

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865

2020

DATE:

CERTIFICATION NOTE

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON SEPTEMBER 09 & 10, 2019 and March 04, 2020. THE FLAGS WERE SURVEY LOCATED BY NORWAY PLAINS ASSOCIATES, INC. USING TERRESTRIAL SURVEY METHODS. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL - (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).



JOSEPH W. NOEL, C.W.S. 086

DATE:

TAX MAP 220, LOT 28
TODD & DIERRA RODNEY
30 GREENHILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2180, PAGE 219

TAX MAP 220, LOT 4
DARYL LANDRY
23 GREENHILL ROAD
BARRINGTON, NH 03825

TAX MAP 220
LOT 29
24 GREENHILL ROAD
SEE NOTE 3
PROPOSED LOT AREA
2.44 ACRES

TAX MAP 220, LOT 29
COLONIAL WAY
SEE NOTE 3
PROPOSED LOT AREA: 4.076 ACRES

TAX MAP 220, LOT 31
WCH VENTURES, LLC
28 COLONIAL WAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 4424, PAGE 680

TAX MAP 220, LOT 3
DARYL LANDRY
23 GREENHILL ROAD
BARRINGTON, NH 03825

TAX MAP 220, LOT 28
TERRENCE W. MILNER, JR.
AND SUASA M. MILNER
FAMILY LIVING TRUST
600 PICKERING ROAD
ROCHESTER, NH 03867
S.C.R.D. BOOK 4395, PAGE 510

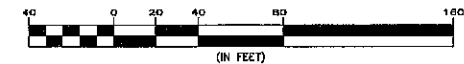
TAX MAP 220, LOT 28-1
PMA INVESTMENT PROPERTIES, LLC
SUITE E, 9 COLONIAL WAY
BARRINGTON, NH 03825-6404
S.C.R.D. BOOK 2918, PAGE 705

TAX MAP 220, LOT 32
WOLFGANG & KLAUS BOEHM
11 JOALCO ROAD
STRAFFORD, NH 03884
S.C.R.D. BOOK 1304, PAGE 15

OWNER OF RECORD:
TAX MAP 220, LOT 29
WANDA LEE & RICHARD A. WALKER, JR.
24 GREENHILL ROAD
BARRINGTON, NH 03825-4400
S.C.R.D. BOOK 1962, PAGE 702

LOT LINE ADJUSTMENT
TAX MAP 220, LOT 27 & 29
GREENHILL ROAD & COLONIAL WAY
BARRINGTON, NH
PREPARED FOR:
WANDA LEE & RICHARD A.
WALKER JR.

SCALE: 1" = 40' JUNE 2020
GRAPHIC SCALE



REVISIONS:
6/23/2020 - REVISE NOTE 3 AND ABUTTER FOR TAX MAP 220, LOT 26.

PLANNING BOARD APPROVAL BLOCK

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

TAX MAP 220, LOT 27 & 29 / OWNER'S SIGNATURE

TAX MAP 220, LOT 27 & 29 / OWNER'S SIGNATURE

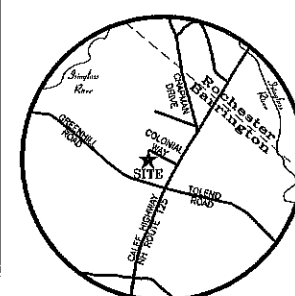
GENERAL PLAN NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES OF TAX MAP 220, LOTS 27 & 29. DIMENSIONAL STANDARDS.
2. REGIONAL COMMERCIAL ZONING DISTRICT. LOT SIZE= 40,000 SF, FRONTAGE= 200', Fy= 75', Sy= 30', Ry= 30', WETLANDS BUFFER= 50', RESIDENTIAL BUFFER = 50', 35,000 SF CONTIGUOUS UPLAND LOT SIZE FOR TWO FAMILY DWELLINGS SHALL BE DOUBLED.
3. LOT AREAS: TAX MAP 220, LOT 27: OLD AREA= 244951 SF / 5.621 ACRES. NEW AREA= 177,507 SF / 4.026 ACRES. CONTIGUOUS UPLAND= 108,188 SF. AREA TO BE CONVEYED FROM LOT 27 TO 29: 67300 SF / 1.546 ACRES. TAX MAP 220, LOT 29: OLD AREA= 39886 SF / 0.906 ACRES. NEW AREA= 105285 SF / 2.44 ACRES.
4. ORIENTATION: HORIZONTAL DATUM - NAD83 / VERTICAL DATUM - NAVD83. SOIL TYPES ARE PER NATURAL RESOURCES CONSERVATION SERVICE, SAUGITUCK LOAMY SAND. LOTS ARE NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170035E EFFECTIVE ON SEPTEMBER 30, 2015.
5. THE PARCELS SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
6. RIDES SUBDIVISION APPROVAL NUMBER DATED PENDING.
7. GREENHILL ROAD IS A CLASS 5 ROAD WITH A FOUR ROD LAYOUT. COLONIAL WAY IS A PRIVATE ROAD WITH A 50' RIGHT OF WAY.
8. THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT.
9. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 680, 333 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 684-5758.

PLAN REFERENCES:

- 1. "SUBDIVISION PLAN, PAUL R. CHAPMAN, BARRINGTON, N.H." DATED OCTOBER 1985 BY FREDERICK E. DREW ASSOCIATES SCRD PLAN 28A-85
2. "PLAN OF LAND, JAMES W. LANDRY JR., JOAN M. LANDRY, BARRINGTON, N.H." DATED APRIL 1992 BY FREDERICK E. DREW ASSOCIATES SCRD PLAN 32A-85
3. "SUBDIVISION PLAN, PREPARED PMA INVESTMENT PROPERTIES LLC OF LAND IN THE NAME OF DORIS J. PATCH OF MAP 12 / LOT 135D LOCATED AT NH ROUTE 125, COLONIAL WAY AND GREEN HILL ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH" DATED OCTOBER 15, 2003 BY DAVID W. VINCENT, L.L.S. LAND SURVEYING SERVICES SCRD PLAN 73-85

RECEIVED JUN 16 2020 LAND USE OFFICE



FILE NO. 194
PLAN NO. C-3030-LLA
DWG NO. 20028\LLA-1