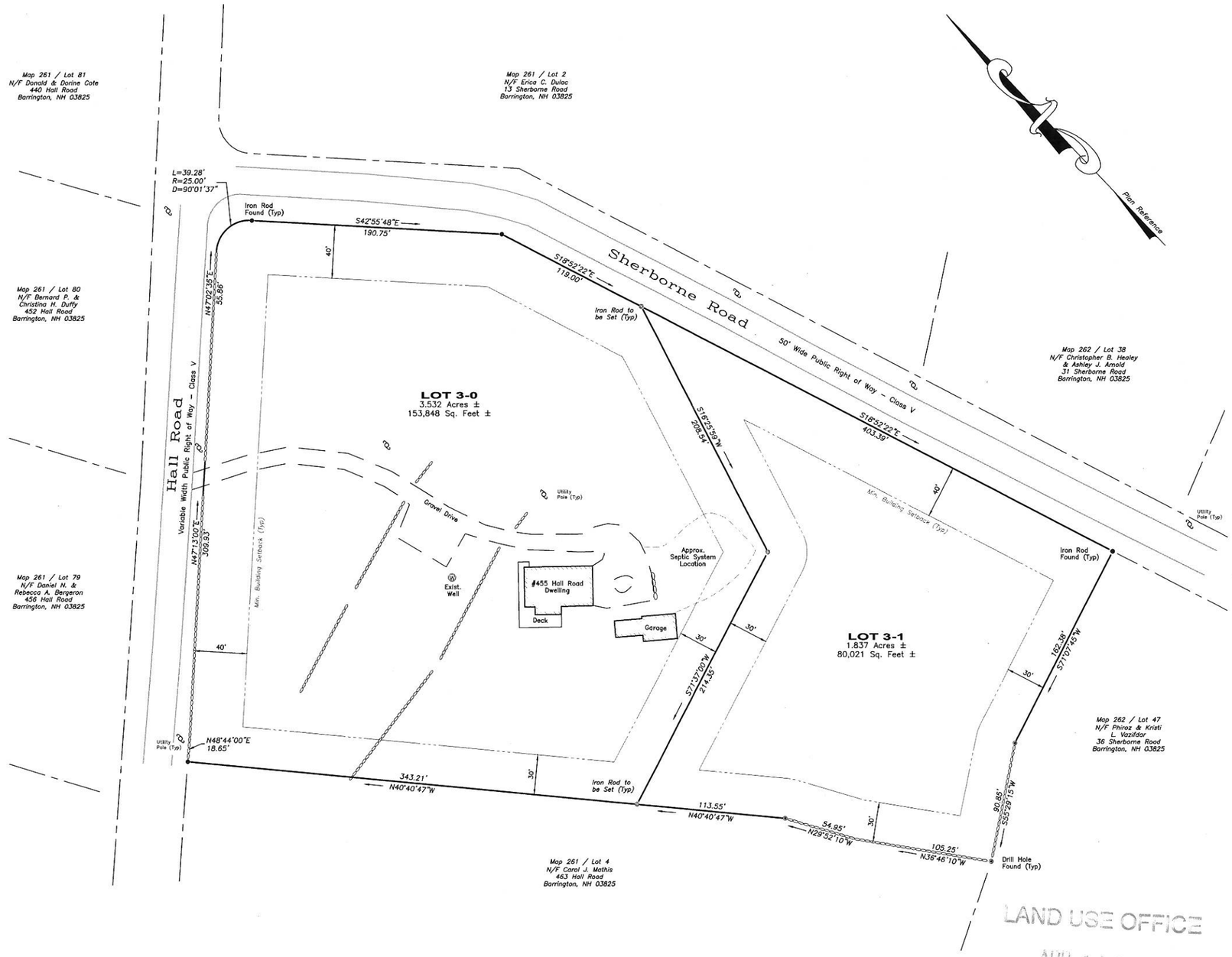
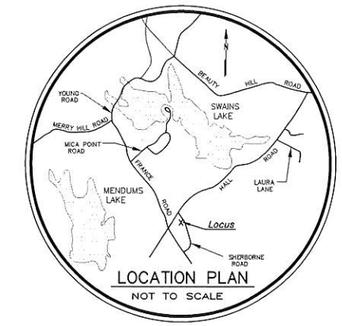
Reference:

"Lot Line Revision in Sherborne Development for Michael A. Groover, Barrington, NH," dated 10-17-86, SCRD Plan No. 30A-48.

For Registry of Deeds Purposes





Notes:

1.) The purpose of this plan is to subdivide the existing lot into two residential lots. Each lot is served by individual septic system and well.

2.) Parcel is shown as Lot 3 on the Town of Barrington Assessor's Map 261.

3.) Parcel is located in the General Residential Zoning District.

4.) Owners of Record: Michael A. & Donna J. Groover
455 Hall Road
Barrington, NH 03825
SCRD Bk 4180, Pg 895

5.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.

6.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C295D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.

7.) Existing Area Lot Area: 233,869 s.f or 5.37 Acres

8.) NHDES Subdivision Approval: Pending.

Zoning Requirements;

Min. Lot Area:	80,000 SF
Min. Frontage:	200'
Structure Setbacks	
Min. Front Yard:	40'
Min. Side/Rear Yard:	30'
Min. Wetlands Buffer:	50'

TOWN OF BARRINGTON PLANNING BOARD APPROVAL

The subdivision regulations of the Town of Barrington are part of this plat and approval of this plat is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the boards and attached hereto.

Legend:

N/F	Now or Formerly
SCRD	Strafford County Registry of Deeds
●	Iron Rod Found
✱	Drill Hole Found
	Utility Pole
⊗	Iron Rod to be Set
	Stone Wall

Michael A. Groover — Date

Donna J. Groover — Date

STATE OF NEW HAMPSHIRE — No. 821 — DAVID W. VINCENT — LICENSED LAND SURVEYOR

David W. Vincent, LLS No. 821 — 12 April 2016 — Date

LAND USE OFFICE
APR 13 2016
RECEIVED

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

SUBDIVISION PLAN

PREPARED FOR

MICHAEL A. & DONNA J. GROOVER

OF

TAX MAP 261 / LOT 3

LOCATED AT

HALL ROAD & SHERBORNE ROAD

COUNTY OF STRAFFORD

BARRINGTON, NH

FEET 40 0 20 40 80 160

METERS 0 10 20 40 60

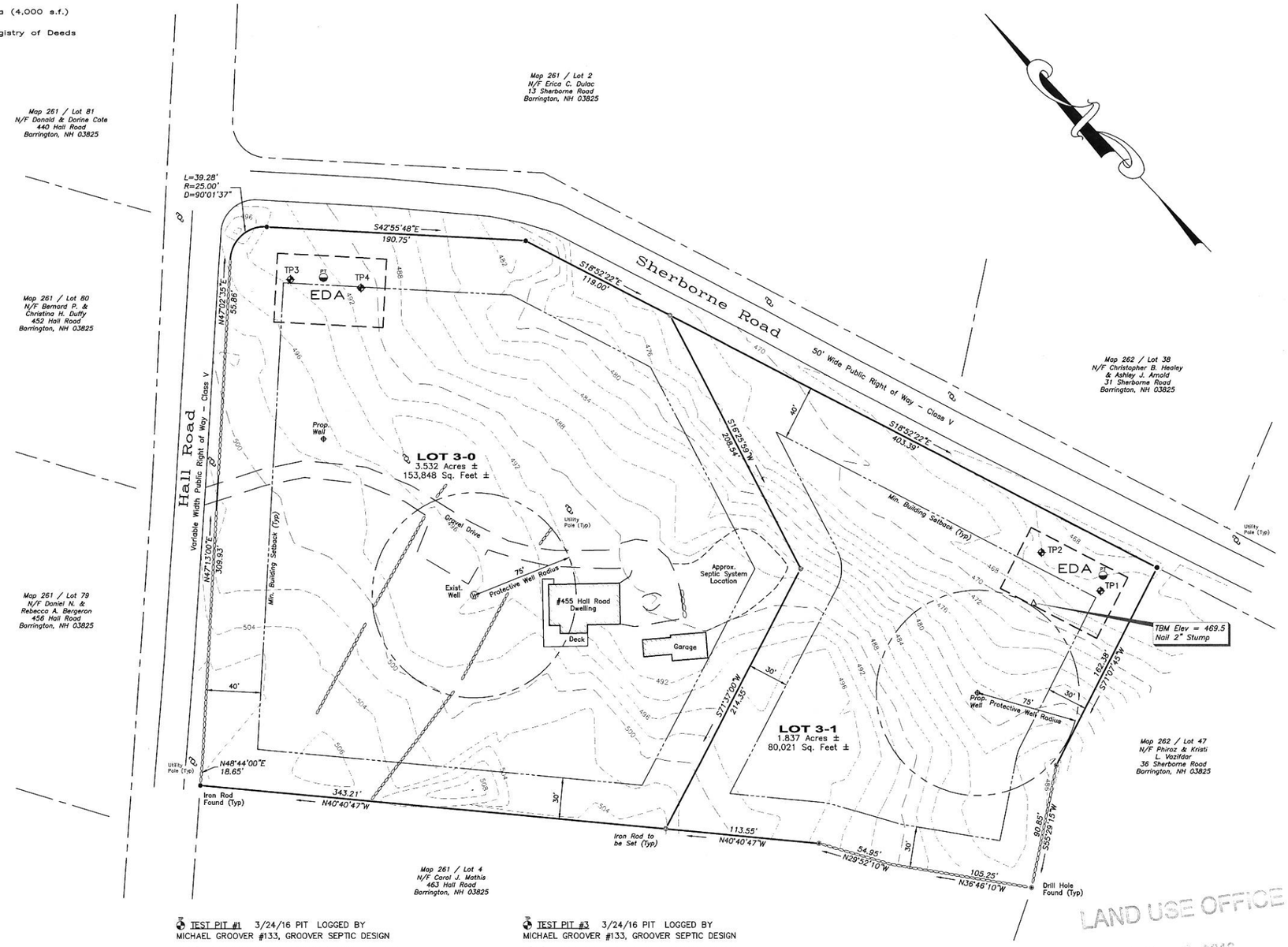
SCALE: 1"= 40' DATE: APRIL 12, 2016

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL/FAX (603) 664-5786
www.landsurveyingservices.net

DWG NAME: groover_sub | FB:

Legend:

EDA	Effluent Disposal Area (4,000 s.f.)
N/F	Now or Formerly
SCRD	Strafford County Registry of Deeds
●	Iron Rod Found
⊕	Drill Hole Found
	Utility Pole
⊗	Iron Rod to be Set
○○○○○○	Stone Wall



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7.) Existing Area Lot Area: 233,869 s.f or 5.37 Acres

8.) NHDES Subdivision Approval: Pending.

9.) Vertical Datum: Assumed.

David W. Vincent, LLS No. 821 — 12 April 2016 — Date

811 DigSafe MA ME NH RI VT

Zoning Requirements;

Min. Lot Area:	80,000 SF
Min. Frontage:	200'
Structure Setbacks	
Min. Front Yard:	40'
Min. Side/Rear Yard:	30'
Min. Wetlands Buffer:	50'

Soils Data:

GtD – Gloucester, Extremely stony fine sandy loams. 8 TO 15% SLOPES

REFERENCE: SHEETS 26 SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED BY U. S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE, ISSUE DATE MARCH 1973

TEST PIT #1 3/24/16 PIT LOGGED BY MICHAEL GROOVER #133, GROOVER SEPTIC DESIGN

0"–5" 10YR 3/4 DARK YELLOWISH BROWN FINE SANDY LOAM, VERY FRIABLE, ROOTS, SMALL STONES, SOME ORGANICS.
5"–15" 7.5YR 5/6 YELLOWISH BROWN FINE SANDY LOAM, FRIABLE, COMMON ROOTS, STONES TO 4"ø.
15"–36" 2.5Y 5/2 GRAYISH BROWN SANDY LOAM, FRIABLE, FINE FOOTS, LARGE ROCKS TO 18"ø.
36"–62" 7.5YR 5/4 GRAYISH BROWN GRAVELLY SANDY LOAM, REDOX FEATURES NOTED, OBSERVED WATER.
ESHWT = 36" RESTRICTIVE LAYER = NONE
WATER = 48" PERC = 12 M/I

TEST PIT #2 3/24/16 PIT LOGGED BY MICHAEL GROOVER #133, GROOVER SEPTIC DESIGN

0"–4" 10YR 3/6 BROWN FINE SANDY LOAM, VERY FRIABLE, ROOTS, SMALL STONES, SOME ORGANICS.
4"–12" 7.5YR 5/4 YELLOWISH BROWN FINE SANDY LOAM, FRIABLE, COMMON ROOTS, STONES TO 4"ø.
12"–36" 2.5Y 5/4 REDDISH BROWN LOAMY SAND, FRIABLE, FINE FOOTS, LARGE ROCKS TO 12"ø.
36"–60" 2.5Y 5/3 LIGHT OLIVE BROWN GRAVELLY LOAMY SAND, REDOX FEATURES NOTED, OBSERVED WATER.
ESHWT = 36" RESTRICTIVE LAYER = NONE
WATER = 48"

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Michael A. Groover No. 0133 Department of Environmental Services

TEST PIT #3 3/24/16 PIT LOGGED BY MICHAEL GROOVER #133, GROOVER SEPTIC DESIGN

0"–3" 10YR 3/6 BROWN FINE SANDY LOAM, VERY FRIABLE, ROOTS, SMALL STONES, SOME ORGANICS.
3"–12" 7.5YR 5/4 YELLOWISH BROWN FINE SANDY LOAM, FRIABLE, COMMON ROOTS, STONES TO 4"ø.
12"–30" 10YR 5/6 YELLOWISH BROWN SANDY LOAM, FRIABLE, FINE FOOTS, LARGE ROCKS TO 18"ø.
30"–60" 7.5YR 6/4 LIGHT BROWN GRAVELLY SANDY LOAM, REDOX FEATURES NOTED, OBSERVED WATER.
ESHWT = 30" RESTRICTIVE LAYER = NONE
WATER = 36"

TEST PIT #4 3/24/16 PIT LOGGED BY MICHAEL GROOVER #133, GROOVER SEPTIC DESIGN

0"–3" 10YR 3/2 DARK BROWN FINE SANDY LOAM, VERY FRIABLE, ROOTS, SMALL STONES, SOME ORGANICS.
3"–14" 10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM, FRIABLE, COMMON ROOTS, STONES TO 6"ø.
14"–32" 2.5Y 5/4 REDDISH BROWN LOAMY SAND, FRIABLE, FINE FOOTS, LARGE ROCKS TO 16"ø.
32"–65" 2.5Y 6/2 LIGHT BROWNISH GRAY GRAVELLY COARSE SAND, REDOX FEATURES NOTED, OBSERVED WATER.
ESHWT = 32" RESTRICTIVE LAYER = NONE
WATER = 36" PERC = 14 M/I

Lot Area Calculations:

Contiguous Upland Soils Excludes Existing or Proposed Well Radius, Wetland Soils or Exposed Ledge.

LOT NO.	EXISTING CONDITIONS TOTAL AREA	TOTAL UPLAND SOILS INCLUDING WELL RADIUS	CONTIGUOUS UPLAND SOILS
3–0	153,848± s.f.	153,848± s.f.	136,177± s.f.
3–1	80,021± s.f.	80,021± s.f.	62,350± s.f.

Lot Loading Lot 3-0: 136177/43560 x 2000 = 6252 6252/1.1 = 5,683 gpd

Lot Loading Lot 3-1: 62350/43560 x 2000 = 2862 2862/1.1 = 2,602 gpd

LAND USE OFFICE
APR 13 2016
RECEIVED

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

SUBDIVISION SITE PLAN

PREPARED FOR

MICHAEL A. & DONNA J. GROOVER

OF

TAX MAP 261 / LOT 3

LOCATED AT

HALL ROAD & SHERBORNE ROAD

COUNTY OF STRAFFORD

BARRINGTON, NH

FEET 40 0 20 40 80 160
METERS 0 10 20 40 60

SCALE: 1"= 40' DATE: APRIL 12, 2016

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
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TEL/FAX (603) 664–5786
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DWG NAME: groover_slt FB: