decorative landscaping of the Rear Tract. Flower beds were established in front of the garage. One has concentrated on ivy and ground cover. There is a patch of iris along the road.

Work Yard

There is a flat area on the Rear Tract between the Shed and Road. This was graded to be flush with the road. This area has been used for many purposes, including Auxiliary Parking, Firewood Racks, a Dumpster, Firewood Processing, and various projects.

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Rear Tractor Trail

An access trail suitable for a tractor (or snowmobile in the winter) has been established to provide access to the rear of the tract. This enters from the road near the southeast corner and runs northerly parallel to the eastern boundary. It then turns sharply left around a tree and goes west across the tract. It is not passable when the Vernal Pool is full.

The beginning of the trail goes through a storage area. Items there include a large leaf pile, a rock pile, unprocessed firewood, and a brush pile.

Drainage

The primary drainage features are shown on the figure at the beginning of the section.

Major Water Sources.

- The largest source of water comes from the Vernal Pool at the back.
- There is also some seasonal flow entering the property near the northwest corner of the garage. This comes from a different Vernal Pool.

Flood Risk

(370)

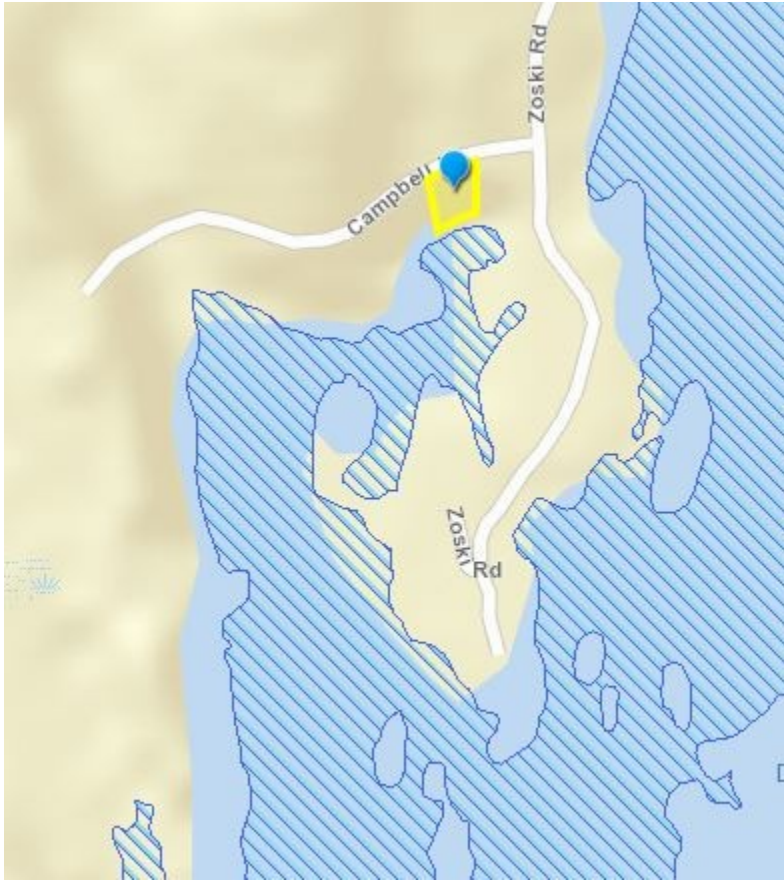
There is no risk of significant flooding. There could be some minor flooding along the shoreline.

The lot abuts the Lake, which is a Designated Flood Hazard Zone. This zone involves only the immediate shoreline with the docks and beach. The lot rises quickly away from the lake and is no longer in the Flood Zone. The basement floor is located about 18' above the lake. The dam would fail and drain the lake before the water level could get that high. The highest lake level observed in 39 years has been about a foot over normal high water.

Deering lake (Elevation 919') is headwaters of the Piscataquog River, and only brooks flow into it. This means there is no significant river inflow to the lake.

The following figure shows an extract from the official flood map for the immediate neighborhood. This comes from from the Town's GIS mapping.

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Flood map for neighborhood captured from Town of Deering GIS website.
["Supporting Documents/372 Cove Flood Map 2022"]

Another figure available:

Flood map for lake captured from Town of Deering GIS website.
["Supporting Documents/371 Lake Flood Map 2022"]

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