

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE BARRINGTON TAX MAP 236, LOT 24 AND CREATE TWO NEW LOT.
2. DIMENSIONAL STANDARDS.  
BARRINGTON GENERAL RESIDENTIAL DISTRICT & STRATIFIED DRIFT AQUIFER OVERLAY DISTRICT.  
LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30', WETLANDS= 50'
3. LOT AREAS:  
TAX MAP 236, LOT 24-0: OLD AREA= 5.5 ACRES PER TAX MAP  
NEW AREA= 72,090 SF / 1.655 ACRES (72,090 SF CONTIGUOUS UPLANDS)  
TAX MAP 236, LOT 24-1: NEW AREA= 80,000 SF / 1.837 ACRES (56,080 SF CONTIGUOUS UPLANDS)  
TAX MAP 236, LOT 24-2: NEW AREA= 80,001 SF / 1.837 ACRES (56,320 SF CONTIGUOUS UPLANDS)
4. TAX MAP 236, LOT 7 IS NOT A PART OF THIS SUBDIVISION HOWEVER A PORTION OF THIS LOT WILL BE USED FOR THE PROPOSED 50 FOOT RIGHT OF WAY.
5. SOIL TYPES PER STRAFFORD COUNTY SOIL SURVEY, USDA.  
CHARLTON SERIES (C1B) 3-8% SLOPES.  
CHARLTON SERIES (C1C) 8-15% SLOPES.  
PAXTON SERIES (P1D) 15-25% SLOPES.  
PAXTON SERIES (P1E) 15-25% SLOPES.  
SUTTON SERIES (S1B) 0-8% SLOPES.
6. NHDES SUBDIVISION APPROVAL NUMBER pending DATED 2017.
7. ORIENTATION: HORIZONTAL DATUM - NAD83/VERTICAL - NAVD83.
8. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700211D EFFECTIVE ON 05-17-2005.
9. THE PARCELS WILL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
10. NHDES SUBDIVISION APPROVAL NUMBER pending DATED 09-21-17.
11. THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT SETTLEMENT AGREEMENT CASE 219-2012-CV-00602.
12. POSSIBLE SPECIAL EXCEPTION TO ARTICLE 4, SECTION 4.1.2 LOT FRONTAGE.  
POSSIBLE VARIANCE TO ARTICLE 4, SECTION 4.2.1(1) LOT SIZE.
13. 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.
14. 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.
15. THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
16. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALLEF HIGHWAY, BARRINGTON, NH 03825, (603) 664-5798 OR THE NOTTINGHAM PLANNING DEPARTMENT, 139 STAGE ROAD, PO BOX 114, NOTTINGHAM, NH 03290, (603) 679-9547 EXT 1.

REFERENCE PLAN:

\*PLAN OF LAND FOR WESLEY & SALLY BICKFORD, PO BOX 482 - BARKER ROAD SOUTH SUTTON, NH 03273, SITE: ATWOOD ROAD, BARRINGTON, N.H.  
DATED MAY 08, 1989 BY HENRY AND BERLIND ASSOC., INC. 502D PLANS 38-78

TAX MAP 236, LOT 23  
JEFFREY & SARAHJANE PLUTA  
32 WARREN AVENUE  
WHITMAN, MA 02882  
502D BOOK 4427, PAGE 458

TAX MAP 236, LOT 22  
VERTICAL BRIDGE NTRC LLC  
780 PARK OF COMMERCE DRIVE  
BOCA RATON, FL 33487  
502D BOOK 4404, PAGE 599

TAX MAP 236, LOT 25  
SUSAN J. LAPIERRE  
852 TOLAND ROAD, BARRINGTON, NH  
03825 502D BOOK 4182, PAGE 1

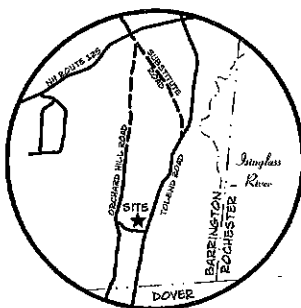
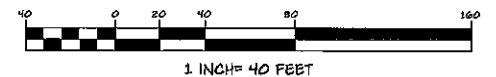
TAX MAP 236, LOT 2  
STEPHEN BROWN TRUST  
1471 METHUEN STREET, DRACUT, MA 01826

BARRINGTON TAX MAP 236, LOT 24  
OWNER OF RECORD:  
LYSLE J. & KIM EVANS BROWN  
17 ORCHARD HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 3837, PAGE 355

SUBDIVISION OF LAND  
20 ORCHARD HILL ROAD &  
TOLEND ROAD  
BARRINGTON  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
JAMES E. CONNICK

SCALE: 1"= 40' NOVEMBER 2017  
GRAPHIC SCALE



LOCUS  
N.T.S.

- LEGEND
- TES NORWAY PLAINS MONUMENT TO BE SET
  - RBS RE-BAR SET WITH NORWAY PLAINS ID CAP
  - DHCS DRILL HOLE SET WITH NORWAY PLAINS ID CAP
  - RBF RE-BAR FOUND
  - DHF DRILL HOLE FOUND
  - PEDA POTENTIAL EFFLUENT DISPOSAL AREA
  - OHV OVERHEAD WIRES

FILE NO. 515  
PLAN NO. C-2879S  
DWG NO. 17200\S-1  
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-9048

LAND USE OFFICE

FEB 12 2018

RECEIVED



GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE BARRINGTON TAX MAP 236, LOT 24 AND CREATE TWO NEW LOTS. DIMENSIONAL STANDARDS.
- BARRINGTON GENERAL RESIDENTIAL DISTRICT & STRATIFIED DRIFT AQUIFER OVERLAY DISTRICT. LOT SIZES = 80,000 SF, FRONTAGE = 200', FY = 40', SY = 30', RY = 30', WETLANDS = 50'
- LOT AREAS:  
TAX MAP 236, LOT 24-01: OLD AREA = 5.5 ACRES PER TAX MAP  
NEW AREA = 78,090 SF / 1.837 ACRES (78,090 SF CONTIGUOUS UPLANDS)  
TAX MAP 236, LOT 24-1: NEW AREA = 80,000 SF / 1.837 ACRES (56,080 SF CONTIGUOUS UPLANDS)  
TAX MAP 236, LOT 24-2: NEW AREA = 80,001 SF / 1.837 ACRES (56,320 SF CONTIGUOUS UPLANDS)
- TAX MAP 236, LOT 7 IS NOT A PART OF THIS SUBDIVISION HOWEVER A PORTION OF THIS LOT WILL BE USED FOR THE PROPOSED 50 FOOT RIGHT OF WAY.
- SOIL TYPES PER STRAFFORD COUNTY SOIL SURVEY, USDA.  
CHARLTON SERIES (Cfc) 3-8% SLOPES.  
CHARLTON SERIES (Cfc) 8-15% SLOPES.  
PAXTON SERIES (Pcd) 15-25% SLOPES.  
PAXTON SERIES (Pcd) 15-25% SLOPES.  
SUTTON SERIES (Snd) 0-8% SLOPES.
- NHDES SUBDIVISION APPROVAL NUMBER pending DATED 2017.
- ORIENTATION: HORIZONTAL DATUM - NAD83/2011; VERTICAL - NAVD83.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017002115 EFFECTIVE ON 05-17-2005.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NHDES SUBDIVISION APPROVAL NUMBER pending DATED 09-21-17.
- THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT SETTLEMENT AGREEMENT CASE 219-2012-01-00602.
- POSSIBLE SPECIAL EXCEPTION TO ARTICLE 4, SECTION 4.1.2 LOT FRONTAGE.  
POSSIBLE VARIANCE TO ARTICLE 4, SECTION 4.2.1(1) LOT SIZES.
- 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 THIS TOWN.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALEF HIGHWAY, BARRINGTON, NH 03825, (603) 624-5795.

REFERENCE PLAN:  
"PLAN OF LAND FOR WEGLEY & SALLY BICKFORD, PO BOX 482 - BARKER ROAD SOUTH SUTTON, NH 03275, SITE: ATWOOD ROAD, BARRINGTON, N.H." DATED MAY 08, 1989 BY HENRY AND BERLAND ASSOC., INC. SCR.D PLANS 38-78

TAX MAP 236, LOT 22  
VERTICAL BRIDGE NTRG LLC  
750 PARK OF COMMERCE DRIVE  
BOCA RATON, FL 33487  
SCRD BOOK 4104, PAGE 519

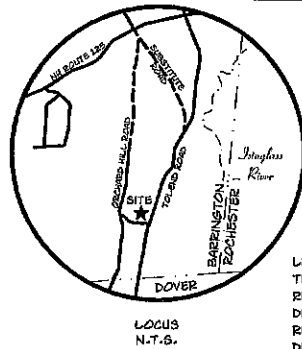
TAX MAP 236, LOT 23  
JEFFREY & SARAH JANS PLUTA  
38 WARENS AVENUE  
WHITMAN, MA 02886  
SCR.D BOOK 4427, PAGE 438

PROPOSED  
TAX MAP 236, LOT 24  
AREA: 80,069 SF / 1.84 AC

PROPOSED  
TAX MAP 236, LOT 24-2  
AREA: 80,121 SF / 1.84 AC

PROPOSED  
TAX MAP 236, LOT 24-1  
AREA: 80,244 SF / 1.84 AC

CURVE TABLE			LINE TABLE	
CURVE	RADIUS	LENGTH	LINE	DISTANCE
C1	125.00'	15.42'	L1	13.53'
C2	125.00'	7.22'	L2	182.86'
C3	175.00'	38.04'	L3	27.78'
C4	125.00'	27.21'	L4	237.26'
C5	175.00'	10.11'	L5	35.30'
C6	175.00'	21.59'	L6	55.10'
C7	140.00'	17.27'	L7	51.58'
C8	140.00'	8.04'	L8	265.04'
C9	160.00'	34.83'	L9	182.26'
			L10	10.70'
			L11	35.06'
			L12	15.02'
			L13	12.68'
			L14	182.86'
			L15	220.17'
			L16	34.18'
			L17	15.04'



- LEGEND
- TBS NORWAY PLAINS MONUMENT TO BE SET
  - RBS 25-BAR SET WITH NORWAY PLAINS ID CAP
  - DHCS DRILL HOLE SET WITH NORWAY PLAINS ID CAP
  - RBF 25-BAR FOUND
  - DHF DRILL HOLE FOUND
  - PEDA POTENTIAL EFFLUENT DISPOSAL AREA
  - OHW OVERHEAD WIRES
  - TBM TEMPORARY BENCHMARK
  - TBM-1 SURVEY NAIL IN POLE PSNH 6233/1 EL.EV. = 179.4'
  - TBM-2 SURVEY NAIL IN POLE PSNH 6233/2 EL.EV. = 205.8'

FILE NO. 616  
PLAN NO. C-2879S  
DWG NO. 17200/S-1  
F.B. NO. "TJR"

31 Mooney Street, Alton, N.H. 603-875-3948

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAN CLOSES RE EXCEEDS 110,000.



JOSEPH D. BINNAULD, L.L.S., REG. DATE

CERTIFICATION NOTE:  
WETLANDS AND NATURAL JURISDICTIONAL WETLANDS WITHIN THE AREA OF INTEREST WERE DELINEATED ON SEPTEMBER 30, 2017 BY MARC E. JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHWESTERN REGION, THE CORPS OF ADMINISTRATIVE ENGINEERS, AN DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV. VT 100-700 AND ARTICLE 7, § 2 OF THE TOWN OF BARRINGTON ZONING ORDINANCE. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 11, MAY 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHEASTERN AND NORTHWESTERN REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC E. JACOBS, CHS. 090  
LAND USE OFFICE

FEB 12 2018

RECEIVED

LYSLE J. BROWN / OWNER'S SIGNATURE

KIM EVANS BROWN / OWNER'S SIGNATURE

BARRINGTON TAX MAP 236, LOT 24  
OWNER OF RECORD:  
LYSLE J. & KIM EVANS BROWN  
17 ORCHARD HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 3837, PAGE 555

TOPOGRAPHIC SUBDIVISION OF LAND  
20 ORCHARD HILL ROAD &  
TOLEND ROAD  
BARRINGTON  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
JAMES E. CONNICK

SCALE: 1" = 40' NOVEMBER 2017  
GRAPHIC SCALE



1 INCH = 40 FEET

REVISION BLOCK
DATE: 02-12-18
BY: JTB
DESCRIPTION: WETLANDS

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

TAX MAP 236, LOT 2  
STEPHEN BROX REV. TRUST  
1471 MATHIAS STREET, DRACUT, MA 01826

PLANNING BOARD APPROVAL BLOCK

AREA TO THE EXISTING EASEMENT = 82,944 SF / 1.904 ACRES  
AREA TO THE PROPOSED ROW = 75,857 SF / 1.741 ACRES

TAX MAP 236, LOT 6  
PUMPKIN HOLLOW PARK  
47 BUNKER HILL AVENUE, STRATFORD, NH 03885  
SCR.D BOOK 3991, PAGE 113