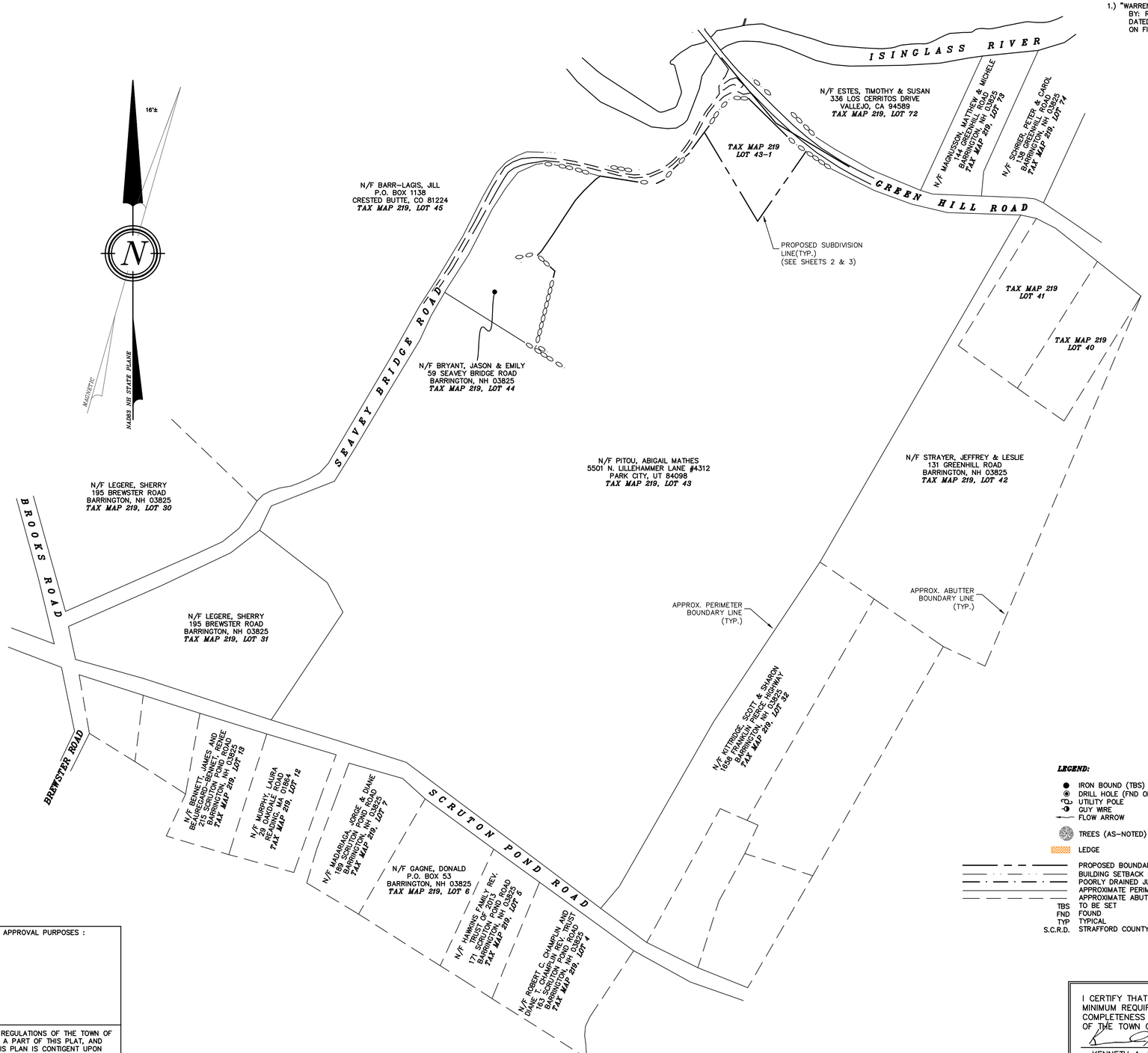
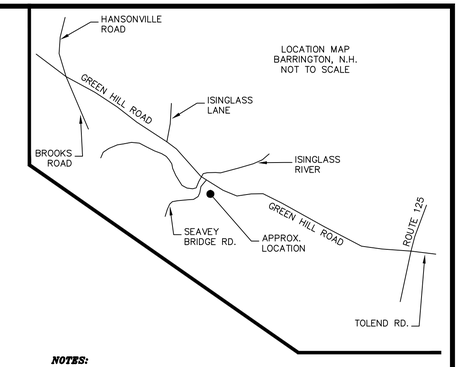


PLAN REFERENCES:

1.) "WARREN JONES LOT"
BY: ROGER MATHES
DATED: 2005
ON FILE AT THE TOWN OF BARRINGTON ASSESSING OFFICE



NOTES:

1.) OWNER: ABIGAIL MATHES PITOU
5501 N. LILLEHAMMER LANE #4312
PARK CITY, UT 84098

2.) TAX MAP 219, LOT 43

3.) LOT AREA: 88.7 Ac.±

4.) S.C.R.D. BOOK 4227, PAGE 1079

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'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

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# –330178, MAP# – 33017C0285D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THIS IS A THREE PAGE PLAN SET. SHEETS 1 & 2 ARE INTENDED FOR RECORDING. SHEET 3, SHOWING TOPOGRAPHY, PROPOSED DRIVEWAY LOCATIONS, PROPOSED WELLS, PROPOSED LEACHING AREAS, AND OTHER INFORMATION CAN BE FOUND AT THE TOWN OF BARRINGTON LAND USE OFFICE.

9.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE PROPOSED SUBDIVISION IN RELATIONSHIP TO THE PARCEL AND REMAINING LAND. THE AREA SHOWN OUTSIDE THE INTENSIVE SURVEY AREA IS BASED ON PUBLIC RECORD AND DOES NOT REFLECT A BOUNDARY SURVEY.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND:

- IRON BOUND (TBS)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- GUY WIRE
- FLOW ARROW
- TREES (AS–NOTED)
- LEDGE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE (AS–NOTED)
- POORLY DRAINED JURISDICTIONAL WETLAND LINE
- APPROXIMATE PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING BOUNDARY LINE
- TBS TO BE SET
- FND FOUND
- TYP TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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.

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 – 1:10,000 –

4-26-16

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
#1	4–15–16	REMOVE LOTS 43–2 & 43–3

OVERVIEW SUBDIVISION PLAN
FOR
ABIGAIL MATHES PITOU
SEAVEY BRIDGE ROAD
BARRINGTON, N.H.
TAX MAP 219, LOT 43

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

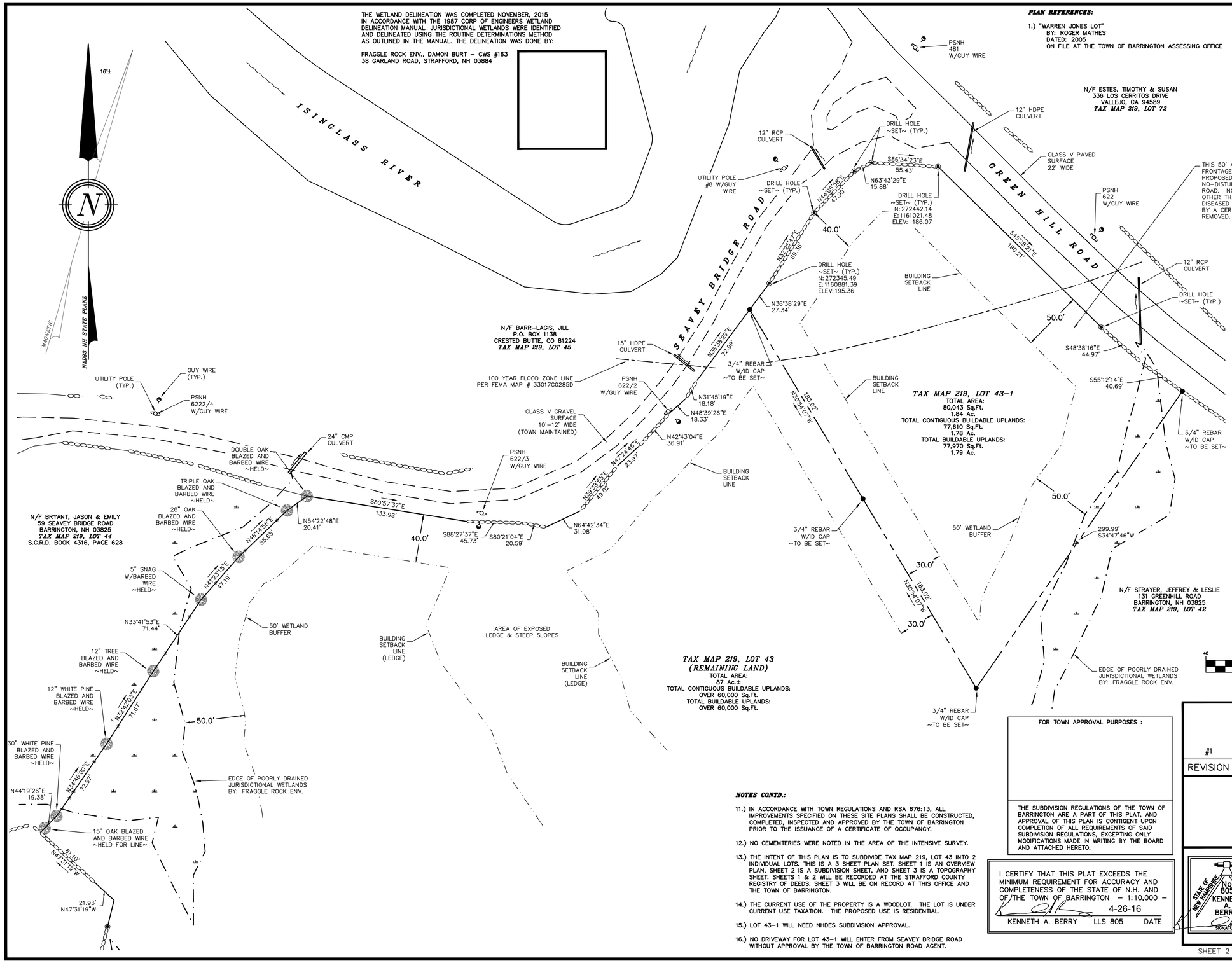
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332–2863

SCALE : 1 IN. EQUALS 200 FT.
DATE : MARCH 9, 2016
FILE NO. : DB 2015 – 128

SHEET 1 OF 3

THE WETLAND DELINEATION WAS COMPLETED NOVEMBER, 2015 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., DAMON BURT – CWS #163
38 GARLAND ROAD, STRAFFORD, NH 03884



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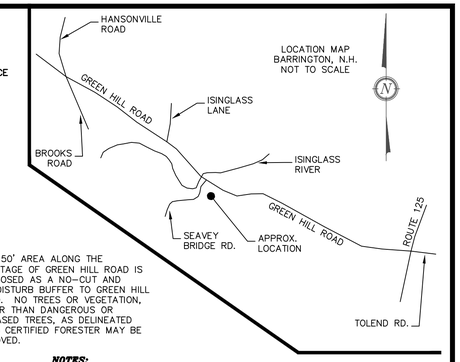

NOTES:

1.) OWNER: ABIGAIL MATHES PITOU
5501 N. LILLEHAMMER LANE #4312
PARK CITY, UT 84098

2.) TAX MAP 219, LOT 43

3.) LOT AREA: 88.7 Ac.±

4.) S.C.R.D. BOOK 4227, PAGE 1079

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

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# –330178, MAP# – 33017C0285D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) 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.

9.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBENCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THOUGHT 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.

10.) 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.

SEE ADDITIONAL NOTES

NOTES CONTD.:

11.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

12.) NO CEMEMTERIES WERE NOTED IN THE AREA OF THE INTENSIVE SURVEY.

13.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 219, LOT 43 INTO 2 INDIVIDUAL LOTS. THIS IS A 3 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW PLAN, SHEET 2 IS A SUBDIVISION SHEET, AND SHEET 3 IS A TOPOGRAPHY SHEET. SHEETS 1 & 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 3 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.

14.) THE CURRENT USE OF THE PROPERTY IS A WOODLOT. THE LOT IS UNDER CURRENT USE TAXATION. THE PROPOSED USE IS RESIDENTIAL.

15.) LOT 43–1 WILL NEED NHDES SUBDIVISION APPROVAL.

16.) NO DRIVEWAY FOR LOT 43–1 WILL ENTER FROM SEAVEY BRIDGE ROAD WITHOUT APPROVAL BY THE TOWN OF BARRINGTON ROAD AGENT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FOR TOWN APPROVAL PURPOSES :

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4-26-16

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
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SUBDIVISION PLAN
FOR
ABIGAIL MATHES PITOU
SEAVEY BRIDGE ROAD
BARRINGTON, N.H.
TAX MAP 219, LOT 43

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332–2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : MARCH 9, 2016
FILE NO. : DB 2015 – 128

SHEET 2 OF 3

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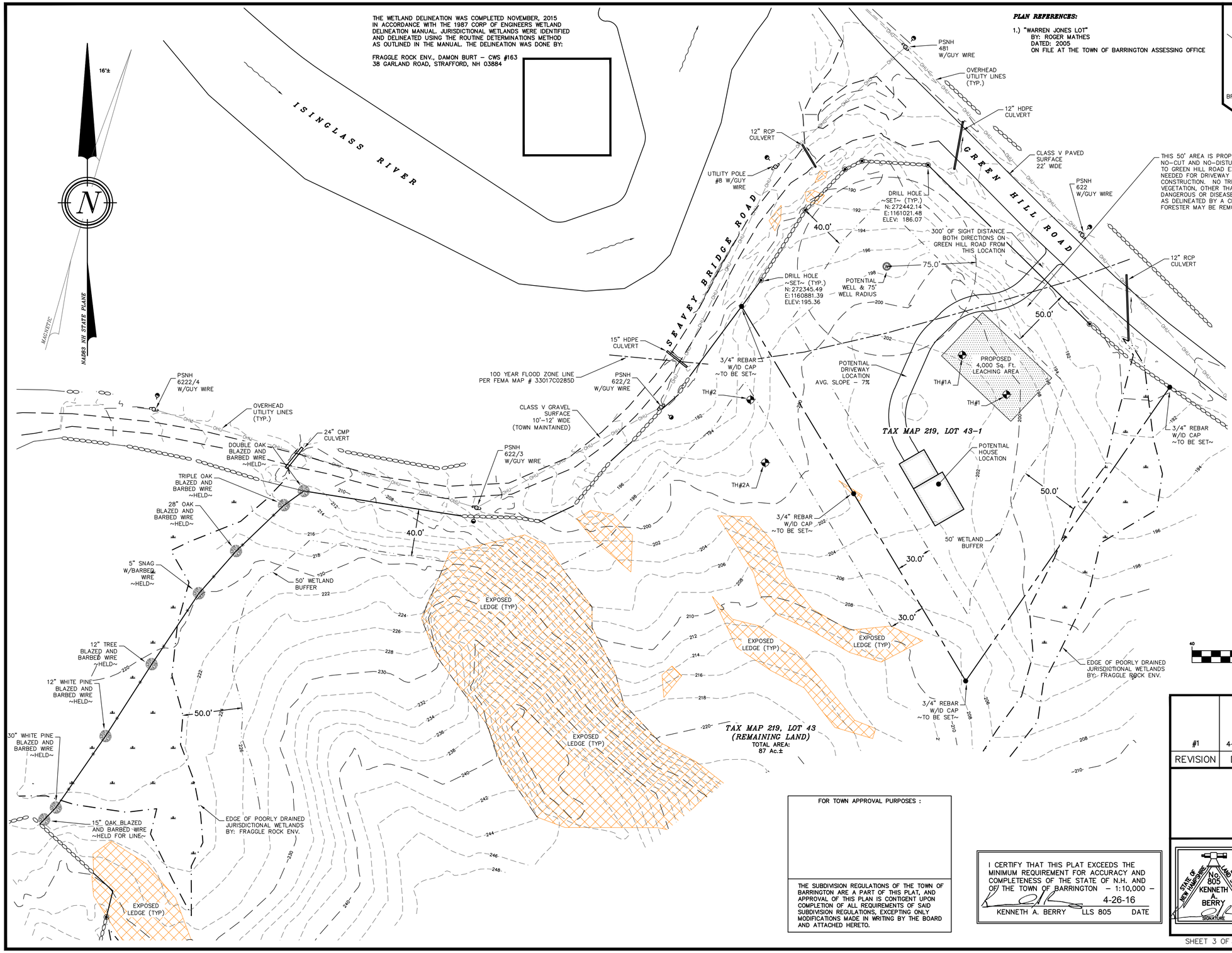

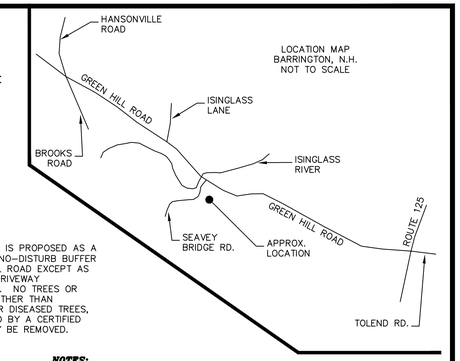

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(IN FEET)
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4-26-16

KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
#1	4–15–16	REMOVE LOTS 43–2 & 43–3

TOPOGRAPHY PLAN
FOR
ABIGAIL MATHES PITOU
SEAVEY BRIDGE ROAD
BARRINGTON, N.H.
TAX MAP 219, LOT 43

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

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332–2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : MARCH 9, 2016
FILE NO. : DB 2015 – 128

SHEET 3 OF 3