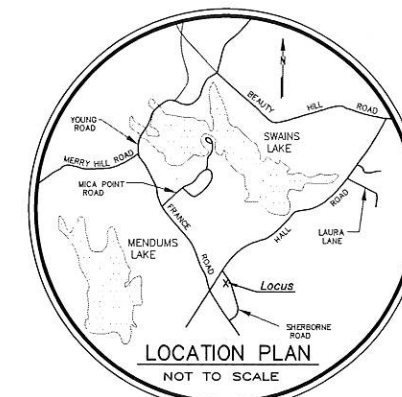


Reference:
"Lot Line Revision in Sherborne Development for Michael A. Groover,
Barrington, NH," dated 10-17-86, SCRD Plan No. 30A-48.

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



David W. Vincent, LLS No. 821

12 April 2016

LAND USE OFFICE
APR 13 2016
RECEIVED

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 0 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

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

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

Map 261 / Lot 81
 N/F Donald & Darlene Cole
 440 Hall 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 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 Phiroz & Kristi L. Vazirani
 36 Sherborne Road
 Barrington, NH 03825

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

Notes:

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- 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
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 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. 33017C2950, 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.
- 9.) Vertical Datum: Assumed.



David W. Vincent, LLS No. 821

12 April 2016
 Date



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 28 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".
 15'-36" 2.5Y 5/2 GRAYISH BROWN SANDY LOAM, FRIABLE, FINE ROOTS, LARGE ROCKS TO 18".
 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

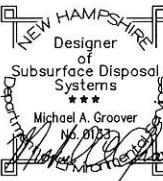
0'-4" 10YR 3/6 BROWN FINE SANDY LOAM, VERY FRIABLE, ROOTS, SMALL STONES, SOME ORGANICS.
 4'-12" 7.5YR 5/4 YELLOWISH BROWN FINE SANDY LOAM, FRIABLE, COMMON ROOTS, STONES TO 4".
 12'-36" 2.5Y 5/4 REDDISH BROWN LOAMY SAND, FRIABLE, FINE ROOTS, LARGE ROCKS TO 12".
 36'-60" 2.5Y 5/3 LIGHT OLIVE BROWN GRAVELLY LOAMY SAND, REDOX FEATURES NOTED, OBSERVED WATER.
 ESHWT = 36" RESTRICTIVE LAYER = NONE
 WATER = 48" PERC = 14 M/I

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".
 12'-30" 10YR 5/6 YELLOWISH BROWN SANDY LOAM, FRIABLE, FINE ROOTS, LARGE ROCKS TO 18".
 30'-60" 7.5YR 5/4 LIGHT BROWN GRAVELLY SANDY LOAM, REDOX FEATURES NOTED, OBSERVED WATER.
 ESHWT = 36" 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".
 14'-32" 2.5Y 5/4 REDDISH BROWN LOAMY SAND, FRIABLE, 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" RESTRICTIVE LAYER = NONE
 WATER = 36" PERC = 14 M/I



Lot Area Calculations:

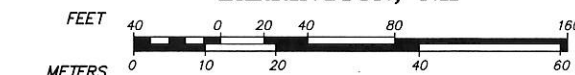
Contiguous Upland Soils Excludes Existing or Proposed Well Radius, Wetland Soils or Exposed Ledge.

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

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			



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

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