

PLANNING BOARD
BARRINGTON, NH

APPROVED

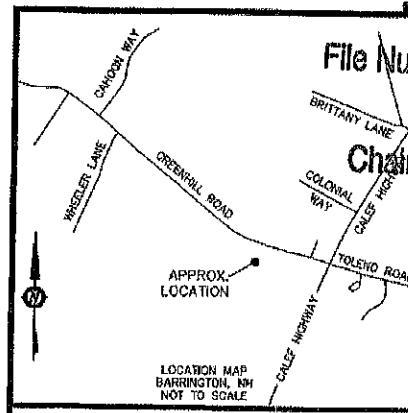
File Number **220-S-GA-17(2)Sub**
Date **4/5/2018**
Chairman **[Signature]**

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.

N/F ASHFORD, RICHARD L. JR.
84 SCRUTON POND ROAD
BARRINGTON, NH 03825
TAX MAP 224, LOT 19
S.C.R.D.: BOOK 4041, PAGE 458

N/F BLANCHETTE GARY & CLAIRE
76 GRAYCE WAY
BARRINGTON, NH 03825
TAX MAP 210, LOT 39
S.C.R.D.: BOOK 1536, PAGE 23

Kathleen Brown
Lois A. Tanguay



PLAN REFERENCES:

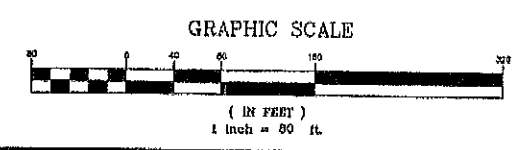
- "A PORTION OF LAND OF MRS FRANCIS A. LANDRY GREENHILL ROAD, BARRINGTON, N.H." BY: THE BERRY CONST. CO., INC. DATED: APRIL 22, 1963 FILE NO. DAB 1963-15
- "LIMITED SUBDIVISION THOMAS MASON BARRINGTON, NH" BY: FREDRICK E. DREW ASSOCIATES DATED: JULY, 1977 S.C.R.D. PLAN #176-48
- "REVISED BOUNDARY SURVEY THOMAS MASON BARRINGTON, NH" BY: FREDRICK E. DREW ASSOCIATES DATED: FEBRUARY, 1977 S.C.R.D. PLAN #17-87
- "SUBDIVISION PLAT BARRINGTON, NH STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR KING'S OAK PROPERTIES, LLC" BY: ORVIS DREW, LLC DATED: MAY 12, 2000 S.C.R.D. PLAN #90-5
- "LAND IN BARRINGTON, N.H.; BOSTON AND MAINE CORPORATION; TO: JAMES W. LANDRY JR." BY: BERRY SURVEYING & ENGINEERING DATED: JULY 23, 1995 S.C.R.D. PLAN #48-89

TAX MAP 220, LOT 5
TOTAL AREA:
693,520 Sq.Ft.
15.92 Ac.
UPLANDS WITHIN THE INTENSE SURVEY AREA:
182,153 Sq.Ft.
4.18 Ac.
TOTAL CONTIGUOUS UPLANDS:
182,153 SQ.FT.
4.18 AC

TAX MAP 220, LOT 5-1
TOTAL AREA:
693,520 Sq.Ft.
15.92 Ac.
UPLANDS WITHIN THE INTENSE SURVEY AREA:
182,228 Sq.Ft.
4.32 Ac.
TOTAL CONTIGUOUS UPLANDS:
182,228 SQ.FT.
4.32 AC.

[Signature]
NRCS
PETER SPEAR, CWS #103

THE WETLAND DELINEATION WAS COMPLETED SUMMER 2017 IN ACCORDANCE WITH THE 1997 CORP. OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. ALSO CONDUCTED IN ACCORDANCE WITH ENV-NR 1005-070 AND 1014.06. THE DELINEATION WAS DONE BY: PETER W. SPEAR CWS # 103



NOTES:

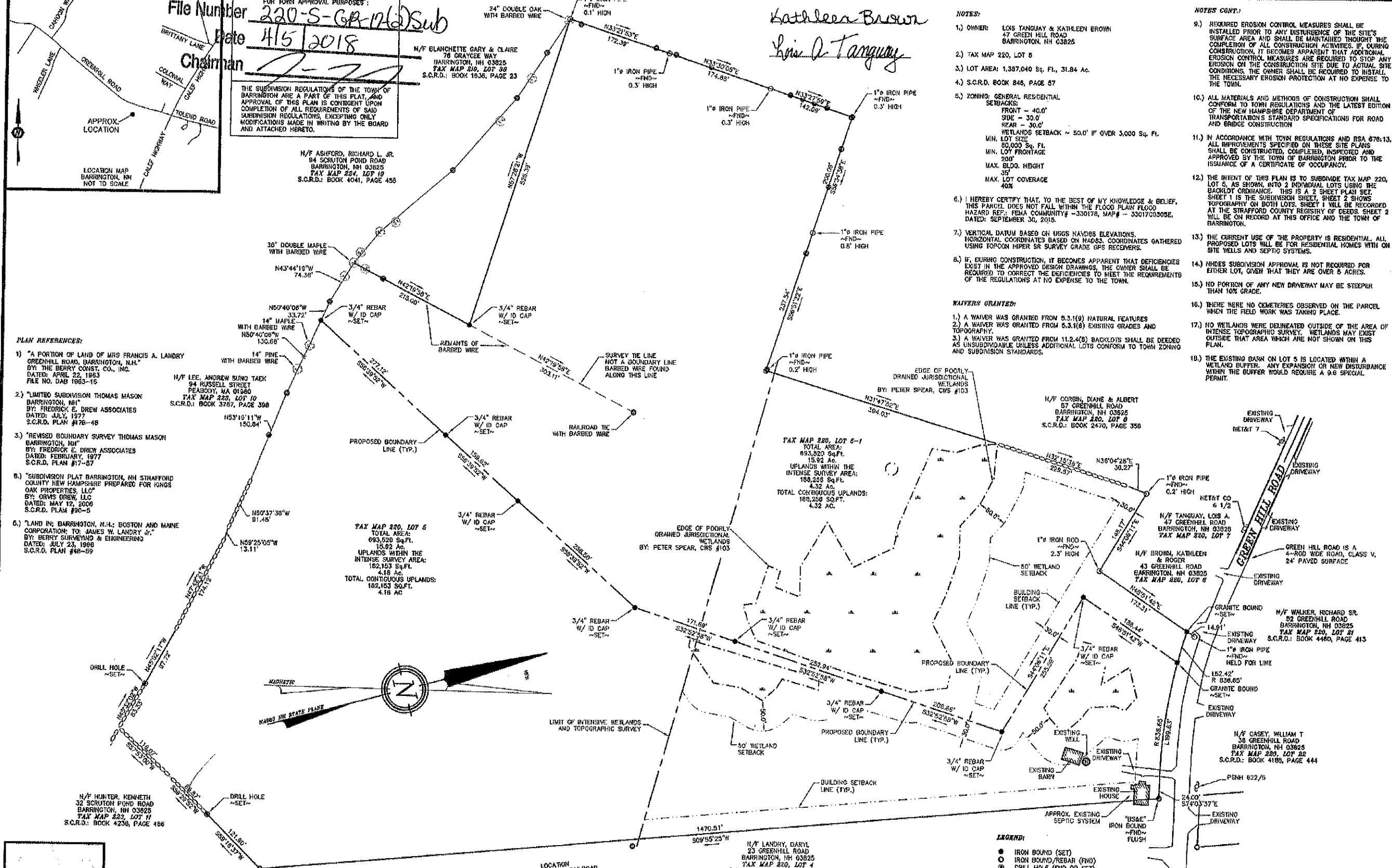
- OWNER: LOIS TANGUAY & KATHLEEN BROWN 47 GREEN HILL ROAD BARRINGTON, NH 03825
- TAX MAP 220, LOT 5
- LOT AREA: 1,387,040 Sq. Ft., 31.84 Ac.
- S.C.R.D. BOOK 846, PAGE 57
- ZONING: GENERAL RESIDENTIAL SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE 50,000 Sq. Ft.
MIN. LOT FRONTAGE 200'
MAX. BLDG. HEIGHT 35'
MAX. LOT COVERAGE 40%
- 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# - 3301703305E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DRAIN BASED ON UGGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 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.

WAIVERS GRANTED:

- A WAIVER WAS GRANTED FROM 6.3.1(i) NATURAL FEATURES
- A WAIVER WAS GRANTED FROM 6.3.1(i) EXISTING GRADES AND TOPOGRAPHY.
- A WAIVER WAS GRANTED FROM 11.2.4(d) BACKLOTS SHALL BE DEEMED AS UNSUBDIVIDABLE UNLESS ADDITIONAL LOTS CONFORM TO TOWN ZONING AND SUBDIVISION STANDARDS.

NOTES CONT.:

- 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 REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, 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.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 5, AS SHOWN, INTO 2 INDIVIDUAL LOTS USING THE BACKLOT 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.
- THE CURRENT USE OF THE PROPERTY IS RESIDENTIAL. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- THIS SUBDIVISION APPROVAL IS NOT REQUIRED FOR EITHER LOT, GIVEN THAT THEY ARE OVER 5 ACRES.
- NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE.
- THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.
- NO WETLANDS WERE DELINEATED OUTSIDE OF THE AREA OF INTENSE TOPOGRAPHIC SURVEY. WETLANDS MAY EXIST OUTSIDE THAT AREA WHICH ARE NOT SHOWN ON THIS PLAN.
- THE EXISTING BARN ON LOT 5 IS LOCATED WITHIN A WETLAND BUFFER. ANY EXPANSION OR NEW DISTURBANCE WITHIN THE BUFFER WOULD REQUIRE A 96 SPECIAL PERMIT.



LEGEND:

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

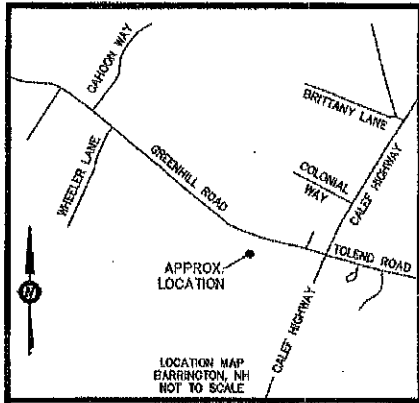
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000-
[Signature] 3-21-18
KENNETH A. BERRY L.L.S. 805 DATE

ADD BOUNDS SET, REVISE PER NOD	DESCRIPTION
#1	2-26-18
REVISION	DATE

PROPOSED SUBDIVISION PLAN FOR
LOIS TANGUAY & KATHLEEN BROWN
47 GREEN HILL ROAD
BARRINGTON, N.H.
TAX MAP 220, LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: NOVEMBER 8, 2017
FILE NO.: DB 2017-066

SHEET 1 OF 2



TEST HOLE DATA:

TEST HOLE #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 @ 28" CONCENTRATION & DEPLECTIONS
 32-62" 2.5Y 5/3 FINE SAND, GRANULAR, WEAK FRIABLE

E.S.H.W.T. @ 24"
 NO REFUSAL
 ROOTS TO 20"
 GROUND WATER @ 35"

TEST HOLE #2

0-8" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 8-24" 10YR 5/8 FINE LOAMY SAND, GRANULAR, SOMEWHAT FRM IN HOLE, FRIABLE IN HAND
 24-27" 7.5Y 5/8 COURSE SAND, SINGLE GRAIN, LOOSE, REDOX @ 27" CONCENTRATION & DEPLECTIONS
 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"

TEST HOLE #3

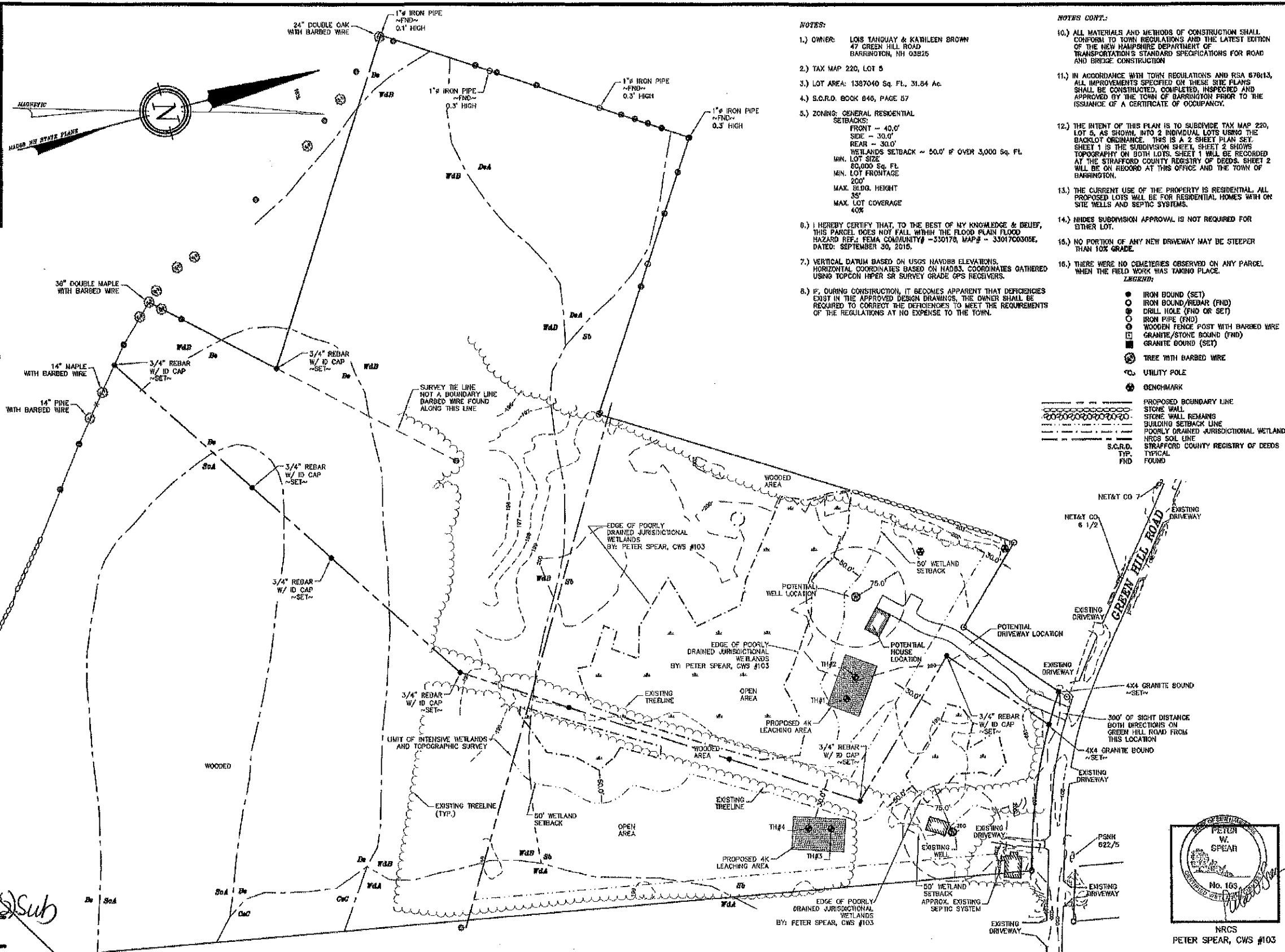
0-3" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 3-21" 2.5Y 4/2 FINE SAND, GRANULAR, FRIABLE
 REDOX @ 10" CONCENTRATION & DEPLECTIONS
 21-25" 7.5Y 5/8 COURSE SAND, GRANULAR, FRIABLE
 25-50" 2.5Y 5/1 FINE SAND, GRANULAR, FRIABLE

E.S.H.W.T. @ 19"
 NO REFUSAL
 ROOTS TO 25"
 GROUND WATER @ 42"

TEST HOLE #4

0-0" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 0-12" 10YR 4/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 12-18" 7.5Y 5/8 COURSE SAND, GRANULAR, FRIABLE
 REDOX @ 18" CONCENTRATION & DEPLECTIONS
 18-38" 10YR 6/4 FINE SAND, GRANULAR, WEAK FRIABLE
 38-58" 2.5Y 5/2 FINE SAND, GRANULAR, WEAK FRIABLE

E.S.H.W.T. @ 18"
 NO REFUSAL
 ROOTS TO 16"
 GROUND WATER @ 40"



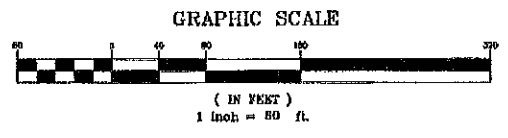
- NOTES:**
- OWNER: LOIS TANGUAY & KATHLEEN BROWN
47 GREEN HILL ROAD
BARRINGTON, NH 03825
 - TAX MAP 220, LOT 5
 - LOT AREA: 1387040 Sq. Ft., 31.84 Ac.
 - S.C.R.D. BOOK 846, PAGE 57
 - ZONING: GENERAL RESIDENTIAL
- SETBACKS:**
 FRONT - 40.0'
 SIDE - 30.0'
 REAR - 30.0'
 WETLANDS SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
- MIN. LOT SIZE:**
 50,000 Sq. Ft.
MIN. LOT FRONTAGE:
 200'
MAX. BLDG. HEIGHT:
 35'
MAX. LOT COVERAGE:
 40%
- 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 # - 3301700308E, DATED: SEPTEMBER 30, 2016.
 - VERTICAL DATUM BASED ON USGS HAYWARD ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HPER SR SURVEY GRADE OPS RECEIVERS.
 - 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.

- NOTES CONT.:**
- 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.
 - 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.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 5, AS SHOWN, INTO 2 INDIVIDUAL LOTS USING THE BACKLOT ORIGINANCE. 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.
 - THE CURRENT USE OF THE PROPERTY IS RESIDENTIAL. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
 - HIDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR EITHER LOT.
 - NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE.
 - THERE WERE NO CEMETERIES OBSERVED ON ANY PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.
- LEGEND:**
- IRON BOUND (SET)
 - IRON BOUND/REBAR (FND)
 - DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - WOODEN FENCE POST WITH BARBED WIRE
 - GRANITE/STONE BOUND (FND)
 - GRANITE BOUND (SET)
 - TREE WITH BARBED WIRE
 - UTILITY POLE
 - BENCHMARK
- BOUNDARY LINES:**
 PROPOSED BOUNDARY LINE
 STONE WALL
 STONE WALL REMAINS
 BUILDING SETBACK LINE
 POORLY DRAINED JURISDICTIONAL WETLANDS
 NRCS SOIL LINE
 STRAFFORD COUNTY REGISTRY OF DEEDS
 TYP. FND

**PLANNING BOARD
BARRINGTON, NH
APPROVED**

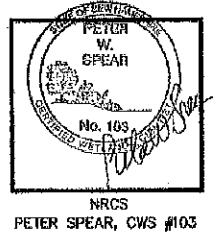
File Number 220-5-OR-17-2 Sub
 Date 4/5/2018
 Chairman [Signature]

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, EXCEPT ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



- SOILS:**
- De - BIDDEFORD SILTY CLAY LOAM
 - CsC - CHARLTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES VERY STONY
 - DeA - DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
 - Sb - SAUKATUCK LOAMY SAND
 - SoA - SCANTIC SILT LOAM, 0 TO 3% SLOPES
 - WdA - DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
 - WdB - DEERFIELD LOAMY SAND, 3 TO 8% SLOPES
- SEE WEBSOR, USOA-NRCS

THE WETLAND DELINEATION WAS COMPLETED SUMMER 2017 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. ALSO CONDUCTED IN ACCORDANCE WITH ENV-WQ 1003.07(1) AND 1014.06. THE DELINEATION WAS DONE BY: PETER W. SPEAR, CWS #103



#	REVISION	DATE	DESCRIPTION
1		2-26-18	ADD BOUNDS SET, REVISE PER MOD

PROPOSED SUBDIVISION PLAN (TOPOGRAPHY) FOR
 LOIS TANGUAY & KATHLEEN BROWN
 GREEN HILL ROAD
 BARRINGTON, N.H.
 TAX MAP 220, LOT 5

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 80 FT.
 DATE: NOVEMBER 8, 2017
 FILE NO.: DB 2017-066

