

■ GRANITE BOUND ~TBS~
 3/4" REBAR W/ ID CAP ~TBS~
 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
 DRILL HOLE ~FND~
 IRON PIPE ~FND~
 IRON BOUND ~FND~
 NH HIGHWAY BOUND/GRANITE BOUND ~FND~
 UTILITY POLE
 (tree symbol) TREE W/BARBED WIRE
 (tree symbol) TREE W/BLAZE
 --- POORLY DRAINED WETLAND LINE
 --- VERY POORLY DRAINED WETLAND LINE
 --- BUILDING SETBACK LINE
 --- EASEMENT LINE
 50' POORLY DRAINED WETLAND BUFFER
 75' VERY POORLY DRAINED WETLAND BUFFER
 --- STONE WALL
 --- OVERHEAD UTILITIES LINE
 --- EXISTING CULVERT PIPE
 --- ACQUFER ZONE LINE
 --- ROCKINGHAM COUNTY REGISTRY OF DEEDS
 TYP. TYPICAL
 FND FOUND
 TBS TO BE SET

N/Y MERRILL, CODY TRUSTEE OF 2017 CAT
REALTY TRUST
414 ANDOVER STREET
GROSVENOR, MA 01833
TAX MAP 22, LOT 1
R.C.R.D. BOOK 5850, PAGE 1894

N/B FERNALD, JEAN B
FERNALD, JOHN JR, TRUSTEE &
DAVID B
57 RAYMOND ROAD
NOTTINGHAM, NH 03290
TAX MAP 23, LOT 3
R.C.R.D. BOOK 5913, PAGE 639

N/F REVOLUNDS FAMILY TRUST
TRUSTEE OF MARY & JUDITH A., TRUSTEES
10 COTTAGE STREET
EXETER, NH 03833
TAX MAP 29, LOT 2
R.C.R.D. BOOK 6086, PAGE 2378

N/F REVOLD, MARLENE Q
TRUSTEE OF MARY & JUDITH A., TRUSTEES
22 SMOKE STREET
NOTTINGHAM, NH 03290
TAX MAP 28, LOT 1
R.C.R.D. BOOK 4875, PAGE 1889

N/F JOHNSON, THOMAS & TANJA
23 SMOKE STREET
NOTTINGHAM, HN 03290
TAX MAP 23, LOT 12-2
R.C.R.D. BOOK 2670, PAGE 673

N/F WINANS, KATHERINE A
21 SMOKE STREET
NOTTINGHAM, HN 03290
TAX MAP 23, LOT 12
R.C.R.D. BOOK 4785, PAGE 1889

N/F CROCKETT, MARK ANDREW &
MOREY, JESSICA
19 SMOKE STREET
NOTTINGHAM, HN 03290
TAX MAP 23, LOT 12-2
R.C.R.D. BOOK 6135, PAGE 158

N/F TUCK, GARY
17 SMOKE STREET
NOTTINGHAM, HN 03290
TAX MAP 23, LOT 12-3
R.C.R.D. BOOK 5563, PAGE 894

N/F SMITH, DOUGLAS W. & REBECCA R.
15 SMOKE STREET
NOTTINGHAM, HN 03290
TAX MAP 23, LOT 12-2
R.C.R.D. BOOK 5787, PAGE 1287

N/Y YORK, T. ANN
206 MILL POND ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 2
R.C.R.D. BOOK 3489, PAGE 1602

N/F CHASE, JUNIE H REV TRUST
2 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 6
R.C.R.D. BOOK 5791, PAGE 1150

N/F GALLANT, JEFFERY & DEBORAH
18 FORT HILL RD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 18-2
R.C.R.D. BOOK 5672, PAGE 26

N/F GONYA, ZACKERY J & EMMA WILSON
20 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 19-1
R.C.R.D. BOOK 6130, PAGE 2443

N/FALSON, KYLE W
28 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 15
R.C.R.D. BOOK 5676, PAGE 931

N/F RZHANOV, YURI & IRINA
24 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 15-1
R.C.R.D. BOOK 3821, PAGE 2626

N/F WESTON, LON M. & SHANNON R.
28 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 18
BOOK 5402, PAGE 2735

N/F GALLOWAY, JOHN C. & GAIL M.
25 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 68
R.C.R.D. BOOK 5281, PAGE 1100

N/F TWEED, BRENT & CHRISTINA
23 FORT HILL ROAD
NOTTINGHAM, NH 03290
TAX MAP 24, LOT 65-1
R.C.R.D. BOOK 5722, PAGE 2860

N/F COOKE FAMILY TRUST
MILES & CHRISTINE A. COOKE, TRUSTEES
12 KING FISHER ROAD
NOTTINGHAM, NH 03290
TAX MAP 23, LOT 13-1
BOOK 3474, PAGE 2396

N/F CURRY, MATTHEW R. & SHANNON C.
14 KING FISHER ROAD
NOTTINGHAM, NH 03290
TAX MAP 23, LOT 13-2
R.C.R.D. BOOK 5555, PAGE 1728

N/F VACHON, KRISTINE A. & TODD C.
16 KING FISHER ROAD
NOTTINGHAM, NH 03290
TAX MAP 23, LOT 13
R.C.R.D. BOOK 6273, PAGE 1193

N/F DYJAK, GARY & WENDY S.
11 LITTLE RIVER ROAD
NOTTINGHAM, NH 03290
TAX MAP 23, LOT 10-22
R.C.R.D. BOOK 3298, PAGE 2204

N/F SCHOLTZ, DAVID E
9 LITTLE RIVER ROAD
NOTTINGHAM, NH 03920
TAX MAP 23, LOT 10-23
R.C.R.D. BOOK 5009, PAGE 215

- 19.) THIS PROJECT IS SUBJECT TO THE TOWN OF NOTTINGHAM BUILDING IMPACT FEES.
- 20.) WHERE A WETLANDS SETBACK IS LOCATED ON A PROPOSED LOT, THE OWNERS ARE NOT TO CUT OR DISTURB WITHIN THOSE SETBACKS. PLACARDS WILL BE HUNG ALONG THE BOUNDARY FOR FUTURE USERS.
- 21.) LOTS ARE SERVICED BY ON SITE SEPTIC AND WELLS.

LOCUS MAP
NOTTINGHAM, N.H.
NOT TO SCALE

(IN FEET)
1 inch = 200 ft.

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.) ZONING:

ZONE: RESIDENTIAL-AGRICULTURAL
AQUIFER PROTECTION DISTRICT

OSD SETBACKS:

FRONT - 35.0'
SIDE - 25.0'
REAR - 25.0'

24. POORLY DRAINED WETLANDS SE
VERY POORLY DRAINED WETLANDS
SETBACK TO LITTLE RIVER ~ 75'
MIN. LOT SIZE: 30,000 Sq. Ft. (0.69)
MAX. COVERAGE, WITHIN THE AQUIFER
MIN. LOT FRONTAGE: 100.0'
MAX. BLDG. HEIGHT: 34.0'
MIN. SEPARATION BETWEEN BUILDINGS

6.) I HEREBY CERTIFY THAT, TO THE BEST OF
PARCEL DOES FALL WITHIN THE FLOOD PLAIN
COMMUNITY#--330137, MAP#-- 3301SC012

7.) VERTICAL DATUM BASED ON USGS NAVD88
ON NAD83. COORDINATES GATHERED USING

8.) THE INTENT OF THIS PLAN IS TO SHOW AN
OPEN SPACE SUBDIVISION.

SECTION 15.2.1 ROAD AND DRIVEWAY DESIGN AND CONSTRUCTION STANDARDS, TABLE 1

- (#1) TO PERMIT PEEKABOO DRIVE TO BE BUILT WITHIN 2 REVERSE CURVE CONTAINING A TANGENTS LESS THAN 100': APPROVED TO PERMIT PEEKABOO DRIVE TO BE BUILT WITHIN 2 REVERSE CURVE LENGTH LESS THAN 80': APPROVED

SECTION 15.6.7 ROADSIDE DRAINAGE

- (#4) TO PERMIT PEEKABOO DRIVE TO BE BUILT WITHIN 2 REVERSE CURVE CONTAINING A TANGENTS LESS THAN 100': APPROVED TO PERMIT PEEKABOO DRIVE TO BE BUILT WITHIN 2 REVERSE CURVE LENGTH LESS THAN 80': APPROVED
- (#6) TO PERMIT PEEKABOO DRIVE AND FREDERICK LANE TO BE BUILT WITH CULVERT PIPES THAT USE FLARED END SECTIONS WITHIN 2 REVERSE CURVES: (APPROVED)

SECTION 19.3 WELL RADIUS PLACEMENT

- (#2) TO PERMIT WELL RADI TO BE OFF LOT IN AN OPEN SPACE SUBDIVISION. (APPROVED)

SECTION 15.6.7.7 UNDERDRAIN

- TO PERMIT UNDERDRAIN WITH LESS THAN 4' OF COVER (2 LOCATIONS). (APPROVED)

APPENDIX (ROAD DESIGN CROSS SECTION)

- DRAINAGE SWALE FLOODED FORCES OF LESS THAN 1.1 (PEEKABOO DRIVE) (APPROVED)

APPROVED: THE [C] NNING, BY: [REDACTED]

SECTION 5 (8) g. DIMENSIONAL TABLE

- TO PERMIT LOTS ON FORT HILL WITH LESS THAN 100' OF FRONTAGE.
- TO PERMIT LOTS IN THE SUBDIVISION TO BE LARGER THAN THE ALLOWED MAX. AREA.

SECTION 5 (8) g. LANDSCAPE BUFFER

- TO PERMIT A REDUCED LANDSCAPE BUFFER ON FREDERICK LANE IN THREE LOCATIONS.

VARIANCE REQUESTS:

- ARTICLE VI, S. 8g. MAXIMUM LOT SIZING
LOTS 11-3, 11-9, 11-10, 11-17, 11-24,
11-25 TO BE LARGER THAN MAXIMUM
PRESCRIBED SIZE
- ARTICLE VI, S. 8g. MINIMUM ROAD FRONTAGE
TO PERMIT A REDUCED LOT FRONTAGE FOR
LOTS 11-18 & 11-19.

APPROVED BY THE ZONING BOARD ON

APPROVED BY THE PLANNING BOARD ON:

WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE FALL OF 2020 USING THE FOLLOWING CRITERIA:

1. USACE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS
MANUAL DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST
REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND
DEVELOPMENT CENTER, 2012. WICKSBURG, MS.
2. USACE, CORPS OF ENGINEERS WETLANDS DELINEATION
MANUAL. ENVIRONMENTAL LABORATORY. 1987. WICKSBURG, MS.
3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL
RESOURCES CONSERVATION SERVICE. 2018. FIELD INDICATORS OF
WETLANDS. 8.2. L.M. VASILAS,
USDA, NRCS, IN TECHNICAL COMMITTEE FOR
PT OF ENVIRONMENTAL SERVICES
- WATER DIVISION
- WATER POLLUTION CONTROL
- NATIONAL WETLAND
- Date: 11/21/2024

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES

Date: 11/21/2024

#eSA2024112102

25 LOT OPEN SPACE DEVELOPMENT PLAN

FOR
COW RIDGE BUILDERS

FREDERICK FERNALD
STREET & FORT HILL ROAD
NOTTINGHAM, N.H.

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

SHEET 36 OF 93

