



## Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exception Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

***This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.***

Date 2-24-16

Case No. 206-12-GR-16-ZBA

Owner Kenneth & Julie Santer

Mailing Address 52 Senecal Place, E. Longmeadow, MA 01028

Phone \_\_\_\_\_

Email santerjulia@gmail.com

### PART I – GENERAL REQUIREMENTS

#### ***All Graphics shall be to Scale and Dimensioned***

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd	Rec'd
-------	-------

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist ( <i>this form</i> )   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance)  |
| <input type="checkbox"/>            | <input type="checkbox"/> | 3. Appeal and Decision   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/><br>\$ 75.00 Legal Notice <input checked="" type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form<br><input type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal  |
| <input type="checkbox"/>            | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative   |

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- ☐ ☐ 8. HOA Approval (*if applicable*)
- ☒ ☐ 9. Context or Locus Map (Show Surrounding Zoning Districts)
- ☒ ☐ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- ☒ ☐ 11. Existing Conditions Photo Exhibit (*See instruction page for submitting photos*)  
Up to four photos may be shown per 8 1/2" X 11" page size
  - a. Show all existing structures on site
- ☒ ☐ 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)
- ☒ ☐ 13. Mailing Labels (4 sets)

**PART II – REQUIRED PLANS AND RELATED DATA**  
***All Graphics and Plans Shall be to Scale and Dimensioned***

- ☒ ☐ 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
  - a. 24" X 36" – 2 Copies
  - b. 11' X 17" – 6 Copy
  - c. 8 1/2 " X 11" – 1 Copy
- ☒ ☐ 2. Elevations: Show all sides of building and indicate building heights
  - a. 24" X 36" – 2 Copies
  - b. 11' X 17" – 6 Copy
  - c. 8 1/2 " X 11" – 1 Copy
- ☒ ☐ 3. Floor Plans
  - a. 24" X 36" – 2 Copies
  - b. 11' X 17" – 6 Copy
  - c. 8 1/2 " X 11" – 1 Copy
- ☒ ☐ 4. All drawings and any revised drawings must be submitted in PDF format
- ☐ ☐ 5. OTHER: \_\_\_\_\_
- ☐ ☐ 6. Your Appointment Date and Time for Submitting the Complete Application is: \_\_\_\_\_

Barbara Irvine  
Staff Signature

2/29/2016  
Date

**Land Use Department**  
**Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825**  
[barrplan@metrocast.net](mailto:barrplan@metrocast.net) Phone: 603.664.5798

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**PART III – PROJECT DESCRIPTION/VARIANCE DETAILS**

**Case No.** \_\_\_\_\_

**Project Name** Kenneth & Julie Santer

**Location Address** Isaacs Turn

**Map and Lot** Tax Map 206, Lot 12

**Zoning District (Include Overlay District if Applicable)** General Residential

**Property Details:**

- ☒ Single Family Residential   ☐ Multifamily Residential   ☐ Manufactured Housing  
☐ Commercial   ☐ Mixed Use   ☐ Agricultural   ☐ Other

**Use:** Single Family Residential

**Number of Buildings:** \_\_\_\_\_ **Height:** \_\_\_\_\_

**Setbacks:** Front 40' Back 30' Side 30' Side 30'

**Description of Request**

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exception for.  
If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

See attached sheets.

**Project Narrative:** *(Please type and attach a separate sheet of paper)*

See attached sheets.

**Barrington Zoning Ordinance Requirements:**

See Attached sheets.

**Request:** *(You may type and attach a separate sheet of paper)*

See Attached Sheets.

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#### PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

- ☒ 1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

See attached sheets.

- ☒ 2. Granting the variance would be consistent with the spirit of the Ordinance.

See attached sheets.

- ☒ 3. Granting the variance will not result in diminution of surrounding property values.

See attached sheets.

- ☒ 4. Granting of the variance would do substantial justice.

See Attached Sheets.

- ☒ 5. Granting of the variance would not be contrary to the public interest.

See Attached Sheets.

#### PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exception complies by addressing the issues below.

- ☐ 1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

N/A

- ☐ 2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

N/A

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☐ 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

N/A

☐ 4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

N/A

☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

N/A


N/A

**In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:**

- ☐ 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- ☐ 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- ☐ 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.
- ☐ 4. Limitations on the number of occupants and methods and times of operation.
- ☐ 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.
- ☐ 6. Location and amount of parking and loading spaces in excess of existing standards.
- ☐ 7. Regulation of the number, size, and lighting of signs in excess of existing standards.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

  
Signature of Owner

2-24-16  
Date

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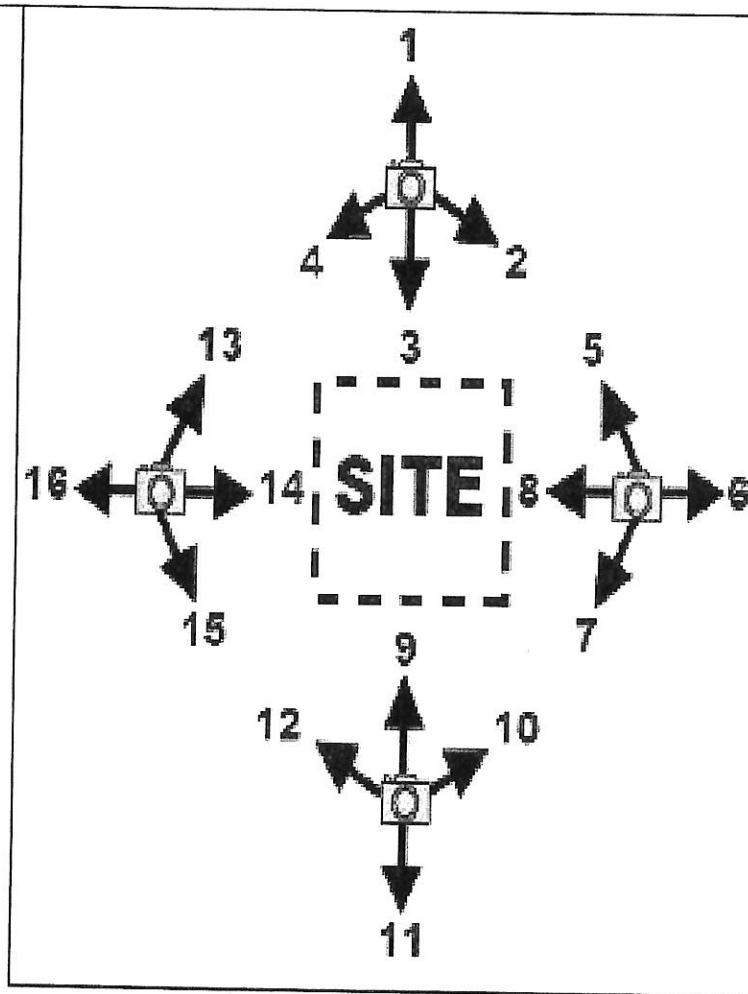
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## SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

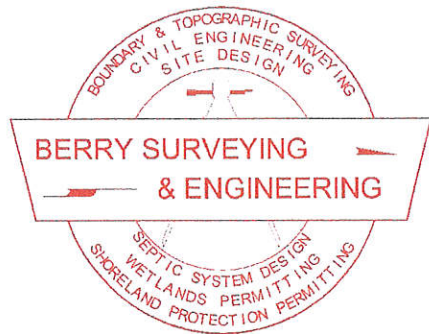
1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.



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## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

February 24, 2016

Town of Barrington  
Zoning Board of Adjustments  
333 Calef Highway  
PO Box 660  
Barrington, NH 03825

Re: Kenneth and Julie Santer  
Isaacs Turn  
Tax Map 206, Lot 12  
Request for Sideline Variance

Madam Chair and Members of the Barrington Zoning Board of Adjustments,

On Behalf of Ken and Julie Santer, Berry Surveying & Engineering (BS&E) is requesting a variance to construct a 4 bedroom single family house on Isaacs Turn, on an existing lot of record. The sideline setback is proposed to be 7.8 feet, to the overhang, where the requirement is 30 feet.

### **Background and General Narrative:**

Ken and Julie have purchased two independent lots on Isaacs, Lot 12 and Lot 11. They are looking to build their retirement home on Lot 12. The intent of the Santers is to get as reasonably close to Ayers Lake with their home, for enjoyment of the lake, while maintaining the full setback to the abutting Lot 13. We have submitted for your review:

- Photographs of the project site
- The Approved Septic Design (By Others), providing evidence of topographic challenges
- Certified Plot Plan
- Copies of the proposed house with renderings
- The project Application and all other requirements thereon.

### **Specific Variance Request & Criteria for Approval:**

A variance is requested to Table 2 currently located on page 19 of the Zoning Ordinance, to allow the construction of a single family home within the 30 foot sideline setback.

1.) *"Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law."*

- The special condition of the property is the general width of the property which was created prior to the conventional zoning. Given the topographic nature of the property, and the copious number of large boulders on the lot, the garage needs to be on the same vertical plane as the first floor living structure, with the doors to the side, to allow a proper sweep in and out. A join driveway is proposed between the two lots to accommodate this on the lot to the East for the future owners or any future construction. The literal hardship would be the denial

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of a variance request which only affects land that the Santer's own, and or force the proposed driveway to enter at a steep pitch to the doors. This would create a constant storm water problem at the garage doors.

2.) *"Granting the variance would be consistent with the spirit of the Ordinance"*

- The spirit of the ordinance is to create space between neighbors and allow for each lot to be reasonably built out. This lot was developed at a time when the current zoning wasn't considered, and therefore to keep the space which would otherwise be afforded to Lot 13 the Santer's are proposing to hold the house in one total direction.

3.) *"Granting the variance will not result in diminution of surrounding property values"*

- The property values would not be diminished by the construction of single family home, on an existing lot of record, in a neighborhood which is well suited and in common with this kind of construction.

4.) *"Granting the variance would do substantial justice."*

- The substantial justice is in allowing the proper construction of a retirement home, on an existing lot of record, while not affecting any of the immediate abutters.

5.) *"Granting the variance would not be contrary to the public interest."*

- The public interest is in permitting construction on lots of record in a reasonable manner, without disrupting abutting parties. In this case the interest is met, whereas the Santer's are respecting their abutter by adhering to the setback requirement which directly affects them.

Thank you for your time and attention to this matter. We hope you look favorably upon this request.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry  
Principal, President

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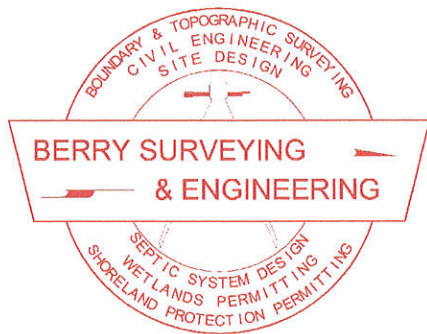
**BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825

(603) 332-2863 / (603) 335-4623 FAX

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)





## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

February 24, 2016

### **Abutters List**

#### **Owner of Record**

Tax Map 206, Lot 12

Kenneth & Julie Santer  
52 Senecal Pl  
E. Longmeadow, MA 01028  
Book 4276 Page 966

#### **Abutters**

Tax Map 107, Lot 13

Barbara Feldman  
Daniel Cassidy  
369 Isaacs Turn Rd  
Barrington, NH 03825  
Book 2641 Page 276

Tax Map 206, Lot 11

Kenneth & Julie Santer  
52 Senecal Pl  
E. Longmeadow, MA 01028  
Book 4276 Page 964

Tax Map 206, Lot 13

Daniel Shipley, Chris, Edith &  
Thomas Shipley  
805 Hagys Ford Rd  
Narberth, PA 19072  
Book 4042 Page 907

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Kenneth A. Berry, PE, LLS  
Christopher R. Berry, Project Mgr  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

Kenneth A. Berry, PE, LLS  
Christopher R. Berry, Project Mgr  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

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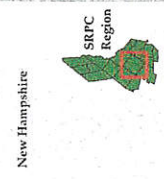
# Town of Barrington New Hampshire



## Zoning

Amended June 6, 2014

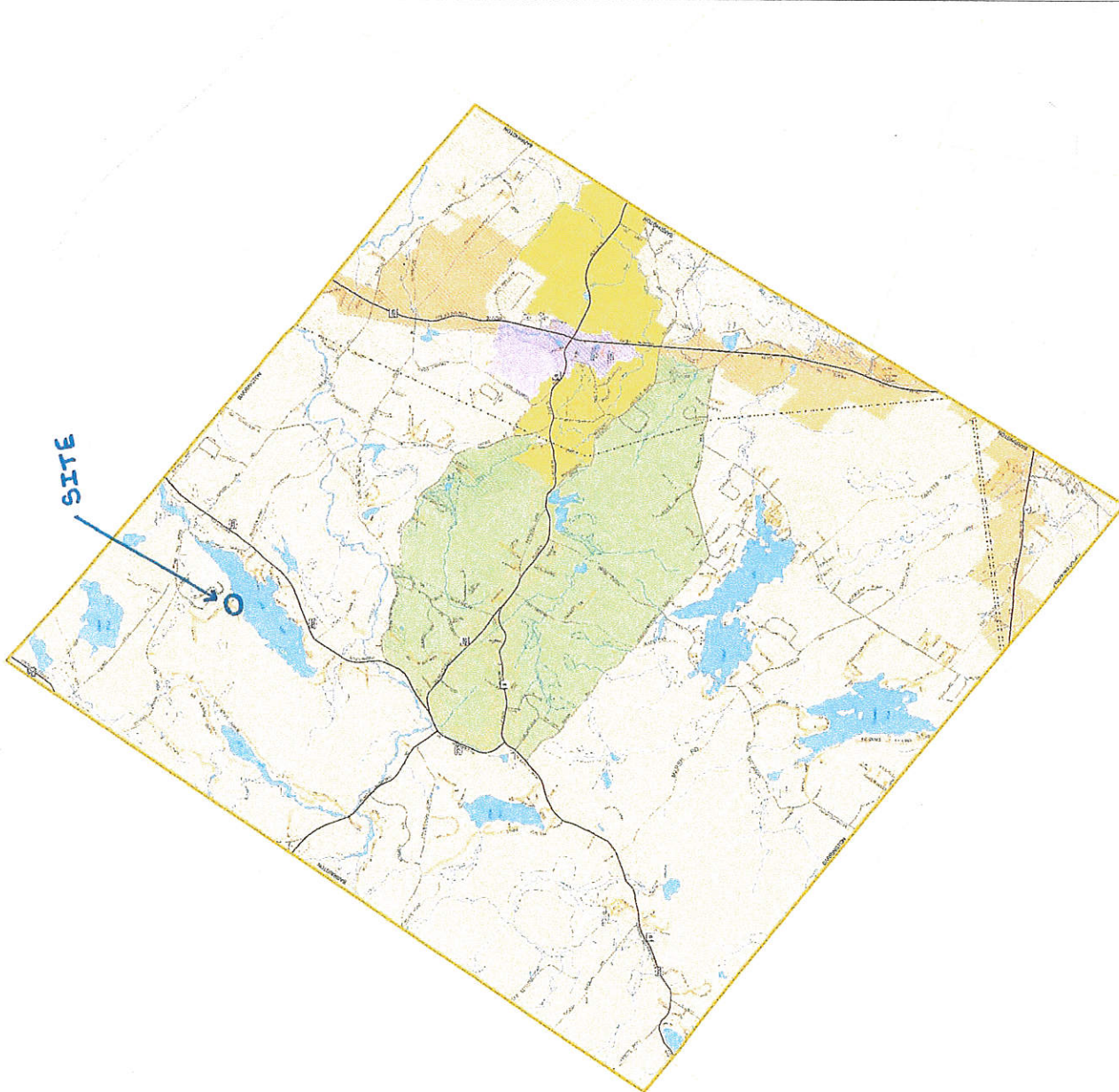
- Legend**
- Zoning District**
    - General Residential
    - Neighborhood Residential
    - Regional Commercial
    - Town Center
    - Village District
    - Swains Lake Village Water Management Overlay Zone
    - Stratified Drift Aquifer Overlay
    - Highway Commercial Overlay
  - Surface Water Features**
    - Streams, Brooks, etc.
    - Apparent Wetland Limit
    - Lakes, Ponds, Rivers
    - Wetlands
  - Political Features**
    - NH Municipal Boundary
    - SRPC Town Boundary
  - Transportation Features**
    - Legislative Class
    - Class I Trunk Line Highway
    - Class II State Aid Highway
    - Class III Recreational Road
    - Class IV Town or City Street
    - Class V Town Road
    - Class VI Not Maintained
  - Private**
    - Railroad Tracks
  - Miscellaneous**
    - Transmission Lines



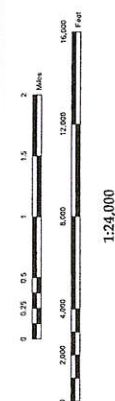
New Hampshire



SEAL OF THE STATE OF NEW HAMPSHIRE



0 0.5 1 1.5 2 Miles



1:24,000

**DISCLAIMER:**  
Map data is derived from the 2011 US Census Bureau TIGER/Line Shapefiles. The map is not a warranty, representation, or endorsement by the State of New Hampshire. The map is provided for informational purposes only. The map is not to be used for legal or financial purposes. The map is not to be used for any purpose other than the one for which it was created.

Prepared by Integrated Regional Planning Commission  
1000 North Main Street, Suite 200  
Durham, NH 03824  
Phone: 603.281.1234  
Fax: 603.281.1235  
Email: info@irpc-nh.org  
Website: www.irpc-nh.org

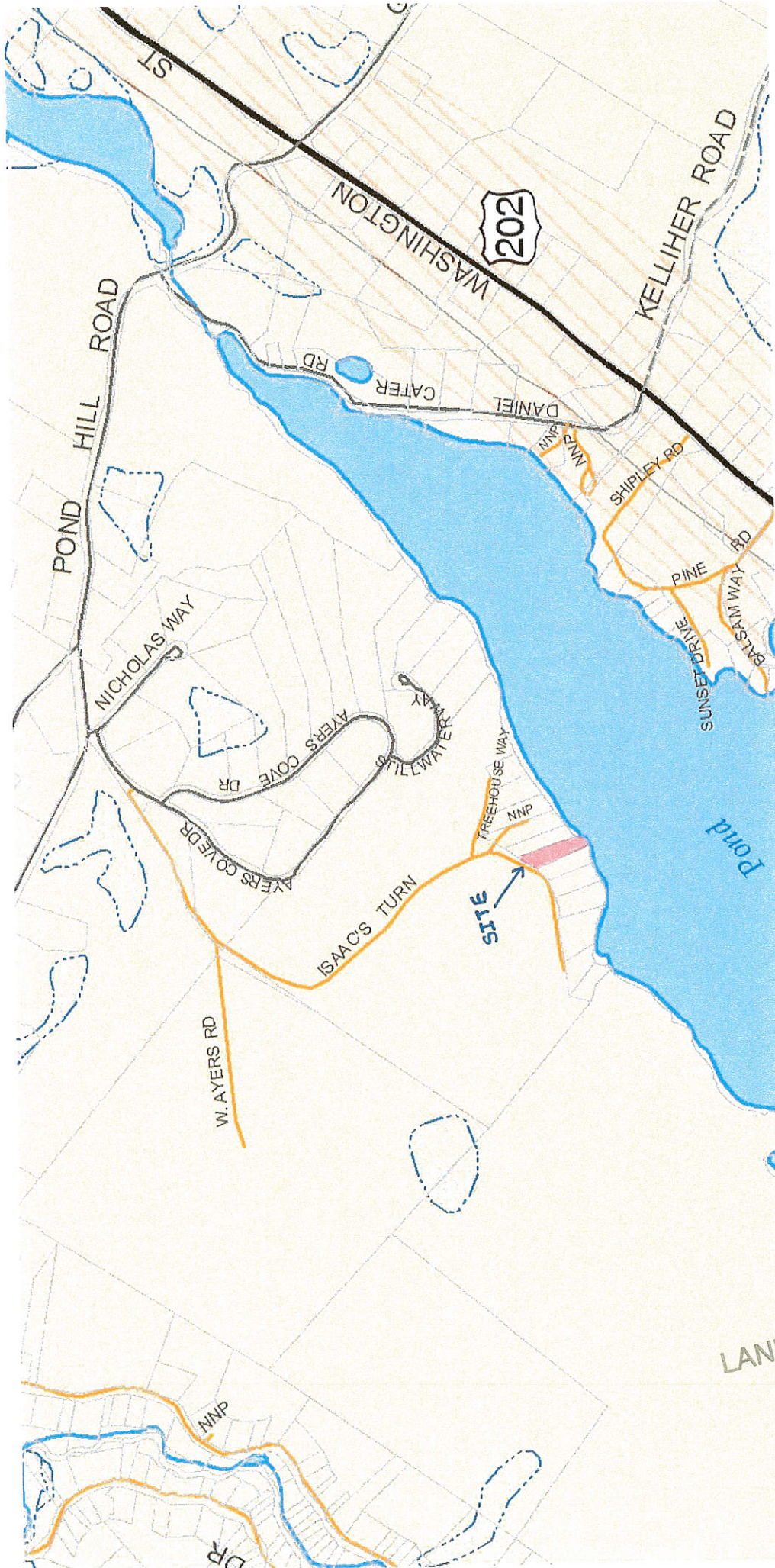


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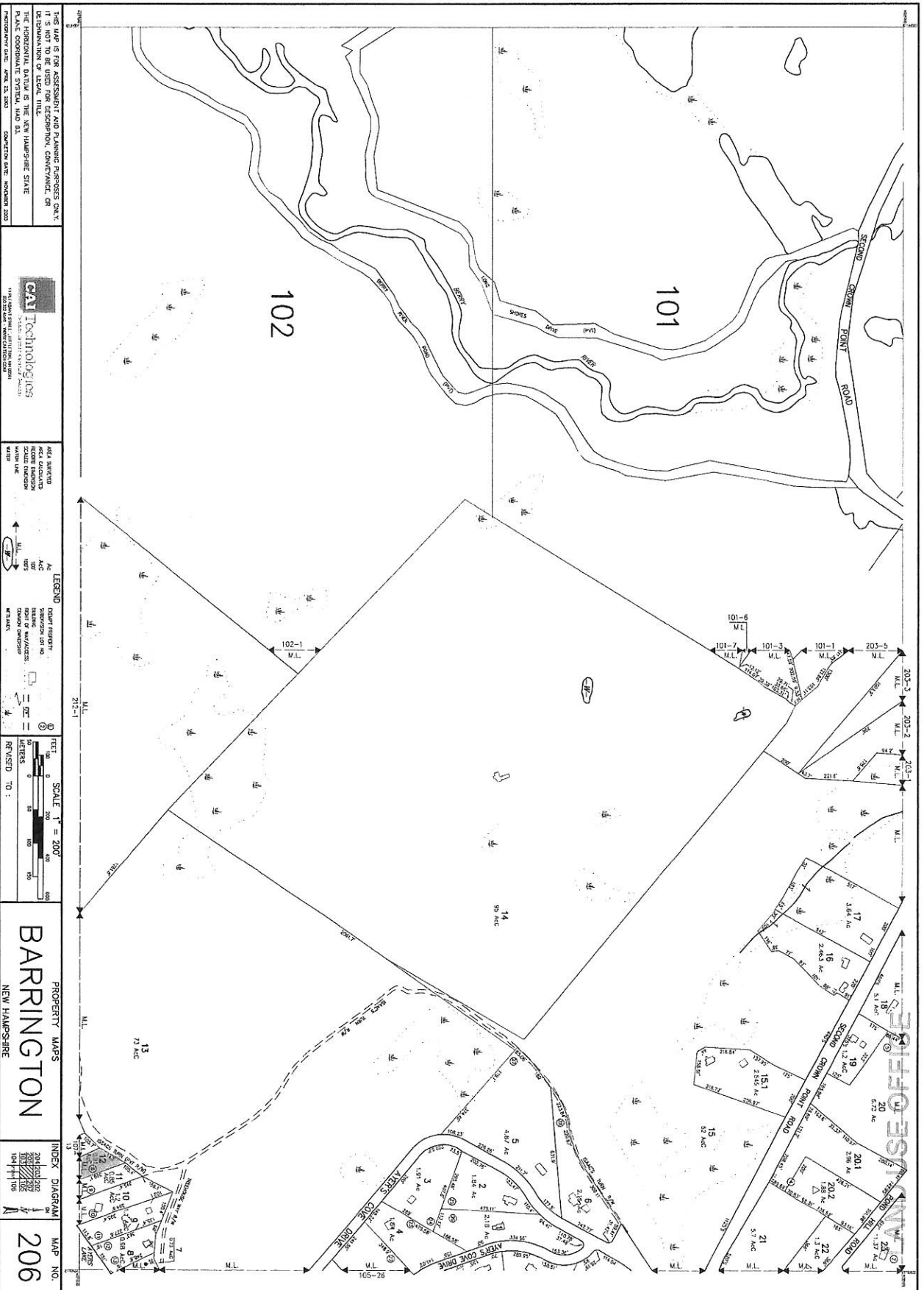
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#1



#2



#3

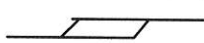


#4



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PROJECT PHOTOS  
FOR  
KENNETH & JULIE SANTER  
ISAACS TURN ROAD  
BARRINGTON, N.H.  
*TAX MAP 206, LOT 12*

BERRY SURVEYING —  & ENGINEERING  
335 SECOND CROWN POINT RD.  
BARRINGTON , N.H. 332-2863

SCALE : NONE

DATE : FEBRUARY 24, 2016

FILE NO. : DB 2015-120



#5



#6



#7



#8



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PROJECT PHOTOS  
FOR  
KENNETH & JULIE SANTER  
ISAACS TURN ROAD  
BARRINGTON, N.H.  
*TAX MAP 206, LOT 12*

BERRY & SURVEYING—  
ENGINEERING  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : NONE

DATE : FEBRUARY 24, 2016

FILE NO. : DB 2015-120



#9



#10



#11



#12



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PROJECT PHOTOS  
FOR  
KENNETH & JULIE SANTER  
ISAACS TURN ROAD  
BARRINGTON, N.H.  
*TAX MAP 206, LOT 12*

BERRY & SURVEYING  
ENGINEERING  
335 SECOND CROWN POINT RD.  
BARRINGTON , N.H. 332-2863

SCALE : NONE

DATE : FEBRUARY 24, 2016

FILE NO. : DB 2015-120



#13



#14



#15




#16



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PROJECT PHOTOS  
FOR  
KENNETH & JULIE SANTER  
ISAACS TURN ROAD  
BARRINGTON, N.H.  
*TAX MAP 206, LOT 12*

BERRY & SURVEYING —   
ENGINEERING  
335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : NONE

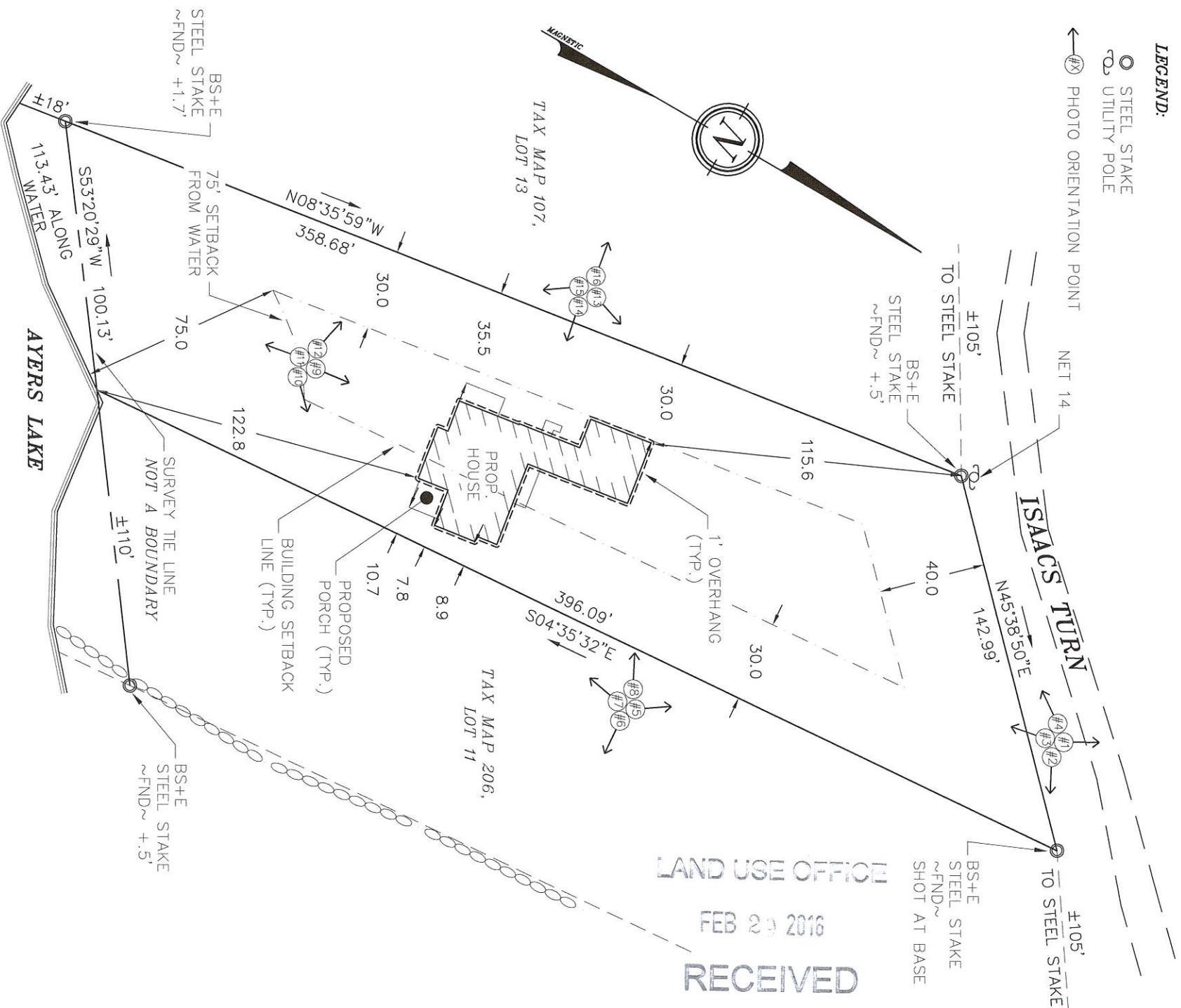
DATE : FEBRUARY 24, 2016

FILE NO. : DB 2015-120

LEGEND:

- STEEL STAKE
- UTILITY POLE

PHOTO ORIENTATION POINT



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THIS IS NOT A BOUNDARY SURVEY

ZONE :  
GENERAL RESIDENTIAL

SETBACKS:  
FRONT: 40'  
SIDE: 30'  
REAR: 30'  
WATER: 75'

S.C.R.D.  
BOOK 4276, PAGE 966  
POCKET 4, FOLDER 1  
PLAN 45

CERTIFIED PLOT PLAN

FOR

KENNETH & JULIE SANTER

ISAACS TURN

BARRINGTON, N.H.

TAX MAP 206, LOT 12

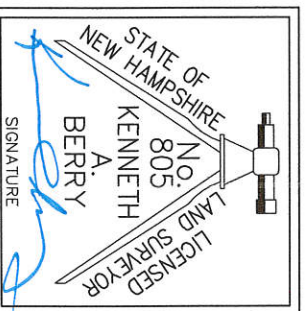
BERRY & SURVEYING ENGINEERING

335 SECOND CROWN POINT RD.  
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : FEBRUARY 24, 2016

FILE NO. : DB 2015-120





NEW RESIDENCE FOR:

**VIRGINIA MARS**

NEWBURY, N.H.



**TIMBERPEG<sup>®</sup>**

The Artisans of Post & Beam

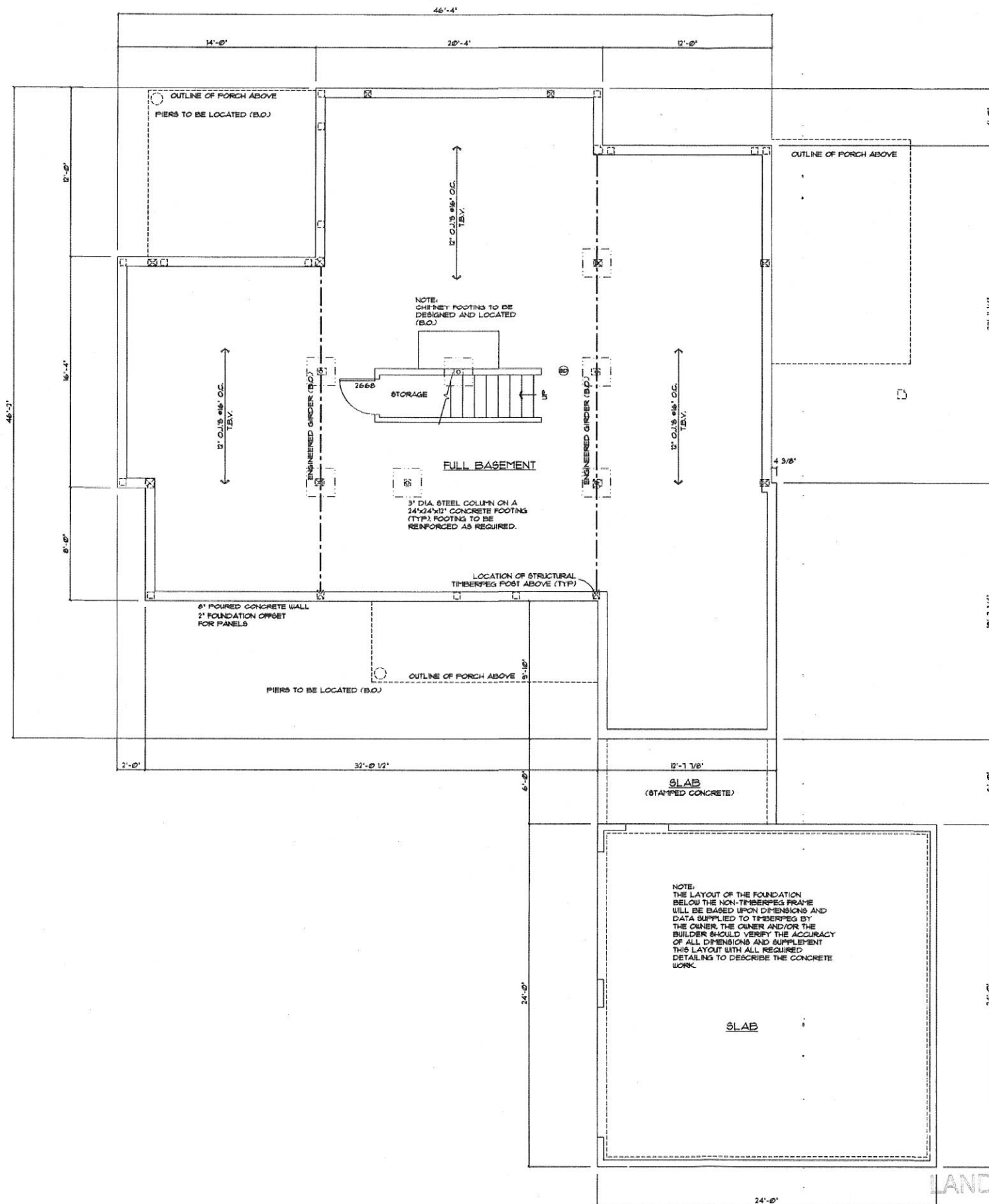
INDEPENDENT REPRESENTATIVE

OLD HAMPSHIRE DESIGN

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- LEGEND**
- 1. (B.O.) INDICATES 'BY OTHERS'
  - 2. TIMBERPEG POSTING ABOVE
  - 3. TIMBERPEG WALL SEE DETAIL (B)
  - 4. CONVENTIONAL WALL (B.O.)
  - 5. (T.B.V.) = TO BE VERIFIED 'BY OTHERS'
  - 6. 110 VOLT HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP, INTERCONNECTED

FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.

ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS ARE BY OTHERS (B.O.) AND SHOULD MEET STATE AND LOCAL CODES.

LOCATION AND ENGINEERING OF ANY RETAINING WALLS IS BY OTHERS (B.O.).

ANY CONSTRUCTION BY OTHERS NOTED AS TO BE VERIFIED (T.B.V.), IS TO BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR BUILDER.

FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.

ALL DOORS, WALLS AND CEILINGS BETWEEN THE GARAGE AND LIVING SPACES ARE TO MEET ALL FIRE AND SAFETY CODE REGULATIONS.

FIRST DRAW	
10/26/05	SP
REVISIONS	
1/23/05	clw
2/21/05	ndk

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**BASEMENT PLAN**  
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VIRGINIA MARS  
 BASEMENT PLAN  
 BLOCKS, B20, (2) ALIKE, SHEDS

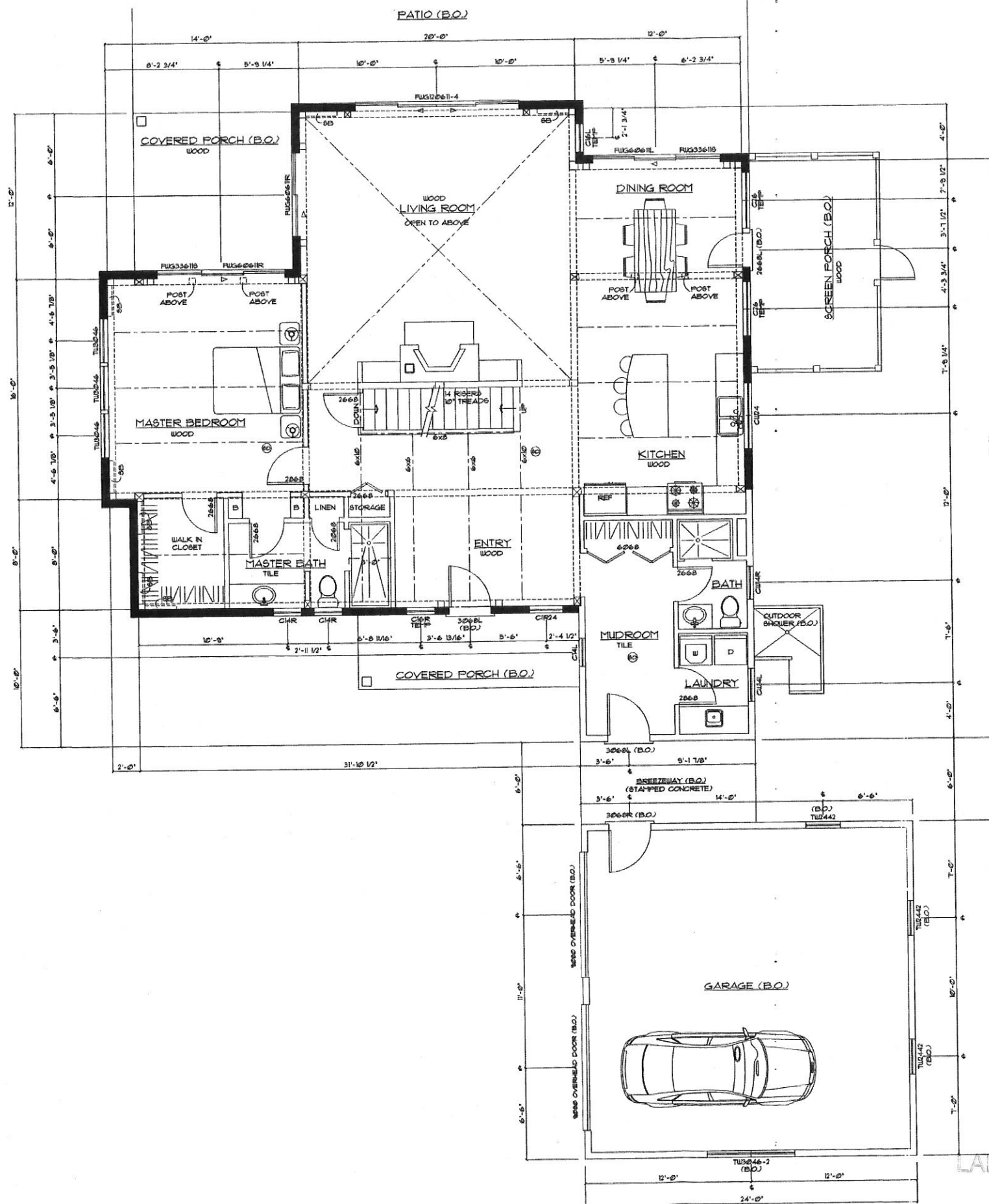
SCALE: 1/4" = 1'-0"  
 DO NOT SCALE  
 DIMENSIONS  
 FROM BLUEPRINTS

**TIMBERPEG**  
 The Artisans of Post & Beam

TIMBERPEG EAST NC, CLARK COUNTY, NC  
 TIMBERPEG SOUTH NC, GREEN COUNTY, NC  
 TIMBERPEG WEST NC, ST. LOUIS, MO  
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DWG. NO.  
 1  
 PROJ. NAME  
 MARS  
 PROJECT NO.  
 5824



**LEGEND**

- (B.O.) INDICATES 'BY OTHERS'
- OPEN AREA ABOVE
- HEADROOM LINES
- MAIN GIRDER, RIDGE BEAM, OR FURLIN ABOVE
- CENTER LINES OF JOISTS OR RAFTERS ABOVE
- TIMBERPEG POSTING
- CONTINUOUS TIMBERPEG POSTING
- SHORT DIAGONAL CORNER BRACE
- LONG DIAGONAL CORNER BRACE
- 9/16" SEE DETAIL
- CONVENTIONAL WALL (B.O.)
- (T.B.V.) TO BE VERIFIED 'BY OTHERS'
- 120 VOLT HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP, INTERCONNECTED

SUGGESTED LOCATION OF INTERIOR PARTITIONS. CENTER WALL UNDER TIMBER OR FLUSH TO ONE SIDE

FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.

ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS ARE BY OTHERS (B.O.) AND SHOULD MEET STATE AND LOCAL CODES.

LOCATION AND ENGINEERING OF ANY RETAINING WALLS IS BY OTHERS (B.O.)

ANY CONSTRUCTION BY OTHERS NOTED AS TO BE VERIFIED (T.B.V.) IS TO BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR BUILDER.

THE STAIR RISER AND TREAD DIMENSIONS ARE CALCULATED FROM THE TOP OF THE PLYWOOD DECK TO THE TOP OF THE SECOND FLOOR 2x8 DECKING. BUILDER TO ADJUST FOR FLOOR FINISHES AS NEEDED.

FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.

ALL DOORS, WALLS AND CEILINGS BETWEEN THE GARAGE AND LIVING SPACES ARE TO MEET ALL FIRE AND SAFETY CODE REGULATIONS.

FIRST DRAW	
10/26/05	DP
REVISIONS	
11/23/05	clw
12/21/05	ack

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LAND USE FIRST FLOOR PLAN

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VIRGINIA HARS  
FIRST FLOOR PLAN  
BOOKS, B20, (2) ALKS, SHEDS

SCALE: 1/4" = 1'-0"  
DO NOT SCALE  
FROM BLUEPRINTS

**TIMBERPEG**  
The Artisans of Post & Beam

TIMBERPEG EAST, INC. CLASHPORT, VA  
TIMBERPEG SOUTH, INC. FLETCHER, NC  
TIMBERPEG WEST, INC. ST. PAUL, MN  
TIMBERPEG PACIFIC, INC. REMO, NV

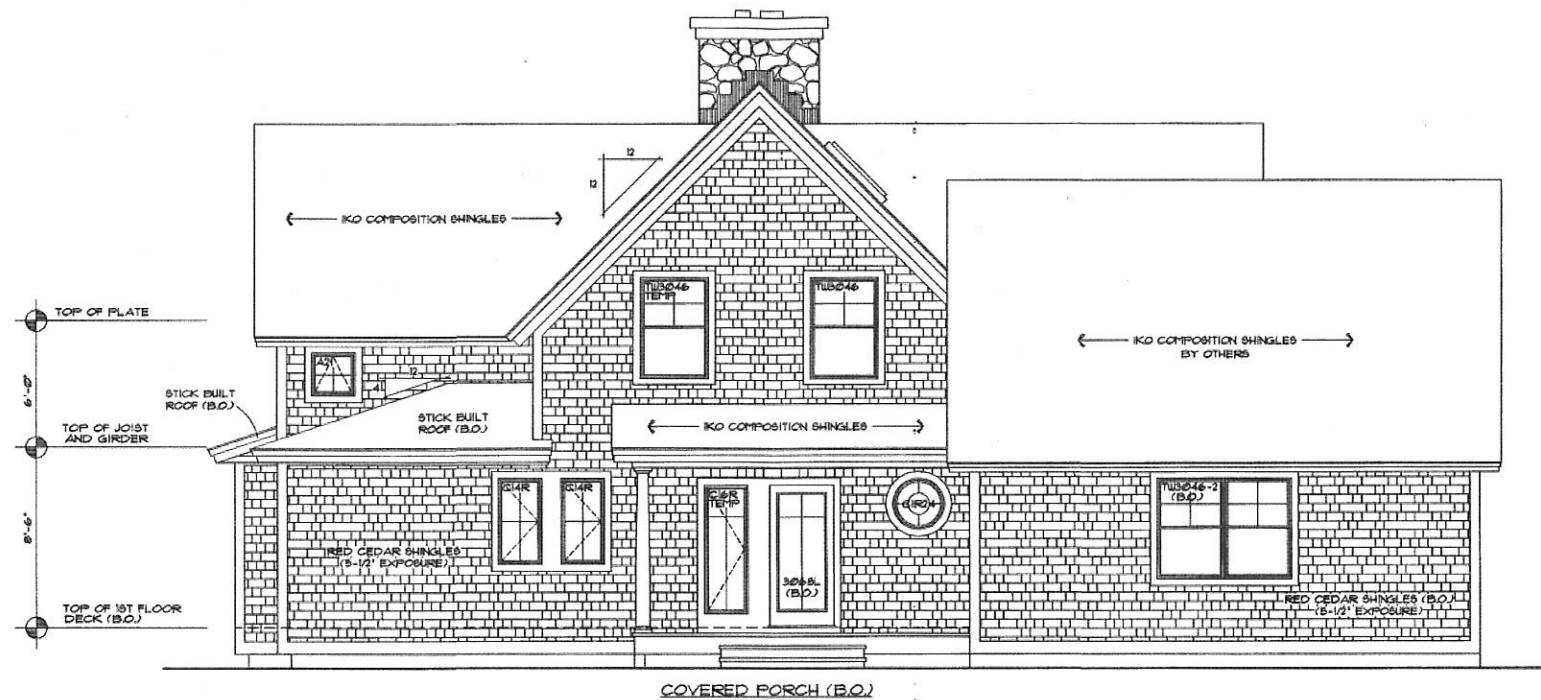
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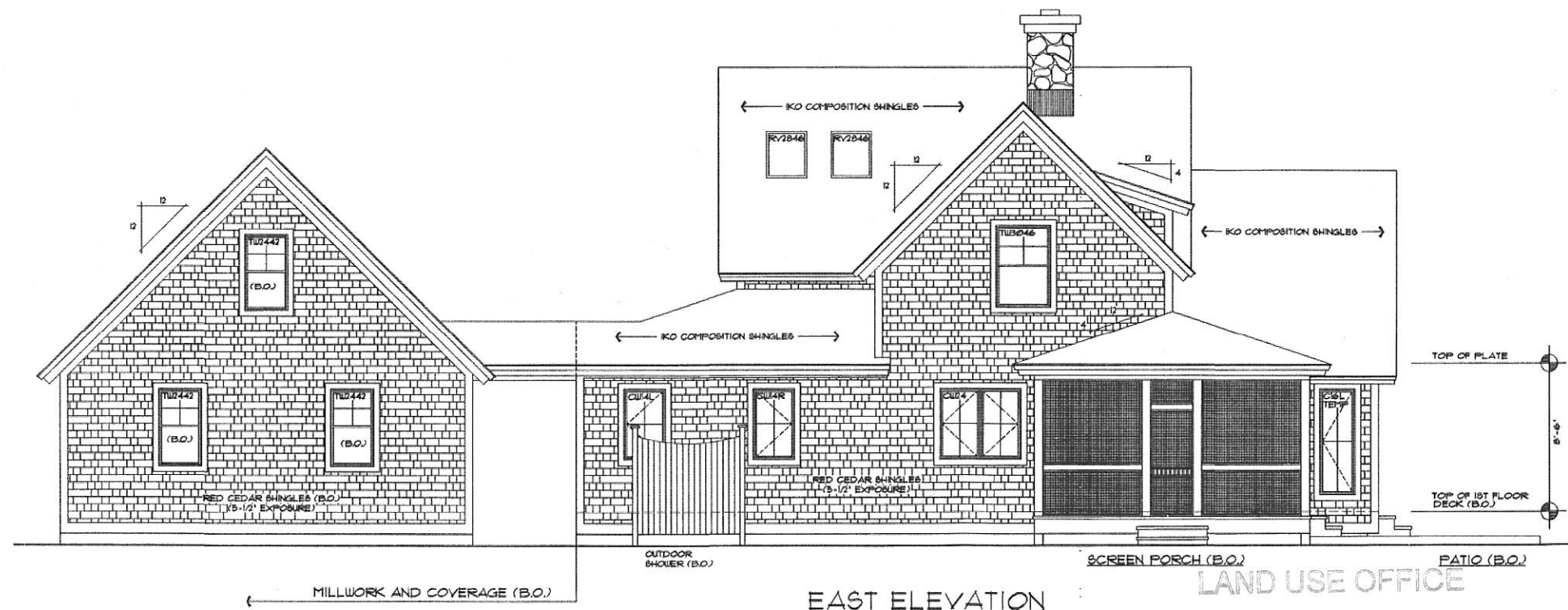
2

PROJ. NAME  
HARS

PROJECT NO.  
5924



SOUTH ELEVATION



EAST ELEVATION

CHIMNEYS AND ALL STONE AND/OR BRICK WORK IS BY OTHERS (B.O.)  
FINISH GRADE TO BE DETERMINED AT JOB SITE. ALL GRADES TO PROVIDE PROPER DRAINAGE AWAY FROM FOUNDATION.  
ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS ARE BY OTHERS (B.O.) AND SHOULD MEET STATE AND LOCAL CODES.  
ANY JOINING OF WINDOW UNITS (MULLING) IS TO BE DONE AT SITE BY OTHERS (B.O.).  
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DETAILING AND ENGINEERING OF ALL / ANY RETAINING WALLS ARE THE RESPONSIBILITY OF THE GUNEBUILDER.  
REFER TO COVER SHEET FOR MATERIALS TO BE PROVIDED BY TIMBERPEG.  
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VIRGINIA MARS  
ELEVATIONS  
B20K6, B30, (2) A16K6, 9HED9

SCALE: 1/4" = 1'-0"  
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4

PROJ. NAME

MARS

PROJECT NO.

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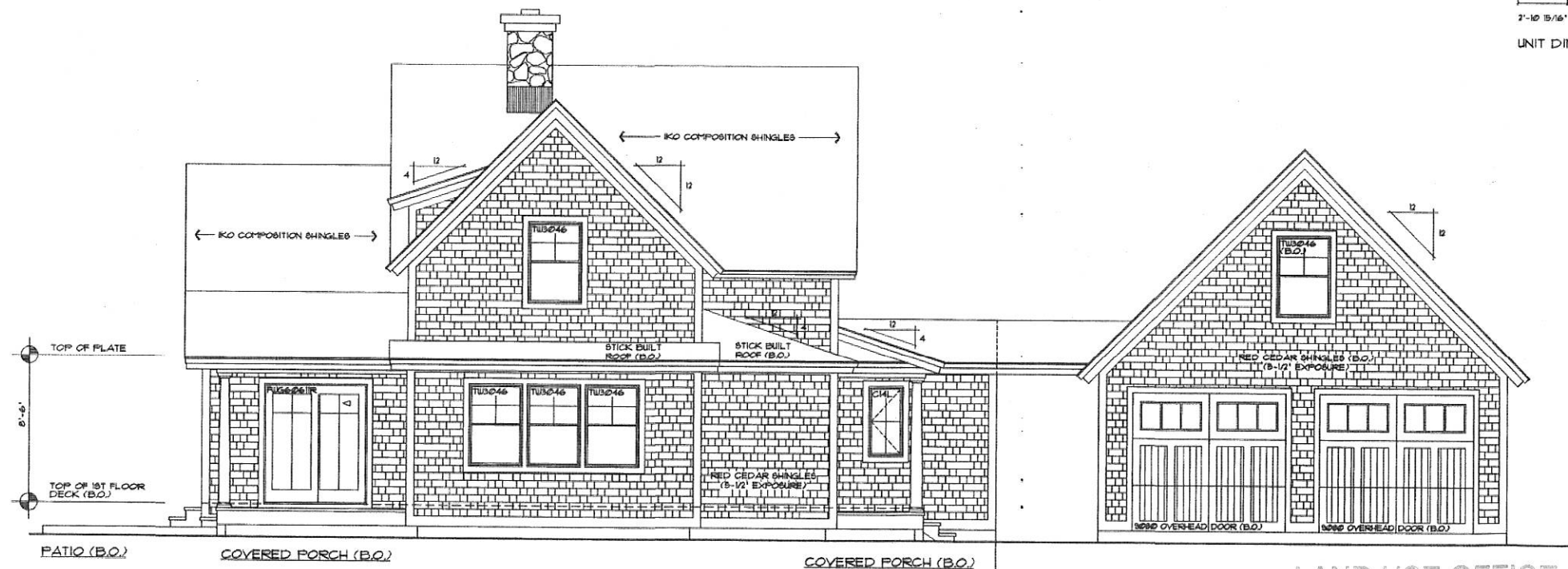
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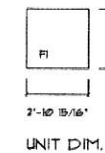




NORTH ELEVATION



WEST ELEVATION



UNIT DIM.

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FINISH GRADE TO BE DETERMINED AT JOB SITE. ALL GRADES TO PROVIDE PROPER DRAINAGE AWAY FROM FOUNDATION.

ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS ARE BY OTHERS (B.O.) AND SHOULD MEET STATE AND LOCAL CODES

ANY JOINING OF WINDOW UNITS (MILLING) IS TO BE DONE AT SITE BY OTHERS (B.O.)

ALL DOORERS, COVERED ENTRIES, AND SCREENED PORCHES ARE BY OTHERS (B.O.), UNLESS NOTED OTHERWISE.

DETAILING AND ENGINEERING OF ALL / ANY RETAINING WALLS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER.

REFER TO COVER SHEET FOR MATERIALS TO BE PROVIDED BY TIMBERPEG.

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VIRGINIA MARS

ELEVATIONS

B20K6, B20, (2) A16K6, 9HED9

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PROJ. NAME  
MARS

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LAND USE OFFICE

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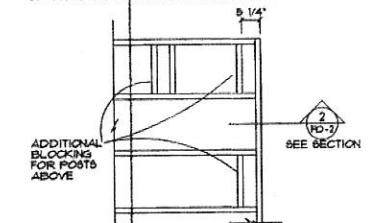
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- 1) THE FOLLOWING ITEMS OF WORK ARE NOT SHOWN AND SHOULD BE LOCATED BY THE BUILDER CONSULTING WITH OTHER PREFERENCES, LOCAL PRACTICES, BUILDING CODES, AND SITE CONDITIONS. VENTS, BASEMENT UNDOORS BY OTHERS, BASEMENT ENTRANCES (BILCO BY OTHERS), BULKHEADS, PLUMBING AND ELECTRICAL UTILITY CHASES, AND FLEANS.
- 2) FOUNDATION FOR DECKS AND PORCHES (SEE DETAIL FD-78). RETAINING WALLS AND OTHER SITE IMPROVEMENTS SHALL BE LOCATED BY THE BUILDER.
- 3) BUILDER SHALL PROVIDE SOLID BLOCKING AND 3 INCH DIAMETER CONCRETE FILLED SPOOL COLUMNS TO SUPPORT JOISTS OR SOLID BLOCKING SHALL LOCATE DOUBLE JOISTS OR SOLID BLOCKING UNDER ALL INTERIOR PARTITIONS. A WHOLE ROW OF CROSS BRACE IS REQUIRED AT EACH JOIST BAY BETWEEN SUPPORTING GIRDER.
- 4) BUILDER SHALL THOROUGHLY REVIEW SHEET FD-2 PRIOR TO STARTING THE WORK. ANY CHANGES MUST BE MADE ON FD-1 WITH APPLICABLE DETAILS ON SHEET FD-2. ALL WORK SHOWN ON SHEET FD-2 SHALL BE DONE BY OTHERS AND NOT INCLUDED IN THE TIMBERPAC PACKAGE.

B) TYPICAL BLOCKING FOR TIMBERPEG POSTS ABOVE



### LEGEND

T.O.W. = TOP OF WALL  
T.O.S. = TOP OF SLAB  
B.P.F. = SPRUCE/PINE/FIR #1 OR BETTER  
D.F.L. = DOUGLAS FIR/LARCH

FIRST DRAW	
112205	cbr
REVISIONS	
122105	mdk

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LAND USE OFFICE FOUNDATION PLAN

DESIGN SOIL BEARING CAPACITY = 2500 P.S.F.  
FOR OTHER APPLICABLE DETAILS REFER TO SHEET FD-2

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR  
FRAMING MUST BE IN PLACE AND LEVEL AND ALL INTERIOR  
STEEL COLUMNS SHOULD BE PERMANENTLY SET.

VIRGINIA MARS  
FOUNDATION PL

B20K6. B20. (2) A16

111

SCALE: 1/4" = 1'-0"

DO NOT SCALE  
DIMENSIONS  
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# EXISTING INFORMATION:

1. TOPOGRAPHIC SURVEY BY GROOVER SEPTIC DESIGN
2. LOT AREA = 0.91 ACRES  
TAX MAP 206 LOT 12, BARRINGTON, N.H.  
LOT 12 SCRD BOOK 892 PAGE 99 9/10/71
3. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, SUBSURFACE SYSTEMS  
BUREAU SUBDIVISION APPROVAL N/A PRIOR 67.
4. SOIL INFORMATION FROM SSSC SHEET 18.  
SOIL: GSC - GLOUCESTER VERY STONEY FINE SANDY LOAM B-15% SLOPES.

# DESIGN CRITERIA:

1. RESIDENTIAL SYSTEM DESIGN:  
4 BEDROOM HOUSE.  
PERC RATE = 6 MIN/INCH  
DESIGN CRITERIA FROM NHDES "SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES".  
TABLE 1016-1; 6 MIN. PERC RATE = 900 SF MIN SIZE.  
MIN FIELD SHALL BE 20' x 45' = 900 SF. PROVIDED.
2. SEPTIC TANK: 4 BEDROOMS = 1250 GAL. REQUIRED  
USE 2 COMPARTMENT 1250 GALLON 2 COMPARTMENT SEPTIC TANK FROM FOSS CONCRETE OR EQUAL.  
NO GARBAGE GRINDER TO BE USED.
3. DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL AREA SHALL BE CONSTRUCTED AT 291.5' ELEVATION AND THE BED BOTTOM IS APPROXIMATELY 6" ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL AREA.
4. FINAL GRADE TO BE MIN. 5.8" ABOVE S.H.W.T. INCLUDING 8" CLEAN, PERMEABLE FILL AND 4" MIN. TOPSOIL OVER PIPE.  
PERFORATED PIPES TO BE INSTALLED AS LEVEL AS POSSIBLE.
5. DISTRIBUTION BOX TO BE 6 OUTLET WITH "EQUALIZERS" OR EQUAL.

# SITE PREPARATION AND FILL:

1. CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND BEFORE DISTURBING SITE.  
THE "DESIGN INTENT" OF THE SYSTEM MUST BE MAINTAINED.
2. REMOVE ALL TREES, BRUSH, BOULDERS, AND DEBRIS FROM THE AREA TO BE FILLED.  
SCARIFY, AS NEEDED BEFORE FILLING. THIS IS DONE WITH THE TEETH OF THE EXCAVATOR.  
SCARIFY PARALLEL WITH CONTOURS. SITES CANNOT BE PROPERLY BE PREPARED UNLESS THE SOIL IS DRY.
3. FILL UNDER LEACHING AREA, SHOULDERS, AND ABOVE FIELD SHALL CONTAIN NO NON-SOIL MATERIALS AND SHALL PASS THE MINIMUM NHDES FILL REQUIREMENTS.
4. PLACE MIN 4" OF TOPSOIL AS BLANKET ON SIDESLOPES.
5. FILL FOR BACKFILLING TO BE CLEAN, DENSE FILL, FREE OF ORGANICS AND STONES LARGER THAN 6".
6. PLACE 4" OF TOPSOIL ON ALL DISTURBED AREAS AND SEED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.

# GENERAL NOTES:

1. EXISTING STRUCTURES TO HAVE PERIMETER DRAINS.
2. ANY DISCREPANCY BETWEEN THE PLAN AND APPARENT FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.  
ANY DISCREPANCY IN DIMENSIONS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION.
3. SHOULD FAILURE OCCUR, SYSTEM SHALL BE REBUILT IN PLACE.
4. CONTRACTOR SHALL BE LICENSED BY THE NHDES-SUBSURFACE BUREAU TO INSTALL SEPTIC SYSTEMS.
5. EXISTING LOT TO HAVE A NEW WELL DRILLED.
6. ALL PIPES TO BE SEALED WITH POLY-LOK INSERTS OR NON-SHRINK MORTAR.
7. WATER SOFTENERS, TREATMENT SYSTEMS, HOT TUBS, ETC. SHALL NOT BE BACKWASHED INTO SEPTIC SYSTEM.
8. THE DESIGNER ASSUMES NO RESPONSIBILITY IF THE SYSTEM IS NOT INSTALLED PER DESIGN.
9. STONE AND PIPE SYSTEM SHALL BE INSTALLED AND MAINTAINED AS PER PUBLISHED NHDES GUIDELINES.
10. RISERS TO BE INSTALLED TO GRADE FOR INSPECTION AND SERVICING OF SEPTIC TANK & PUMP CHAMBER.  
SEPTIC TANK TO BE INSPECTED AND TANK PUMPED AT 3 YEAR INTERVALS.  
LOT OWNER TO KEEP A WRITTEN RECORD OF PUMPING AND MAINTENANCE.
11. PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT CONSTITUTE A BOUNDARY SURVEY. ACCURACY OF DELINEATION MANUALLY TECHNICAL REPORT 1-87-1 (1987 MANUAL).
13. APPROVED SEPTIC STONE FOR THE LEACHFIELD SHALL MEET THE SPECIFICATIONS OF NHDES.

# PUMP DESIGN:

FLOW Q= 600 GAL/DAY (4 BEDROOM DESIGN)  
DOSE VOLUME= Q/8 DOSES/DAY= 600/8= 75 GAL  
FOR A 4" CHAMBER PUMP STATION, 9"± HEIGHT FOR ON/OFF FOR 75 GALLONS  
DOSAGE TO BE CHECKED AND SET FOR 110 GALLONS.  
MINIMUM VELOCITY IN FORCE MAIN- 2 FPS (4 FPS WITH MESO)  
USE 2" SRD21 PVC PUMP DISCHARGE PIPING OR AS RECOMMENDED BY PUMP MANUFACTURER.  
INVERT IN D-BOX ELEVATION- 292.2'  
BOTTOM PUMP CHAMBER ELEVATION- 263.0'  
TOTAL STATIC HEAD- 29.2'  
HEAD LOSS IN FEET/100 = 3' : 138' = 5.0' MIN.  
HEAD LOSS FOR FITTINGS- 4' - (50% OF FRICTION HEAD MIN)  
TOTAL DYNAMIC HEAD LOSS- 29.2' + 5.0' + 3' = 37.2'  
USE MYERS MESO 1/2 - 1.5 HP EFFLUENT PUMP OR EQUAL  
(OR AS RECOMMENDED BY PUMP MANUFACTURER)  
PUMP CHARACTERISTICS- 60 GPM @ 37 FEET OF DYNAMIC HEAD.  
PUMPING RATE- 1.5 MIN @ 48 GPM. (VEL= 2.1 FPS)  
NO WEEP HOLE. DO NOT ALLOW EFFLUENT TO DRAIN BACK INTO PUMP CHAMBER.  
LEFT STATION TO HAVE HIGH WATER ALARM WITH RED LIGHT, BUZZER, AND MERCURY FLOAT SWITCHES PER NHDES SUBSURFACE RULES.  
ALARMS ARE TO BE HARDWIRED AND ON A SEPARATE CIRCUIT.

# UNDER AGREEMENT

KENNETH A. SANTER  
52 SENEAL PLACE  
EAST LONGMEADOW, MA 01028

10/24/14

TEST PIT #2 MAP 286 LOT 12

LOGGED BY MICHAEL A. GROOVER, #133

CORNER	BM#6	BM#7
A	52.7'	27.6'
B	21.2'	67.6'
C	41.0'	64.9'
D	63.4'	21.1'

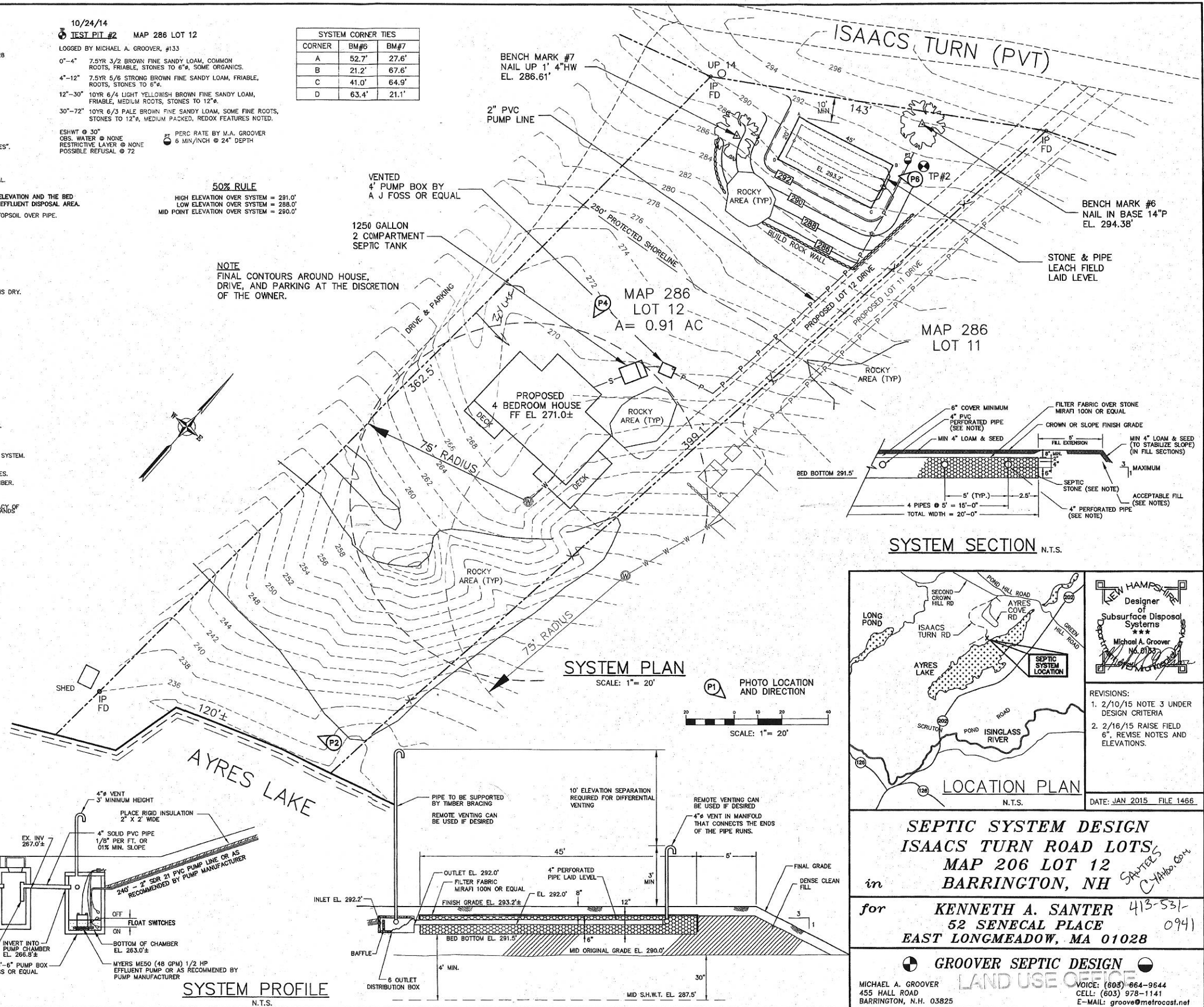
ESHWT @ 30"  
OBS. WATER @ NONE  
RESTRICTIVE LAYER @ NONE  
POSSIBLE REFUSAL @ 72

PERC RATE BY M.A. GROOVER  
6 MIN/INCH @ 24" DEPTH

# 50% RULE

HIGH ELEVATION OVER SYSTEM = 291.0'  
LOW ELEVATION OVER SYSTEM = 288.0'  
MID POINT ELEVATION OVER SYSTEM = 289.0'

NOTE  
FINAL CONTOURS AROUND HOUSE,  
DRIVE, AND PARKING AT THE DISCRETION  
OF THE OWNER.



REVIEWED AND APPROVED  
IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE  
NH DEPT OF ENVIRONMENTAL SERVICES  
WATER DIVISION

Date: 2/17/2015

#CA2015021704

SYSTEM PROFILE  
N.T.S.

SEPTIC SYSTEM DESIGN  
ISAACS TURN ROAD LOTS  
MAP 206 LOT 12  
BARRINGTON, NH

for KENNETH A. SANTER  
52 SENEAL PLACE  
EAST LONGMEADOW, MA 01028

GROOVER SEPTIC DESIGN  
LAND USE OFFICE  
MICHAEL A. GROOVER  
455 HALL ROAD  
BARRINGTON, N.H. 03825  
VOICE: (603) 664-9644  
CELL: (603) 978-1141  
E-MAIL: groover@metrocass.net

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