

ROBERT BALDWIN

NOTES:

- 1.) OWNER: KNOX MARSH DEVELOPMENT  
242 CENTRAL AVE  
DOVER, NH 03820
- 2.) TAX MAP 220, LOT 9-1
- 3.) LOT AREA: 178,891 Sq. Ft., 4.11 Ac.
- 4.) S.C.R.D. BOOK 4427, PAGE 793
- 5.) ZONING: GENERAL RESIDENTIAL  
SETBACKS:  
FRONT - 40.0'  
SIDE - 30.0'  
REAR - 30.0'  
WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.  
MIN. LOT SIZE  
80,000 Sq. Ft.  
MIN. LOT FRONTAGE  
200'  
MAX. BLDG. HEIGHT  
35'  
MAX. LOT COVERAGE  
40%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # 330178, MAP # 33017C0305E, DATED: SEPTEMBER 30, 2015.

NOTES CONT:

- 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT 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.
- 10.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 11.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTES CONT:

- 13.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 9-1, AS SHOWN, INTO 2 INDIVIDUAL LOTS USING THE BACK LOT ORDINANCE. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY ON BOTH LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- 14.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- 15.) NHDES SUBDIVISION APPROVAL IS REQUIRED FOR BOTH LOTS.
- 16.) NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE.
- 17.) THERE WERE NO CEMETERIES OBSERVED ON ANY PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.
- 18.) A VARIANCE TO SECTION 10.01 OF THE BARRINGTON ZONING ORDINANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON 10/11/16 TO ALLOW A BACK LOT SUBDIVISION ON LESS THAN THE REQUIRED 50' OF FRONTAGE.

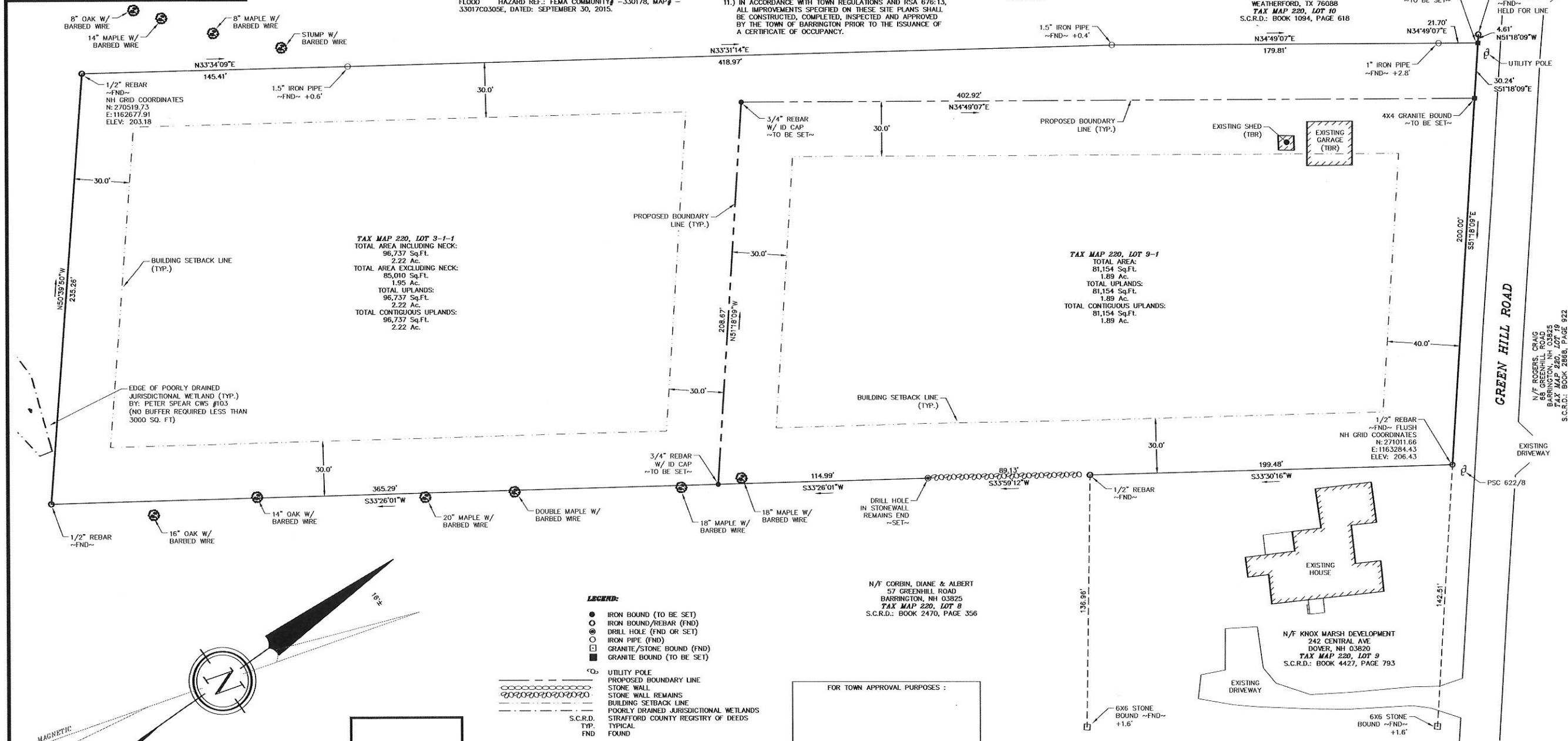
PLAN REFERENCES:

- 1.) "A PORTION OF LAND OF MRS FRANCIS A. LANDRY GREENHILL ROAD, BARRINGTON, N.H." BY: THE BERRY CONST. CO., INC. DATED: APRIL 22, 1963 FILE NO. DAB 1963-16

N/F FLYNN, STEPHEN M. & LORRAINE A.  
78 GREENHILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 220, LOT 18  
S.C.R.D.: BOOK 4168, PAGE 325

N/F BROWN, CHARLES & SARAH  
134 COLLETT COURT  
WEATHERFORD, TX 76088  
TAX MAP 220, LOT 10  
S.C.R.D.: BOOK 1094, PAGE 618

N/F ROGERS, CRAIG  
68 GREENHILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 220, LOT 19  
S.C.R.D.: BOOK 2886, PAGE 922



TAX MAP 220, LOT 3-1-1  
TOTAL AREA INCLUDING NECK:  
96,737 Sq. Ft.  
2.22 Ac.  
TOTAL AREA EXCLUDING NECK:  
85,010 Sq. Ft.  
1.95 Ac.  
TOTAL UPLANDS:  
96,737 Sq. Ft.  
2.22 Ac.  
TOTAL CONTIGUOUS UPLANDS:  
96,737 Sq. Ft.  
2.22 Ac.

TAX MAP 220, LOT 9-1  
TOTAL AREA:  
81,154 Sq. Ft.  
1.89 Ac.  
TOTAL UPLANDS:  
81,154 Sq. Ft.  
1.89 Ac.  
TOTAL CONTIGUOUS UPLANDS:  
81,154 Sq. Ft.  
1.89 Ac.

N/F CORBIN, DIANE & ALBERT  
57 GREENHILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 220, LOT 8  
S.C.R.D.: BOOK 2470, PAGE 356

LEGEND:

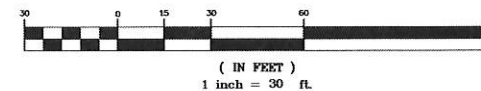
- IRON BOUND (TO BE SET)
- IRON BOUND/REBAR (FND)
- ⊙ DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- GRANITE/STONE BOUND (FND)
- GRANITE BOUND (TO BE SET)

- UTILITY POLE
- PROPOSED BOUNDARY LINE
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D. TYP.
- FND FOUND

FOR TOWN APPROVAL PURPOSES:

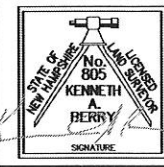
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

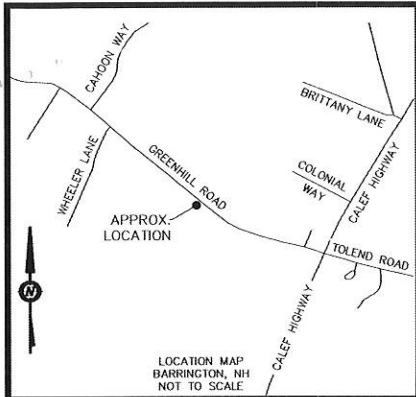
GRAPHIC SCALE



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000-7-12-17  
KENNETH A. BERRY L.L.S. 805 DATE

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863  
SCALE: 1 IN. EQUALS 30 FT.  
DATE: JUNE 28, 2017  
FILE NO.: DB 2016-078





NOTES:

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242 CENTRAL AVE  
DOVER, NH 03820
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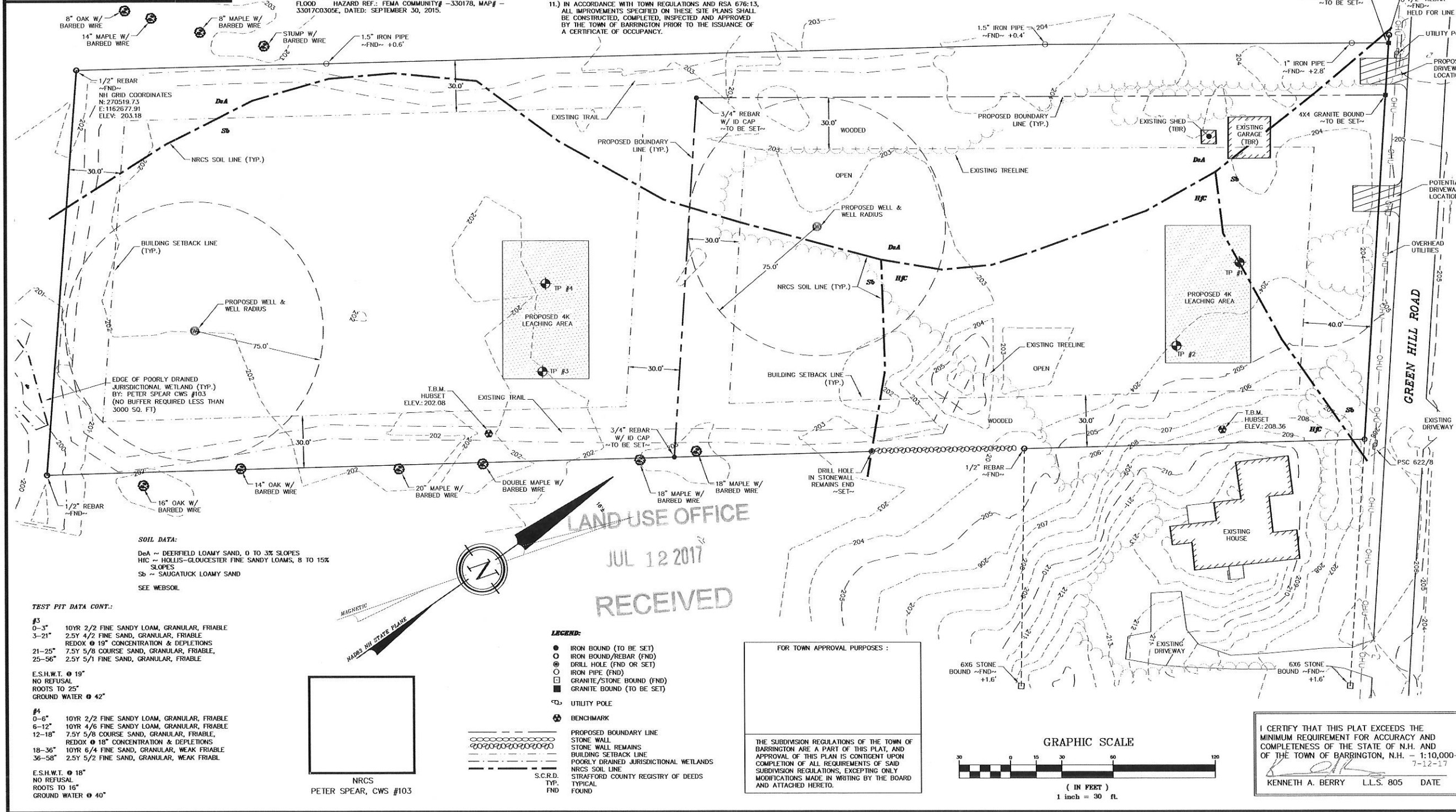
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- 17.) THERE WERE NO CEMETERIES OBSERVED ON ANY PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.

TEST PIT DATA:

- #1  
0-4" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE  
4-28" 10YR 5/8 FINE SAND, GRANULAR, WEAK FRIABLE  
28-32" 7.5Y 5/8 COURSE SAND, SINGLE GRAIN, LOOSE, REDOX @ 26" CONCENTRATION & DEPLETIONS  
32-52" 2.5Y 5/3 FINE SAND, GRANULAR, WEAK FRIABLE  
E.S.H.W.T. @ 24"  
NO REFUSAL  
ROOTS TO 20"  
GROUND WATER @ 38"
- #2  
0-8" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE  
8-24" 10YR 5/8 FINE LOAMY SAND, GRANULAR, SOMEWHAT FIRM IN HOLE, FRIABLE IN HAND  
24-27" 7.5Y 5/8 COURSE SAND, SINGLE GRAIN, LOOSE, REDOX @ 27" CONCENTRATION & DEPLETIONS  
27-55" 2.5Y 5/4 FINE SAND, GRANULAR, WEAK FRIABLE  
E.S.H.W.T. @ 27"  
NO REFUSAL  
ROOTS TO 22"  
GROUND WATER @ 40"

PLAN REFERENCES:

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REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION PLAN (TOPOGRAPHY) FOR  
KNOX MARSH DEVELOPMENT LLC.  
GREEN HILL ROAD  
BARRINGTON, N.H.  
MAP 220, LOT 9-1

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
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SCALE: 1 IN. EQUALS 30 FT.  
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KENNETH A. BERRY L.L.S. 805 DATE

SHEET 2 OF 2