

## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

February 19, 2021

Town of Nottingham Planning Board  
PO Box 114  
Nottingham, NH 03290

RE: Owl Ridge Builders, LLC Subdivision – Narrative  
Stevens Hill Road and Deerfield Road  
Tax Map 52, Lot 10

Mr. Chairman and Members of the Nottingham Planning Board,

On behalf of the applicants please find the following submitted in support of a Minor Subdivision on the corner of Stevens Hill Road & Deerfield Road:

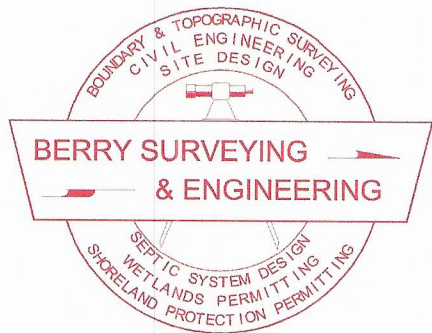
Please find enclosed bundled into 16 packages:

- 1.) 6 Full Size copies of a 2 Sheet Plan Set
- 2.) 10 11"x17" copies of a 2 Sheet Plan Set
- 3.) 16 Copies of a Project Narratives
- 4.) 16 Copies of the Application form and Checklist
- 5.) 1 Copy of an Abutters List
- 6.) 1 Set of Abutters Labels
- 7.) 1 Check for the filing fee

If you have any questions or comments, please feel free to contact us.

Very truly yours,  
BERRY SURVEYING & ENGINEERING

Christopher R. Berry  
Principal, President



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RE: Owl Ridge Builders, LLC Subdivision – Narrative  
Stevens Hill Road and Deerfield Road  
Tax Map 52, Lot 10

Dear Chairman and Members of the Nottingham Planning Board,

Owl Ridge Builders, LLC own Tax Map 52, Lot 10 with frontage on both Stevens Hill Road and Deerfield Road in Nottingham. They wish to subdivide their lot into two separate lots for two single-family homes.

The existing lot is 3.93 and is currently wooded and vacant land. We have provided a two-sheet plan set which includes a detailed subdivision sheet and a detailed topographical sheet.

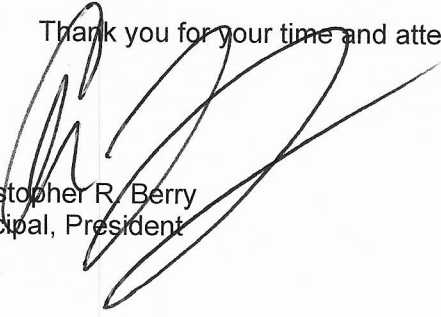
A variance was approved by the Nottingham ZBA to allow a lot with less than the minimum lot size of 2 acres, see article II (c)(2)(A) in Nottingham Zoning Ordinance, ZBA case 21-002-VA.

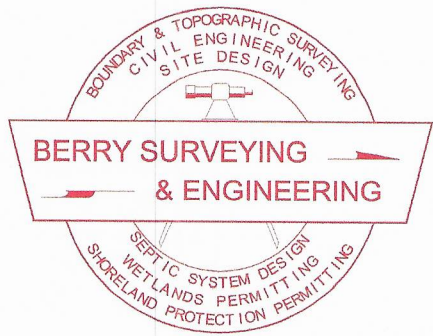
Sheet 1 contains a detailed view of the proposed configuration of Lot 10 & proposed Lot 10-1 with proposed monumentation. Sheet 2 includes topography, proposed wells, proposed 4,000 SF leaching areas, and other items which would not be appropriate for a recordable plan.

We have performed a full boundary survey of the 3.93. A wetland scientist was hired to delineate areas of wetlands within the lots and non were found. Test holes were done within the 4,000 SF leaching area on the proposed lot and the remaining land and the data for those are provided on sheet 2.

In conclusion, we feel that this subdivision is a simple action and meets the spirit, intent, and regulation of the town ordinances.

Thank you for your time and attention to this matter.

  
Christopher R. Berry  
Principal, President



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February 19, 2021

### **Abutters List**

#### **Owner of Record**

#### **Tax Map 52, Lot 10**

Owl Ridge Builders LLC  
104 Raymond Rd  
Nottingham, NH 03290  
*Book 6184, Page 1470*

#### **Abutters**

#### **Tax Map 52, Lot 11**

Damico Acquisitions LLC  
57 Pleasant St  
Epping, NH 03042  
*Book 6204, Page 239*

#### **Tax Map 52, Lot 9**

David J & Florence E Crowe  
PO Box 455  
Nottingham, NH 03290  
*Book 4194, Page 1974*

#### **Tax Map 52, Lot 6A-3**

Christopher B & Amanda B Doiron  
12 Dorrington Ave  
Sanford, ME 04073  
*Book 5943, Page 1959*

20-124 Owl Ridge Builders, LLC  
Stevens Hill Rd, Nottingham, NH

**Tax Map 52, Lot 6A-2**

Daniel Littlefield  
6 Stevens Hill Rd  
Nottingham, NH 03290  
*Book 5803, Page 1722*

**Tax Map 52, Lot 4-2**

James S Fernald Revoc Trust  
Linda R Fernald  
PO Box 450  
Nottingham, NH 03290  
*Book 5468, Page 469*

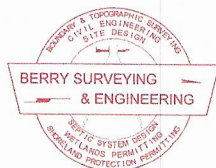
**Tax Map 52, Lot 4-1**

Helen E Fernald, Trustee  
Helen E Fernald 1992 Trust  
PO Box 1805  
Wolfeboro, NH 03894  
*Book 5690, Page 2269*

**Professionals**

Deidra Benjamin, CWS  
100 Leavitt Rd  
Pittsfield, NH 03263

Kenneth A. Berry PE LLS  
Christopher R. Berry, Project Manager  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825



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### Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013

#### PLANNING BOARD PROJECT APPLICATION

**Subdivision Type:** Conventional  Open Space  LLA

**Site Plan Review:** Conventional  Change of Use

**Concurrent- Subdivision/ Site Plan Review**

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

Total Acreage: 3.93 Ac.	Current Use Acreage: N/A	# of Proposed Lots: 2
Project Address: Stevens Hill Road & Deerfield Road, Nottingham, NH 03290		
Current Zoning Districts: Res./Ag.		
Overlay Districts:	Map(s): 52	Lot (s): 10
Request: The proposal is to subdivide Tax Map 52, Lot 10 into two separate lots. Both lots will be for single family homes with on site well & septic.		
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#:	Project Name:	Date:
--------	---------------	-------

Case#

Project Name

Date

<b>Owner 1:</b>		
Company: Owl Ridge Builders LLC		
Phone: (207) 307-4320	Fax:	E-mail: owlridgebuilders@gmail.com
Address: 104 Raymond Road, Nottingham, NH 03290		

*John Fiddler*  
Owner 1 Signature

2-19-21  
Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact):</b>		
Company: Same as owner.		
Phone:	Fax:	E-mail:
Address:		

<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer:</b>		
Company: Berry Surveying & Engineering		
Phone: (603) 332-2863	Fax:	E-mail: crberry@metrocast.net
Address: 335 Second Crown Point Road, Barrington, NH 03825		

### ABUTTER(S) LIST

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

\*

**1. APPLICANT INFORMATION:**

Printed Name: \_\_\_\_\_ Contact Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

**2. OWNER INFORMATION:**

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

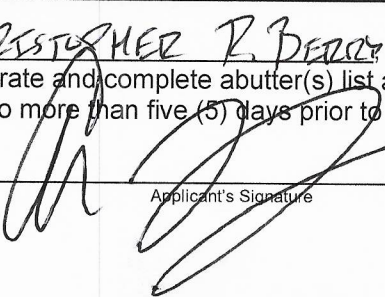
**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

I, CHRISTOPHER R. BERRY 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..



Applicant's Signature

2-19-21  
Date







### Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-679-9597 ext. 1, Fax 603-679-1013  
 Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

## OWNER'S AUTHORIZATION FOR REPRESENTATION

**Property location:** Stevens Hill Road & Deerfield road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
Berry Surveying & engineering 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: \_\_\_\_\_

Name of Owner	Owl Ridge Builders LLC	
Address of Owner	104 Raymond Road, Nottingham, NH 03290	
Signature of Owner	<i>Jan Park</i>	Date 2-19-21

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: \_\_\_\_\_

Tax Map	Lot	Sub- Lot
Site Location:		
Zoning District(s):		
Owner(s):		
Address of Owner(s):		
Applicant (if different from owner):		
Phone Number:	Email:	
Land Surveyor:		

I, \_\_\_\_\_ Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article \_\_\_\_\_ Section \_\_\_\_\_, for the above case submittal:

NONE REQUESTED

Signature of Owner/Applicant

Date

## 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
<b>Section I. General Requirements</b>				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. 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	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			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations				
2. Title block information:	X			
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			

	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:	X			
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	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)				
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	X			
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			

<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor				
	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		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
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		
	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		X		
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		
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
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.

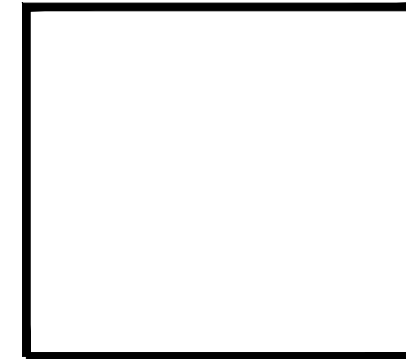
**WETLAND NOTES:**

THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN, IN NOVEMBER 2020 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

**NO WETLANDS FOUND**

DEIDRA BENJAMIN, CWS

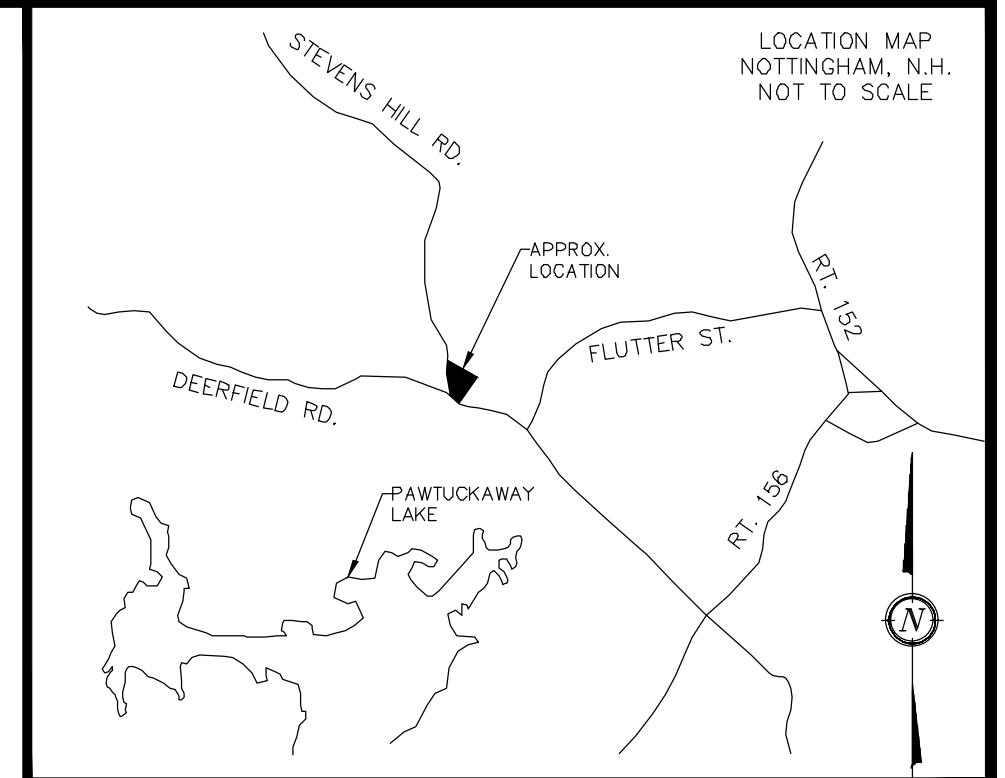


**CONFORMANCE CHART:**

REQUIREMENT	LOT 10	LOT 10-1
FRONT ~ 50.0'	50.0' PROVIDED	50.0' PROVIDED
SIDE ~ 50.0'	50.0' PROVIDED	50.0' PROVIDED
REAR ~ 50.0'	50.0' PROVIDED	50.0' PROVIDED
WETLANDS SETBACK ~ 50.0'	NONE REQUIRED	NOT REQUIRED
WETLANDS SETBACK ~ 50.0' POORLY DRAINED	NONE REQUIRED	NOT REQUIRED
MIN. LOT SIZE ~ 87,120 Sq. Ft.,	82,700 Sq.Ft, ZBA PER. APPROVAL	88,322 Sq.Ft, PROVIDED
MIN. LOT FRONTAGE ~ 200.0'	439.19' PROVIDED	252.01' PROVIDED
MAX. BLDG. HEIGHT ~ 34'		

**PLAN REFERENCES:**

- "PLAN OF LAND HEWLETT P. WING NOTTINGHAM" BY: T.W. CHESLEY DATED: SEPTEMBER 30, 1971 R.C.R.D. PLAN # B-2586
- "REVISED BOUNDARY PLAN BARRY AND PAULA RUSSELL AND RICHARD AND ELIZABETH SMITH" BY: FREDERICK E. DREW ASSOCIATES. DATED: JUNE, 1988 R.C.R.D. PLAN # D-18152



**NOTES:**

- OWNER: OWL RIDGE BUILDERS LLC 104 RAYMOND ROAD NOTTINGHAM, NH 03290
- TAX MAP 52, LOT 10
- LOT AREA: 171,022 Sq. Ft., 3.93 Ac.
- R.C.R.D. BOOK 6184, PAGE 1470
- ZONING: RESIDENTIAL/AGRICULTURAL SETBACKS: FRONT = 50.0' SIDE = 50.0' REAR = 50.0' WETLANDS SETBACK = 50.0' POORLY DRAINED MIN. LOT SIZE = 87,120 Sq. Ft., 2 Ac. MIN. LOT FRONTAGE = 200.0' MAX. BLDG. HEIGHT = 34'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0185E, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON APPROX. USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON APPROX. NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 52, LOT 10 INTO 2 INDIVIDUAL LOTS. THIS IS A 5 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, SHEET 3 IS AN EASEMENT PLAN, SHEET 4 IS A DRIVEWAY GRADING PLAN, AND SHEET 5 IS A SIGHT DISTANCE PLAN. SHEETS 1 AND 3 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEETS 2, 4, AND 5 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF NOTTINGHAM.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED ON LOT 10 & 10-1.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- A VARIANCE WAS APPROVED BY THE NOTTINGHAM ZONING ORDINANCE, ZBA CASE Z1-002-VA.
- STEVENS HILL ROAD IS A SCENIC ROAD. AS SUCH THE SCENIC ROAD POLICY WITHIN THE TOWN OF NOTTINGHAM APPLIES TO THE FRONTAGE ALONG STEVENS HILL ROAD.

N/F LITTLEFIELD, DANIEL 6 STEVENS HILL ROAD NOTTINGHAM, NH 03290 TAX MAP 52, LOT 6A-2 R.C.R.D. BOOK 5690, PAGE 2269

**TAX MAP 52, LOT 10-1**  
TOTAL LOT AREA: 88,322 Sq.Ft.  
2.02 Ac.  
CONTIGUOUS UPLAND AREA: 88,322 Sq.Ft.  
2.02 Ac.  
BUILDABLE AREA: 30,000 Sq.Ft.  
0.68 Ac.  
TOTAL FRONTAGE: 252.01'

**TAX MAP 52, LOT 10**  
TOTAL LOT AREA: 82,700 Sq.Ft.  
1.89 Ac.  
CONTIGUOUS UPLAND AREA: 82,700 Sq.Ft.  
1.89 Ac.  
BUILDABLE AREA: 33,825 Sq.Ft.  
0.77 Ac.  
TOTAL FRONTAGE: 439.19'

N/F DAMICO ACQUISITIONS, LLC 57 PLEASANT STREET EPPING, NH 03042 TAX MAP 52, LOT 11 R.C.R.D. BOOK 6204, PAGE 239

N/F DOIRON, CHRISTOPHER B. & AMANDA B. 12 DORRINGTON AVENUE SANFORD, ME 04073 TAX MAP 52, LOT 6A-3 R.C.R.D. BOOK 5943, PAGE 1959

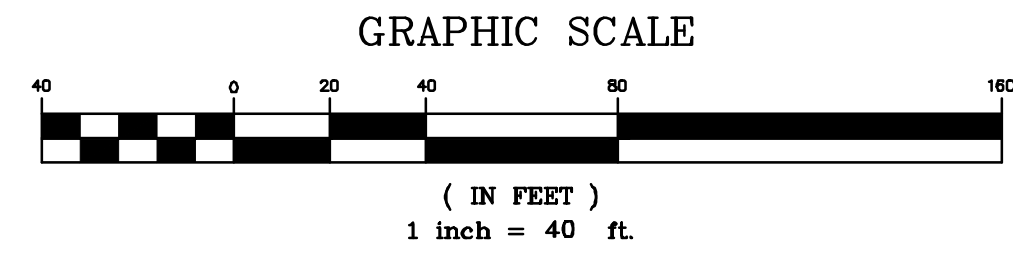
N/F FERNALD, HELEN E. HELEN E. FERNALD 1992 TRUST P.O. BOX 1805 WOLFEBORO, NH 03894-1805 TAX MAP 52, LOT 4-1 R.C.R.D. BOOK 5690, PAGE 2269

N/F FERNALD, JAMES S. REVOCABLE TRUST FERNALD, LINDA R. P.O. BOX 450 NOTTINGHAM, NH 03290-0450 TAX MAP 52, LOT 4-2 R.C.R.D. BOOK 5468, PAGE 469

NOTTINGHAM APPROVED PLANNING BOARD

DATE \_\_\_\_\_

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
  - GRANITE BOUND ~TBS~
  - DRILL HOLE ~FND OR SET~
  - UTILITY POLE
  - EXISTING PERIMETER BOUNDARY LINE
  - PROPOSED BOUNDARY LINE
  - PROPOSED BUILDING SETBACK LINE
  - POTENTIAL EASEMENT
  - STONE WALL
  - STONE WALL REMAINS
  - FND FOUND
  - TYP TYPICAL
  - TBS TO BE SET
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

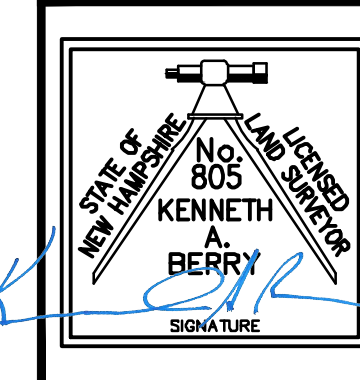


I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM - 1:10,000-

*Kenneth A. Berry* 4-7-21  
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#4	4-7-21	MINOR REVISION TO WETLANDS CERTIFICATION
#3	3-30-21	REVISED PER ADDITIONAL PLANS ADDED
#2	3-22-21	UPDATED PER PLANNER REVIEW
#1	1-25-21	REVISED AFTER ZBA APPROVAL

SUBDIVISION PLAN  
LAND OF  
OWL RIDGE BUILDERS LLC  
STEVENS HILL ROAD & DEERFIELD ROAD  
NOTTINGHAM, N.H.  
**TAX MAP 52, LOT 10**



**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. (603)332-2863  
SCALE : 1 IN. EQUALS 40 FT.  
DATE : DECEMBER 28, 2020  
FILE NO. : DB 2020 - 124 (JNB)



**TEST HOLES:**

CONDUCTED 12-15-20 BY CRB PERMIT #1886

**TH #1**

0-6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE  
 6-33" 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE  
 33-50" 2.5Y 6/2 FINE LOAMY SAND, GRANULAR, VERY FRIABLE

NO SEASONAL HIGH WATER TABLE  
 NO LEDGE OBSERVED  
 NO WATER OBSERVED  
 P = 6 MIN/IN

**TH #2**

0-6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE  
 6-24" 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE  
 24-50" 2.5Y 4/6 VERY FINE SANDY LOAM, BLOCKY, FRIABLE IN HAND. COMMON REDOX AND DEP.

E.S.H.W.T. = 24"  
 NO LEDGE OBSERVED  
 NO WATER OBSERVED  
 P = 16 MIN/IN

**TH #3**

0-6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE  
 6-25" 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE  
 25-50" 2.5Y 4/6 VERY FINE SANDY LOAM, BLOCKY, FRIABLE IN HAND. COMMON REDOX AND DEP.

E.S.H.W.T. = 25"  
 NO LEDGE OBSERVED  
 NO WATER OBSERVED  
 P = 16 MIN/IN

**TH #4**

0-6" 10YR 3/2 FINE SANDY LOAM, GRANULAR, FRIABLE  
 6-25" 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRIABLE  
 25-50" 2.5Y 4/6 VERY FINE SANDY LOAM, BLOCKY, FRIABLE IN HAND. COMMON REDOX AND DEP.

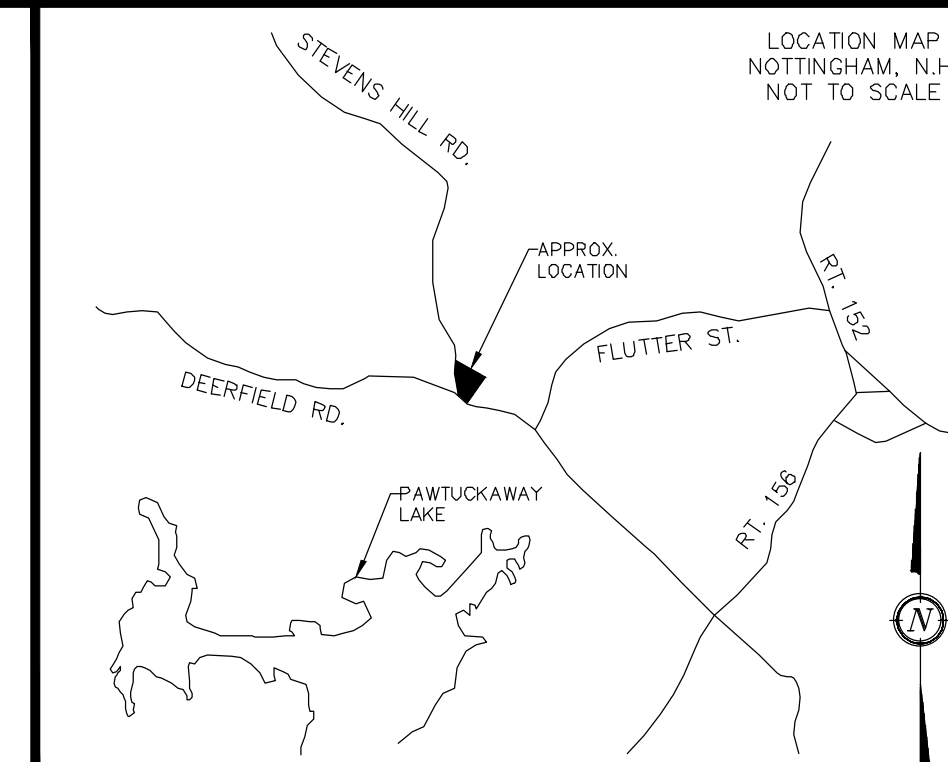
E.S.H.W.T. = 25"  
 NO LEDGE OBSERVED  
 NO WATER OBSERVED  
 P = 16 MIN/IN

**PLAN REFERENCES:**

- "PLAN OF LAND HEWLETT P. WING NOTTINGHAM" BY: T.W. CHESLEY DATED: SEPTEMBER 30, 1971 R.C.R.D.: PLAN # B-2586
- "REVISED BOUNDARY PLAN BARRY AND PAULA RUSSELL AND RICHARD AND ELIZABETH SMITH" BY: FREDERICK E. DREW ASSOCIATES. DATED: JUNE, 1988 R.C.R.D.: PLAN # D-18152

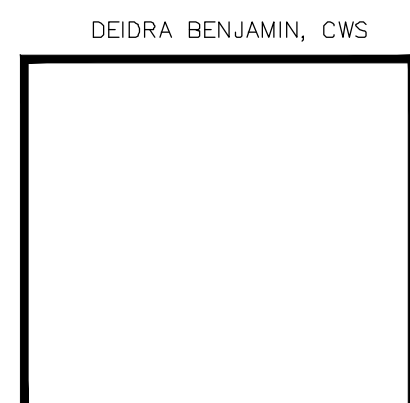
**SOILS:**

- 43C - CANTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
  - 44C - MONTAUK FINE SANDY LOAM, 8 TO 15% SLOPES
- SEE WEBSOIL USDA-NRCS



**NOTES:**

- OWNER: OWL RIDGE BUILDERS LLC 104 RAYMOND ROAD NOTTINGHAM, NH 03290
- TAX MAP 52, LOT 10
- LOT AREA: 171,022 Sq. Ft., 3.93 Ac.
- R.C.R.D. BOOK 6184, PAGE 1470
- ZONING: RESIDENTIAL/AGRICULTURAL SETBACKS: FRONT = 50.0', SIDE = 50.0', REAR = 50.0'. WETLANDS SETBACK = 50.0' POORLY DRAINED. MIN. LOT SIZE = 87,120 Sq. Ft., 2 Ac. MIN. LOT FRONTAGE = 200.0' MAX. BLDG. HEIGHT = 34'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0185E, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON APPROX. USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON APPROX. NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 52, LOT 10 INTO 2 INDIVIDUAL LOTS. THIS IS A 5 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET, SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET, SHEET 3 IS AN EASEMENT PLAN, SHEET 4 IS A DRIVEWAY GRADING PLAN, AND SHEET 5 IS A SIGHT DISTANCE PLAN. SHEETS 1 AND 3 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEETS 2, 4, AND 5 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF NOTTINGHAM.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- NHDS SUBDIVISION APPROVAL WILL BE REQUIRED ON LOT 10 & 10-1.
- THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- A VARIANCE WAS APPROVED BY THE NOTTINGHAM ZBA TO ALLOW A LOT WITH LESS THAN THE MINIMUM LOT SIZE OF 2 ACRES. SEE ARTICLE II (C)(2)(A) IN NOTTINGHAM ZONING ORDINANCE. ZBA CASE 21-002-VA.
- STEVENS HILL ROAD IS A SCENIC ROAD. AS SUCH THE SCENIC ROAD POLICY WITHIN THE TOWN OF NOTTINGHAM APPLIES TO THE FRONTAGE ALONG STEVENS HILL ROAD.



**WETLAND NOTES:**

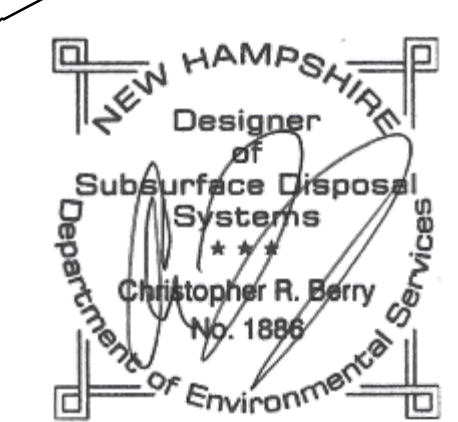
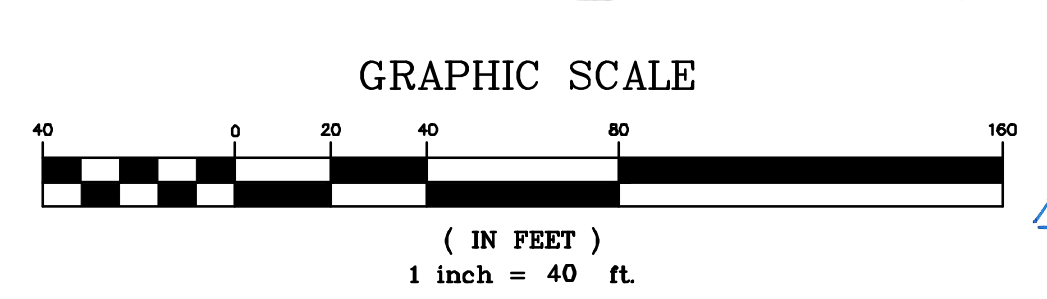
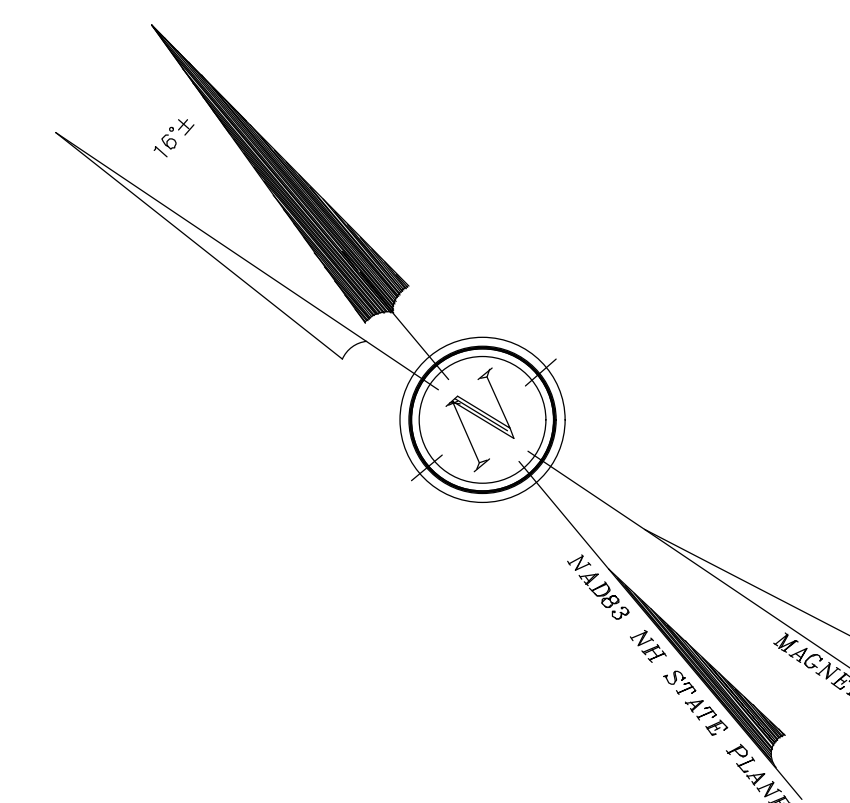
THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEIDRA BENJAMIN, IN NOVEMBER 2020 UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

NO WETLANDS FOUND

**LEGEND:**

- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- DRILL HOLE ~FND OR SET~
- UTILITY POLE
- BENCHMARK (AS NOTED)
- TEST HOLE (AS NOTED)
- EXISTING PERIMETER BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE
- POTENTIAL ESEMENT
- STONE WALL
- STONE WALL REMAINS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OVERHEAD UTILITIES.
- NRCS SOIL LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS



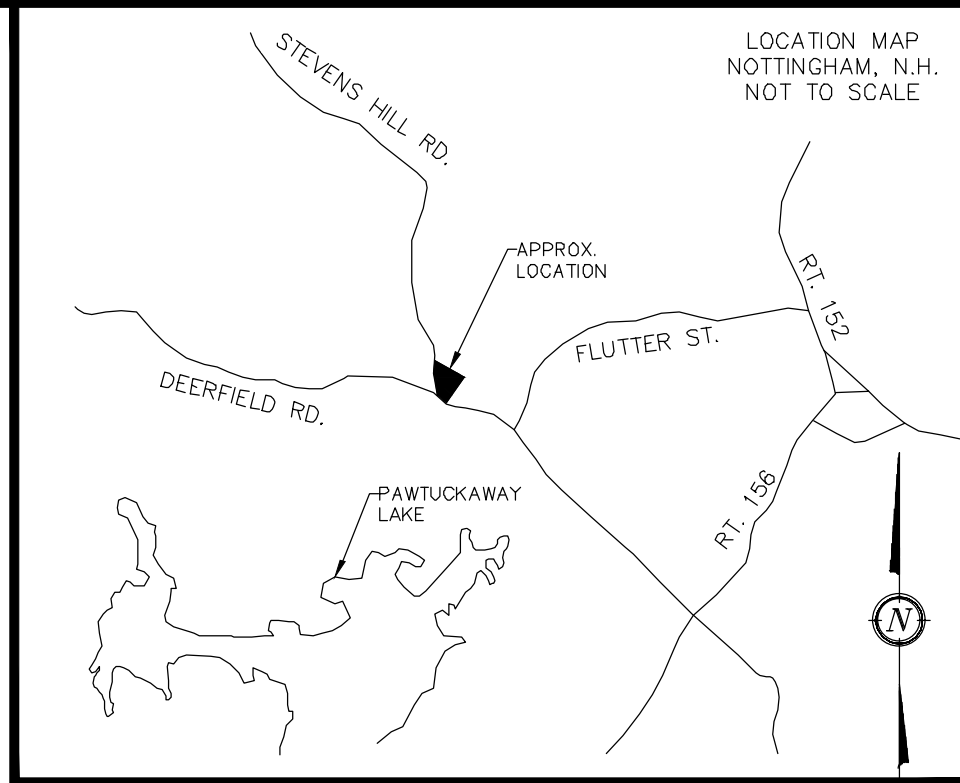
REVISION	DATE	DESCRIPTION
#3	4-7-21	MINOR UPDATED TO WETLANDS CERTIFICATION
#2	3-22-21	REVISED PER PLANNER REVIEW
#1	1-25-21	REVISED AFTER ZBA APPROVAL

TOPOGRAPHIC SUBDIVISION PLAN  
 LAND OF  
 OWL RIDGE BUILDERS LLC  
 STEVENS HILL ROAD & DEERFIELD ROAD  
 NOTTINGHAM, N.H.  
**TAX MAP 52, LOT 10**

**BERRY SURVEYING & ENGINEERING**  
 335 SECOND CROWN POINT RD.  
 BARRINGTON, N.H. (603)332-2863  
 SCALE : 1 IN. EQUALS 40 FT.  
 DATE : DECEMBER 28, 2020  
 FILE NO. : DB 2020 - 124 (JNB)

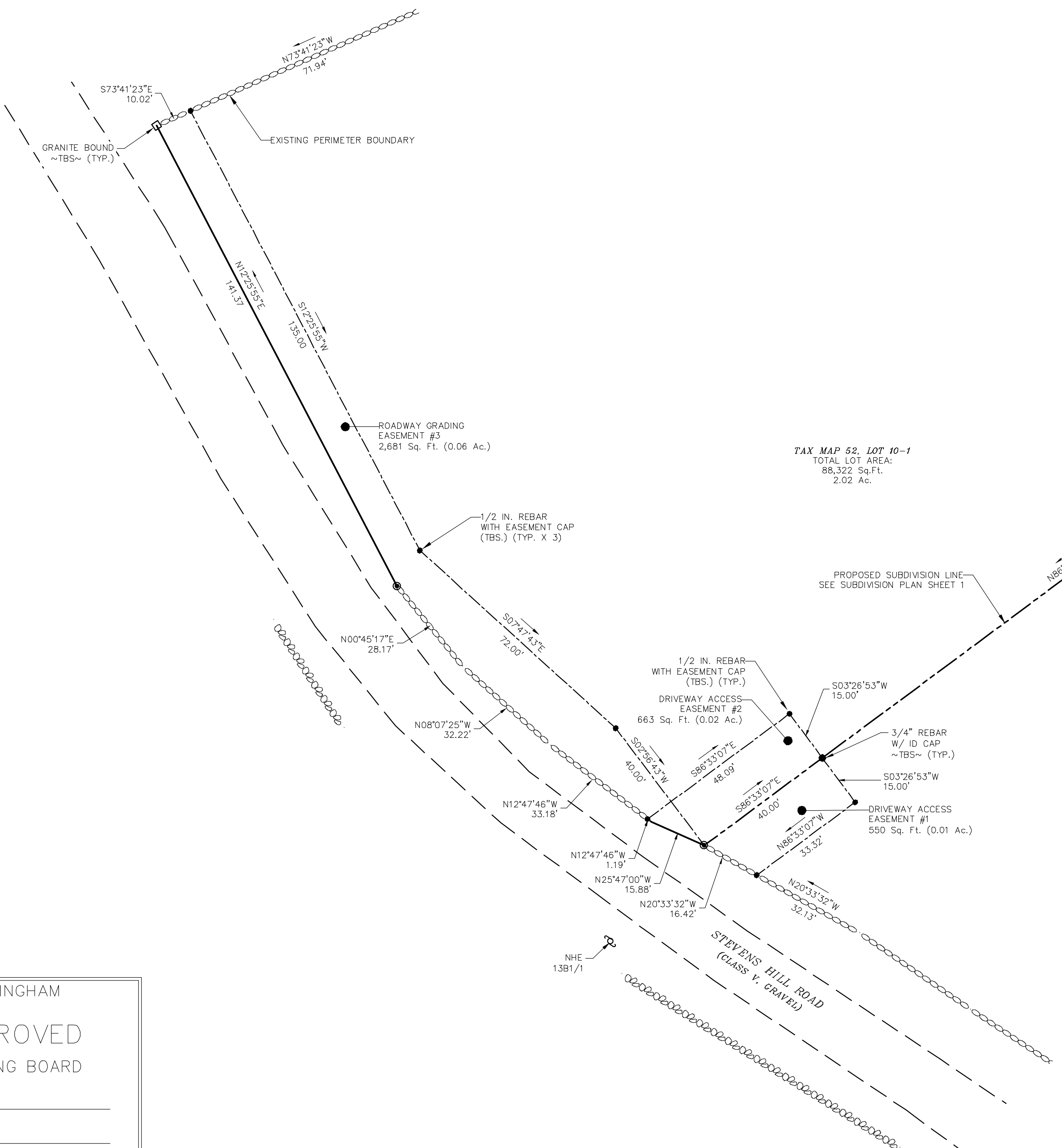
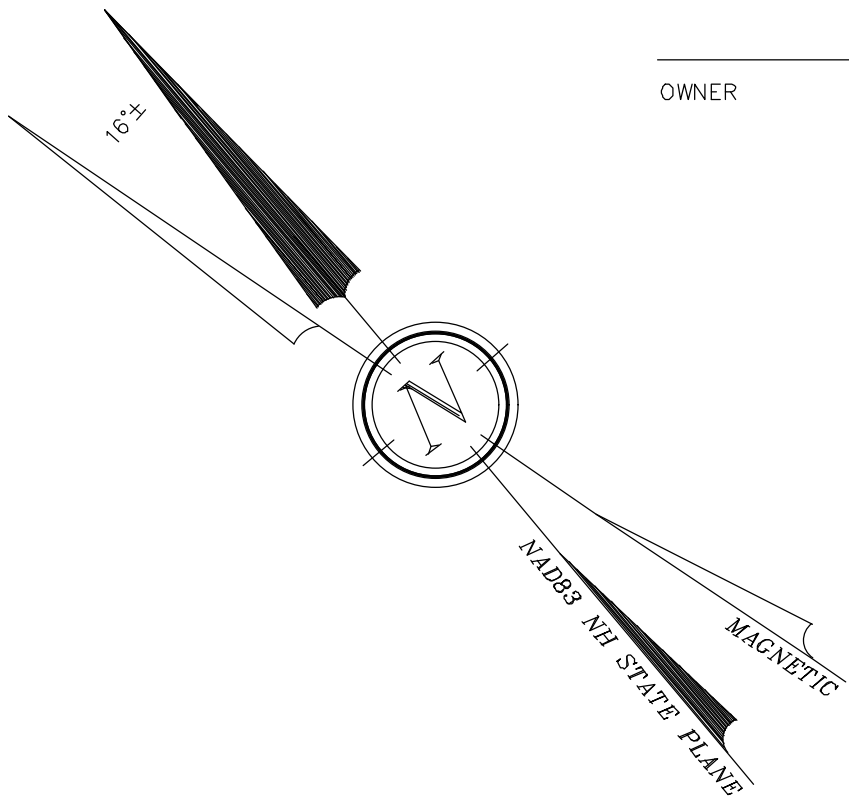
**PLAN REFERENCES:**

- "PLAN OF LAND HEWLETT P. WING NOTTINGHAM"  
BY: T.W. CHESLEY  
DATED: SEPTEMBER 30, 1971  
R.C.R.D.: PLAN # B-2586
- "REVISED BOUNDARY PLAN BARRY AND PAULA RUSSELL AND RICHARD AND ELIZABETH SMITH"  
BY: FREDERICK E. DREW ASSOCIATES.  
DATED: JUNE, 1988  
R.C.R.D.: PLAN # D-18152



**NOTES:**

- OWNER: OWL RIDGE BUILDERS LLC  
104 RAYMOND ROAD  
NOTTINGHAM, NH 03290
- TAX MAP 52, LOT 10
- LOT AREA: 171,022 Sq. Ft., 3.93 Ac.
- R.C.R.D. BOOK 6184, PAGE 1470
- ZONING: RESIDENTIAL/AGRICULTURAL  
SETBACKS:  
FRONT ~ 50.0'  
SIDE ~ 50.0'  
REAR ~ 50.0'  
WETLANDS SETBACK ~ 50.0' POORLY DRAINED  
MIN. LOT SIZE ~ 87,120 Sq. Ft., 2 Ac.  
MIN. LOT FRONTAGE ~ 200.0'  
MAX. BLDG. HEIGHT ~ 34'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330137, MAP# - 33015C0185E, DATED: MAY 17, 2005
- VERTICAL DATUM BASED ON APPROX. USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON APPROX. NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW A SHARED DRIVEWAY ACCESS EASEMENT FOR TAX MAP 52, LOT 10 / PROPOSED LOT 10-1 AND A ROADWAY GRADING EASEMENT ON PROPOSED LOT 10-1.
- PLAN TO BE RECORDED SIMULTANEOUSLY WITH THE PROPOSED SUBDIVISION PLAN.



TAX MAP 52, LOT 10-1  
TOTAL LOT AREA:  
88,322 Sq.Ft.  
2.02 Ac.

TAX MAP 52, LOT 10  
TOTAL LOT AREA:  
82,700 Sq.Ft.  
1.89 Ac.

NOTTINGHAM  
APPROVED  
PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

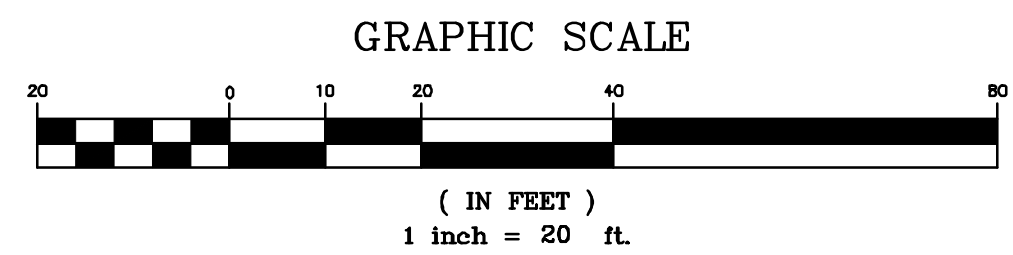
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\_\_\_\_\_

DATE \_\_\_\_\_

- LEGEND:**
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
  - 3/4" REBAR W/ ID CAP ~TBS~
  - GRANITE BOUND ~TBS~
  - DRILL HOLE ~FND OR SET~
  - UTILITY POLE
  - EXISTING PERIMETER BOUNDARY LINE
  - - - PROPOSED BOUNDARY LINE
  - - - PROPOSED BUILDING SETBACK LINE
  - - - POTENTIAL EASEMENT
  - STONE WALL
  - STONE WALL REMAINS
  - FND FOUND
  - TYP TYPICAL
  - TBS TO BE SET
  - R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS

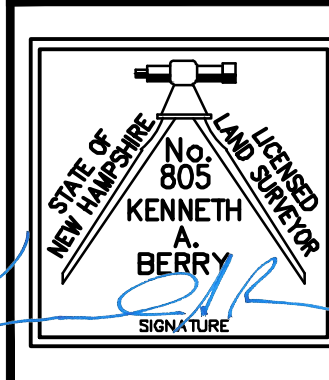


I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF NOTTINGHAM - 1:10,000-

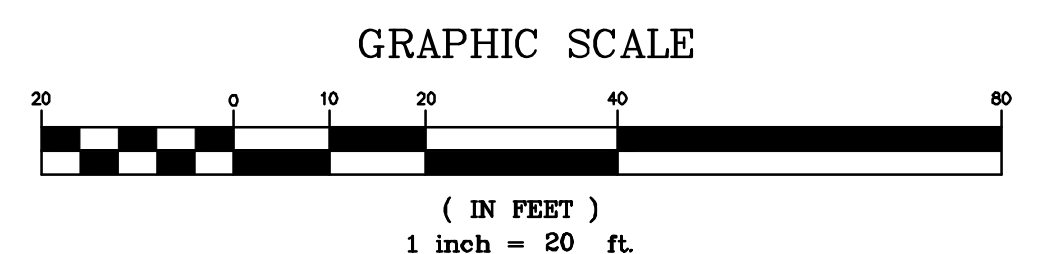
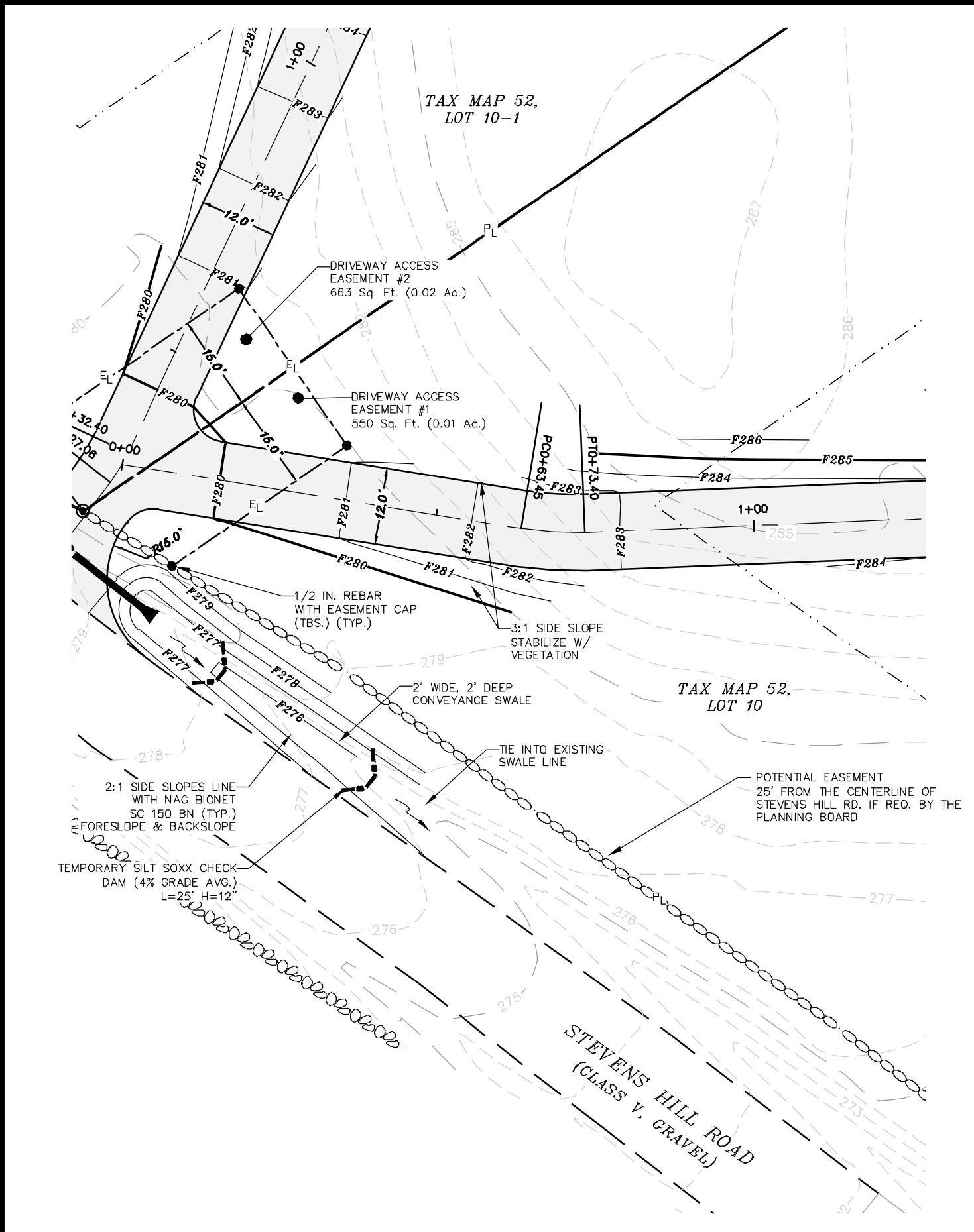
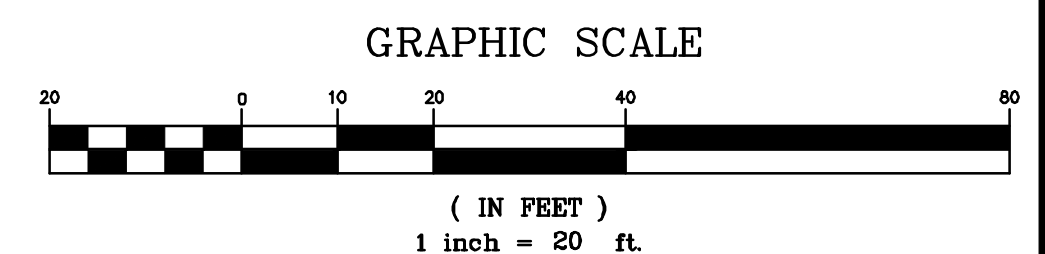
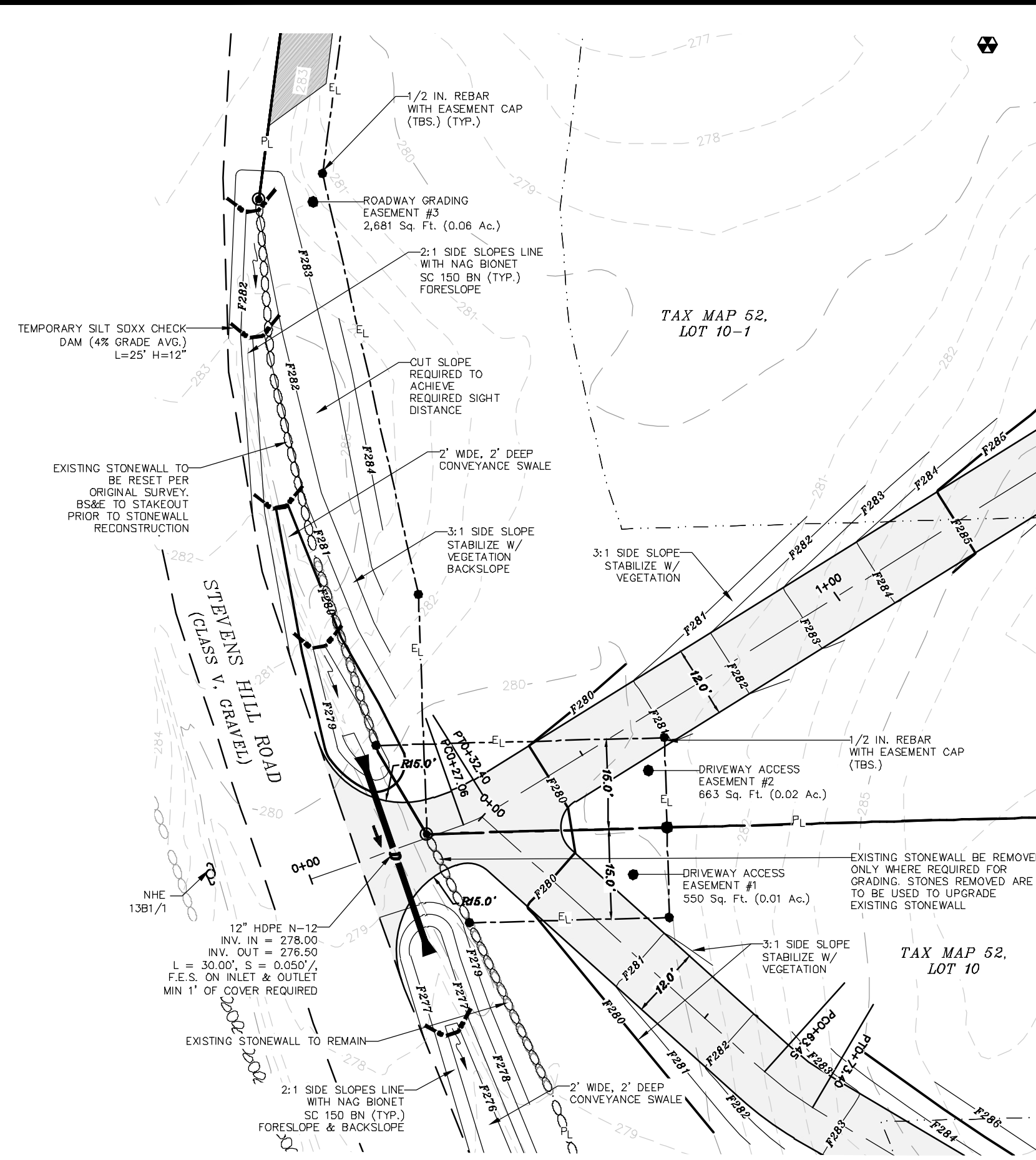
*Kenneth A. Berry* 4-7-21  
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#3	3-30-21	REVISED PER ADDITIONAL PLANS ADDED
#2	3-22-21	UPDATED PER PLANNER REVIEW
#1	1-25-21	REVISED AFTER ZBA APPROVAL

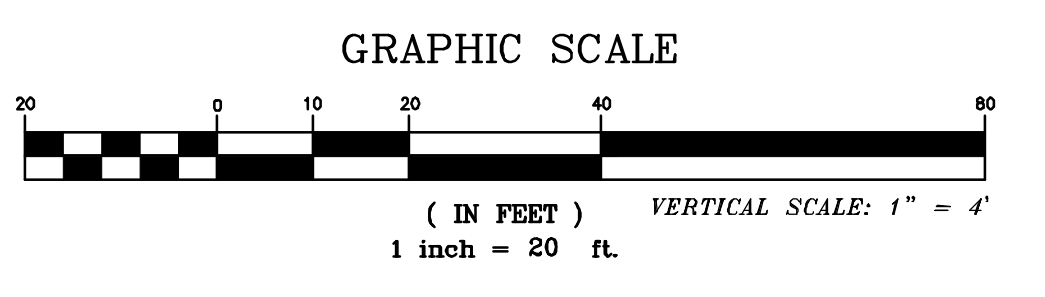
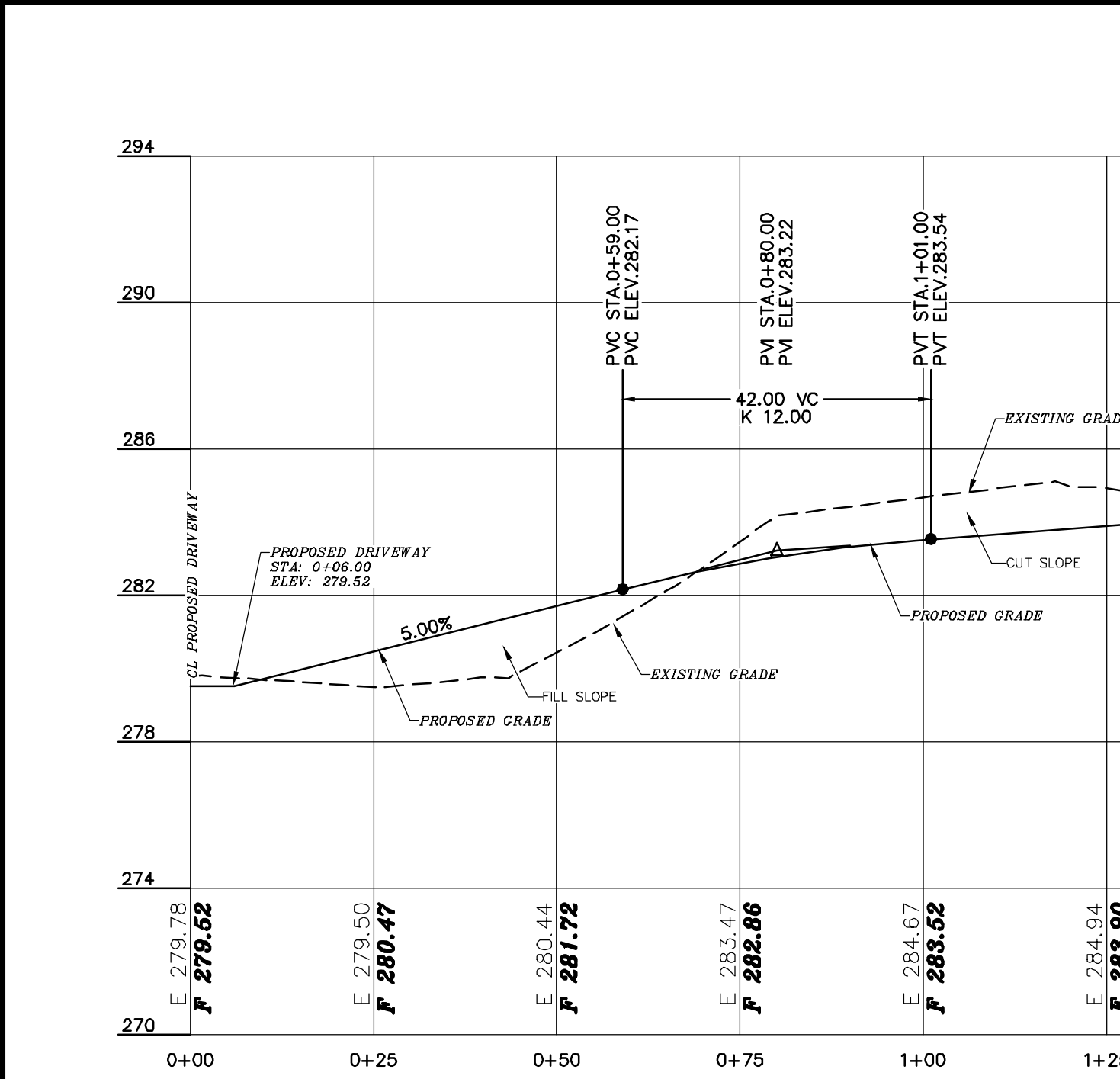
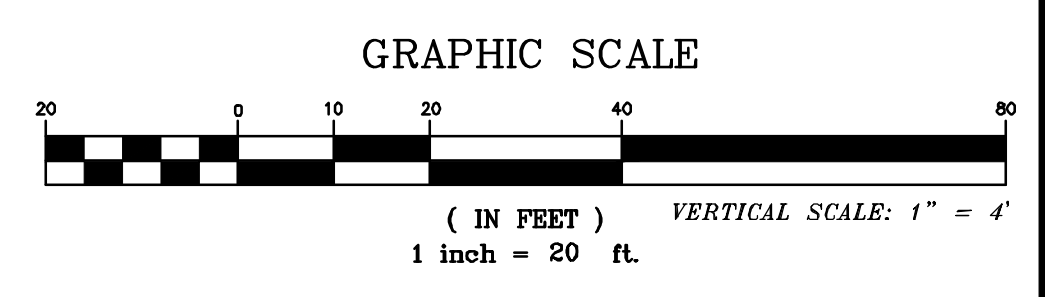
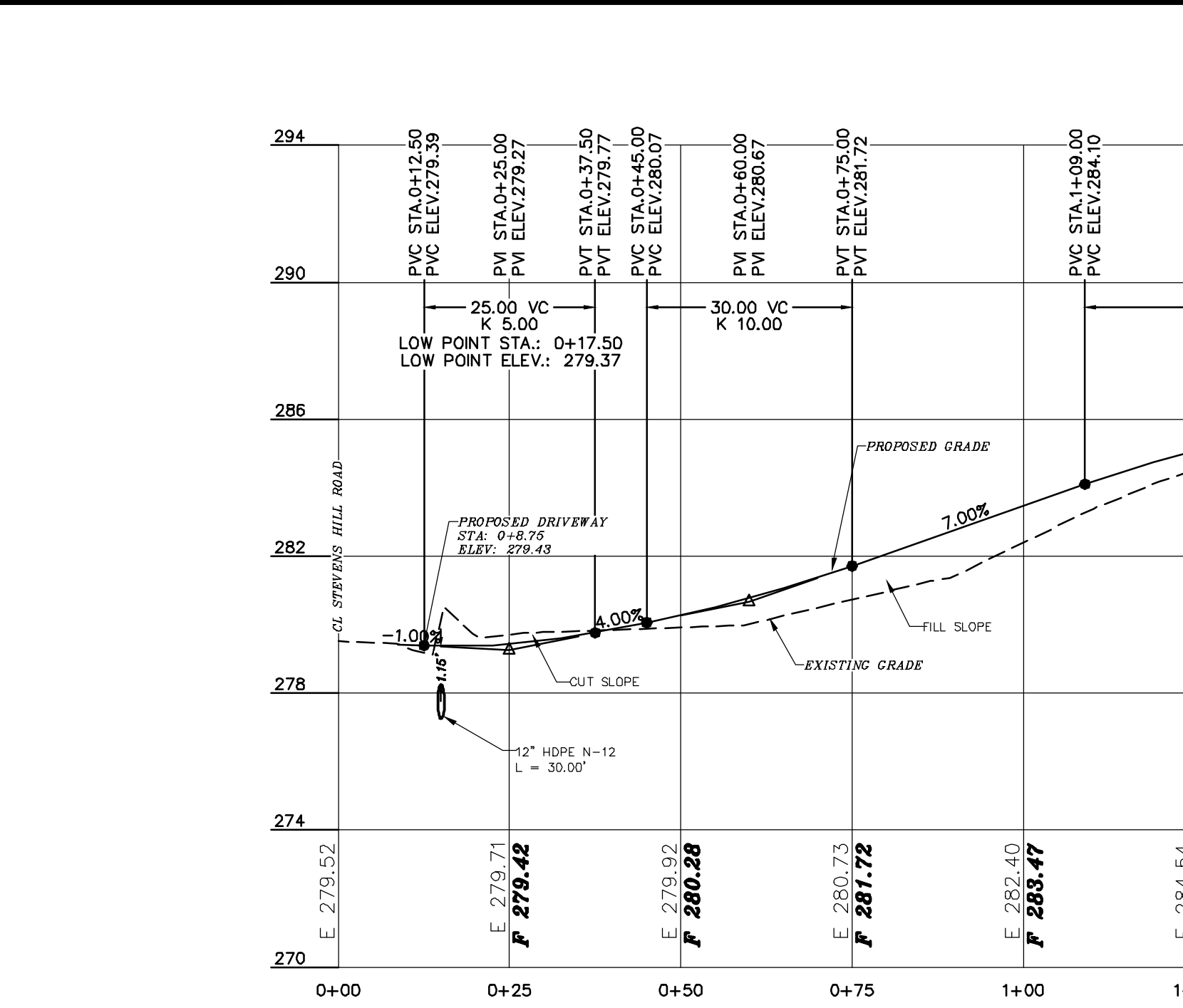
EASEMENT PLAN  
LAND OF  
OWL RIDGE BUILDERS LLC  
STEVENS HILL ROAD & DEERFIELD ROAD  
NOTTINGHAM, N.H.  
TAX MAP 52, LOT 10



**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. (603)332-2863  
SCALE : 1 IN. EQUALS 40 FT.  
DATE : DECEMBER 28, 2020  
FILE NO. : DB 2020 - 124 (JNB)



- NOTES:**
- 1.) OWNER: OWL RIDGE BUILDERS LLC  
104 RAYMOND ROAD  
NOTTINGHAM, NH 03290
  - 2.) TAX MAP 52, LOT 10
  - 3.) LOT AREA: 171,022 Sq. Ft., 3.93 Ac.
  - 4.) R.C.R.D. BOOK 6184, PAGE 1470
  - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SHARED DRIVEWAY PROFILES AND ROADSIDE IMPROVEMENTS OF STEVENS HILL ROAD REQUIRED TO OBTAIN ADEQUATE SIGHT DISTANCE FOR PROPOSED LOTS 10 AND 10-1.



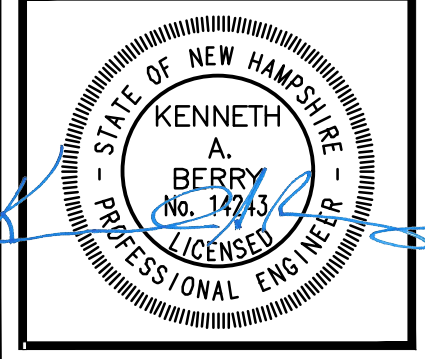
PROFILE VIEW LOT 10-1 DRIVEWAY

PROFILE VIEW LOT 10 DRIVEWAY

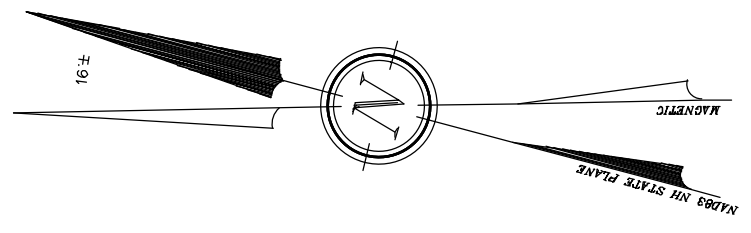
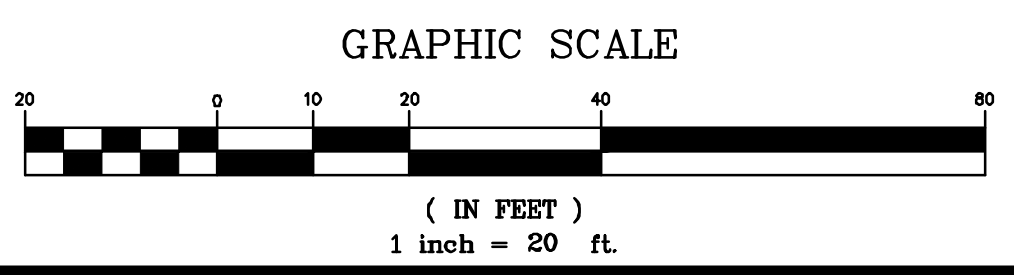
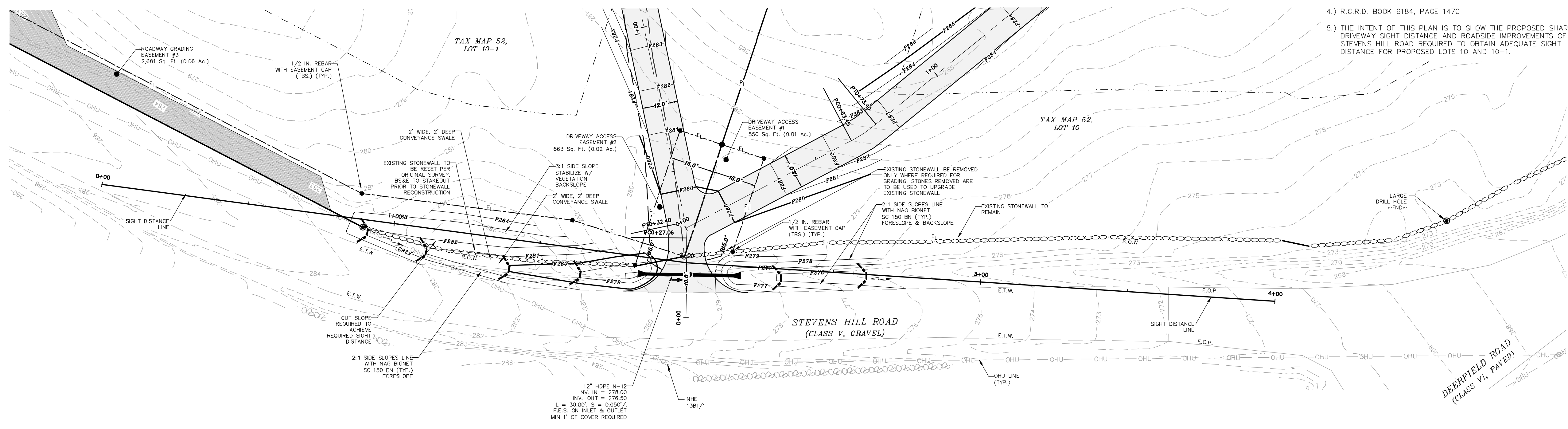
REVISION	DATE	DESCRIPTION
#1	4-7-21	MINOR NOTATION CHANGE TO WETLANDS CERTIFICATION

DRIVEWAY PROFILES  
LAND OF  
OWL RIDGE BUILDERS, LLC  
STEVENS HILL ROAD & DEERFIELD ROAD  
NOTTINGHAM, N.H.  
TAX MAP 52, LOT 10

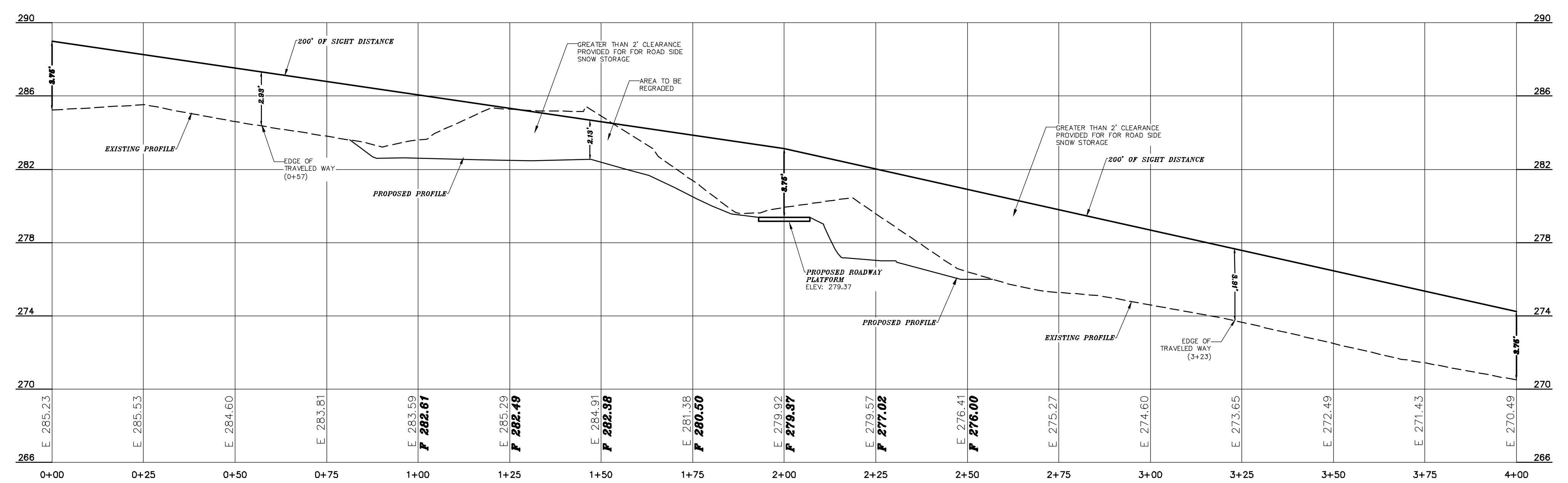
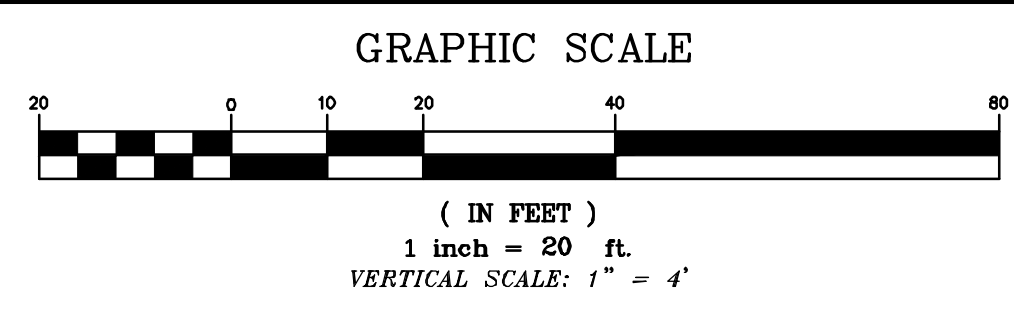
**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : MARCH 30, 2021  
FILE NO. : DB 2020 - 124



- NOTES:**
- 1.) OWNER: OWL RIDGE BUILDERS LLC  
104 RAYMOND ROAD  
NOTTINGHAM, NH 03290
  - 2.) TAX MAP 52, LOT 10
  - 3.) LOT AREA: 171,022 Sq. Ft., 3.93 Ac.
  - 4.) R.C.R.D. BOOK 6184, PAGE 1470
  - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SHARED DRIVEWAY SIGHT DISTANCE AND ROADSIDE IMPROVEMENTS OF STEVENS HILL ROAD REQUIRED TO OBTAIN ADEQUATE SIGHT DISTANCE FOR PROPOSED LOTS 10 AND 10-1.



PLAN VIEW STEVENS HILL ROAD  
PROFILE VIEW SIGHT LINE

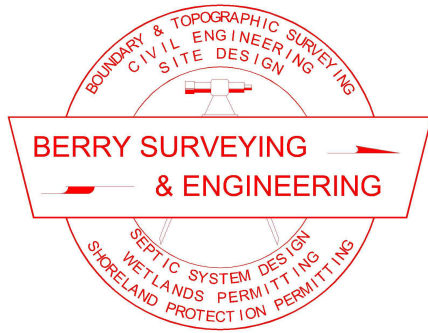


**SD-1**

REVISION	DATE	DESCRIPTION
#1	4-7-21	MINOR NOTATION CHANGE TO WETLANDS CERTIFICATION

SIGHT DISTANCE PLAN  
LAND OF  
OWL RIDGE BUILDERS, LLC  
STEVENS HILL ROAD & DEERFIELD ROAD  
NOTTINGHAM, N.H.  
TAX MAP 52, LOT 10

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : MARCH 30, 2021  
FILE NO. : DB 2020 - 124



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Town of Nottingham Planning Board  
PO Box 114  
Nottingham, NH 03290

April 6, 2021

RE: Owl Ridge Builders, LLC Subdivision  
Stevens Hill Road and Deerfield Road  
Tax Map 52, Lot 10  
Re-Submittal & Response Letter

Dear Chairman and Members of the Nottingham Planning Board,

At the prior public hearing we presented plans that had been slightly modified based on the Planner review. At the public hearing we were asked to adjust the plans further, based on comment by the board. The following is a summary of revisions based on those requests.

- For clarity we were asked to create a table that demonstrates compliance with the regulations, with respect to setbacks, lot size and frontage requirements. This table is located at the top central portion of the recording Sheet #1.
- Sheets #1 and #2 were modified to note that there were no wetlands found on site and the verbiage in the note was modified to state "The Project Site was reviewed...." and has removed the word "delineated"
- Stevens Hill Road is noted as Scenic in the road name notation on both Sheets #1 and #2. Note 15 was also added to both sheets further noting the requirements of the scenic road.
- The sheet set has been revised to include 3 additional sheets, so it is now includes 5 total sheets. Minor notation items have been modified throughout to correlate between pages, and to make the end user aware of the other sheets.
- An easement plan was added, Sheet #3. This is proposed to be recorded with the Subdivision Plan, Sheet #1. The easement represents the limits of what would be needed for the Town of Nottingham to maintain the re-constructed slope and maintain the existing fill slope extension that exists on the property.
- A single driveway access point is proposed, splitting into each proposed lot. This was done at the request of the Planning Board whereas the project site is located on a scenic road. Driveway designs are provided and are used in the establishment of a sight line profile, to determine the extent of excavation needed to improve sight distance. This work also includes re-grading of the swale line per the request of the Road Agent. Once the area is re-graded the stone wall is proposed to be put back in place. BS&E will be hired to stake the location of the wall so that it is placed back in the original location.
- The project has been submitted to the Nottingham Conservation Commission and will be heard on April 12<sup>th</sup>. The trees to be removed have been staked in the field. Many of them are dead Ash trees and are within approximately 18' of the rear of the stonewall.
- With respect to the required easements, we would suggest a condition of approval requiring the Grading and Drainage Easement be prepared for the Towns Attorney Review as well as the shared driveway agreement. Prior to the certificate of occupancy the Grading and Drainage easement is to be presented to the Board of Selectmen for acceptance. Once accepted and recorded it can be included in deed for future sales as a "Subject To" and formally ratified.

Thank you for your time and attention to this matter.

Berry Surveying & Engineering  
Christopher R. Berry  
Principal, President