

LAND SURVEYORS

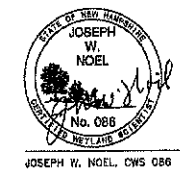
CIVIL ENGINEERS

Conditions Precedent:
a) At the September 05, 2023, Planning Board Meeting, Board approved waivers for:
i) The requirement of showing only the structures and features that are on proposed Lot 56 and the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots in Article 5.3.1(6) of the Subdivision Regulations.
ii) The requirement of showing only the natural features that are on proposed Lot 56 and the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots in Article 5.3.1(6) of the Subdivision Regulations.
iii) The requirement of test pit data to use the NHDES approved (eCA2013102124 dated 10-21-2016) septic design on Lot 56 in lieu of performing new test pits in Article 5.3.2(4) of the Subdivision Regulations.

LINE TABLE
LINE BEARING DISTANCE
L1 N 47°31'52" W 178.82'
L2 N 54°32'15" W 108.28'
L3 N 85°31'18" W 48.68'
L4 N 65°31'18" W 89.12'
L5 N 65°39'56" W 22.63'
L6 N 55°18'41" W 55.91'
L7 N 95°52'11" W 37.97'
L8 N 46°13'00" W 100.14'
L9 N 25°32'12" E 24.17'
L10 N 30°42'58" E 181.14'
L11 N 31°03'18" E 14.68'
L12 N 31°03'18" E 227.12'
L13 N 33°19'57" E 45.61'
L14 N 33°38'49" E 278.57'
L15 S 63°42'25" E 200.00'
L16 N 78°44'31" E 282.00'
L17 N 88°32'81" E 360.00'
L18 S 37°44'28" E 237.55'
L19 S 32°21'58" E 59.77'
L20 S 60°37'34" E 114.39'
L21 S 62°40'49" E 58.67'
L22 S 33°02'57" W 79.51'
L23 S 34°52'25" W 38.29'

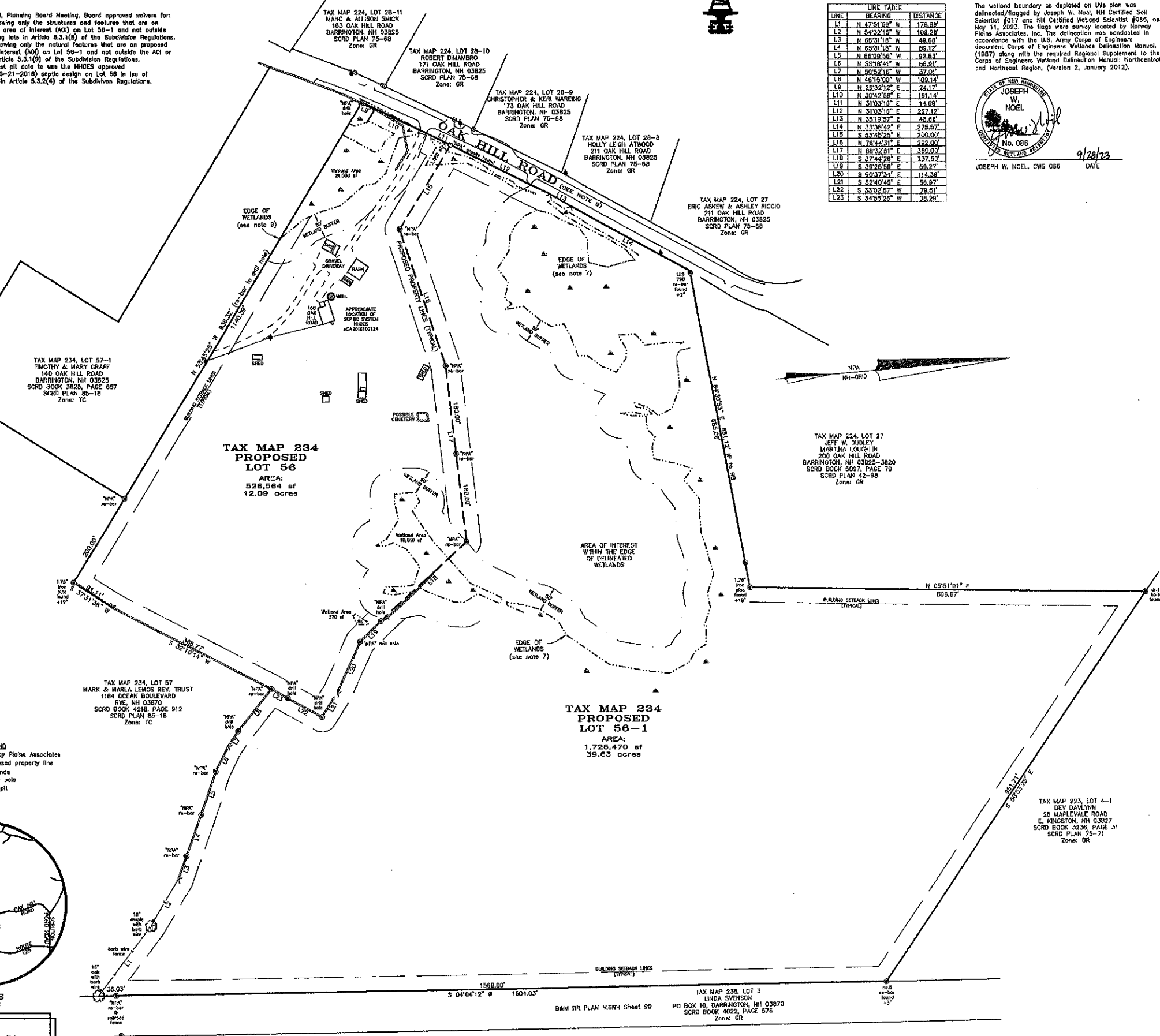
The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on May 11, 2023. The flags were survey located by Norway Plains Associates, Inc. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, (Version 2, January 2012).

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.
JOEL D. RUNNALS, ILS
DATE 09-27-23
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.



9/28/23
JOSEPH W. NOEL, CWS 086 DATE

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF TAX MAP 234, LOT 56 INTO TWO LOTS.
2. BARRINGTON GENERAL RESIDENTIAL DISTRICT WETLANDS PROTECTION DISTRICT OVERLAY DIMENSIONAL STANDARDS.
LOT SIZE= 80,000 SF, FRONTAGE= 200', Fy= 40', Sy= 30', Ry= 30, WETLANDS BUFFER= 60'
3. LOT AREAS:
TAX MAP 234, LOT 56: OLD AREA= 2,283,034 sf / 51.72 acres NEW AREA= 526,564 sf / 12.09 acres (contiguous uplands= 11+ acres)
TAX MAP 234, LOT 56-1: PROPOSED AREA= 1,726,470 sf / 39.63 acres (contiguous uplands= 8+ acres)
4. ORIENTATION: HORIZONTAL DATUM - NAD83 / VERTICAL DATUM - NAVD83.
5. PARCEL IS NOT LOCATED WITHIN (LOW FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301703050 EFFECTIVE ON 09-30-2015.
6. THE PARCELS WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS ON 05-11-23 (SEE CERTIFICATION).
8. THE LAYOUT OF OAK HILL ROAD IS DESCRIBED IN BARRINGTON SELECT BOARD VOLUME 1, PAGE 403, DATED MARCH 08, 1765 WITH A WIDTH OF THREE RODS. THE PAVEMENT WIDTH IS 22 +/-'.
9. 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.
10. 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.
11. THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
12. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 650, 4 SIGNATURE DRIVE, BARRINGTON, NH 03825, (603) 664-5708.

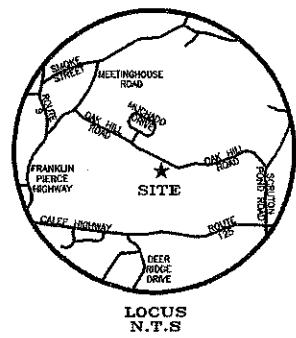


PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 234-56-GR-23-2lots
Date 10/5/2023
Chairman [Signature]

TODD P. DUDLEY / OWNER'S SIGNATURE
TAX MAP 234, LOT 56
OWNER OF RECORD:
TODD P. DUDLEY
168 OAK HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4423, PAGE 305

SUBDIVISION PLAN
OAK HILL ROAD
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
TODD P. DUDLEY
SCALE: 1" = 100' AUGUST 2023
GRAPHIC SCALE
1 INCH = 100 FEET

- LEGEND
NPA Norway Plains Associates
Proposed property line
Wetlands
Utility pole
Test pit



FILE NO. 421
PLAN NO. C-3424-S1
DWG NO. 21050-LDD\5-1

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

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-8948

LAND SURVEYORS

CIVIL ENGINEERS

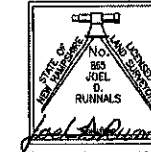


Conditions Precedent:
a) At the September 05, 2023, Planning Board Meeting, Board approved wetlands for:
1) The requirement of showing only the structures and features that are on proposed Lot 56 and the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots in Article 5.3.1(6) of the Subdivision Regulations.
2) The requirement of showing only the natural features that are on proposed Lot 56 and the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots in Article 5.3.1(9) of the Subdivision Regulations.
3) The requirement of test pit data to use the NRCS approved (6042013)02124 dated 10-21-2016) septic design on Lot 56 in lieu of performing new test pits in Article 5.3.2(4) of the Subdivision Regulations.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 13 lines of survey data.

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #098, on May 11, 2023. The flag was survey located by Norway Plains Associates, Inc. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetlands Delineation Manual, Northeast and Northwest Region, (Version 2, January 2012).

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 110.000.



JOSEPH W. NOEL, CIVIL ENGINEER
DATE: 9/28/23

JOEL D. RURNALS, L.L.S. DATE: 08-27-23
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF TAX MAP 234, LOT 56 INTO TWO LOTS.
2. BARRINGTON GENERAL RESIDENTIAL DISTRICT WETLANDS PROTECTION DISTRICT OVERLAY DIMENSIONAL STANDARDS.
LOT SIZE= 60,000 SF, FRONTAGE= 200', FY= 40', SY= 30', WETLANDS BUFFER= 50'
LOT AREAS:
TAX MAP 234, LOT 56: OLD AREA= 2,233,034 sf / 51.72 acres
NEW AREA= 526,364 sf / 12.00 acres
(contiguous uplands= 11+ acres)
TAX MAP 234, LOT 56-1: PROPOSED AREA= 1,726,470 sf / 39.63 acres
(contiguous uplands= 8+ acres)
3. ORIENTATION: HORIZONTAL DATUM = NAD83/2011 / VERTICAL DATUM = NAVD83.
PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700380 EFFECTIVE ON 09-30-2015.
4. THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
5. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, C.E. ON 05-11-23 (SEE CERTIFICATION).
6. THE LAYOUT OF OAK HILL ROAD IS DESCRIBED IN BARRINGTON SELECT BOARD VOLUME 1, PAGE 403, DATED MARCH 08, 1785 WITH A WIDTH OF THREE RODS. THE PAVEMENT WIDTH IS 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 THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NHDOT'S STANDARD FOR ROADS & BRIDGE CONSTRUCTION.
THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 4 SIGNATURE DRIVE, BARRINGTON, NH 03825, (603) 664-5790.

SOIL TYPES ARE PER USDA - NRCS.
GnC - CLAUDESTER VERY STONY FINE SANDY LOAM, 6-15% SLOPES.
HcC - HOLLIS-CHARLTON FINE SANDY LOAM, 8-15% SLOPES.
HdC - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM, 8-15% SLOPES.
LwB - LOCESTER VERY STONY FINE SANDY LOAM, 3-5% SLOPES.
WdB - WINDSOR LOAMY SAND, 3-5% SLOPES.

PLANNING BOARD
BARRINGTON, NH

- APPROVED -

File Number 234-56-GR-23-2lots

Date 10/5/2023

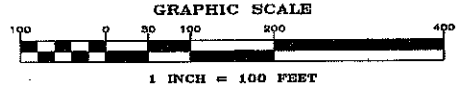
Chairman [Signature]

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

TODD P. DUDLEY / OWNER'S SIGNATURE
TAX MAP 234, LOT 56
OWNER OF RECORD:
TODD P. DUDLEY
169 OAK HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4423, PAGE 305

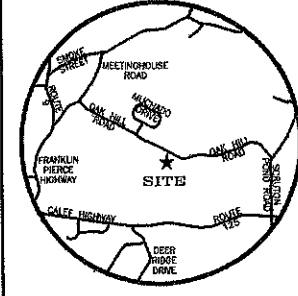
TOPOGRAPHIC SUBDIVISION PLAN
OAK HILL ROAD
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
TODD P. DUDLEY

SCALE: 1" = 100' AUGUST 2023



1 INCH = 100 FEET

- LEGEND
NPA Norway Plains Associates
A&B NRCS soil type
--- Proposed property line
Wetlands
Utility pole
Test pit



FILE NO. 421
PLAN NO. C-3424-S1
DWG NO. 21050-LDD\S-1

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