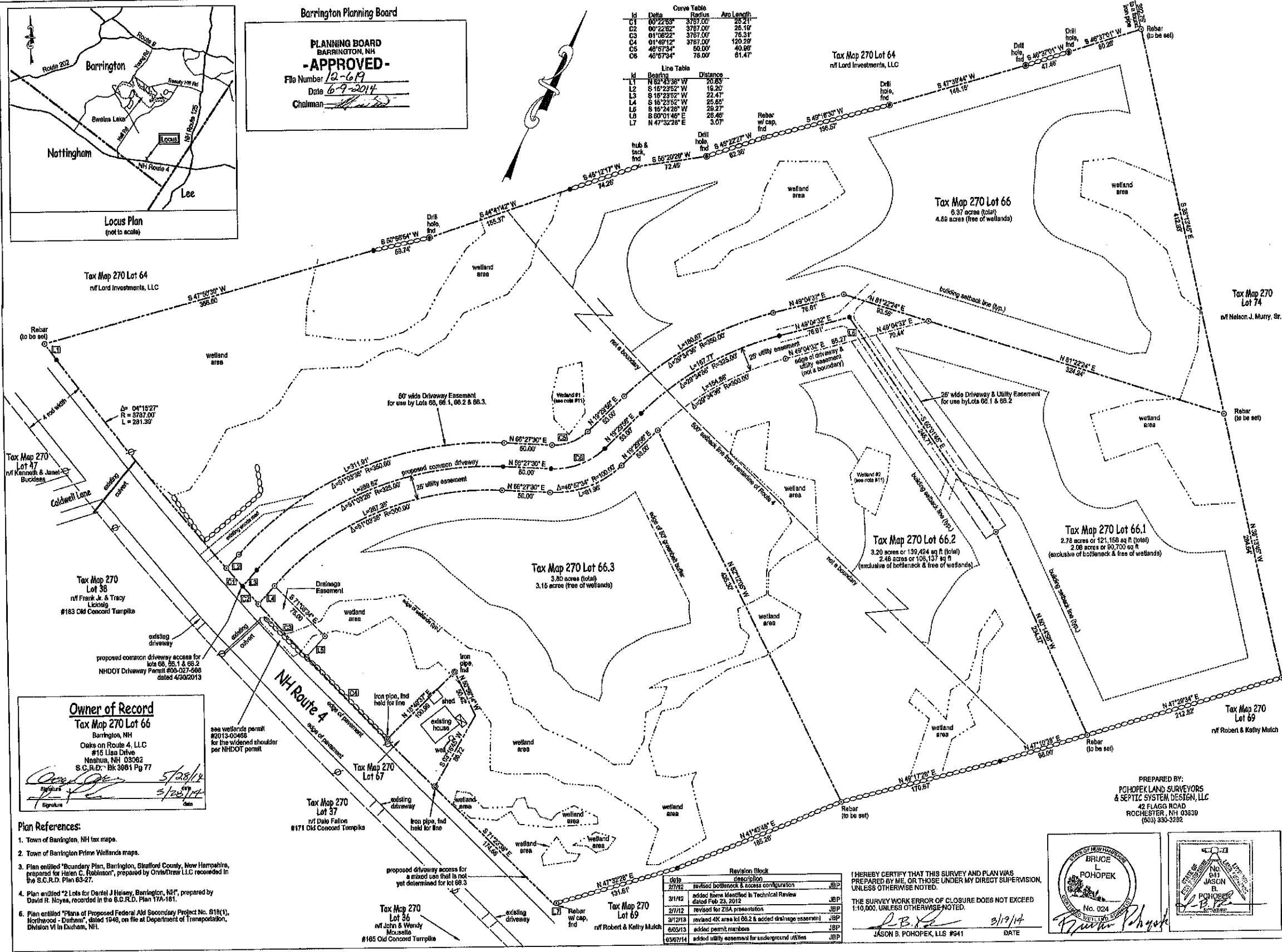




Barrington Planning Board
PLANNING BOARD
BARRINGTON, NH
-APPROVED-
 File Number: 12-619
 Date: 6-9-2014
 Chairman: [Signature]

Id	Delta	Curve Table	Radius	Arc Length
C1	00°22'33"	3767.00'	3767.00'	26.21'
C2	00°22'52"	3767.00'	3767.00'	26.16'
C3	01°12'22"	3767.00'	3767.00'	76.21'
C4	01°40'12"	3767.00'	3767.00'	120.29'
C5	48°57'34"	50.00'	50.00'	40.89'
C6	48°57'34"	75.00'	75.00'	61.47'

Id	Bearing	Distance
L1	N 83°23'38" W	30.83
L2	S 15°23'52" W	19.20
L3	S 15°23'52" W	22.47
L4	S 15°23'52" W	25.55
L5	S 15°24'20" W	28.37
L6	S 60°01'46" E	28.48
L7	N 47°32'28" E	3.07



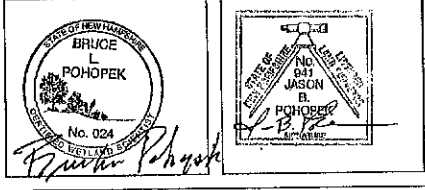
- Plan Notes:**
- The intent of this plan is to subdivide a lot identified as Tax Map 270 Lots 66, containing 16.16 acres and having 722.85' of road frontage on NH Route 4, in Barrington, New Hampshire into three residential lots and one mixed use lot.
 - Metformin is observed December 2011.
 - The locus parcel is located within the Regional Commercial Zoning District.
 - Dimensional requirements for General Residential District:
 Minimum lot size: 60,000 sq ft
 Minimum lot coverage: 35,000 sq ft
 Minimum lot frontage: 200'
 Building setbacks for General Residential District:
 Minimum front yard setback: 40'
 Minimum rear yard setback: 30'
 Minimum side yard setback: 30'
 Minimum from surface water: 75'
 Wetland buffer: 50'
 - Dimensional requirements for Regional Commercial District:
 Minimum lot size: 40,000 sq ft
 Minimum lot coverage: 200'
 Building setbacks for Regional Commercial District:
 Minimum front yard setback: 75'
 Minimum rear yard setback: 30'
 Minimum side yard setback: 30'
 Minimum from surface water: 75'
 Wetland buffer: 50'
 - This plan represents an actual field survey conducted on the ground of or recorded deed book 3881 page 77 in relationship to the location of the existing physical evidence of monumentation, occupation and occupation.
 - This plan does not show any unrecorded or unsworn easements, which may or may not 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 do not exist.
 - Stratford County Soil Survey Information: sheet 29 the locus lots consist of Cs type soils with C slopes. C5C Chertan very stony fine sandy loam, 8 to 15% slopes
 - There are no prime wetlands located on the locus parcel as indicated on the Town of Barrington Prime Wetlands Map #13.
 - There are no cemeteries observed on the locus parcel.
 - The wetlands were delineated in December 2011 by Bruce L. Pothopok, NH Certified Wetland Scientist #24, by the criteria set forth in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, dated 1/10/1987.
 - Wetlands identified on this plan as Wetland #1 & #2 are isolated wooded wetland areas of poorly drained soils less than 3,000 sq ft in size and do not meet the definition of swamp, marsh, bog or vernal pool.
 - No portion of the locus lot falls within the flood zone as indicated on the Flood Insurance Rate Map #33017C0225D, dated May 17, 2006.
 - 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.
 - 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.
 - All proposed lots will be serviced by on-lot wells and septic systems.
 - All driveways are to be paved 18' from the existing edge of pavement.
 - All new lot lines in excess of 300' shall have monuments installed at intervals less than 300', as shown on this plan.
 - Lots 66, 66.1 & 66.2 shall be accessed from a common driveway to be located within a proposed 60' wide driveway easement positioned within the 50' wide bottleneck, as shown in this plan.
 - Lots 66.1 & 66.2 shall have access to the 25' wide driveway easement along their common boundary, as shown on this plan.
 - Lot 66.3 is proposed to have its own driveway access on Route 4.
 - There are to be no residential structures located within 500' of the centerline of Route 4 unless properly permitted through the municipal site plan review process.
 - See NHDOT Driveway permit #06-027-628, dated 4/30/2013.
 - NHDES Wetlands Permit #2013-00468.
 - Tax Map 270 Lot 67 see chain of title, bk 930 pg 368, bk 913 pg 241, bk 890 pg 265 and bk 833 pg 236.
 - State subdivision # SA2013010118, dated 3/28/2013.
 - Town of Barrington ZBA case #2B 12/897 granted a Special Exception, to allow Lot 66 to access off lot road frontage.
 - A 25' wide utility easement is to be created along the southerly side of the 60' wide common driveway and is for the benefit of all four lots created by this subdivision.

Owner of Record
 Tax Map 270 Lot 66
 Barrington, NH
 Oaks on Route 4, LLC
 #15 Lisa Drive
 Nashua, NH 03062
 S.C.R.D. BK 3081 Pg 77
 [Signatures and Dates]

- Plan References:**
- Town of Barrington, NH tax maps.
 - Town of Barrington Prime Wetlands maps.
 - Plan entitled "Boundary Plan, Barrington, Stratford County, New Hampshire, prepared for Helen C. Robinson", prepared by Oves/Drew LLC recorded in the S.C.R.D. Plan 63-27.
 - Plan entitled "2 Lots for David J. Heisey, Barrington, NH", prepared by David R. Noyes, recorded in the S.C.R.D. Plan 17A-181.
 - Plan entitled "Plans of Proposed Federal AM Secondary Project No. 818(1), Northwood - Durham", dated 1/4/08, on file at Department of Transportation, Division VI in Durham, NH.

Date	Revision/Block	Description	JD
2/7/12	revised bottleneck & access configuration		JBP
3/1/12	add 50' wide easement in Technical Review		JBP
2/7/12	revised for ZBA presentation		JBP
3/1/12	revised 4x area lot 66.2 & added drainage easement		JBP
6/25/13	add ed permit numbers		JBP
6/25/14	add ed utility easement for underground utilities		JBP

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME, OR THOSE UNDER MY DIRECT SUPERVISION, UNLESS OTHERWISE NOTED.
 THE SURVEY WORK ERROR OF CLOSURE DOES NOT EXCEED 1:10,000, UNLESS OTHERWISE NOTED.
 [Signature] 3/19/14
 JASON B. POHOPEK, LLS #941 DATE



SUBDIVISION PLAN
 PREPARED FOR
Route 4 Oaks
 OF LANDS IDENTIFIED AS
Tax Map 270 Lot 66
 OF LANDS LOCATED ON
NH Route 4
Barrington, NH 03825
 SCALE: 1" = 50' DATE: JANUARY 11, 2012