

TAX MAP 209, LOT 1
N/F STEVEN D. WOGL &
PATRICIA M. LEWIS
40 BRITTANY LN.
BARRINGTON, NH 03825
S.C.R.D. 4615-551

TAX MAP 220, LOT 35
N/F JOHN & JAMIE SASIEN
38 BRITTANY LN.
BARRINGTON, NH 03825
S.C.R.D. 2527-0497

TAX MAP 220, LOT 26
N/F TODD & DEBRA RODNEY
30 GREENHILL RD.
BARRINGTON, NH 03825
S.C.R.D. 2180-0219

TAX MAP 220, LOT 36
N/F THOMAS & KATHLEEN LIENHARD
32 BRITTANY LN.
BARRINGTON, NH 03825
S.C.R.D. 3399-0993

TAX MAP 220, LOT 37
N/F MACIOLEK FAMILY REVOCABLE TRUST OF 2017
THOMAS & MARQUITA MACIOLEK TTES
22 BRITTANY LN.
BARRINGTON, NH 03825
S.C.R.D. 4531-0375

TAX MAP 220,
PROPOSED LOT 34
166,204 SQ. FT.
3.82 ACRES

TAX MAP 220, LOT 31
N/F WCH VENTURES LLC
26 COLONIAL WAY
BARRINGTON, NH 03825
S.C.R.D. 4424-0960

TAX MAP 220,
PROPOSED LOT 34.1
138,614 SQ. FT.
3.18 ACRES

TAX MAP 220, LOT 33
N/F ALICE COOK
3 BRITTANY LN.
BARRINGTON, NH 03825
S.C.R.D. 1258-0670

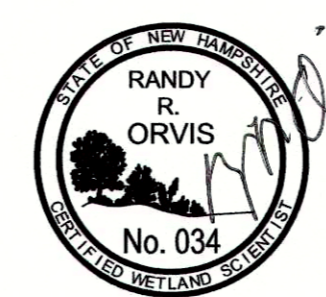
TAX MAP 220, LOT 32
N/F KLAUS & WOLFGANG BOEHM
11 JOALCO RD.
STRAFFORD, NH 03884
S.C.R.D. 1304-0015

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.



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 TITLED "NORTH-CENTRAL AND NORTH-EAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2009"

LEGEND

- DRILL HOLE FOUND
- REBAR FOUND
- REBAR WITH I.D. CAP #652 SET JUNE 2019
- IRON PIPE FOUND
- UTILITY POLE
- WELL
- SEPTIC SETBACK
- BUILDING SETBACK
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- GRAVEL ROAD / DRIVEWAY
- ▭ EXISTING BUILDING
- ▭ WETLANDS

	TOTAL TRACT AREA	WETLAND AREA	CONTIGUOUS UPLAND AREA
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)
MAP 220, LOT 34.1	138,614 ±SQ. FT. (3.18 ±ACRES)	6,861 ±SQ. FT. (0.16 ±ACRES)	131,753 ±SQ. FT. (3.02 ±ACRES)

- ANY EXPANSION ON MAP 220, LOT 34 MAY REQUIRE A 9.6 SPECIAL PERMIT
- WAIVER GRANTED FROM 8.8 MONUMENTATION... GRANITE BOUNDS
- WAIVER GRANTED FROM 12.2.1 TABLE 1 ROAD DESIGN STANDARDS - PAVEMENT
- WAIVER GRANTED FROM 12.2.1 ROAD DESIGN STANDARDS

NOTES

- ZONING: REGIONAL COMMERCIAL - MIN LOT SIZE: 80,000 SQ. FT., FRONTAGE: 200', BUILDING SETBACKS: FRONT: 40', SIDE: 30', REAR: 30', WETLANDS: 50'
- TAX MAP & DEED REFERENCE: MAP 220, LOT 34 DEED: S.C.R.D. 3871 - 0420
- OWNER OF RECORD: VAUGHN K. COOK
- 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.
- FIELD CREW: R. ORVIS, B. COTE JR., A. ROWE
- BEARING OBSERVATION: PER PLAN REFERENCE #1
- FLOOD HAZARD: NONE PER FEMA / FIRM COMM-PNL 33017C0305E / EFF. SEPT. 30, 2015
- BURIAL GROUNDS: NONE OBSERVED
- TOTAL TRACT AREA: 304,818 SQ. FT. (7.00 ACRES)

REFERENCES

- "SUBDIVISION PLAN, PAUL R. CHAPMAN" BY: FREDERICK E. DREW DATED: OCTOBER 1976 RECORDED AT S.C.R.D. PLAN 26-85
- "SUBDIVISION PLAN, PAUL R. CHAPMAN" BY: FREDERICK E. DREW DATED: MAY 1981 RECORDED AT S.C.R.D. PLAN 24-79
- "REVISED BOUNDARY PLAN - ALICE R. COOK - PAUL R. CHAPMAN" BY: FREDERICK E. DREW DATED: JUNE 1986 RECORDED AT S.C.R.D. PLAN 26-84
- "SUBDIVISION OF LAND, CHAPMAN DRIVE FOR LEONARD A. VIGEANT" BY: NORWAY PLAINS DATED: JUNE 1995 RECORDED AT S.C.R.D. PLAN 47-28

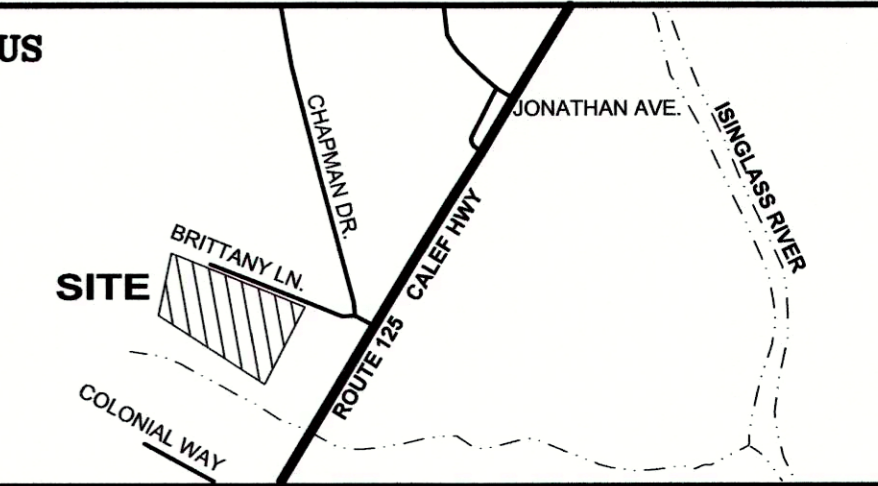
REVISIONS

- REVISED 1-26-2019
CORRECTED OWNER OF LOT 209-1, CORRECT WETLAND BUFFER, LABEL WETLAND AREAS, SHOW 50' RESIDENTIAL BUILDING SETBACK, SHOW BRITTANY LANE AS PRIVATE, AND ADD NOTE ABOUT DRIVEWAY LOCATION.
- REVISED 08-05-2019
REVISED TO SHOW MONUMENTS SET, ADD WETLANDS NOTE AND STAMP, SHOW EXISTING POOL
- REVISED 08-26-2019
REVISED TO SHOW NOTES REQUIRED BY NOTICE OF DECISION.

PLAN INTENT

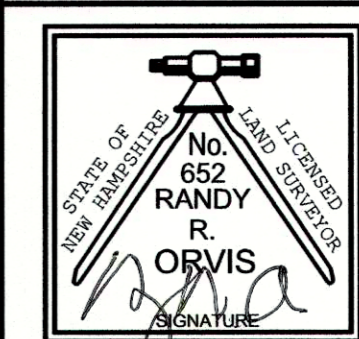
THE PURPOSE OF THIS PLAN IS TO ACCURATELY DEPICT A PROPOSED SUBDIVISION OF A 7 ACRE PARCEL TO CREATE 2 LOTS FROM THE PARENT TRACT. THIS PARCEL IS CURRENTLY USED AS A RESIDENTIAL LOT AND THE SUBDIVISION PROPOSES TO CREATE AN ADDITIONAL RESIDENTIAL LOT.

LOCUS



SUBDIVISION PLAT

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

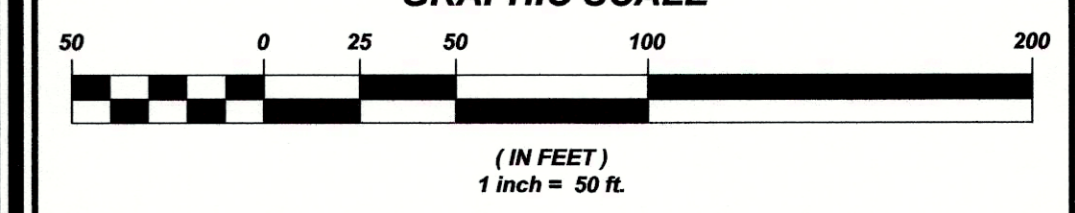


APPROVED
BARRINGTON, NH PLANNING BOARD
PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number: **20-31-RC-19-2Sub**
Date: **5/14/2020**
Chairman: **[Signature]**

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: _____

GRAPHIC SCALE



JUNE 26, 2018 SHEET 1 OF 2 PLAN # 1348



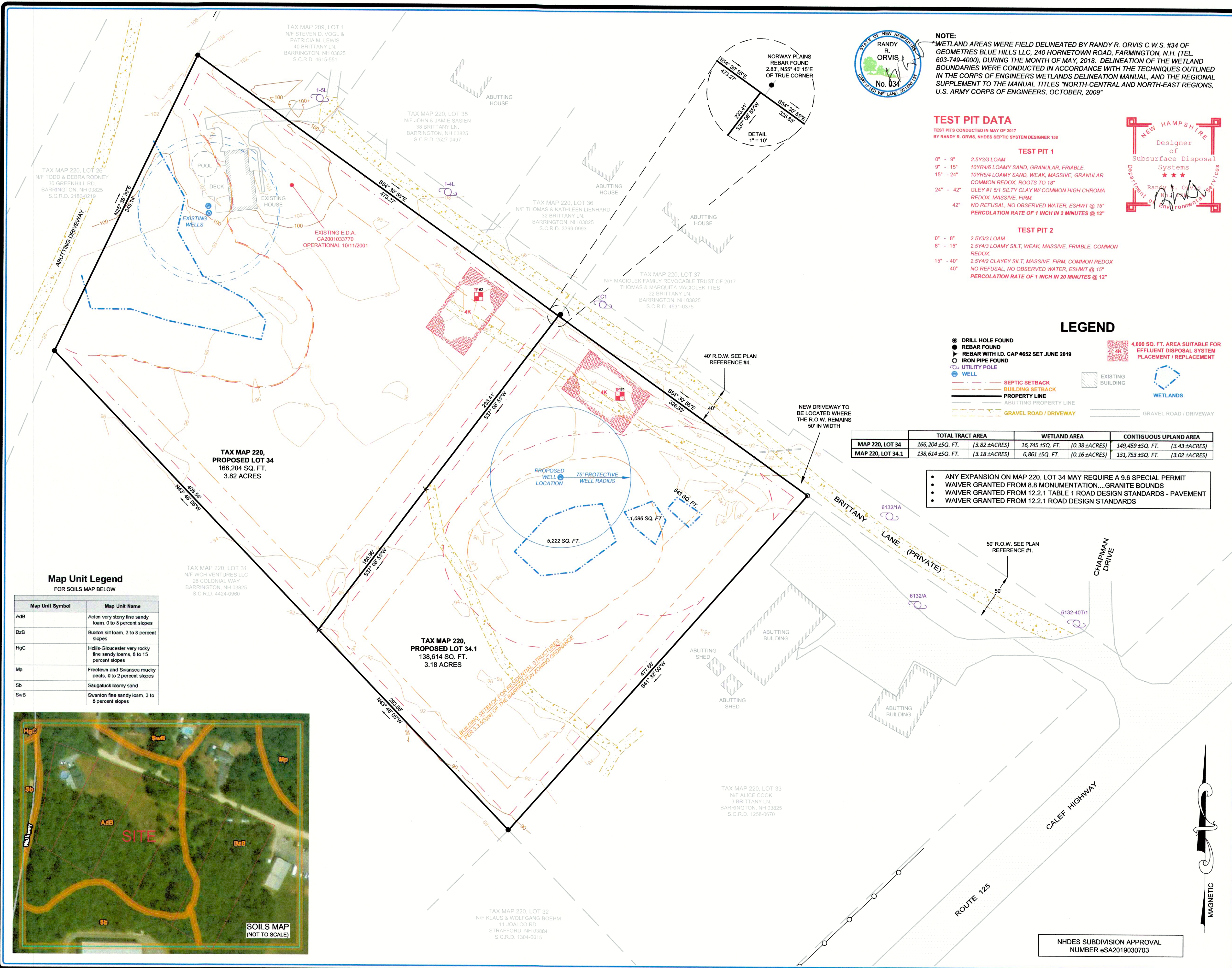
Land Surveying
Land Use Consulting
Septic System Design
Environmental Consulting

PO Box 277
Hornetown Road
Farmington, NH 03835
(603)859-2367

OWNER'S SIGNATURE
[Signature]
VAUGHN K. COOK DATE

NHDES SUBDIVISION APPROVAL
NUMBER eSA2019030703

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

TEST PIT 1

0" - 9" 2.5Y3/3 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 5/1 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" 2.5Y3/3 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"

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- UTILITY POLE
- WELL
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- BUILDING SETBACK
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- GRAVEL ROAD / DRIVEWAY
- EXISTING BUILDING
- 4,000 SQ. FT. AREA SUITABLE FOR EFFLUENT DISPOSAL SYSTEM PLACEMENT / REPLACEMENT
- WETLANDS
- GRAVEL ROAD / DRIVEWAY

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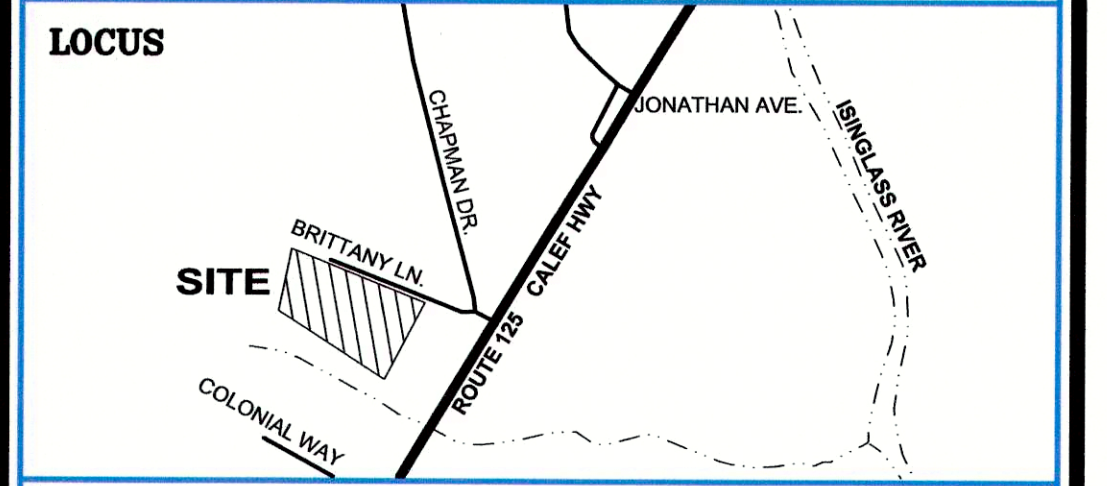
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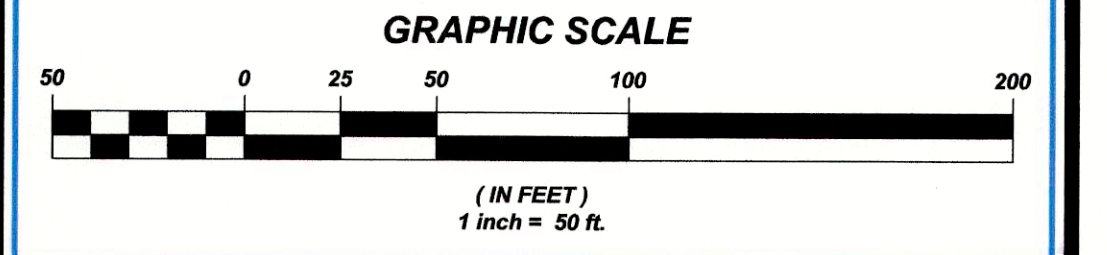
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SUBDIVISION PLAT
TAX MAP 220, LOT 34
BRITANNY LANE
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
VAUGHN COOK

APPROVED
BARRINGTON, NH PLANNING BOARD
PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number: 220-34-RC-19-25ub
Date: 5/14/2020
Chairman: [Signature]
DATE: _____
CHAIRPERSON: _____



JUNE 26, 2018 SHEET 2 OF 2 PLAN # 1348

Geomètres Blue Hills, LLC

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

NHDES SUBDIVISION APPROVAL
NUMBER eSA2019030703