

**Abutters Not Shown**

- Map 232 / Lot 1-2  
Howard K. & Alicia K. Dubois  
45 Wildcat Road  
Barrington, NH 03825
- Map 232 / Lot 5  
Carolyn Daufford Revocable  
Trust of 1990  
497 Washington Street  
Barrington, NH 03825
- Map 232 / Lot 12  
David Childs  
53 Wildcat Road  
Barrington, NH 03825
- Map 232 / Lot 13  
Donald E. & Marie T. Lowry  
Revocable Trust  
PO Box 97  
Barrington, NH 03825
- Map 232 / Lot 14  
Christian & Rena Blason  
PO Box 278  
Barrington, NH 03825
- Map 232 / Lot 14-1  
Kathleen & Kathleen M-Daroff  
8 Wildcat Road  
Barrington, NH 03825
- Map 232 / Lot 15  
Aron L. & Laura A. Marshall  
1186 Franklin Pierce Highway  
Barrington, NH 03825
- Map 232 / Lot 19  
Judy M. Fogarty  
Sally L. York  
PO Box 483  
Barrington, NH 03825
- Map 232 / Lot 20  
John McElroy  
1284 Franklin Pierce Highway  
Barrington, NH 03825
- Map 232 / Lot 72  
Michael S. McHugh  
Stephanie M. Gifford  
86 Mt. View Road  
Doerfield, NH 03037

**Curve Table:**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	490.00'	85.46'	9°59'14"
C2	830.00'	166.24'	19°14'31"
C3	830.00'	699.33'	43°06'06"

**Length Table:**

LINE	BEARING	DISTANCE
L1	N19°05'08"W	7.53'

**References:**

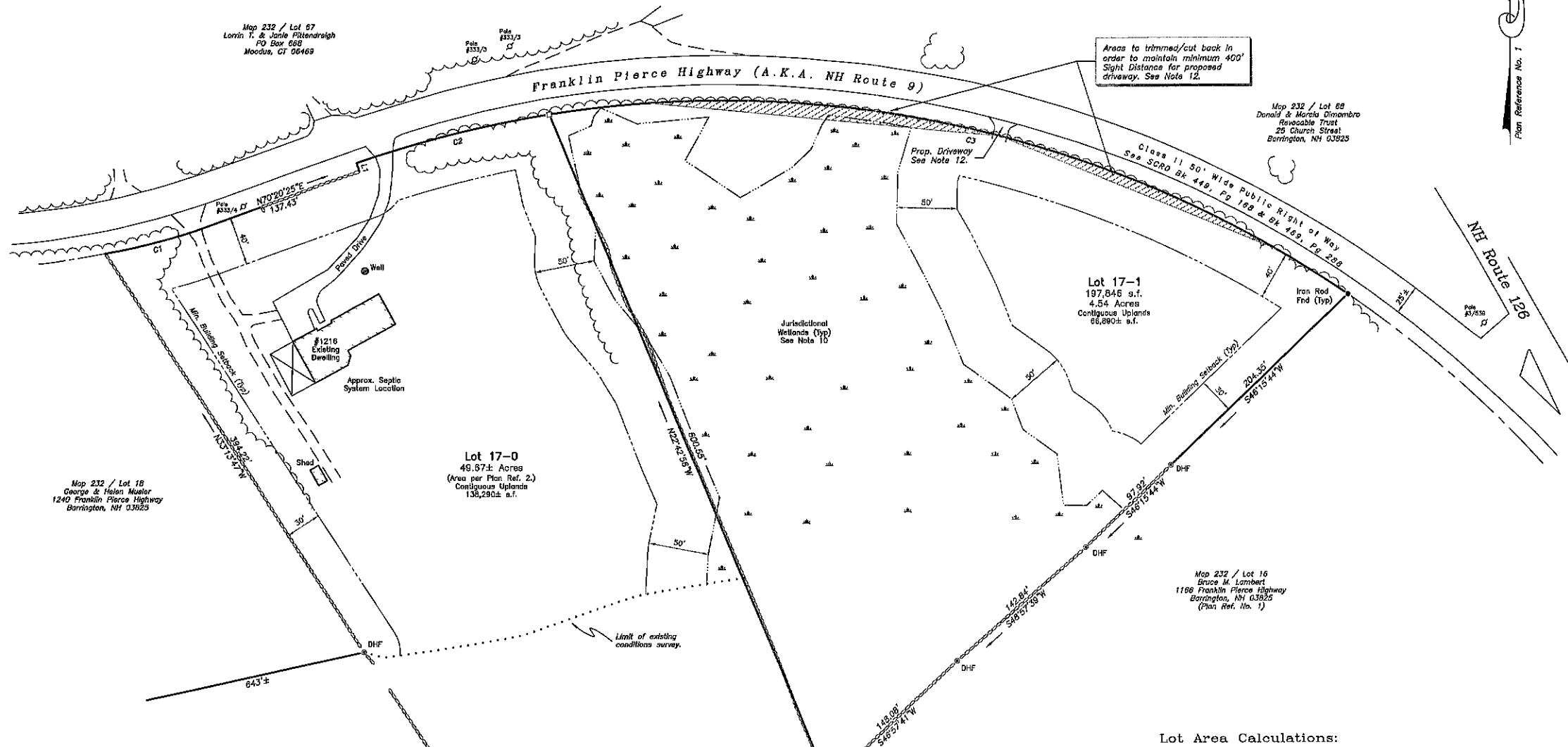
1. "Subdivision Plan prepared for Herbert A. Thompson, Barrington, NH," dated May 7, 1999, revised 10/07/99, prepared by this office SCRD Plan No. 57-34.
2. "Part of Harold G. Brown Farm South Side of Route 9, Barrington, NH," dated Mar. 1975, prepared by Frederick E. Drew Assoc., Plan No. A-535, unrecorded.

For Registry of Deeds Purposes



**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 & Corbin Surveyor 4 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 (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  
SCRD Bk 1185, 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 that no such easements exist.
- 8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 330170225D, 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 hereon 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 National Wetland Delineation Manual. The delineated line also represents the limits of hydro or poorly drained soils per field indicators for identifying Hydric Soils in New England, Ver. 3, Apr. 2004.
- 11.) NHDES Subdivision Approval: Pending.
- 12.) NHDOT Driveway Permit: Pending.



**ZONING REQUIREMENTS**

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

**TOWN OF BARRINGTON PLANNING BOARD APPROVAL**

- Legend:**
- C2 See Curve Table
  - L1 See Length Table
  - SCRD Strafford County Registry of Deeds
  - Iron Pipe Found
  - Iron Rod Found
  - × Steel Stake Found
  - ⊗ Drill Hole Found (DHF) or Set (DHS)
  - ⊕ Utility Pole
  - Granite Bound to be Set
  - Culvert
  - ⊞ Stone Wall

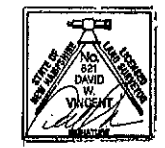
The subdivision regulations of the Town of Barrington are part of this plan and approval of this plan is contingent upon completion of said requirements of said subdivision regulations, excepting only modifications made in writing by the boards and attached hereto.

Remaining Land Not Surveyed at This Time  
See Plan Ref. No. 2

**Lot Area Calculations:**

LOT NO.	FRONTAGE	TOTAL AREA	CONTIGUOUS UPLAND SOILS
17-0	389.13'	49.67± Ac.	>138,290 s.f.
17-1	899.33'	197.846 s.f.	66,890± 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 8 Jan. 2018

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

LAND USE OFFICE

JAN 09 2018

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**MINOR SUBDIVISION 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**

FEET 0 50 100 200  
METERS 0 5 10 20 40 60

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

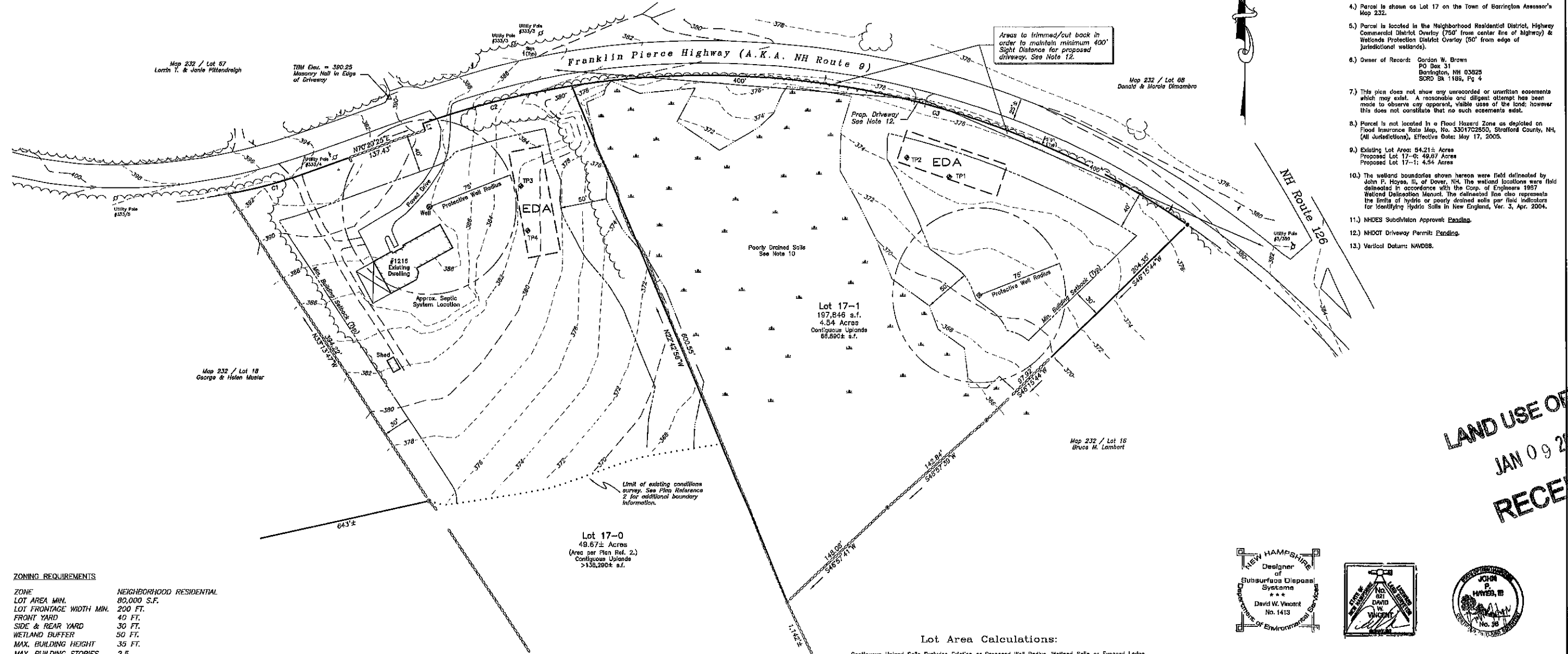
**DAVID W. VINCENT, LLS**  
**LAND SURVEYING SERVICES**  
PO BOX 1622  
DOVER, NH 03821  
TEL/FAX (603) 664-5786  
www.landsurveyingservices.net

**Curve Table:**

CURVE	RADIUS	ARC LENGTH	DELY. ANGLE
C1	490.00'	98.46'	9°29'54"
C2	930.00'	186.24'	18°59'48"
C3	830.00'	699.33'	43°08'08"

**Length Table:**

LINE	BEARING	DISTANCE
L1	N18°06'06"W	7.55'



- Notes:**
- 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.
  - Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Carlson Surveyor 4 Data Collector, Adjusted Closed Traverse Performed July/August 2017, Least Squares Balance.
  - Error of Closure Better Than 1:15,000.
  - Parcel is shown as Lot 17 on the Town of Barrington Assessor's Map 232.
  - 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).
  - Owner of Record: Gordon W. Brown, PO Box 31, Barrington, NH 03825, SCRD BK 1189, Pg 4.
  - 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.
  - Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 330170255C, Strafford County, NH, (All Jurisdictional), Effective Date: May 17, 2005.
  - Existing Lot Area: 54,211± Acres  
Proposed Lot 17-0: 49.67± Acres  
Proposed Lot 17-1: 4.54 Acres
  - 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 National 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, Ver. 3, Apr. 2004.
  - NHDES Subdivision Approval: Pending.
  - NHDOT Driveway Permit: Pending.
  - Vertical Datum: NAVD83.

**ZONING REQUIREMENTS**

<b>ZONE</b>	NEIGHBORHOOD RESIDENTIAL
<b>LOT AREA MIN.</b>	80,000 S.F.
<b>LOT FRONTAGE WIDTH MIN.</b>	200 FT.
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<b>WETLAND BUFFER</b>	50 FT.
<b>MAX. BUILDING HEIGHT</b>	35 FT.
<b>MAX. BUILDING STORIES</b>	2.5
<b>MAX. LOT COVERAGE</b>	40%



**Soils Data:**

FbB - PAXTON, Fine sandy loam, 0 to 8%  
 RgB - RIDGEBURY, Fine sandy loam, 3 to 8%  
 WgB - WOODBRIDGE, Fine sandy loam, 0 to 8%

Reference: Sheet 22 Soil Survey of Strafford County, New Hampshire, Prepared by U.S. Dept. of Agriculture Soil Conservation Service, Dated March 1973.

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

**TEST PIT No. 1**  
 DEPTH (in.) DESCRIPTION  
 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  
 23-49 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 49"  
 Roots = 28"± Perc Test @ 18" = 18 minutes/inch

**TEST PIT No. 2**  
 DEPTH (in.) DESCRIPTION  
 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. 3 (Open Field)**  
 DEPTH (in.) DESCRIPTION  
 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  
 17-52 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)**  
 DEPTH (in.) DESCRIPTION  
 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 Ledge.

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	197,846 s.f.	68,890± 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
- SCRD Strafford County Registry of Deeds
- Iron Rod Found
- ⊗ Steel Stake Found
- ⊙ Orill Hole Found
- ⊥ Utility Pole
- Building Setback
- Culvert
- Stone Wall

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

LAND USE OFFICE  
 JAN 09 2018  
 RECEIVED



**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**

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

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