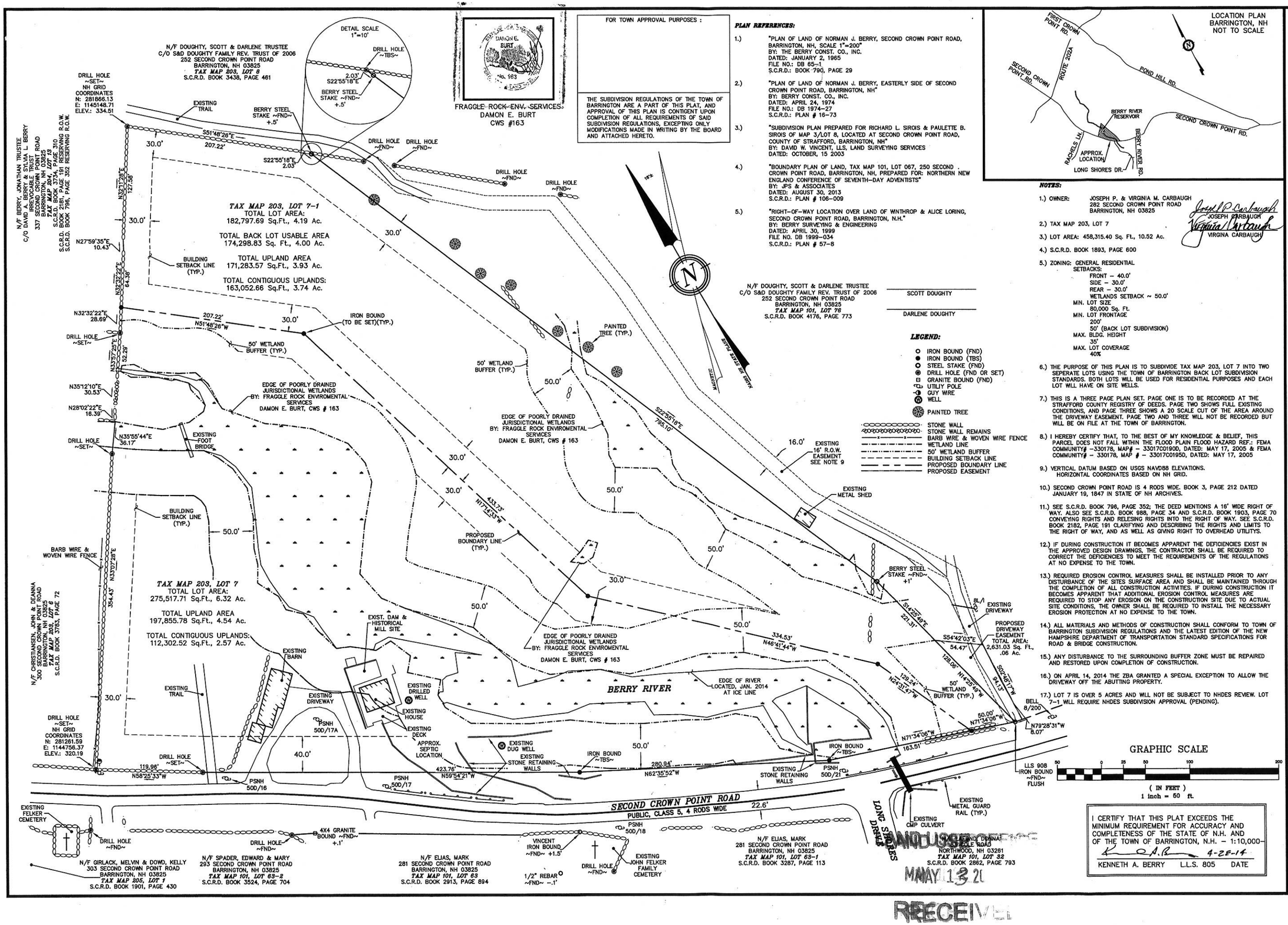

DETAIL SCALE 1"=10'
DRILL HOLE ~TBS~
2.03' S22°55'18"E
BERRY STEEL STAKE ~FND~ +.5'
DAMON E. BURT No. 163 LAND SURVEYOR
FRAGGLE ROCK ENV. SERVICES
DAMON E. BURT
CWS #163
N/F DOUGHTY, SCOTT & DARLENE TRUSTEE
C/O S&D DOUGHTY FAMILY REV. TRUST OF 2006
252 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 8
S.C.R.D. BOOK 3438, PAGE 461
DRILL HOLE ~SET~ NH GRID COORDINATES N: 281866.13 E: 1145148.71 ELEV.: 334.51
EXISTING TRAIL
BERRY STEEL STAKE ~FND~ +.5'
S51°48'26"E 207.22'
S22°55'18"E 2.03'
DRILL HOLE ~FND~
DRILL HOLE ~FND~
DRILL HOLE ~FND~
DRILL HOLE ~FND~
N/F BERRY, JONATHAN TRUSTEE
C/O DAVID & JOSEPH BERRY REVOCABLE TRUST
337 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 23
S.C.R.D. BOOK 3734, PAGE 310
S.C.R.D. BOOK 2181, PAGE 191 RESERVING R.O.W.
S.C.R.D. BOOK 796, PAGE 352 RESERVING R.O.W.
30.0'
N39°11'28"E 127.58'
30.0'
N27°59'35"E 10.43'
TAX MAP 203, LOT 7-1
TOTAL LOT AREA:
182,797.69 Sq.Ft., 4.19 Ac.
TOTAL BACK LOT USABLE AREA
174,298.83 Sq. Ft., 4.00 Ac.
TOTAL UPLAND AREA
171,283.57 Sq.Ft., 3.93 Ac.
TOTAL CONTIGUOUS UPLANDS:
163,052.66 Sq.Ft., 3.74 Ac.
BUILDING SETBACK LINE (TYP.)
N35°32'42"E 64.38'
N32°32'22"E 28.69'
207.22'
N51°48'26"W
30.0'
IRON BOUND (TO BE SET)(TYP.)
DRILL HOLE ~SET~
50' WETLAND BUFFER (TYP.)
N33°57'25"E 52.29'
N35°12'10"E 30.53'
N28°02'22"E 16.39'
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS BY: FRAGGLE ROCK ENVIROMENTAL SERVICES DAMON E. BURT, CWS # 163
DRILL HOLE ~SET~
N35°55'44"E 36.17'
EXISTING FOOT BRIDGE
PAINTED TREE (TYP.)
50' WETLAND BUFFER (TYP.)
50.0'
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS BY: FRAGGLE ROCK ENVIROMENTAL SERVICES DAMON E. BURT, CWS # 163
S22°55'18"E 793.10'
16.0' EXISTING 16' R.O.W. EASEMENT SEE NOTE 9
EXISTING METAL SHED
30.0'
30.0'
433.73' N71°12'33"W
PROPOSED BOUNDARY LINE (TYP.)
50.0'
50.0'
30.0'
50.0'
334.53' N46°41'44"W
BERRY STEEL STAKE ~FND~ +1'
S14°25'49"E 221.31'
EXISTING DRIVEWAY
PROPOSED DRIVEWAY EASEMENT TOTAL AREA: 2,631.03 Sq. Ft., .06 Ac.
S54°42'03"E 54.47'
128.06'
N14°25'49"W
128.24'
N24°31'47"W
S02°48'17"W 94.13'
50' WETLAND BUFFER (TYP.)
BELL 8/200
N71°34'06"W 50.00'
N79°28'31"W 8.07'
N71°34'06"W 163.51'
LLS 908 IRON BOUND ~FND~ FLUSH
BUILDING SETBACK LINE (TYP.)
50.0'
BARB WIRE & WOVEN WIRE FENCE
N33°07'28"E 354.43'
N/F CHRISTIANSEN, JOHN & DEANNA
300 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 72
S.C.R.D. BOOK 3793, PAGE 72
TAX MAP 203, LOT 7
TOTAL LOT AREA:
275,517.71 Sq.Ft., 6.32 Ac.
TOTAL UPLAND AREA
197,855.78 Sq.Ft., 4.54 Ac.
TOTAL CONTIGUOUS UPLANDS:
112,302.52 Sq.Ft., 2.57 Ac.
EXIST. DAM & HISTORICAL MILL SITE
EXISTING BARN
EXISTING TRAIL
EXISTING DRIVEWAY
EXISTING DRILLED WELL
EXISTING HOUSE
EXISTING DECK
APPROX. SEPTIC LOCATION
EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS BY: FRAGGLE ROCK ENVIROMENTAL SERVICES DAMON E. BURT, CWS # 163
BERRY RIVER
EDGE OF RIVER LOCATED, JAN. 2014 AT ICE LINE
DRILL HOLE ~SET~ NH GRID COORDINATES N: 281261.59 E: 1144756.37 ELEV.: 320.19
119.98' N58°25'33"W
DRILL HOLE ~SET~
PSNH 500/17A
PSNH 500/16
PSNH 500/17
40.0'
423.76' N59°54'21"W
EXISTING DUG WELL
EXISTING STONE RETAINING WALLS
IRON BOUND ~TBS~
280.94' N62°35'52"W
50.0'
EXISTING STONE RETAINING WALLS
IRON BOUND ~TBS~
PSNH 500/21
SECOND CROWN POINT ROAD
PUBLIC, CLASS 5, 4 RODS WIDE
22.6'
EXISTING CMP CULVERT
EXISTING METAL GUARD RAIL (TYP.)
LONG SHORES DRIVE
EXISTING FELKER CEMETERY
DRILL HOLE ~FND~
4X4 GRANITE BOUND ~FND~ +.1'
DRILL HOLE ~FND~
PSNH 500/18
VINCENT IRON BOUND ~FND~ +1.5'
1/2" REBAR ~FND~ -.1'
DRILL HOLE ~FND~
EXISTING JOHN FELKER FAMILY CEMETERY
N/F GIRLACK, MELVIN & DOWD, KELLY
303 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 205, LOT 1
S.C.R.D. BOOK 1901, PAGE 430
N/F SPADER, EDWARD & MARY
293 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 63-2
S.C.R.D. BOOK 3524, PAGE 704
N/F ELIAS, MARK
281 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 63
S.C.R.D. BOOK 2913, PAGE 894
N/F ELIAS, MARK
281 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 63-1
S.C.R.D. BOOK 3287, PAGE 113
N/F DENNA, DONNA TRUSTEE
5 BEAGLE ROAD
NORTHWOOD, NH 03261
TAX MAP 101, LOT 52
S.C.R.D. BOOK 2862, PAGE 793
FOR TOWN APPROVAL PURPOSES :
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
PLAN REFERENCES:
1.) "PLAN OF LAND OF NORMAN J. BERRY, SECOND CROWN POINT ROAD, BARRINGTON, NH, SCALE 1"=200" BY: THE BERRY CONST. CO., INC. DATED: JANUARY 2, 1965 FILE NO.: DB 65-1 S.C.R.D.: BOOK 790, PAGE 29
2.) "PLAN OF LAND OF NORMAN J. BERRY, EASTERLY SIDE OF SECOND CROWN POINT ROAD, BARRINGTON, NH" BY: BERRY CONST. CO., INC. DATED: APRIL 24, 1974 FILE NO.: DB 1974-27 S.C.R.D.: PLAN # 16-73
3.) "SUBDIVISION PLAN PREPARED FOR RICHARD L SIROIS & PAULETTE B. SIROIS OF MAP 3/LOT 8, LOCATED AT SECOND CROWN POINT ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH" BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES DATED: OCTOBER, 15 2003
4.) "BOUNDARY PLAN OF LAND, TAX MAP 101, LOT 067, 250 SECOND CROWN POINT ROAD, BARRINGTON, NH, PREPARED FOR: NORTHERN NEW ENGLAND CONFERENCE OF SEVENTH-DAY ADVENTISTS" BY: JPS & ASSOCIATES DATED: AUGUST 30, 2013 S.C.R.D.: PLAN # 106-009
5.) "RIGHT-OF-WAY LOCATION OVER LAND OF WINTHROP & ALICE LORING, SECOND CROWN POINT ROAD, BARRINGTON, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: APRIL 30, 1999 FILE NO. DB 1999-034 S.C.R.D.: PLAN # 57-8
N/F DOUGHTY, SCOTT & DARLENE TRUSTEE
C/O S&D DOUGHTY FAMILY REV. TRUST OF 2006
252 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 76
S.C.R.D. BOOK 4176, PAGE 773
SCOTT DOUGHTY
DARLENE DOUGHTY
LEGEND:
IRON BOUND (FND)
IRON BOUND (TBS)
STEEL STAKE (FND)
DRILL HOLE (FND OR SET)
GRANITE BOUND (FND)
UTILITY POLE
GUY WIRE
WELL
PAINTED TREE
STONE WALL
STONE WALL REMAINS
BARB WIRE & WOVEN WIRE FENCE
WETLAND LINE
50' WETLAND BUFFER
BUILDING SETBACK LINE
PROPOSED BOUNDARY LINE
PROPOSED EASEMENT
LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE
FIRST CROWN POINT RD.
SECOND CROWN POINT RD.
ROUTE 202A
POND HILL RD.
BERRY RIVER RESERVOIR
SECOND CROWN POINT RD.
RACHEL LN.
APPROX. LOCATION
LONG SHORES DR.
BERRY RIVER RD.
NOTES:
1.) OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH 282 SECOND CROWN POINT ROAD BARRINGTON, NH 03825
JOSEPH CARBAUGH
VIRGINIA CARBAUGH
2.) TAX MAP 203, LOT 7
3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.
4.) S.C.R.D. BOOK 1893, PAGE 600
5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%
6.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 7 INTO TWO SEPERATE LOTS USING THE TOWN OF BARRINGTON BACK LOT SUBDIVISION STANDARDS. BOTH LOTS WILL BE USED FOR RESIDENTIAL PURPOSES AND EACH LOT WILL HAVE ON SITE WELLS.
7.) THIS IS A THREE PAGE PLAN SET. PAGE ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. PAGE TWO SHOWS FULL EXISTING CONDITIONS, AND PAGE THREE SHOWS A 20 SCALE CUT OF THE AREA AROUND THE DRIVEWAY EASEMENT. PAGE TWO AND THREE WILL NOT BE RECORDED BUT WILL BE ON FILE AT THE TOWN OF BARRINGTON.
8.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# - 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330178, MAP # - 33017C0195D, DATED: MAY 17, 2005
9.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NH GRID.
10.) SECOND CROWN POINT ROAD IS 4 RODS WIDE. BOOK 3, PAGE 212 DATED JANUARY 19, 1847 IN STATE OF NH ARCHIVES.
11.) SEE S.C.R.D. BOOK 796, PAGE 352; THE DEED MENTIONS A 16' WIDE RIGHT OF WAY. ALSO SEE S.C.R.D. BOOK 988, PAGE 34 AND S.C.R.D. BOOK 1903, PAGE 70 CONVEYING RIGHTS AND RELESING RIGHTS INTO THE RIGHT OF WAY. SEE S.C.R.D. BOOK 2182, PAGE 191 CLARIFYING AND DESCRIBING THE RIGHTS AND LIMITS TO THE RIGHT OF WAY, AND AS WELL AS GIVING RIGHT TO OVERHEAD UTILITYS.
12.) IF DURING CONSTRUCTION IT BECOMES APPARENT THE 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.
13.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES 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.
14.) 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 STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
15.) ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REPAIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
16.) ON APRIL 14, 2014 THE ZBA GRANTED A SPECIAL EXCEPTION TO ALLOW THE DRIVEWAY OFF THE ABUTTING PROPERTY.
17.) LOT 7 IS OVER 5 ACRES AND WILL NOT BE SUBJECT TO NHDES REVIEW. LOT 7-1 WILL REQUIRE NHDES SUBDIVISION APPROVAL (PENDING).
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000
KENNETH A. BERRY L.L.S. 805 4-28-14 DATE
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 805 KENNETH A. BERRY SIGNATURE
REVISION | DATE | DESCRIPTION
#2 | 4/28/14 | PER SUBDIVISION CHECKLIST/ZBA
#1 | 4/8/14 | PER PLANNER REVIEW
PROPOSED MINOR SUBDIVISION PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)
SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148
PAGE 1 OF 3
MAY 13 20
RECEIVED

SOIL DATA:

CtC ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES
GnB ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
PdB ~ PAXTON VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM

DETAIL SCALE 1"=10'
DRILL HOLE ~TBS~
2.03'
S22°55'18"E
BERRY STEEL STAKE ~FND~ +.5'

DRILL HOLE ~SET~ NH GRID COORDINATES N: 281866.13 E: 1145148.71 ELEV.: 334.51

N/F BERRY, JONATHAN TRUSTEE
C/O DAVID BERRY & BERRY & SYLVIA L. BERRY REV. TRUST OF 2007
337 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7
S.C.R.D. BOOK 3734, PAGE 310
S.C.R.D. BOOK 2181, PAGE 191 RESERVING R.O.W.

N/F DOUGHTY, SCOTT & DARLENE TRUSTEE
C/O S&D DOUGHTY FAMILY REV. TRUST OF 2006
252 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 8
S.C.R.D. BOOK 3438, PAGE 461

N/F CHRISTIANSEN, JOHN & DEANNA
300 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 6
S.C.R.D. BOOK 3781, PAGE 72

N/F GIRLACK, MELVIN & DOWD, KELLY
303 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 205, LOT 1
S.C.R.D. BOOK 1901, PAGE 430

N/F SPADER, EDWARD & MARY
293 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 63-2
S.C.R.D. BOOK 3524, PAGE 704

N/F ELIAS, MARK
281 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 63
S.C.R.D. BOOK 2913, PAGE 894

N/F ELIAS, MARK
281 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 63-1
S.C.R.D. BOOK 3287, PAGE 113

N/F LAPOND, DONNA
83 COLE ROAD
NORTHWOOD, NH 03261
TAX MAP 101, LOT 32
S.C.R.D. BOOK 2862, PAGE 793

THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 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: FRAGGLE ROCK ENV. SERVICES, DAMON E. BURT, CWS #163

FRAGGLE ROCK ENV. SERVICES
DAMON E. BURT
CWS #163

TAX MAP 203, LOT 7
TOTAL LOT AREA: 275,517.71 Sq.Ft., 6.32 Ac.
TOTAL UPLAND AREA: 197,855.78 Sq.Ft., 4.54 Ac.
TOTAL CONTIGUOUS UPLANDS: 112,302.52 Sq.Ft., 2.57 Ac.
AREA OF EXPOSED LEDGE: 3,625.02 Sq. Ft., .08 Ac.
AREA OF 35% SLOPES OR GREATER: 23,756.79 Sq. Ft., .54 Ac.

TAX MAP 203, LOT 7-1
TOTAL LOT AREA: 182,797.69 Sq.Ft., 4.19 Ac.
TOTAL BACK LOT USABLE AREA: 174,298.83 Sq. Ft., 4.00 Ac.
TOTAL UPLAND AREA: 171,283.57 Sq.Ft., 3.93 Ac.
TOTAL CONTIGUOUS UPLANDS: 163,052.66 Sq.Ft., 3.74 Ac.
AREA OF EXPOSED LEDGE: 1,703.88 Sq. Ft., .03 Ac.
AREA OF 35% SLOPES OR GREATER: 5,520.05 Sq. Ft., .12 Ac.

FOR TOWN APPROVAL PURPOSES :

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

LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

FIRST CROWN POINT RD. · ROUTE 202A · SECOND CROWN POINT RD. · POND HILL RD. · BERRY RIVER RESERVOIR · SECOND CROWN POINT RD. · RACHELS LN. · APPROX. LOCATION · BERRY RIVER RD. · LONG SHORES DR.

NOTES:

1.) OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

2.) TAX MAP 203, LOT 7

3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.

4.) S.C.R.D. BOOK 1893, PAGE 600

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330178, MAP# – 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# – 330178, MAP # – 33017C0195D, DATED: MAY 17, 2005

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NH GRID.

8.) SECOND CROWN POINT ROAD IS 4 RODS WIDE. BOOK 3, PAGE 212 DATED JANUARY 19, 1847 IN STATE OF NH ARCHIVES.

9.) SEE S.C.R.D. BOOK 796, PAGE 352; THE DEED MENTIONS A 16' WIDE RIGHT OF WAY. ALSO SEE S.C.R.D. BOOK 988, PAGE 34 AND S.C.R.D. BOOK 1903, PAGE 70 CONVEYING RIGHTS AND RELESING RIGHTS INTO THE RIGHT OF WAY. SEE S.C.R.D. BOOK 2182, PAGE 191 CLARIFYING AND DESCRIBING THE RIGHTS AND LIMITS TO THE RIGHT OF WAY, AND AS WELL AS GIVING RIGHT TO OVERHEAD UTILITYS.

10.) THIS IS A THREE PAGE PLAN SET. PAGE ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. PAGE TWO SHOWS FULL EXISTING CONDITIONS, AND PAGE THREE SHOWS A 20 SCALE CUT OF THE AREA AROUND THE DRIVEWAY EASEMENT. PAGE TWO AND THREE WILL NOT BE RECORDED BUT WILL BE ON FILE AT THE TOWN OF BARRINGTON.

11.) THE PURPOSE OF THIS PLAN IS TO SHOW FULL EXISTING CONDITIONS ON THE EXISTING AND PROPOSED LOT. BOTH LOTS WILL BE USED FOR RESIDENTIAL PURPOSES AND EACH LOT WILL HAVE AN ON SITE WELL.

12.) ON APRIL 14, 2014 THE ZBA GRANTED A SPECIAL EXCEPTION TO ALLOW THE DRIVEWAY OFF THE ABUTTING PROPERTY.

Joseph P. Carbaugh
JOSEPH CARBAUGH
Virginia Carbaugh
VIRGINIA CARBAUGH

LEGEND:
- IRON BOUND (FND)
- IRON BOUND (TBS)
- STEEL STAKE (FND)
- DRILL HOLE (FND OR SET)
- GRANITE BOUND (FND)
- UTILIY POLE
- GUY WIRE
- WELL
- TEST PIT
- PAINTED TREE
- STONE WALL
- STONE WALL REMAINS
- BARB WIRE & WOVEN WIRE FENCE
- WETLAND LINE
- SOIL LINE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT
- ISOLATED AREA OF LEDGE
- 35% STEEP SLOPES
- 50' WETLAND DISTURBANCE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. – 1:10,000
4-28-14
KENNETH A. BERRY L.L.S. 805 DATE

LAND USE OFFICE
MAY 13 2014
RECEIVED

REVISION	DATE	DESCRIPTION
#2	4/28/14	PER SUBDIVISION CHECKLIST/ZBA
#1	4/8/14	PER PLANNER REVIEW

SUBDIVISION SITE PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (332-2863)

SCALE : 1 IN. EQUALS 50 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148

STATE OF NEW HAMPSHIRE · No. 805 · KENNETH A. BERRY · LICENSED LAND SURVEYOR · SIGNATURE

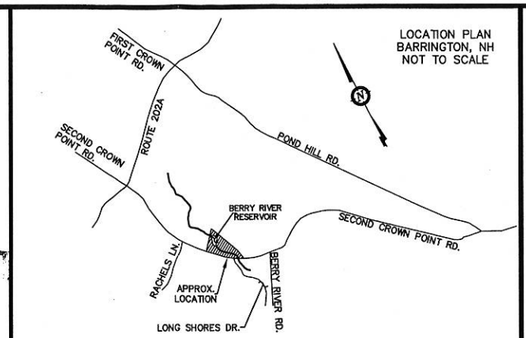
SOIL DATA:

GIo ~ GLOUCESTER FINE SANDY LOAM, 8 TO 15% SLOPES
GsB ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
PdB ~ PAXTON VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
Sb ~ SAUGATUCK LOAMY SAND
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM

FOR TOWN APPROVAL PURPOSES :

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

LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

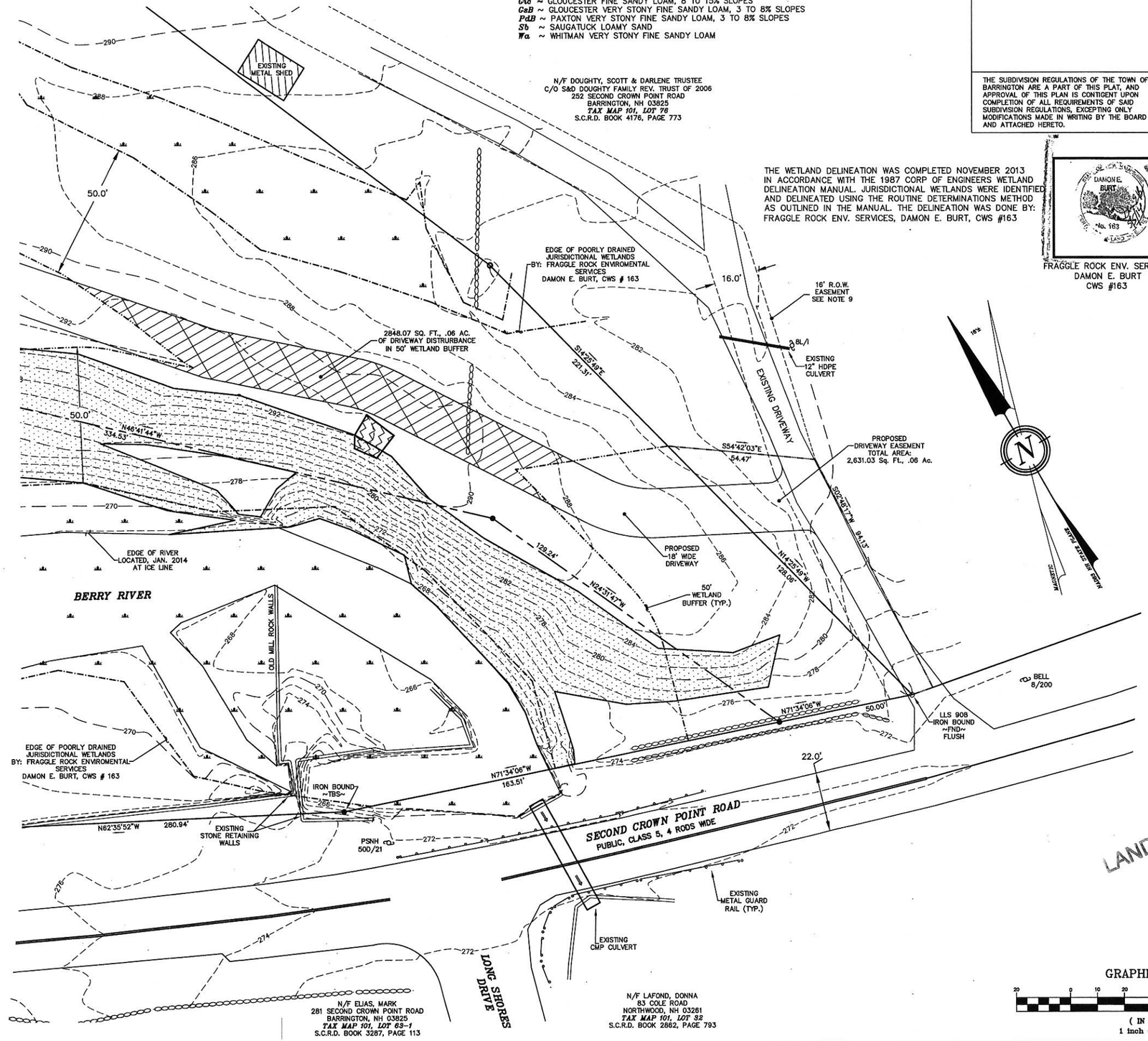


N/F DOUGHTY, SCOTT & DARLENE TRUSTEE
C/O S&D DOUGHTY FAMILY REV. TRUST OF 2006
252 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101, LOT 76
S.C.R.D. BOOK 4176, PAGE 773

THE WETLAND DELINEATION WAS COMPLETED NOVEMBER 2013 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: FRAGGLE ROCK ENV. SERVICES, DAMON E. BURT, CWS #163

DAMON E. BURT
No. 163
CERTIFIED WETLAND SCIENTIST

FRAGGLE ROCK ENV. SERVICES
DAMON E. BURT
CWS #163



NOTES:

1.) OWNER: JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

2.) TAX MAP 203, LOT 7

3.) LOT AREA: 458,315.40 Sq. Ft., 10.52 Ac.

4.) S.C.R.D. BOOK 1893, PAGE 600

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK ~ 50.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
50' (BACK LOT SUBDIVISION)
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# –330178, MAP# – 33017C0190D, DATED: MAY 17, 2005 & FEMA COMMUNITY# – 330178, MAP # – 33017C0195D, DATED: MAY 17, 2005

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NH GRID.

8.) SECOND CROWN POINT ROAD IS 4 RODS WIDE. BOOK 3, PAGE 212 DATED JANUARY 19, 1847 IN STATE OF NH ARCHIVES.

9.) SEE S.C.R.D. BOOK 796, PAGE 352; THE DEED MENTIONS A 16' WIDE RIGHT OF WAY. ALSO SEE S.C.R.D. BOOK 988, PAGE 34 AND S.C.R.D. BOOK 1903, PAGE 70 CONVEYING RIGHTS AND RELESING RIGHTS INTO THE RIGHT OF WAY. SEE S.C.R.D. BOOK 2182, PAGE 191 CLARIFYING AND DESCRIBING THE RIGHTS AND LIMITS TO THE RIGHT OF WAY, AND AS WELL AS GIVING RIGHT TO OVERHEAD UTILITYS.

10.) THIS IS A THREE PAGE PLAN SET. PAGE ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. PAGE TWO SHOWS FULL EXISTING CONDITIONS, AND PAGE THREE SHOWS A 20 SCALE CUT OF THE AREA AROUND THE DRIVEWAY EASEMENT. PAGE TWO AND THREE WILL NOT BE RECORDED.

11.) ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REAPIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

12.) ON APRIL 14, 2014 THE ZBA GRANTED A SPECIAL EXCEPTION TO ALLOW THE DRIVEWAY OFF THE ABUTTING PROPERTY.

LEGEND:

- IRON BOUND (FND)
- IRON BOUND (TBS)
- STEEL STAKE (FND)
- DRILL HOLE (FND OR SET)
- GRANITE BOUND (FND)
- UTILIY POLE
- GUY WIRE
- WELL
- TEST PIT
- PAINTED TREE
- STONE WALL
- STONE WALL REMAINS
- BARB WIRE & WOVEN WIRE FENCE
- WETLAND LINE
- BUILDING SETBACK LINE
- PROPOSED BOUNDARY LINE
- 50' WETLAND BUFFER
- PROPOSED EASEMENT
- ISOLATED AREA OF LEDGE
- 35% STEEP SLOPES
- 50' WETLAND DISTURBANCE

LAND USE OFFICE
MAY 13 2014
RECF...

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. – 1:10,000–
4-28-14
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION
#2	4/28/14	PER SUBDIVISION CECKLIST/ZBA
#1	4/8/14	PER PLANNER REVIEW

20 SCALE PLAN
LAND OF
JOSEPH P. & VIRGINIA M. CARBAUGH
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 20 FT.
DATE : JANUARY 23, 2014
FILE NO. : DB 2013-148

STATE OF NEW HAMPSHIRE No. 805 KENNETH A. BERRY LICENSED LAND SURVEYOR
SIGNATURE