

**Abutters Not Shown**

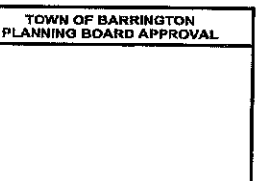
- Map 232 / Lot 1-2  
Howard K. & Alice K. Dubois  
45 Wildcat Road  
Barrington, NH 03825
- Map 232 / Lot 5  
Carolyn Bedford Revocable  
Trust of 1990  
487 Washington Street  
Barrington, NH 03825
- Map 232 / Lot 12  
Garold Childs  
58 Wildcat Road  
Barrington, NH 03825
- Map 232 / Lot 13  
Donald E. & Marie T. Lowry  
Revocable Trust  
PO Box B1  
Barrington, NH 03825
- Map 232 / Lot 14  
Christian & Renee Bissou  
PO Box 273  
Barrington, NH 03825
- Map 232 / Lot 14-1  
Kenan & Kathleen Al-Darraj  
6 Wildcat Road  
Barrington, NH 03825
- Map 232 / Lot 15  
Aaron L. & Laura A. Marshall  
1158 Franklin Pierce Highway  
Barrington, NH 03825
- Map 232 / Lot 19  
Judy M. Fogarty  
Sally L. Yarr  
PO Box 463  
Barrington, NH 03825
- Map 232 / Lot 20  
John McHaffy  
1264 Franklin Pierce Highway  
Barrington, NH 03825
- Map 232 / Lot 72  
Michael S. McHugh  
Stephanie M. Dollard  
85 Mt. View Road  
Deerfield, NH 03837

The following easements were granted as part of this application:

- 5.3.1(5) Surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel.
- 5.3.1(6) Existing grades and topographic contours of interval not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%) for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
- 5.3.1(7) The location of existing drainage systems, structures, and drainage easements, if any for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
- 5.3.1(8) The estimated location and use of existing structures, including walls and septic systems, on the site and within 100 feet of the site for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
- 5.3.1(9) Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
- 5.3.1(10) man-made features such as, but not limited to, existing roads, stone walls, pedestrian ways, cemeteries, and other structures on the remaining portion of Lot 17-0 located outside the area delineated on the plan.

**ZONING REQUIREMENTS**

ZONE	NEIGHBORHOOD RESIDENTIAL
LOT AREA MIN.	80,000 S.F.
LOT FRONTAGE WIDTH MIN.	200 FT.
FRONT YARD	40 FT.
SIDE & REAR YARD	30 FT.
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	2.5
MAX. LOT COVERAGE	40%



The subdivision regulations of the Town of Barrington are part of this plan and approval of this plan is contingent upon compliance of said requirements of said subdivision regulations, excepting any modifications made in writing by the board and attached hereto.

**PLANNING BOARD  
BARRINGTON, NH**

**APPROVED**

File Number **232-17-NR-18 Sub(2)**

Date **10/9/18**

Chairman **[Signature]**

- Legend:**
- C2 See Curve Table
  - L1 See Length Table
  - SCRD Stafford County Registry of Deeds
  - o Iron Pipe Found
  - Iron Rod Found
  - x Steel Stake Found
  - ⊙ Drill Hole Found (DHF) or Set (DHS)
  - U Utility Pole
  - Granite Bound Set
  - Culvert
  - Stone Wall

**Curve Table:**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	480.00'	26.46'	0°59'14"
C2	930.00'	152.24'	10°14'31"
C3	930.00'	629.53'	43°09'08"
C4	930.00'	152.73'	09°24'34"

**Length Table:**

LINE	BEARING	DISTANCE
L1	N19°05'08"W	7.53'
L2	N29°42'56"W	16.65'

**References:**

1. "Subdivision Plan prepared for Herbert A. Thompson, Barrington, NH," dated May 7, 1999, revised 10/07/99, prepared by this office SCRD Plan No. 57-34.
2. "Part of Harold G. Brown Farm South Side of Route 9, Barrington, NH," dated Mar. 1973, prepared by Frederick E. Draw Assoc., Plan No. A-535, unrecorded.



**Notes:**

- 1.) This plan does not represent a determination of title and the purpose of this plan is to subdivide the subject parcel into two residential lots. Each lot is served by individual septic system and private well.
- 2.) Field Procedures: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor & Data Collector, Adjusted Closed Traverse Performed July/August 2017, Least Squares Balance.
- 3.) Error of Closure Better Than 1:15,000.
- 4.) Parcel is shown as Lot 17 on the Town of Barrington Assessor's Map 232.
- 5.) Parcel is located in the Neighborhood Residential District, Highway Commercial District Overlay (750' from center line of highway) & Wetlands Protection District Overlay (50' from edge of jurisdictional wetlands).
- 6.) Owner of Record: Gordon W. Brown  
PO Box 31  
Barrington, NH 03825  
SCRD Ek 1189, Pg 4
- 7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute a list of such easements exist.
- 8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 330170250D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
- 9.) Existing Lot Area: 54.21± Acres  
Proposed Lot 17-0: 49.87± Acres  
Proposed Lot 17-1: 4.54± Acres
- 10.) The wetland boundaries shown hereon were field delineated by John P. Hayes, III, of Dover, NH. The wetland locations were field delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual. The delineated line also represents the limits of hydric or poorly drained soils per field indicators for identifying Hydric Soils in New England, Vol. 3, Apr. 2004.
- 11.) NHDES Subdivision Approval #SA2015011103, dated 1/11/2018.
- 12.) NHDOT Driveway Permit 08-027-543, dated 1/30/2018.
- 13.) Required erosion control measures shall be installed prior to disturbance of the atlas surface and shall be maintained throughout the completion of all construction. If it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual conditions, the owner shall be required to install the necessary erosion protection at no expense to the Town.
- 14.) For the purpose of fire protection should the remaining parcel be subdivided in the future fire protection may be required depending on the number of lots created.



**Lot Area Calculations:**

Contiguous Upland Soils Excludes Existing Wetland Soils or Exposed Ledge.

LOT NO.	FRONTAGE	TOTAL AREA	CONTIGUOUS UPLAND SOILS
17-0	385.13'	49.87± Ac.	>138,280 s.f.
17-1	699.33'	197,848 s.f.	65,890± s.f.

I certify, that this plan, based upon the plan references, and a survey conducted on the ground between July 17, 2017, and August 1, 2017, meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington.



David W. Vincent, LLS No. 821 Date 1 Oct. 2018

NO.	DATE	DESCRIPTION	BY
4			
3			
2	9/26/18	none set & FB comments	chw
1	3/2/18	PES approval & DOT comments	chw

FEET 0 25 50 100 200  
METERS 0 5 10 20 40 60  
SCALE: 1" = 50' DATE: JANUARY 8, 2018

**DAVID W. VINCENT, LLS**  
**LAND SURVEYING SERVICES**  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 664-5786  
www.landsurveyingservices.net

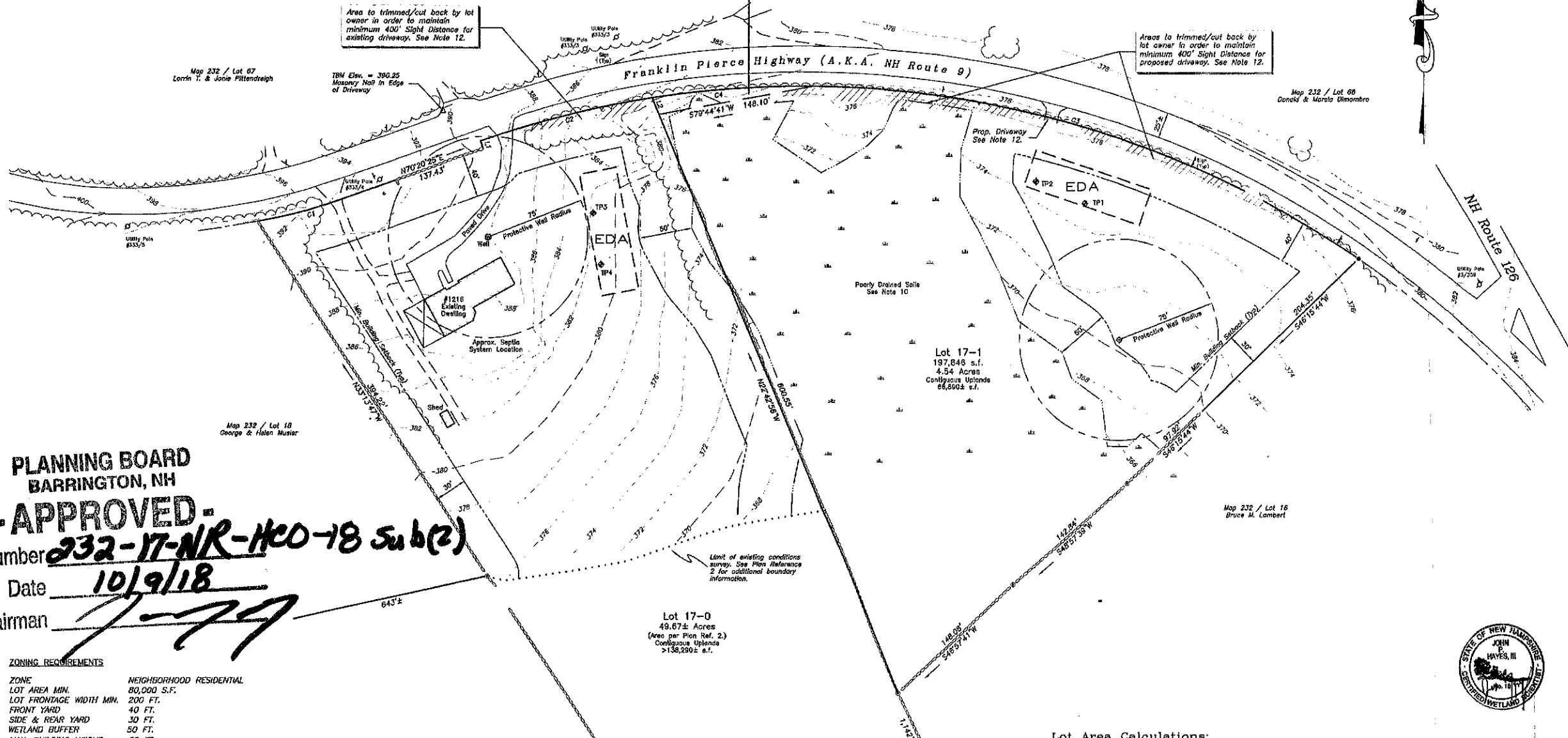
- Notes:**
- 1.) This plan does not represent a determination of title and the purpose of this plan is to subdivide the subject parcel into two residential lots. Each lot is served by individual septic system and private well.
  - 2.) Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor + Data Collector, Adjusted Closed Traverse Performed July/August 2017, Local Squares Balance.
  - 3.) Error of Closure Better Than 1:15,000.
  - 4.) Parcel is shown as Lot 17 on the Town of Barrington Assessor's Map 232.
  - 5.) Parcel is located in the Neighborhood Residential District, Highway Commercial District Overlay (75' from center line of Highway) & Wetlands Protection District Overlay (50' from edge of jurisdictional wetlands).
  - 6.) Owner of Record: Gordon W. Brown  
PO Box 31  
Barrington, NH 03825  
SCRO 0k 1189, Pg. 4
  - 7.) This plan does not show any unrecorded or unenforced easements which may 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 exist.
  - 8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 3301702850, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
  - 9.) Existing Lot Area: 54.21± Acres  
Proposed Lot 17-0: 49.67± Acres  
Proposed Lot 17-1: 4.54 Acres
  - 10.) The wetland boundaries shown herein were field delineated by John P. Hayes, II, of Dover, NH. The wetland locations were field delineated in accordance with the Corp. of Engineers 1987 Wetland Delineation Manual. The dashed line also represents the limits of hydric or poorly drained soils per field indicators for identifying Hydric Soils in New England, Ver. 3, Apr. 2004.
  - 11.) NHDES Submittal Approval: #S2018011103, dated 1/11/2018.
  - 12.) NHDOT Driveway Permit: 05-027-543, dated 1/30/2018.
  - 13.) Required erosion control measures shall be installed prior to disturbance of the site surface and shall be maintained throughout the completion of all construction. If it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual conditions, the owner shall be required to install the necessary erosion protection at no expense to the Town.
  - 14.) For the purpose of fire protection should the remaining parcel be subdivided in the future fire protection may be required depending on the number of lots created.
  - 15.) Vertical Datum: NAVD83.

**Curve Table:**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	480.00'	25.49'	3°39'34"
C2	930.00'	186.24'	10°14'31"
C3	930.00'	699.33'	43°08'05"
C4	930.00'	182.73'	09°24'34"

**Length Table:**

LINE	BEARING	DISTANCE
L1	N19°05'06"W	7.53'
L2	N22°42'58"W	16.65'



**PLANNING BOARD  
BARRINGTON, NH**

**- APPROVED -**

File Number **232-17-NR-HCO-18 Sub(2)**

Date **10/9/18**

Chairman **[Signature]**

**ZONING REQUIREMENTS**

ZONE	NEIGHBORHOOD RESIDENTIAL
LOT AREA MIN.	80,000 S.F.
LOT FRONTAGE WIDTH MIN.	200 FT.
FRONT YARD	40 FT.
SIDE & REAR YARD	30 FT.
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. BUILDING STORIES	2.5
MAX. LOT COVERAGE	40%

**Test Pit Data:** Conducted 9 August 2017

TEST PIT No.	DEPTH (in.)	DESCRIPTION
TEST PIT No. 1	00-11	10YR 3/3 Dark Yellowish Brown, fine sandy loam, granular, friable
	11-18	10YR 4/6 Dark Yellowish Brown, fine sandy loam, granular, friable
	18-23	2.5Y 5/4 Light Olive Brown, loamy fine sand, massive, firm w/ redox features
	23-48	10YR 5/6 Yellowish Brown, loamy fine sand, massive, firm w/ redox features
	ESHWT = 18" Observed Water Table = none Restrictive Layer = 18" Refusal = None to 45"	
Roots = 28"± Perc Test @ 18" = 18 minutes/inch		
TEST PIT No. 2	00-07	10YR 3/3 Dark Yellowish Brown, fine sandy loam, granular, friable
	07-16	10YR 4/6 Dark Yellowish Brown, fine sandy loam, granular, friable
	16-32	10YR 5/4 Yellowish Brown, loamy fine sand, massive, firm w/ redox features
	32-50	10YR 4/6 Dark Yellowish Brown, loamy fine sand, massive, firm w/ redox features
	ESHWT = 16" Observed Water Table = none Restrictive Layer = 16" Refusal = None to 50"	
Roots = 33"±		

TEST PIT No.	DEPTH (in.)	DESCRIPTION
TEST PIT No. 3 (Open Field)	00-10	10YR 3/2 Very Dark Yellowish Brown, very fine sandy loam, granular, friable
	10-17	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable
	17-32	2.5Y 4/4 Olive Brown, loamy fine sand, massive, firm w/ redox features
	ESHWT = 17" Observed Water Table = none Restrictive Layer = 17" Refusal = None to 52"	
	Roots = 24"±	
TEST PIT No. 4 (Open Field)	00-08	10YR 3/2 Very Dark Yellowish Brown, very fine sandy loam, granular, friable
	08-18	10YR 5/6 Yellowish Brown, fine sandy loam, granular, friable
	18-48	2.5Y 4/4 Olive Brown, loamy fine sand, massive, firm w/ redox features
	ESHWT = 18" Observed Water Table = none Restrictive Layer = 18" Refusal = None to 48"	
	Roots = 30"± Perc Test @ 18" = 18 minutes/inch	

**Lot Area Calculations:**

Contiguous Upland Soils Excludes Existing or Proposed Well Radius, Wetland Soils or Exposed Ledger.

LOT NO.	EXISTING CONDITIONS TOTAL AREA	TOTAL UPLAND SOILS INCLUDING WELL RADIUS	CONTIGUOUS UPLAND SOILS
17-0	49.87± Ac.	>80,000± s.f.	>80,000± s.f.
17-1	197,849 s.f.	66,890± s.f.	43,210± s.f.

Lot Loading Lot 17-1: 43210/43560 x 2000 = 1983 1983/1.6 = 1,239 gpd

- Legend:**
- EDA Effluent Disposal Area (4,000 sf)
  - C2 See Curve Table
  - L1 See Length Table
  - SCRO Strafford County Registry of Deeds
  - Iron Rod Found
  - ⊗ Steel Stake Found
  - ⊙ Drill Hole Found
  - ⊕ Utility Pole
  - ▭ Building Setback
  - Curvart
  - ▬ Stone Wall

NO.	DATE	DESCRIPTION	BY
4			
3			
2	4/26/18	none sat 4 PD comments	chev
1	3/29/18	DES approved 4 DDT comments	chev



**MINOR SUBDIVISION SITE PLAN**  
PREPARED FOR  
**GORDON W. BROWN**  
OF  
**TAX MAP 232 / LOT 17**  
LOCATED AT  
**1216 FRANKLIN PIERCE HIGHWAY**  
(NH ROUTE 9)  
COUNTY OF STRAFFORD  
**BARRINGTON, NH**

SCALE: 1" = 50' DATE: JANUARY 8, 2018

**DAVID W. VINCENT, LLS**  
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