

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN NOVEMBER 2020 UTILIZING THE FOLLOWING STANDARDS:
1. 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.
 2. 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).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

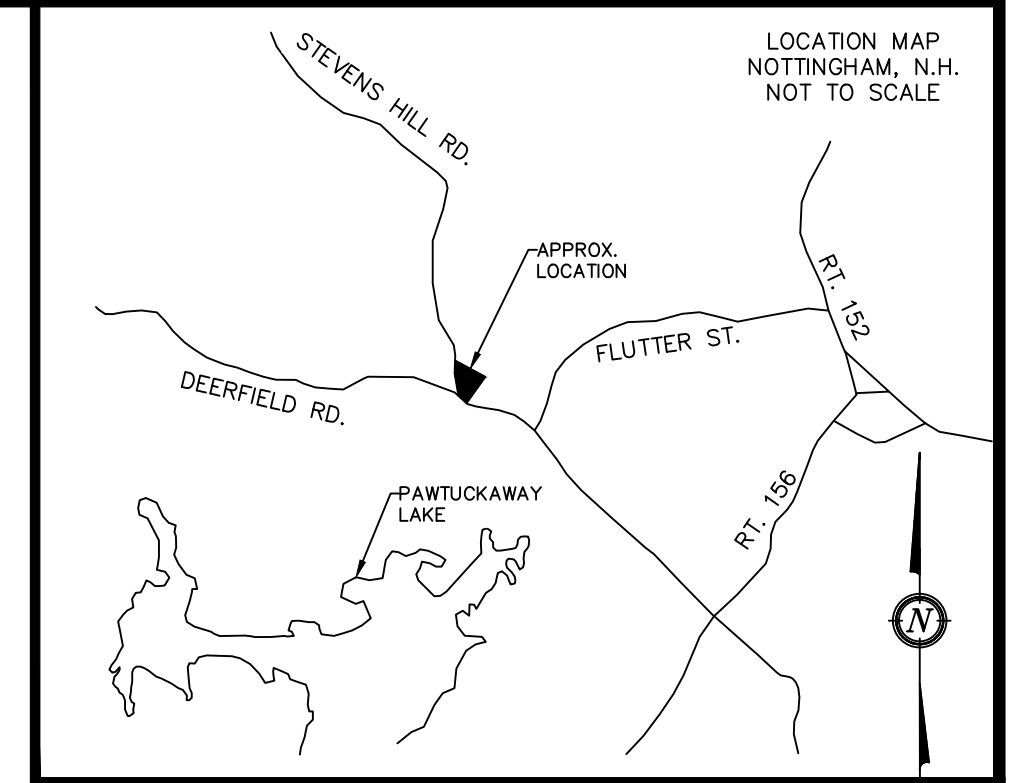
NO WETLANDS FOUND

DEIDRA BENJAMIN, CWS

N/F CROWE, DAVID J. & FLORENCE E.
P.O. BOX 455
NOTTINGHAM, NH 03290
TAX MAP 52, LOT 9
R.C.R.D. BOOK 4194, PAGE 1974

PLAN REFERENCES:

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



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.) ZONING: RESIDENTIAL/AGRICULTURAL
SETBACKS:
FRONT ~ 50.0'
SIDE ~ 50.0'
REAR ~ 50.0'
WETLANDS SETBACK ~ 50.0' POORLY DRAINED
MIN. LOT SIZE ~ 87120 Sq. Ft., 2 Ac.
MIN. LOT FRONTAGE ~ 200.0'
MAX. BLDG. HEIGHT ~ 34'
- 6.) 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
- 7.) VERTICAL DATUM BASED ON APPROX. USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON APPROX. NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 52, LOT 10 INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE DETAIL SUBDIVISION SHEET & SHEET 2 IS A TOPOGRAPHIC SUBDIVISION SHEET. SHEET 1 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF NOTTINGHAM.
- 9.) 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.
- 10.) 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.
- 11.) 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.
- 12.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED ON LOT 10 & 10-1.
- 13.) 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.
- 14.) 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.

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.

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.

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

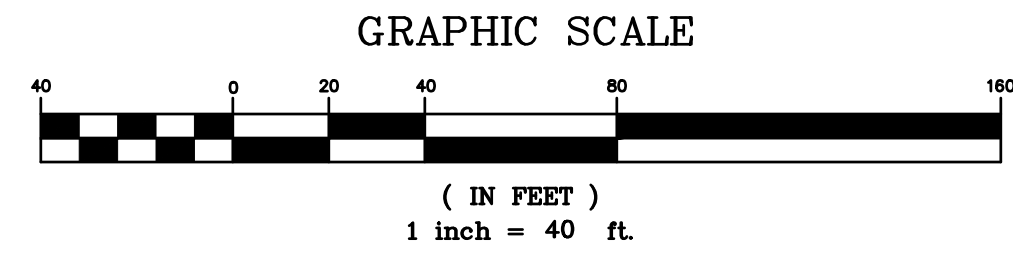
N/F FERNALD, HELEN E.
HELEN E. FERNALD 1992 TRUST
P.O. BOX 1805
WOLFEBORO, NH 03894-1805
TAX MAP 52, LOT 4-1
R.C.R.D. BOOK 5690, PAGE 2269

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

- 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

NOTTINGHAM
APPROVED
PLANNING BOARD

DATE



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
KENNETH A. BERRY L.L.S. 805 DATE 2-19-21

#1	1-25-21	REVISED AFTER ZBA APPROVAL
REVISION	DATE	DESCRIPTION
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.

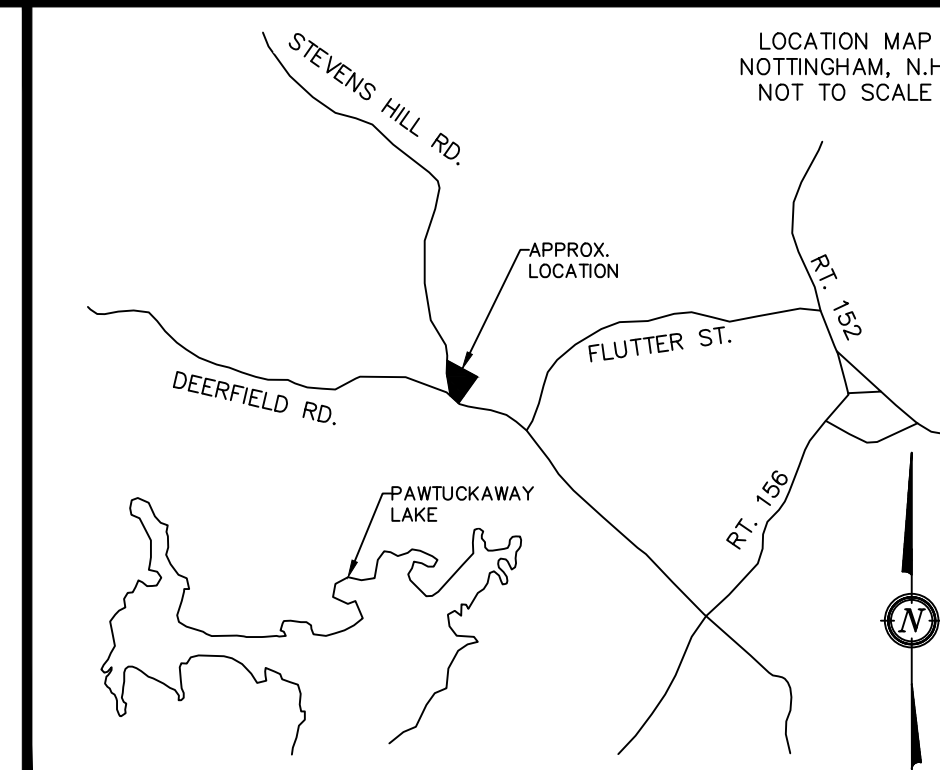
E.S.H.W.T. = 25"
 NO LEDGE OBSERVED
 NO WATER OBSERVED
 P = 16 MIN/IN

PLAN REFERENCES:

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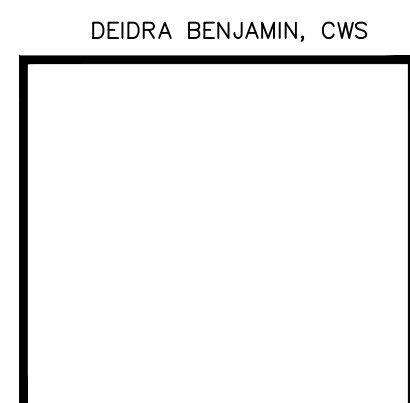
SOILS:

- 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:

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- TAX MAP 52, LOT 10
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- 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'
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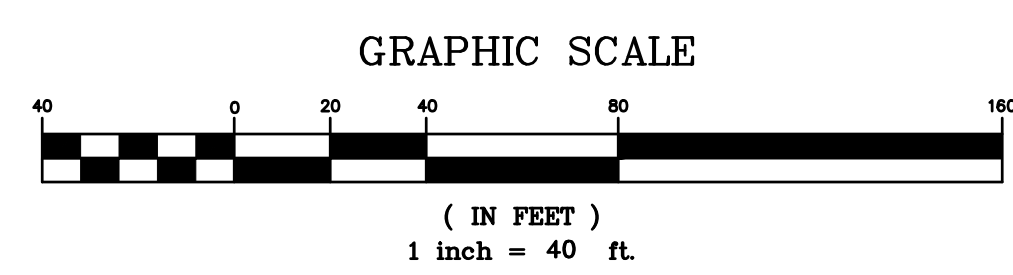
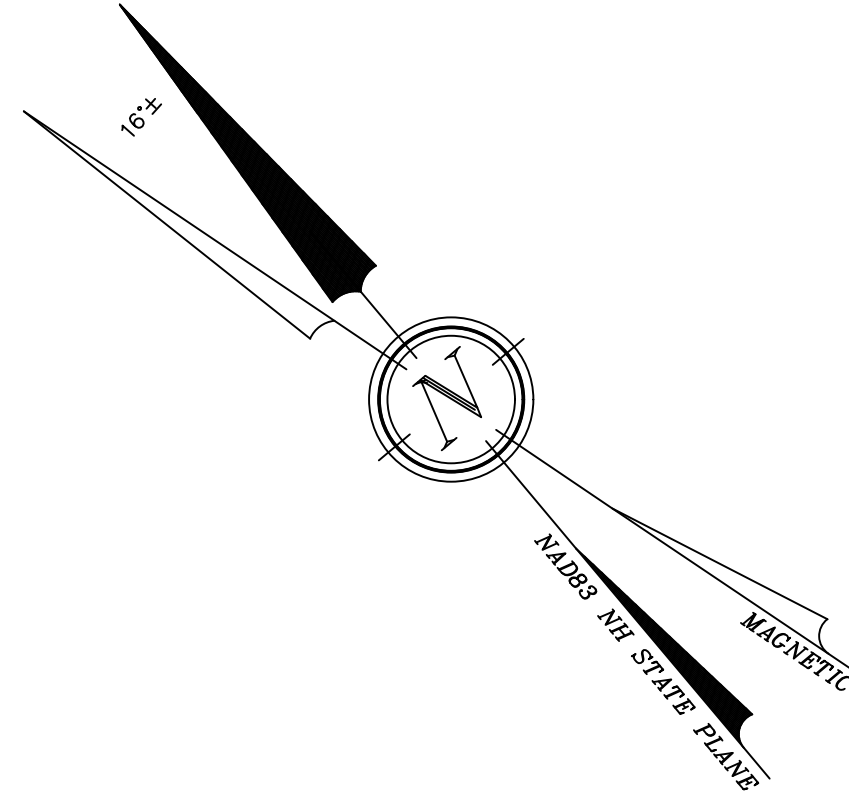


WETLAND NOTES:

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 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
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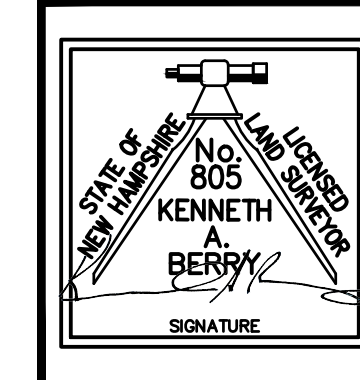
LEGEND:

- 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



#1	1-25-21	REVISED AFTER ZBA APPROVAL
REVISION	DATE	DESCRIPTION

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)