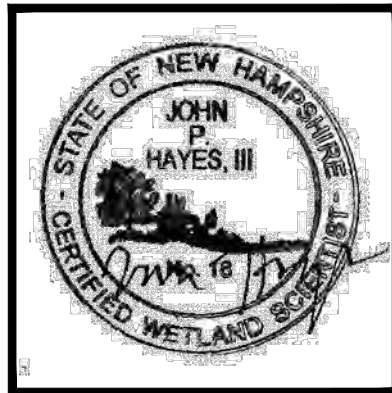
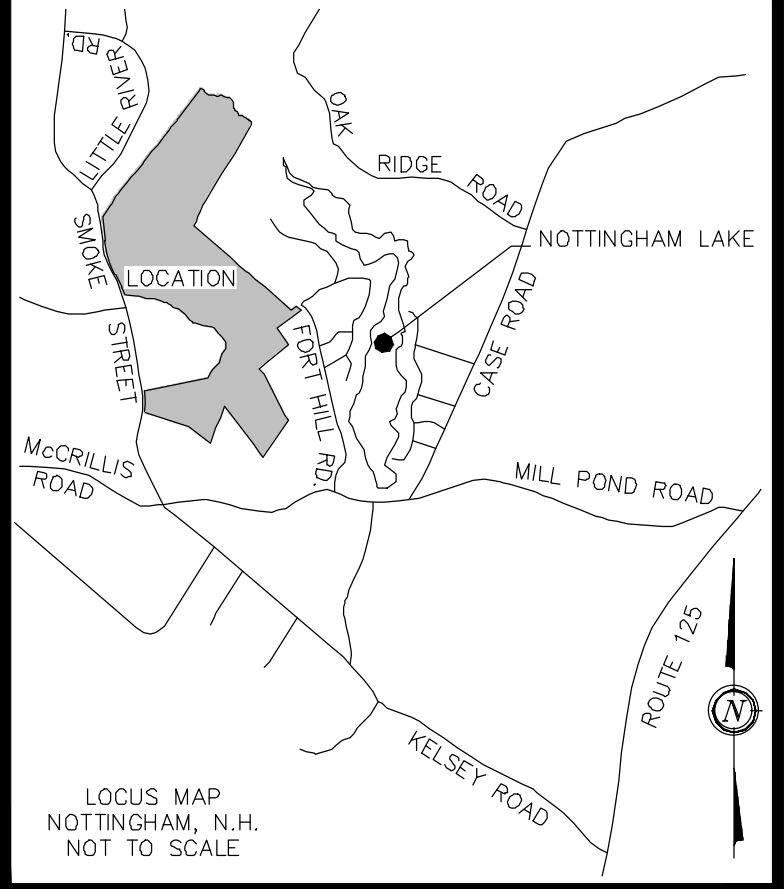


WETLAND NOTE:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
- USACE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012, WICKSBURG, MS.
 - USACE, CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987, WICKSBURG, MS.
 - UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019, LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/](http://wetland-plants.usace.army.mil/)



JOHN P. HAYES, CWS



LOCUS MAP NOTTINGHAM, N.H. NOT TO SCALE

NOTES:

- OWNER: FREDERICK FERNALD
PO BOX 1805
WOLFEBORO, NH 03894
- TAX MAP 23, LOT 11
- LOT AREA: 4,477,048 Sq.Ft., 102.77 Ac.
- R.C.R.D. BOOK 2819, PAGE 786
- THE INTENT OF THIS PLAN IS TO SHOW AN OVERVIEW OF THE PHASING, FOR THE USE IN DEVELOPING A MULTI PHASE OPEN SPACE SUBDIVISION.

LEGEND:

- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND/GRANITE BOUND ~FND~
- UTILITY POLE
- POORLY DRAINED WETLAND LINE
- VERY POORLY DRAINED WETLAND LINE
- EASEMENT LINE
- 50' POORLY DRAINED WETLAND BUFFER
- 75' VERY POORLY DRAINED WETLAND BUFFER
- STONE WALL
- LIMIT OF CONSTRUCTION
- AQUIFER PROTECTION ZONE
- FLOOD ZONE

PHASE 1 (Light Green)

PHASE 2 (Light Purple)

PHASE 3A (Light Blue)

PHASE 3B (Light Red)

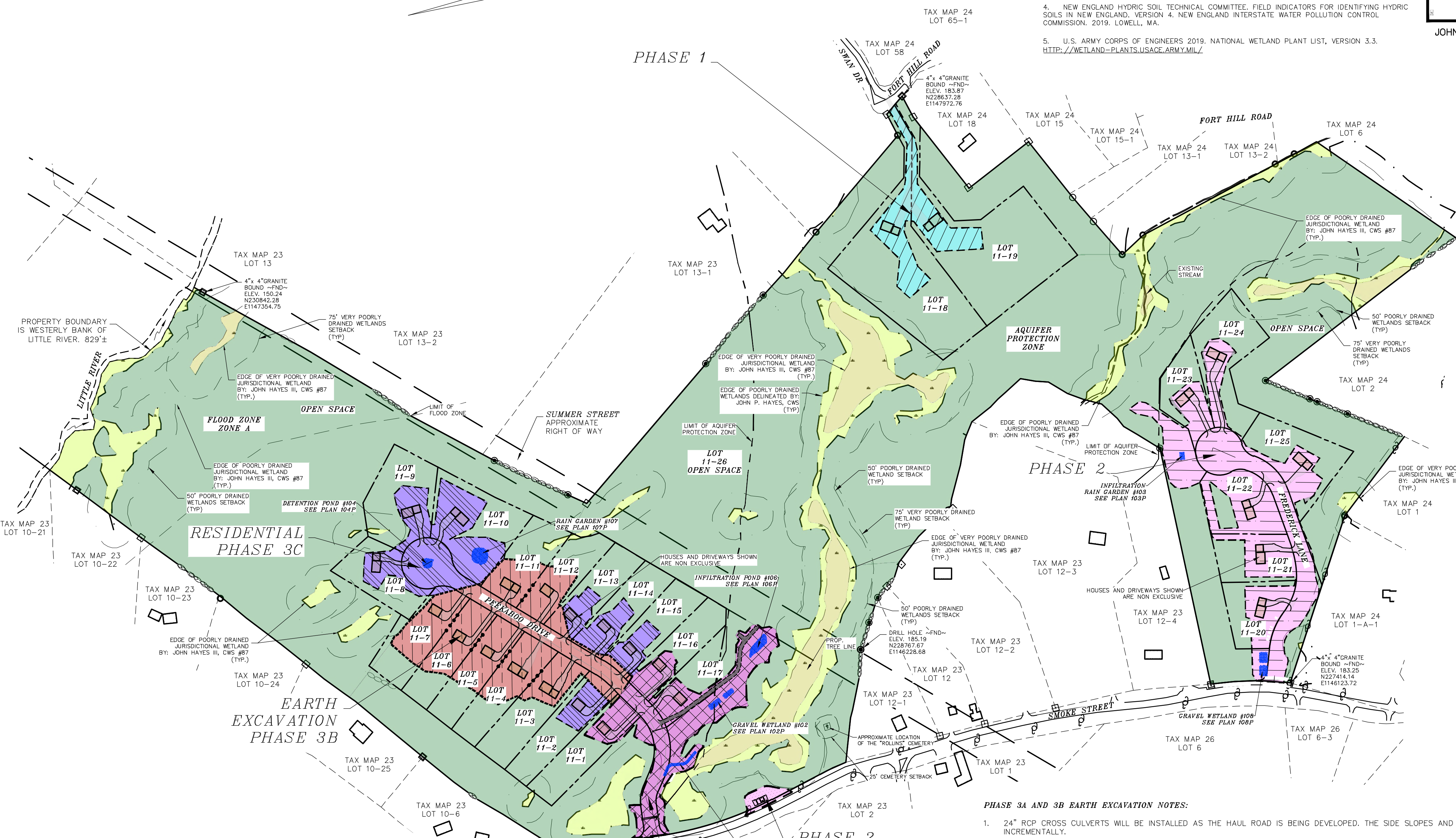
PHASE 3C (Light Orange)

POORLY DRAINED WETLAND (Light Green)

VERY POORLY DRAINED WETLAND (Light Yellow)

WOODLAND (Light Green)

TYPICAL FND FOUND



PHASING NOTE:

DUE TO THE SLOPING SITE, BEST MANAGEMENT PRACTICES WILL BE UTILIZED AS TEMPORARY SEDIMENT PONDS, DIVERSION SWALES AND DEWATERING MAY BE REQUIRED DURING BMP AND SLOPE STABILIZATION.

ENVIRONMENTAL MONITOR:

- AN ENVIRONMENTAL MONITOR WILL BE REQUIRED DUE TO DISTURBANCE OF OVER 5 ACRES AT ONE TIME FOR PHASE #2 AND PHASE #3 EXCAVATION.
- THE ENVIRONMENTAL MONITOR SHALL: (1) INSPECT THE PROJECT SITE AT LEAST ONCE EACH WEEK FROM THE START OF TERRAIN ALTERATION ACTIVITIES UNTIL ALL TERRAIN ALTERATION ACTIVITIES ARE COMPLETED AND THE SITE IS STABILIZED; (2) IN ADDITION TO REGULAR WEEKLY INSPECTIONS, INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, PROVIDED THAT IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THE RAIN EVENT; (3) SUBMIT A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, TO THE DEPARTMENT WITHIN 24 HOURS OF EACH INSPECTION THAT: A. DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET; B. IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND C. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND (4) RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (3), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.

PHASE 3A AND 3B EARTH EXCAVATION NOTES:

- 24" RCP CROSS CULVERTS WILL BE INSTALLED AS THE HAUL ROAD IS BEING DEVELOPED. THE SIDE SLOPES AND SWALE LINES WILL BE STABILIZED INCREMENTALLY.
- THE TREATMENT SWALE AND ROADSIDE SWALES WILL BE CONSTRUCTED AS THE HAUL ROAD IS DEVELOPED AND INCREMENTALLY STABILIZED. SEE THE E&SC PLAN FOR STABILIZATION REQUIREMENTS.
- THE INFILTRATION POND, P-106, WILL BE CONSTRUCTED AND STABILIZED. THE SUBSURFACE GRAVEL WETLAND, P-102, WILL BE CONSTRUCTED AND STABILIZED. THE CROSS CULVERT, POND 32, WILL BE INSTALLED, ALLOWING THE CONTINUATION OF THE HAUL ROAD INTO THE EARTH EXCAVATION.
- ROADWAY TO BE CONSTRUCTED PER THE SUBDIVISION REQUIREMENTS BEYOND THE CULVERT CROSSINGS AND AS FAR AS THE PROPOSED EXCAVATION.
- EXCAVATION OF THE SAND AND GRAVEL MATERIAL TO BE COMPLETED IN THE SMALLEST PRACTICABLE AREAS. ALTERATION OF TERRAIN PERMIT TO BE UPDATED EVERY FIVE YEARS WHICH INCLUDES AREA / AS BUILT STATUS.
- THE AREA OF PHASE 3A, ACCESS AND STORMWATER CONSTRUCTION IS 118,810 SQUARE FEET OR 2.73 ACRES, THE AREA OF PHASE 3B IS 200,000 SQUARE FEET OR 4.59 ACRES. INCREMENTAL RECLAMATION IS REQUIRED SO THAT THE SMALLEST AREA PRACTICABLE WILL BE DISTURBED. WHEN THE EXCAVATION PHASE IS COMPLETE, PHASE 3C CAN BE INITIATED.

PHASE 1 NOTES:

- PHASE 1 CONSISTS OF THE DEVELOPMENT OF LOT #18 AND #19. THIS IS INDEPENDENT OF PHASE 2 AND 3 BUT MAY BE DEPENDENT ON THE EARTH EXCAVATION, PHASE 3B. THE LAND AREA OF DISTURBANCE IS VARIABLE DUE TO INDIVIDUAL LOT DEVELOPMENT AND SUBSEQUENT OWNER PREFERENCE. AREA OF PHASE 1 IS 55,000 SQUARE FEET OR 1.26 AC.

PHASE 2 NOTES:

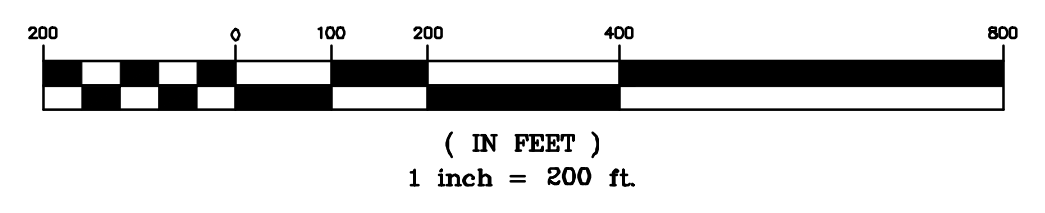
- PHASE 2 CONSISTS OF THE CONSTRUCTION AND STABILIZATION OF THE STORMWATER PRACTICES RELATED TO FREDERICK LANE. CONSTRUCTION AND STABILIZATION OF FREDERICK LANE, FIRE CISTERN AND THE RESIDENTIAL DEVELOPMENT OF LOTS 20 THROUGH 27. THIS PHASE MAY BE DEPENDENT ON THE EARTH EXCAVATION. AREA OF PHASE 2 IS 224,475 SQUARE FEET OR 5.15 ACRES. AN ENVIRONMENTAL MONITOR IS REQUIRED. SEE NOTES.

PHASE 3 NOTES:

- THE BALANCE OF THE STORMWATER PRACTICES WILL BE CONSTRUCTED AND STABILIZED. THE BALANCE OF THE ROADWAY WILL BE CONSTRUCTED AND STABILIZED. RESIDENTIAL DEVELOPMENT CAN BE INITIATED UPON STABILIZATION OF THE ROADWAY AND DRAINAGE.

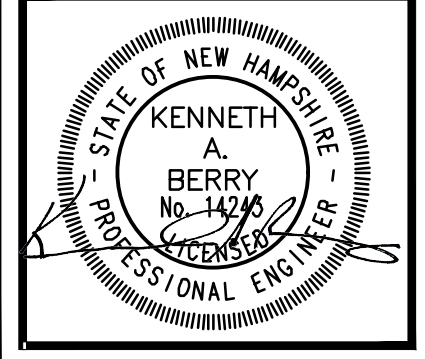
PHASE 3A ACCESS & STORMWATER MANAGEMENT

GRAPHIC SCALE

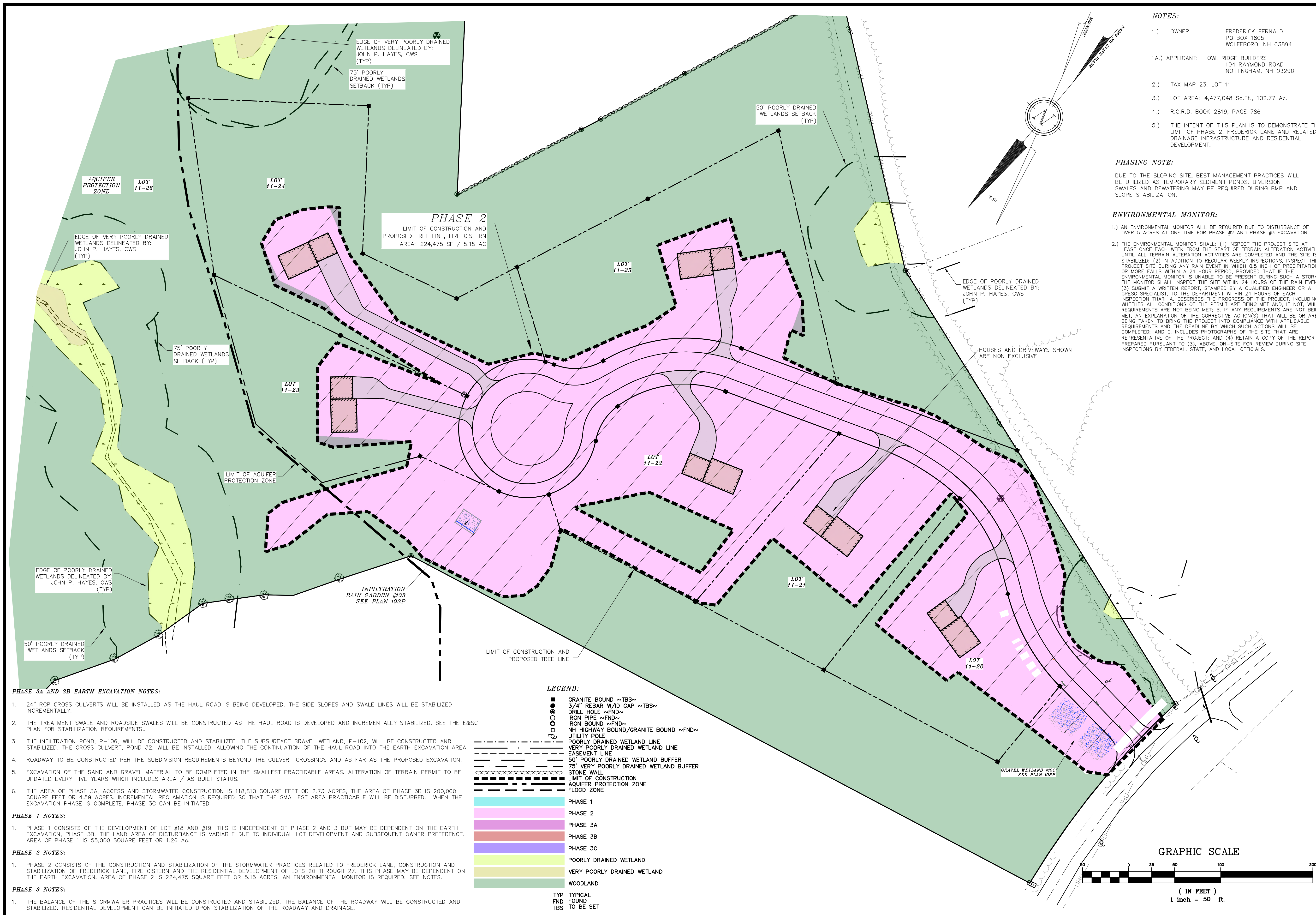


OVERVIEW COLOR PHASING PLAN FOR OWL RIDGE BUILDERS LAND OFF FREDERICK FERNALD SMOKE STREET & FORT HILL ROAD NOTTINGHAM, N.H. TAX MAP 23, LOT 11

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 200 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2020 - 065



REVISION	DATE	DESCRIPTION
#1	12-11-23	REVISED PER CMA ENGINEERS REVIEW



NOTES:

- 1.) OWNER: FREDERICK FERNALD
PO BOX 1805
WOLFEBORO, NH 03894
- 1A.) APPLICANT: OWL RIDGE BUILDERS
104 RAYMOND ROAD
NOTTINGHAM, NH 03290
- 2.) TAX MAP 23, LOT 11
- 3.) LOT AREA: 4,477,048 Sq.Ft., 102.77 Ac.
- 4.) R.C.R.D. BOOK 2819, PAGE 786
- 5.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE LIMIT OF PHASE 2, FREDERICK LANE AND RELATED DRAINAGE INFRASTRUCTURE AND RESIDENTIAL DEVELOPMENT.

PHASING NOTE:
DUE TO THE SLOPING SITE, BEST MANAGEMENT PRACTICES WILL BE UTILIZED AS TEMPORARY SEDIMENT PONDS, DIVERSION SWALES AND DEWATERING MAY BE REQUIRED DURING BMP AND SLOPE STABILIZATION.

ENVIRONMENTAL MONITOR:

- 1.) AN ENVIRONMENTAL MONITOR WILL BE REQUIRED DUE TO DISTURBANCE OF OVER 5 ACRES AT ONE TIME FOR PHASE #2 AND PHASE #3 EXCAVATION.
- 2.) THE ENVIRONMENTAL MONITOR SHALL: (1) INSPECT THE PROJECT SITE AT LEAST ONCE EACH WEEK FROM THE START OF TERRAIN ALTERATION ACTIVITIES UNTIL ALL TERRAIN ALTERATION ACTIVITIES ARE COMPLETED AND THE SITE IS STABILIZED; (2) IN ADDITION TO REGULAR WEEKLY INSPECTIONS, INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, PROVIDED THAT IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THE RAIN EVENT; (3) SUBMIT A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, TO THE DEPARTMENT WITHIN 24 HOURS OF EACH INSPECTION THAT: A. DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET; B. IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND C. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND (4) RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (3), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.

PHASE 3A AND 3B EARTH EXCAVATION NOTES:

1. 24" RCP CROSS CULVERTS WILL BE INSTALLED AS THE HAUL ROAD IS BEING DEVELOPED. THE SIDE SLOPES AND SWALE LINES WILL BE STABILIZED INCREMENTALLY.
2. THE TREATMENT SWALE AND ROADSIDE SWALES WILL BE CONSTRUCTED AS THE HAUL ROAD IS DEVELOPED AND INCREMENTALLY STABILIZED. SEE THE E&S PLAN FOR STABILIZATION REQUIREMENTS.
3. THE INFILTRATION POND, P-106, WILL BE CONSTRUCTED AND STABILIZED. THE SUBSURFACE GRAVEL WETLAND, P-102, WILL BE CONSTRUCTED AND STABILIZED. THE CROSS CULVERT, POND 32, WILL BE INSTALLED, ALLOWING THE CONTINUATION OF THE HAUL ROAD INTO THE EARTH EXCAVATION AREA.
4. ROADWAY TO BE CONSTRUCTED PER THE SUBDIVISION REQUIREMENTS BEYOND THE CULVERT CROSSINGS AND AS FAR AS THE PROPOSED EXCAVATION.
5. EXCAVATION OF THE SAND AND GRAVEL MATERIAL TO BE COMPLETED IN THE SMALLEST PRACTICABLE AREAS. ALTERATION OF TERRAIN PERMIT TO BE UPDATED EVERY FIVE YEARS WHICH INCLUDES AREA / AS BUILT STATUS.
6. THE AREA OF PHASE 3A, ACCESS AND STORMWATER CONSTRUCTION IS 118,810 SQUARE FEET OR 2.73 ACRES. THE AREA OF PHASE 3B IS 200,000 SQUARE FEET OR 4.59 ACRES. INCREMENTAL RECLAMATION IS REQUIRED SO THAT THE SMALLEST AREA PRACTICABLE WILL BE DISTURBED. WHEN THE EXCAVATION PHASE IS COMPLETE, PHASE 3C CAN BE INITIATED.

PHASE 1 NOTES:

1. PHASE 1 CONSISTS OF THE DEVELOPMENT OF LOT #18 AND #19. THIS IS INDEPENDENT OF PHASE 2 AND 3 BUT MAY BE DEPENDENT ON THE EARTH EXCAVATION, PHASE 3B. THE LAND AREA OF DISTURBANCE IS VARIABLE DUE TO INDIVIDUAL LOT DEVELOPMENT AND SUBSEQUENT OWNER PREFERENCE. AREA OF PHASE 1 IS 55,000 SQUARE FEET OR 1.26 AC.

PHASE 2 NOTES:

1. PHASE 2 CONSISTS OF THE CONSTRUCTION AND STABILIZATION OF THE STORMWATER PRACTICES RELATED TO FREDERICK LANE, CONSTRUCTION AND STABILIZATION OF FREDERICK LANE, FIRE CISTERN AND THE RESIDENTIAL DEVELOPMENT OF LOTS 20 THROUGH 27. THIS PHASE MAY BE DEPENDENT ON THE EARTH EXCAVATION. AREA OF PHASE 2 IS 224,475 SQUARE FEET OR 5.15 ACRES. AN ENVIRONMENTAL MONITOR IS REQUIRED. SEE NOTES.

PHASE 3 NOTES:

1. THE BALANCE OF THE STORMWATER PRACTICES WILL BE CONSTRUCTED AND STABILIZED. THE BALANCE OF THE ROADWAY WILL BE CONSTRUCTED AND STABILIZED. RESIDENTIAL DEVELOPMENT CAN BE INITIATED UPON STABILIZATION OF THE ROADWAY AND DRAINAGE.

LEGEND:

■	GRANITE BOUND ~TBS~
■	3/4" REBAR W/D CAP ~TBS~
○	DRILL HOLE ~FND~
○	IRON PIPE ~FND~
○	IRON BOUND ~FND~
○	NH HIGHWAY BOUND/GRANITE BOUND ~FND~
○	UTILITY POLE
---	POORLY DRAINED WETLAND LINE
---	VERY POORLY DRAINED WETLAND LINE
---	EASEMENT LINE
---	50' POORLY DRAINED WETLAND BUFFER
---	75' VERY POORLY DRAINED WETLAND BUFFER
---	STONE WALL
---	LIMIT OF CONSTRUCTION
---	AQUIFER PROTECTION ZONE
---	FLOOD ZONE

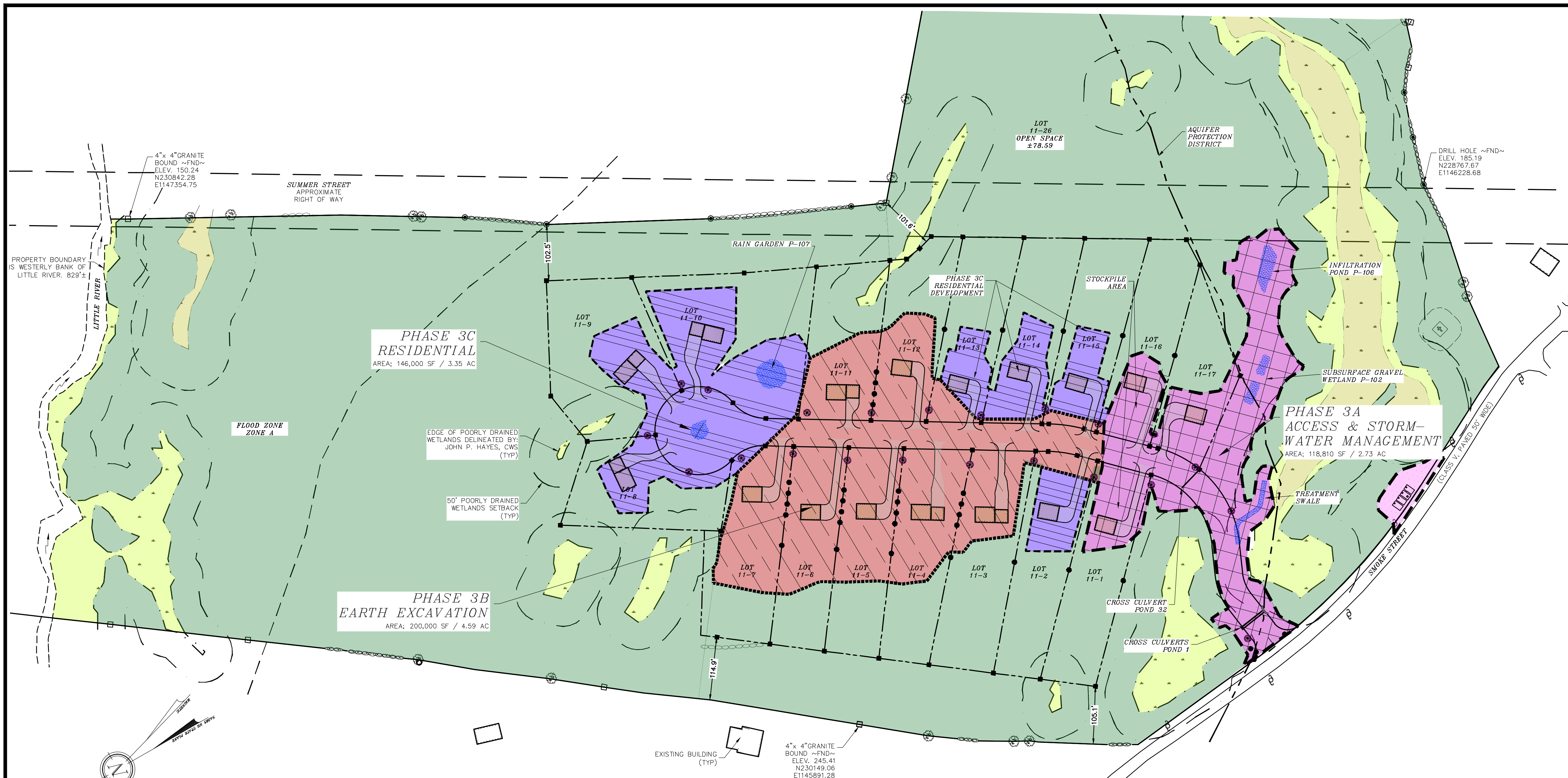
[Pink]	PHASE 1
[Light Blue]	PHASE 2
[Light Green]	PHASE 3A
[Light Yellow]	PHASE 3B
[Light Purple]	PHASE 3C
[Light Cyan]	POORLY DRAINED WETLAND
[Light Blue-Gray]	VERY POORLY DRAINED WETLAND
[Light Green]	WOODLAND

TYP TYPICAL
FND FOUND
TBS TO BE SET

#1	REVISION	DATE	DESCRIPTION
		12-11-23	REVISED PER CMA ENGINEERS REVIEW

FOR
OWL RIDGE BUILDERS
LAND OF
FREDERICK FERNALD
SMOKE STREET & FORT HILL ROAD
NOTTINGHAM, N.H.
TAX MAP 23, LOT 11

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2020 - 065



PHASING NOTE:
DUE TO THE SLOPING SITE, BEST MANAGEMENT PRACTICES WILL BE UTILIZED AS TEMPORARY SEDIMENT PONDS, DIVERSION SWALES AND DEWATERING MAY BE REQUIRED DURING BMP AND SLOPE STABILIZATION.

ENVIRONMENTAL MONITOR:
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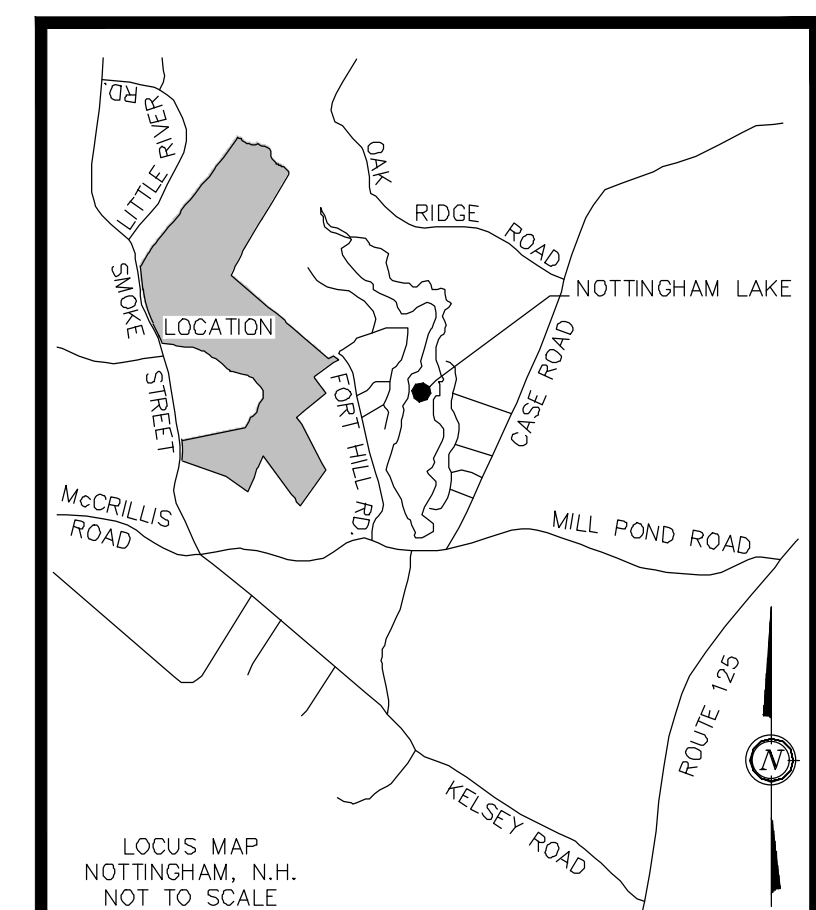
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- PHASE 1 NOTES:**
- PHASE 1 CONSISTS OF THE DEVELOPMENT OF LOT #18 AND #19. THIS IS INDEPENDENT OF PHASE 2 AND 3 BUT MAY BE DEPENDENT ON THE EARTH EXCAVATION, PHASE 3B. THE LAND AREA OF DISTURBANCE IS VARIABLE DUE TO INDIVIDUAL LOT DEVELOPMENT AND SUBSEQUENT OWNER PREFERENCE. AREA OF PHASE 1 IS 55,000 SQUARE FEET OR 1.26 AC.
- PHASE 2 NOTES:**
- PHASE 2 CONSISTS OF THE CONSTRUCTION AND STABILIZATION OF THE STORMWATER PRACTICES RELATED TO FREDERICK LANE, CONSTRUCTION AND STABILIZATION OF FREDERICK LANE, FIRE CISTERN AND THE RESIDENTIAL DEVELOPMENT OF LOTS 20 THROUGH 27. THIS PHASE MAY BE DEPENDENT ON THE EARTH EXCAVATION. AREA OF PHASE 2 IS 224,475 SQUARE FEET OR 5.15 ACRES. AN ENVIRONMENTAL MONITOR IS REQUIRED. SEE NOTES.
- PHASE 3 NOTES:**
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LEGEND:

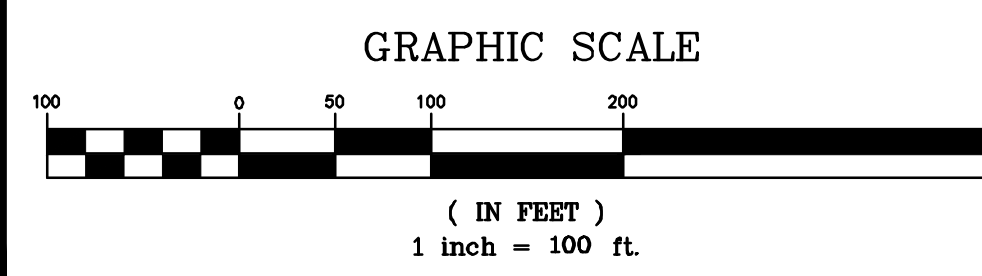
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- LIMIT OF CONSTRUCTION
- AQUIFER PROTECTION ZONE
- FLOOD ZONE

PHASE 1
 PHASE 2
 PHASE 3A
 PHASE 3B
 PHASE 3C
 POORLY DRAINED WETLAND
 VERY POORLY DRAINED WETLAND
 WOODLAND

TYP TYPICAL
 FND FOUND
 TBS TO BE SET



- NOTES:**
- OWNER: FREDERICK FERNALD
PO BOX 1805
WOLFEBORO, NH 03894
 - APPLICANT: OWL RIDGE BUILDERS
104 RAYMOND ROAD
NOTTINGHAM, NH 03290
 - TAX MAP 23, LOT 11
 - LOT AREA: 4,477,048 Sq.Ft., 102.77 Ac.
 - R.C.R.D. BOOK 2819, PAGE 786
 - THE INTENT OF THIS PLAN IS TO SHOW THE LAND AREA OF PHASE 3 WHICH IS DIVIDED INTO PHASE 3A - ACCESS AND STORMWATER, PHASE 3B - EARTH EXCAVATION, AND PHASE 3C - RESIDENTIAL DEVELOPMENT.



REVISION	DATE	DESCRIPTION
#1	12-11-23	REVISED PER CMA ENGINEERS REVIEW

EARTH EXCAVATION AND PHASE 3 PLAN

FOR
OWL RIDGE BUILDERS
LAND OF
FREDERICK FERNALD
SMOKE STREET & FORT HILL ROAD
NOTTINGHAM, N.H.
TAX MAP 23, LOT 11

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
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