

**LAND SURVEYORS**

**GENERAL PLAN NOTES:**

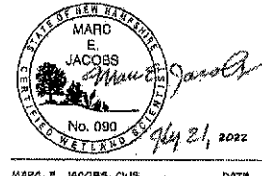
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE BARRINGTON TAX MAP 269, LOT 7 / NOTTINGHAM TAX MAP 6, LOT 15-2 AND CREATE ONE NEW TAX MAP 269, LOT 7-1.
- DIMENSIONAL STANDARDS:  
BARRINGTON GENERAL RESIDENTIAL DISTRICT.  
LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 20, WETLANDS= 50'  
NOTTINGHAM COMMERCIAL - INDUSTRIAL DISTRICT.  
LOT SIZE= 2 ACRES, FRONTAGE= 200', SETBACKS= 50'
- LOT AREAS:  
TAX MAP 269, LOT 7: OLD AREA= 40.8 +/- ACRES (PER REFERENCE PLAN)  
NEW AREA= 38.77 +/- ACRES (PER REFERENCE PLAN)  
TAX MAP 269, LOT 7-1: NEW AREA= 88,738 SF / 2.03 ACRES (80,250 SF CONTIGUOUS UPLANDS)  
NHDES GROUP 3 LOT SIZE= 48,000 SF
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA.  
SIB - SUTTON FINE SANDY LOAM, 0-8 PERCENT SLOPES.  
W3 - WHITMAN VERY STONY FINE SANDY LOAM  
ORIENTATION: HORIZONTAL DATUM - NAD83/2011 / VERTICAL - NAVD83.
- PARCEL IS NOT LOCATED WITHIN (LOOSE FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 830170295D EFFECTIVE ON 05-17-2005.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NHDES SUBDIVISION TAX MAP 269, LOT 7-1 NHDES APPROVAL NUMBER 25A2022070103 DATED 07-01-22.  
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 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 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.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 4 SIGNATURE DRIVE, BARRINGTON, NH 03825, (603) 664-5798.

**NOTES PER BARRINGTON'S NOTICE OF DECISION:**

- AT THE JUNE 07, 2022 PLANNING BOARD MEETING, THE BOARD APPROVED THE FOLLOWING WAIVERS FOR:
  - 5.3.1(b) SURVEYED PROPERTY LINES ... OF THE ENTIRE PARCEL. SAID PLAN MUST BE ATTESTED TO AND STAMPED BY A NH LICENSED LAND SURVEYOR.
  - 5.3.1(g) EXISTING GRADBS AND TOPOGRAPHIC CONTOURS AT INTERVALS NOT EXCEEDING TWO (2) FEET WITH SPOT ELEVATIONS WHERE THE GRAB IS LESS THAN FIVE PERCENT (5%).
  - 5.3.1(h) THE ESTIMATED LOCATION OF ALL EXISTING STRUCTURES, INCLUDING WELLS AND SEPTIC SYSTEMS, ON SITE AND WITHIN 100 FEET OF THE SITE.
  - 5.3.1(i) NATURAL FEATURES SUCH AS STREAMS, MARSHES, LAKES, PONDS, ROCK OUTCROPS, WOODED AREAS, SIGNIFICANT TREES, LEDGES, AND OTHER SIGNIFICANT ENVIRONMENTAL FEATURES, INCLUDING WETLAND AREAS AS DEFINED IN THE ZONING ORDINANCE.
  - 5.3.1(l) MAN-MADE FEATURES SUCH AS, BUT NOT LIMITED TO EXISTING ROADS, STONE WALLS, PEDESTRIAN WAYS, CEMETERIES, AND OTHER STRUCTURES. THE PLAN SHALL ALSO INDICATE WHICH STRUCTURES ARE TO BE RETAINED AND WHICH ARE TO BE REMOVED OR ALTERED.
  - 5.3.2 (1g) MONUMENTS - GRANITE BOUNDS.

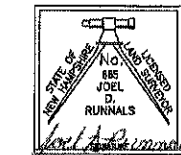
**CERTIFICATION NOTES:**

JURISDICTIONAL WETLAND BOUNDARIES IDENTIFIED BY MARG E. JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MARCH 2022 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION THE CODES OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - 800-NH-100-1000 AND THE ARTICLE 8, 89.2 OF THE TOWN OF BARRINGTON ZONING ORDINANCE. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



**CIVIL ENGINEERS**

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 140,000.



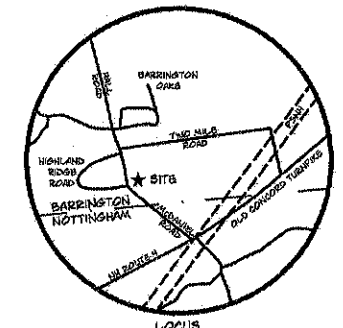
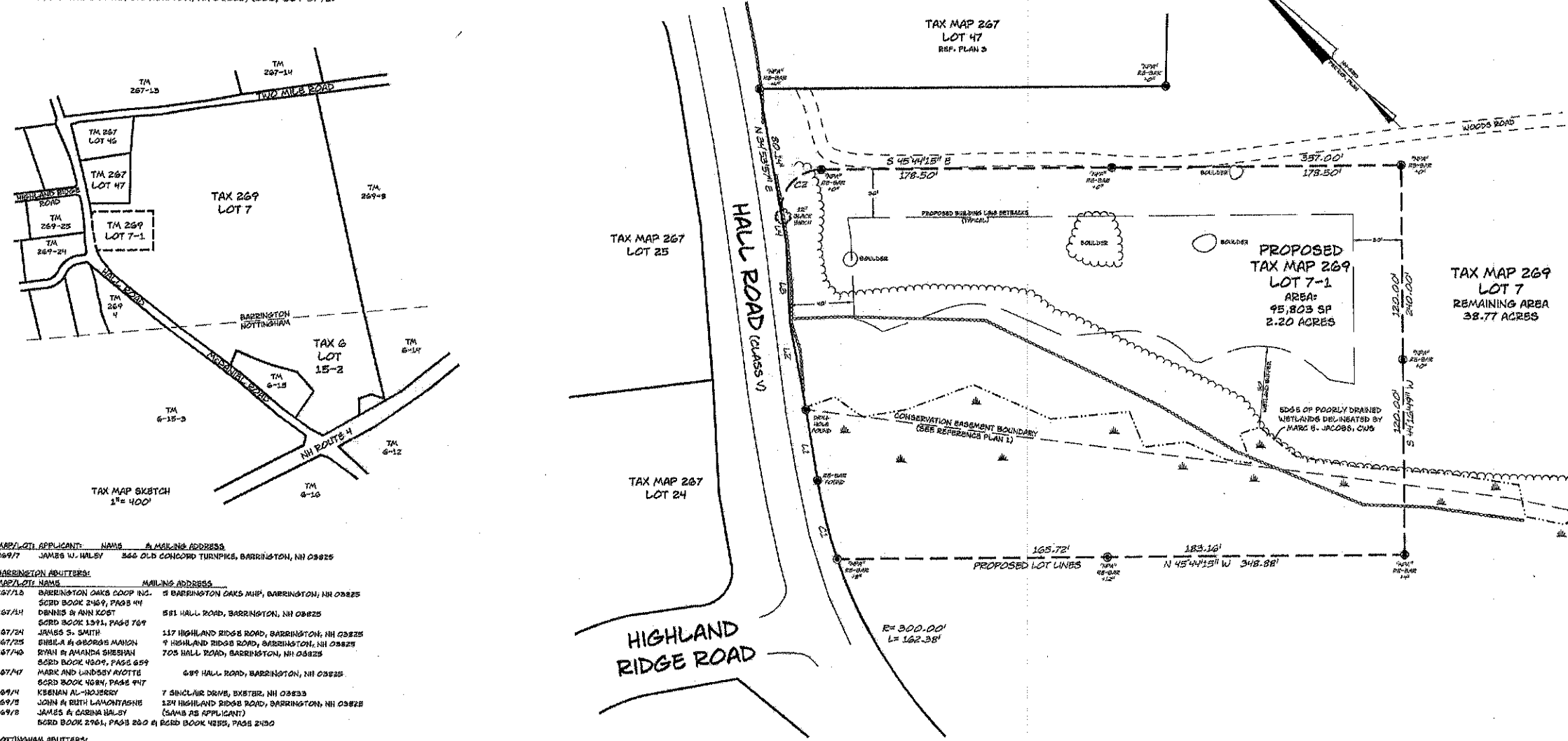
07-21  
2022

JOEL D. RUNNALS, LL.B. DATE

PLANNING BOARD APPROVAL BLOCK

PLANNING BOARD  
BARRINGTON, NH  
-APPROVED-  
File Number 269-7-68-25(105)  
Date 8/2/2022  
Chairman [Signature]

THE SUBMISSION 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.



**MARRIOTT APPLICANT:**

NAME	MAILING ADDRESS
269/7	JAMES W. HALEY 360 OLD CONCORD TURNPIKE, BARRINGTON, NH 03825

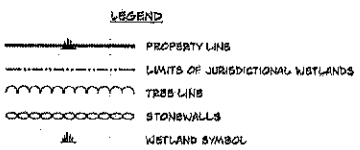
**BARRINGTON ADJUTERS:**

MARRIOTT NAME	MAILING ADDRESS
267/12	BARRINGTON OAKS COOP INC. 5 BARRINGTON OAKS MHP, BARRINGTON, NH 03825
267/14	DENNIS & ANN KOST 581 HALL ROAD, BARRINGTON, NH 03825
267/24	JAMES S. SMITH 117 HIGHLAND RIDGE ROAD, BARRINGTON, NH 03825
267/25	SHRILA & CHORON MAJON 7 HIGHLAND RIDGE ROAD, BARRINGTON, NH 03825
267/40	RYAN & AMANDA SHERMAN 703 HALL ROAD, BARRINGTON, NH 03825
267/47	MARK AND LINDSEY AYOTTE 699 HALL ROAD, BARRINGTON, NH 03825
269/4	KERIAN AL-MOJERY 7 SINCLAIR DRIVE, DEXTER, NH 03823
269/5	JOHN & RUTH LAMONTAGNE 124 HIGHLAND RIDGE ROAD, BARRINGTON, NH 03825
269/8	JAMES & CARINA HALEY (SAME AS APPLICANT)
	SCRD BOOK 2761, PAGE 200 & SCRD BOOK 4355, PAGE 2400

**NOTTINGHAM ADJUTERS:**

MARRIOTT NAME	MAILING ADDRESS
06/12	CORNWOOD REVOCABLE TRUST
	STEPHEN T. CORNWELL, TRUSTEE 102 MITCHELL ROAD, NOTTINGHAM, NH 03290
06/14	JAMES W. & CARINA G. HALEY (SAME AS APPLICANT)
06/15	JAMES W. HALEY (SAME AS APPLICANT)
06/15-2	JAMES W. HALEY (SAME AS APPLICANT)
06/15-3	SAME AS BARRINGTON 269/4
06/16	JEFFREY COLLS BUILDERS, LLC 140 RAYMOND ROAD, NOTTINGHAM, NH 03290

REFERENCE PLANS:  
1. SCRD PLANS 102-58 & 102-59  
2. SCRD PLAN 114-73  
3. SCRD PLAN 116-39



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 35°21'40" E	43.75'
L2	N 34°04'48" E	84.35'
L3	N 45°25'27" E	50.00'
L4	N 34°53'57" E	15.86'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	48.88'	29°21'48"
C2	25.00'	43.35'	99°21'48"

FILE NO. 326  
PLAN NO. C-2860-S3  
DWG NO. 17148\3-3

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

**NORWAY PLAINS ASSOCIATES, INC.**

PREPARED FOR:  
**JAMES W. HALEY**  
SCALE: 1" = 40' MAY 2022  
GRAPHIC SCALE  
1 INCH = 40 FEET  
BRASSIONS 07-19-22 PER 2022

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