

3 LOT SUBDIVISION PLAN FOR NOBLE HOMES, LLC

TAX MAP 216, LOT 1
PARKER MOUNTAIN ROAD, BARRINGTON, NH
STRAFFORD CO.

PARKER MOUNTAIN ROAD
BARRINGTON NH

- APPROVED -

File Number 211-1-GR-22-(3) Sub

Date 6/30/2022

Chairman 

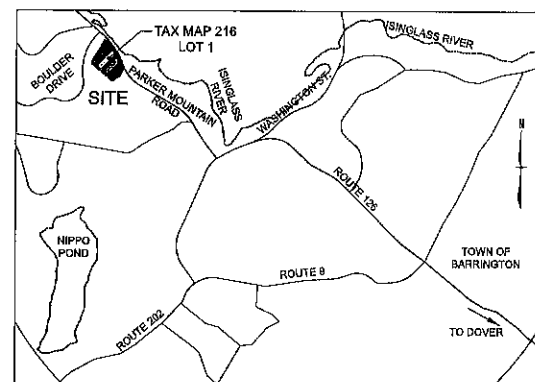
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW A 3 LOT FRONTAGE SUBDIVISION.
 - THE PROPERTY IS DESIGNATED AS TAX MAP 216, LOT 1.
 - THE CURRENT OWNER IS NOBLE HOMES, LLC, P.O. BOX 185, DEERFIELD, NH 03037, BK 4941, PG 1024.
 - THE AREA OF THE EXISTING LOT 1 IS 10.66 ACRES (464,318 SQFT.)
 - THE ZONING DESIGNATION FOR THE PROPERTY IS GENERAL RESIDENTIAL DISTRICT. (GR)
 - DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (GR) DISTRICT:

MIN. ROAD FRONTAGE	=200'
MIN. LOT SIZE	=80,000 SF (1.84 ACRES)
MIN. FRONT SETBACK	=40'
MIN. SIDE/REAR SETBACK	=30'
WETLAND/WATERBODY SETBACK	=50'
PRIME WETLANDS	=100'
SHORELAND PROTECTION OVERLAY ZONE	=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 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.
 - LIST OF REQUIRED PERMITS AND PERMIT APPROVAL NUMBERS.

NHDES SEPTIC SUBDIVISION APPROVAL NO. APPROVED - #6SA2022060101, DATE: 6/1/22

NHDOT DRIVEWAY APPROVAL APPROVED - PERMIT #06-027-603, DATE: 6/3/2022
 - 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 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."
 - "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."
 - 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 gronitview.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 MAVD 88.
 - NRCS SOILS DATA:

HcA-HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES
HdA-HOLLIS-CHARLTON, EXTREMELY ROCKY 8 TO 25 PERCENT SLOPES.
HcE-HOLLIS-CHARLTON, EXTREMELY ROCKY 29 TO 60 PERCENT SLOPES.



LOCATION PLAN

SCALE: 1"=2,500'

SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 9	COVER SHEET
OECP	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	DEATIL SHEET

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 03290
PH: 603-734-4298, FAX: 603-734-4316

APPROVED WAIVER(S):

- Article 9 (Site Plan Specifications & Documents) Section 3.2.7. LEGENDS ARE SHOWN 1-8 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 subscriber shall install all necessary mains, offsets to each lot, and fire hydrants or other fire protection measures required in accordance with section 11.6. THE WAIVER FOR ARTICLE 14.1.1 WAS APPROVED FOR OVERHEAD UTILITIES FOR 136* TO LOT 1, THEN UNDERGROUND UTILITIES FROM THAT POINT TO THE REMAINDER OF THE PROPERTIES.

APPROVED SPECIAL EXCEPTION:

NOTE: APPROVED SPECIAL EXCEPTION ON NOVEMBER 15, 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:
JUNE 23, 2022

WETLANDS DELINEATED BY MARK WEST ON 10-20-21 ACCORDING TO THE FOLLOWING STANDARDS:

- 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).



OWNER/APPLICANT:

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

AGENCY APPROVALS

- NHDES SUBDIVISION: APPROVED - #6SA2022060101, DATE: 6/1/22
- NHDOT DRIVEWAY: APPROVED - PERMIT #06-027-603, DATE: 6/3/2022
- NHDES SHORELAND: APPROVED WITH CONDITIONS: #2022-01077



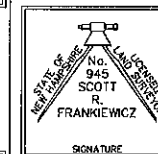
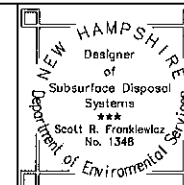
THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC, MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION 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
1	6/8/2022	FINAL PLANS TO TOWN, RECORDABLE MYLAR	TDB
2	6/23/2022	FINAL PLANS TO TOWN	TDB

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

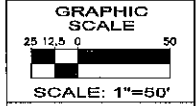
STRAFFORD CO.
JOB NO: **82.54**
DATE: FEBRUARY 9, 2022
CVR
SHT. 1 of 9

- APPROVED -
File Number 216-1-22(3) Sub
Date 6/20/2022
Chairman [Signature]

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.

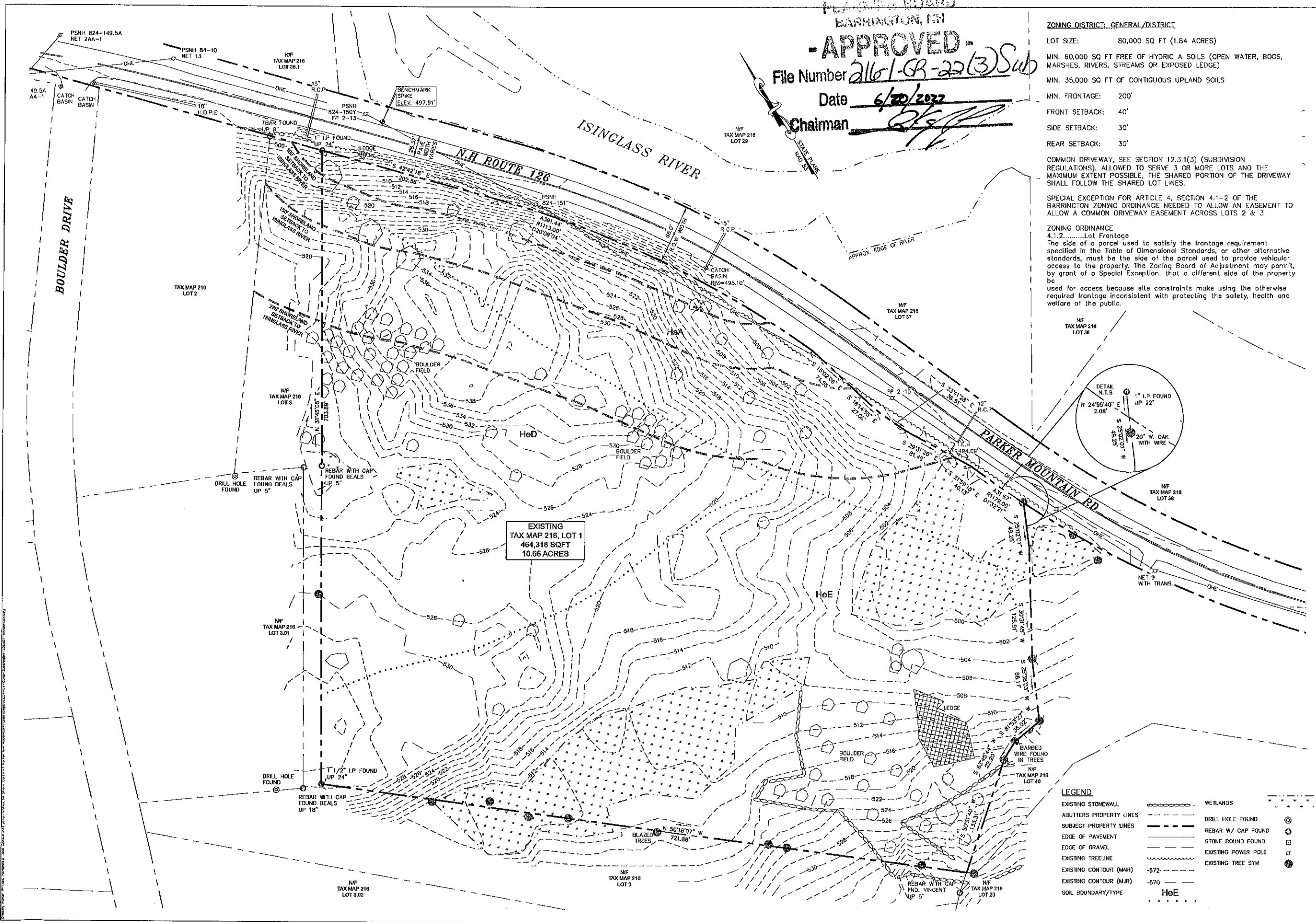
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	6/8/2022	FINAL PLANS TO TOWN, RECORDABLE MYLAR	TDB
2	6/23/2022	FINAL PLANS TO TOWN	TDB



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

OVERALL EXISTING 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 4886 PAGE 272

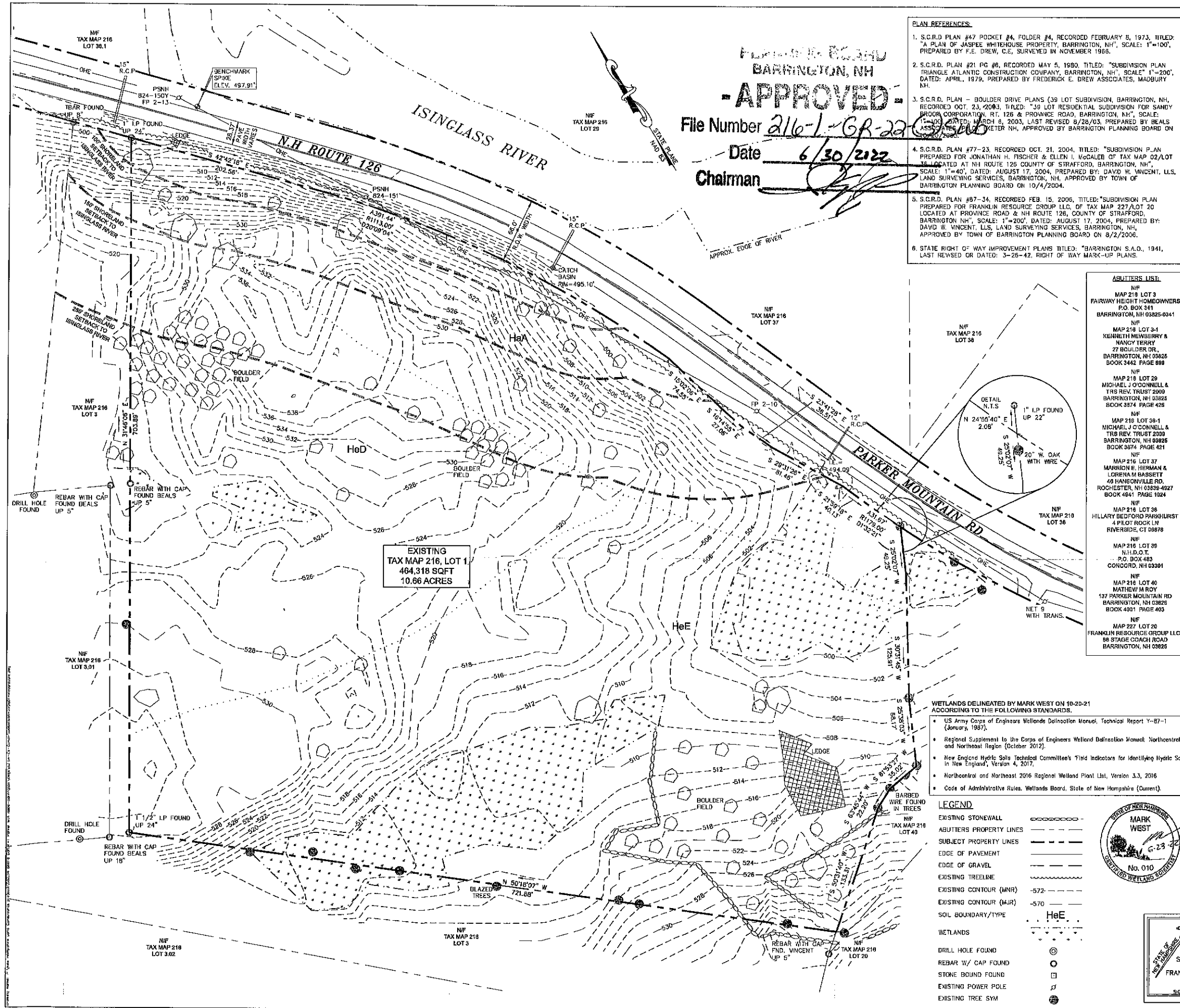
STRAFFORD CO.
JOB NO: 82.54
DATE: FEBRUARY 9, 2022
OEC
SHT. 2 of 9



LEGEND

EXISTING STONEWALL	---	WETLANDS	~~~~~
ADJUTERS PROPERTY LINES	- - - - -	DRILL HOLE FOUND	⊙
SUBJECT PROPERTY LINES	---	REBAR W/ CAP FOUND	⊙
EDGE OF PAVEMENT	=====	STONE BOUND FOUND	⊙
EDGE OF GRAVEL	=====	EXISTING POWER POLE	⊙
EXISTING TREELINE	~~~~~	EXISTING TREE SYM	⊙
EXISTING CONTOUR (MNR)	-572-		
EXISTING CONTOUR (MUR)	-570-		
SOIL BOUNDARY/TYP	HeE		

8834 FIRST NEL TURNPIKE, NORTHWOOD, NH 03281 PH: 603-442-8220 WEBSITE: NH.LANDCONSULTANTS.COM



**PLANNING BOARD
BARRINGTON, NH**

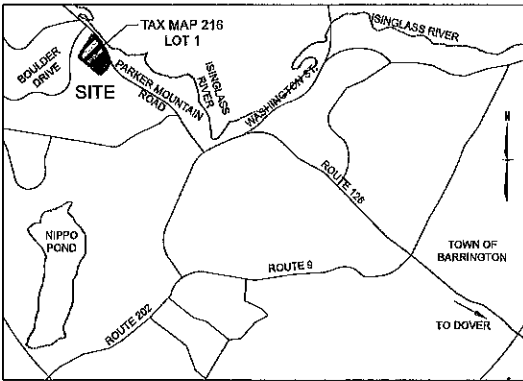
- APPROVED -

File Number 216-1-GR-22-0000

Date 6/30/2022

Chairman [Signature]

- PLAN REFERENCES:**
- S.C.R.D. PLAN #47 POCKET #A, FOLDER #A, 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 1965.
 - S.C.R.D. PLAN #21 PG #8, 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, MAZURRY 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 & PROVANCE ROAD, BARRINGTON, NH", SCALE: 1"=100', DATED: MARCH 8, 2003, LAST REVISED 8/28/03, PREPARED BY BEALS ASSOCIATES, 100 W. WINDY HILL, BARRINGTON, NH, APPROVED BY BARRINGTON PLANNING BOARD ON 10/4/2004.
 - 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 36 LOCATED AT NH ROUTE 126 COUNTY OF STRAFFORD, BARRINGTON, NH", SCALE: 1"=40', DATED: AUGUST 17, 2004, PREPARED BY: DAVID W. VINCENT, U.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 PROVANCE ROAD & NH ROUTE 126, COUNTY OF STRAFFORD, BARRINGTON, NH", SCALE: 1"=200', DATED: AUGUST 17, 2004, PREPARED BY: DAVID W. VINCENT, U.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.



LOCATION PLAN
SCALE: 1"=2,500'

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 4941, PG 1024.
- THE AREA OF THE EXISTING LOT 1 IS 10.66 ACRES (464,318 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 = 80,000 SF (1.84 ACRES)
MIN. FRONT SETBACK = 50'
MIN. SIDE/REAR SETBACK = 50'
WETLAND/WATERBODY SETBACK = 50'
PRIME WETLANDS = 100'
SHORELAND PROTECTION = 100' FOR THE SINGGLASS 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: (S00, (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 33017C0290D, 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:
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NHDOT DRIVEWAY APPROVAL _____ PENDING
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HGA-HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES
HdD-HOLLIS-CHARLTON, EXTREMELY ROCKY 8 TO 25 PERCENT SLOPES.
HeE-HOLLIS-CHARLTON, EXTREMELY ROCKY 25 TO 60 PERCENT SLOPES.

- ADJUTERS LIST:**
- NF MAP 218 LOT 3 FAIRWAY HEIGHT HOMEOWNERS P.O. BOX 341 BARRINGTON, NH 03825-0341
 - NF MAP 218 LOT 3-4 KENNETH NEWBERRY & NANCY TERRY 27 BOULDER DR. BARRINGTON, NH 03825 BOOK 3442 PAGE 898
 - NF MAP 218 LOT 29 MICHAEL J O'CONNELL & TRIS REV TRUST 2009 BARRINGTON, NH 03825 BOOK 3874 PAGE 426
 - NF MAP 218 LOT 38-1 MICHAEL J O'CONNELL & TRIS REV TRUST 2309 BARRINGTON, NH 03825 BOOK 3874 PAGE 421
 - NF MAP 218 LOT 37 MARRION E HERMAN & LORENA M BASSETT 48 HANSONVILLE RD. ROCHESTER, NH 03868-4927 BOOK 4041 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 483 CONCORD, NH 03301
 - NF MAP 218 LOT 40 MATHEW M ROY 137 PARKER MOUNTAIN RD BARRINGTON, NH 03825 BOOK 4081 PAGE 403
 - NF MAP 227 LOT 20 FRANKLIN RESOURCE GROUP LLC, 88 STAGE COACH ROAD BARRINGTON, NH 03825

- WETLANDS DELINEATED BY MARK WEST ON 10-20-21 ACCORDING TO THE FOLLOWING STANDARDS:**
- US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January, 1987).
 - Regional Supplement to the Corps of Engineers Wetlands 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 STONEWALL
 - ADJUTERS PROPERTY LINES
 - SUBJECT PROPERTY LINES
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - EXISTING TREELINE
 - EXISTING CONTOUR (MNR)
 - EXISTING CONTOUR (MJR)
 - SOIL BOUNDARY/TYPE
 - WETLANDS
 - DRILL HOLE FOUND
 - REBAR W/ CAP FOUND
 - STONE BOUND FOUND
 - EXISTING POWER POLE
 - EXISTING TREE SYM

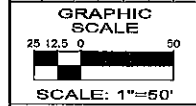


I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN FALL OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWCZ, LLS DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/29/2022	FINAL PLANS TO TOWN, RECORDABLE MTLAR	TDB
2	6/23/2022	FINAL PLANS TO TOWN	TDB



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

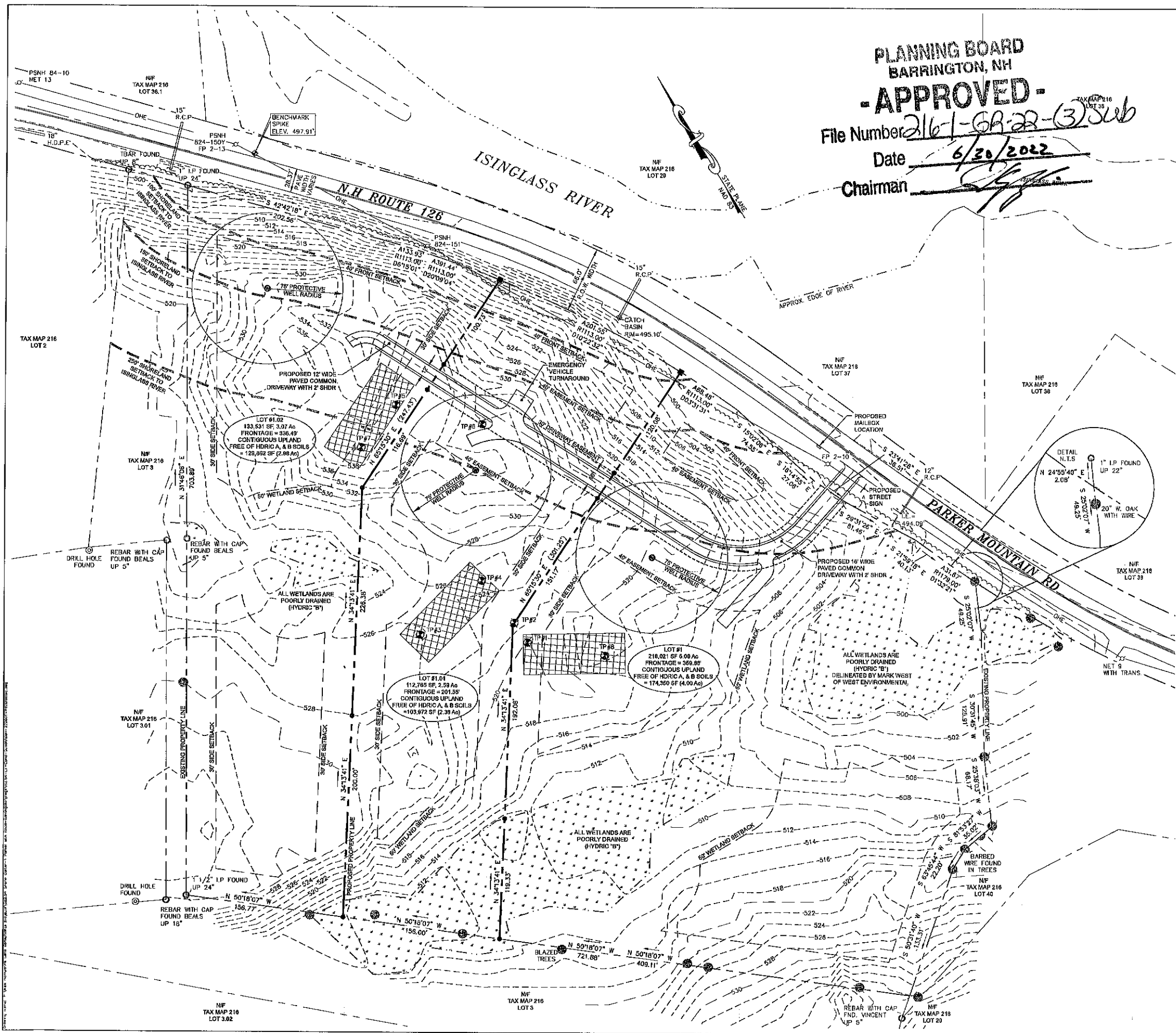
EXISTING CONDITIONS PLAN
TAX MAP 216 LOT 1
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH

OWNED BY
NOBLE HOMES, LLC
P.O. BOX 185, DEERFIELD, NH 03037
BOOK 4585 PAGE 272

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

ECP
SHT. 3 of 9

PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 216-1-GR-22-(3) Sub
Date 6/30/2022
Chairman [Signature]



TEST PIT DATA

TEST PIT #	DATE	PERFORMED BY	PERMIT #
TEST PIT #1	10-14-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #2	10-14-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #3	10-28-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #4	10-28-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #5	10-28-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #6	12-30-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #7	12-30-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #8	10-28-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #9	10-28-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #10	10-28-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #11	12-30-21	SCOTT FRANKIEWICZ	#1348
TEST PIT #12	12-30-21	SCOTT FRANKIEWICZ	#1348

WETLAND NOTE:
WETLANDS WERE DELINEATED PER ENV-WQ 1014.10

UNDERGROUND UTILITIES:
ARTICLE 14.1 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE SUBDIVER SHALL INSTALL ALL NECESSARY MAINS, OFFSETS TO EACH LOT, AND FIRE HYDRANTS OR OTHER FIRE PROTECTION MEASURES REQUIRED IN ACCORDANCE WITH SECTION 11.5.

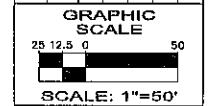
LEGEND

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 TREETLINE	-----	3/4" REBAR TO BE SET	⊙
EXISTING CONTOUR (MNR)	-572	4"x4"x36" GRANITE BOUND TO BE SET	⊠
EXISTING CONTOUR (M.R)	-570		
PROPOSED BLOG SETBACK	-----		



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-11-22	ADDED PERC RATES AND WETLAND DESIGNATION	BRF
2	3-11-22	ADDED WETLAND NOTE	BRF
3	5/8/22	FINAL PLANS TO TOWN, RECORDABLE W/LAR	UDS
4	5-23-22	ADDED STREET SIGN. & PROPOSED MAILBOX	TGB
5	6/23/22	FINAL PLANS TO TOWN	TGB



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

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 495B PAGE 272

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

PCP
SHT. 4 of 9

**PLANNING BOARD
BARRINGTON, NH
- APPROVED -**

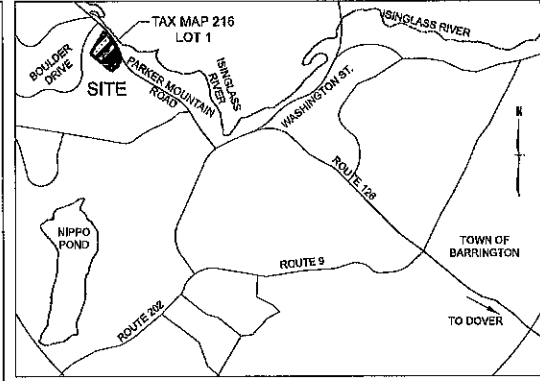
File Number **216-1-GR-22-3**
Date **2/30/2022**
Chairman

LEGEND

- EXISTING STONEWALL
- ABUTTING 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 #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, 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. 126 & PROVINCE ROAD, BARRINGTON, NH, SCALE: 1"=100', DATED: MARCH 6, 2003, LAST REVISED 8/28/03, PREPARED BY BEALS ASSOCIATES, PLLC., 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 L. MCGALE 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, LLS, 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, LLS, 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.



LOCATION PLAN
SCALE: 1"=2,500'

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 AREA OF THE EXISTING LOT 1 IS 10.66 ACRES (464,318 SQFT.)
5. THE ZONING DESIGNATION FOR THE PROPERTY IS GENERAL RESIDENTIAL DISTRICT (GR).
6. 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: (SDO, (HCO), WDO.)
7. THE EXISTING USE OF TM 216 LOT 1 IS VACANT LAND.
8. THE PROPOSED USE OF TM 216 LOT 1 IS A 3 LOT SUBDIVISION.
9. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
10. WATER TO BE PROVIDED BY ON-SITE WELLS.
11. NO REQUESTED ZONING VARIANCES.
12. 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.
13. LIST OF REQUIRED PERMITS AND PERMIT APPROVAL NUMBERS:
NHDES SEPTIC SUBDIVISION APPROVAL NO. APPROVED - #02A2022060101, DATE: 8/1/22
NHDOT DRIVEWAY APPROVAL - PERMIT #06-027-803, DATE: 5/3/2022
14. 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.
15. 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.
16. 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.
17. 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.
18. "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."
19. "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."
20. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
21. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
22. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SELECTED OPUS DATUM ON DECEMBER 10, 2011 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.
23. NRCS SOILS DATA:
H0A-HINKLEY LOAMY, 0 TO 3 PERCENT SLOPES
H0B-HOLLIS-GARLTON, EXTREMELY ROCKY 8 TO 25 PERCENT SLOPES
H0C-HOLLIS-GARLTON, EXTREMELY ROCKY 25 TO 60 PERCENT SLOPES.

APPROVED 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 6-8. SHEETS 6-8 ARE PLANS, 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 the hydrants or other fire protection measures required in accordance with section 11.6.

APPROVED SPECIAL EXCEPTION:

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.

ABUTTERS LIST:

- N/F MAP 216 LOT 3
FAIRWAY HEIGHT HOMEOWNERS
P.O. BOX 341
BARRINGTON, NH 03825-0341
- N/F MAP 216 LOT 3-1
KENNETH NEWBERRY & NANCY TERRY
27 BOULDER DR.
BARRINGTON, NH 03825
BOOK 3442 PAGE 809
- N/F MAP 216 LOT 29
MICHAEL J O'CONNELL & TRS REV. TRUST 2009
BARRINGTON, NH 03825
BOOK 3874 PAGE 425
- N/F MAP 216 LOT 30-1
MICHAEL J O'CONNELL & TRS REV. TRUST 2009
BARRINGTON, NH 03825
BOOK 3874 PAGE 421
- N/F MAP 216 LOT 37
MARRION E. HERMAN & LORENA M. BASSETT
48 HANSON ROAD
ROCHESTER, NH 03868-4827
BOOK 4941 PAGE 1024
- N/F MAP 216 LOT 38
HILLARY BEGFORD PARKHURST
4 PILOT ROCK LN
RIVERSIDE, CT 06878
- N/F MAP 216 LOT 39
N.H.D.O.T.
P.O. BOX 483
CONCORD, NH 03301
- N/F MAP 216 LOT 40
MATHEW M ROY
137 PARKER MOUNTAIN RD
BARRINGTON, NH 03825
BOOK 4001 PAGE 403
- N/F MAP 227 LOT 20
FRANKLIN RESOURCE GROUP LLC
68 STAGE DRIVE
BARRINGTON, NH 03825

PLANNING BOARD APPROVAL BLOCK

OWNER'S SIGNATURE _____ DATE _____

NHDES SHORELAND: APPROVED WITH CONDITIONS: #2022-01077

NHDES SUBDIVISION: APPROVED - #02A2022060101, DATE: 8/1/22

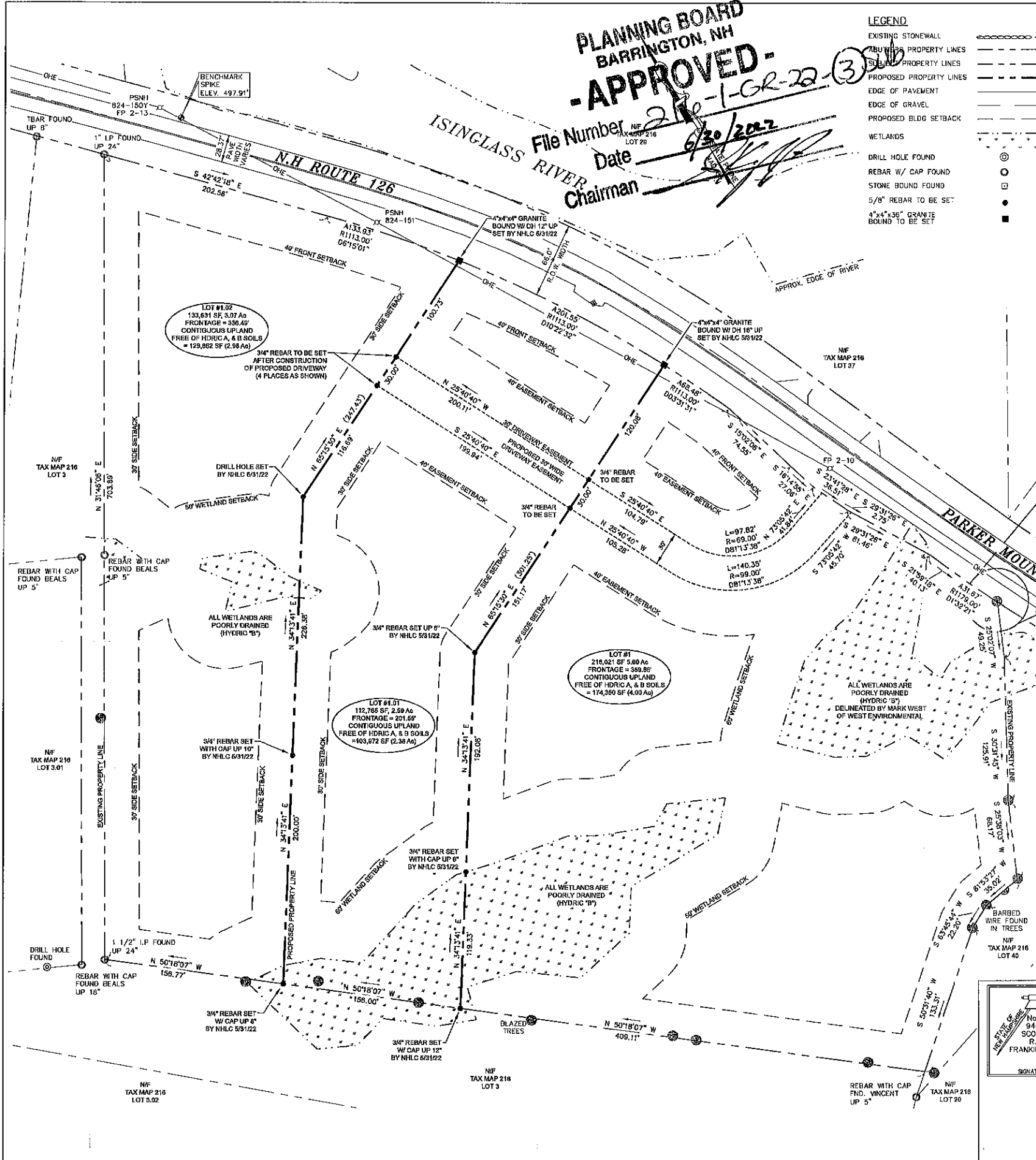
NHDOT DRIVEWAY: APPROVED - PERMIT #06-027-803, DATE: 5/3/2022

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 CONTINGENT ON 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.

SCOTT R. FRANKIEWICZ, LLS
DATE: _____



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/9/2022	FINAL PLANS TO TOWN, RECORDABLE MYLAR	TDB
2	6/23/22	FINAL PLANS TO TOWN	TDB

GRAPHIC SCALE

25 12.5 0 50

SCALE: 1"=50'

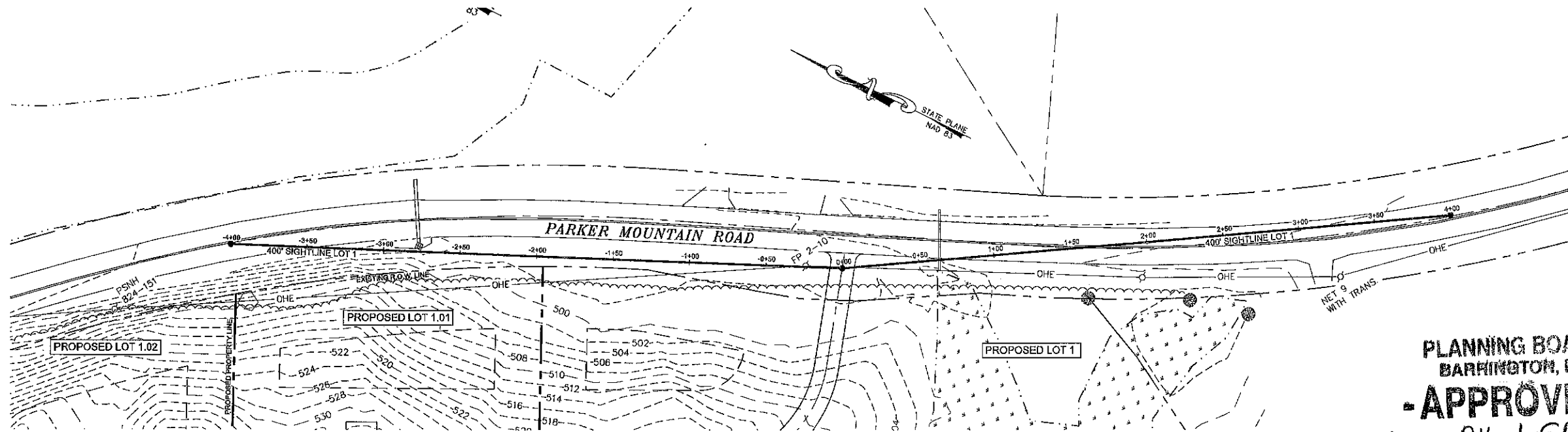
N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
6850 FIRST NH TURNPIKE, NORTHWOOD, NH 03261, PH: 603-942-8220, WEBSITE: NHLANDCONSULTANTS.COM

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 4986 PAGE 272

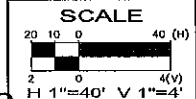
STRAFFORD CO.
JOB NO: 82.54
DATE: FEBRUARY 9, 2022

PSP
SHT. 5 of 9

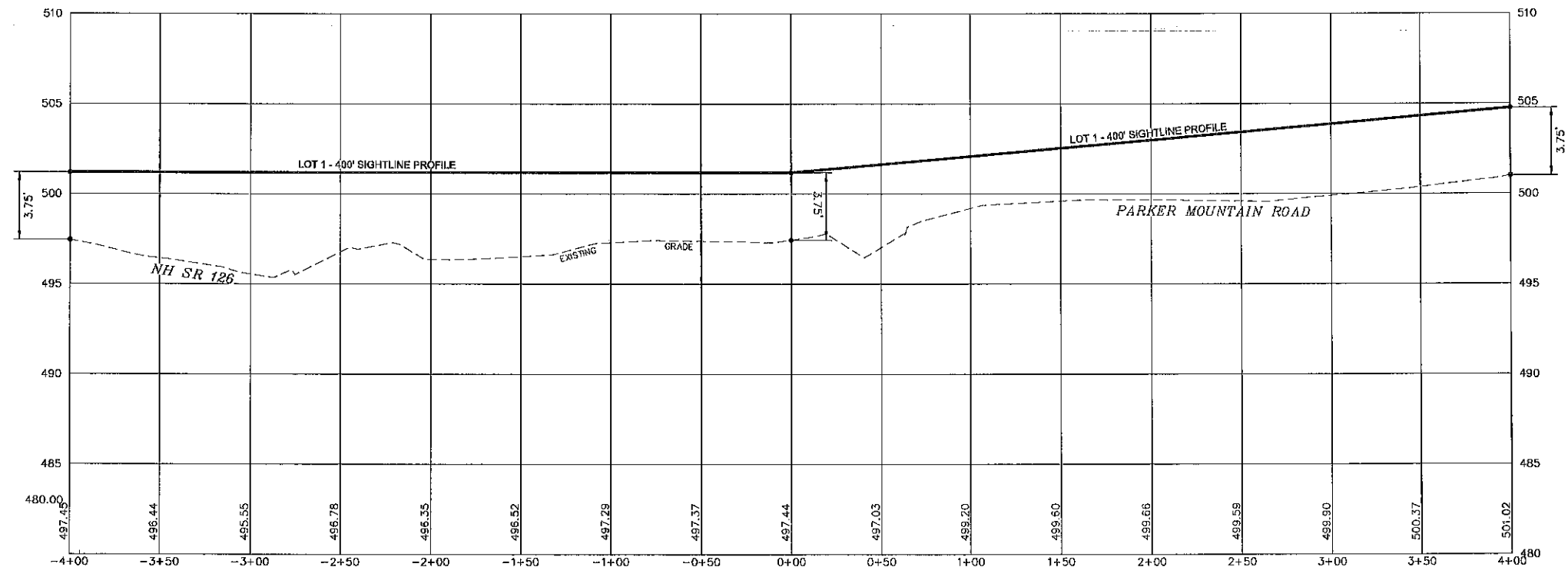


PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 216-1-GR-22-(3)Sub
Date 6/30/2022
Chairman [Signature]

REVISIONS	
NO.	DESCRIPTION
1	FINAL PLANS TO TOWN, RECORDABLE MYLAR
2	FINAL PLANS TO TOWN



SIGHTLINE PLAN (PROPOSED DRIVEWAY - LOT 1)
SCALE: 1"=40'

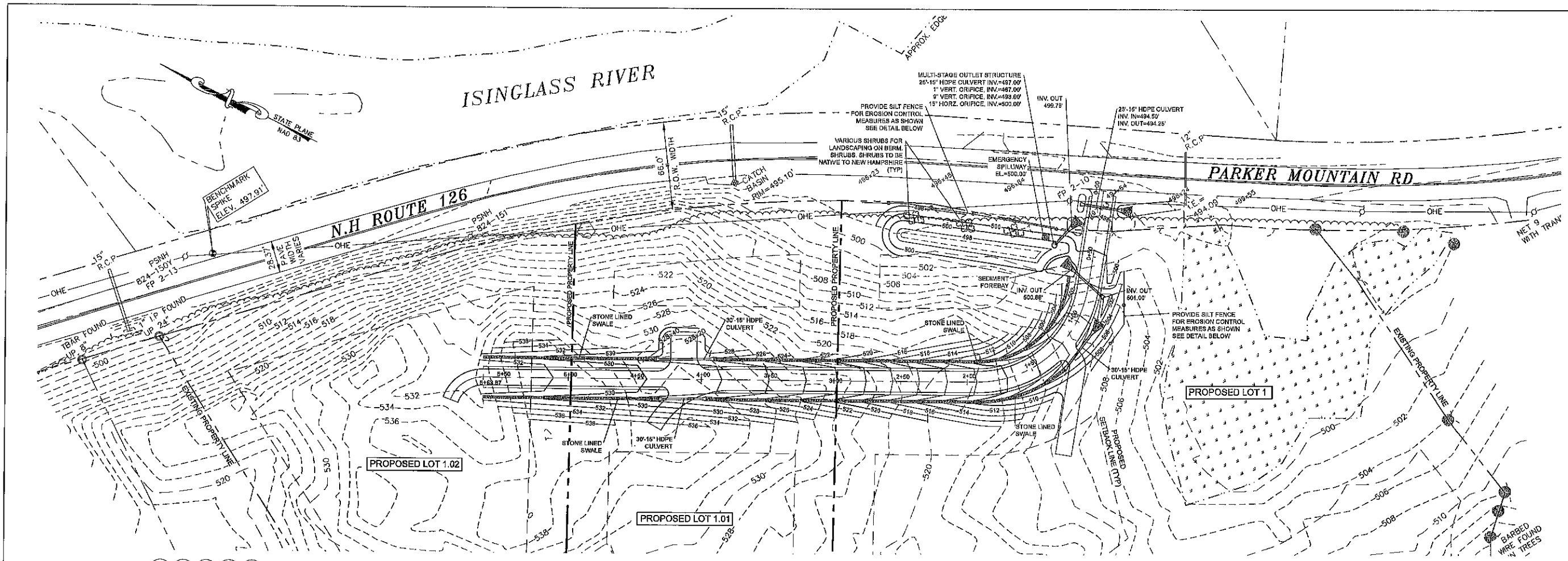


SIGHTLINE PROFILE (PROPOSED DRIVEWAY - LOT 1)
SCALE: 1"=40'H, 1"=4'V

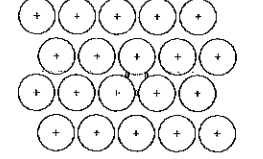
N.H. LAND Consultants
SURVEYING-LAND PLANNING-REAL ESTATE
A Veteran Owned Company
PH: 603-942-9220
WEBSITE: NH.LANDCONSULTANTS.COM

PROPOSED SIGHTLINE PLAN - COMMON DW
TAX MAP 216 LOT 1
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH
OWNED BY
NOBLE HOMES, LLC
P.O. BOX 185, DEERFIELD, NH 03037
BCDK #9896 PAGE 272

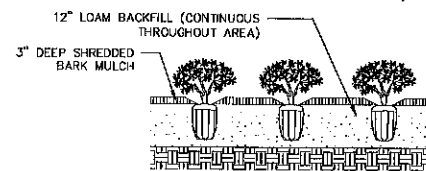
STRAFFORD CO.
JOB NO: 82.54
DATE: FEBRUARY 9, 2022
PSLP
SHT. 6 of 9



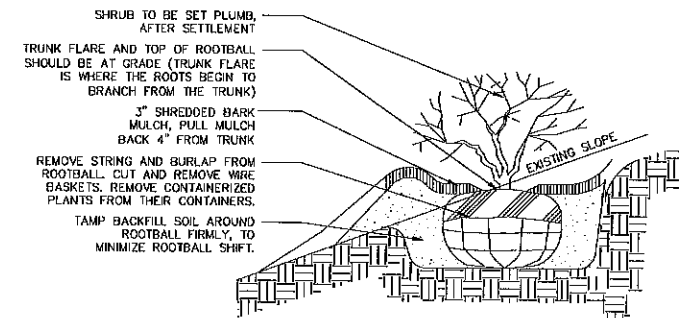
PROPOSED COMMON DRIVEWAY PLAN
SCALE: 1" = 40'



TYPICAL BED PLANT SPACING
NOTE: D = DIMENSION OF PLANT SPACING (SHRUB OR GROUNDCOVER AS INDICATED ON PLANS)

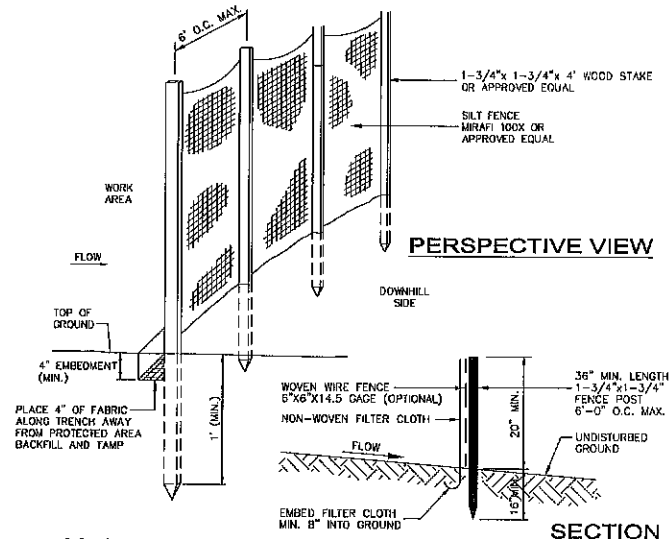


TYPICAL PERENNIAL DETAIL
NOT TO SCALE



NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCRoACH INTO THE CITY'S SIDEWALK.

TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

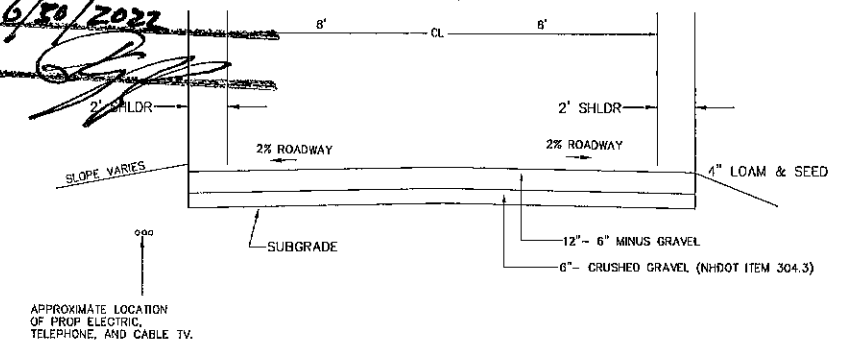


MAINTENANCE

1. SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL
NOT TO SCALE

**PLANNING BOARD
BARRINGTON, NH**
- APPROVED -
File Number 216-1-GR-22-(3) Sub DRIVEWAY
Date 6/20/2022 PAVED TRAVELED WAY
Chairman [Signature]

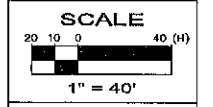


NOTES:

1. ALL ROADWAY CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST M.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 16' WIDE DRIVEWAY SECTION
NOT TO SCALE

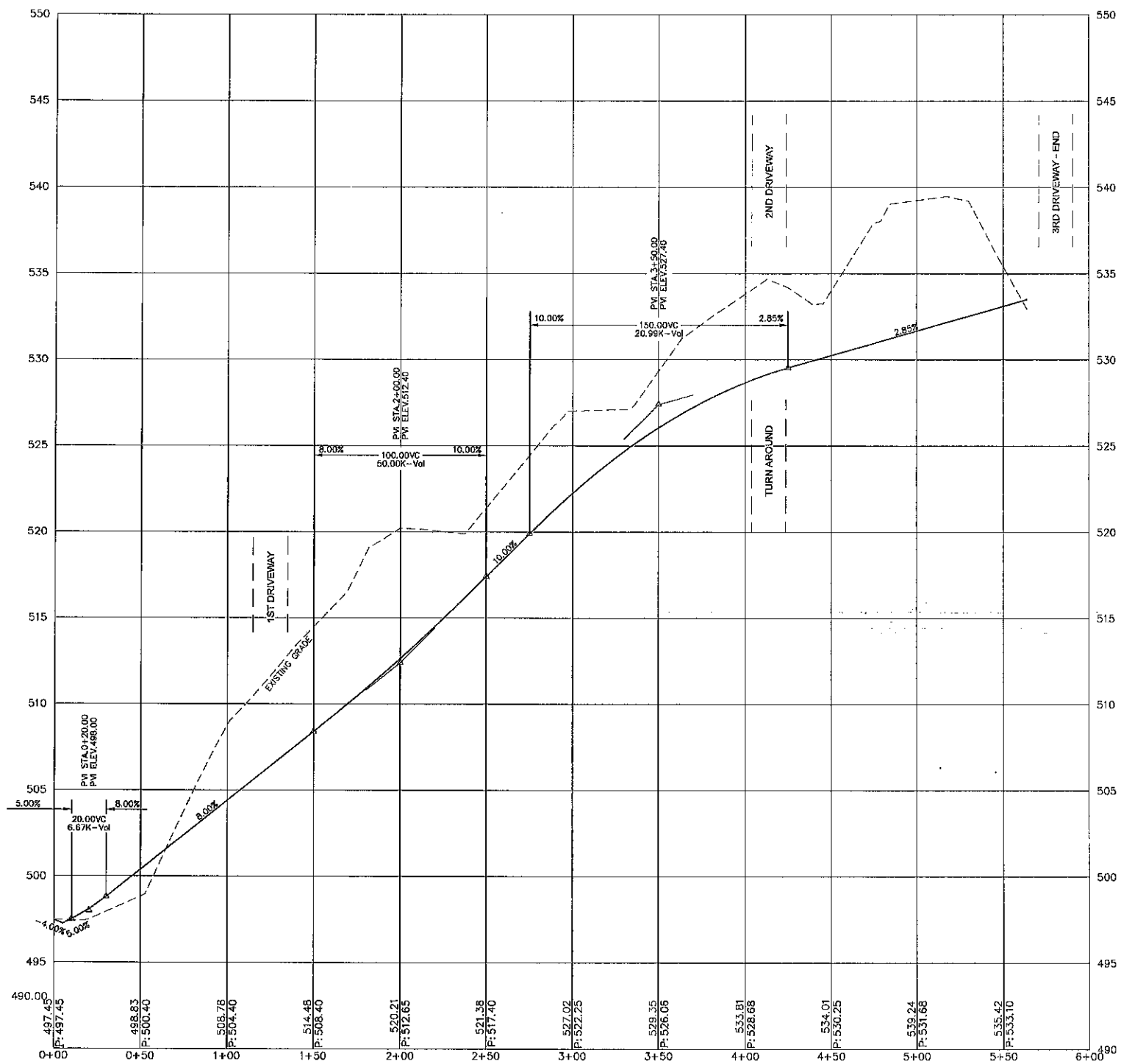
REVISIONS				
NO.	DATE	DESCRIPTION	BY	TDS
1	3-25-22	REVISED PER NHOOT COMMENTS	TDS	
2	4-8-22	REVISED PER NHOOT COMMENTS	TDS	
3	6/8/2022	FINAL PLANS TO TOWN, RECORDABLE W/LAR	TDS	
4	6/23/22	FINAL PLANS TO TOWN	TDS	



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

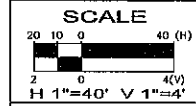
PROPOSED COMMON DRIVEWAY PLAN
TAX MAP 216 LOT 1
ROUTE 126 (PARKER MOUNTAIN ROAD) BARRINGTON NH
OWNED BY
NOBLE HOMES, LLC
P.O. BOX 185, DEERFIELD, NH 03037
BOOK 4986 PAGE 272

STRAFFORD CO.
JOB NO: 82.64
DATE: FEBRUARY 9, 2022
PDWPL
SHT. 7 of 9



PROPOSED DRIVEWAY PROFILE
SCALE: 1"=40'H, 1"=4'V

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-25-22	REVISED PER NHDOT COMMENTS	TDB
2	4-8-22	REVISED PER NHDOT COMMENTS	TDB
3	6/8/2022	FINAL PLANS TO TOWN, RECORDABLE MYLAR	TDB
4	6/23/22	FINAL PLANS TO TOWN	TDB



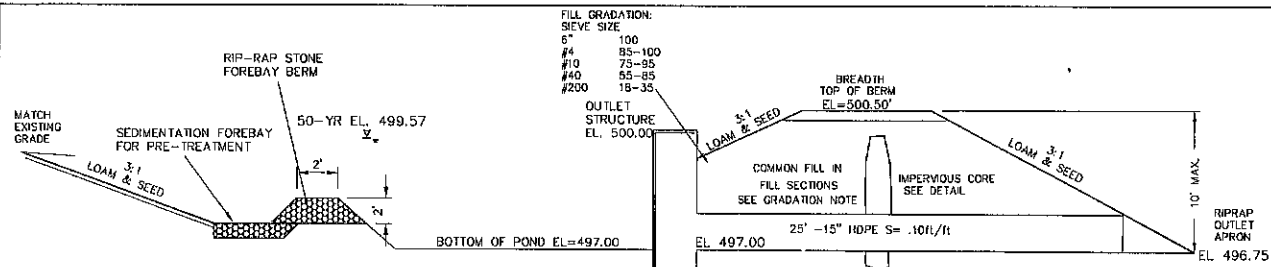
N.H. LAND Consultants
SURVEYING-LAND PLANNING-REAL ESTATE
A Veteran Owned Company

8832 FIRST NH TURNPIKE, NORTHWOOD, NH 03261
PH: 603-442-9220
WEBSITE: NH.LANDCONSULTANTS.COM

PLANNING BOARD
BARRINGTON NH
216-1-10-22-13
6/30/2022
Chairman

PROPOSED COMMON DRIVEWAY PROFILE
TAX MAP 216 LOT 1
OWNED BY
NOBLE HOMES, LLC
P.O. BOX 185, DEERFIELD, NH 03037
BOOK: 4586 PAGE: 272

STRAFFORD CO.
JOB NO: 82.54
DATE: FEBRUARY 9, 2022
PDWPR
SHT. 8 of 9



INFILTRATION DETENTION BASIN DETAIL POND2

SECTION

NOT TO SCALE

DETENTION & INFILTRATION BASIN CONSTRUCTION NOTES

- THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD 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.
- THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES LARGER THAN 6 INCHES AND OTHER OBJECTIONABLE MATERIAL. CRUSHED GRAVEL (3/4") SHALL BE PLACED AROUND PIPES AND CONCRETE STRUCTURES.
- 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.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION.
- 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 STRONG ENOUGH TO SUPPORT THE LOAD.
- 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.
- 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.

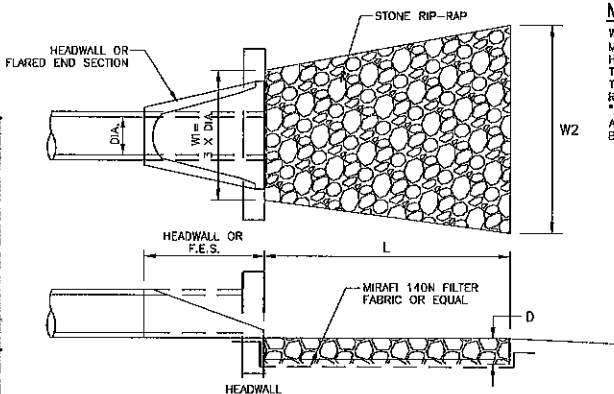
MAINTENANCE

- 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.
- THE EMBANKMENT SHOULD BE INSPECTED TO DETERMINE IF RODENT BURROWS, WET AREAS OR EROSION OF THE FILL IS TAKING PLACE.
- 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.
- 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.
- 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.
- 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 NHDOT STANDARD SPECIFICATIONS.

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



CONSTRUCTION NOTES:

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

MAINTENANCE:

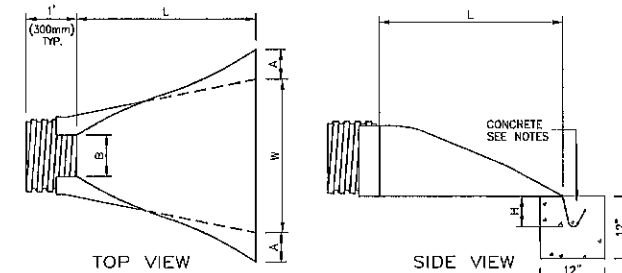
WEIR MAINTENANCE IS IMPORTANT IN ORDER TO PREVENT RILLING, EROSION AND FAILURE. MOWING/TRIMMING SHOULD BE DONE FREQUENTLY TO KEEP THE VEGETATION IN VIGOROUS CONDITION. HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY, WHICH WILL REDUCE EROSION RESISTANCE. THE WEIR SHOULD BE INSPECTED PERIODICALLY AND AFTER 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

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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 TRENCH OR DITCH WILL BE PLACED. 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 COLLAR 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 4 TO 9 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.

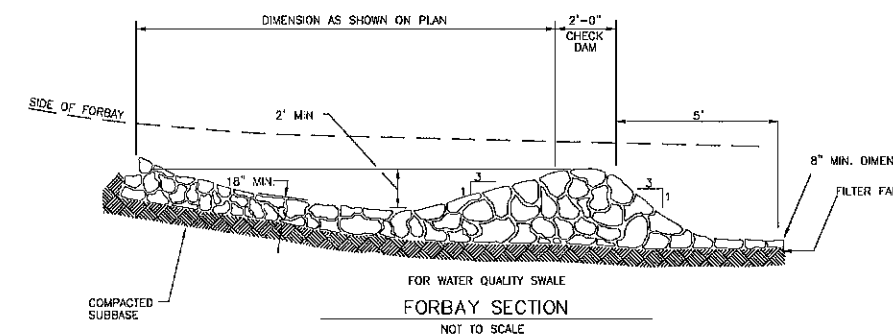
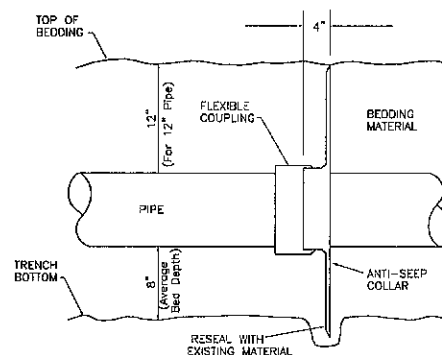


PIPE DIAMETER	PART NO.	DIMENSIONS, INCHES (mm)					
		A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)	
12" (300.375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)	
18" (450)	1810 NP	7.5 (190)	15 (380)	6.5 (165)	32 (812)	35 (890)	
24" (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (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)	

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FLARED END SECTION

HIGH DENSITY POLYETHYLENE (HDPE)



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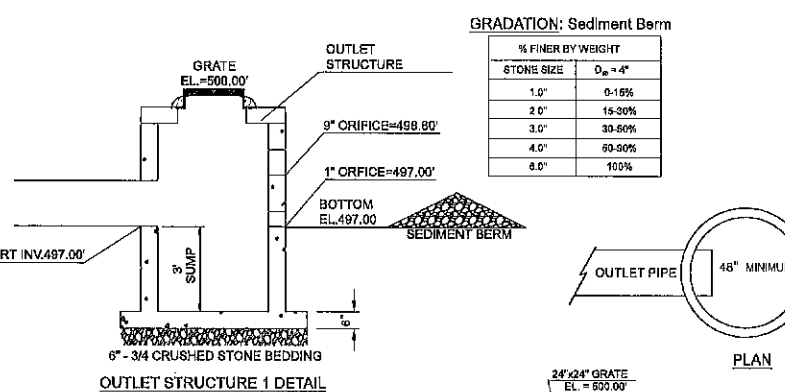
PLANNING BOARD BARRINGTON, NH - APPROVED -

File Number 216-1-GR-22-(3) Sub

Date 6/30/2022

Chairman [Signature]

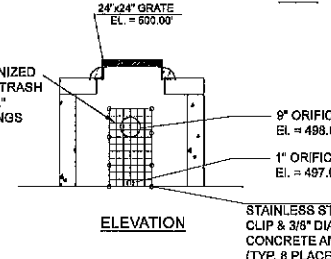
ANTI-SEEP COLLAR BY E.J. PRESCOTT OR APPROVED EQUAL



OUTLET STRUCTURE 1 DETAIL

GRADATION: Sediment Berm

STONE SIZE	% FINER BY WEIGHT
1.0"	0-15%
2.0"	15-30%
3.0"	30-50%
4.0"	50-90%
8.0"	100%



ELEVATION

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

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.

OUTLET STRUCTURE

SECTION

NOTES: IMPERVIOUS CORE AND SOIL

- 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
#40	60 - 80
#100	40 - 60
#200	25 - 45
- THE CONTRACTOR SHALL USE CARE NOT TO OVER EXCAVATE AND DISTURB THE EXISTING SOIL AT THE BERM AND OUTLET PIPE AREAS.
- 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 8" AND COMPACTED TO A MINIMUM 95% OF THE WET WEIGHT AS DETERMINED BY MODIFIED TESTING (ASTM 1557)
- 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 8" AND COMPACTED TO A MINIMUM 95% OF THE WET WEIGHT AS DETERMINED BY MODIFIED TESTING (ASTM 1557)

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RIP-RAP OUTLET PROTECTION APRON

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REVISIONS

NO.	DATE	DESCRIPTION	BY	TDB
1	6/9/2022	FINAL PLANS TO TOWN, RECORDABLE MYLAR		TDB
2	6/23/22	FINAL PLANS TO TOWN		TDB

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 4985 PAGE 272

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

DET-1
SHT. 9 of 9