

LAND SURVEYORS

CIVIL ENGINEERS



Conditions Precedent:  
At the September 05, 2023, Planning Board Meeting, Board approved waivers for:  
Pending

LINE	BEARING	DISTANCE
L1	N 47°51'59" W	178.89'
L2	N 54°32'15" W	109.28'
L3	N 65°31'18" W	49.68'
L4	N 65°31'18" W	89.12'
L5	N 66°09'56" W	92.63'
L6	N 58°18'41" W	56.91'
L7	N 50°52'16" W	37.01'
L8	N 46°13'00" W	109.14'
L9	N 29°32'12" E	24.17'
L10	N 30°42'56" E	161.14'
L11	N 31°03'16" E	14.69'
L12	N 31°03'16" E	227.12'
L13	N 35°19'57" E	48.66'
L14	N 33°38'42" E	275.57'
L15	S 53°45'25" E	200.00'
L16	N 76°44'31" E	292.00'
L17	N 88°32'51" E	360.00'
L18	S 37°44'26" E	237.59'
L19	S 39°26'59" E	59.27'
L20	S 60°37'34" E	114.39'
L21	S 52°40'45" E	56.97'
L22	S 33°02'57" W	79.51'
L23	S 34°55'26" E	38.27'

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 Wetlands Delineation Manual: Northeast and North East Region, (Version 2, January 2012).

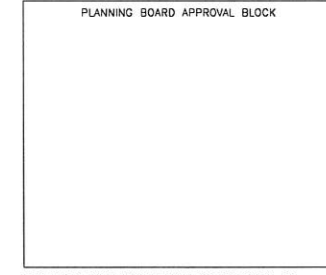
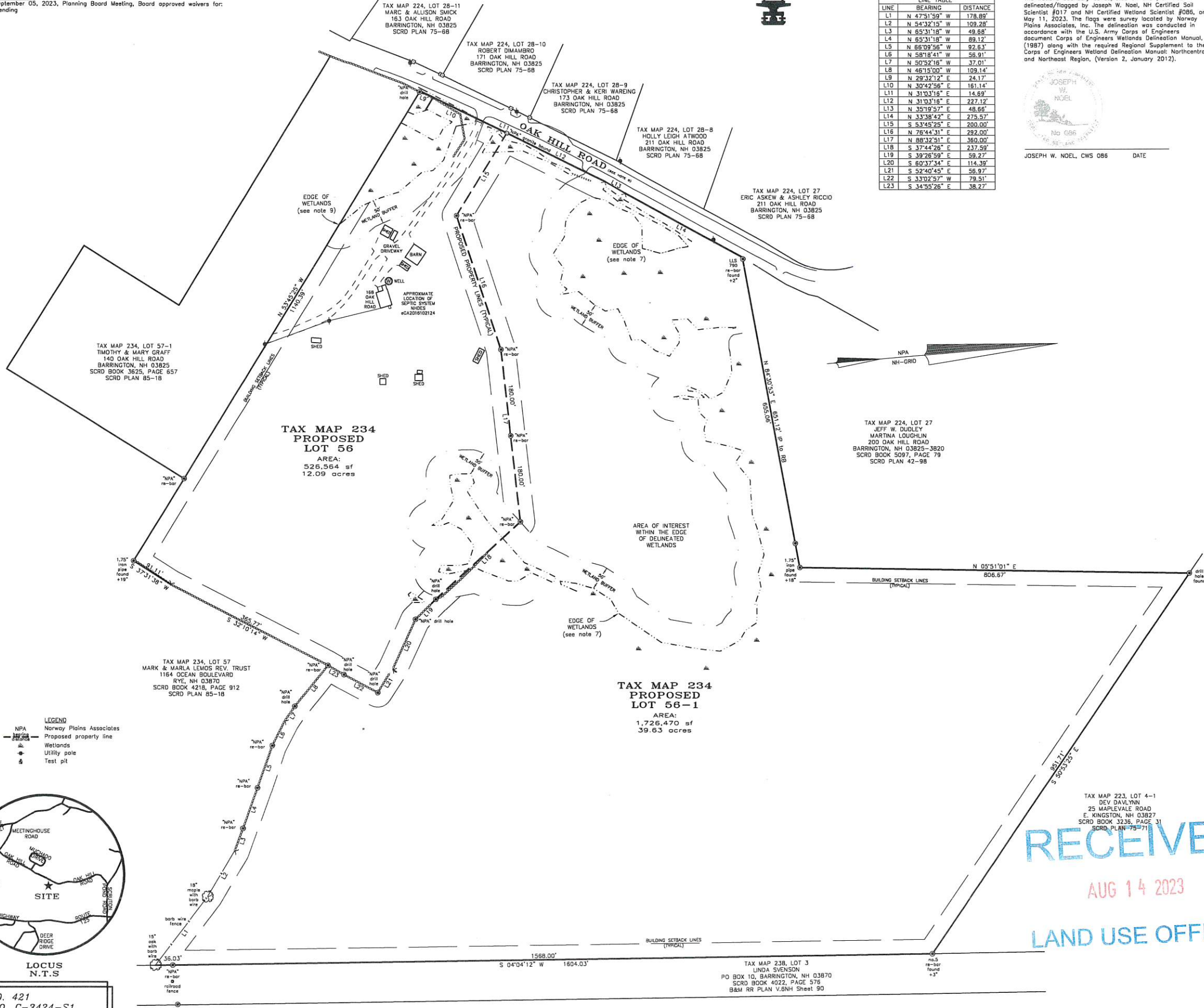
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOSEPH W. NOEL, CWS 086 DATE

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

- GENERAL NOTES:
- THE PURPOSE OF THIS PLAN IS TO PERFORM A SUBDIVISION OF TAX MAP 234, LOT 56 INTO TWO LOTS.
  - BARRINGTON GENERAL RESIDENTIAL DISTRICT WETLANDS PROTECTION DISTRICT OVERLAY DIMENSIONAL STANDARDS.
  - LOT AREAS:  
TAX MAP 234, LOT 56: OLD AREA= 2,253,034 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)
  - ORIENTATION: HORIZONTAL DATUM - NAD83 / VERTICAL DATUM - NAVD83.
  - PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700305 EFFECTIVE ON 09-30-2015.
  - THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
  - WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS ON 05-11-23 (SEE CERTIFICATION).
  - 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 +/-.
  - 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.
  - 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) 664-5798.



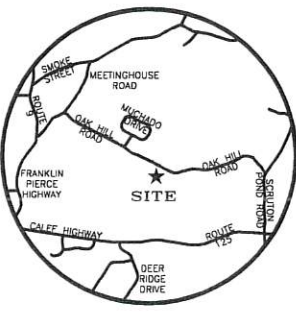
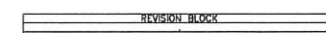
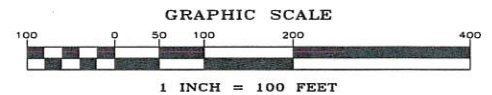
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

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

RECEIVED  
AUG 14 2023  
LAND USE OFFICE

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

SCALE: 1" = 100' AUGUST 2023



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

LAND SURVEYORS

CIVIL ENGINEERS

Conditions Precedent: At the September 05, 2023, Planning Board Meeting, Board approved waivers for: Pending

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L23 with their respective bearings and distances.

The wetland boundary as depicted on this plan was delineated/tagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on May 11, 2023.

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.

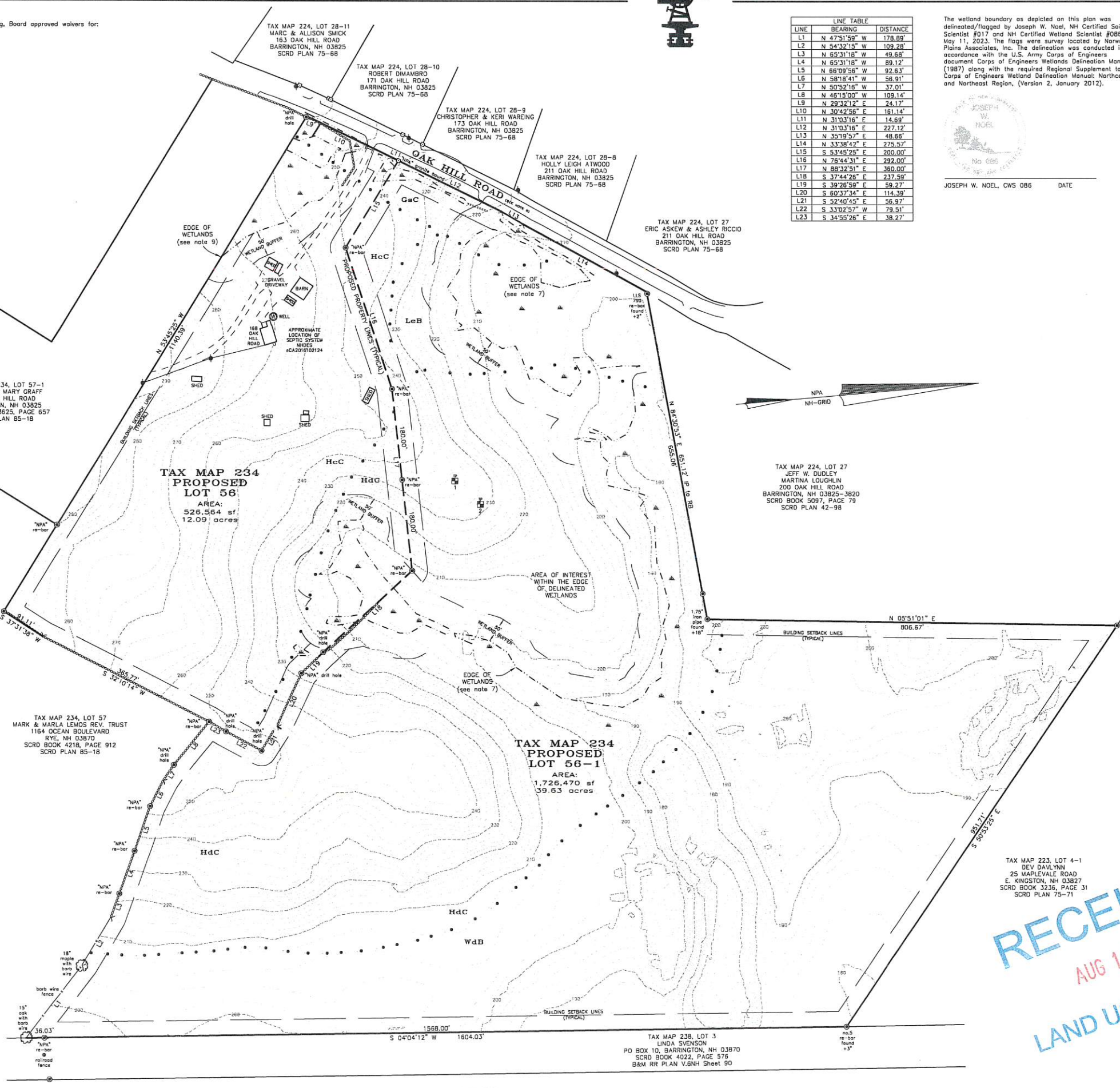


JOSEPH W. NOEL, CWS 086 DATE

2023 JOEL D. RUNNALS, LLS DATE 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. 3. LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30, WETLANDS BUFFER= 50'...

SOIL TYPES ARE PER USDA - NRCS. GcC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8-15% SLOPES. HcC - HOLLIS-CHARLTON FINE SANDY LOAM, 8-15% SLOPES. HcG - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM, 8-15% SLOPES. LeB - LEICESTER VERY STONY FINE SANDY LOAM, 3-8% SLOPES. WdB - WINDSOR LOAMY SAND, 3-8% SLOPES.



TAX MAP 224, LOT 27 JEFF W. DUDLEY MARTINA LOUGHLIN 200 OAK HILL ROAD BARRINGTON, NH 03825-3820 SCR BOOK 5097, PAGE 79 SCR PLAN 42-98

TAX MAP 234, LOT 57-1 TIMOTHY & MARY GRAFF 140 OAK HILL ROAD BARRINGTON, NH 03825 SCR BOOK 3825, PAGE 657 SCR PLAN 85-18

TAX MAP 234 PROPOSED LOT 56: AREA: 526,564 sf / 12.09 acres

TAX MAP 234 PROPOSED LOT 56-1: AREA: 1,726,470 sf / 39.63 acres

RECEIVED AUG 14 2023 LAND USE OFFICE

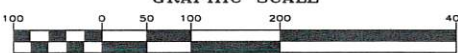
PLANNING BOARD APPROVAL BLOCK

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...

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

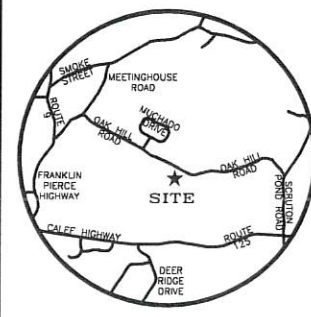
SCALE: 1" = 100' AUGUST 2023 GRAPHIC SCALE



1 INCH = 100 FEET

REVISION BLOCK

- LEGEND: NPA - Norway Plains Associates, Adb - NRCS soil type, - - - - - NRCS soil line, - - - - - Proposed property line, Wetlands, Utility pole, Test pit



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

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

NORWAY PLAINS ASSOCIATES, INC.

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