MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN JUNE 2015 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS – WETLANDS DELINEATION MANUAL; THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES – WETLANDS BUREAU – ENV WT 100–900. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS – NORTHCENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS DELINEATION.

MARC E. JACOBS
CWS #090

FOR TOWN APPROVAL PURPOSES :

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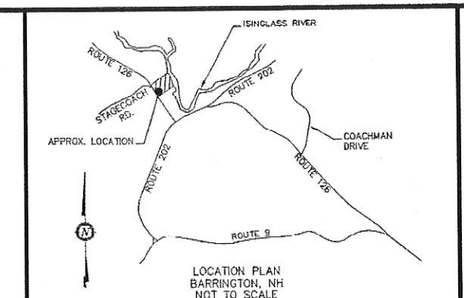
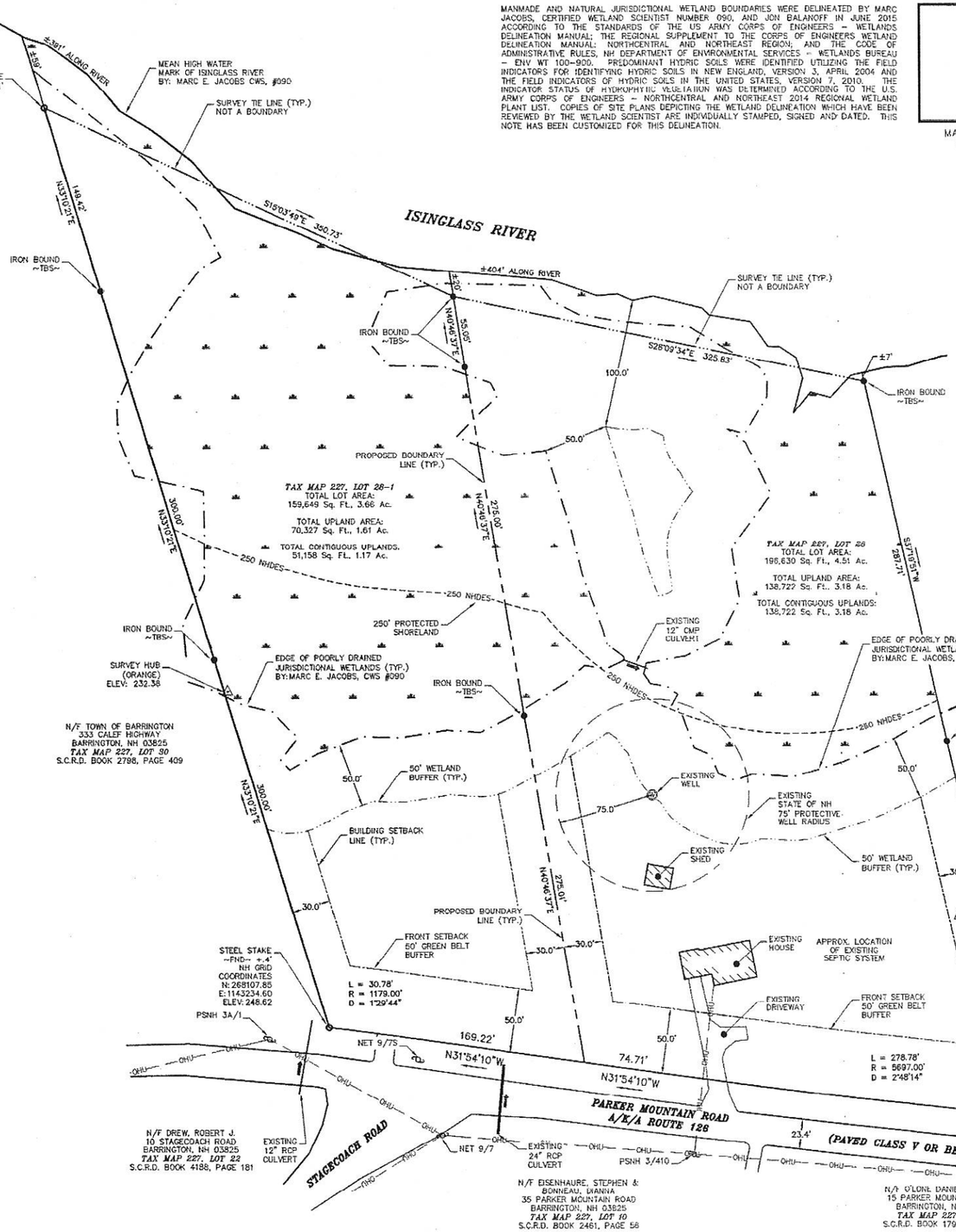


LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

FRONTAGE CHART

LOT:	TOTAL FRONTAGE:
LOT 28	353.45'
LOT 28–1	200'



NOTES:

1.) OWNER: ROBERT S BALDWIN & DAVID PAOLINI
242 CENTRAL AVE.
DOVER, NH 03820–4237

2.) TAX MAP 227, LOT 28

3.) LOT AREA: 356,279 Sq. Ft., 8.17 Ac.

4.) S.C.R.D. BOOK 4308, PAGE 589

5.) ZONING: GENERAL RESIDENTIAL W/ HIGHWAY COMMERCIAL OVERLAY
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK – 50.0'
GREENBELT BUFFER – 50.0'
ISINGLASS RIVER – 100.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

6.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 227, LOT 28 INTO TWO SEPERATE LOTS USING THE TOWN OF BARRINGTON SUBDIVISION STANDARDS. BOTH LOTS WILL BE USED FOR RESIDENTIAL PURPOSES AND EACH LOT WILL HAVE ON SITE WELLS AND SEPTIC SYSTEMS.

7.) THIS IS A TWO SHEET PLAN SET. SHEET ONE IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET TWO SHOWS FULL EXISTING CONDITIONS. SHEET TWO 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# – 33017C0280D, DATED: MAY 17, 2005

9.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NH GRID. COORDINATES GATHERED BY TOPCON HIPER SR SURVEY GRADE GPS.

10.) BOTH LOTS ARE UNDER 5 Ac. AND WILL REQUIRE NHDES SUBDIVISION APPROVAL (PENDING).

11.) AN NHDOT PERMIT IS REQUIRED (PENDING)

12.) SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE UTILIZED IN ANY CONSTRUCTION ACTIVITIES TO MINIMIZE IMPACT TO WETLANDS AND/OR SURROUNDING PROPERTIES.

13.) SILT FENCE WILL BE PLACED ALONG THE WETLAND BUFFER DURING LOT CONSTRUCTION.

14.) 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.

15.) 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.

16.) 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.

PLAN REFERENCES:

1.) "SUBDIVISION PLAN MARY EMHARDT ESTATE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MARCH 1991 S.C.R.D. PLAN # 38A–142

2.) "SUBDIVISION PLAN, VAN E. HERTEL, BARRINGTON, N.H. BY: FREDERICK E. DREW ASSOCIATES DATED: MAY 1979 S.C.R.D. PLAN # 19A–72

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:

- IRON BOUND (TBS)
- STEEL STAKE (FND)
- UTILITY POLE
- WELL
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND BUFFER
- SURVEY TIE LINE
- 250' PROTECTED SHORELAND
- TBS TO BE SET
- FND FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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 DATE

REVISION	DATE	DESCRIPTION

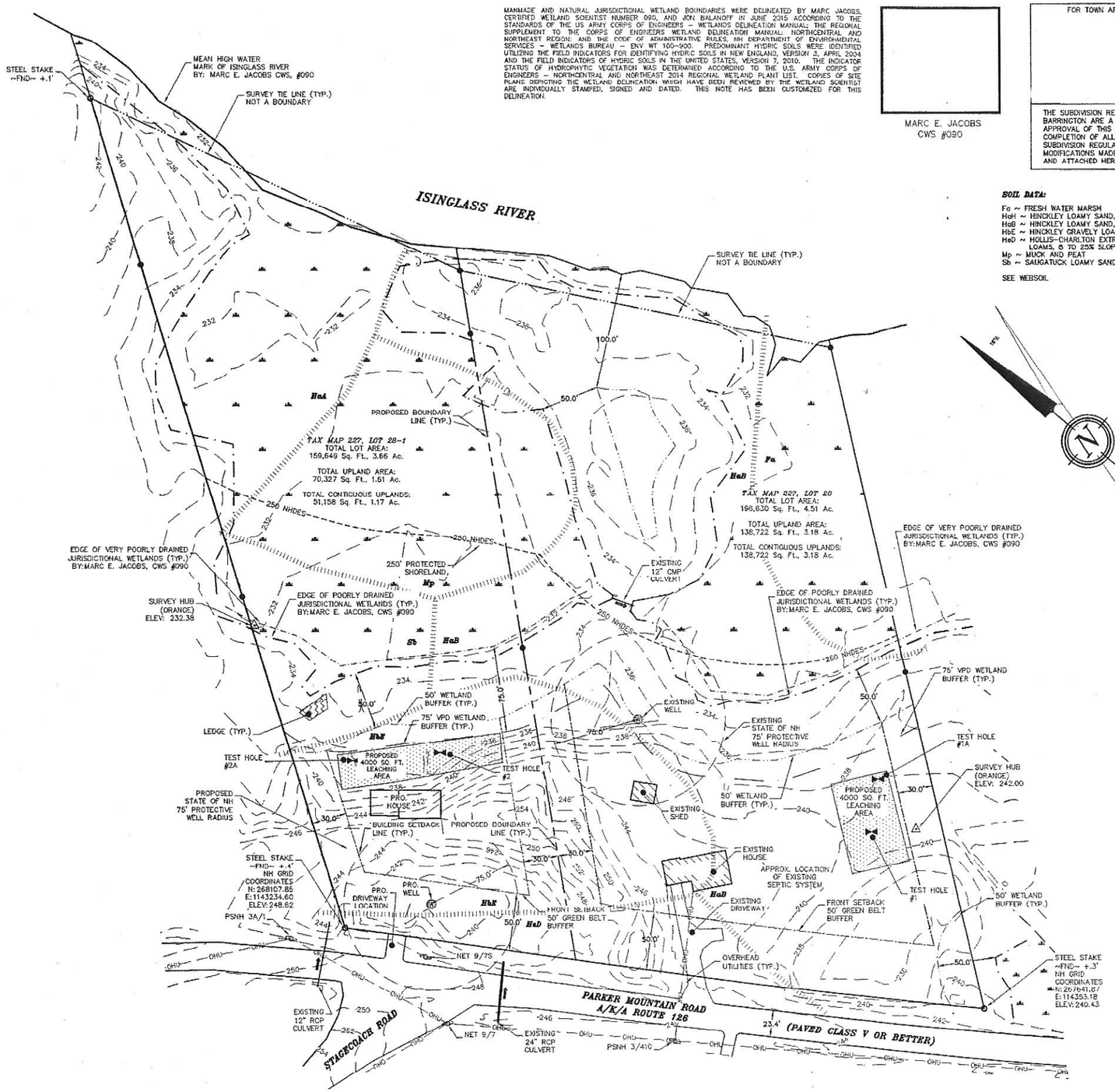
PROPOSED MINOR SUBDIVISION PLAN
LAND OF
ROBERT S. BALDWIN & DAVID PAOLINI
38 PARKER MOUNTAIN ROAD
BARRINGTON, NH 03825
TAX MAP 227, LOT 28

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

SCALE : 1 IN. EQUALS 50 FT.
DATE : AUGUST 19, 2015
FILE NO. : DB 2015–052

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

SHEET 1 OF 2



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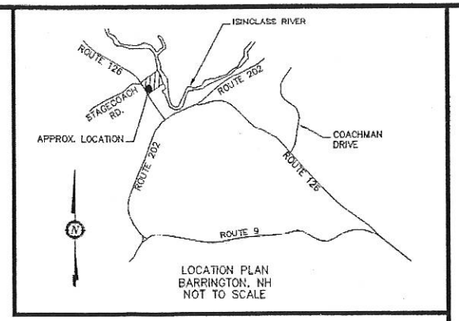
SOIL DATA:

Fa ~ FRESH WATER MARSH
HeH ~ HINCKLEY LOAMY SAND, 0 TO 35 SLOPES
HeB ~ HINCKLEY LOAMY SAND, 3 TO 8% SLOPES
HbE ~ HINCKLEY GRAVELLY LOAMY SAND, 13 TO 60% SLOPES
HeD ~ HOLLIS–CHARLTON EXTREMELY ROCKY FINE SANDY LOAMS, 0 TO 25% SLOPES
Mp ~ MUCK AND PEAT
Sb ~ SAUGATUCK LOAMY SAND

SEE WEBSOIL



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NOT TO SCALE

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- STEEL STAKE (FND)
- UTILITY POLE
- W WELL

	PROPOSED BOUNDARY LINE
	BUILDING SETBACK LINE
	POORLY DRAINED WETLAND LINE
	VERY POORLY DRAINED WETLAND LINE
	50' WETLAND BUFFER
	75' VERY POORLY DRAINED WETLAND BUFFER
	SURVEY TIE LINE
250 NHDES	250' PROTECTED SHORELAND
	NRCS SOIL LINE
TBS	TO BE SET
FND	FOUND
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS

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9-10-15
KENNETH A. BERRY L.L.S. 805 DATE

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SHEET 2 OF 2