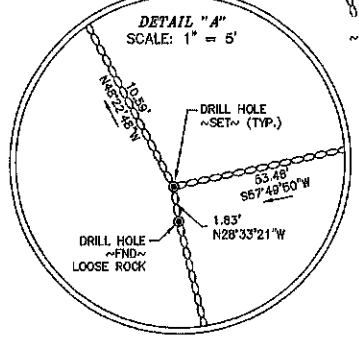
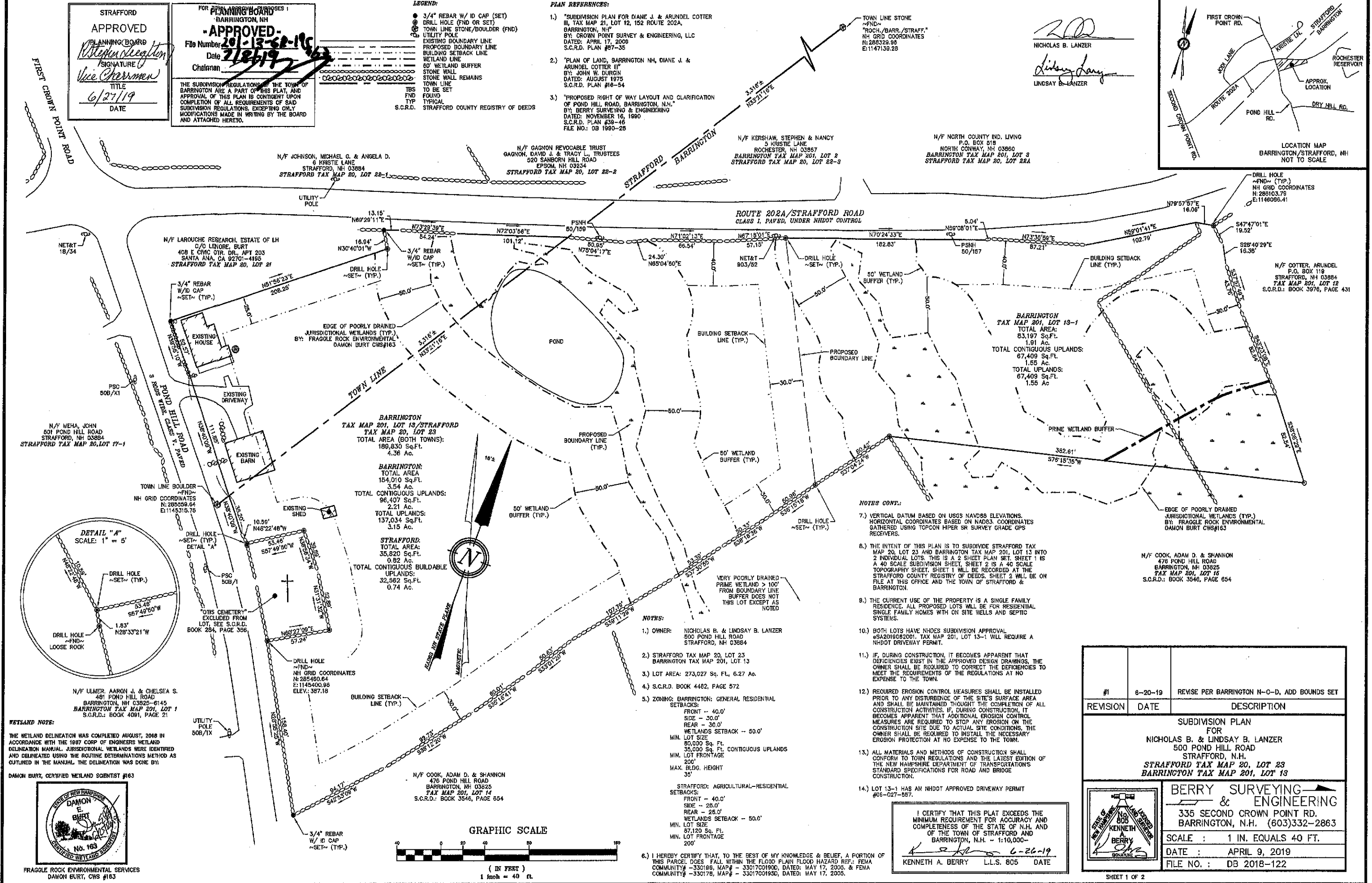
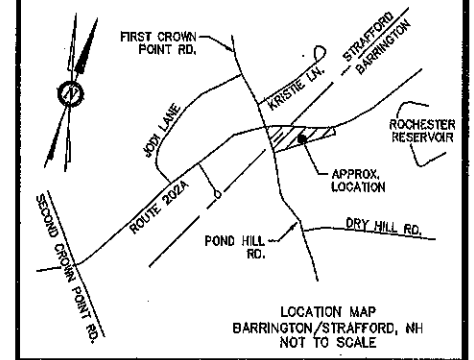


STRAFFORD PLANNING BOARD APPROVED
 FOR FINAL APPROVAL PURPOSES:
-APPROVED-
 File Number: 201-13-22-19
 Date: 2/26/19
 Chairman: [Signature]
 Vice Chairman: [Signature]
 TITLE: 6/27/19
 DATE

- LEGEND:**
- 3/4" REBAR W/ ID CAP (SET)
 - DRILL HOLE (FND OR SET)
 - TOWN LINE STONE/BOULDER (FND)
 - UTILITY POLE
 - EXISTING BOUNDARY LINE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - STONE WALL
 - STONE WALL REMAINS
 - TOWN LINE TO BE SET
 - FND TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

- PLAN REFERENCES:**
- "SUBDIVISION PLAN FOR DIANE J. & ARUNDEL COTTER III, TAX MAP 21, LOT 12, 152 ROUTE 202A, BARRINGTON, NH" BY: DROWN POINT SURVEY & ENGINEERING, LLC DATED: APRIL 17, 2008 S.C.R.D. PLAN #87-35
 - "PLAN OF LAND, BARRINGTON NH, DIANE J. & ARUNDEL COTTER III" BY: JOHN W. DURGIN DATED: AUGUST 1975 S.C.R.D. PLAN #16-54
 - "PROPOSED RIGHT OF WAY LAYOUT AND CLARIFICATION OF POND HILL ROAD, BARRINGTON, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 16, 1990 S.C.R.D. PLAN #38-46 FILE NO.: DB 1990-28

[Signature]
 NICHOLAS B. LANZER
 [Signature]
 LINDSAY B. LANZER



BARRINGTON TAX MAP 201, LOT 13/STRAFFORD TAX MAP 20, LOT 23
 TOTAL AREA (BOTH TOWNS): 180,830 Sq.Ft. 4.36 Ac.
BARRINGTON:
 TOTAL AREA: 184,010 Sq.Ft. 4.24 Ac.
 TOTAL CONTIGUOUS UPLANDS: 96,407 Sq.Ft. 2.21 Ac.
 TOTAL UPLANDS: 137,034 Sq.Ft. 3.15 Ac.
STRAFFORD:
 TOTAL AREA: 35,820 Sq.Ft. 0.82 Ac.
 TOTAL CONTIGUOUS BUILDABLE UPLANDS: 32,862 Sq.Ft. 0.74 Ac.

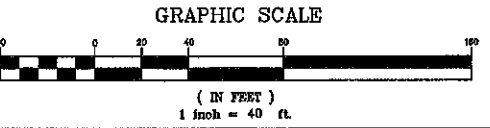
BARRINGTON TAX MAP 201, LOT 13-1
 TOTAL AREA: 83,197 Sq.Ft. 1.91 Ac.
 TOTAL CONTIGUOUS UPLANDS: 67,409 Sq.Ft. 1.55 Ac.
 TOTAL UPLANDS: 67,409 Sq.Ft. 1.55 Ac.

NOTES CONT.:

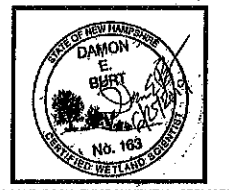
- 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE STRAFFORD TAX MAP 20, LOT 23 AND BARRINGTON TAX MAP 201, LOT 13 INTO 2 INDIVIDUAL LOTS. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS A 40 SCALE SUBDIVISION SHEET, SHEET 2 IS A 40 SCALE TOPOGRAPHY SHEET. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF STRAFFORD & BARRINGTON.
- 9.) THE CURRENT USE OF THE PROPERTY IS A SINGLE FAMILY RESIDENCE. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- 10.) BOTH LOTS HAVE NHDES SUBDIVISION APPROVAL #SA2018082001. TAX MAP 201, LOT 13-1 WILL REQUIRE A NHDOT DRIVEWAY PERMIT.
- 11.) 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.
- 12.) 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.
- 13.) 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.
- 14.) LOT 13-1 HAS AN NHDOT APPROVED DRIVEWAY PERMIT #06-027-587.

- NOTES:**
- 1.) OWNER: NICHOLAS B. & LINDSAY B. LANZER 500 POND HILL ROAD STRAFFORD, NH 03884
 - 2.) STRAFFORD TAX MAP 20, LOT 23 BARRINGTON TAX MAP 201, LOT 13
 - 3.) LOT AREA: 273,027 Sq. Ft., 6.27 Ac.
 - 4.) S.C.R.D. BOOK 4482, PAGE 572
 - 5.) ZONING: BARRINGTON: GENERAL RESIDENTIAL SETBACKS: FRONT - 40.0' SIDE - 30.0' REAR - 30.0' WETLANDS SETBACK - 50.0' MIN. LOT SIZE 80,000 Sq. Ft. 35,000 Sq. Ft. CONTIGUOUS UPLANDS MIN. LOT FRONTAGE 200 MAX. BLDG. HEIGHT 35' STRAFFORD: AGRICULTURAL-RESIDENTIAL SETBACKS: FRONT - 40.0' SIDE - 25.0' REAR - 25.0' WETLANDS SETBACK - 50.0' MIN. LOT SIZE 87,120 Sq. Ft. MIN. LOT FRONTAGE 200'

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF STRAFFORD AND BARRINGTON, N.H. - 1:10,000-
 [Signature] 6-26-19
 KENNETH A. BERRY L.L.S. 805 DATE



WETLAND NOTE:
 THE WETLAND DELINEATION WAS COMPLETED AUGUST, 2018 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. THE DELINEATION WAS DONE BY:
 DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



#	DATE	REVISION DESCRIPTION
1	6-20-19	REVISE PER BARRINGTON N-C-D, ADD BOUNDS SET

SUBDIVISION PLAN FOR NICHOLAS B. & LINDSAY B. LANZER 500 POND HILL ROAD STRAFFORD, N.H. STRAFFORD TAX MAP 20, LOT 23 BARRINGTON TAX MAP 201, LOT 13

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863
 SCALE: 1 IN. EQUALS 40 FT.
 DATE: APRIL 9, 2019
 FILE NO.: DB 2018-122



PLANNING BOARD
BARRINGTON, NH
- APPROVED -

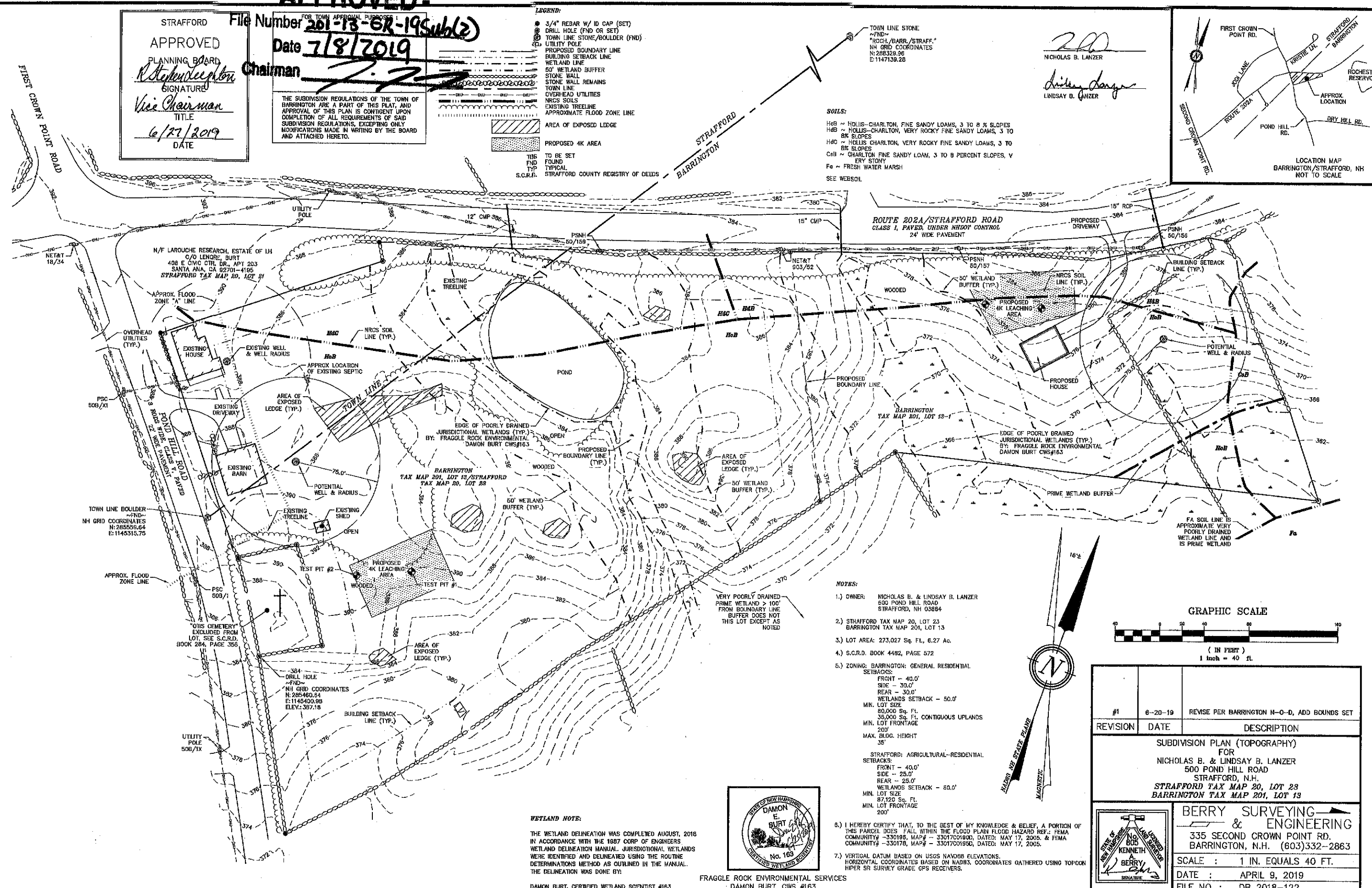
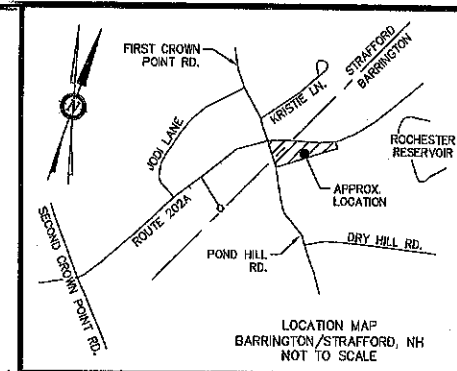
STRAFFORD
APPROVED
PLANNING BOARD
R. Stephen Leighton
SIGNATURE
Vice Chairman
TITLE
6/27/2019
DATE

File Number **201-13-6R-19Sub(2)**
Date **7/8/2019**
Chairman *[Signature]*

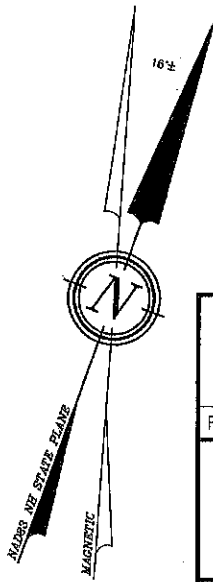
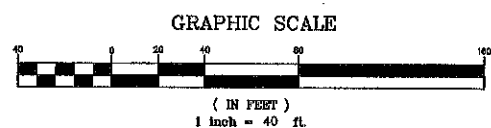
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

- LEGEND:**
- 3/4" REBAR W/ ID CAP (SET)
 - DRILL HOLE (FND OR SET)
 - ⊗ TOWN LINE STONE/BOULDER (FND)
 - ⊕ UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - - - BUILDING SETBACK LINE
 - · - · - WETLAND LINE
 - · - · - 50' WETLAND BUFFER
 - · - · - STONE WALL
 - · - · - STONE WALL REMAINS
 - · - · - TOWN LINE
 - · - · - OVERHEAD UTILITIES
 - · - · - NRCS SOILS
 - · - · - EXISTING TREELINE
 - · - · - APPROXIMATE FLOOD ZONE LINE
 - ▨ AREA OF EXPOSED LEDGE
 - ▨ PROPOSED 4K AREA
 - TB6 TO BE SET
 - FND FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

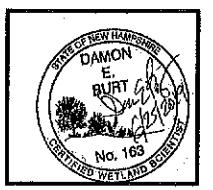
- SOILS:**
- HcB ~ HOLLIS-CHARLTON, FINE SANDY LOAMS, 3 TO 8 % SLOPES
 - HdB ~ HOLLIS-CHARLTON, VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 - HdC ~ HOLLIS-CHARLTON, VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 - CdB ~ CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, V ERY STONY
 - Fa ~ FRESH WATER MARSH
- SEE WEBSOIL



- NOTES:**
- 1.) OWNER: NICHOLAS B. & LINDSAY B. LANZER
500 POND HILL ROAD
STRAFFORD, NH 03884
 - 2.) STRAFFORD TAX MAP 20, LOT 23
BARRINGTON TAX MAP 201, LOT 13
 - 3.) LOT AREA: 273,027 Sq. Ft., 6.27 Ac.
 - 4.) S.C.R.D. BOOK 4482, PAGE 572
 - 5.) ZONING: BARRINGTON: GENERAL RESIDENTIAL
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK - 50.0'
MIN. LOT SIZE
50,000 Sq. Ft.
55,000 Sq. Ft. CONTIGUOUS UPLANDS
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
 - STRAFFORD: AGRICULTURAL-RESIDENTIAL
SETBACKS:
FRONT - 40.0'
SIDE - 25.0'
REAR - 25.0'
WETLANDS SETBACK - 60.0'
MIN. LOT SIZE
87,120 Sq. Ft.
MIN. LOT FRONTAGE
200'



WETLAND NOTE:
THE WETLAND DELINEATION WAS COMPLETED AUGUST, 2018 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATION METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:
DAMON BURT, CERTIFIED WETLAND SCIENTIST #163



FRAGILE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163

#1	6-20-19	REVISE PER BARRINGTON N-O-D, ADD BOUNDS SET
REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN (TOPOGRAPHY) FOR NICHOLAS B. & LINDSAY B. LANZER 500 POND HILL ROAD STRAFFORD, N.H. STRAFFORD TAX MAP 20, LOT 23 BARRINGTON TAX MAP 201, LOT 13		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 40 FT.		
DATE : APRIL 9, 2019		
FILE NO. : DB 2018-122		