# CHESTNUT FOREST SUBDIVISION
# TOLEND ROAD / ROUTE 125
# TAX MAP 220, LOT 57

CIVIL ENGINEERS:

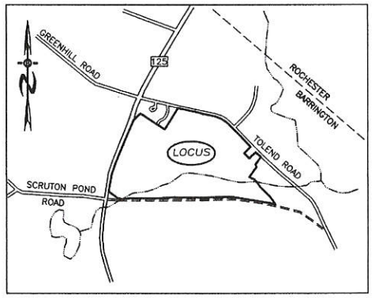

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE,
STRATHAM, NEW HAMPSHIRE
PHN. 603-583-4860, FAX. 603-583-4863


LAND SURVEYORS:


DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857-0163
Voice (603) 659-6560, Data (603) 659-4118


WETLAND / SOIL CONSULTANT:


GOVE ENVIRONMENTAL SERVICES INC.
8 CONTINENTAL DRIVE,
BLDG 2 UNIT H
EXETER, NH 03833
1-603-778-0644


LOCATION MAP
1"=1500'

INDEX


| | |
|---|---|
| TITLE SHEET | – |
| SUBDIVISION PLANS | 1–2 |
| TOPOGRAPHIC PLANS | 3–4 |
| SUBDIVISION SITE PLANS | 5–6 |
| CONSTRUCTION DETAILS | 7 |


DEVELOPER:
JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885

SIGNATURE _____ DATE _____

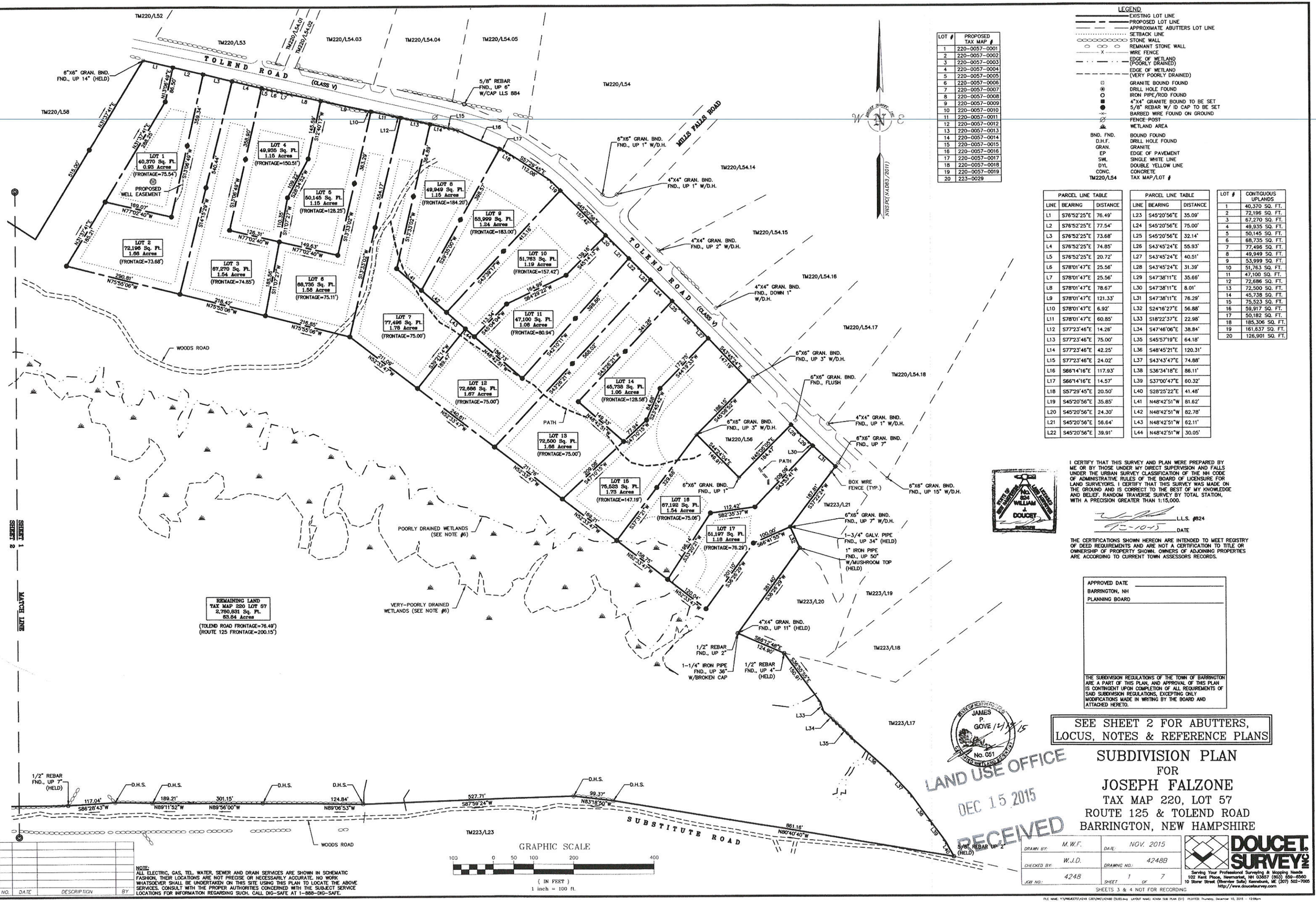
REQUIRED PERMITS

NHDES SUBDIVISION APPROVAL NUMBER: SA 2015

LAND USE OFFICE
DEC 15 2015
RECEIVED

| | REVISIONS: | DATE: |
|---|---|---|
| | PER TOWN REVIEW COMMENTS | 12/8/15 |
| | | |
| | | |
| | | |
| | | |

NH-859 CHESTNUT FOREST
ISSUED NOV., 2015, REVISED DEC. 8, 2015




| LOT # | PROPOSED TAX MAP # |
|---|---|
| 1 | 220-0057-0001 |
| 2 | 220-0057-0002 |
| 3 | 220-0057-0003 |
| 4 | 220-0057-0004 |
| 5 | 220-0057-0005 |
| 6 | 220-0057-0006 |
| 7 | 220-0057-0007 |
| 8 | 220-0057-0008 |
| 9 | 220-0057-0009 |
| 10 | 220-0057-0010 |
| 11 | 220-0057-0011 |
| 12 | 220-0057-0012 |
| 13 | 220-0057-0013 |
| 14 | 220-0057-0014 |
| 15 | 220-0057-0015 |
| 16 | 220-0057-0016 |
| 17 | 220-0057-0017 |
| 18 | 220-0057-0018 |
| 19 | 220-0057-0019 |
| 20 | 223-0029 |

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- APPROXIMATE ABUTTERS LOT LINE
- SETBACK LINE
- STONE WALL
- REMNANT STONE WALL
- WIRE FENCE
- EDGE OF WETLAND (POORLY DRAINED)
- EDGE OF WETLAND (VERY POORLY DRAINED)
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIPE/ROD FOUND
- 4"X4" GRANITE BOUND TO BE SET
- 5/8" REBAR W/ ID CAP TO BE SET
- BARBED WIRE FOUND ON GROUND
- FENCE POST
- WETLAND AREA

BND. FND. BOUND FOUND
D.H.F. DRILL HOLE FOUND
GRAN. GRANITE
EP EDGE OF PAVEMENT
SWL SINGLE WHITE LINE
DYL DOUBLE YELLOW LINE
CONC. CONCRETE
TM220/L54 TAX MAP/LOT #

NHSPC (NAD83/2011)

| PARCEL LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S76°52'25"E | 76.49' |
| L2 | S76°52'25"E | 77.54' |
| L3 | S76°52'25"E | 73.68' |
| L4 | S76°52'25"E | 74.85' |
| L5 | S76°52'25"E | 20.72' |
| L6 | S78°01'47"E | 25.56' |
| L7 | S78°01'47"E | 25.56' |
| L8 | S78°01'47"E | 78.67' |
| L9 | S78°01'47"E | 121.33' |
| L10 | S78°01'47"E | 6.92' |
| L11 | S78°01'47"E | 60.85' |
| L12 | S77°23'46"E | 14.26' |
| L13 | S77°23'46"E | 75.00' |
| L14 | S77°23'46"E | 42.25' |
| L15 | S77°23'46"E | 24.02' |
| L16 | S86°14'16"E | 117.93' |
| L17 | S66°14'16"E | 14.57' |
| L18 | S57°29'45"E | 20.50' |
| L19 | S45°20'56"E | 35.85' |
| L20 | S45°20'56"E | 24.30' |
| L21 | S45°20'56"E | 56.64' |
| L22 | S45°20'56"E | 39.91' |

| PARCEL LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L23 | S45°20'56"E | 35.09' |
| L24 | S45°20'56"E | 75.00' |
| L25 | S45°20'56"E | 32.14' |
| L26 | S43°45'24"E | 55.93' |
| L27 | S43°45'24"E | 40.51' |
| L28 | S43°45'24"E | 31.39' |
| L29 | S47°38'11"E | 35.66' |
| L30 | S47°38'11"E | 8.01' |
| L31 | S47°38'11"E | 76.29' |
| L32 | S24°16'27"E | 56.88' |
| L33 | S18°22'37"E | 22.98' |
| L34 | S47°46'06"E | 38.84' |
| L35 | S45°57'19"E | 64.18' |
| L36 | S48°45'21"E | 120.31' |
| L37 | S43°43'47"E | 74.88' |
| L38 | S36°34'18"E | 86.11' |
| L39 | S37°00'47"E | 60.32' |
| L40 | S28°25'22"E | 41.48' |
| L41 | N48°42'51"W | 81.62' |
| L42 | N48°42'51"W | 82.78' |
| L43 | N48°42'51"W | 62.11' |
| L44 | N48°42'51"W | 30.05' |

| LOT # | CONTIGUOUS UPLANDS |
|---|---|
| 1 | 40,370 SQ. FT. |
| 2 | 72,196 SQ. FT. |
| 3 | 67,270 SQ. FT. |
| 4 | 49,935 SQ. FT. |
| 5 | 50,145 SQ. FT. |
| 6 | 68,735 SQ. FT. |
| 7 | 77,496 SQ. FT. |
| 8 | 49,949 SQ. FT. |
| 9 | 53,999 SQ. FT. |
| 10 | 51,763 SQ. FT. |
| 11 | 47,100 SQ. FT. |
| 12 | 72,686 SQ. FT. |
| 13 | 72,500 SQ. FT. |
| 14 | 45,738 SQ. FT. |
| 15 | 75,523 SQ. FT. |
| 16 | 59,917 SQ. FT. |
| 17 | 50,182 SQ. FT. |
| 18 | 185,306 SQ. FT. |
| 19 | 161,637 SQ. FT. |
| 20 | 126,901 SQ. FT. |

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 824 WILLIAM J. DOUCET

L.L.S. #824

12-10-15 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

APPROVED DATE
BARRINGTON, NH
PLANNING BOARD

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

STATE OF NEW HAMPSHIRE JAMES P. GOVE No. 051 LICENSED LAND SURVEYOR 12/15/15

LAND USE OFFICE
DEC 15 2015
RECEIVED

SEE SHEET 2 FOR ABUTTERS, LOCUS, NOTES & REFERENCE PLANS

# SUBDIVISION PLAN
FOR
## JOSEPH FALZONE
TAX MAP 220, LOT 57
ROUTE 125 & TOLEND ROAD
BARRINGTON, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

NOTE:
ALL ELECTRIC, GAS, TEL., WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

| | | | |
|---|---|---|---|
| DRAWN BY: | M.W.F. | DATE: | NOV. 2015 |
| CHECKED BY: | W.J.D. | DRAWING NO: | 4248B |
| JOB NO: | 4248 | SHEET | 1 OF 7 |

SHEETS 3 & 4 NOT FOR RECORDING

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

FILE NAME: T:\PROJECTS\4248 CSD\DWG\42488 (SUB).dwg LAYOUT NAME: 4248A SUB PLAN (1) PLOTTED: Thursday, December 10, 2015 - 12:06pm

REFERENCE PLANS:

1. "BOUNDARY PLAN OF LAND IN BARRINGTON, NH BELONGING TO M.D. & G.D. HELFGOTT", BY GILE & SINGER, DATED 9/20/73, S.C.R.D. PLANS 33, 33A-33D, POCKET 9, FOLDER 1.
2. "PLAN OF LOTS FOR RICHARD E. ROSSITER", BY FRANK M. EMERY, DATED JULY 5, 1972, S.C.R.D. PLAN 25, POCKET 9, FOLDER 2.
3. "REVISED BOUNDARY PLAN; LOT 1 & LOT 6 PAUL R. CHAPMAN", BY FREDERICK E. DREW ASSOCIATES, DATED APRIL 1967, S.C.R.D. PLAN DRAWER 28A, NUMBER 114, SHEET 1.
4. "PROPERTY LINE SURVEY FOR CLARENCE S. BUTLER", BY SINGER & GILE, DATED SEPT. 11, 1970, S.C.R.D. POCKET 2, FOLDER 17, NUMBER 49, SHEET 1.
5. "SUBDIVISION PLAN RONALD STALEY", BY ORVIS/DREW, LLC., DATED FEB. 1998, S.C.R.D. PLAN 53-16.
6. "SUBDIVISION "THE FALLS" ON THE ISINGLASS RIVER", BY TRITECH ENGINEERING CORP., DATED OCT. 15. 2002, S.C.R.D. PLAN 72-59.
7. "SUBDIVISION "THE FALLS" ON THE ISINGLASS RIVER", BY TRITECH ENGINEERING CORP., DATED OCT. 15. 2002, S.C.R.D. PLAN 73-43.
8. "BOUNDARY ADJUSTMENT PLAT PREPARED FOR RONALD W. STALEY ESTATE & RONALD E. & L. KATHRYN STALEY", BY ORVIS/DREW, LLC., DATED DECEMBER 2, 2004, S.C.R.D. PLAN 77-94.
9. "PLAN OF LAND OF LAURENCE CARAWAY", BY T.W. CHESLEY ENGINEERING, CO., DATED AUG. 1961, S.C.R.D. BOOK 766, PAGE 117.
10. "STATE OF NH DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED UPGRADING PROJECT (CONTRACT BETTERMENT) B-2172, NH. PROJECT NO. S-2095, CALEF RD. (NH 125)", DATED 1974, ON FILE AT THE STATE OF NH DEPARTMENT OF TRANSPORTATION.
11. "STATE OF NH DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FEDERAL AID PROJECT OF PROPOSED NH ROUTE 125/GREENHILL ROAD/TOLEND ROAD INTERSECTION & NH ROUTE 43/OLD CANDIA ROAD/OLD MANCHESTER ROAD, FEDERAL PROJECT X-A001(181) & X-A001(284) NH PROJECT NO. S 16201 & 16413", BY MCFARLAND JOHNSON, DATED 2012, ON FILE AT THE NH DEPARTMENT OF TRANSPORTATION.

ABUTTERS

TAX MAP 220 LOT 1
EMMERLING THOMAS – TRUSTEE
TRS FAMILY REV TRUST
146 CALEF HWY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3365 PAGE 718

TAX MAP 220 LOT 2
PETER N. DUTTON
PO BOX 69
BARRINGTON, NH 03825
S.C.R.D. BOOK 2576 PAGE 633

TAX MAP 220 LOT 3
DARYL LANDRY
23 GREENHILL ROAD
BARRINGTON, NH 03825-4405

TAX MAP 220 LOT 52
MICHAEL J. & JULIET A. SOUKUP
21 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4237 PAGE 893

TAX MAP 220 LOT 53
JOHN D. MARSHALL
45 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4295 PAGE 1

TAX MAP 220 LOT 54
BADEN & DENISE FITZSIMMONS
71 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3040 PAGE 354

TAX MAP 220 LOT 54.01
MILLS FALLS REALTY LLC
240 LONGHILL ROAD,
DOVER, NH 03820

TAX MAP 220 LOT 54.02
MICHAEL & JULIEANNE ESTES
49 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3149 PAGE 211

TAX MAP MAP 220 LOT 54.03
ARTEMIO JR. MENDOZA REV. TRUST
& SONITA MENDOZA REV. TRUST
55 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4276 PAGE 816

TAX MAP 220 LOT 54.04
DAVID & DENISE HENDERSON
59 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3147 PAGE 679

TAX MAP 220 LOT 54.05
CHRISTOPHER BUSTAMANTE
C/O GARCIA MARGRET
69 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3909 PAGE 468

TAX MAP 220 LOT 54.14
VALERIE J. MORGAN
4 MILLS FALLS ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3991 PAGE 74

TAX MAP 220 LOT 54.15
TORY T. BIANCHI
8 PACIFIC DRIVE
DOVER, NH 03820
S.C.R.D. BOOK 4300 PAGE 179

TAX MAP 220 LOT 54.16
ROBERT & ALLISON RUSSELL
99 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D BOOK 3134 PAGE 952

TAX MAP 220 LOT 54.17
RANDAL & PAMELA HELLER
C/O TRS FAMILY REV. TR
113 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3948 BOOK 813

TAX MAP 220 LOT 54.18
MATTHEW M. BACZEWSKI
C/O H. NATASHA
115 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4133 PAGE 383

TAX MAP 220 LOT 56
BJORN & MARGARET OLSEN
110 TOLEND RD
BARRINGTON, NH 03825-3708
S.C.R.D. BOOK 803 PAGE 201
S.C.R.D. BOOK 891 PAGE 460
(COMBINATION OF LOTS)

TAX MAP 220 LOT 58
GREENHILL MHP LLLC
66 CATE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2118 PAGE 602

TAX MAP 220 LOT 60
WAYNE & JENNIFER BRULOTTE
66 CATE ROAD
BARRINGTON, NH 03825

TAX MAP 223 LOT 12
LRT PROPERTY MGMT LLC
BOX 703
BARRINGTON, NH 03825
S.C.R.D. BOOK 3780 PAGE 999

TAX MAP 223 LOT 13
LRT PROPERTY MANAGEMENT, LLC
PO BOX 703
BARRINGTON, NH 03825
S.C.R.D. BOOK 2527 PAGE 22

TAX MAP 223 LOT 17
RONALD & L KATHRYN STALEY
144 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2014, PAGE 545

TAX MAP 223 LOT 18
PHILIP & KENDRA D'EON
138 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3488 PAGE 82

TAX MAP 223, LOT 19
BENJAMIN & ALICIA ZINK
130 TOLEND ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 3985, PAGE 513

TAX MAP 223 LOT 20
BARRY HODGDON
126 TOLEND ROAD
BARRINGTON, NH 03825-3708
S.C.R.D. BOOK 1914 PAGE 231

TAX MAP 223 LOT 21
DELMORE WHEELER
120 TOLEND ROAD
BARRINGTON, NH 03825
BOOK 999 PAGE 329

TAX MAP 223 LOT 22
TOWN OF BARRINGTON
BOX 660 333 CALEF HWY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3928 PAGE 1

TAX MAP 223 LOT 23
JAMES E. CONNICK
324 DAN QUARRY ROAD
LYNN, MA 01904
S.C.R.D. BOOK 3816 PAGE 228

TAX MAP 223 LOT 26
RINA MYHRE & PAUL C. HELFGOTT &
CAROL HELFGOTT-LEDOUX (1/3 EA)
4364 ADMIRABLE DR
RANCHO PALOS VERDES, CA 90275
S.C.R.D. BOOK 4082 LOT 843

LEGEND

| Symbol | Description |
|---|---|
| ——— | EXISTING LOT LINE |
| —— — —— | PROPOSED LOT LINE |
| — — — | APPROXIMATE ABUTTERS LOT LINE |
| ········ | SETBACK LINE |
| ○○○○○○ | STONE WALL |
| ○ ○○ ○ | REMNANT STONE WALL |
| —— X —— | WIRE FENCE |
| — · · — · · — | EDGE OF WETLAND (POORLY DRAINED) |
| — — — — — | EDGE OF WETLAND (VERY POORLY DRAINED) |
| ⊡ | GRANITE BOUND FOUND |
| ⊙ | DRILL HOLE FOUND |
| ○ | IRON PIPE/ROD FOUND |
| ■ | 4"X4" GRANITE BOUND TO BE SET |
| ● | 5/8" REBAR W/ ID CAP TO BE SET |
| -x- | BARBED WIRE FOUND ON GROUND |
| Ø | FENCE POST |
| ⫫ | WETLAND AREA |
| BND. FND. | BOUND FOUND |
| D.H.F. | DRILL HOLE FOUND |
| GRAN. | GRANITE |
| EP | EDGE OF PAVEMENT |
| SWL | SINGLE WHITE LINE |
| DYL | DOUBLE YELLOW LINE |
| CONC. | CONCRETE |
| TM220/L54 | TAX MAP/LOT # |

APPROVED DATE ____________
BARRINGTON, NH
PLANNING BOARD

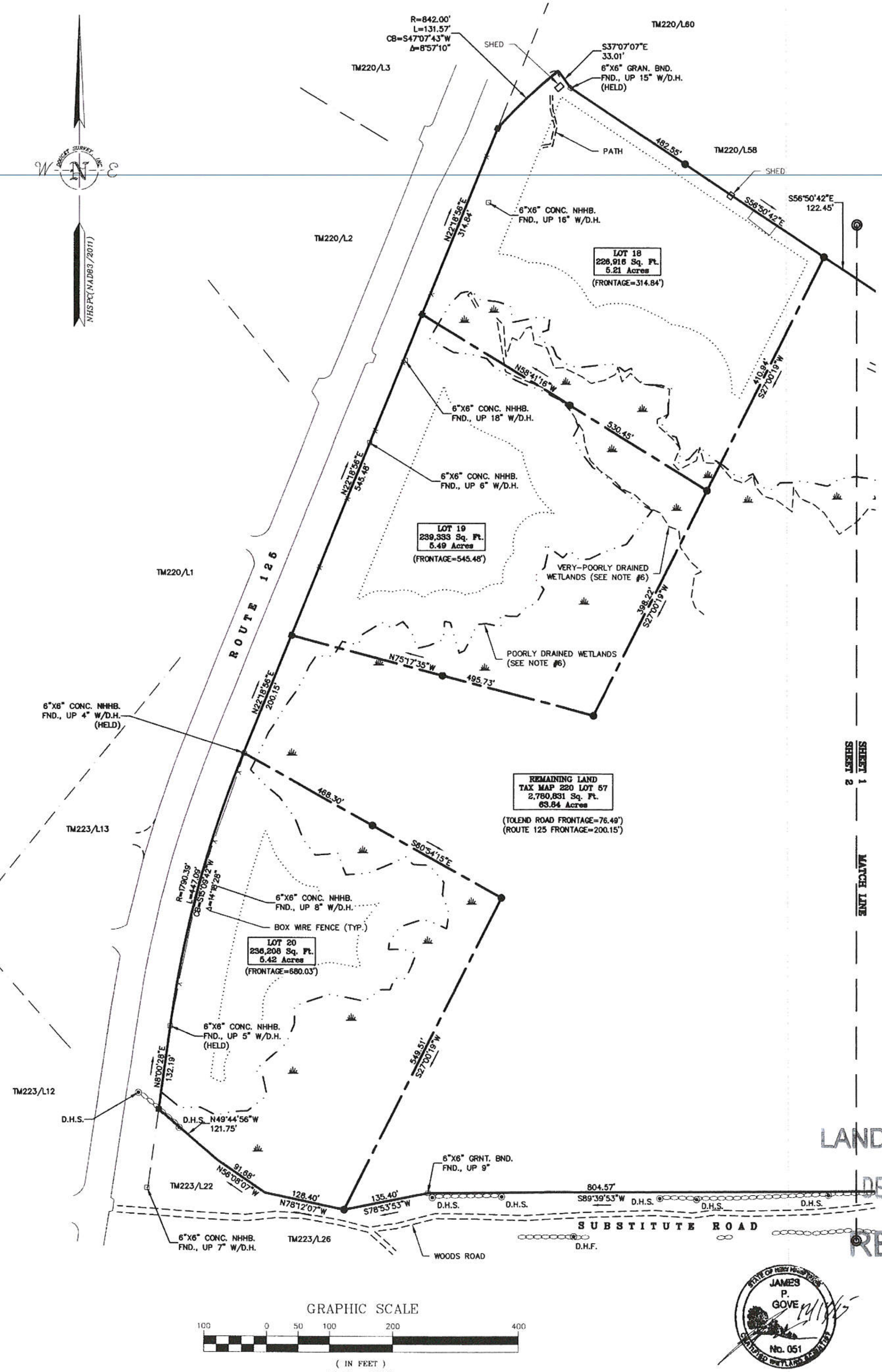
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

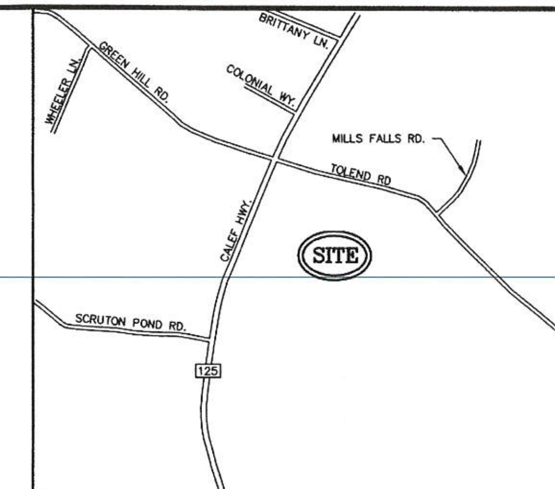
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

[signature] L.L.S. #824
12-10-15 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 824 WILLIAM J. DOUCET




Location Map (n.t.s.)

NOTES:

1. REFERENCE: TAX MAP 220, LOT 57
2. TOTAL PARCEL AREA: 4,497,078.46 Sq. FT. OR 103.24 ACRES
3. OWNER OF RECORD: RINA MYHRE, PAUL C. HELFGOTT & CAROL HELFGOTT-LEDOUX
   4364 ADMIRABLE DRIVE
   RANCHO PALOS VERDES, CA 90275
   S.C.R.D. BOOK 4083, PAGE 223
4. ZONE: REGIONAL COMMERCIAL

   DIMENSIONAL REQUIREMENTS (CONVENTIONAL):

   | | |
   |---|---|
   | MIN. LOT AREA | 40,000 sq.ft. |
   | MIN. FRONTAGE | 200 ft. (GREENBELT BUFFER REQUIRED) |
   | MIN. FRONT SETBACK | 75 ft. |
   | MIN. SIDE/REAR SETBACK | 30 ft. |
   | MAX. BUILDING SITE | 40 FT. |

   DIMENSIONAL REQUIREMENTS (CONSERVATION):

   | | |
   |---|---|
   | MIN. LOT AREA | 20,000 sq.ft. |
   | MIN. FRONTAGE | 75 ft. (@ FRONT SETBACK) |
   | MIN. FRONT SETBACK | 25 ft. |
   | MIN. SIDE/REAR SETBACK | 20 ft. |
   | MIN. PERIMETER BUFFER | 100 ft. |
   | MAX. BUILDING HEIGHT | 35 ft. |

   LEACH FIELD SETBACKS: 50 ft. (POORLY DRAINED SOILS)
   75 ft. (VERY POORLY DRAINED SOILS)

   WETLAND SETBACKS: 50 ft. (100 ft. FROM PRIME WETLANDS)

   -STRATIFIED DRIFT OVERLAY DISTRICT

   ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF BARRINGTON ZONING ORDINANCE DATED MARCH 10, 2015 AS AVAILABLE ON THE TOWN'S WEBSITE ON AUGUST 10, 2015. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
5. FIELD SURVEY PERFORMED BY N.M.J., L.P.S., E.J.S. & W.D.C. DURING 07/15 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R8 SURVEY GRADE GPS UNIT WITH A TRIMBLE DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING JULY 2015 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
7. FLOOD HAZARD ZONE:"X", PER FIRM MAP #33017C0305D, DATED 5/17/05.
8. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNETGPS VRS NETWORK.
10. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID12A) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GNSS VRS NETWORK.
11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
12. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF (THE ROAD(S)) AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF BARRINGTON TOWN HALL, THE STRAFFORD COUNTY REGISTRY OF DEEDS AND THE STATE OF NH DEPARTMENT OF TRANSPORTATION.
13. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
14. EFFECTIVE OCTOBER 27, 2015 THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM TABLE 1-TABLE OF USES WHICH RESTRICTS CONSERVATION CLUSTER SUBDIVISION IN REGIONAL COMMERCIAL DISTRICT AND ALSO A VARIANCE FROM REQUIREMENT OF 6.2.5 (5) OF THE ZONING ORDINANCE WHICH REQUIRES ALL CLUSTER GROUPS OBTAIN A DRIVEWAY ACCESS FROM AN INTERIOR STREET. REFERENCE CASE #220-57-RC-15-ZBA.
15. NHDES STATE SUBDIVISION APPROVAL PENDING.


LAND USE OFFICE
DEC 15 2015
RECEIVED


# SUBDIVISION PLAN
FOR
# JOSEPH FALZONE
## TAX MAP 220, LOT 57
## ROUTE 125 & TOLEND ROAD
## BARRINGTON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE JAMES P. GOVE No. 051 CERTIFIED WETLAND SCIENTIST

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

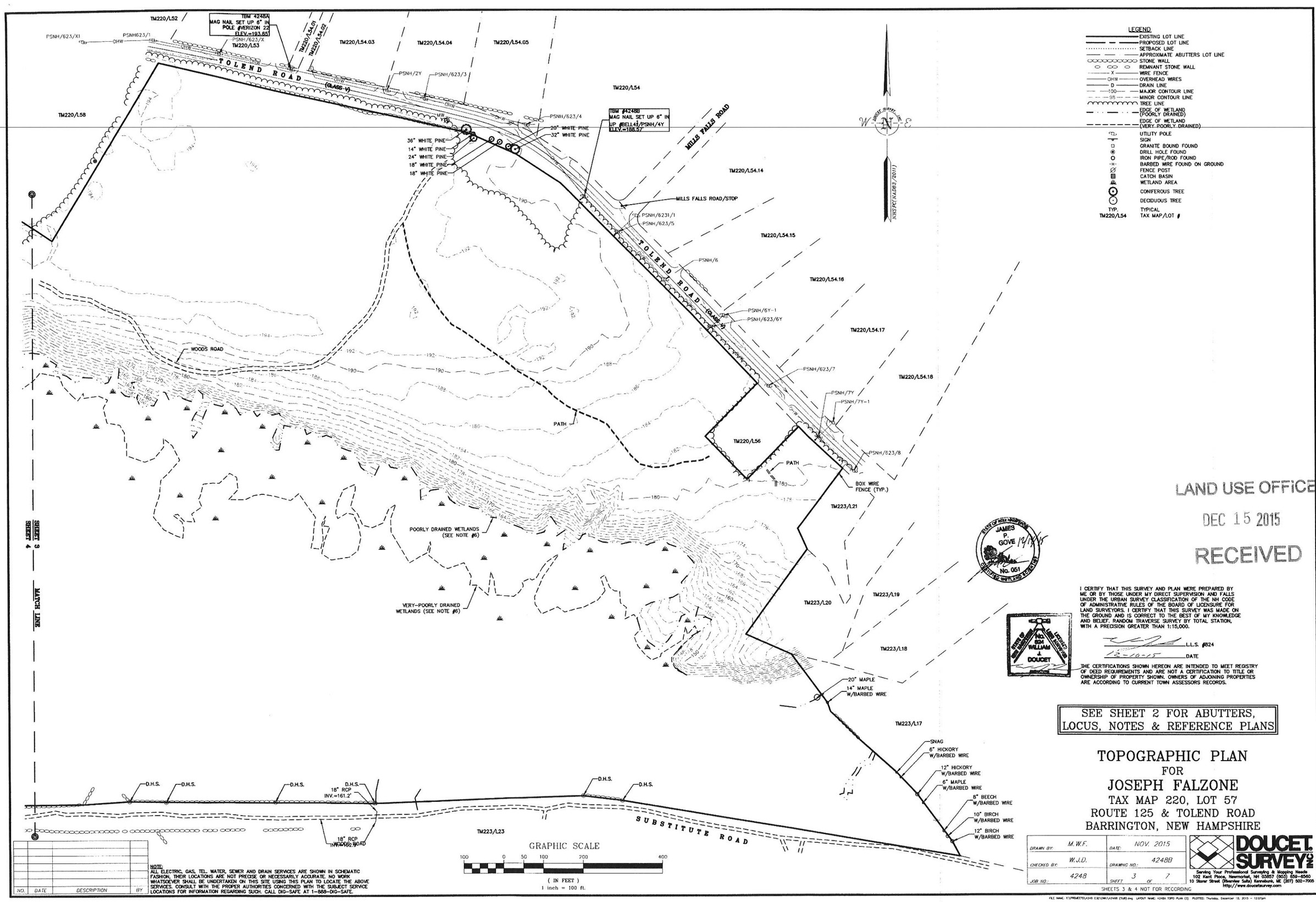
NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

| | | | |
|---|---|---|---|
| DRAWN BY: | M.W.F. | DATE: | NOV. 2015 |
| CHECKED BY: | W.J.D. | DRAWING NO.: | 4248B |
| JOB NO.: | 4248 | SHEET | 2 OF 7 |

SHEETS 3 & 4 NOT FOR RECORDING

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

FILE NAME: Y:\PROJECTS\4248 C3D\DWG\4248B (SUB).dwg LAYOUT NAME: 4248A SUB PLAN (S2) PLOTTED: Thursday, December 10, 2015 - 12:07pm




LAND USE OFFICE

DEC 15 2015

RECEIVED

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #824

12-10-15 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

SEE SHEET 2 FOR ABUTTERS, LOCUS, NOTES & REFERENCE PLANS

# TOPOGRAPHIC PLAN
FOR
## JOSEPH FALZONE
TAX MAP 220, LOT 57
ROUTE 125 & TOLEND ROAD
BARRINGTON, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

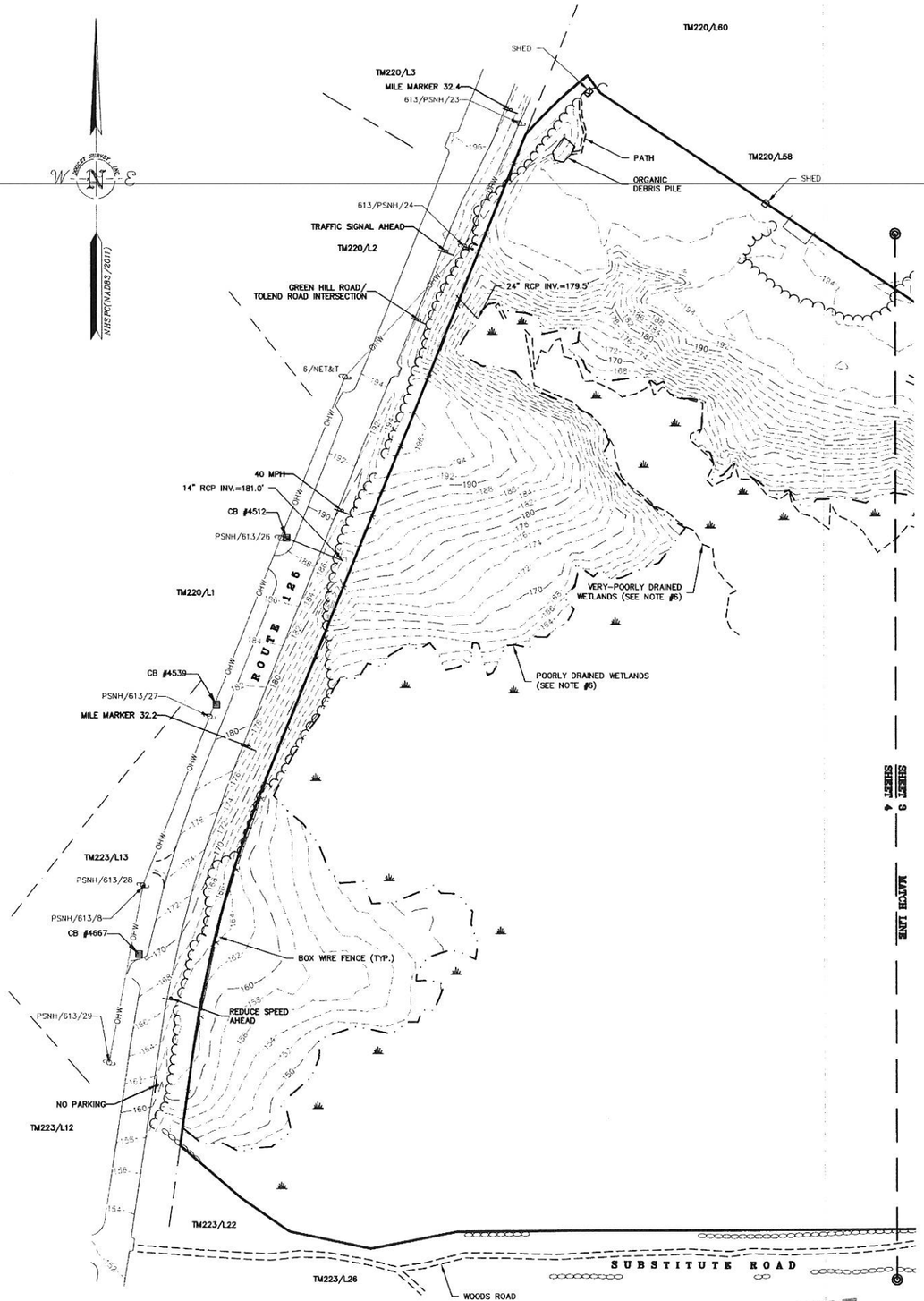
GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

| | | | |
|---|---|---|---|
| DRAWN BY: | M.W.F. | DATE: | NOV. 2015 |
| CHECKED BY: | W.J.D. | DRAWING NO.: | 4248B |
| JOB NO.: | 4248 | SHEET | 3 OF 7 |

SHEETS 3 & 4 NOT FOR RECORDING

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

FILE NAME: X:\PROJECTS\4248 G3\DWG\4248B (5&8).dwg LAYOUT NAME: 4248A TOPO PLAN (3) PLOTTED: Thursday, December 10, 2015 - 12:07pm




LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- SETBACK LINE
- APPROXIMATE ABUTTERS LOT LINE
- STONE WALL
- REMNANT STONE WALL
- WIRE FENCE
- OHW — OVERHEAD WIRES
- D — DRAIN LINE
- 100 — MAJOR CONTOUR LINE
- 98 — MINOR CONTOUR LINE
- TREE LINE
- EDGE OF WETLAND (POORLY DRAINED)
- EDGE OF WETLAND (VERY POORLY DRAINED)
- UTILITY POLE
- SIGN
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIPE/ROD FOUND
- BARBED WIRE FOUND ON GROUND
- FENCE POST
- CATCH BASIN
- WETLAND AREA
- CONIFEROUS TREE
- DECIDUOUS TREE
- TYP. TYPICAL
- TM220/L54 TAX MAP/LOT #

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )

1 inch = 100 ft.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

NOTE:
ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

STATE OF NEW HAMPSHIRE JAMES P. GOVE 12/11/15 No. 051 CERTIFIED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #824

12-10-15 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

LAND USE OFFICE
DEC 15 2015
RECEIVED

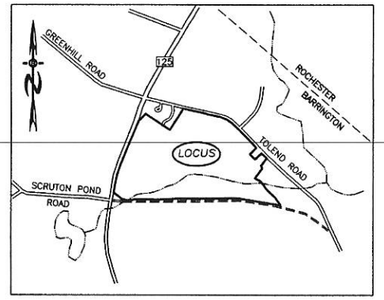
# TOPOGRAPHIC PLAN
FOR
## JOSEPH FALZONE
TAX MAP 220, LOT 57
ROUTE 125 & TOLEND ROAD
BARRINGTON, NEW HAMPSHIRE

| | | | |
|---|---|---|---|
| DRAWN BY: | M.W.F. | DATE: | NOV. 2015 |
| CHECKED BY: | W.J.D. | DRAWING NO.: | 4248B |
| JOB NO.: | 4248 | SHEET | 4 OF 7 |

SHEETS 3 & 4 NOT FOR RECORDING

DOUCET SURVEY INC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 658-6560
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
http://www.doucetsurvey.com

FILE NAME: Y:\PROJECTS\4248 CAD\DWG\4248B (SUR).dwg LAYOUT NAME: 4248A TOPO PLAN (4) PLOTTED: Thursday, December 10, 2015 - 12:07pm




LOCATION MAP
1"=1500'

## ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL

| USE: | RESIDENTIAL | COMMERCIAL |
|---|---|---|
| MIN. LOT SIZE = | 80,000 SF | 40,000 SF |
| MIN. FRONTAGE = | 200' | 200' |
| MAX. HEIGHT = | 35' | 40' |
| BUILDING SETBACKS: | | |
| FRONT | 40' | 75' |
| SIDE & REAR | 30' | 30' |
| POORLY DRAINED SOILS | | 50' |
| VERY POORLY DRAINED SOILS | | 100' |
| LEACH FIELD SETBACKS | | |
| POORLY DRAINED SOILS | | 50' |
| VERY POORLY DRAINED SOILS | | 100' |

## LEGEND

- UTILITY POLE
- TP#1A — TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- PROP. WELL W/ 75' PROTECTIVE RAD.
- STREAM
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 4000 SF SEPTIC RESERVE AREA

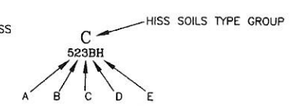
## KEY TO SOIL TYPES

SYMBOL A : DRAINAGE CLASS
1– EXCESSIVELY DRAINED
2– WELL DRAINED
3– MODERATELY WELL DRAINED
4– SOMEWHAT POORLY DRAINED
5– POORLY DRAINED
6– VERY POORLY DRAINED

SYMBOL B: PARENT MATERIAL
1– GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
2– GLACIAL TILL
3– VERY FINE SAND AND SILT DEPOSITS
4– LOAMY/SANDY OVER SILT/CLAY DEPOSITS
5– SILT AND CLAY DEPOSITS
6– EXCAVATED, REGRADED, OR FILLED
7– ALLUVIAL DEPOSITS
8– ORGANIC MATERIALS – FRESHWATER
9– ORGANIC MATERIALS – TIDAL MARSH

SYMBOL C: RESTRICTIVE FEATURES
1– NONE
2– BOULDERY
3– MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
4– BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
5– SUBJECT TO FLOODING (FLOODPLAIN)
6– DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
7– BEDROCK PRESENT 20–40 INCHES BELOW SOIL SURFACE
8– BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

SYMBOL D: SLOPE CLASS
B– 0% TO 8%
C– 8% TO 15%
D– 15% TO 25%
E– 25% TO 35%
F– 35%+

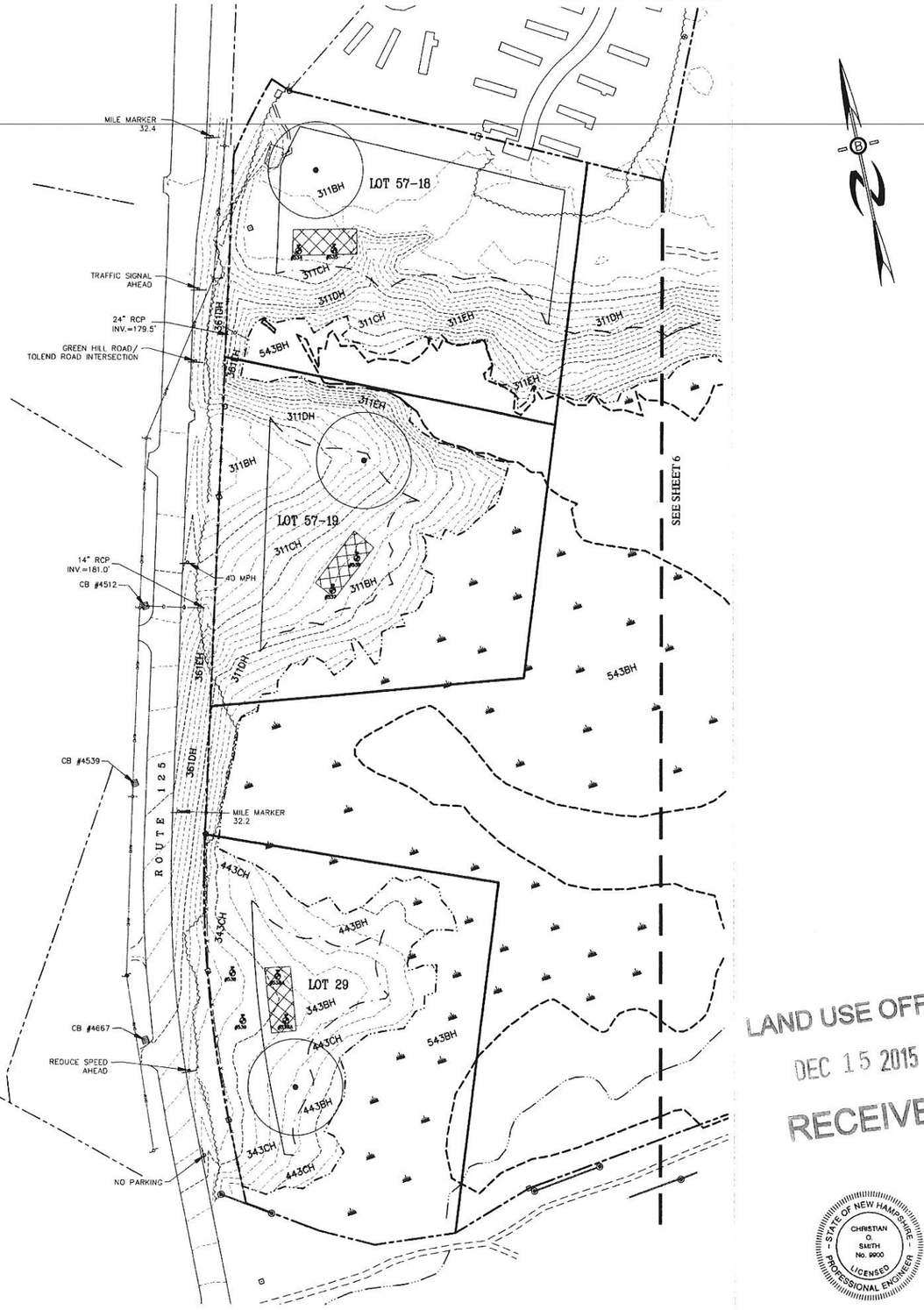



SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER
H– MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
P– MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS

## APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON _____ DATE _____







PREPARED FOR:

JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885

**BEALS · ASSOCIATES PLLC**
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

## NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
8. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
9. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRIAN PERMIT RSA 485:A-17 IS NOT REQUIRED.
10. ALL FERTILIZER SHALL BE NO-PHOSPHATE, SLOW RELEASE NITROGEN AND SHALL NOT INCREASE ANY FERTILIZER LOADING OF THE PRIME WETLAND.

## TOWN NOTES

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 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 SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

LAND USE OFFICE
DEC 15 2015
RECEIVED

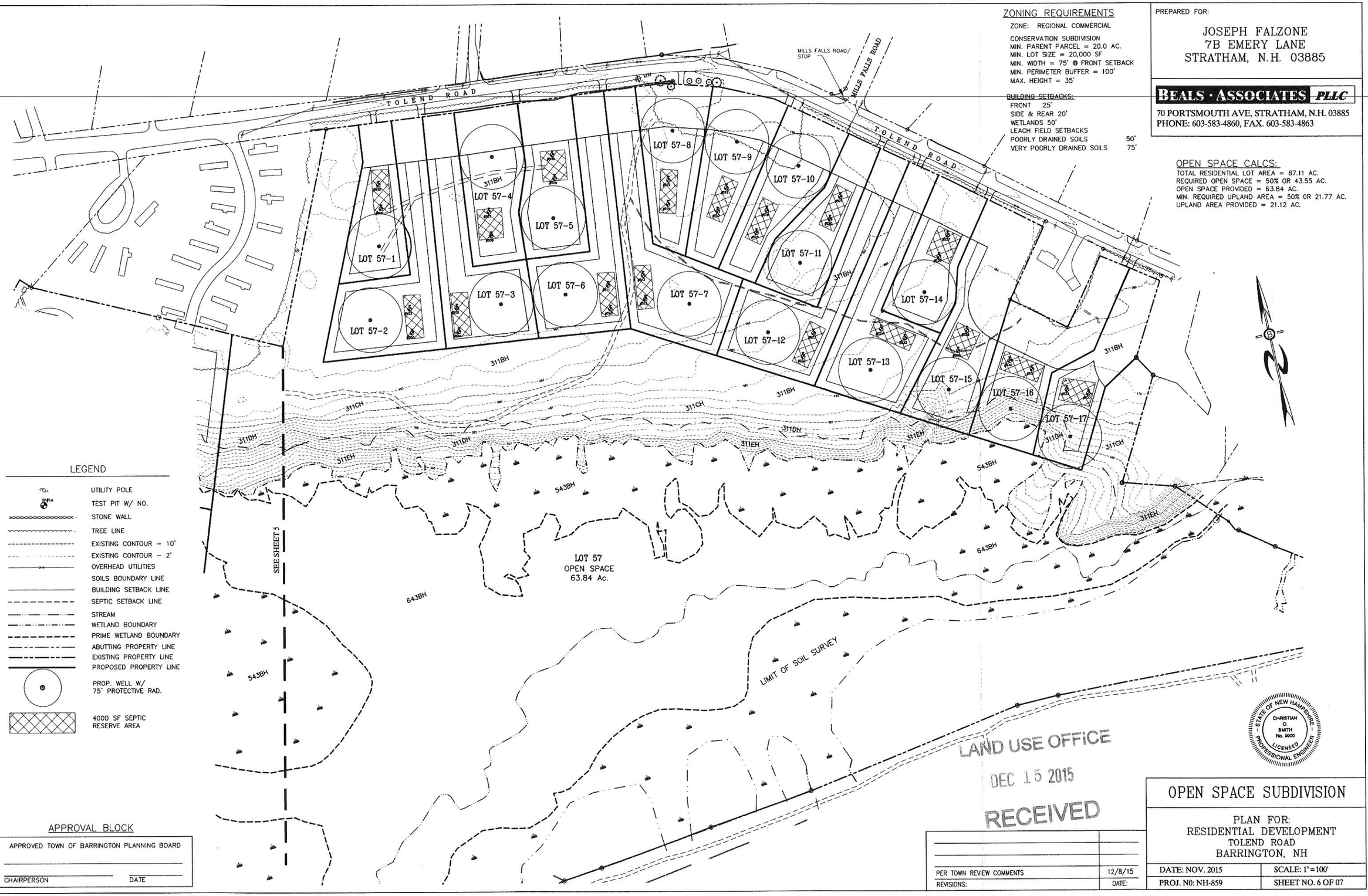
STATE OF NEW HAMPSHIRE – CHRISTIAN O. SMITH No. 9900 LICENSED PROFESSIONAL ENGINEER

| | |
|---|---|
| | |
| | |
| PER TOWN REVIEW COMMENTS | 12/8/15 |
| REVISIONS: | DATE: |

# COMMERCIAL LOTS SITE PLAN

FOR:
COMMERCIAL DEVELOPMENT
ROUTE 125
BARRINGTON, NH

| | |
|---|---|
| DATE: NOV. 2015 | SCALE: 1"=100' |
| PROJ. NO: NH-859 | SHEET NO. 5 OF 07 |




## ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL

CONSERVATION SUBDIVISION
MIN. PARENT PARCEL = 20.0 AC.
MIN. LOT SIZE = 20,000 SF
MIN. WIDTH = 75' @ FRONT SETBACK
MIN. PERIMETER BUFFER = 100'
MAX. HEIGHT = 35'

BUILDING SETBACKS:
FRONT 25'
SIDE & REAR 20'
WETLANDS 50'
LEACH FIELD SETBACKS
POORLY DRAINED SOILS 50'
VERY POORLY DRAINED SOILS 75'

## OPEN SPACE CALCS:

TOTAL RESIDENTIAL LOT AREA = 87.11 AC.
REQUIRED OPEN SPACE = 50% OR 43.55 AC.
OPEN SPACE PROVIDED = 63.84 AC.
MIN. REQUIRED UPLAND AREA = 50% OR 21.77 AC.
UPLAND AREA PROVIDED = 21.12 AC.

PREPARED FOR:

JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885


**BEALS · ASSOCIATES PLLC**
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863


## LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- STREAM
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROP. WELL W/ 75' PROTECTIVE RAD.
- 4000 SF SEPTIC RESERVE AREA

## APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON DATE

LAND USE OFFICE
DEC 15 2015
RECEIVED

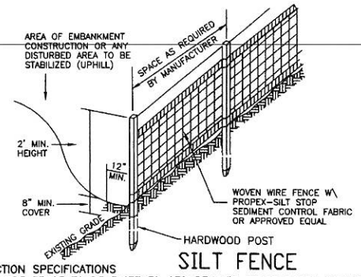
CHRISTIAN O. SMITH No. 9900 – STATE OF NEW HAMPSHIRE – LICENSED PROFESSIONAL ENGINEER

| REVISIONS: | DATE: |
|---|---|
| PER TOWN REVIEW COMMENTS | 12/8/15 |

# OPEN SPACE SUBDIVISION

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TOLEND ROAD
BARRINGTON, NH

| | |
|---|---|
| DATE: NOV. 2015 | SCALE: 1"=100' |
| PROJ. NO: NH-859 | SHEET NO. 6 OF 07 |



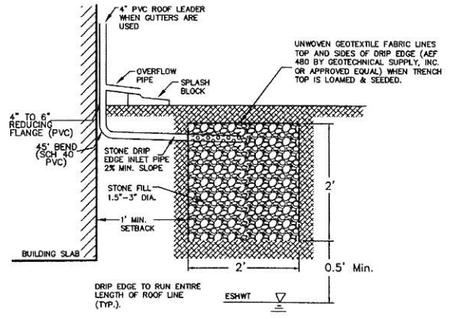

## SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8". 2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH 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 THE HEIGHT 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.




Stone Drip Edge Maintenance:

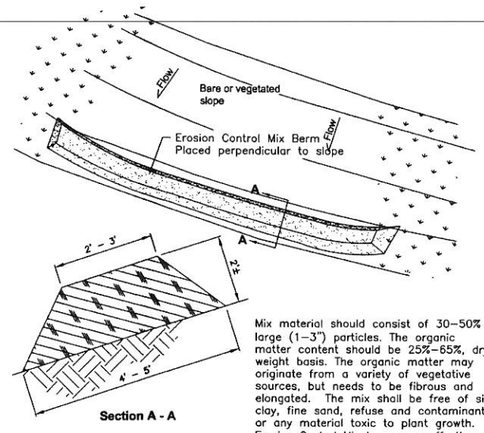
The drip edges will be inspected within the first three months after construction; thereafter the drip edges will be inspected 2 times per year to ensure that they are draining within 72 hours of a rain event equivalent to 2.5" or more.

Remove and dispose of sediments or debris as needed

Total rehabilitation of a drip edge should be conducted to maintain storage capacity within 2/3 of the design volume and 72-hour exfiltration rate limit. Trench walls should be excavated to expose clean soil upon failure, and the soil scarified prior to replacement of clean stone.

## STONE DRIP EDGE SECTION

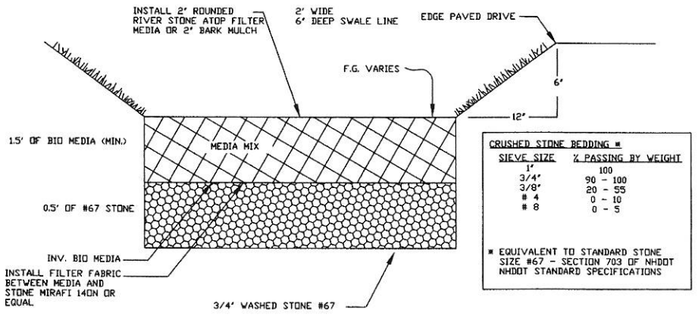
NOT TO SCALE




Mix material should consist of 30-50% large (1-3") particles. The organic matter content should be 25%-65%, dry weight basis. The organic matter may originate from a variety of vegetative sources, but needs to be fibrous and elongated. The mix shall be free of silt, clay, fine sand, refuse and contaminants or any material toxic to plant growth. Erosion Control Mix berms are effective filters for overland flow conditions and should not be used to filter concentrated flow such as that found in drainage ditchs, streams, etc.

## Erosion Control Mix Berm

| FILTER MEDIA MIXTURE | | | |
|---|---|---|---|
| Component Material | Percent of Mixture by Volume | Gradation of material | |
| | | Sieve No. | Percent by Weight Passing Standard Sieve |
| ASTM C-33 concrete sand | 50 to 55 | | |
| Loamy sand topsoil, with fines as indicated | 20 to 30 | 200 | 15 to 25 |
| Moderately fine shredded bark or wood fiber mulch, with fines as indicated | 20 to 30 | 200 | < 5 |




Generally, dry swales should be self sustaining and require very little with regard to management.

Maintenance Considerations:

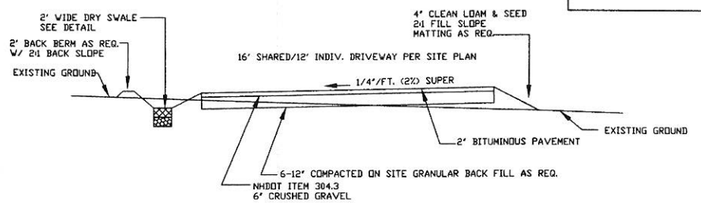
Dry Swales should be inspected at least twice annually and following any rainfall event exceeding 2.5 inches in a twenty-four hour period. Maintenance rehabilitation will be conducted as warranted by each inspection.

Repair any eroded areas imediately. Fill and reseed void areas as needed. Remove litter and debris

Upon failure, excavate swale, scarify bottom and sides, replace filter fabric and media, and seed.

*DRY SWALE*

NOT TO SCALE




## CROSS SECTION NOTES

1. ALL FILL TO BRING DRIVEWAY TO SUBGRADE SHALL BE INSTALLED IN LEFTS NO GREATER THAN 12" LIFTS

2. ALL FILL SHALL BE COMPACTED TO 95" MINIMUM.

3. UNDERDRAIN IS NOT REQUIRED AS PART OF THE PLAN. IF THE CONTRACTOR FINDS EXCESSIVE GROUNDWATER THE DESIGN ENGINEER IS TO BE NOTIFIED.

4. COMPACT SUBGRADE - CONTRACTOR SHALL SCARIFY SUBGRADE TO A DEPTH OF 24 INCHES. ALL STONES GREATER THAN 6" IN DIAMETER SHALL BE REMOVED FROM THE SCARIFIED LAYER. ANY IMPORTED FILL SHALL BE FREE OF ORGANICS AND FROST AND SHALL HAVE NO ROCKS LARGER THAN 6" IN DIAMETER. FILL MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER.

*TYPICAL DRIVEWAY DETAIL*

NOT TO SCALE

## TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED*.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

* AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
- EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

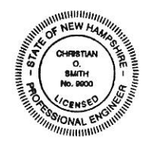
PREPARED FOR:
HARBOR STREET LTD. PARTNERSHIP
7B EMERY LANE
STRATHAM, NH 03885

BEALS · ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

LAND USE OFFICE
DEC 15 2015
RECEIVED

| | |
|---|---|
| | |
| | |
| PER TOWN REVIEW COMMENTS | 12/8/15 |
| REVISIONS: | DATE: |

# CONSTRUCTION DETAILS

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TOLEND ROAD
BARRINGTON, NH

| | |
|---|---|
| DATE: NOV. 2015 | SCALE: 1"=100' |
| PROJ. NO: NH-859 | SHEET NO. 7 OF 7 |