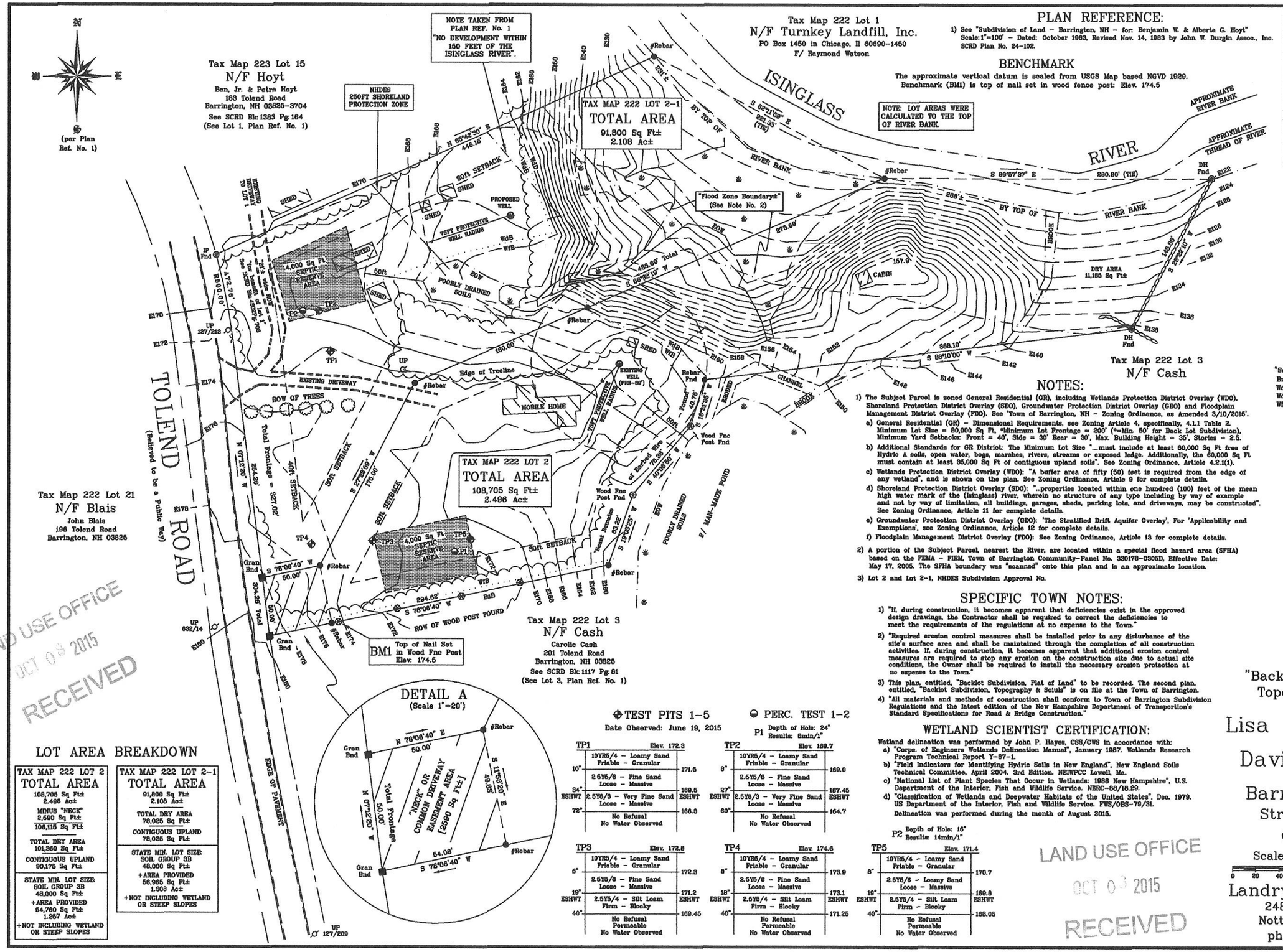
N
(per Plan Ref. No. 1)
Tax Map 223 Lot 15
N/F Hoyt
Ben, Jr. & Petra Hoyt
183 Toland Road
Barrington, NH 03825-3704
See SCRD Bk: 1383 Pg: 164
(See Lot 1, Plan Ref. No. 1)
NOTE TAKEN FROM PLAN REF. No. 1 "NO DEVELOPMENT WITHIN 150 FEET OF THE ISINGLASS RIVER".
NHDES 250FT SHORELAND PROTECTION ZONE
TAX MAP 222 LOT 2-1
TOTAL AREA
91,800 Sq Ft±
2.108 Ac±
Tax Map 222 Lot 1
N/F Turnkey Landfill, Inc.
PO Box 1450 in Chicago, Il 60690-1450
F/ Raymond Watson
NOTE: LOT AREAS WERE CALCULATED TO THE TOP OF RIVER BANK.
ISINGLASS RIVER
APPROXIMATE RIVER BANK
APPROXIMATE THREAD OF RIVER
"Flood Zone Boundary±" (See Note No. 2)
30ft SETBACK
50ft SETBACK
PROPOSED WELL
75FT PROTECTIVE WELL RADIUS
4,000 Sq Ft SEPTIC RESERVE AREA
POORLY DRAINED SOILS
EXISTING DRIVEWAY
ROW OF TREES
MOBILE HOME
EXISTING WELL (PER-59')
CABIN
DRY AREA 11,155 Sq Ft±
BROOK
CHANNEL
Edge of Treeline
TOLEND ROAD
(Believed to be a Public Way)
Tax Map 222 Lot 21
N/F Blais
John Blais
196 Toland Road
Barrington, NH 03825
TAX MAP 222 LOT 2
TOTAL AREA
108,705 Sq Ft±
2.496 Ac±
Tax Map 222 Lot 3
N/F Cash
Carolie Cash
201 Toland Road
Barrington, NH 03825
See SCRD Bk: 1117 Pg: 81
(See Lot 3, Plan Ref. No. 1)
BM1 Top of Nail Set in Wood Fnc Post Elev: 174.5
ROW OF WOOD POST FOUND
EDGE OF PAVEMENT
F/ MAN-MADE POND
Tax Map 222 Lot 3
N/F Cash
DETAIL A
(Scale 1"=20')
"NECK" OR COMMON DRIVEWAY EASEMENT [2590 Sq Ft±]
Total Frontage = 327.20'
TEST PITS 1-5
Date Observed: June 19, 2015
PERC. TEST 1-2
TP1 Elev. 172.3
10YR5/4 – Loamy Sand Friable – Granular
2.5Y5/6 – Fine Sand Loose – Massive
2.5Y6/3 – Very Fine Sand Loose – Massive
No Refusal No Water Observed
TP2 Elev. 169.7
10YR5/4 – Loamy Sand Friable – Granular
2.5Y5/6 – Fine Sand Loose – Massive
2.5Y6/3 – Very Fine Sand Loose – Massive
No Refusal No Water Observed
TP3 Elev. 172.8
10YR5/4 – Loamy Sand Friable – Granular
2.5Y5/6 – Fine Sand Loose – Massive
2.5Y5/4 – Silt Loam Firm – Blocky
No Refusal Permeable No Water Observed
TP4 Elev. 174.6
10YR5/4 – Loamy Sand Friable – Granular
2.5Y5/6 – Loamy Sand Loose – Massive
2.5Y5/4 – Silt Loam Firm – Blocky
No Refusal Permeable No Water Observed
TP5 Elev. 171.4
10YR5/4 – Loamy Sand Friable – Granular
2.5Y5/6 – Loamy Sand Loose – Massive
2.5Y5/4 – Silt Loam Firm – Blocky
No Refusal Permeable No Water Observed
P1 Depth of Hole: 24" Results: 8min/1"
P2 Depth of Hole: 16" Results: 14min/1"
PLAN REFERENCE:
1) See "Subdivision of Land – Barrington, NH – for: Benjamin W. & Alberta G. Hoyt" Scale: 1"=100' – Dated: October 1983, Revised Nov. 14, 1983 by John W. Durgin Assoc., Inc. SCRD Plan No. 24-102.
BENCHMARK
The approximate vertical datum is scaled from USGS Map based NGVD 1929. Benchmark (BM1) is top of nail set in wood fence post: Elev. 174.5
ROCHESTER
BARRINGTON
Isinglass River
Tolend
Calef Highway
Substitute Road
Road
125
SITE
LOCUS MAP
(not to scale)
LEGEND/SYMBOLS
SCRD Strafford County Registry of Deeds
N/F Now or Formerly
Sq Ft Square Feet
Ac Acres
Fnd Found
#Rebar 1/2" Reinforced Iron Bar w/Plastic I.D. Cap #593
DH Drill Hole
Bnd Bound
Gran Granite
IP Iron Pipe
Wood Fence Post
UP Utility Pole
SOIL LEGEND:
NOTE: Soil information derived from "Soil Survey of Strafford County" – Map 23
BzB = Silt Loam, 3–8% slopes
WdB = Windsor loamy sand, 3–8% slopes
WdE = Windsor loamy sand, 15–60% slopes
WfB = Windsor loamy find sand, 3–8% slopes
TAX MAP 222 LOT 2
EXISTING AREA
200,505 Sq Ft±
4.603 Ac±
NOTES:
1) The Subject Parcel is zoned General Residential (GR), including Wetlands Protection District Overlay (WDO), Shoreland Protection District Overlay (SDO), Groundwater Protection District Overlay (GDO) and Floodplain Management District Overlay (FDO). See 'Town of Barrington, NH – Zoning Ordinance, as Amended 3/10/2015'.
a) General Residential (GR) – Dimensional Requirements, see Zoning Article 4, specifically, 4.1.1 Table 2. Minimum Lot Size = 80,000 Sq Ft, *Minimum Lot Frontage = 200' (*=Min. 50' for Back Lot Subdivision), Minimum Yard Setbacks: Front = 40', Side = 30' Rear = 30', Max. Building Height = 35', Stories = 2.5.
b) Additional Standards for GR District: The Minimum Lot Size "...must include at least 60,000 Sq Ft free of Hydric A soils, open water, bogs, marshes, rivers, streams or exposed ledge. Additionally, the 60,000 Sq Ft must contain at least 35,000 Sq Ft of contiguous upland soils". See Zoning Ordinance, Article 4.2.1(1).
c) Wetlands Protection District Overlay (WDO): "A buffer area of fifty (50) feet is required from the edge of any wetland", and is shown on the plan. See Zoning Ordinance, Article 9 for complete details.
d) Shoreland Protection District Overlay (SDO): "...properties located within one hundred (100) feet of the mean high water mark of the (isinglass) river, wherein no structure of any type including by way of example and not by way of limitation, all buildings, garages, sheds, parking lots, and driveways, may be constructed". See Zoning Ordinance, Article 11 for complete details.
e) Groundwater Protection District Overlay (GDO): 'The Stratified Drift Aquifer Overlay', For 'Applicability and Exemptions', see Zoning Ordinance, Article 12 for complete details.
f) Floodplain Management District Overlay (FDO): See Zoning Ordinance, Article 13 for complete details.
2) A portion of the Subject Parcel, nearest the River, are located within a special flood hazard area (SFHA) based on the FEMA – FIRM, Town of Barrington Community-Panel No. 330176-0306D, Effective Date: May 17, 2005. The SFHA boundary was "scanned" onto this plan and is an approximate location.
3) Lot 2 and Lot 2-1, NHDES Subdivision Approval No.
SPECIFIC TOWN NOTES:
1) "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."
2) "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 the necessary erosion protection at no expense to the Town."
3) This plan, entitled, "Backlot Subdivision, Plat of Land" to be recorded. The second plan, entitled, "Backlot Subdivision, Topography & Soiuls" is on file at the Town of Barrington.
4) "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportion's Standard Specifications for Road & Bridge Construction."
WETLAND SCIENTIST CERTIFICATION:
Wetland delineation was performed by John P. Hayes, CSS/CWS in accordance with:
a) "Corps. of Engineers Wetlands Delineation Manual", January 1987. Wetlands Research Program Technical Report Y-87-1.
b) "Field Indicators for Identifying Hydric Soils in New England", New England Soils Technical Committee, April 2004. 3rd Edition. NEIWPCC Lowell, Ma.
c) "National List of Plant Species That Occur in Wetlands: 1988 New Hampshire", U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.29.
d) "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979. US Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31.
Delineation was performed during the month of August 2015.
LAND USE OFFICE
OCT 03 2015
RECEIVED
OWNERS OF RECORD
(as per Town Records)
Tax Map 222 Lot 2
Lisa M. McMahon
and David S. Coish
139 Stage Road
Hampstead, NH 03841
See SCRD Bk: 4302 Pg: 706
(See Lot 2, Plan Reference No. 1)
Lisa M. McMahon
David S. Coish
"Back Lot Subdivision"
Topography & Soils
for
Lisa M. McMahon
and
David S. Coish
in
Barrington, N.H.
Strafford County
October 2015
Scale 1 inch = 40 feet
0 20 40 80 120 160 FEET
Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
ph (603) 679-1387
LAND USE OFFICE
OCT 03 2015
RECEIVED
LOT AREA BREAKDOWN
TAX MAP 222 LOT 2
TOTAL AREA
108,705 Sq Ft±
2.496 Ac±
MINUS "NECK"
2,590 Sq Ft±
106,115 Sq Ft±
TOTAL DRY AREA
101,960 Sq Ft±
CONTIGUOUS UPLAND
90,175 Sq Ft±
STATE MIN. LOT SIZE: SOIL GROUP 3B
43,000 Sq Ft±
+AREA PROVIDED
54,760 Sq Ft±
1.257 Ac±
+NOT INCLUDING WETLAND OR STEEP SLOPES
TAX MAP 222 LOT 2-1
TOTAL AREA
91,800 Sq Ft±
2.108 Ac±
TOTAL DRY AREA
76,025 Sq Ft±
CONTIGUOUS UPLAND
76,025 Sq Ft±
STATE MIN. LOT SIZE: SOIL GROUP 3B
43,000 Sq Ft±
+AREA PROVIDED
56,965 Sq Ft±
1.308 Ac±
+NOT INCLUDING WETLAND OR STEEP SLOPES

Job No. 1616