

**LAND SURVEYORS**

**GENERAL PLAN NOTES:**

- THE PURPOSE OF THIS PLAN IS TO PERFORM A LOT LINE ADJUSTMENT WITH BARRINGTON TAX MAP 269, LOT 7 (aka NOTTINGHAM TAX MAP 6, LOT 15-2) AND LOT 7-1.
- DIMENSIONAL STANDARDS.**  
BARRINGTON GENERAL RESIDENTIAL DISTRICT.  
LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30, WETLANDS= 50'  
NOTTINGHAM COMMERCIAL - INDUSTRIAL DISTRICT.  
LOT SIZE= 2 acres, FRONTAGE= 200', SETBACKS= 50'
- LOT AREAS:**  
TAX MAP 269, LOT 7: NEW AREA= 39.03 +/- acres (PER REFERENCE PLAN)  
80,000+ sf contiguous and free of hydric A soils, open waters, bogs, marshes, rivers, streams, or exposed ledge.  
TAX MAP 269, LOT 7-1: NEW AREA= 80,511 sf / 1.85 acres (MINUS 500 sf HYDRIC A SOILS)  
80,000 sf contiguous and free of hydric A soils, open waters, bogs, marshes, rivers, streams, or exposed ledge.  
NHDES GROUP 3 SOILS= 48,000 sf
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA.**  
S<sub>nb</sub> - SUTTON FINE SANDY LOAM, 0-8 PERCENT SLOPES.  
W<sub>o</sub> - WHITMAN VERY STONY FINE SANDY LOAM
- ORIENTATION: HORIZONTAL DATUM - NHPSC2800 / VERTICAL - NAVD88.**
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0295D EFFECTIVE ON 05-17-2005.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NHDES SUBDIVISION TAX MAP 269, LOT 7-1 NHDES APPROVAL NUMBER e5A2023101903 DATED 10-19-23.
- PER BARRINGTON ROAD RECORDS, HALL ROAD WAS LAYED OUT MAY 07, 1848 WITH A THREE ROD WIDTH. THE EXISTING PAVEMENT WIDTH IS APPROXIMATELY 21' WIDE.
- 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.

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

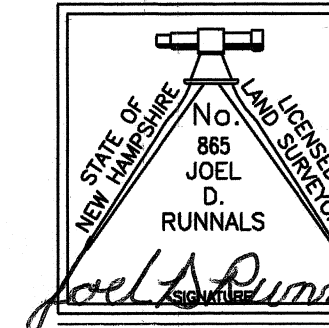
- At the September 05, 2023, Planning Board meeting, board approved waivers for:
  - The requirements of the surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel. Said plan must be attested to and stamped by a Licensed Land Surveyor licensed in the State of New Hampshire. Signature, seal, and license number shall be legible and included on the plan, in Article 5.3.1(5) of the Subdivision Regulations.
  - The requirement of showing only the structures and features that are on proposed Lot 7 and the area of interest (AOI) on Lot 7-1 and not outside the AOI or on the abutting lots in Article 5.3.1(8) of the subdivision Regulations.
  - The requirement of showing only the natural features that are on proposed Lot 7 and the area of interest (AOI) on Lot 7-1 the remaining 80-acre Conservation Easement area or on the abutting lots, in Article 5.3.1(9) of the Subdivision Regulations.
  - The requirement of 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, in Article 5.3.1(10) of the Subdivision Regulations.

**CERTIFICATION NOTE:**

JURISDICTIONAL WETLAND BOUNDARIES IDENTIFIED BY FLAGS X9-X19, Y1A-Y1F, AND Z1-Z10 WERE DELINEATED BY MARC 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: NORTHERN AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - SAV NT 100-900 AND THE ARTICLE 9, § 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 HYDROPHITIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHERN 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. VERY POORLY DRAINED SOILS IDENTIFIED BY FLAGS VPD-1 TO VPD-8 WERE DELINEATED ON JULY 25, 2023 USING THE DRAINAGE CLASS INTERPRETATIONS IN SITE SPECIFIC SOIL SURVEY STANDARDS AND THE NEW ENGLAND INDICATORS.

**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 1:10,000.



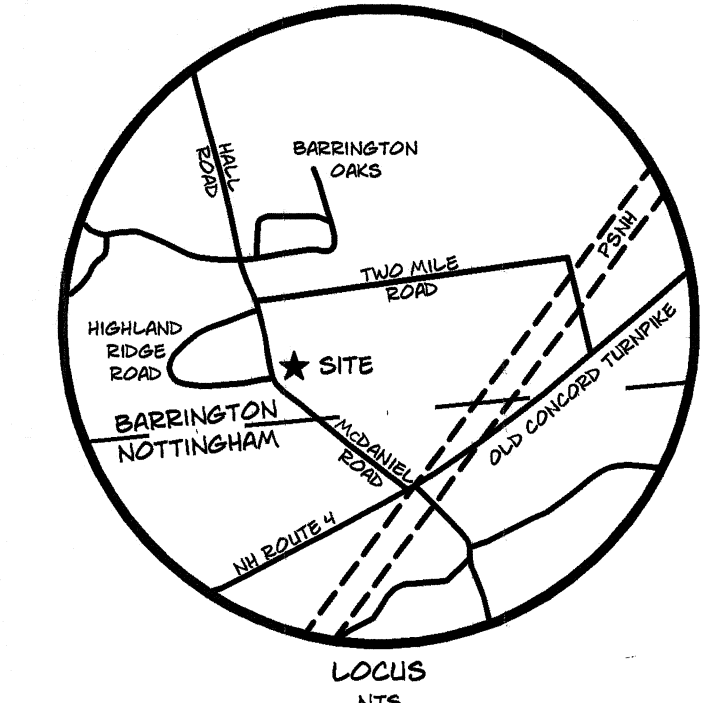
JOEL D. RUNNALS, L.L.S. DATE 10-26-23

Plan# 13029 10/31/2023 03:35:40 PM  
Page 1 of 1  
Register of Deeds, Strafford County  
LCHIP STA213248 25.00

**PLANNING BOARD APPROVAL BLOCK**

PLANNING BOARD  
BARRINGTON, NH  
**-APPROVED-**  
File Number 269-7-1-GR-25-11  
Date 10/31/2023  
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.

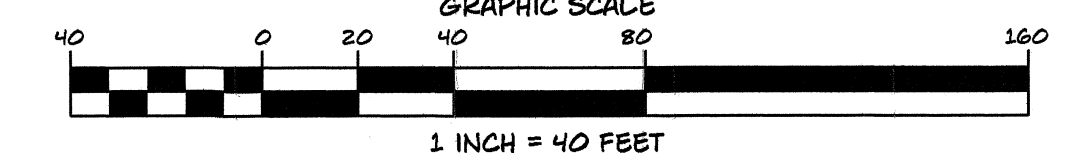


[Signature]  
JAMES W. HALEY / OWNER'S SIGNATURE

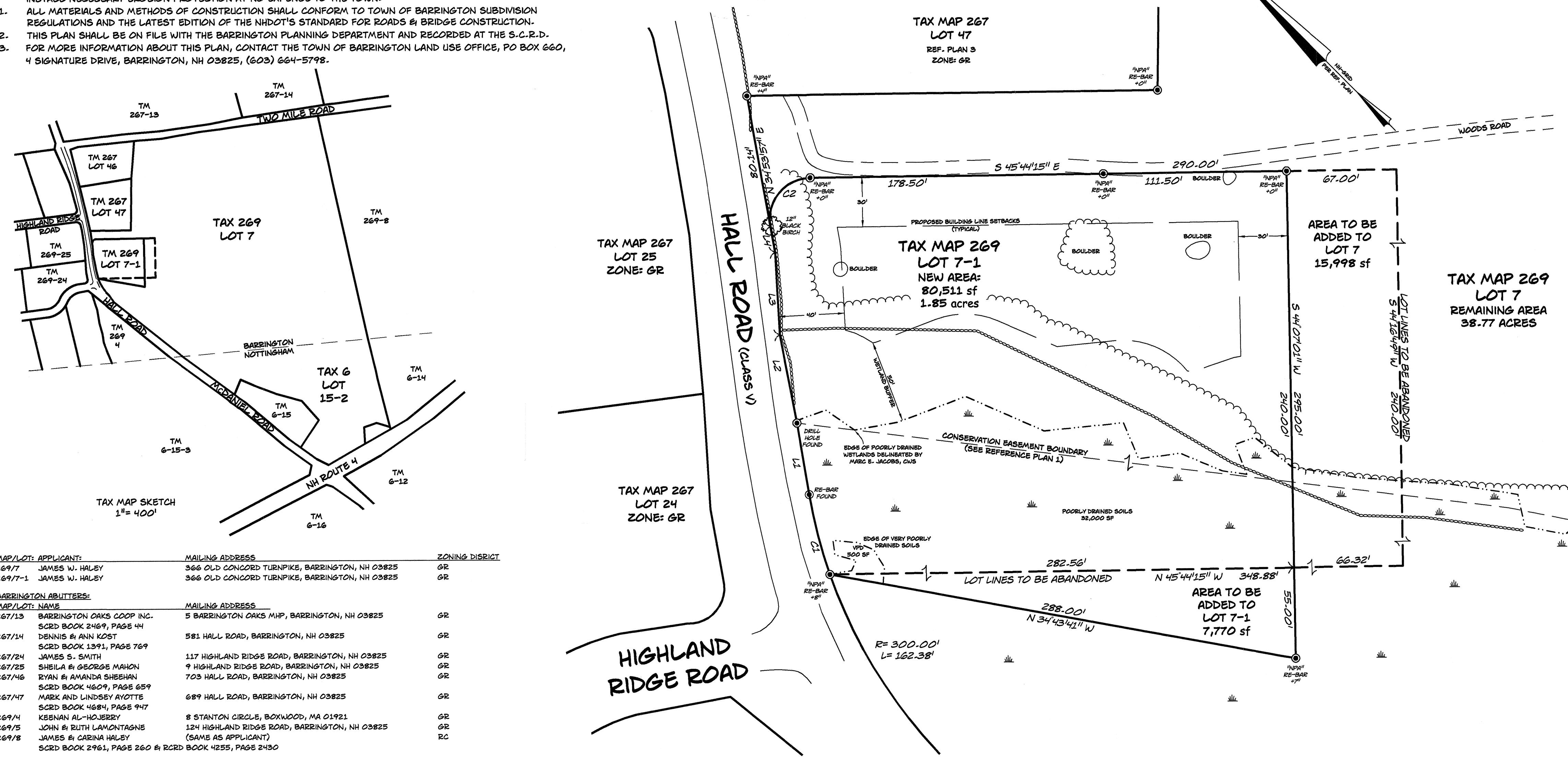
BARRINGTON TAX MAP 269, LOT 7  
NOTTINGHAM TAX MAP 6, LOT 15-2  
OWNER OF RECORD:  
JAMES W. HALEY  
366 OLD CONCORD TURNPIKE  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 4296, PAGE 680

**LOT LINE ADJUSTMENT PLAN**  
HALL ROAD, TWO MILE ROAD,  
MCDANIEL ROAD &  
OLD CONCORD TURNPIKE  
aka NH ROUTE 4  
BARRINGTON & NOTTINGHAM  
STRAFFORD & ROCKINGHAM COUNTIES  
NEW HAMPSHIRE

PREPARED FOR:  
**JAMES W. HALEY**  
SCALE: 1" = 40' AUGUST 2023  
GRAPHIC SCALE



REVISIONS
08-15-23 REVISION PER NHD
10-21-23 ADD NHDES APPROVAL
10-26-23 PER FINAL REVIEW



MAP/LOT: APPLICANT:	MAILING ADDRESS	ZONING DISTRICT
269/7 JAMES W. HALEY	366 OLD CONCORD TURNPIKE, BARRINGTON, NH 03825	GR
269/7-1 JAMES W. HALEY	366 OLD CONCORD TURNPIKE, BARRINGTON, NH 03825	GR

BARRINGTON ABUTTERS:	MAILING ADDRESS	ZONING DISTRICT
267/13 BARRINGTON OAKS COOP INC. SORD BOOK 2469, PAGE 44	5 BARRINGTON OAKS MHP, BARRINGTON, NH 03825	GR
267/14 DENNIS & ANN KOST SORD BOOK 1391, PAGE 769	581 HALL ROAD, BARRINGTON, NH 03825	GR
267/24 JAMES S. SMITH	117 HIGHLAND RIDGE ROAD, BARRINGTON, NH 03825	GR
267/25 SHEILA & GEORGE MAHON	9 HIGHLAND RIDGE ROAD, BARRINGTON, NH 03825	GR
267/46 RYAN & AMANDA SHEEHAN SORD BOOK 4609, PAGE 659	703 HALL ROAD, BARRINGTON, NH 03825	GR
267/47 MARK AND LINDSEY RYOTTE SORD BOOK 4684, PAGE 947	689 HALL ROAD, BARRINGTON, NH 03825	GR
269/4 KEENAN AL-HOJEBEY	8 STANTON CIRCLE, BOXWOOD, MA 01921	GR
269/5 JOHN & RUTH LAMONTAGNE	124 HIGHLAND RIDGE ROAD, BARRINGTON, NH 03825	GR
269/8 JAMES & CARINA HALEY (SAME AS APPLICANT)	(SAME AS APPLICANT)	RC
269/16 ADVENTURE CAMPER RENTALS, LLC	30 MILL POND ROAD, NORTHWOOD, NH 03261	CI

- REFERENCE PLANS:**
- SCRD PLANS 102-58 & 102-59
  - SCRD PLAN 114-73
  - SCRD PLAN 116-39
  - SCRD PLAN 12722

**LEGEND**

- LOT LINE TO BE ABANDONED
- LIMITS OF JURISDICTIONAL WETLANDS
- TREE LINE
- STONEWALL
- WETLAND SYMBOL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°21'40" E	43.95'
L2	N 34°08'46" E	54.36'
L3	N 41°52'29" E	50.00'
L4	N 34°53'57" E	15.86'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	300.00'	162.38'
C2	25.00'	99.2148'

FILE NO. 326  
PLAN NO. C-2860-LLA-1  
DWG NO. 17148\LLA-1

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

**NORWAY PLAINS ASSOCIATES, INC.**

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