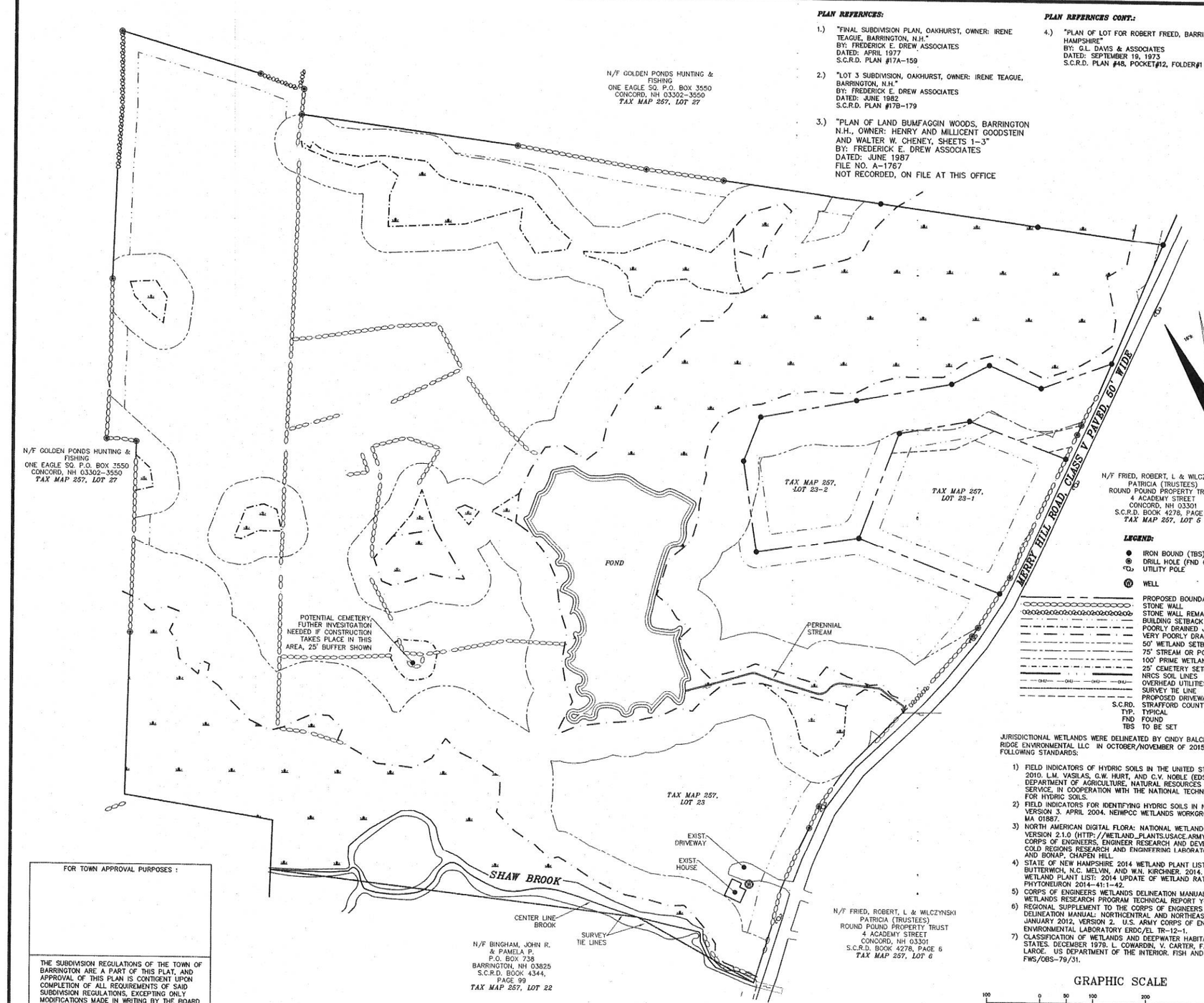


PLAN REFERNCES:

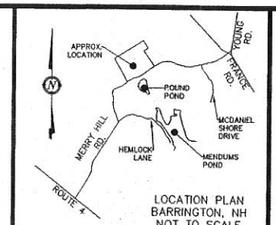
1.) "FINAL SUBDIVISION PLAN, OAKHURST, OWNER: IRENE TEAGUE, BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: APRIL 1977
S.C.R.D. PLAN #17A-159

2.) "LOT 3 SUBDIVISION, OAKHURST, OWNER: IRENE TEAGUE, BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: JUNE 1982
S.C.R.D. PLAN #17B-179

3.) "PLAN OF LAND BUMFAGGIN WOODS, BARRINGTON N.H., OWNER: HENRY AND MILLICENT GOODSTEIN AND WALTER W. CHENEY, SHEETS 1-3"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JUNE 1987
FILE NO. A-1767
NOT RECORDED, ON FILE AT THIS OFFICE

PLAN REFERNCES CONT.:

4.) "PLAN OF LOT FOR ROBERT FREED, BARRINGTON, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: SEPTEMBER 19, 1973
S.C.R.D. PLAN #48, POCKET#12, FOLDER#1



LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 738
BARRINGTON, NH 03825

2.) TAX MAP 257, LOT 23

3.) LOT AREA: 2,287,131 Sq. Ft., 52.50 Ac.

4.) S.C.R.D. BOOK 4344, PAGE 909

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, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# - 33017C0280D, DATED: MAY 17, 2005 & FEMA COMMUNITY# - 330178, MAP # - 33017C0290D, 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

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

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.) A POTENTIAL CEMETERY WAS FOUND AND A 25' BUFFER WAS HELD AROUND IT.

13.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 257, LOT 23 INTO 3 INDIVIDUAL LOTS. THIS IS A 6 SHEET PLAN SET. SHEETS 2 AND 3 ARE SUBDIVISION SHEETS, SHEETS 4 AND 5 SHOW FULL TOPOGRAPHY, SHEET 6 IS AN EASEMENT SHEET. SHEETS 1,2,3, & 6 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 4 & 5 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.

14.) THE CURRENT USE OF THE PROPERTY IS FOR A RESIDENTIAL SINGLE FAMILY HOME. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL SINGLE FAMILY HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.

15.) LOTS 23-1, & 23-2 WILL NEED NHDES SUBDIVISION APPROVAL.

LEGEND:

- IRON BOUND (TBS)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- WELL
- PROPOSED BOUNDARY LINE
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- VERY POORLY DRAINED JURISDICTIONAL WETLANDS
- 50' WETLAND SETBACK
- 75' STREAM OR POND SETBACK
- 100' PRIME WETLAND SETBACK
- 25' CEMETERY SETBACK
- NRCS SOIL LINES
- OHU OVERHEAD UTILITIES
- SURVEY TIE LINE
- PROPOSED DRIVEWAY EASEMENT
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- TBS TO BE SET

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN OCTOBER/NOVEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEWMPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON: 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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, N.H. - 1:10,000-

2-10-16
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION (OVERVIEW) LOTS 23-1 & 23-2
FOR
JOHN R. & PAMELA P. BINGHAM
228 MERRY HILL ROAD
BARRINGTON, NH
TAX MAP 257, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 100 FT.
DATE : FEBRUARY 9, 2016
FILE NO: DB 2015-129

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

SHEET 1 OF 6

RECEIVED
FEB 10 2016
LAND USE OFFICE

POTENTIAL CEMETEERY
25' SETBACK SHOWN

MATCH TO SHEET 2

MATCH POINT
N53°16'24"W 699.59'

EDGE OF VERY POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: STONEY RIDGE ENV. LLC. CINDY BALCIUS, CWS #61

CENTERLINE OF BROOK TAKEN FROM AERIAL PHOTO

100' PRIME WETLAND BUFFER (TYP.)

50' WETLAND BUFFER (TYP.)

75' SETBACK (TYP.)

SHAW BROOK
ALONG CENTERLINE ±898'

N/F BINGHAM, JOHN R. & PAMELA P.
P.O. BOX 738
BARRINGTON, NH 03825
S.C.R.D. BOOK 4344, PAGE 99
TAX MAP 257, LOT 22

SURVEY TIE LINE
NOT A BOUNDARY
N31°29'43"W 252.20'

TAX MAP 257, LOT 28
TOTAL AREA:
2,103,066 Sq.Ft.
48.27 Ac.
TOTAL CONTIGUOUS UPLANDS:
1,253,290 Sq.Ft.
28.77 Ac.
TOTAL UPLANDS:
1,434,941 Sq.Ft.
32.94 Ac.

APPROX. LOCATION OF SEPTIC SYSTEM
EXIST. HOUSE
EXIST. WELL
EXIST. DRIVEWAY
INTERIOR STONE WALL NOT A BOUNDARY

17.42' S47°27'28"W
25.06' S50°24'11"W
65.86' S52°53'58"W
66.50' S42°55'38"W
93.81' S47°25'45"W
42.50' S56°07'28"W
40.0'
DRILL HOLE ~SET~
S65°28'57"W 47.54'
L 31.69'
R 200.00'
44.69' S54°49'30"W
21.76' S65°28'57"W
125.86' S74°33'41"W
24.29' S74°33'41"W

PSNH 371/17
PSNH 371/16

NET 11DS/1
±10' CMP CULVERT
INV IN:267.92
INV OUT:267.76

N/F FRIED, ROBERT, L & WILCZYNSKI PATRICIA (TRUSTEES)
ROUND POUND PROPERTY TRUST
4 ACADEMY STREET
CONCORD, NH 03301
S.C.R.D. BOOK 4278, PAGE 6
TAX MAP 257, LOT 6

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61
SEE SHEET 1 FOR WETLAND NOTES

FOR TOWN APPROVAL PURPOSES :

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2-10-16
KENNETH A. BERRY L.L.S. 805 DATE

FRONTAGE CHART

LOT #	TOTAL FRONTAGE
23	1,128.15'
23-1	283.27'
23-2	200.20'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

POND
OVER 2 AC
75' SETBACK
REQUIRED

EDGE OF POND

MAGNETIC
NAD83 NH STATE PLANE

EDGE OF POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: STONEY RIDGE ENV. LLC. CINDY BALCIUS, CWS #61

50' WETLAND BUFFER (TYP.)

100' PRIME WETLAND BUFFER (TYP.)

EDGE OF VERY POORLY DRAINED JURISDICTIONAL WETLANDS (TYP.) BY: STONEY RIDGE ENV. LLC. CINDY BALCIUS, CWS #61

MATCH TO SHEET 2

MATCH POINT
DRILL HOLE ~FND~
S52°22'49"E 148.20'

DRILL HOLE ~FND~
N: 251858.49
E: 1141485.94
ELEV: 286.97

S55°20'06"E 300.00'

N/F GOLDEN PONDS HUNTING & FISHING
ONE EAGLE SQ. P.O. BOX 3550
CONCORD, NH 03302-3550
TAX MAP 257, LOT 27

IRON BOUND ~TBS~ (TYP.)

PROPOSED BOUNDARY LINE (TYP.)
N50°46'45"E 89.34'
N21°30'31"E 30.0'
S70°29'43"E 184.35'
N69°29'29"W 185.49'

TAX MAP 257, LOT 23-2
TOTAL AREA:
103,629 Sq.Ft.
2.38 Ac.
TOTAL CONTIGUOUS UPLANDS:
103,629 Sq.Ft.
2.38 Ac.
TOTAL UPLANDS:
103,629 Sq.Ft.
2.38 Ac.

BUILDING SETBACK LINE (TYP.)
N50°46'45"E 211.83'
S70°29'43"E 184.35'

TAX MAP 257, LOT 23-1
TOTAL AREA:
80,436 Sq.Ft.
1.85 Ac.
TOTAL CONTIGUOUS UPLANDS:
80,436 Sq.Ft.
1.85 Ac.
TOTAL UPLANDS:
80,436 Sq.Ft.
1.85 Ac.

S70°29'43"E 138.17'
N39°13'15"W 286.22'
S39°13'15"E 194.25'
S88°40'05"E 106.32'
S68°33'04"E 79.67'
S52°59'13"W 61.37'
S59°48'22"W 19.07'
S62°44'00"W 9.05'
S56°15'20"W 40.34'
S52°59'13"W 243.11'
S52°59'13"W 238.80'
S52°29'06"E 300.00'
S71°53'56"E 141.17'
S39°13'59"E 19.59'
S53°14'07"W

TOTAL FRONTAGE: 283.27'
TOTAL FRONTAGE: 200.20'

100' PRIME WETLAND BUFFER TO PRIME WETLAND ACROSS MERRY HILL ROAD

BUILDING SETBACK LINE (TYP.)

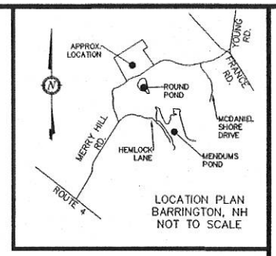
DRILL HOLE ~SET~
S62°10'09"W 75.20'
S62°10'09"W 35.82'
S54°00'58"W 117.02'
S55°18'18"W 86.88'
S54°45'45"W 43.55'
S54°45'45"W 50.78'

PSNH 371/15
PSNH 371/14
PSNH 371/13

18" CMP CULVERT
INV IN:251.07
INV OUT:249.70

MERRY HILL ROAD

N/F FRIED, ROBERT, L & WILCZYNSKI PATRICIA (TRUSTEES)
ROUND POUND PROPERTY TRUST
4 ACADEMY STREET
CONCORD, NH 03301
S.C.R.D. BOOK 4278, PAGE 6
TAX MAP 257, LOT 5
DRILL HOLE ~SET~
N: 250943.88
E: 1141591.20
ELEV: 281.10



LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 738
BARRINGTON, NH 03825

2.) TAX MAP 257, LOT 23

3.) LOT AREA: 2,287,131 Sq. Ft., 52.50 Ac.

4.) S.C.R.D. BOOK 4344, PAGE 909

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK – 50.0'
PRIME WETLANDS – 100.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION LOTS 23-1 & 23-2
FOR
JOHN R. & PAMELA P. BINGHAM
228 MERRY HILL ROAD
BARRINGTON, NH
TAX MAP 257, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 9, 2016
FILE NO. : DB 2015-129

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

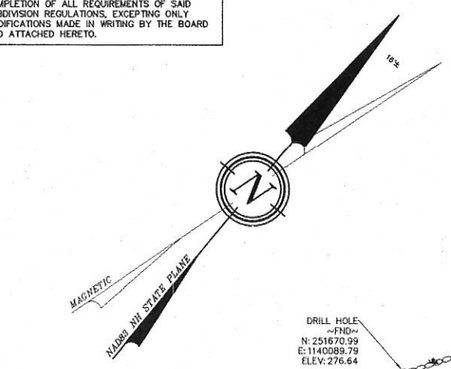
SHEET 2 OF 6

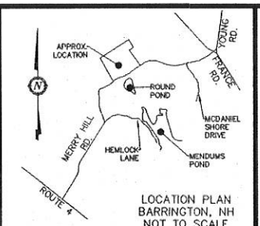
FEB 10 2016
LAND USE OFFICE
RECEIVED

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.

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61
SEE SHEET 1 FOR WETLAND NOTES





LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 738
BARRINGTON, NH 03825

2.) TAX MAP 257, LOT 23

3.) LOT AREA: 2,287,131 Sq. Ft., 52.50 Ac.

4.) S.C.R.D. BOOK 4344, PAGE 909

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK – 50.0'
PRIME WETLANDS – 100.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION LOTS 23–1 & 23–2
FOR
JOHN R. & PAMELA P. BINGHAM
228 MERRY HILL ROAD
BARRINGTON, NH
TAX MAP 257, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332–2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 9, 2016
FILE NO: DB: 2015–129

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

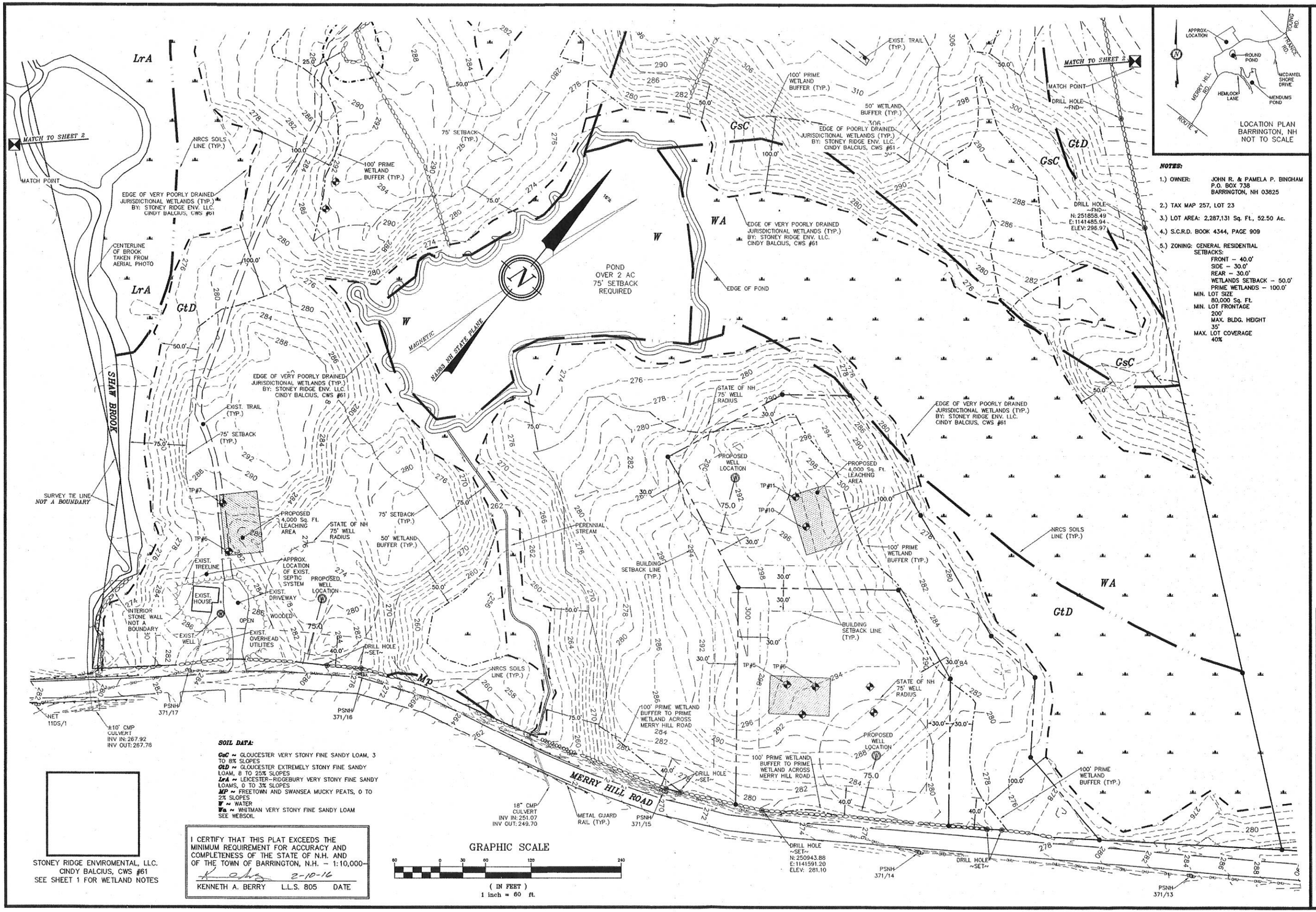
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. – 1:10,000

KENNETH A. BERRY L.L.S. 805 2-10-16 DATE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SHEET 3 OF 6

FEB 10 2016
RECEIVED



LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 738
BARRINGTON, NH 03825

2.) TAX MAP 257, LOT 23

3.) LOT AREA: 2,287,131 Sq. Ft., 52.50 Ac.

4.) S.C.R.D. BOOK 4344, PAGE 909

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK – 50.0'
PRIME WETLANDS – 100.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

SOIL DATA:

GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
GtD ~ GLOUCESTER EXTREMELY STONY FINE SANDY LOAM, 8 TO 25% SLOPES
LrA ~ LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES
MP ~ FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2% SLOPES
W ~ WATER
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM
SEE WEBSOIL

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61
SEE SHEET 1 FOR WETLAND NOTES

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 2-10-16

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION (TOPOGRAPHY) LOTS 23–1 & 23–2
FOR
JOHN R. & PAMELA P. BINGHAM
228 MERRY HILL ROAD
BARRINGTON, NH
TAX MAP 257, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 9, 2016
FILE NO. : DB 2015-129

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

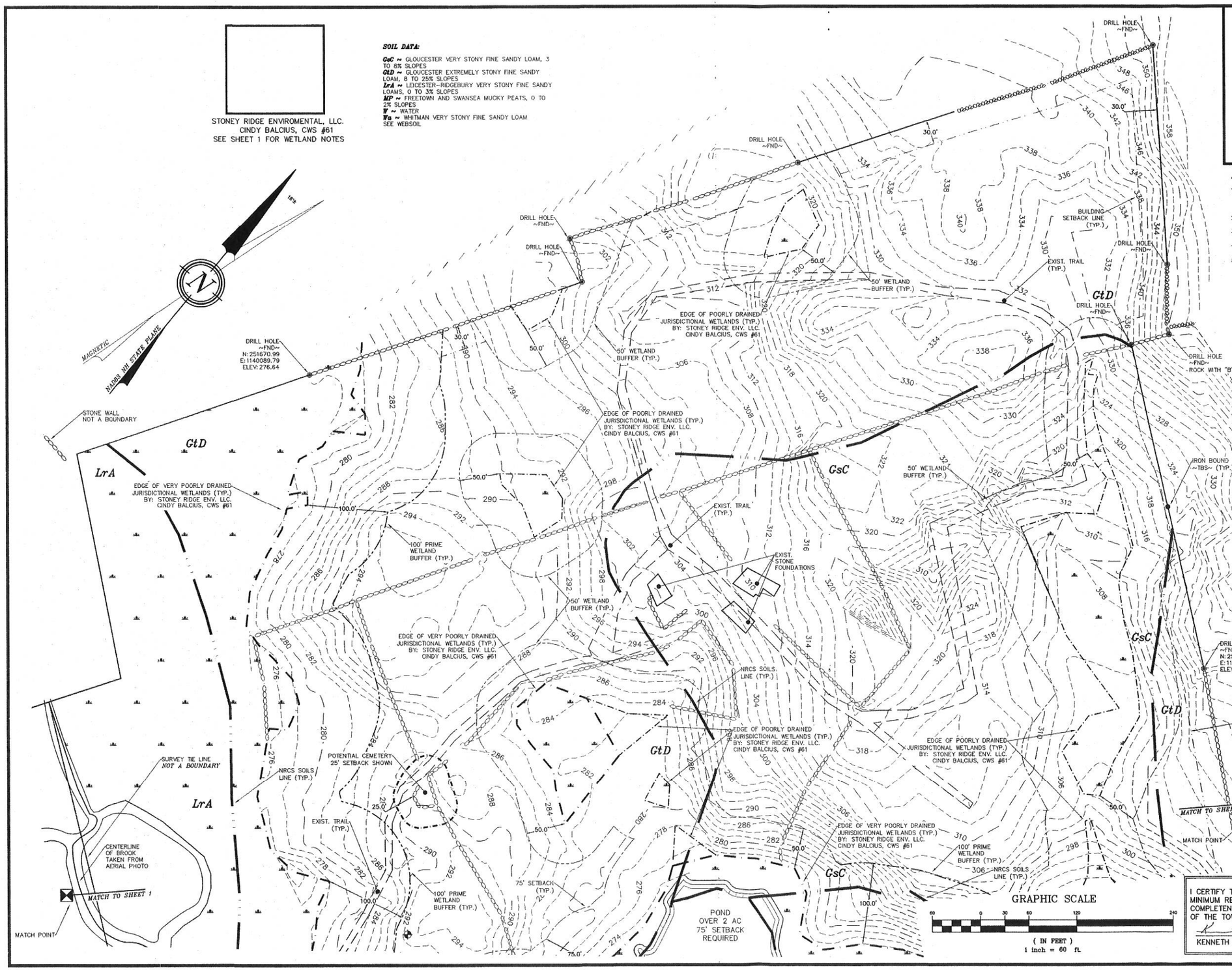
SHEET 4 OF 6

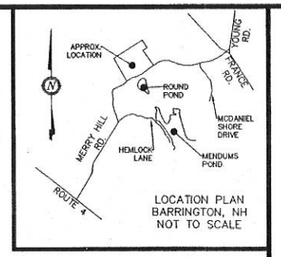
RECEIVED FEB 10 2016

STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61
SEE SHEET 1 FOR WETLAND NOTES

SOIL DATA:

GsC ~ GLOUCESTER VERY STONY FINE SANDY LOAM, 3 TO 8% SLOPES
GtD ~ GLOUCESTER EXTREMELY STONY FINE SANDY LOAM, 8 TO 25% SLOPES
LrA ~ LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES
MP ~ FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2% SLOPES
W ~ WATER
Wa ~ WHITMAN VERY STONY FINE SANDY LOAM
SEE WEBSOIL





LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 738
BARRINGTON, NH 03825

2.) TAX MAP 257, LOT 23

3.) LOT AREA: 2,287,131 Sq. Ft., 52.50 Ac.

4.) S.C.R.D. BOOK 4344, PAGE 909

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT – 40.0'
SIDE – 30.0'
REAR – 30.0'
WETLANDS SETBACK – 50.0'
PRIME WETLANDS – 100.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

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–

2-10-16

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

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION (TOPOGRAPHY) LOTS 23-1 & 23-2
FOR
JOHN R. & PAMELA P. BINGHAM
228 MERRY HILL ROAD
BARRINGTON, NH
TAX MAP 257, LOT 23

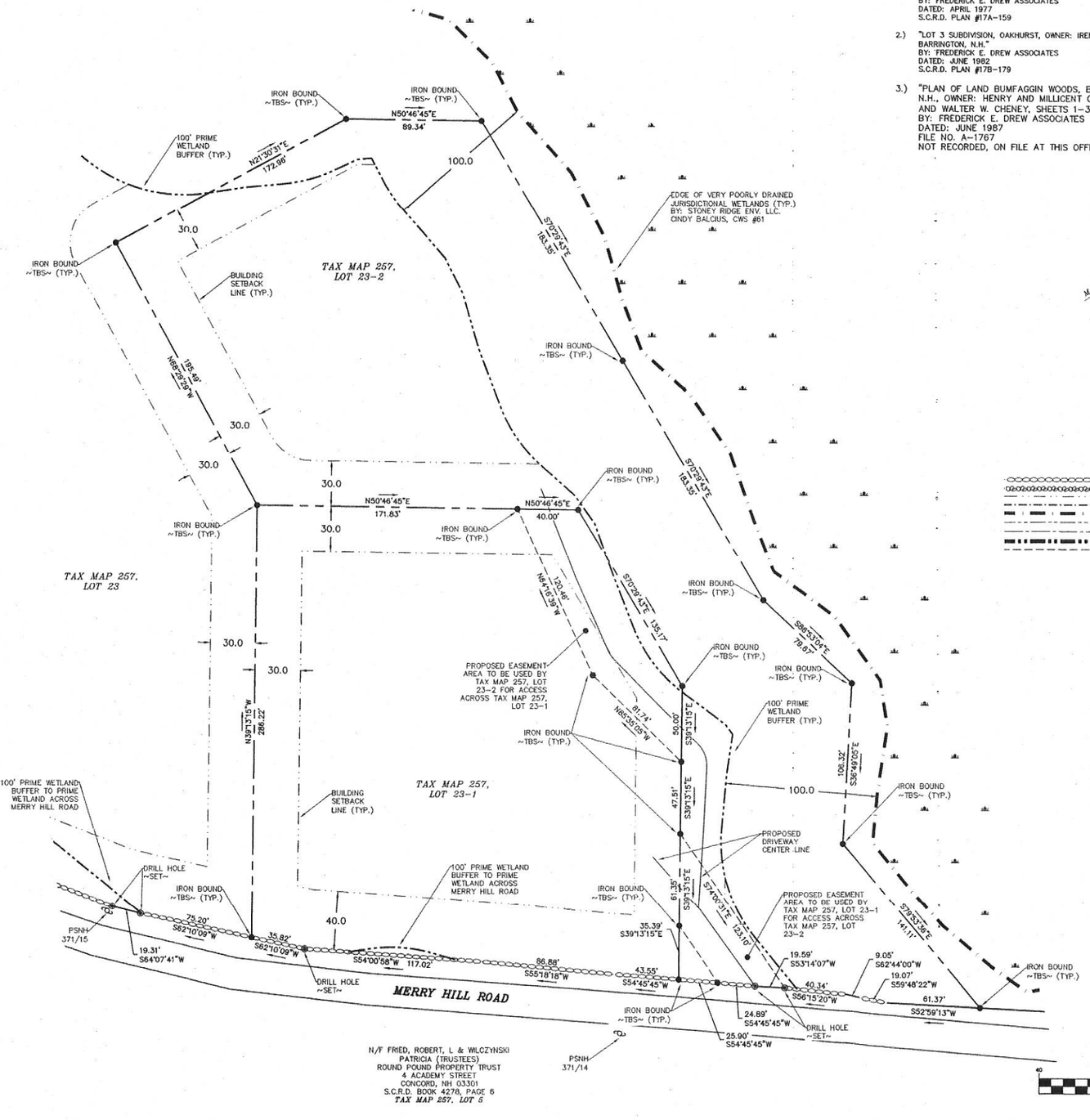
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 9, 2016
FILE NO.: DB 2015-129

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

SHEET 5 OF 6

FEB 10 2016
RECEIVED



PLAN REFERNCES:

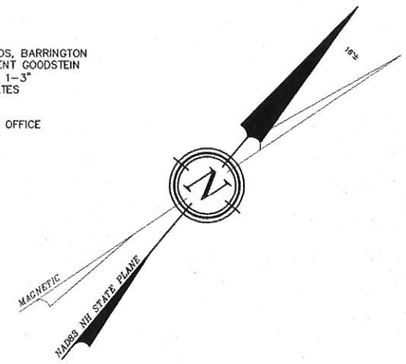
1.) "FINAL SUBDIVISION PLAN, OAKHURST, OWNER: IRENE TEAGUE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: APRIL 1977 S.C.R.D. PLAN #17A-159

2.) "LOT 3 SUBDIVISION, OAKHURST, OWNER: IRENE TEAGUE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1982 S.C.R.D. PLAN #17B-179

3.) "PLAN OF LAND BUMFAGGIN WOODS, BARRINGTON N.H., OWNER: HENRY AND MILLICENT GOODSTEIN AND WALTER W. CHENEY, SHEETS 1-3" BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1987 FILE NO. A-1767 NOT RECORDED, ON FILE AT THIS OFFICE

PLAN REFERNCES CONT.:

4.) "PLAN OF LOT FOR ROBERT FREED, BARRINGTON, NEW HAMPSHIRE" BY: G.L. DAVIS & ASSOCIATES DATED: SEPTEMBER 19, 1973 S.C.R.D. PLAN #48, POCKET#12, FOLDER#1



LEGEND:

- IRON BOUND (TBS)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- WELL
- STONE WALL
- STONE WALL REMAINS
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- VERY POORLY DRAINED JURISDICTIONAL WETLANDS
- 50' WETLAND SETBACK
- 75' STREAM OR POND SETBACK
- 100' PRIME WETLAND BUFFER
- PROPOSED DRIVEWAY EASEMENT

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND
TBS TO BE SET

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN OCTOBER/NOVEMBER OF 2015 UTILIZING THE FOLLOWING STANDARDS:

1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP. WILMINGTON, MA 01887.
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

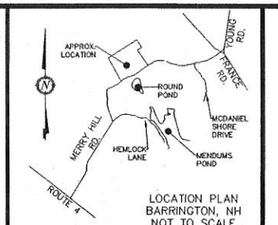
STONEY RIDGE ENVIROMENTAL, LLC.
CINDY BALCIUS, CWS #61

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

2-10-16

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



LOCATION PLAN
BARRINGTON, NH
NOT TO SCALE

NOTES:

1.) OWNER: JOHN R. & PAMELA P. BINGHAM
P.O. BOX 736
BARRINGTON, NH 03825

2.) TAX MAP 257, LOT 23

3.) LOT AREA: 2,287,131 Sq. Ft., 52.50 Ac.

4.) S.C.R.D. BOOK 4344, PAGE 909

5.) ZONING: GENERAL RESIDENTIAL
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS SETBACK - 50.0'
PRIME WETLANDS - 100.0'
MIN. LOT SIZE
80,000 Sq. Ft.
MIN. LOT FRONTAGE
200'
MAX. BLDG. HEIGHT
35'
MAX. LOT COVERAGE
40%

6.) THE INTENT OF THIS PLAN IS TO SHOW TWO PROPOSED DRIVEWAY EASEMENTS. ONE WILL PROVIDE ACCESS TO TAX MAP 257, LOT 23-1 THE OTHER WILL PROVIDE ACCESS TO TAX MAP 257, LOT 23-2.

REVISION	DATE	DESCRIPTION

PROPOSED SUBDIVISION (EASEMENT) LOTS 23-1 & 23-2
FOR
JOHN R. & PAMELA P. BINGHAM
228 MERRY HILL ROAD
BARRINGTON, NH
TAX MAP 257, LOT 23

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 9, 2016
FILE NO. : DB-2015-129

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

SHEET 6 OF 6

FEB 10 2016
RECEIVED