

Reference:
"Lot Line Revision in Sherborne Development for Michael A. Groover,
Barrington, NH," dated 10-17-88, SCRD Plan No. 30A-45.

Map 261 / Lot 81
N/F Donald & Donna Cole
440 Hall Road
Barrington, NH 03825

Map 261 / Lot 2
N/F Erica C. Dulac
13 Sherborne Road
Barrington, NH 03825

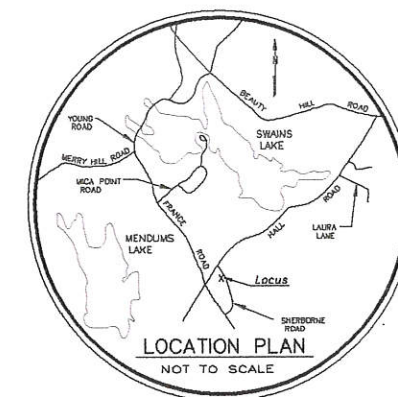
Map 261 / Lot 80
N/F Bernard P. &
Christina H. Duffy
452 Hall Road
Barrington, NH 03825

Map 261 / Lot 79
N/F Daniel N. &
Rebecca A. Bergeron
456 Hall Road
Barrington, NH 03825

Map 261 / Lot 4
N/F Carol J. Mathis
463 Hall Road
Barrington, NH 03825

Map 262 / Lot 38
N/F Christopher B. Healey
& Ashley J. Arnold
31 Sherborne Road
Barrington, NH 03825

Map 262 / Lot 47
N/F Phiroz & Kristi
L. Vaidya
36 Sherborne Road
Barrington, NH 03825



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: 233,859 s.f. or 5.37 Acres
- 8.) NHDES Subdivision Approval: eSA2018041901, dated 4/19/2016.
- 9.) The driveway for proposed Lot 3-1 must comply with Article 12.3.2 of the Town of Barrington Subdivision Regulations.
- 10.) A waiver for Article 8.8 of the Barrington Subdivision Regulations, requiring granite bounds at lot corners on roadways, was granted by the Barrington Planning Board on May 3, 2016.

PLANNING BOARD
BARRINGTON, NH

- APPROVED -

File Number 261-3,3,1-GR-16-(2) Sub

Date 5/23/2016

Chairman Fred [Signature]

ROD# 111-057

SUBDIVISION PLAN

PREPARED FOR

MICHAEL A. & DONNA J. GROOVER

OF

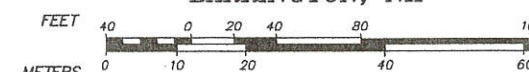
TAX MAP 261 / LOT 3

LOCATED AT

HALL ROAD & SHERBORNE ROAD

COUNTY OF STRAFFORD

BARRINGTON, NH



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

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'

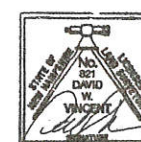
TOWN OF BARRINGTON
PLANNING BOARD APPROVAL

Legend:

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

Michael A. Groover Date

Donna J. Groover Date



David W. Vincent, LLS No. 821

12 May 2016

NO.	DATE	DESCRIPTION	BY
1	5/2/16	add notes 1 & 10	dwv

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 Set
 Stone Wall

Map 261 / Lot B1
 N/F Donald & Deane Cole
 440 Hall Road
 Barrington, NH 03825

Map 261 / Lot B9
 N/F Bernard P. & Christina H. Duffy
 452 Hall Road
 Barrington, NH 03825

Map 261 / Lot 79
 N/F Daniel N. & Rebecca A. Bergeran
 456 Hall Road
 Barrington, NH 03825

Map 261 / Lot 2
 N/F Erica C. Dulac
 13 Sherborne Road
 Barrington, NH 03825

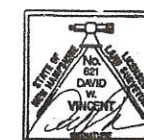
Map 262 / Lot 38
 N/F Christopher B. Healey
 & Ashley J. Arnold
 31 Sherborne Road
 Barrington, NH 03825

Map 262 / Lot 47
 N/F Phineas & Kristi L. Vazilfar
 36 Sherborne Road
 Barrington, NH 03825

Map 261 / Lot 4
 N/F Carol J. Mathis
 463 Hall Road
 Barrington, NH 03825

Notes:

- 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.
- Parcel is shown as Lot 3 on the Town of Barrington Assessor's Map 261.
- Parcel is located in the General Residential Zoning District.
- Owners of Record: Michael A. & Donna J. Groover
 455 Hall Road
 Barrington, NH 03825
 SCRD Bk 4180, Pg 895
- 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.
- 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.
- Existing Area Lot Area: 233,868 s.f. or 5.37 Acres
- NHDES Subdivision Approval: c5A2016041901, dated 4/19/2016.
- The driveway for proposed Lot 3-1 must comply with Article 12.3.2 of the Town of Barrington Subdivision Regulations.
- A waiver for Article 8.8 of the Barrington Subdivision Regulations, requiring granite bounds at lot corners on roadways, was granted by the Barrington Planning Board on May 3, 2016.



12 May 2016 Date

PLANNING BOARD
 BARRINGTON, NH

- APPROVED -

File Number 261-3.3.1-GR-16-(2)Sb

Date 5/23/2016

Chairman David Vincent

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 0 20 40 80 160
 METERS 0 10 20 40 60
 SCALE: 1" = 40'

DATE: APRIL 12, 2016

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



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:

Old - 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 FRABLE, ROOTS, SMALL STONES, SOME ORGANICS.
 5"-15" 7.5YR 5/6 YELLOWISH BROWN FINE SANDY LOAM, FRABLE, COMMON ROOTS, STONES TO 4".
 15"-36" 2.5Y 5/2 GRAYISH BROWN SANDY LOAM, FRABLE, FINE ROOTS, LARGE ROCKS TO 18".
 36"-62" 7.5YR 5/4 GRAYISH BROWN GRAVELLY SANDY LOAM, REDOX FEATURES NOTED, OBSERVED WATER.
 ESHWT = 36" PERC = 12 M/I
 WATER = 48"

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 FRABLE, ROOTS, SMALL STONES, SOME ORGANICS.
 4"-12" 7.5YR 5/4 YELLOWISH BROWN FINE SANDY LOAM, FRABLE, COMMON ROOTS, STONES TO 4".
 12"-36" 2.5Y 5/4 REDDISH BROWN LOAMY SAND, FRABLE, FINE ROOTS, LARGE ROCKS TO 12".
 36"-60" 2.5Y 5/3 LIGHT OLIVE BROWN GRAVELLY LOAMY SAND, REDOX FEATURES NOTED, OBSERVED WATER.
 ESHWT = 36" PERC = 14 M/I
 WATER = 48"

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 FRABLE, ROOTS, SMALL STONES, SOME ORGANICS.
 3"-12" 7.5YR 5/4 YELLOWISH BROWN FINE SANDY LOAM, FRABLE, COMMON ROOTS, STONES TO 4".
 12"-30" 10YR 5/6 YELLOWISH BROWN SANDY LOAM, FRABLE, FINE ROOTS, LARGE ROCKS TO 18".
 30"-60" 7.5YR 6/4 LIGHT BROWN GRAVELLY SANDY LOAM, REDOX FEATURES NOTED, OBSERVED WATER.
 ESHWT = 30" PERC = 12 M/I
 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 FRABLE, ROOTS, SMALL STONES, SOME ORGANICS.
 3"-14" 10YR 5/6 YELLOWISH BROWN FINE SANDY LOAM, FRABLE, COMMON ROOTS, STONES TO 6".
 14"-32" 2.5Y 5/4 REDDISH BROWN LOAMY SAND, FRABLE, FINE ROOTS, LARGE ROCKS TO 16".
 32"-65" 2.5Y 6/2 LIGHT BROWNISH GRAY GRAVELLY COARSE SAND, REDOX FEATURES NOTED, OBSERVED WATER.
 ESHWT = 32" PERC = 14 M/I
 WATER = 36"

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

NO.	DATE	DESCRIPTION	BY
1	5/23/16	add notes 9 & 10	dww