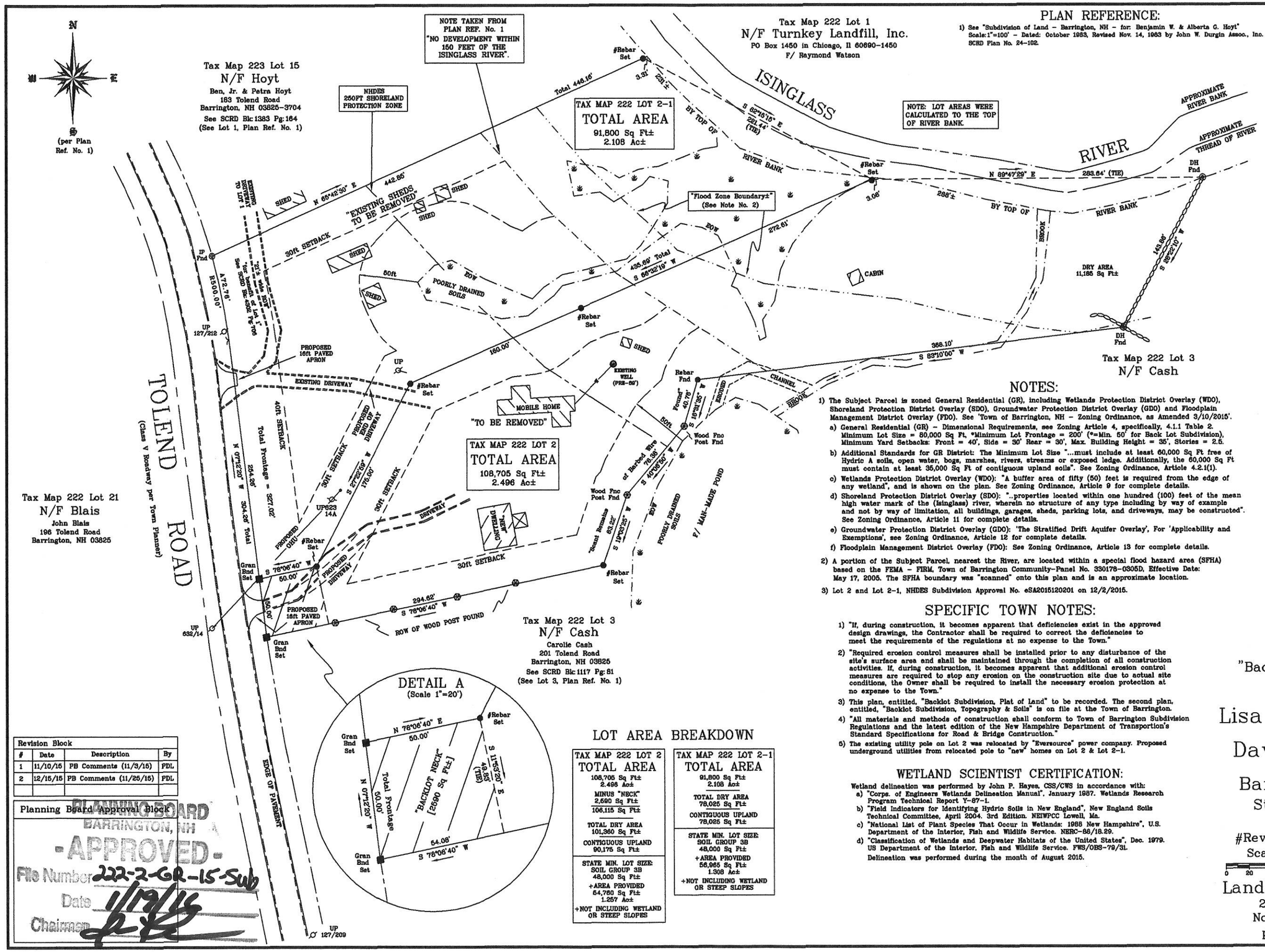
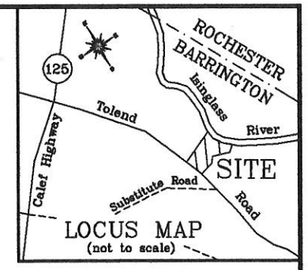


PLAN REFERENCE:

1) See "Subdivision of Land – Barrington, NH – for: Benjamin W. & Alberta G. Hoyt" Scale:1"=100' – Dated: October 1953, Revised Nov. 14, 1953 by John W. Durgin Assoc., Inc. SCRD Plan No. 24-102.



LEGEND/SYMBOLS

	SCRD	Strafford County Registry of Deeds
	N/F	Now or Formerly
	Sq Ft	Square Feet
	Ac	Acre
	Fnd	Found
●	#Rebar	1/2" Reinforced Iron Bar w/Plastic I.D. Cap #893
◉	DH	Drill Hole
■	Bnd	Bound
	Gran	Granite
◎	IP	Iron Pipe
⊛		Wood Fence Post
☼	UP	Utility Pole

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 = 60,000 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. 330178-0305D, 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. eSA2015120201 on 12/2/2015.

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."
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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."
5) The existing utility pole on Lot 2 was relocated by "Eversource" power company. Proposed underground utilities from relocated pole to "new" homes on Lot 2 & Lot 2-1.

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.

LOT AREA BREAKDOWN

TAX MAP 222 LOT 2 TOTAL AREA	
108,705 Sq Ft±	2.496 Ac±
MINUS "NECK"	2,690 Sq Ft±
	106,115 Sq Ft±
TOTAL DRY AREA	101,360 Sq Ft±
CONTIGUOUS UPLAND	90,175 Sq Ft±
STATE MIN. LOT SIZE: SOIL GROUP 3B	48,000 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	78,025 Sq Ft±
CONTIGUOUS UPLAND	78,025 Sq Ft±
STATE MIN. LOT SIZE: SOIL GROUP 3B	48,000 Sq Ft±
+AREA PROVIDED	56,965 Sq Ft± 1.308 Ac±
+NOT INCLUDING WETLAND OR STEEP SLOPES	

Revision Block			
#	Date	Description	By
1	11/10/15	PB Comments (11/3/15)	PDL
2	12/15/15	PB Comments (11/25/15)	PDL

Planning Board Approval Block

PLANNING BOARD BARRINGTON, NH
-APPROVED-
File Number 222-2-GR-15-Sub
Date 1/19/16
Chairman

TAX MAP 222 LOT 2
EXISTING AREA
200,505 Sq Ft±
4.603 Ac±

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 Blc:4302 Pg:706
(See Lot 2, Plan Reference No. 1)

Lisa M. McMahon

David S. Coish

"Back Lot Subdivision"
Plat of Land
for
Lisa M. McMahon
and
David S. Coish
in
Barrington, N.H.
Strafford County
October 2015
#Revised December 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

Job No. 1616

N
W E
S
(per Plan Ref. No. 1)

Tax Map 223 Lot 15
N/F Hoyt
Ben, Jr. & Petra Hoyt
183 Tolend 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 1
N/F Turnkey Landfill, Inc.
PO Box 1450 in Chicago, Il 60690-1450
F/ Raymond Watson

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

NOTE: LOT AREAS WERE CALCULATED TO THE TOP OF RIVER BANK.

TAX MAP 222 LOT 2-1
TOTAL AREA
91,800 Sq Ft±
2.108 Ac±

TAX MAP 222 LOT 2
TOTAL AREA
108,705 Sq Ft±
2.498 Ac±

ISINGLASS RIVER

APPROXIMATE RIVER BANK

APPROXIMATE THREAD OF RIVER

"EXISTING SHEDS TO BE REMOVED"

"Flood Zone Boundary±" (See Note No. 2)

4,000 Sq Ft SEPTIC RESERVE AREA

DRY AREA 11,185 Sq Ft±

MOBILE HOME "TO BE REMOVED"

"NEW" DWELLING

CABIN

BROOK

CHANNELED BROOK

EXISTING WELL (PRE-86')

Found Rebar

Wood Fnc Post Fnd

DH Fnd

#Rebar Set

Gran Bnd Set

IP Fnd

UP

Edge of Treeline

ROW of TREES

EXISTING DRIVEWAY

PROPOSED SHED DRIVEWAY

EXISTING DRIVEWAY

ROW of Barbed Wire

ROW of WOOD POST FOUND

Coast Remains

F/ MAN-MADE POND

POORLY DRAINED SOILS

TOLEND ROAD
(Class V Roadway per Town Planner)

Tax Map 222 Lot 21
N/F Blais
John Blais
196 Tolend Road
Barrington, NH 03825

Tax Map 222 Lot 3
N/F Cash
Carolie Cash
201 Tolend 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

DETAIL A
(Scale 1"=20')

DRIVEWAYS
(not to scale)

PROPOSED 16ft PAVED APRON
12ft
10'
3.5' EYE HEIGHT
GRADE RUNOFF AWAY FROM ROADWAY
15' TREE
EDGE OF PAVEMENT
EDGE OF PAVEMENT SIDE SETBACK LINE

LOCUS MAP
(not to scale)
ROCHESTER
BARRINGTON
125
Tolend
Isinglass River
Calef Highway
Substitute Road
SITE

LEGEND/SYMBOLS

SCRD	Strafford County Registry of Deeds
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Sq Ft	Square Feet
Ac	Acres
Fnd	Found
● #Rebar	1/2" Reinforced Iron Bar w/Plastic I.D. Cap #893
⊕ 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±

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#	Date	Description	By
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2	12/15/15	PB Comments (11/25/15)	PDL

LOT AREA BREAKDOWN

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2.498 Ac±
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2,590 Sq Ft±
106,115 Sq Ft±
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CONTIGUOUS UPLAND
90,175 Sq Ft±
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TAX MAP 222 LOT 2-1
TOTAL AREA
91,800 Sq Ft±
2.108 Ac±
TOTAL DRY AREA
78,025 Sq Ft±
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78,025 Sq Ft±
STATE MIN. LOT SIZE: SOIL GROUP 3B 48,000 Sq Ft±
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TEST PITS 1-5
Date Observed: June 19, 2015

PERC. TEST 1-2
P1 Depth of Hole: 24" Results: 8min/1"
P2 Depth of Hole: 16" Results: 14min/1"

TP1 Elev. 172.3

10"	10YR5/4 - Loamy Sand Friable - Granular	171.5
	2.5Y5/6 - Fine Sand Loose - Massive	
34" ESHWT	2.5Y5/3 - Very Fine Sand Loose - Massive	169.5 ESHWT
72"		166.3
	No Refusal No Water Observed	

TP2 Elev. 169.7

8"	10YR5/4 - Loamy Sand Friable - Granular	169.0
	2.5Y5/6 - Fine Sand Loose - Massive	
27" ESHWT	2.5Y6/3 - Very Fine Sand Loose - Massive	167.45 ESHWT
60"		164.7
	No Refusal No Water Observed	

TP3 Elev. 172.8

6"	10YR5/4 - Loamy Sand Friable - Granular	172.3
	2.5Y5/6 - Fine Sand Loose - Massive	
19" ESHWT	2.5Y5/4 - Silt Loam Firm - Blocky	171.2 ESHWT
40"		169.45
	No Refusal Permeable No Water Observed	

TP4 Elev. 174.6

8"	10YR5/4 - Loamy Sand Friable - Granular	173.9
	2.5Y5/6 - Fine Sand Loose - Massive	
18" ESHWT	2.5Y5/4 - Silt Loam Firm - Blocky	173.1 ESHWT
40"		171.25
	No Refusal Permeable No Water Observed	

TP5 Elev. 171.4

8"	10YR5/4 - Loamy Sand Friable - Granular	170.7
	2.5Y5/6 - Loamy Sand Loose - Massive	
19" ESHWT	2.5Y5/4 - Silt Loam Firm - Blocky	169.8 ESHWT
40"		168.05
	No Refusal Permeable No Water Observed	

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(as per Town Records)
Tax Map 222 Lot 2
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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
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David S. Coish
in
Barrington, N.H.
Strafford County
October 2015
#Revised December 2015
Scale 1 inch = 40 feet

0 20 40 80 120 160 FEET

Landry Surveying, LLC
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Job No. 1616