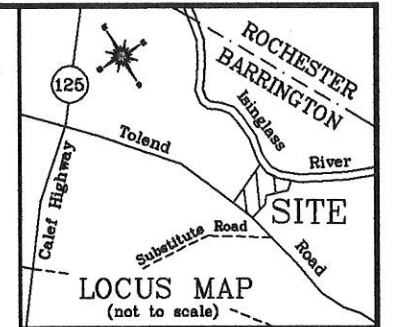


Tax Map 223 Lot 15  
N/F Hoyt  
Ben, Jr. & Petra Hoyt  
183 Tolend Road  
Barrington, NH 03825-3704  
See SCRD Bk1383 Pg:184  
(See Lot 1, Plan Ref. No. 1)

NOTE TAKEN FROM  
PLAN REF. No. 1  
"NO DEVELOPMENT WITHIN  
150 FEET OF THE  
ISINGLASS RIVER".

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 C. Hoyt"  
Scale: 1"=100' - Dated: October 1983, Revised Nov. 14, 1983 by John W. Durgin Assoc., Inc.  
SCRD Plan No. 24-102.



- LEGEND/SYMBOLS
- |        |  |
|--------|--|
| SCRD   | Stratford 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  |
| WPP    | Wood Fence Post                                  |
| UP     | Utility Pole                                     |

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

TOLEND ROAD  
(Class V Roadway per Town Planer)

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

Tax Map 222 Lot 3  
N/F Cash  
Carollee Cash  
201 Tolend Road  
Barrington, NH 03825  
See SCRD Bk1117 Pg:81  
(See Lot 3, Plan Ref. No. 1)

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

Tax Map 222 Lot 3  
N/F Cash

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 Bk: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.  
Stratford County  
October 2015  
#Revised December 2015  
Scale 1 inch = 40 feet

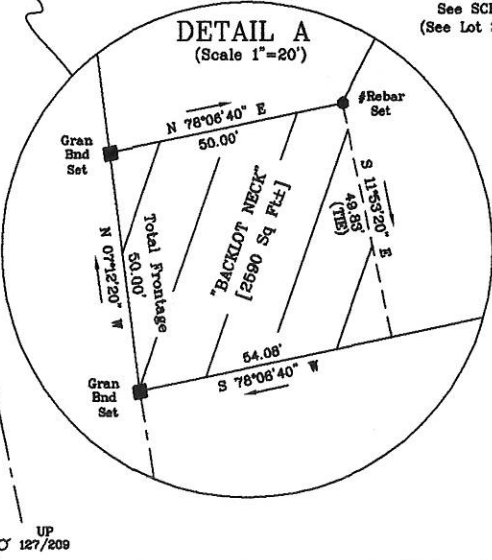
Landry Surveying, LLC  
248 Mill Pond Road  
Nottingham, NH 03290  
ph (603) 679-1387

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

Planning Board Approval Block  
BARRINGTON, NH

-APPROVED-

File Number 222-2-GR-15-Sub  
Date 1/19/16  
Chairman [Signature]



LOT AREA BREAKDOWN

TAX MAP 222 LOT 2 TOTAL AREA	TAX MAP 222 LOT 2-1 TOTAL AREA
108,705 Sq Ft± 2.496 Ac±	91,800 Sq Ft± 2.108 Ac±
MINUS "NECK" 2,600 Sq Ft±	TOTAL DRY AREA 78,025 Sq Ft±
106,115 Sq Ft±	CONTIGUOUS UPLAND 78,025 Sq Ft±
TOTAL DRY AREA 101,500 Sq Ft±	STATE MIN. LOT SIZE SOIL GROUP 3B 48,000 Sq Ft±
CONTIGUOUS UPLAND 90,176 Sq Ft±	+AREA PROVIDED 56,865 Sq Ft± 1.308 Ac±
STATE MIN. LOT SIZE SOIL GROUP 3B 48,000 Sq Ft±	+NOT INCLUDING WETLAND OR STEEP SLOPES
+AREA PROVIDED 64,780 Sq Ft± 1.257 Ac±	
+NOT INCLUDING WETLAND OR STEEP SLOPES	

NOTES:

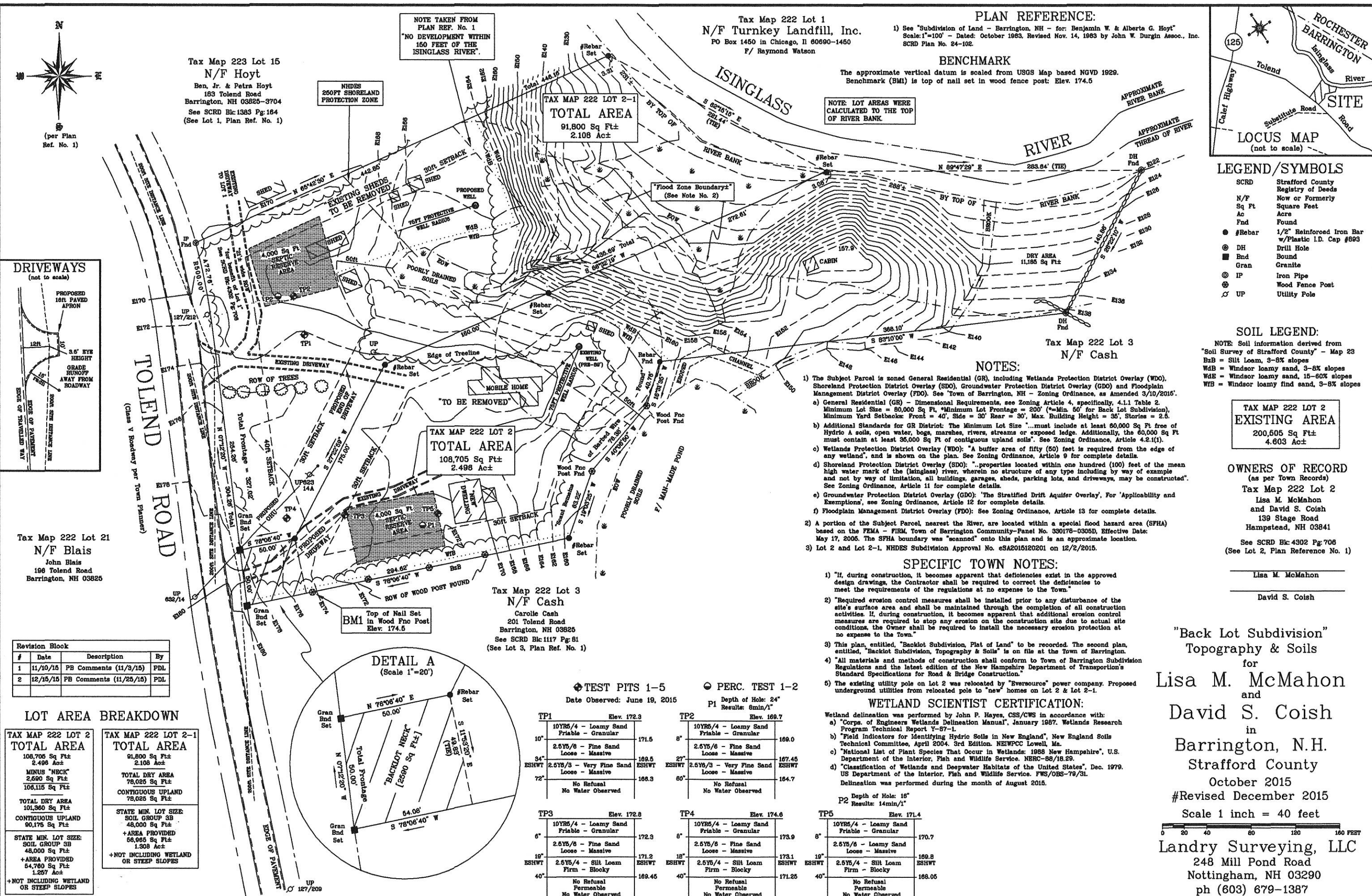
- The Subject Parcel is zoned General Residential (GR), including Wetlands Protection District Overlay (WDO), Shoreland Protection District Overlay (SDO), Groundwater Protection District Overlay (GDO) and Floodplain Management District Overlay (FDO). See Town of Barrington, NH - Zoning Ordinance, as Amended 3/10/2015.
- a) General Residential (GR) - Dimensional Requirements, see Zoning Ordinance, 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.
- 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.
- Lot 2 and Lot 2-1, NHDES Subdivision Approval No. eSA2015120201 on 12/2/2015.

SPECIFIC 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'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."
- This plan, entitled, "Backlot Subdivision, Plat of Land" to be recorded. The second plan, entitled, "Backlot Subdivision, Topography & Soils" is on file at the Town of Barrington.
- "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's Standard Specifications for Road & Bridge Construction."
- 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. NEHWPCC 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, NERR-88/18.22.  
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.



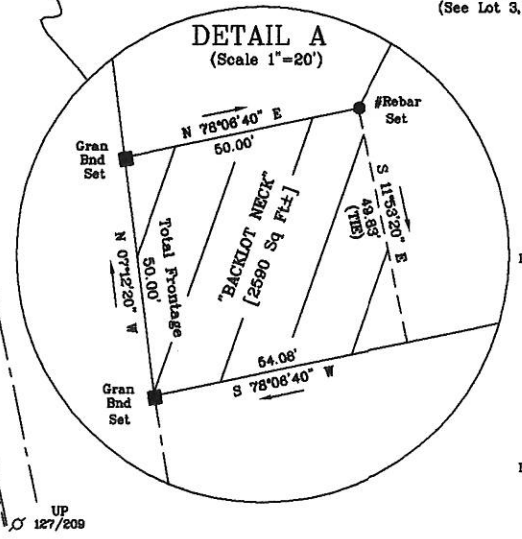
Tax Map 222 Lot 21  
N/F Blais  
John Blais  
198 Tolend Road  
Barrington, NH 03825

Revision Block			
#	Date	Description	By
1	11/10/15	PB Comments (11/9/15)	PDL
2	12/15/15	PB Comments (11/25/15)	PDL

LOT AREA BREAKDOWN

TAX MAP 222 LOT 2  
TOTAL AREA  
108,705 Sq Ft±  
2.498 Ac±  
MINUS "NECK"  
2,600 Sq Ft±  
106,105 Sq Ft±  
TOTAL DRY AREA  
101,960 Sq Ft±  
CONTIGUOUS UPLAND  
90,176 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  
79,025 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



Tax Map 222 Lot 3  
N/F Cash  
Carollee Cash  
201 Tolend Road  
Barrington, NH 03825  
See SCRD Bk 1117 Pg 81  
(See Lot 3, Plan Ref. No. 1)

TEST PITS 1-5		PERC. TEST 1-2	
Date Observed: June 19, 2015		Depth of Hole: 24"	
		P1 Results: 6min/1"	
TP1	Elev. 172.3	TP2	Elev. 169.7
10YR5/4 - Loamy Sand		10YR5/4 - Loamy Sand	
Friable - Granular	171.5	Friable - Granular	169.0
2.5YR5/6 - Fine Sand		2.5YR5/6 - Fine Sand	
Loose - Massive	169.5	Loose - Massive	167.45
ESHW	169.5	ESHW	167.45
2.5YR5/3 - Very Fine Sand		2.5YR5/3 - Very Fine Sand	
Loose - Massive	168.3	Loose - Massive	164.7
ESHW	168.3	ESHW	164.7
72"	No Refusal	60"	No Refusal
	No Water Observed		No Water Observed
TP3	Elev. 172.8	TP4	Elev. 174.6
10YR5/4 - Loamy Sand		10YR5/4 - Loamy Sand	
Friable - Granular	172.3	Friable - Granular	173.9
2.5YR5/6 - Fine Sand		2.5YR5/6 - Fine Sand	
Loose - Massive	171.2	Loose - Massive	173.1
ESHW	171.2	ESHW	171.25
2.5YR5/4 - Silt Loam		2.5YR5/4 - Silt Loam	
Firm - Blocky	169.45	Firm - Blocky	171.25
ESHW	169.45	ESHW	171.25
40"	No Refusal	40"	No Refusal
	Permeable		Permeable
	No Water Observed		No Water Observed
TP5	Elev. 171.4		
10YR5/4 - Loamy Sand			
Friable - Granular	170.7		
2.5YR5/6 - Fine Sand			
Loose - Massive	169.8		
ESHW	169.8		
2.5YR5/4 - Silt Loam			
Firm - Blocky	168.05		
ESHW	168.05		
40"	No Refusal		
	Permeable		
	No Water Observed		

- NOTES:
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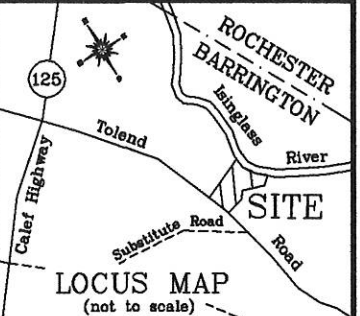
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e) "Classification of Wetlands and Deepwater Habitats of the United States", Dec. 1979.  
US Department of the Interior, Fish and Wildlife Service, FWS/OBS-79/31.  
Delineation was performed during the month of August 2015.

P2 Results: 14min/1"



LEGEND/SYMBOLS

- SCRD - Stafford 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
- WFP - Wood Fence Post
- UP - Utility Pole

SOIL LEGEND:

NOTE: Soil information derived from "Soil Survey of Stafford County" - Map 23  
BzB = Silt Loam, 3-8% slopes  
WdS = Windsor loamy sand, 3-8% slopes  
WdE = Windsor loamy sand, 15-60% slopes  
WdF = Windsor loamy fine sand, 3-8% slopes

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 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  
#Revised December 2015  
Scale 1 inch = 40 feet

Landry Surveying, LLC  
248 Mill Pond Road  
Nottingham, NH 03290  
ph (603) 679-1387