

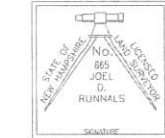
LAND SURVEYORS



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE ADJUSTMENT BETWEEN TAX MAP 260, LOTS 13 AND 14 AND TO CREATE A NEW LOT 13-1.
 - BARRINGTON GENERAL RESIDENTIAL DISTRICT
WETLANDS PROTECTION DISTRICT OVERLAY
DIMENSIONAL STANDARDS:
LOT SIZE= 60,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30, WETLANDS= 50'
 - LOT AREAS:
TAX MAP 260, LOT 13: OLD AREA= 220,234 sf / 5.08 acres
NEW AREA= 128,700 sf / 2.95 acres
TAX MAP 260, LOT 14: OLD AREA= 219,530 sf / 5.04 acres
NEW AREA= 102,609 sf / 2.36 acres
TAX MAP 260, LOT 13-1: AREA= 208,455 SF / 4.79 acres (195,660 * sf CONTIGUOUS UPLANDS)
CONVEYED FROM LOT 13= 91,538 sf
CONVEYED FROM LOT 14= 116,867 sf
 - SOIL TYPES ARE PER USDA - NRCS:
GxB - GLOUCESTER VERY STONY FINE SANDY LOAM, 3-5 PERCENT SLOPES.
NHDES GROUP 1 LOT SIZE= 30,000 SF
GxD - GLOUCESTER VERY STONY FINE SANDY LOAM, 15-25 PERCENT SLOPES.
NHDES GROUP 1 LOT SIZE= 30,000 SF
 - ORIENTATION: HORIZONTAL DATUM - NAD83 / VERTICAL - NAVD83
 - PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017002800 EFFECTIVE ON 05-17-2005.
 - THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 - NHDES SUBDIVISION APPROVAL NUMBER #SA2022PENDING DATED PENDING.
 - WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS ON 05-25-22 (SEE CERTIFICATION).
 - PARTRIDGE DRIVE IS A CLASS V HIGHWAY (50' WIDTH).
HEMLOCK LANE IS A PRIVATE ROAD (50' WIDTH).
 - 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. 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 NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NHDOT'S STANDARD FOR ROADS & BRIDGE CONSTRUCTION.
 - THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
 - FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALEF HIGHWAY, BARRINGTON, NH 03825, (603) 604-5798.

- REFERENCE PLANS:**
- S.C.R.D. PLAN 21-62
 - S.C.R.D. PLAN 21A-38
 - S.C.R.D. PLAN 50-35

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.

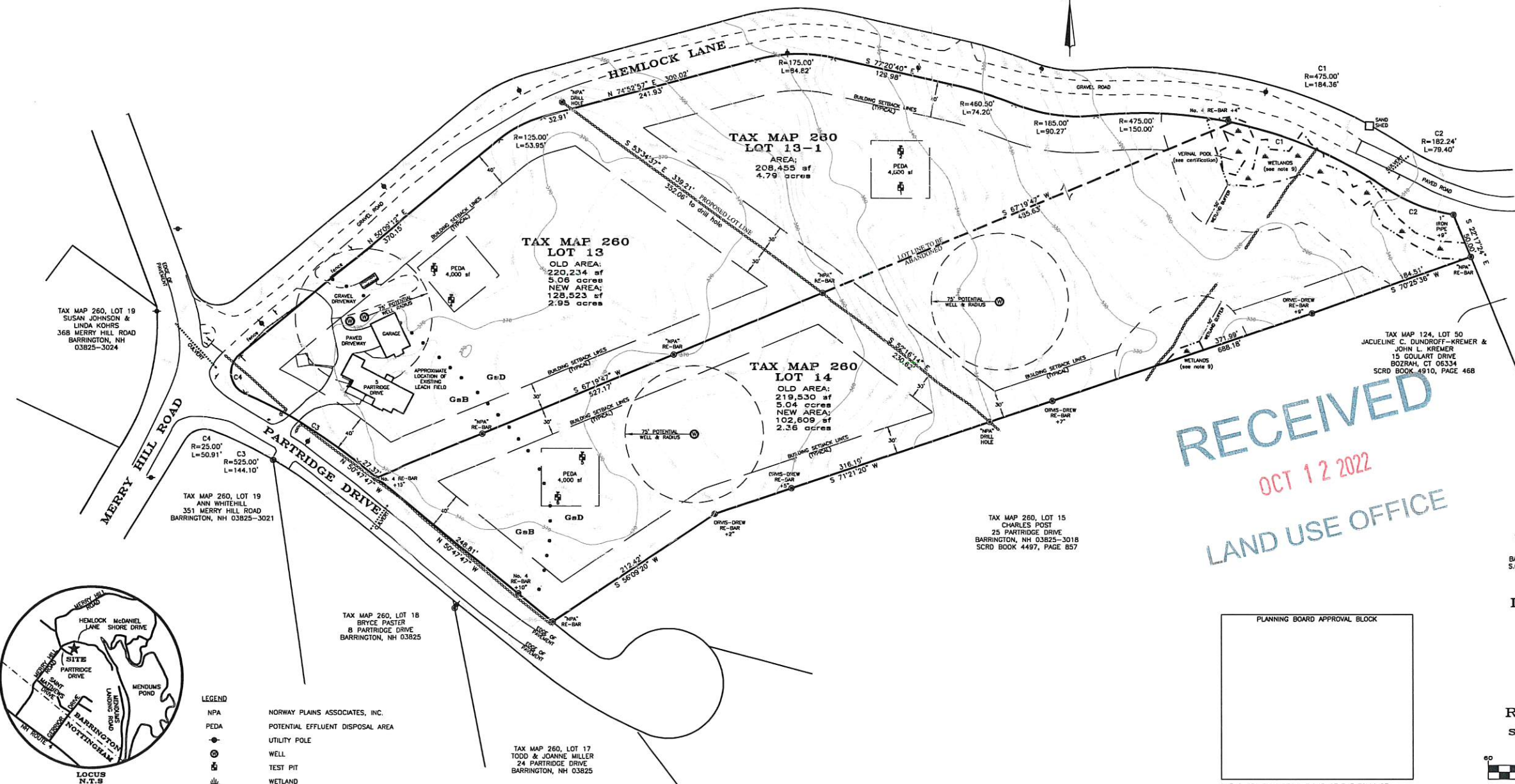


JOEL D. RUNNALS, LLS DATE
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

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 May 25, 2022. The flags were survey located by Norway Plains Associates, Inc. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document *Wetland Delineation Manual* (1987) along with the required *Wetland Delineation Manual* (Version 2, January 2012).
A vernal pool was observed on May 25, 2022 during the wetland delineation (i.e., spotted salamander egg mass was noted). The limits of the pool were designated using orange flagging.



JOSEPH W. NOEL, CWS 086 DATE



RECEIVED
OCT 12 2022
LAND USE OFFICE

CHRISTINE RICHARD / OWNER'S SIGNATURE

WAYNE RICHARD / OWNER'S SIGNATURE

TAX MAP 260, LOT 13
OWNER OF RECORD:
CHRISTINE RICHARD AND
WAYNE RICHARD, TRUSTEES
RICHARD FAMILY TRUST
5 PARTRIDGE DRIVE
BARRINGTON, NH 03825-3018
S.C.R.D. BOOK 3801, PAGE 46

TAX MAP 260, LOT 14
OWNER OF RECORD:
CHRISTINE RICHARD AND
WAYNE RICHARD, TRUSTEES
RICHARD FAMILY TRUST
5 PARTRIDGE DRIVE
BARRINGTON, NH 03825-3018
S.C.R.D. BOOK 3798, PAGE 876

**TOPOGRAPHIC
LOT LINE ADJUSTMENT
SUBDIVISION PLAN
HEMLOCK LANE
PARTRIDGE DRIVE
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE**

PREPARED FOR:
RICHARD FAMILY TRUST
SCALE: 1" = 60' OCTOBER 2022
GRAPHIC SCALE

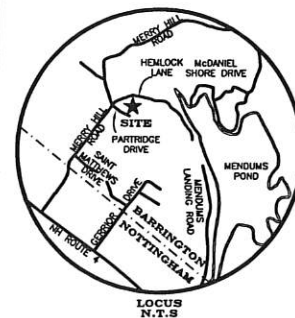


1 INCH = 60 FEET

DATE	REVISION	BLOCK	DESCRIPTION

PLANNING BOARD APPROVAL BLOCK

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT 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.



- LEGEND**
- NPA NORWAY PLAINS ASSOCIATES, INC.
 - PEDA POTENTIAL EFFLUENT DISPOSAL AREA
 - UTILITY POLE
 - WELL
 - TEST PIT
 - WETLAND
 - SIGN
 - GxB NRCS SOIL TYPE
 - GxD NRCS SOIL LINE
 - STONEWALL

FILE NO. 341
PLAN NO. C-3299-S
DWG NO. 22148-LDD\S-1

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

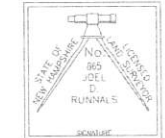
LAND SURVEYORS



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NHDES GROUP 1 LOT SIZE= 30,000 SF
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 - NHDES SUBDIVISION APPROVAL NUMBER #24022PENDING DATED PENDING.
 - WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS ON 05-25-22 (SEE CERTIFICATION).
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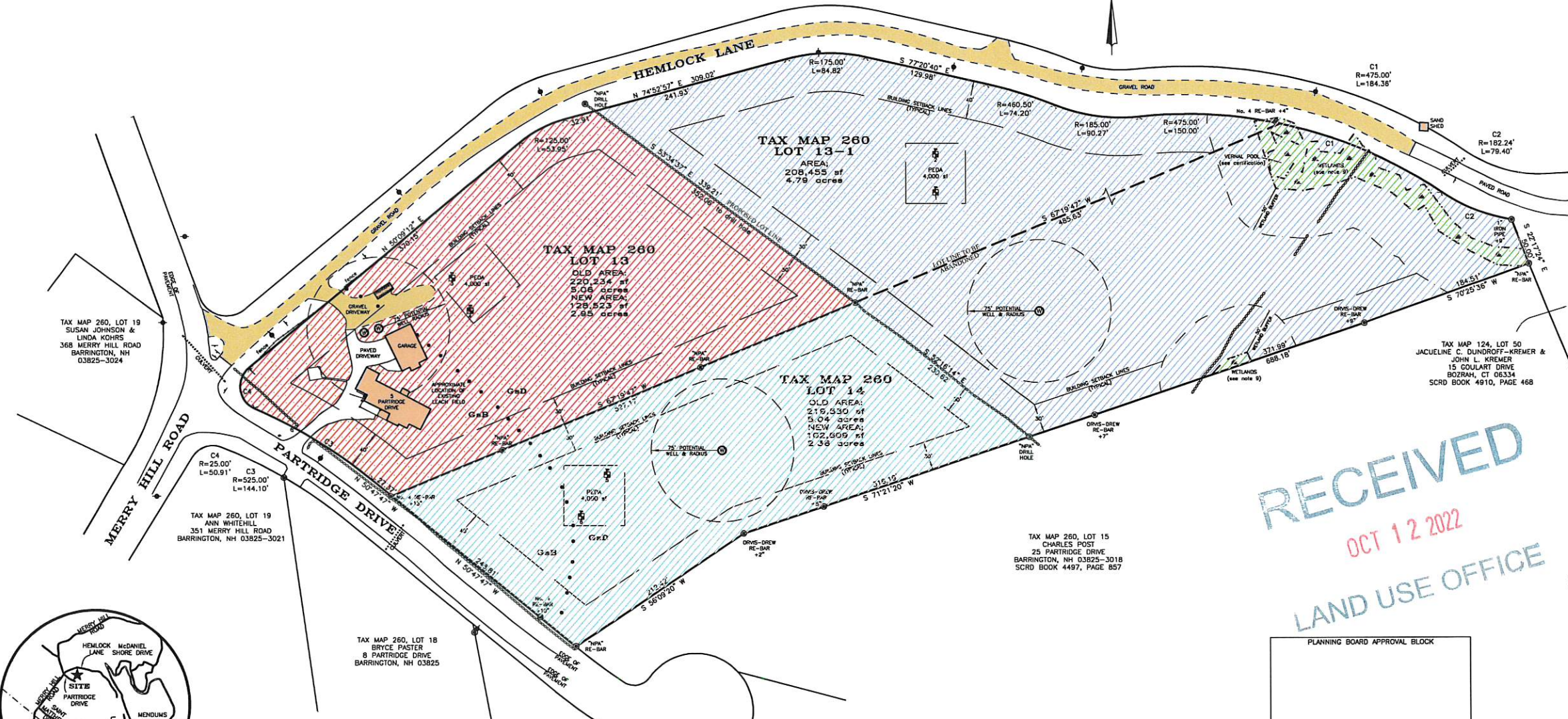


JOEL D. RUNNALS, LLS DATE 2022
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

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JOSEPH W. NOEL, CWS 086 DATE 2022



RECEIVED
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LAND USE OFFICE

CHRISTINE RICHARD / OWNER'S SIGNATURE

WAYNE RICHARD / OWNER'S SIGNATURE

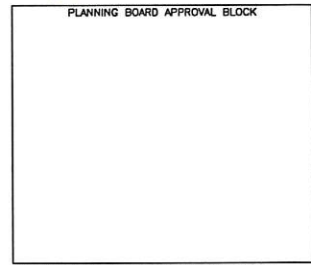
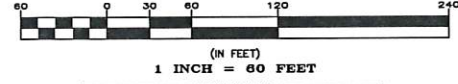
TAX MAP 260, LOT 13
OWNER OF RECORD:
CHRISTINE RICHARD AND
WAYNE RICHARD, TRUSTEES
RICHARD FAMILY TRUST
5 PARTRIDGE DRIVE
BARRINGTON, NH 03825-3018
S.C.R.D. BOOK 3801, PAGE 46

TAX MAP 260, LOT 14
OWNER OF RECORD:
CHRISTINE RICHARD AND
WAYNE RICHARD, TRUSTEES
RICHARD FAMILY TRUST
5 PARTRIDGE DRIVE
BARRINGTON, NH 03825-3018
S.C.R.D. BOOK 3798, PAGE 876

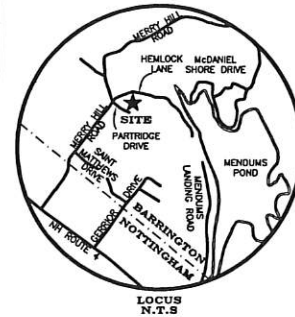
**LOT LINE ADJUSTMENT
SUBDIVISION PLAN
HEMLOCK LANE
PARTRIDGE DRIVE
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE**

PREPARED FOR:
RICHARD FAMILY TRUST

SCALE: 1" = 60' OCTOBER 2022
GRAPHIC SCALE



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FILE NO. 341
PLAN NO. C-3299-S
DWG NO. 22148-LDD\5-1

- LEGEND**
- NPA NORWAY PLAINS ASSOCIATES, INC.
 - PEDA POTENTIAL EFFLUENT DISPOSAL AREA
 - UTILITY POLE
 - WELL
 - TEST PIT
 - WETLAND
 - SIGN
 - Gsb NRCS SOIL TYPE
 - Gsd NRCS SOIL TYPE
 - STONEWALL

TAX MAP 260, LOT 18
BRYCE PASTER
9 PARTRIDGE DRIVE
BARRINGTON, NH 03825

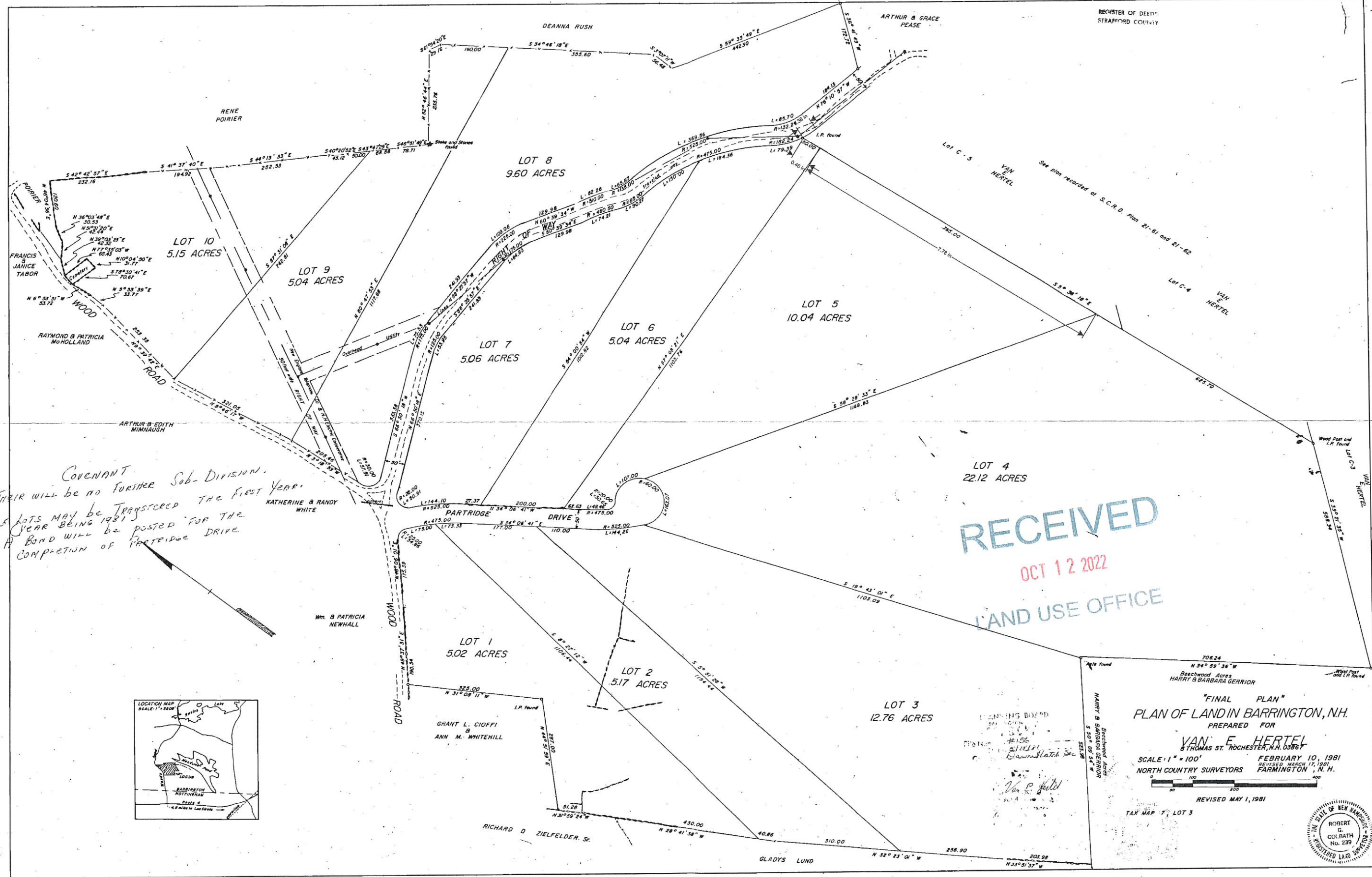
TAX MAP 260, LOT 17
TODD & JOANNE MILLER
24 PARTRIDGE DRIVE
BARRINGTON, NH 03825

TAX MAP 260, LOT 15
CHARLES POST
25 PARTRIDGE DRIVE
BARRINGTON, NH 03825-3018
SCRD BOOK 4497, PAGE 857

TAX MAP 124, LOT 50
JACQUELINE C. DUNDROFF-KREMER &
JOHN L. KREMER
15 COLLART DRIVE
BOZRAH, CT 06334
SCRD BOOK 4910, PAGE 468

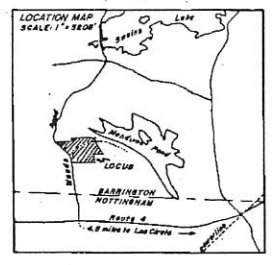
James D. ...

REGISTER OF DEEDS
STRAFFORD COUNTY



COVENANT

- ① There will be no further sub-division.
- ② 5 lots may be transferred the first year.
- ③ A bond will be posted for the completion of Partridge Drive.



RECEIVED
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LAND USE OFFICE

706.24
N 34° 59' 36" W
Beechwood Acres
HARRY & BARBARA GERRIOR

"FINAL PLAN"
PLAN OF LAND IN BARRINGTON, N.H.
PREPARED FOR
VAN E. HERTEL
8 THOMAS ST. ROCHESTER, N.H. 03867

SCALE 1" = 100'
FEBRUARY 10, 1981
REVISED MARCH 17, 1981
NORTH COUNTRY SURVEYORS
FARMINGTON, N.H.

REVISÉ MAY 1, 1981

TAX MAP 7, LOT 3

HARRY & BARBARA GERRIOR
REGISTERED LAND SURVEYORS

ROBERT G. COLBATH
No. 239
REGISTERED LAND SURVEYOR