

STRAFFORD
APPROVED
PLANNING BOARD

SIGNATURE _____

TITLE _____

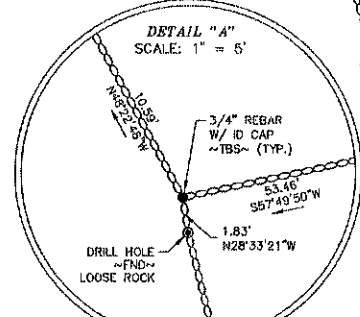
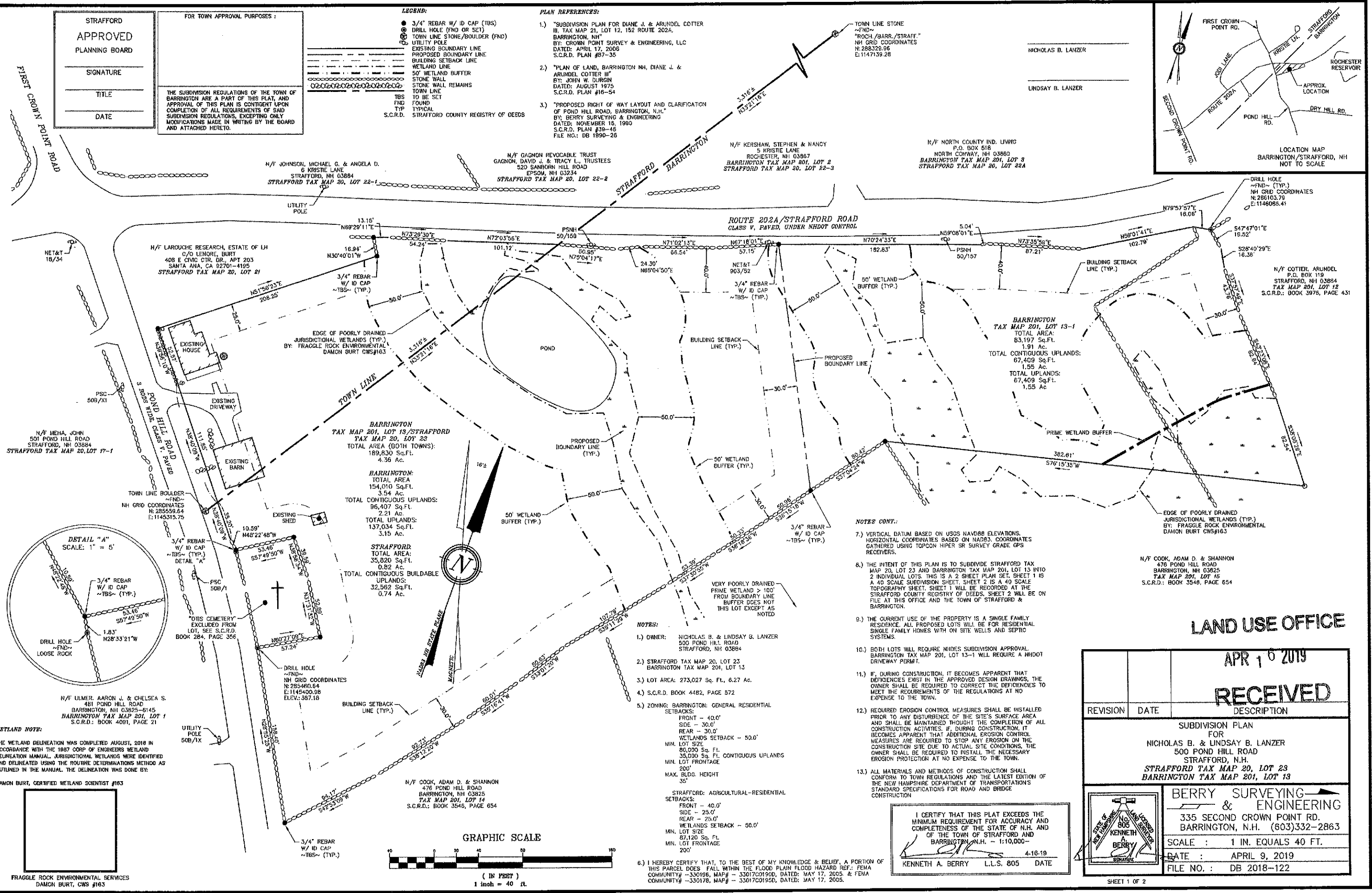
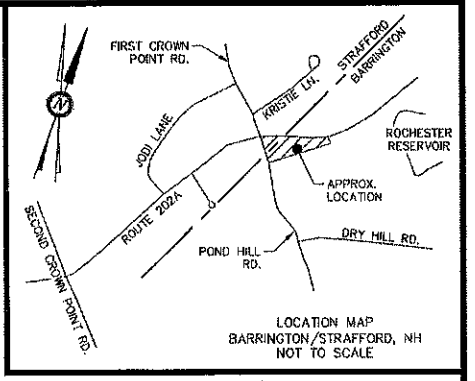
DATE _____

FOR TOWN APPROVAL PURPOSES:

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, 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 (TBS)
 - 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
 - FOUND TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

- PLAN REFERENCES:**
- 1.) "SUBDIVISION PLAN FOR DIANE J. & ARUNDEL COTTER III, TAX MAP 21, LOT 12, 152 ROUTE 202A, BARRINGTON, NH" BY: CROWN POINT SURVEY & ENGINEERING, LLC DATED: APRIL 17, 2006 S.C.R.D. PLAN #87-35
 - 2.) "PLAN OF LAND, BARRINGTON NH, DIANE J. & ARUNDEL COTTER III" BY: JOHN W. DURGIN DATED: AUGUST 1975 S.C.R.D. PLAN #16-54
 - 3.) "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 #39-46 FILE NO.: DB 1990-26

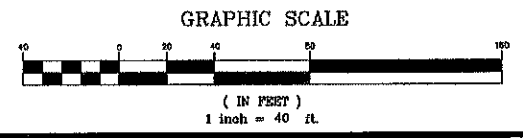


WETLAND NOTE:

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

FRAGGLE ROCK ENVIRONMENTAL SERVICES
DAMON BURT, CWS #163



- NOTES CONT.:**
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 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 WILL REQUIRE NHDES SUBDIVISION APPROVAL. BARRINGTON 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.

- 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'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330196, MAP# - 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# -330176, MAP# - 33017C0190D, DATED: MAY 17, 2005.

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-

4-16-19

KENNETH A. BERRY L.L.S. 805 DATE

LAND USE OFFICE

APR 16 2019

RECEIVED

| REVISION | DATE | DESCRIPTION |
|----------|------|---|
| | | 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

SHEET 1 OF 2

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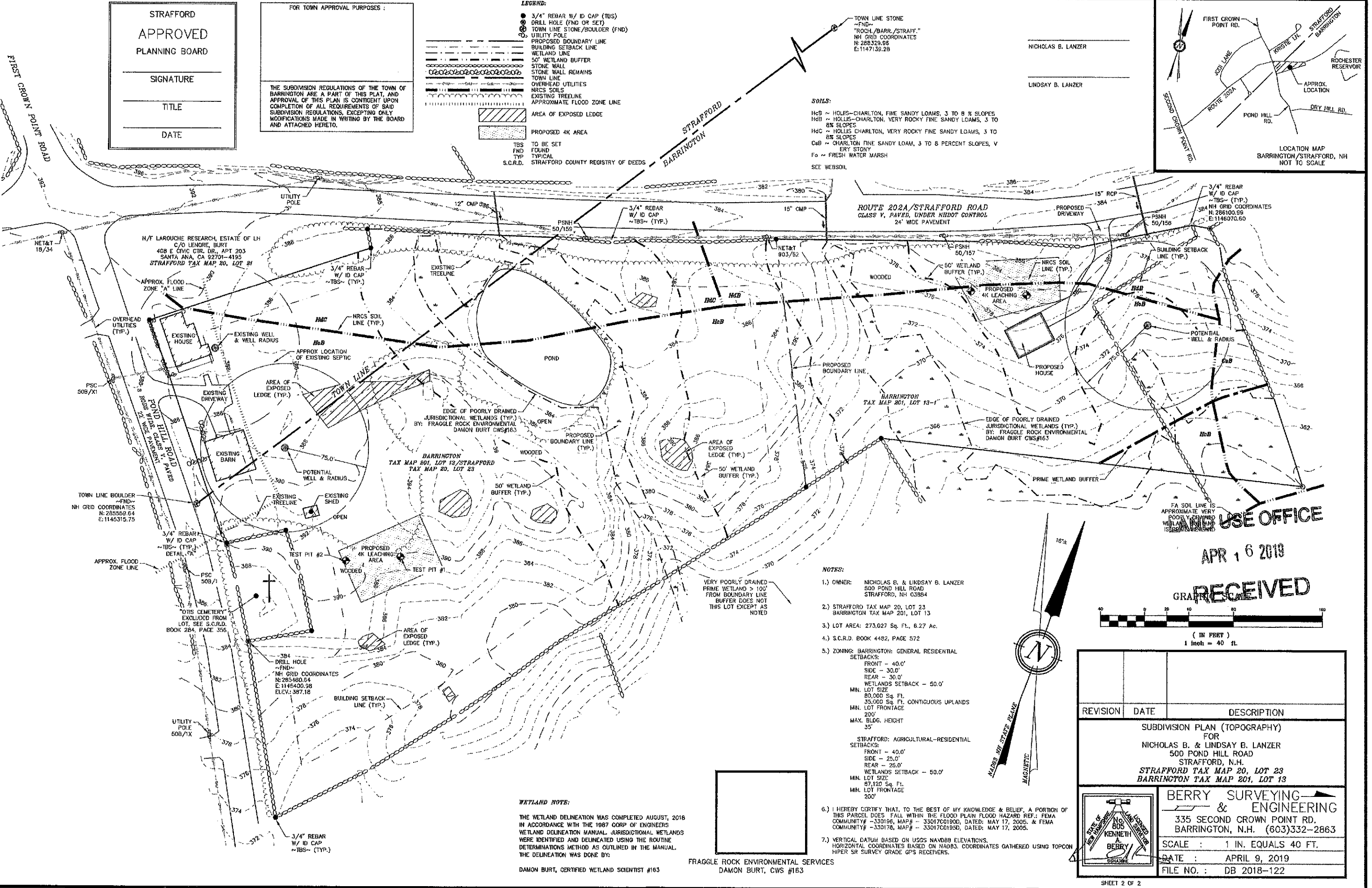
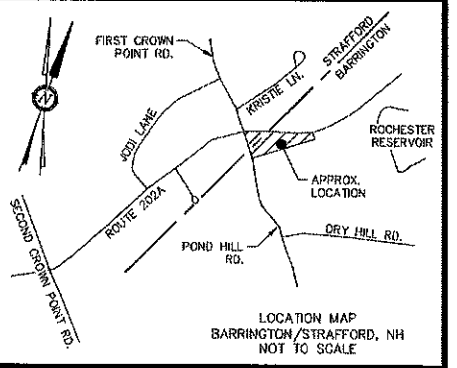
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 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BUILDING SETBACK LINE
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - NRCS SOILS
 - OVERHEAD UTILITIES
 - EXISTING TREELINE
 - APPROXIMATE FLOOD ZONE LINE
 - ▨ AREA OF EXPOSED LEDGE
 - ▨ PROPOSED 4K AREA
 - TBS 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
- HcB ~ HOLLIS-CHARLTON, VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
- HcC ~ HOLLIS CHARLTON, VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
- CsB ~ CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
- Fo ~ FRESH WATER MARSH

SEE WEBSOIL



H/T LAROUQUE RESEARCH, ESTATE OF LH
 C/O LENORE, BURT
 408 E CIVIC CTR. DR., APT 203
 SANTA ANA, CA 92701-4195
 STRAFFORD TAX MAP 20, LOT 21

TOWN LINE BOULDER
 ~FND~
 NH GRID COORDINATES
 N: 285582.64
 E: 1146315.75

DRILL HOLE
 ~FND~
 NH GRID COORDINATES
 N: 285460.84
 E: 1146400.98
 ELEV: 387.18

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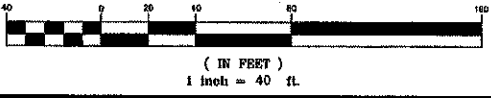
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| | | BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 |
| | | SCALE : 1 IN. EQUALS 40 FT. DATE : APRIL 9, 2019 FILE NO. : DB 2018-122 |

