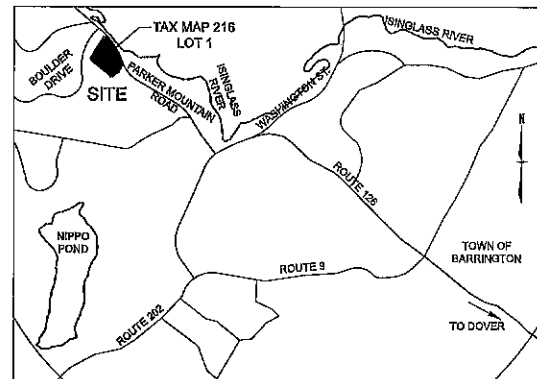


# 3 LOT SUBDIVISION PLAN FOR NOBLE HOMES, LLC

TAX MAP 216, LOT 1

PARKER MOUNTAIN ROAD, BARRINGTON, NH  
STRAFFORD CO.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 216, LOT 1.
  - THE CURRENT OWNER IS NOBLE HOMES, LLC, P.O. BOX 185, DEERFIELD, NH 03037, BK 4986, PG 102A.
  - THE AREA OF THE EXISTING LOT 1 IS 10.86 ACRES (484,318 SQFT.)
  - THE ZONING DESIGNATION FOR THE PROPERTY IS GENERAL RESIDENTIAL DISTRICT. (GR)
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (GR) DISTRICT:
    - MIN. ROAD FRONTAGE =200'
    - MIN. LOT SIZE =50,000 SF (1.84 ACRES)
    - MIN. FRONT SETBACK =40'
    - MIN. SIDE/REAR SETBACK =30'
    - WETLAND/WATERBODY SETBACK =50'
    - PRIME WETLANDS =100'
    - SHORELAND PROTECTION =100' FOR THE ISINGLASS RIVER, THIS OVERLAY ZONE SHALL CONSIST OF ALL PROPERTIES LOCATED WITHIN 100' (ONE HUNDRED FEET) OF THE MEAN HIGH WATER MARK OF THE RIVER, WHEREIN NO STRUCTURE OF ANY TYPE INCLUDING BY WAY OF EXAMPLE AND NOT BY WAY OF LIMITATION, ALL BUILDINGS, GARAGES, SHEDS, PARKING LOTS, AND DRIVEWAYS MAY BE CONSTRUCTED.
    - MAXIMUM STRUCTURE HEIGHT =35'
    - SEPTIC SETBACK =50'/75' HYDRIC SOILS
    - OVERLAY DISTRICTS: (SDO, (HCO), WDO.)
  - THE EXISTING USE OF TM 216 LOT 1 IS VACANT LAND.
  - THE PROPOSED USE OF TM 216 LOT 1 IS A 3 LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY ON-SITE WELLS.
  - NO REQUESTED ZONING VARIANCES:
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33017C02800, EFFECTIVE DATE: MAY 17, 2005. AREA IS WITHIN ZONE X, AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
  - LIST OF REQUIRED PERMITS AND PERMIT APPROVAL NUMBERS.
    - NHDES SEPTIC SUBDIVISION APPROVAL NO. PENDING
    - NHDOT DRIVEWAY APPROVAL PENDING
  - SHEET 5 OF 9 OF THIS SET WILL BE RECORDED WITH THE STRAFFORD COUNTY REGISTRY OF DEEDS, COMPLETE PLANSET WILL BE FILED WITH THE TOWN.
  - 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.
  - 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.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
  - "IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED AND COMPLETED INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
  - "IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY [granitistown.unh.edu](http://granitistown.unh.edu).
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON DECEMBER 10, 2021 FROM DATA COLLECTED BY THIS OFFICE ON DECEMBER 7, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA:
    - H2A-HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES.
    - H2B-HOLLIS-CHARLTON, EXTREMELY ROCKY 5 TO 25 PERCENT SLOPES.
    - H2C-HOLLIS-CHARLTON, EXTREMELY ROCKY 25 TO 60 PERCENT SLOPES.



LOCATION PLAN  
SCALE: 1"=2,500'

**SHEET INDEX**

| DWG   | SHT NO. | DESCRIPTION                      |
|-------|---------|----------------------------------|
| CVR   | 1 OF 9  | COVER SHEET                      |
| OECF  | 2 OF 9  | OVERALL EXISTING CONDITIONS      |
| ECP   | 3 OF 9  | EXISTING CONDITIONS PLAN         |
| PCP   | 4 OF 9  | PROPOSED CONDITIONS PLAN         |
| PSP   | 5 OF 9  | PROPOSED SUBDIVISION PLAN        |
| PSLP  | 6 OF 9  | SIGHTLINE PLAN - COMMON DRIVEWAY |
| PDWPL | 7 OF 9  | PROPOSED COMMON DRIVEWAY PLAN    |
| PDWPR | 8 OF 9  | PROPOSED COMMON DRIVEWAY PROFILE |
| DET-1 | 9 OF 9  | PROPOSED COMMON DRIVEWAY PROFILE |

**PROFESSIONAL CONSULTANTS LIST**

**SURVEYOR:** NEW HAMPSHIRE LAND CONSULTANTS, PLLC.  
683C FIRST NH TURNPIKE (RT.4)  
NORTHWOOD, NH 03261 PH: (603) 942-9220

**WETLAND/SOIL SCIENTIST:** WEST ENVIRONMENTAL INC., MARK WEST,  
CERTIFIED WETLANDS SCIENTIST,  
48 STEVENS ROAD, NOTTINGHAM, NH 03280  
PH: 603-734-4298, FAX: 603-734-4316

**REQUESTED SITE PLAN WAIVER(S):**

- Article 3 (Site Plan Specifications & Documents) Section 3.2.7. LEGENDS ARE SHOWN 1-5 AND WE ARE REQUESTING A WAIVER FROM SHOWING A LEGEND ON SHEETS 6-8. SHEETS 6-8 ARE PLAN, PROFILES, AND DETAILS.
  - ARTICLE 14.1.1- All utilities shall be installed underground. The subdivisor shall install all necessary marks, offsets to each lot, and fire hydrants or other fire protection measures required in accordance with section 11.6. TO WAIVER IS REQUESTED BECAUSE OWNER WOULD LIKE TO HAVE ABOVE GROUND POWER FOR THE FIRST 200', THEN UNDERGROUND POWER TO THE INDIVIDUAL HOUSES.
- NOTE: APPROVED SPECIAL EXCEPTION ON NOVEMBER 16, 2021, PERMITTED BY 4.1.2 TO PERMIT THE ACCESS TO TWO OF THE LOTS ALONG PARKER MOUNTAIN ROAD TO BE ACCESSED BY THEIR SIDE LOT LINE AND A SHARED DRIVEWAY WITH A SINGLE ENTRANCE ON PARKER MOUNTAIN ROAD FOR THE SAFETY OF OWNERS AND MOTORIST.

**INITIAL PLAN SET SUBMISSION DATE**

FEBRUARY 9, 2022

Latest revision date:  
**RECEIVED**

FEB 09 2022

LAND USE OFFICE

**OWNER/APPLICANT:**

NOBLE HOMES, LLC  
P.O. BOX 185  
DEERFIELD NH, 03037  
BK 4986 PG 272

**AGENCY APPROVALS**

NHDES SUBDIVISION: PENDING  
NHDOT DRIVEWAY: PENDING



THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

**NOTE:**

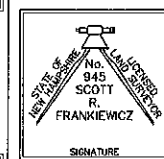
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

| REVISIONS |      |             |    |
|-----------|------|-------------|----|
| NO.       | DATE | DESCRIPTION | BY |
|           |      |             |    |
|           |      |             |    |
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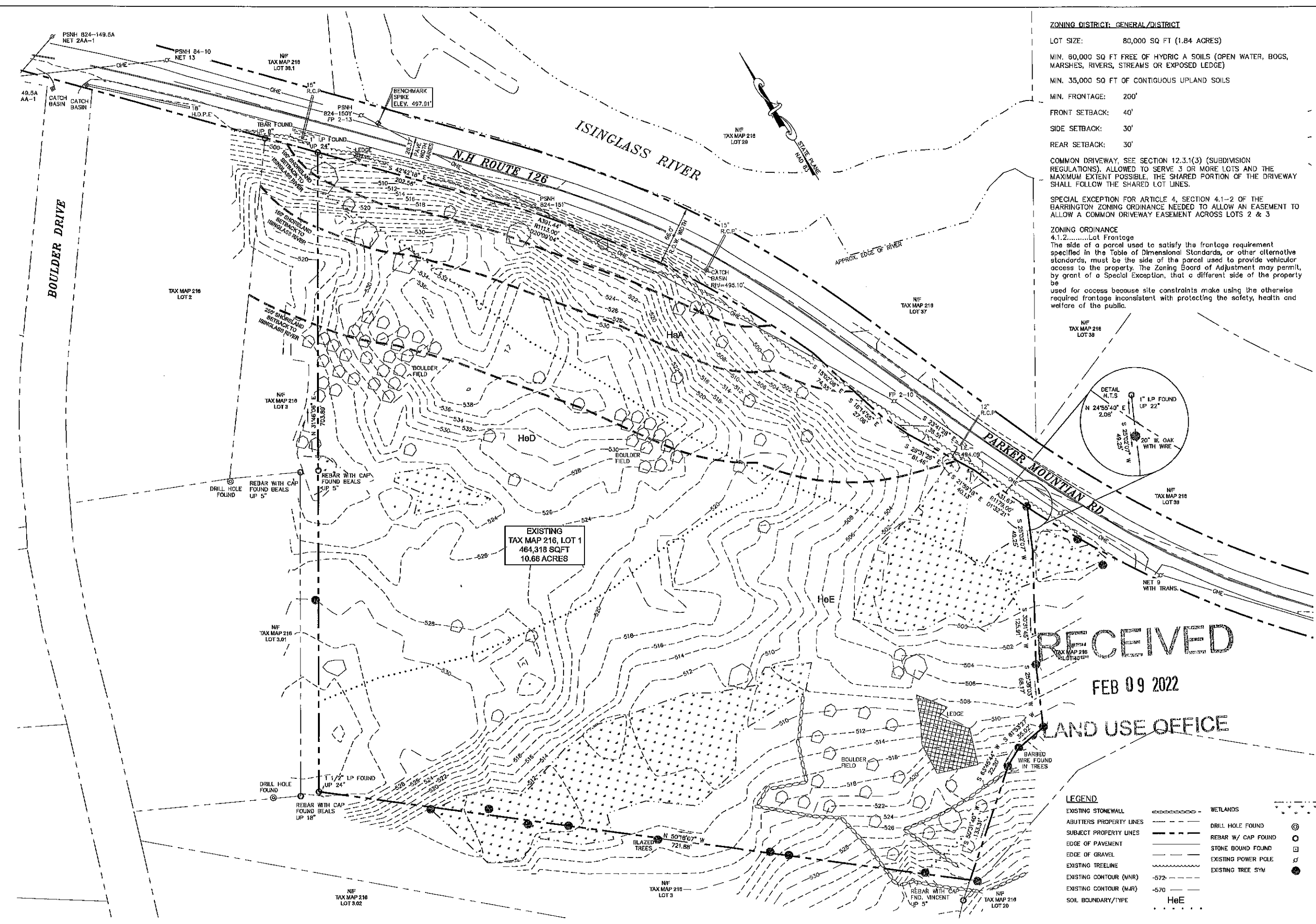
**N.H. LAND CONSULTANTS**  
DESIGNER OF  
Subsurface Disposal  
Systems  
Salt R. Frankiewicz  
No. 1348  
Department of Environmental  
Services

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



COVER SHEET  
TAX MAP 216 LOT 1  
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH  
OWNED BY  
**NOBLE HOMES, LLC**  
P.O. BOX 185, DEERFIELD, NH 03037  
BOOK 4986 PAGE 272

STRAFFORD CO.  
JOB NO: 82.54  
DATE: FEBRUARY 9, 2022  
**CVR**  
SHT. 1 of 9



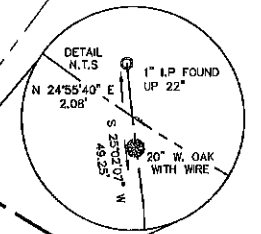
EXISTING  
TAX MAP 216, LOT 1  
464,318 SQFT  
10.66 ACRES

**ZONING DISTRICT: GENERAL/DISTRICT**  
 LOT SIZE: 80,000 SQ FT (1.84 ACRES)  
 MIN. 60,000 SQ FT FREE OF HYDRIC A SOILS (OPEN WATER, BOGS, MARSHES, RIVERS, STREAMS OR EXPOSED LEDGE)  
 MIN. 35,000 SQ FT OF CONTIGUOUS UPLAND SOILS  
 MIN. FRONTAGE: 200'  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 30'  
 REAR SETBACK: 30'

COMMON DRIVEWAY, SEE SECTION 12.3.1(3) (SUBDIVISION REGULATIONS). ALLOWED TO SERVE 3 OR MORE LOTS AND THE MAXIMUM EXTENT POSSIBLE, THE SHARED PORTION OF THE DRIVEWAY SHALL FOLLOW THE SHARED LOT LINES.

SPECIAL EXCEPTION FOR ARTICLE 4, SECTION 4.1-2 OF THE BARRINGTON ZONING ORDINANCE NEEDED TO ALLOW AN EASEMENT TO ALLOW A COMMON DRIVEWAY EASEMENT ACROSS LOTS 2 & 3

**ZONING ORDINANCE**  
 4.1.2.....Lot Frontage  
 The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property. The Zoning Board of Adjustment may permit, by grant of a Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.



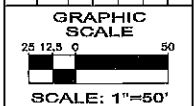
**RECEIVED**  
 FEB 09 2022  
 LAND USE OFFICE

**LEGEND**

|                         |                  |                     |
|-------------------------|------------------|---------------------|
| EXISTING STONEWALL      | WETLANDS         | DRILL HOLE FOUND    |
| ABUTTERS PROPERTY LINES | DRILL HOLE FOUND | REBAR W/ CAP FOUND  |
| SUBJECT PROPERTY LINES  | DRILL HOLE FOUND | STONE BOUND FOUND   |
| EDGE OF PAYMENT         | DRILL HOLE FOUND | EXISTING POWER POLE |
| EDGE OF GRAVEL          | DRILL HOLE FOUND | EXISTING TREE SYM   |
| EXISTING TREELINE       | DRILL HOLE FOUND |                     |
| EXISTING CONTOUR (MIR)  | DRILL HOLE FOUND |                     |
| EXISTING CONTOUR (MIR)  | DRILL HOLE FOUND |                     |
| SOIL BOUNDARY/TYPE      | DRILL HOLE FOUND |                     |

**REVISIONS**

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
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|     |      |             |    |

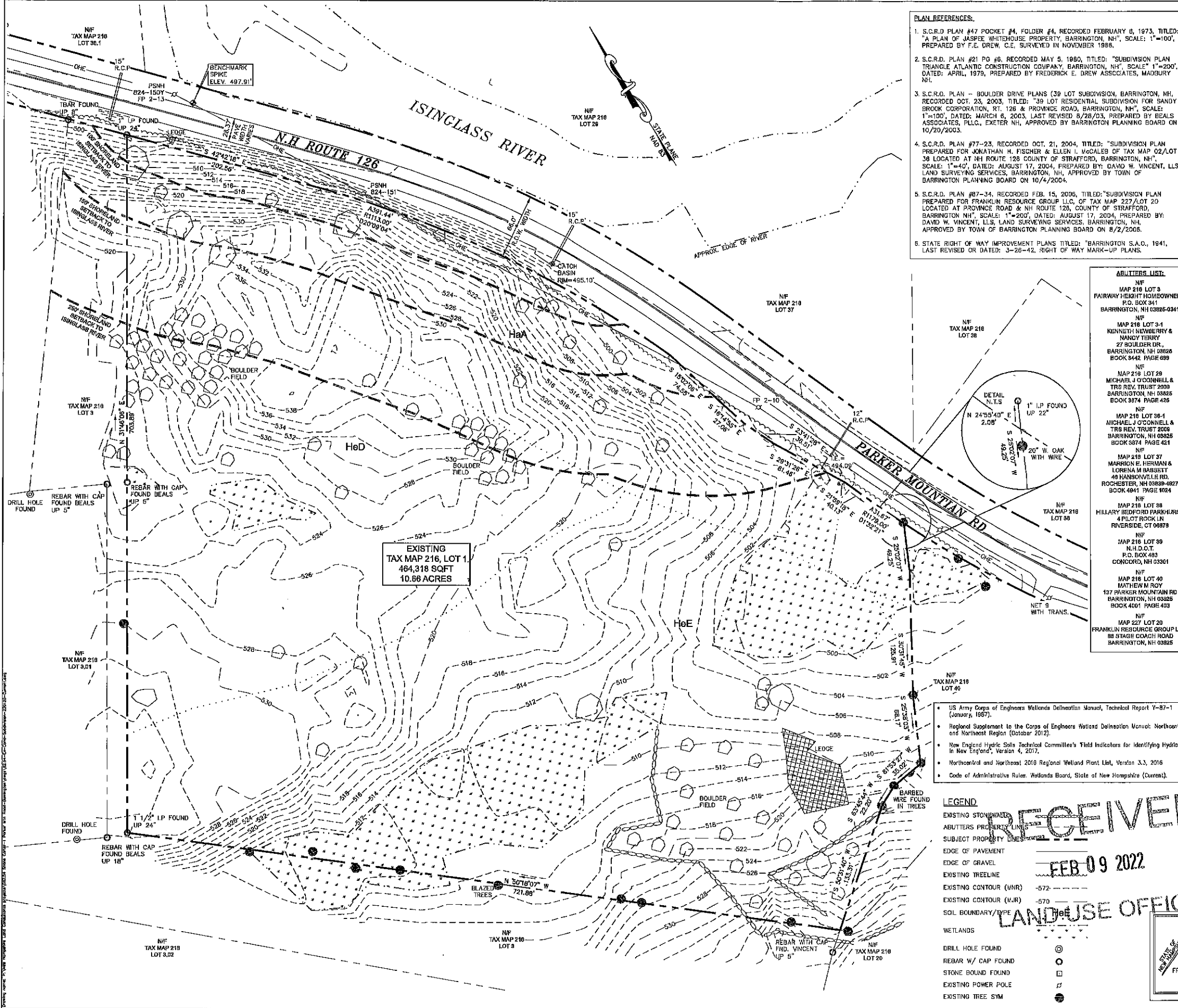


**N.H. LAND Consultants**  
 SURVEYING • LAND PLANNING • REAL ESTATE  
 A Veteran Owned Company

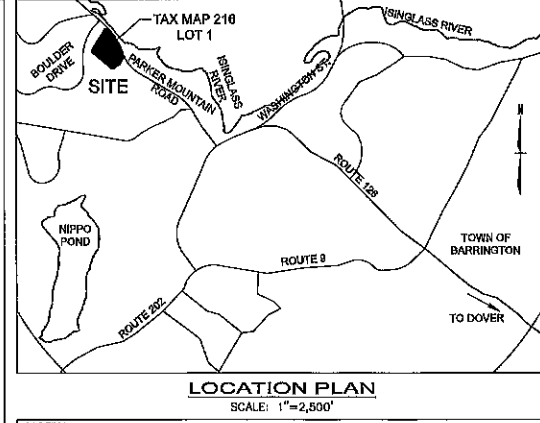
**NOBLE HOMES, LLC**  
 OWNED BY

STRAFFORD CO.  
 TAX MAP 216 LOT 1  
 ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH  
 JOB NO: 82.54  
 DATE: FEBRUARY 9, 2022  
**OECP**  
 SHT. 2 of 9

6532 FIRST ANK TURNPIKE, NORTHWOOD, NH 03291 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



- PLAN REFERENCES:**
- S.C.R.D. PLAN #47 POCKET #4, FOLDER #4, RECORDED FEBRUARY 8, 1973, TITLED: "A PLAN OF JASPEE WHITEHOUSE PROPERTY, BARRINGTON, NH", SCALE: 1"=100', PREPARED BY F.E. DREW, C.E., SURVEYED IN NOVEMBER 1968.
  - S.C.R.D. PLAN #21 PG #6, RECORDED MAY 5, 1980, TITLED: "SUBDIVISION PLAN TRIANGLE ATLANTIC CONSTRUCTION COMPANY, BARRINGTON, NH", SCALE: 1"=200', DATED: APRIL, 1979, PREPARED BY FREDERICK E. DREW ASSOCIATES, MADRURY, NH.
  - S.C.R.D. PLAN - BOULDER DRIVE PLANS (39 LOT SUBDIVISION, BARRINGTON, NH, RECORDED OCT. 23, 2003, TITLED: "39 LOT RESIDENTIAL SUBDIVISION FOR SANDY BROOK CORPORATION, RT. 126 & PROVINCE ROAD, BARRINGTON, NH", SCALE: 1"=100', DATED: MARCH 8, 2003, LAST REVISED 8/28/03, PREPARED BY BEALS ASSOCIATES, PLLC, EXETER NH, APPROVED BY BARRINGTON PLANNING BOARD ON 10/20/2003.
  - S.C.R.D. PLAN #77-23, RECORDED OCT. 21, 2004, TITLED: "SUBDIVISION PLAN PREPARED FOR JONATHAN H. FISCHER & ELLEN I. McCALEB OF TAX MAP 02/LOT 38 LOCATED AT NH ROUTE 126 COUNTY OF STRAFFORD, BARRINGTON, NH", SCALE: 1"=40', DATED: AUGUST 17, 2004, PREPARED BY: DAVID W. VINCENT, LL.S. LAND SURVEYING SERVICES, BARRINGTON, NH, APPROVED BY TOWN OF BARRINGTON PLANNING BOARD ON 10/4/2004.
  - S.C.R.D. PLAN #87-34, RECORDED FEB. 15, 2006, TITLED: "SUBDIVISION PLAN PREPARED FOR FRANKLIN RESOURCE GROUP LLC, OF TAX MAP 227/LOT 20 LOCATED AT PROVINCE ROAD & NH ROUTE 126, COUNTY OF STRAFFORD, BARRINGTON NH", SCALE: 1"=200', DATED: AUGUST 17, 2004, PREPARED BY: DAVID W. VINCENT, LL.S. LAND SURVEYING SERVICES, BARRINGTON, NH, APPROVED BY TOWN OF BARRINGTON PLANNING BOARD ON 8/2/2006.
  - STATE RIGHT OF WAY IMPROVEMENT PLANS TITLED: "BARRINGTON S.A.O., 1941, LAST REVISED OR DATED: 3-26-42, RIGHT OF WAY MARK-UP PLANS.



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 216, LOT 1.
  - THE CURRENT OWNER IS NOBLE HOMES, LLC, P.O. BOX 165, DEERFIELD, NH 03037, BK 4941, PG 1024.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS GENERAL RESIDENTIAL DISTRICT (GR).
  - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (GR) DISTRICT:
    - MIN. ROAD FRONTAGE = 200'
    - MIN. LOT SIZE = 80,000 SF (1.84 ACRES)
    - MIN. FRONT SETBACK = 40'
    - MIN. SIDE/REAR SETBACK = 30'
    - WETLAND/WATERBODY SETBACK = 50'
    - PRIME WETLANDS = 100'
    - SHORELAND PROTECTION = 100' FOR THE ISINGLASS RIVER, THIS OVERLAY ZONE SHALL CONSIST OF ALL PROPERTIES LOCATED WITHIN 100' (ONE HUNDRED FEET) OF THE MEAN HIGH WATER MARK OF THE RIVER, WHEREIN NO STRUCTURE OF ANY TYPE INCLUDING BY WAY OF EXAMPLE AND NOT BY WAY OF LIMITATION, ALL BUILDINGS, GARAGES, SHEDS, PARKING LOTS, AND DRIVEWAYS MAY BE CONSTRUCTED.
    - MAXIMUM STRUCTURE HEIGHT = 35'
    - SEPTIC SETBACK = 50'/75' HYDRIC SOILS
    - OVERLAY DISTRICTS: (SDQ, (HCO), WOO.)
  - THE EXISTING USE OF TM 216 LOT 1 IS VACANT LAND.
  - THE PROPOSED USE OF TM 216 LOT 1 IS A 3 LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY ON-SITE WELLS.
  - NO REQUESTED ZONING VARIANCES.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33017002800, EFFECTIVE DATE: MAY 17, 2005, AREA IS WITHIN ZONE X, AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
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    - NHDOT DRIVEWAY APPROVAL PENDING
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  - ELEVATIONS AND COORDINATES ARE BASED UPON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON DECEMBER 10, 2021 FROM DATA COLLECTED BY THIS OFFICE ON DECEMBER 7, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  - NRCS SOILS DATA:
    - HGA-HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES
    - H6D-HOLLIS-CHARLTON, EXTREMELY ROCKY 8 TO 25 PERCENT SLOPES.
    - H6E-HOLLIS-CHARLTON, EXTREMELY ROCKY 25 TO 60 PERCENT SLOPES.

- ABUTTERS LIST:**
- NF TAX MAP 216 LOT 3 FAIRWAY HEIGHT HOMEOWNERS P.O. BOX 341 BARRINGTON, NH 03825-0341
  - NF TAX MAP 216 LOT 3-1 KENNETH NEWBERRY & NANCY TERRY 27 BOULDER DR. BARRINGTON, NH 03826 BOOK 3442 PAGE 499
  - NF TAX MAP 216 LOT 28 MICHAEL J O'CONNELL & TRS REV. TRUST 2009 BARRINGTON, NH 03825 BOOK 3974 PAGE 426
  - NF TAX MAP 216 LOT 36-1 MICHAEL J O'CONNELL & TRS REV. TRUST 2008 BARRINGTON, NH 03825 BOOK 3874 PAGE 421
  - NF TAX MAP 216 LOT 37 MARRION E HERMAN & LORENA M BARRETT 49 HANSONVILLE RD. ROCHESTER, NH 03868-4827 BOOK 4041 PAGE 1024
  - NF TAX MAP 216 LOT 38 HILARY BEDFORD PARKHURST 4 PILOT ROCK LN RIVERSIDE, CT 06878
  - NF TAX MAP 216 LOT 39 N.H.D.O.T. P.O. BOX 483 CONCORD, NH 03301
  - NF TAX MAP 216 LOT 40 MATHEW M ROY 137 PARKER MOUNTAIN RD BARRINGTON, NH 03825 BOOK 4001 PAGE 403
  - NF TAX MAP 227 LOT 20 FRANKLIN RESOURCE GROUP LLC, 88 STAGE COACH ROAD BARRINGTON, NH 03825

- US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January, 1987).
- Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northeast Region (October 2012).
- New England Hydric Soils Technical Committee's Field Indicators for Identifying Hydric Soils in New England, Version 4, 2017.
- Northeast and Northeast 2016 Regional Wetland Plant List, Version 3.3, 2016
- Code of Administrative Rules: Wetlands Board, State of New Hampshire (Current).

**LEGEND**

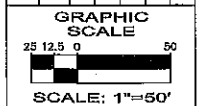
- EXISTING STONE WALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING TREELINE
- EXISTING CONTOUR (MNR) -572-
- EXISTING CONTOUR (M.R) -570-
- SOIL BOUNDARY TYPE
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- EXISTING POWER POLE
- EXISTING TREE SYM

**RECEIVED**  
FEB 09 2022  
LAND USE OFFICE

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWCZ, LLS DATE: \_\_\_\_\_

| NO. | DATE | REVISIONS | DESCRIPTION | BY |
|-----|------|-----------|-------------|----|
|     |      |           |             |    |
|     |      |           |             |    |
|     |      |           |             |    |



**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

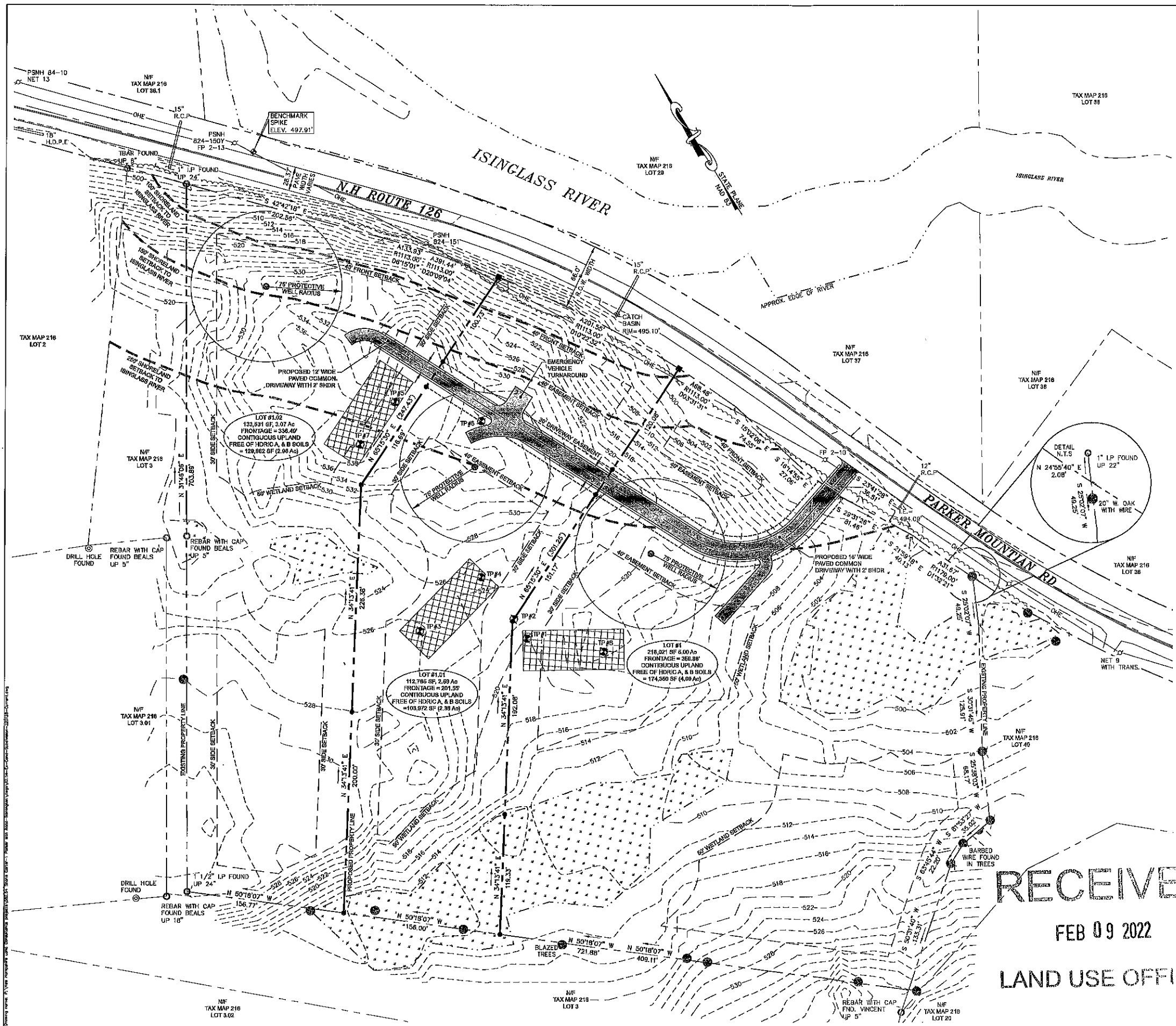
PH: 603-942-9920  
WEBSITE: NH.LANDCONSULTANTS.COM

**EXISTING CONDITIONS PLAN**  
TAX MAP 216 LOT 1  
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH

OWNED BY  
**NOBLE HOMES, LLC**  
P.O. BOX 165, DEERFIELD, NH 03037  
BOOK 4986 PAGE 272

STRAFFORD CO.  
JOB NO: 82.54  
DATE: FEBRUARY 9, 2022

**ECP**  
SHT. 3 of 9



**TEST PIT DATA**

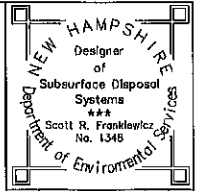
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| TEST PIT #2  | 10-14-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #3  | 10-29-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #4  | 10-14-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #5  | 10-29-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #6  | 10-14-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #7  | 10-29-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #8  | 10-29-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #9  | 10-29-21 | SCOTT FRANKIEWICZ | #1348    |
| TEST PIT #10 | 10-29-21 | SCOTT FRANKIEWICZ | #1348    |

**UNDERGROUND UTILITIES:**  
ARTICLE 14.1 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE SUBDIVIDER SHALL INSTALL ALL NECESSARY MAINS, OFFSETS TO EACH LOT, AND FIRE HYDRANTS OR OTHER FIRE PROTECTION MEASURES REQUIRED IN ACCORDANCE WITH SECTION 11.6.

**LEGEND**

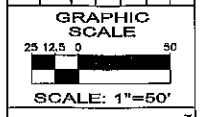
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|-------------------------|-------|-----------------------------------|-------|
| EXISTING STONEWALL      | ----- | WETLANDS                          | ----- |
| ADJUTERS PROPERTY LINES | ----- | DRILL HOLE FOUND                  | ⊙     |
| SUBJECT PROPERTY LINES  | ----- | REBAR W/ CAP FOUND                | ⊙     |
| PROPOSED PROPERTY LINES | ----- | STONE BOUND FOUND                 | ⊙     |
| EDGE OF PAVEMENT        | ----- | PROPOSED WELL                     | ⊙     |
| EXISTING TREELINE       | ----- | 3/4" REBAR TO BE SET              | ⊙     |
| EXISTING CONTOUR (MNR)  | -572- | 4"x4"x36" GRANITE BOUND TO BE SET | ⊙     |
| EXISTING CONTOUR (MJR)  | -570- |                                   |       |
| PROPOSED BLDG SETBACK   | ----- |                                   |       |

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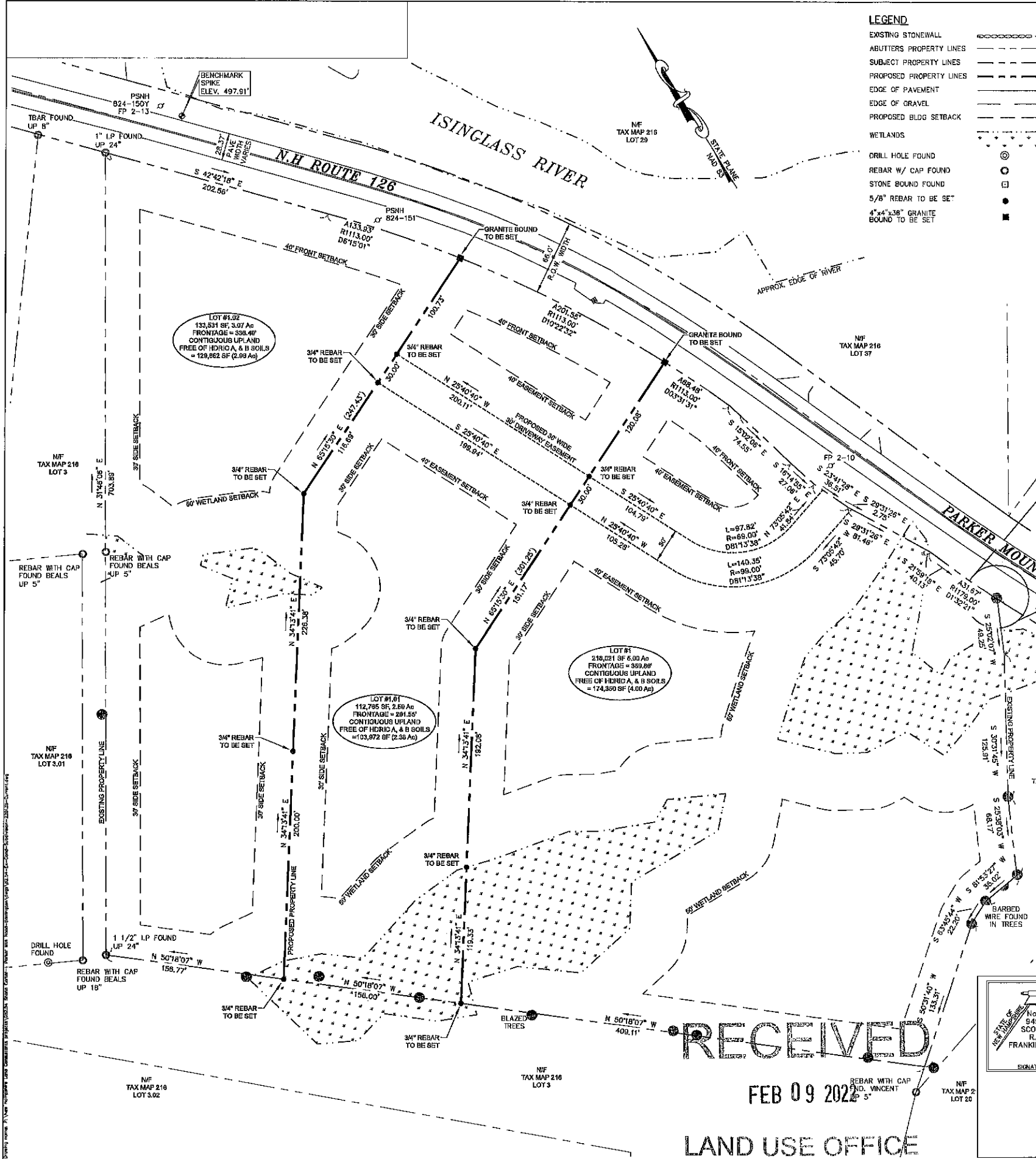
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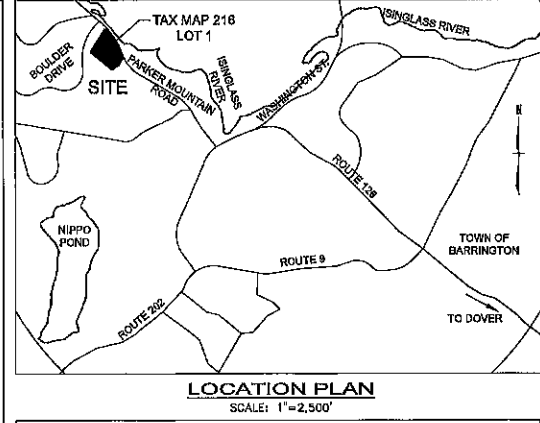
**PROPOSED CONDITIONS PLAN**  
TAX MAP 216 LOT 1  
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH  
OWNED BY  
**NOBLE HOMES, LLC**  
P.O. BOX 185, DEERFIELD, NH 03037  
BOOK 4986 PAGE 272

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JOB NO: 82.54  
DATE: FEBRUARY 9, 2022  
**PCP**  
SHT. 4 of 9



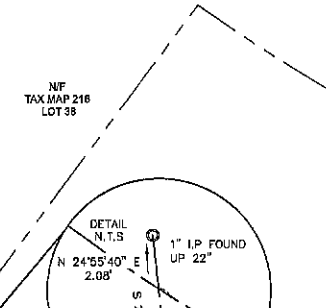
- LEGEND**
- EXISTING STONEWALL
  - ADJUTERS PROPERTY LINES
  - SUBJECT PROPERTY LINES
  - PROPOSED PROPERTY LINES
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - PROPOSED BLDG SETBACK
  - WETLANDS
  - DRILL HOLE FOUND
  - REBAR W/ CAP FOUND
  - STONE BOUND FOUND
  - 5/8" REBAR TO BE SET
  - 4"x4"x36" GRANITE BOUND TO BE SET

- PLAN REFERENCES:**
1. S.C.R.D. PLAN #47 POCKET #4, FOLDER #4, RECORDED FEBRUARY 8, 1973, TITLED: "A PLAN OF JASPEE WHITEHOUSE PROPERTY, BARRINGTON, NH", SCALE: 1"=100', PREPARED BY F.E. DREW, C.E., SURVEYED IN NOVEMBER 1966.
  2. S.C.R.D. PLAN #21 PG #5, RECORDED MAY 5, 1980, TITLED: "SUBDIVISION PLAN TRIANGLE ATLANTIC CONSTRUCTION COMPANY, BARRINGTON, NH", SCALE: 1"=200', DATED: APRIL, 1979, PREPARED BY FREDERICK E. DREW ASSOCIATES, MADBURY NH.
  3. S.C.R.D. PLAN - BOULDER DRIVE PLANS (39 LOT SUBDIVISION, BARRINGTON, NH, RECORDED OCT. 23, 2003, TITLED: "39 LOT RESIDENTIAL SUBDIVISION FOR SANDY BROOK CORPORATION, RT. 128 & PROVINCE ROAD, BARRINGTON, NH", SCALE: 1"=100', DATED: MARCH 6, 2003, LAST REVISED 8/28/03, PREPARED BY DEALS ASSOCIATES, P.L.L.C., EXETER NH, APPROVED BY BARRINGTON PLANNING BOARD ON 10/20/2003.
  4. S.C.R.D. PLAN #77-23, RECORDED OCT. 21, 2004, TITLED: "SUBDIVISION PLAN PREPARED FOR JONATHAN H. FISCHER & ELLEN I. MCCALLEE OF TAX MAP 02/LOT 36 LOCATED AT NH ROUTE 126 COUNTY OF STRAFFORD, BARRINGTON, NH", SCALE: 1"=40', DATED: AUGUST 17, 2004, PREPARED BY: DAVID W. VINCENT, L.L.S. LAND SURVEYING SERVICES, BARRINGTON, NH, APPROVED BY TOWN OF BARRINGTON PLANNING BOARD ON 10/4/2004.
  5. S.C.R.D. PLAN #57-34, RECORDED FEB. 15, 2006, TITLED: "SUBDIVISION PLAN PREPARED FOR FRANKLIN RESOURCE GROUP LLC. OF TAX MAP 227/LOT 20 LOCATED AT PROVINCE ROAD & NH ROUTE 126, COUNTY OF STRAFFORD, BARRINGTON NH", SCALE: 1"=200', DATED: AUGUST 17, 2004, PREPARED BY: DAVID W. VINCENT, L.L.S. LAND SURVEYING SERVICES, BARRINGTON, NH, APPROVED BY TOWN OF BARRINGTON PLANNING BOARD ON 8/2/2006.
  6. STATE RIGHT OF WAY IMPROVEMENT PLANS TITLED: "BARRINGTON S.A.O., 1941, LAST REVISED OR DATED: 3-26-42, RIGHT OF WAY MARK-UP PLANS.



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION.
  2. THE PROPERTY IS DESIGNATED AS TAX MAP 216, LOT 1.
  3. THE CURRENT OWNER IS NOBLE HOMES, LLC, P.O. BOX 185, DEERFIELD, NH 03037, BK 4941, PG 1024.
  4. THE ZONING DESIGNATION FOR THE PROPERTY IS GENERAL RESIDENTIAL DISTRICT. (GR)
  5. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (OR) DISTRICT:
    - MIN. ROAD FRONTAGE = 200'
    - MIN. LOT SIZE = 80,000 SF (1.84 ACRES)
    - MIN. FRONT SETBACK = 40'
    - MIN. SIDE/REAR SETBACK = 30'
    - WETLAND/WATERBODY SETBACK = 30'
    - PRIME WETLANDS = 100'
    - SHORELAND PROTECTION OVERLAY ZONE SHALL CONSIST OF ALL PROPERTIES LOCATED WITHIN 100' (ONE HUNDRED FEET) OF THE MEAN HIGH WATER MARK OF THE RIVER, WHEREIN NO STRUCTURE OF ANY TYPE INCLUDING BY WAY OF EXAMPLE AND NOT BY WAY OF LIMITATION, ALL BUILDINGS, GARAGES, SHEDS, PARKING LOTS, AND DRIVEWAYS MAY BE CONSTRUCTED.
    - MAXIMUM STRUCTURE HEIGHT = 35'
    - SEPTIC SETBACK = 50'/75' HYDRIC SOILS
    - OVERLAY DISTRICTS: (SDO, (HCO), WDO.)
  6. THE EXISTING USE OF TM 216 LOT 1 IS VACANT LAND.
  7. THE PROPOSED USE OF TM 216 LOT 1 IS A 3 LOT SUBDIVISION.
  8. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  9. WATER TO BE PROVIDED BY ON-SITE WELLS.
  10. NO REQUESTED ZONING VARIANCES.
  11. THE FEMA MAP NUMBER FOR THIS SITE IS 33017C0280D. EFFECTIVE DATE: MAY 17, 2005. AREAS WITHIN ZONE X AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
  12. LIST OF REQUIRED PERMITS AND PERMIT APPROVAL NUMBERS:
    - NHDES SEPTIC SUBDIVISION APPROVAL NO. PENDING
    - NHDOT DRIVEWAY APPROVAL PENDING
  13. SHEET 5 OF 9 OF THIS SET WILL BE RECORDED WITH THE STRAFFORD COUNTY REGISTRY OF DEEDS, COMPLETE PLANSET WILL BE FILED WITH THE TOWN.
  14. 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.
  15. 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 THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
  17. "IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED AND COMPLETED INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
  18. "IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
  19. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  20. ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UMH.EDU.
  21. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON DECEMBER 10, 2021 FROM DATA COLLECTED BY THEIR BLOBLOT 7, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
  22. NRCS SOILS DATA:
    - H6A-HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES
    - H6D-HOLLIS-CHARLTON, EXTREMELY ROCKY 6 TO 25 PERCENT SLOPES
    - H6E-HOLLIS-CHARLTON, EXTREMELY ROCKY 25 TO 80 PERCENT SLOPES.

- ADJUTERS LIST:**
- NF MAP 216 LOT 3 FAIRWAY HEIGHT HOMEOWNERS P.O. BOX 341 BARRINGTON, NH 03825-0341
  - NF MAP 216 LOT 3-4 KENNETH HENBERRY & NANCY TERRY 27 BOULDER DR. BARRINGTON, NH 03826 BOOK 3442 PAGE 899
  - NF MAP 216 LOT 29 MICHAEL J O'CONNELL & TRS REV. TRUST 2009 BARRINGTON NH 03825 BOOK 3874 PAGE 421
  - NF MAP 216 LOT 26-1 MICHAEL J O'CONNELL & TRS REV. TRUST 2009 BARRINGTON NH 03825 BOOK 3874 PAGE 421
  - NF MAP 216 LOT 27 MARRION E HERMAN & LORENA M BASSETT 40 HANSONVILLE RD. ROCHESTER NH 03888-4827 BOOK 4641 PAGE 1024
  - NF MAP 216 LOT 38 HILARY BEDFORD PARKHURST 4 PILOT ROCK LN RIVERSIDE, CT 06878
  - NF MAP 216 LOT 39 N.H.D.O.T. P.O. BOX 493 CONCORD, NH 03301
  - NF MAP 216 LOT 40 MATHEW M ROY 137 PARKER MOUNTAIN RD BARRINGTON, NH 03825 BOOK 4061 PAGE 493
  - NF MAP 227 LOT 20 FRANKLIN RESOURCE GROUP LLC, 88 STAGE COACH ROAD BARRINGTON, NH 03825



**PLANNING BOARD APPROVAL BLOCK**

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NHDES SUBDIVISION: PENDING

NHDOT DRIVEWAY: PENDING

SCOTT R. FRANKIEWICZ, L.L.S.  
SIGNATURE

MONUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

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

I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

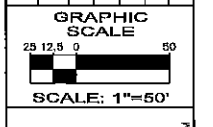
**REQUESTED SITE PLAN WAIVER(S):**

1. Article 3 (Site Plan Specifications & Documents) Section 3.2.7. LEGENDS ARE SHOWN 1-6 AND WE ARE REQUESTING A WAIVER FROM SHOWING A LEGEND ON SHEETS 8-9. SHEETS 8-9 ARE PLAN, PROFILES, AND DETAILS.
2. ARTICLE 14.1.1 - All utilities shall be installed underground, the subdivisor shall install all necessary mains, offsets to each lot, and fire hydrants or other fire protection measures required in accordance with section 11.6.

TO WAIVER IS REQUESTED BECAUSE OWNER WOULD LIKE TO HAVE ABOVE GROUND POWER FOR THE FIRST 200', THEN UNDERGROUND POWER TO THE INDIVIDUAL HOUSES.

NOTE: APPROVED SPECIAL EXCEPTION ON NOVEMBER 15, 2021, PERMITTED BY 4.12 TO PERMIT THE ACCESS TO TWO OF THE LOTS ALONG PARKER MOUNTAIN ROAD TO BE ACCESSIBLE BY THEIR BLOBLOT LINE AND A SHARED DRIVEWAY WITH A SINGLE ENTRANCE ON PARKER MOUNTAIN ROAD FOR THE SAFETY OF OWNERS AND MOTORIST.

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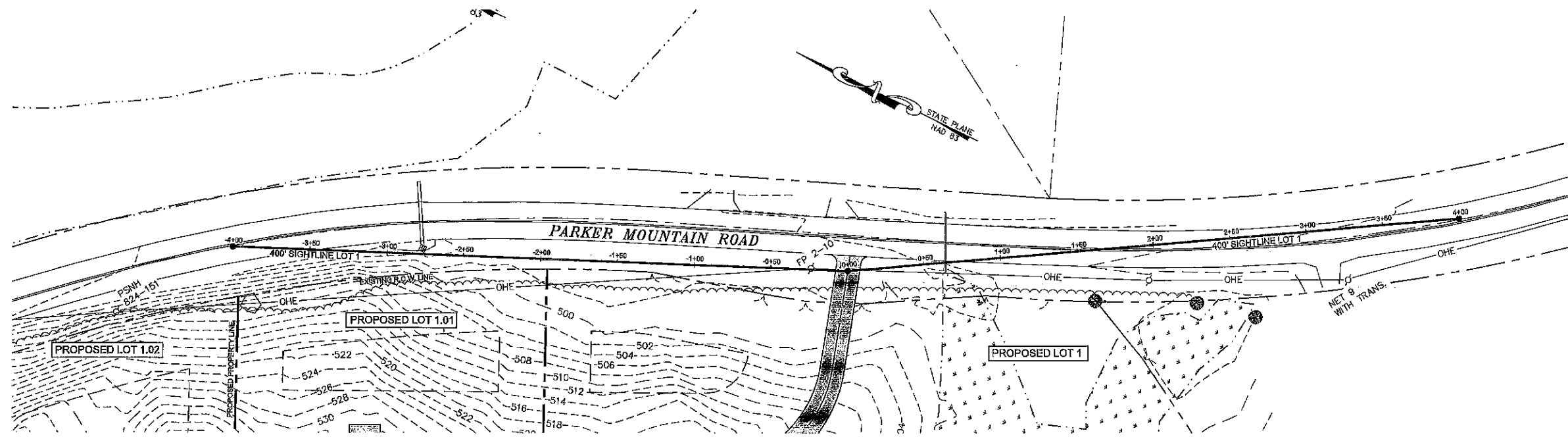
**PROPOSED SUBDIVISION PLAN**  
TAX MAP 216 LOT 1  
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH

OWNED BY  
**NOBLE HOMES, LLC**  
P.O. BOX 185, DEERFIELD, NH 03037  
BOOK 4966 PAGE 272

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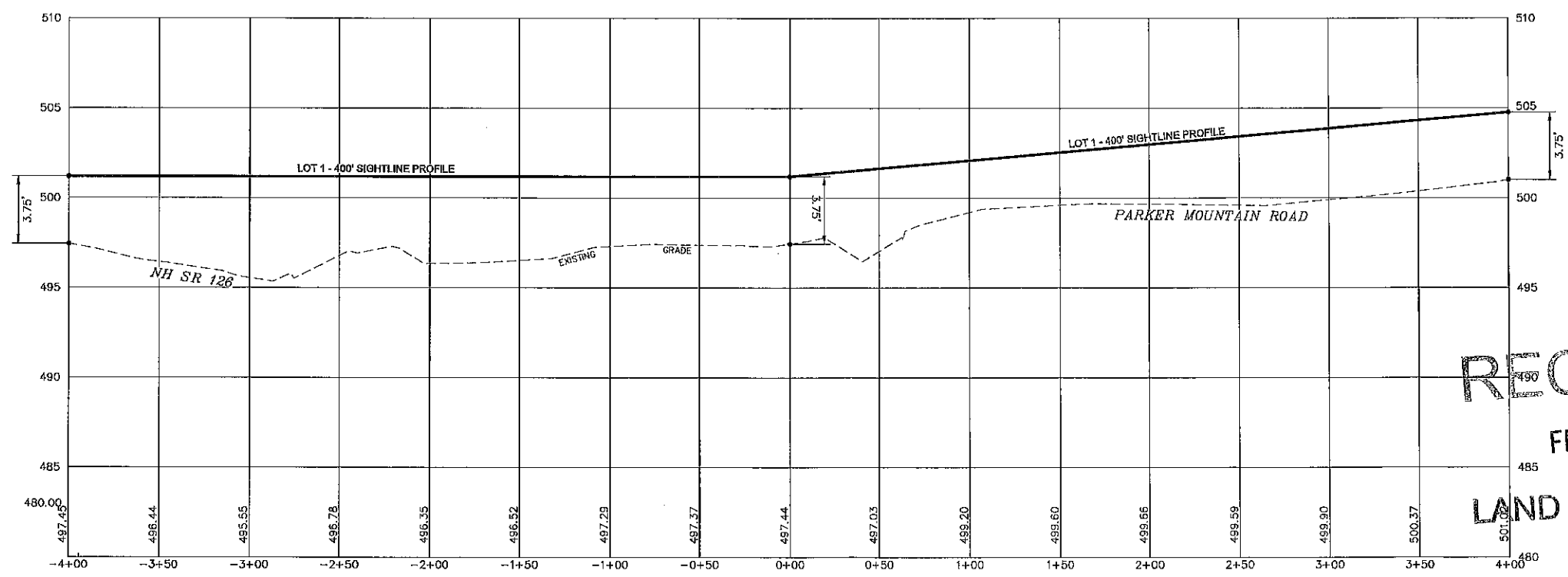
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**SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 1)**

SCALE: 1"=40'

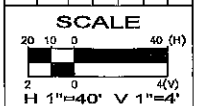


**SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 1)**

SCALE: 1"=40'H, 1"=4'V

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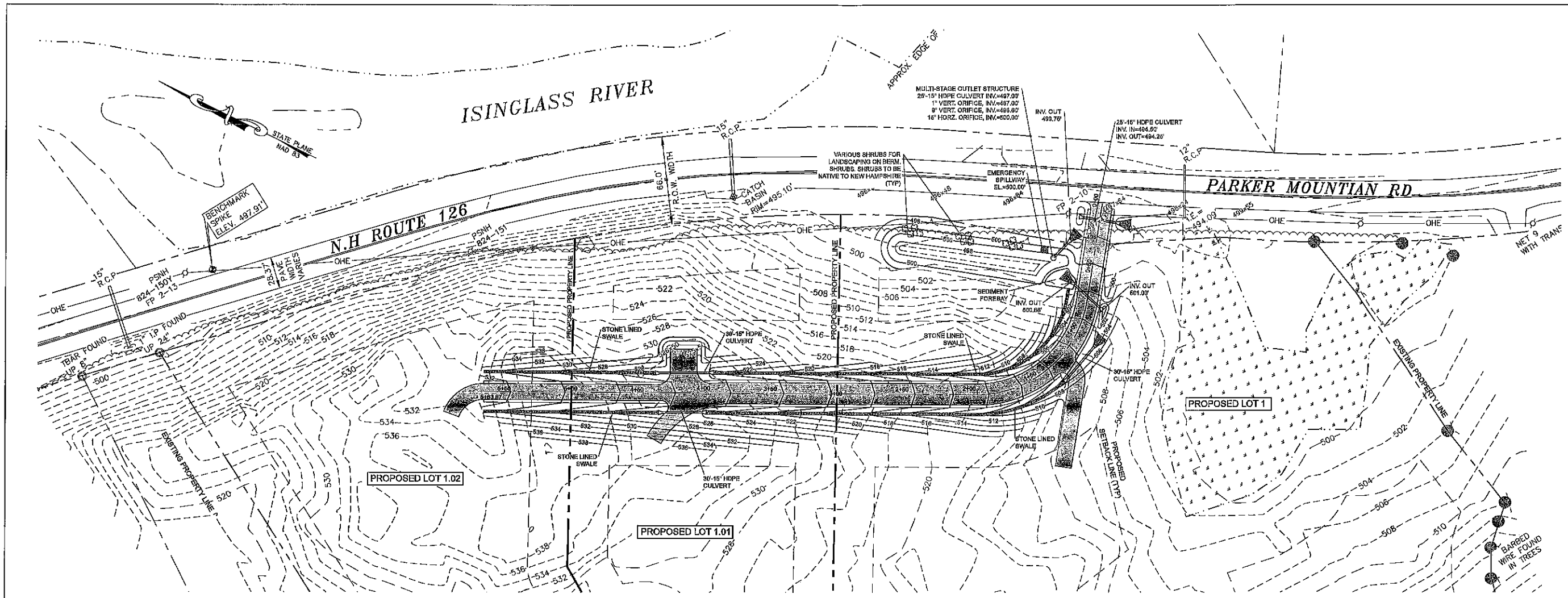
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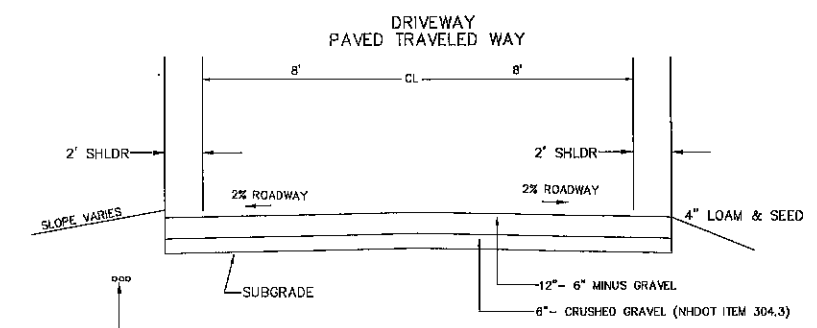
PROPOSED SIGHTLINE PLAN - COMMON DW  
 TAX MAP 216 LOT 1  
 ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH  
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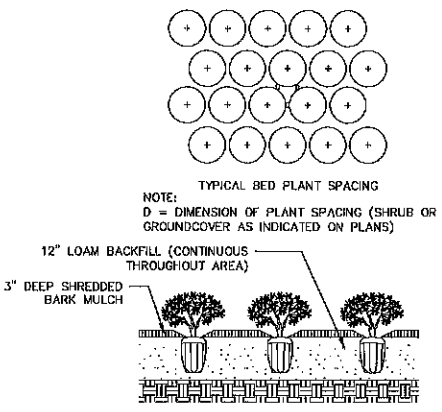
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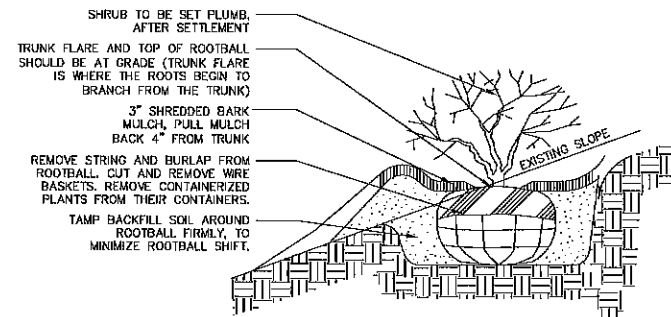
**PROPOSED COMMON DRIVEWAY PLAN**  
SCALE: 1" = 40'



- NOTES:**
1. ALL ROADWAY CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010 INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
  2. PROVIDE 4" (MIN.) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
  3. ALL LEDGE AND ROCK SHALL BE REMOVED TO 6" BELOW SUBGRADE.
  4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.



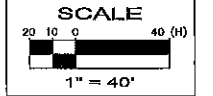
**TYPICAL PERENNIAL DETAIL**  
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**TYPICAL SHRUB PLANTING DETAIL**  
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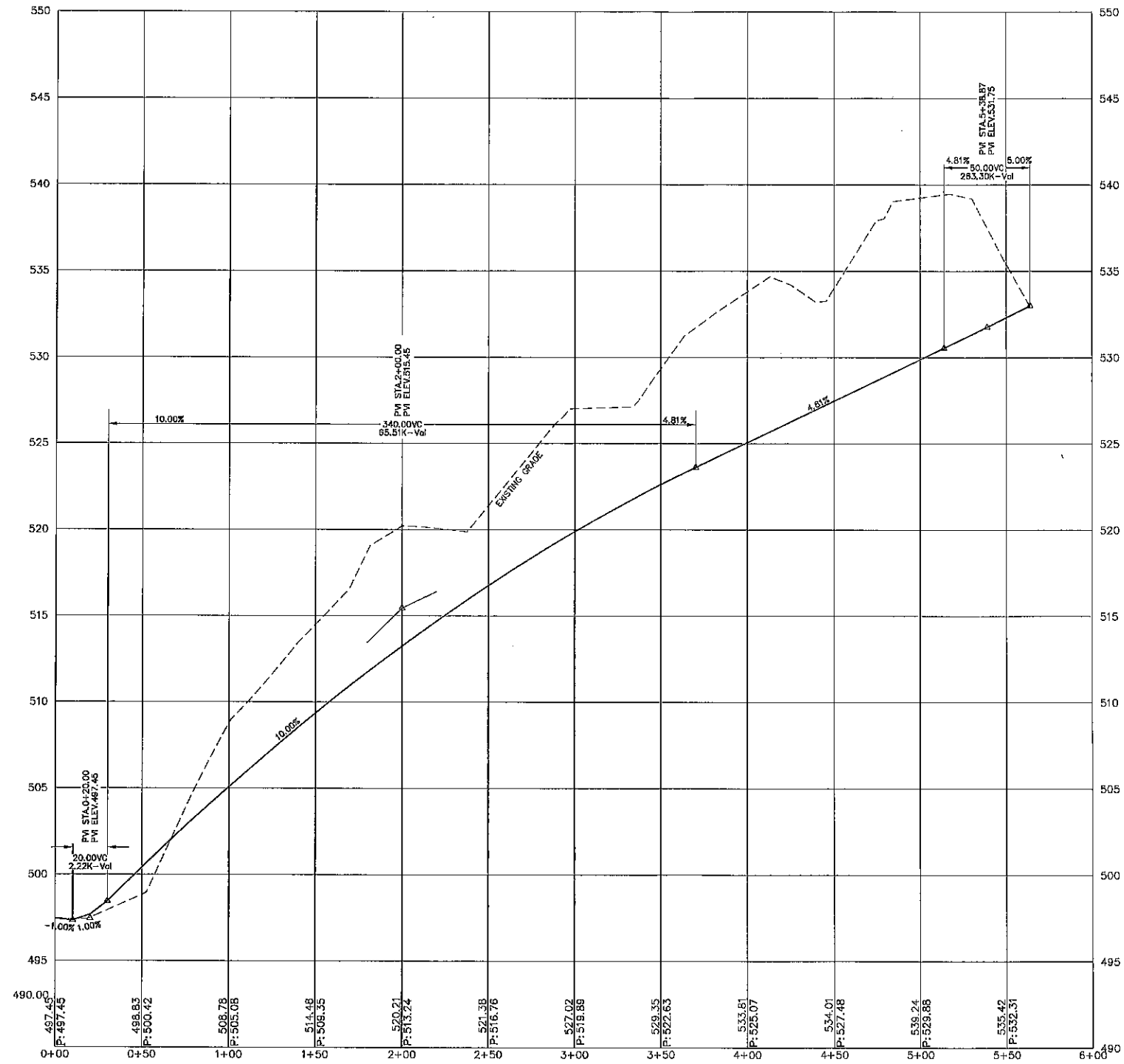
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**PROPOSED COMMON DRIVEWAY PLAN**  
TAX MAP 216 LOT 1  
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH  
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PROPOSED DRIVEWAY PROFILE

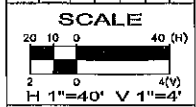
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PROPOSED COMMON DRIVEWAY PROFILE  
 TAX MAP 216 LOT 1  
 ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH

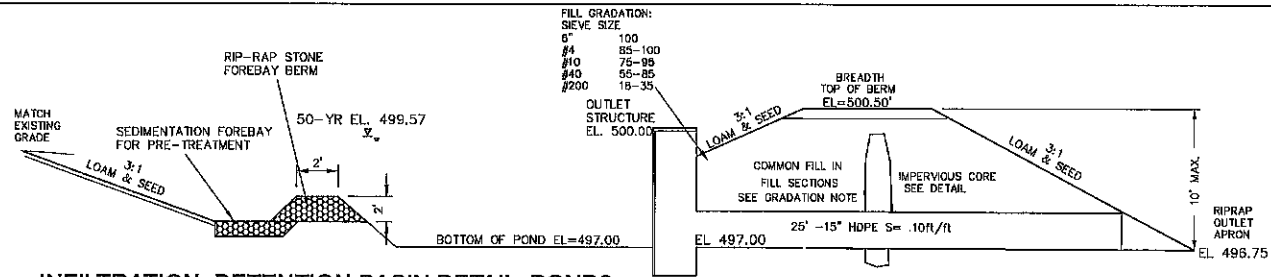
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**INFILTRATION DETENTION BASIN DETAIL POND2**

SECTION NOT TO SCALE

**DETENTION & INFILTRATION BASIN CONSTRUCTION NOTES**

1. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOIL AND RUBBISH. SCARIFY SURFACE BEFORE PLACING FILL. THE AREA SHALL BE MOIST FOR GOOD BONDING OF THE NEW FILL. KEEP STANDING WATER FROM FORMING ON OR NEAR THE FILL AREA.
2. THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOIL, ROOTS, FROZEN SOIL, STONES LARGER THAN 6 INCHES AND OTHER OBJECTIONABLE MATERIAL. CRUSHED GRAVEL (3/4") SHALL BE PLACED AROUND PIPES AND CONCRETE STRUCTURES.
3. THE PLACING AND SPREADING OF FILL SHALL BE STARTED AT THE LOWEST POINT IN THE BERM AREA AND BROUGHT UP IN HORIZONTAL LAYERS (LIFTS) OF ABOUT 12" SO THAT REQUIRED COMPACTION CAN BE OBTAINED. THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL.
4. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION.
5. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER AREAS OR EACH LAYER OF FILL TO INSURE REQUIRED COMPACTION. USE SPECIAL EQUIPMENT IF NECESSARY. FILL ADJACENT TO PIPES AND STRUCTURES SHALL BE COMPACTED BY HAND TAMPING OR PLATE VIBRATOR. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL CONCRETE HAS CURED SUFFICIENTLY TO SUPPORT THE LOAD.
6. FOR PROTECTION ALL EXPOSED AND DISTURBED SURFACES SHALL HAVE A COVER OF VEGETATION, PREFERABLY TOPSOIL AND SEED. FOLLOW SEEDING SPECIFICATIONS AND GENERAL NOTES IN THE EROSION CONTROL DETAILS SECTION IN THIS PLANSET.
7. BASIN FLOOR CONSTRUCTION - THE BASIN FLOOR SHALL NOT BE TRAFFICED WITH CONSTRUCTION EQUIPMENT, ONCE THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION THE FLOOR SHALL BE DEEPLY TILLED TO RESTORE THE INFILTRATION RATE. ONCE TILLED THE AREA CAN BE PASSED WITH A LEVELING DRAG. THE FLOOR SHALL RECEIVE A 6" LAYER OF VERY CLEAN COARSE SAND OR 3/8" WASHED PEA GRAVEL.

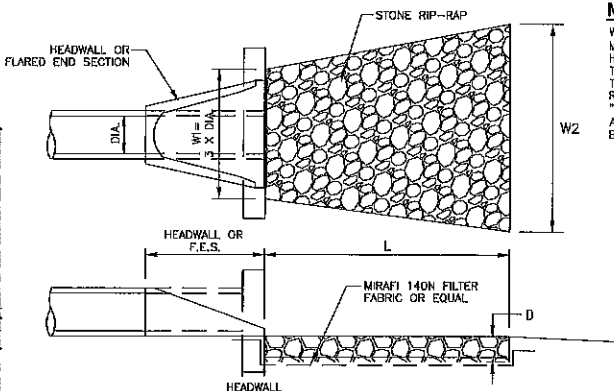
**MAINTENANCE**

1. MAINTENANCE IS NECESSARY IF THE BASIN IS TO CONTINUE TO FUNCTION AS DESIGNED. THE LANDOWNER MUST BE AWARE OF THE REQUIREMENTS FOR A PROPERLY OPERATIONAL BASIN AND A PLAN BE DEVELOPED FOR REGULAR SCHEDULED MAINTENANCE.
2. THE EMBANKMENT SHOULD BE INSPECTED TO DETERMINE IF RODENT BURROWS, WET AREAS OR EROSION OF THE FILL IS TAKING PLACE.
3. THE VEGETATION SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
4. PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
5. PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE, THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
6. SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACHED THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.

| LOCATION                  | L     | W1 | W2    | D    | STONE SIZE |
|---------------------------|-------|----|-------|------|------------|
| FES #1 (POND DISCHARGE)   | 10.2' | 8' | 11.6' | .38' | 3"         |
| FES #2 (DRIVEWAY CULVERT) | 10.2' | 8' | 9.8'  | .38' | 3"         |

\*STONE SIZE SHOWN ON THE PLANS AS CLASS A, B, OR C STONE FILL SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 585 OF THE RHODT STANDARD SPECIFICATIONS.

FIFTY PERCENT BY WEIGHT OF THE RIP-RAP MIXTURE SHALL BE SMALLER THAN THE MEDIUM SIZED STONE DESIGNATED AS #50. THE LARGEST STONE IN THE MIXTURE SHALL BE 1.5 TIMES THE #50 SIZE.



**CONSTRUCTION NOTES:**

1. THE WEIR FOUNDATION AREA SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS AND OTHER OBJECTIONABLE MATERIAL.
2. THE WEIR SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION TO MEET THE OVERALL DESIGN INTENT.
3. ALL EARTH FILLS SHALL BE WELL COMPACTED.
4. ALL APPROPRIATE DESIGN AND INSTALLATION REGULATIONS SHALL BE COMPLIED WITH USING THE APPROPRIATE "BEST MANAGEMENT PRACTICES" FOR VEGETATIVE MEASURES.

**MAINTENANCE:**

WEIR MAINTENANCE IS IMPORTANT IN ORDER TO PREVENT RILLING, EROSION AND FAILURE. MOWING/TRIMMING SHOULD BE DONE FREQUENTLY TO KEEP THE VEGETATION IN VIGOROUS CONDITION. HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY, WHICH WILL REDUCE EROSION RESISTANCE. THE WEIR SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE OVERALL CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION. FERTILIZE ON AN "AS-NEEDED" BASIS TO KEEP THE WEIR VEGETATION HEALTHY IN COLOR, TEXTURE AND DENSITY. ADDITIONAL WEIR PROTECTION SUCH AS RIP-RAP STONE AND EROSION CONTROL BLANKETS MAY BE ADDED AS NECESSARY.

**TYPICAL BROAD CRESTED WEIR**

NOT TO SCALE

**NOTE**

- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK USED FOR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

**MAINTENANCE**

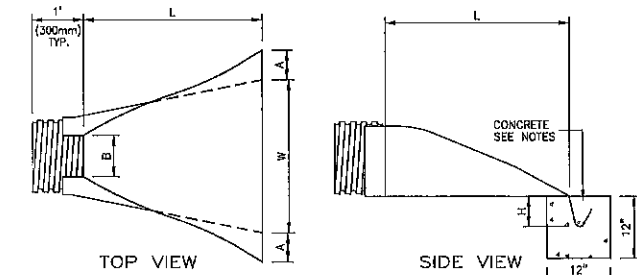
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP-RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

**RIP-RAP OUTLET PROTECTION APRON**

NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS:**

- PREPARE BEDDING:** BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE. PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED. COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION. EXCAVATE AN AREA IN THE BEDDING WHERE THE TROUGH WILL BE SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.
- PLACE END SECTION OF PIPE:** OPEN THE END SECTION CHECK AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE END SECTION MATCHES THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.
- SECURE THE END SECTION:** SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.
- SECURE THE TROUGH:** TO PREVENT WASHOUTS FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE TROUGH BE SECURED WITH CONCRETE. POUR CONCRETE IN THE TROUGH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE TROUGH.
- FINISH BACKFILL:** SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 8 INCH LAYERS EQUALLY ON BOTH SIDES, KNIFING IT TO ELIMINATE VOIDS. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNIFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE BACKFILL.

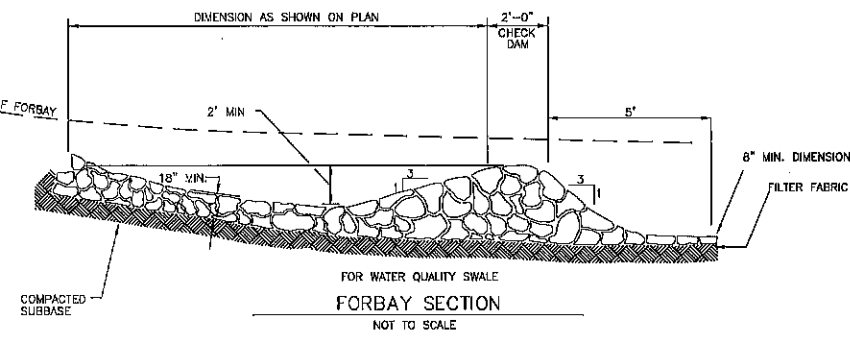
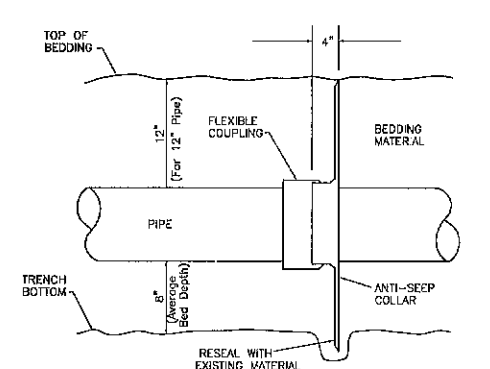


| PIPE DIAMETER | PART NO. | DIMENSIONS, INCHES (mm) |          |            |              |            |  |
|---------------|----------|-------------------------|----------|------------|--------------|------------|--|
|               |          | A, ±1 (25)              | B MAX    | H, ±1 (25) | L, ±1/2 (13) | W, ±2 (50) |  |
| 12" (300)     | 1210 NP  | 6.5 (165)               | 10 (254) | 6.5 (165)  | 25 (635)     | 29 (738)   |  |
| 18" (450)     | 1810 NP  | 7.5 (190)               | 15 (380) | 6.5 (165)  | 32 (812)     | 35 (890)   |  |
| 24" (600)     | 2410 NP  | 7.5 (190)               | 18 (450) | 6.5 (165)  | 38 (900)     | 45 (1140)  |  |
| 30" (750)     | 3010 NP  | 10.5 (266)              | NA       | 7.0 (178)  | 53 (1346)    | 68 (1725)  |  |
| 36" (900)     | 3610 NP  | 10.5 (266)              | NA       | 7.0 (178)  | 53 (1346)    | 68 (1725)  |  |

NOT TO SCALE

**FLARED END SECTION**

HIGH DENSITY POLYETHYLENE (HDPE)

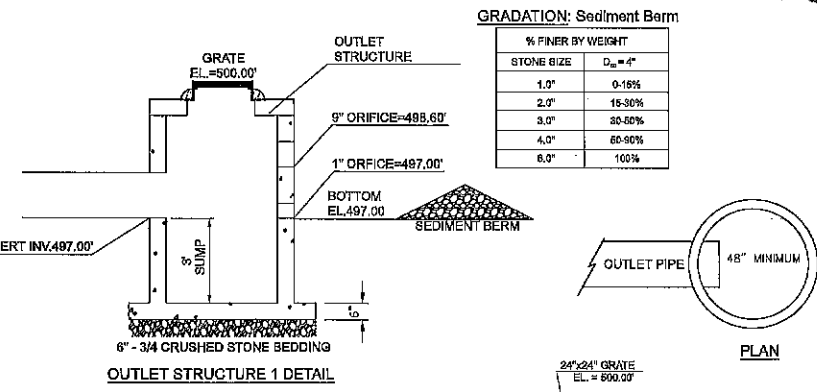


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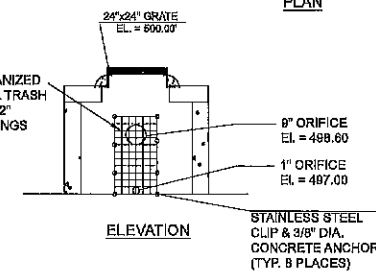
ANTI-SEEP COLLAR BY E.J. PRESCOTT OR APPROVED EQUAL



**OUTLET STRUCTURE 1 DETAIL**

**INFILTRATION BASIN**

- PLEASE ADD THE FOLLOWING NOTES TO YOUR PLANS:
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION BASIN.
  - DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION BASIN.
  - AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
  - VEGETATION SHOULD BE ESTABLISHED IMMEDIATELY.
  - DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.



**ELEVATION**

STAINLESS STEEL CLIP & 3/8" DIA. CONCRETE ANCHOR (TYP. 8 PLACES)

**NOTES: IMPERVIOUS CORE AND SOIL**

1. IMPERVIOUS CORE AND POND LINER SOIL SAMPLES AND SIEVE ANALYSIS TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION. IMPERVIOUS SOILS TO MEET THE FOLLOWING CRITERIA, SOIL SHALL HAVE NO ORGANIC MATTER OR FROZEN MATERIAL AND NO STONES LARGER THAN 2/3 OF THE MAXIMUM LIFT SIZE. STONES AROUND ANY STRUCTURES AND/OR CONDUITS SHALL NOT EXCEED 3 INCHES. FILL MATERIAL SHALL HAVE THE FOLLOWING GRADATION:
 

| SIEVE SIZE: | % PASSING |
|-------------|-----------|
| #4          | 95 - 100  |
| #10         | 60 - 90   |
| #40         | 40 - 60   |
| #200        | 25 - 45   |
2. THE CONTRACTOR SHALL USE CARE NOT TO OVER EXCAVATE AND DISTURB THE EXISTING SOIL AT THE BERM AND OUTLET PIPE AREAS.
3. IMPERVIOUS SOIL SHALL BE INSTALLED WITHIN THE LIMITS SHOWN ALONG THE BERM AREA. THE SOIL SHALL BE KEYPED 12" INTO THE BOTTOM OF THE POND AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" AND COMPACTED TO A MINIMUM 95% OF THE WET WEIGHT AS DETERMINED BY MODIFIED TESTING (ASTM 1557)
4. AT THE IMPERVIOUS DAM AREA, THE DAM SHALL BE KEYPED INTO TO BOTTOM AND SIDES OF THE TRENCH A MINIMUM OF 2". THE IMPERVIOUS SOIL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" AND COMPACTED TO A MINIMUM 95% OF THE WET WEIGHT AS DETERMINED BY MODIFIED TESTING (ASTM 1557)

NOT TO SCALE

**OUTLET STRUCTURE**

SECTION

| REVISIONS |      | BY | DATE | DESCRIPTION |
|-----------|------|----|------|-------------|
| NO.       | DATE |    |      |             |

SCALE AS SHOWN

**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company



**DRAINAGE & POND DETAILS**  
TAX MAP 216 LOT 1  
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH  
OWNED BY  
**NOBLE HOMES, LLC**  
P.O. BOX 185, DEERFIELD, NH 03037  
BOOK 498B PAGE 272

STRAFFORD CO.  
JOB NO: 82.54  
DATE: FEBRUARY 9, 2021

**DET-1**  
SHT. 9 of 9

ES&S FIRST NH TOWN/PIPER, NORTHWOOD, NH 03061 PH. 603-942-9270 WEBSITE: NH.LANDCONSULTANTS.COM