

- NOTES:**
- OWNER: KNOX MARSH DEVELOPMENT
242 CENTRAL AVE
DOVER, NH 03820
 - TAX MAP 220, LOT 9-1
 - LOT AREA: 177,047 Sq. Ft., 4.06 Ac.
 - S.C.R.D. BOOK 4427, PAGE 793
 - 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%
 - 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 # -330170305E, DATED: SEPTEMBER 30, 2015.

- NOTES CONT:**
- VERTICAL DATUM BASED ON USGS 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.
 - 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.

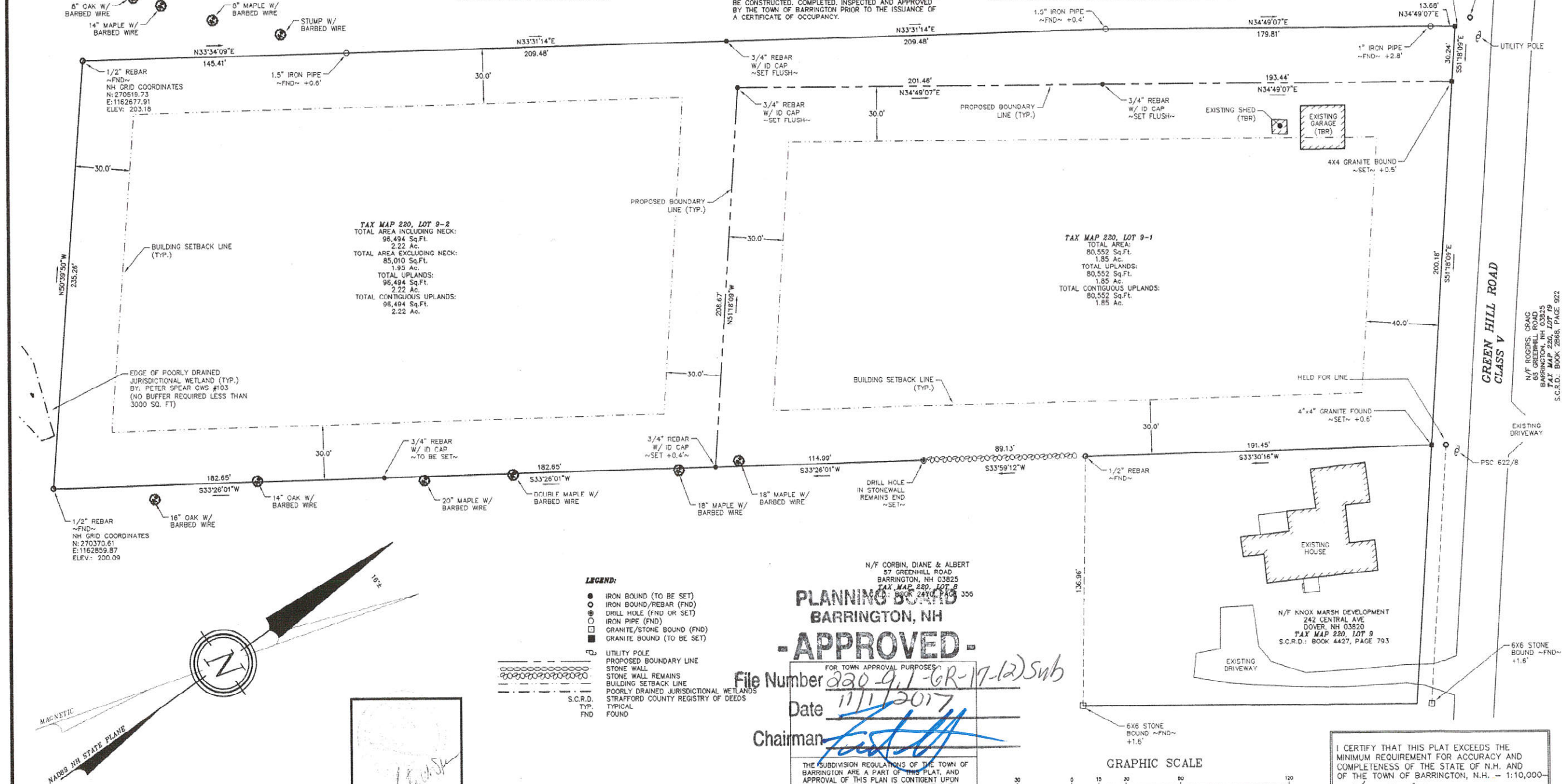
- NOTES CONT:**
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 9-1, AS SHOWN, INTO 2 INDIVIDUAL LOTS USING THE BACK LOT ORDINANCE. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY ON BOTH LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
 - 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.
 - NHDES SUBDIVISION APPROVAL IS REQUIRED FOR BOTH LOTS. ESA2017091301
 - 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.
 - A VARIANCE TO SECTION 4.1.3(1) OF THE BARRINGTON ZONING ORDINANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON JULY 19, 2017 TO ALLOW A BACK LOT SUBDIVISION ON LESS THAN THE REQUIRED 50' OF FRONTAGE
 - BOTH PROPOSED DRIVEWAY ENTRANCES PROVIDE 300' OF SIGHT DISTANCE IN BOTH DIRECTIONS.
 - IN ACCORDANCE WITH SECTION 8.8 OF THE BARRINGTON SUBDIVISION REGULATIONS ALL MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAN.

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 W. & 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



TAX MAP 220, LOT 9-2
TOTAL AREA INCLUDING NECK: 96,494 Sq. Ft. 2.22 Ac.
TOTAL AREA EXCLUDING NECK: 85,010 Sq. Ft. 1.95 Ac.
TOTAL UPLANDS: 96,494 Sq. Ft. 2.22 Ac.
TOTAL CONTIGUOUS UPLANDS: 96,494 Sq. Ft. 2.22 Ac.

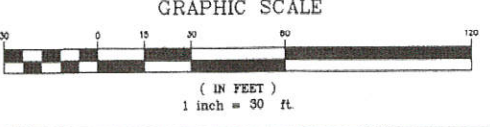
TAX MAP 220, LOT 9-1
TOTAL AREA: 80,552 Sq. Ft. 1.85 Ac.
TOTAL UPLANDS: 80,552 Sq. Ft. 1.85 Ac.
TOTAL CONTIGUOUS UPLANDS: 80,552 Sq. Ft. 1.85 Ac.

- 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
 - TYPICAL FOUND

**PLANNING BOARD
BARRINGTON, NH
- APPROVED -**

FOR TOWN APPROVAL PURPOSES
File Number **220-9-1-GR-17-12** Sub
Date **11/1/2017**
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, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

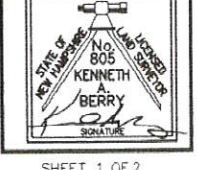


I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000 -
[Signature] 10-17-17
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	REVISION PER NHDES COMMENT	DESCRIPTION
#2	10-10-17		
#1	9-12-17		

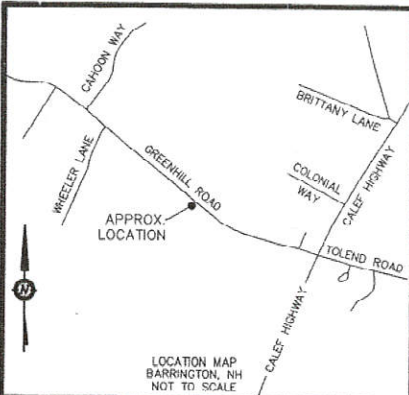
PROPOSED SUBDIVISION PLAN FOR KNOX MARSH DEVELOPMENT LLC. GREEN HILL ROAD BARRINGTON, N.H. MAP 220, LOT 9-1

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



NRCS
PETER SPEAR, CWS #103

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-WO 1003.07(1) AND 1014.06. THE DELINEATION WAS DONE BY: PETER W. SPEAR CWS # 103



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# -330176, MAP# -33017003056, DATED: SEPTEMBER 30, 2015.

NOTES CONT:

- 7.) VERTICAL DATUM BASED ON USGS NAVD88 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 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.

NOTES CONT:

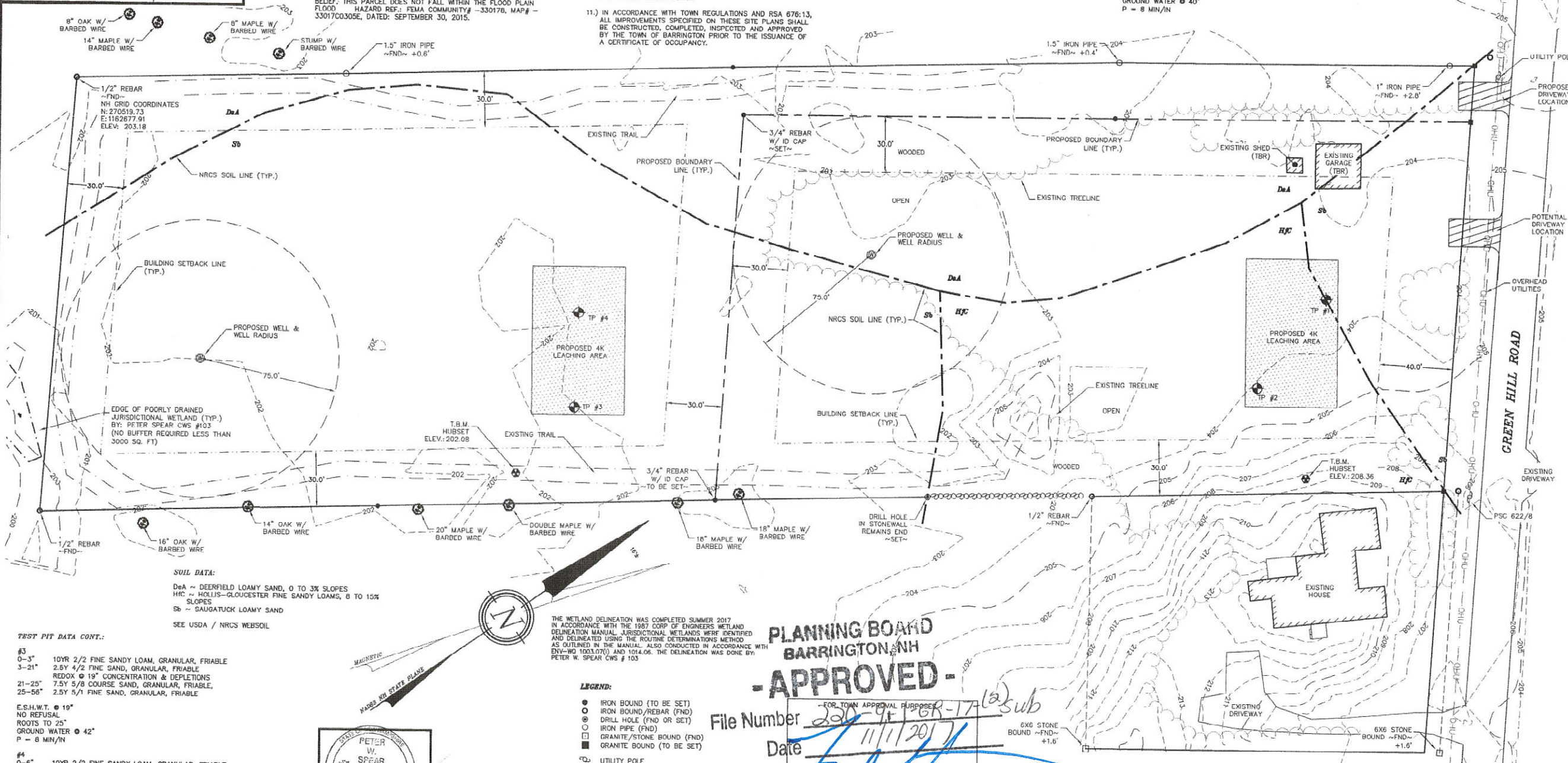
- 13.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 9-1, AS SHOWN, INTO 2 INDIVIDUAL LOTS USING THE BACK LOT ORDINANCE. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS THE SUBDIVISION SHEET, SHEET 2 SHOWS TOPOGRAPHY ON BOTH LOTS. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. 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.

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 @ 29" 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"
 P = 8 MIN/IN
- #2**
 0-8" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 8-24" 10YR 5/8 FINE LOAMY SAND, GRANULAR, SOMEWHAT FRIM 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"
 P = 8 MIN/IN

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, 1983 FILE NO. DAB 1983-16

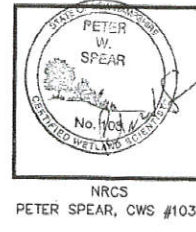


SOIL DATA:
 DeA ~ DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
 H1C ~ HOLLIS-GLOUCESTER FINE SANDY LOAMS, 6 TO 15% SLOPES
 S6 ~ SAUGATUCK LOAMY SAND
 SEE USDA / NRCS WEBSITE

- TEST PIT DATA CONT.:**
- #3**
 0-3" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 3-21" 2.5Y 4/2 FINE SAND, GRANULAR, FRIABLE
 REDOX @ 19" CONCENTRATION & DEPLETIONS
 21-25" 7.5Y 5/8 COURSE SAND, GRANULAR, FRIABLE
 25-58" 2.5Y 5/1 FINE SAND, GRANULAR, FRIABLE
 E.S.H.W.T. @ 19"
 NO REFUSAL
 ROOTS TO 25"
 GROUND WATER @ 42"
 P = 8 MIN/IN
- #4**
 0-6" 10YR 2/2 FINE SANDY LOAM, GRANULAR, FRIABLE
 6-12" 10YR 4/8 FINE SANDY LOAM, GRANULAR, FRIABLE
 12-18" 7.5Y 5/8 COURSE SAND, GRANULAR, FRIABLE, REDOX @ 18" CONCENTRATION & DEPLETIONS
 18-36" 10YR 6/4 FINE SAND, GRANULAR, WEAK FRIABLE
 36-58" 2.5Y 5/2 FINE SAND, GRANULAR, WEAK FRIABLE
 E.S.H.W.T. @ 18"
 NO REFUSAL
 ROOTS TO 16"
 GROUND WATER @ 40"
 P = 8 MIN/IN

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-WD 1003.07(1) AND 1014.06. THE DELINEATION WAS DONE BY: PETER W. SPEAR CWS #103

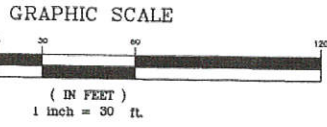
- LEGEND:**
- IRON BOUND (TO BE SET)
 - IRON BOUND/REBAR (FND)
 - DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - GRANITE/STONE BOUND (FND)
 - GRANITE BOUND (TO BE SET)
 - UTILITY POLE
 - ⊕ BENCHMARK
 - - - PROPOSED BOUNDARY LINE
 - STONE WALL REMAINS
 - BUILDING SETBACK LINE
 - POORLY DRAINED JURISDICTIONAL WETLANDS
 - NRCS SOIL LINE
 - STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYP. FOUND



PLANNING BOARD BARRINGTON, NH - APPROVED -

FOR TOWN APPROVAL PURPOSES
 File Number 206-17-17 (a) sub
 Date 11/1/2017
 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, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



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] 10-17-17
 KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	REVISION PER NHDES COMMENT	DESCRIPTION
#2	10-10-17		
#1	9-12-17		

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
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 30 FT.
 DATE: JUNE 28, 2017
 FILE NO.: DB 2016-078

