

JAN 23 2019

RECEIVED

BARRINGTON SUBDIVISION NOTES:

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 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 OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

NOTES

- 1. ZONING: REGIONAL COMMERCIAL - MIN LOT SIZE: 80,000 SQ. FT., FRONTAGE: 200', BUILDING SETBACKS: FRONT: 40', SIDE: 30', REAR: 30', WETLANDS: 50'
2. TAX MAP & DEED REFERENCE: MAP 220, LOT 34 ... DEED: S.C.R.D. 3671-0420
3. OWNER OF RECORD: VAUGHN K. COOK
4. TYPE OF SURVEY: THIS IS A "U" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE HAVING A RELATIVE ERROR IN CLOSURE BETTER THAN 1 IN 10,000 WITH A LEICA TS-06 TOTAL STATION AND A RANGER DATA COLLECTOR.
5. FIELD CREW: R. ORVIS, S. SOTE, J. A. ROWE
6. BEARING OBSERVATION: PER PLAN REFERENCE #1
7. FLOOD HAZARD: NONE PER FEMA / FIRM COMM-FNL 33017C0305E / EFF. SEPT. 30, 2015
8. BURIAL GROUNDS: NONE OBSERVED
9. TOTAL TRACT AREA: 304,815 SQ. FT. (7.00 ACRES)

REFERENCES

- 1. "SUBDIVISION PLAN, PAUL R. CHAPMAN" BY: FREDERICK E. DREW DATED: OCTOBER 1978 RECORDED AT S.C.R.D. PLAN 26-65
2. "SUBDIVISION PLAN, PAUL R. CHAPMAN" BY: FREDERICK E. DREW DATED: MAY 1981 RECORDED AT S.C.R.D. PLAN 24-79
3. "REVISED BOUNDARY PLAN - ALICE R. COOK - PAUL R. CHAPMAN" BY: FREDERICK E. DREW DATED: JUNE 1998 RECORDED AT S.C.R.D. PLAN 28-84
4. "SUBDIVISION OF LAND, CHAPMAN DRIVE FOR LEONARD A. VIGANT" BY: NORWAY PLAINS DATED: JUNE 1995 RECORDED AT S.C.R.D. PLAN 47-28

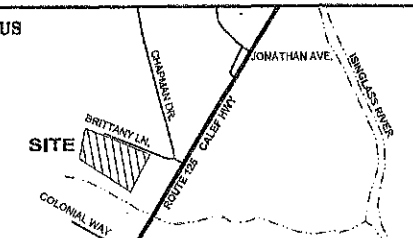
REVISIONS

REVISED 1-28-2018
CORRECTED OWNER OF LOT 209-1, CORRECT WETLAND BUFFER, LABEL WETLAND AREAS, SHOW 500' RESIDENTIAL BUILDING SETBACK, SHOW BRITANNY LANE AS PRIVATE, AND ADD NOTE ABOUT DRIVEWAY LOCATION.

PLAN INTENT

THE PURPOSE OF THIS PLAN IS TO ACCURATELY DEPICT A PROPOSED SUBDIVISION OF A 7 ACRE PARCEL TO CREATE 2 LOTS FROM THE PARENT TRACT. THIS PARCEL IS CURRENTLY USED AS A RESIDENTIAL LOT AND THE SUBDIVISION PROPOSES TO CREATE AN ADDITIONAL RESIDENTIAL LOT.

LOCUS

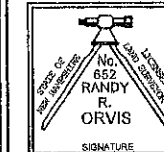


SUBDIVISION PLAT

TAX MAP 220, LOT 34
BRITANNY LANE
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
VAUGHN K. COOK

APPROVED

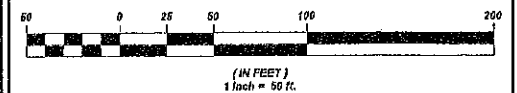
BARRINGTON, NH PLANNING BOARD



THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, RANDY R. ORVIS L.L.S., #852 P.O. BOX 277 FARMINGTON, N.H. 03835

DATE:
CHAIRPERSON:

GRAPHIC SCALE



JUNE 26, 2018 SHEET 1 OF 2 PLAN # 1348



Land Surveying PO Box 277
Land Use Consulting Hometown Road
Septic System Design Farmington, NH 03835
Environmental Consulting (603)859-2367

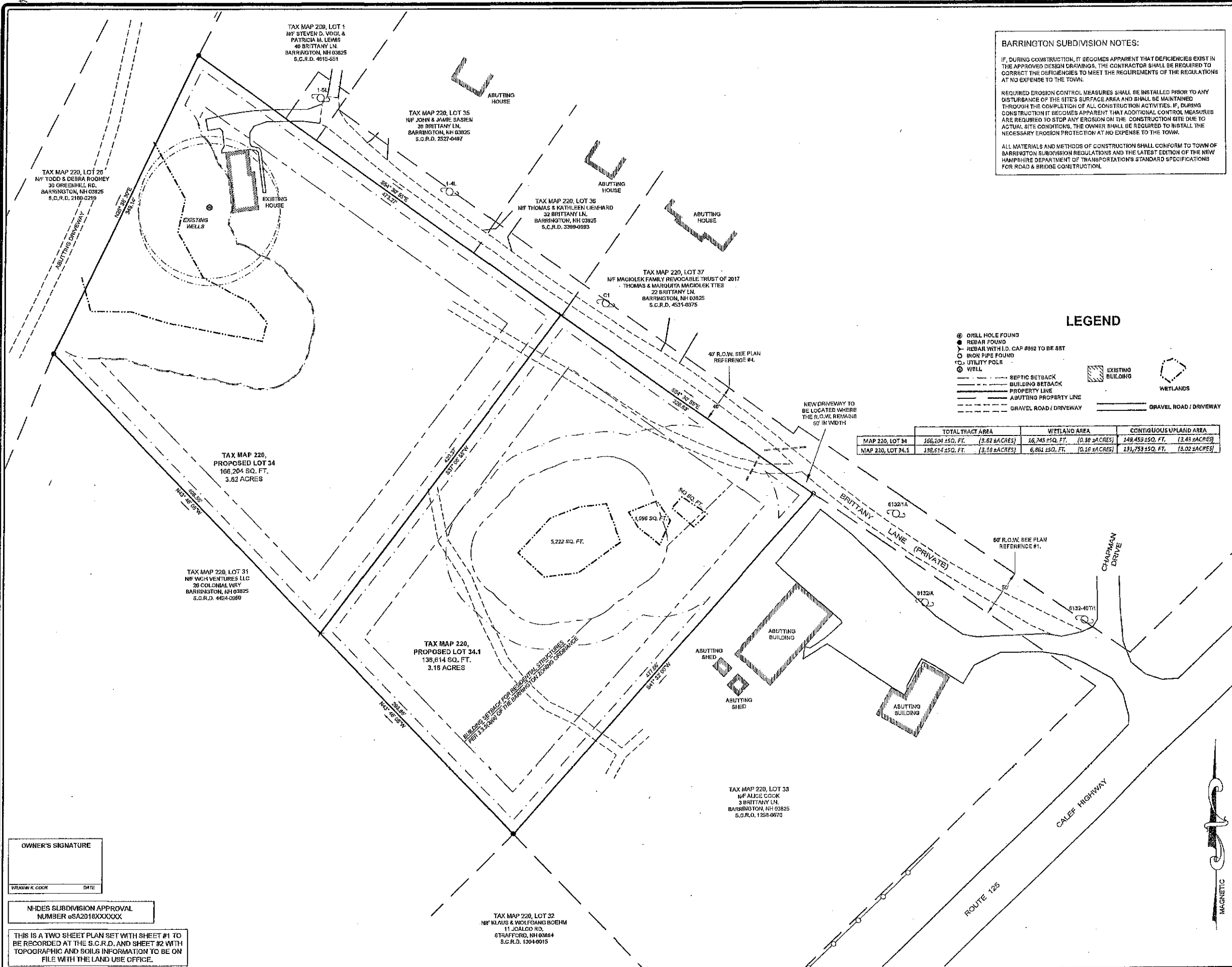


Table with 3 columns: MAP, TOTAL TRACT AREA, WETLAND AREA, CONTIGUOUS UPLAND AREA. Row 1: MAP 220, LOT 34, 166,204 SQ. FT. (3.82 ACRES), 16,745 SQ. FT. (0.38 ACRES), 149,459 SQ. FT. (3.43 ACRES). Row 2: MAP 220, LOT 34.1, 138,614 SQ. FT. (3.16 ACRES), 6,861 SQ. FT. (0.16 ACRES), 131,753 SQ. FT. (3.02 ACRES).

LEGEND
ORILL HOLE FOUND
REBAR FOUND
REBAR WITH I.D. CAP #852 TO BE SET
IRON PIPE FOUND
UTILITY POLE
WELL
SEPTIC SETBACK
BUILDING SETBACK
PROPERTY LINE
ABUTTING PROPERTY LINE
GRAVEL ROAD / DRIVEWAY
EXISTING BUILDING
WETLANDS
GRAVEL ROAD / DRIVEWAY

OWNER'S SIGNATURE
VAUGHN K. COOK
DATE

NHDES SUBDIVISION APPROVAL
NUMBER 0SA2018XXXXXX

THIS IS A TWO SHEET PLAN SET WITH SHEET #1 TO BE RECORDED AT THE S.C.R.D. AND SHEET #2 WITH TOPOGRAPHIC AND SOILS INFORMATION TO BE ON FILE WITH THE LAND USE OFFICE.

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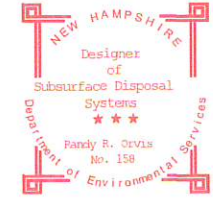
NOTE: WETLAND AREAS WERE FIELD DELINEATED BY RANDY R. ORVIS C.W.S. #34 OF GEOMETRES BLUE HILLS LLC, 240 HORNETOWN ROAD, FARMINGTON, N.H. (TEL. 603-749-4000), DURING THE MONTH OF MAY, 2018. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLES "NORTH-CENTRAL AND NORTH-EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2009"

TEST PIT DATA

TEST PITS CONDUCTED IN MAY OF 2017 BY RANDY R. ORVIS, NHDES SEPTIC SYSTEM DESIGNER #158

TEST PIT 1
0' - 9" 2.5Y3/2 LOAM
9" - 15" 10YR4/6 LOAMY SAND, GRANULAR, FRIABLE
15" - 24" 10YR5/4 LOAMY SAND, WEAK, MASSIVE, GRANULAR COMMON REDOX, ROOTS TO 18"
24" - 42" GLEY #1 5H SILTY CLAY W/ COMMON HIGH CHROMA REDOX, MASSIVE, FIRM
42" NO REFUSAL, NO OBSERVED WATER, ESHWT @ 15" PERCOLATION RATE OF 1 INCH IN 2 MINUTES @ 12"

TEST PIT 2
0' - 8" 2.5Y3/2 LOAM
8" - 15" 2.5Y4/3 LOAMY SILT, WEAK, MASSIVE, FRIABLE, COMMON REDOX
15" - 40" 2.5Y4/2 CLAYEY SILT, MASSIVE, FIRM, COMMON REDOX
40" NO REFUSAL, NO OBSERVED WATER, ESHWT @ 15" PERCOLATION RATE OF 1 INCH IN 20 MINUTES @ 12"



LEGEND

- DRILL HOLE FOUND
REBAR FOUND
REBAR WITH I.D. CAP #652 TO BE SET
IRON PIPE FOUND
UTILITY POLE
WELL
SEPTIC SETBACK
BUILDING SETBACK
PROPERTY LINE
ADJUTING PROPERTY LINE
GRAVEL ROAD / DRIVEWAY
EXISTING BUILDING
WETLANDS
4,000 SQ. FT. AREA SUITABLE FOR EFFLUENT DISPOSAL SYSTEM PLACEMENT / REPLACEMENT

Table with 3 columns: TOTAL TRACT AREA, WETLAND AREA, CONTIGUOUS UPLAND AREA. Rows for MAP 220, LOT 34 and MAP 220, LOT 34.1.

Map Unit Legend FOR SOILS MAP BELOW

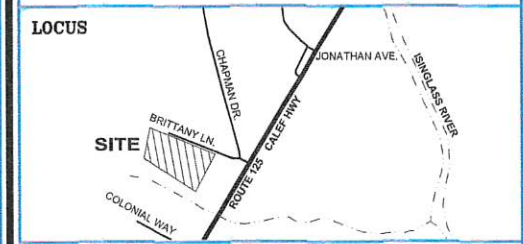
Table with 2 columns: Map Unit Symbol, Map Unit Name. Lists soil types like AdB, BzB, HgC, Mp, Sb, SwB.



NOTES
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3. OWNER OF RECORD: VAUGHN COOK
39 BRITTANY LANE, BARRINGTON, NH 03825
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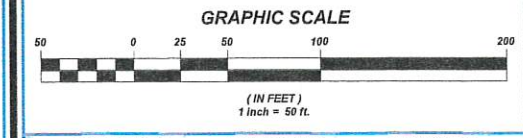
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SUBDIVISION PLAT
TAX MAP 220, LOT 34
BRITTANY LANE
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
VAUGHN COOK

APPROVED
BARRINGTON, NH PLANNING BOARD
Signature of Randy R. Orvis, No. 052, State of New Hampshire.
THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. RANDY R. ORVIS L.L.S. #652 P.O. BOX 277 FARMINGTON, N.H. 03835
DATE:
CHAIRPERSON:



JUNE 26, 2018 SHEET 2 OF 2 PLAN # 1348



Land Surveying
Land Use Consulting
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Environmental Consulting
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Hornetown Road
Farmington, NH 03835
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