

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

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

PLAN REFERENCES:

- 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 MILICENT 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 REFERENCES 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



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. 52.60 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# - 33017C02800, DATED: MAY 17, 2005; FEMA COMMUNITY# - 330178, MAP# - 33017C02800, 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 DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT 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.

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

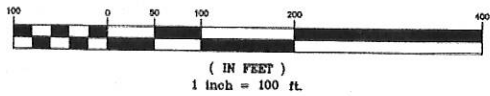
- LEGEND:
- IRON BOUND (TBS)
 - DRILL HOLE (FND OR SET)
 - UTILITY POLE
 - WELL

- PROPOSED BOUNDARY LINE
- STONE WALL
- 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
- NROS SOIL LINES
- OVERHEAD UTILITIES
- SURVEY TIE LINE
- PROPOSED DRIVEWAY EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. 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. NEWPPC WETLANDS WORKGROUP. WILMINGTON, MA 01867.
- 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. PHYTOBIOLOGY 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 1978. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-78/31.

GRAPHIC SCALE



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

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

FOR TOWN APPROVAL PURPOSES:

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

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

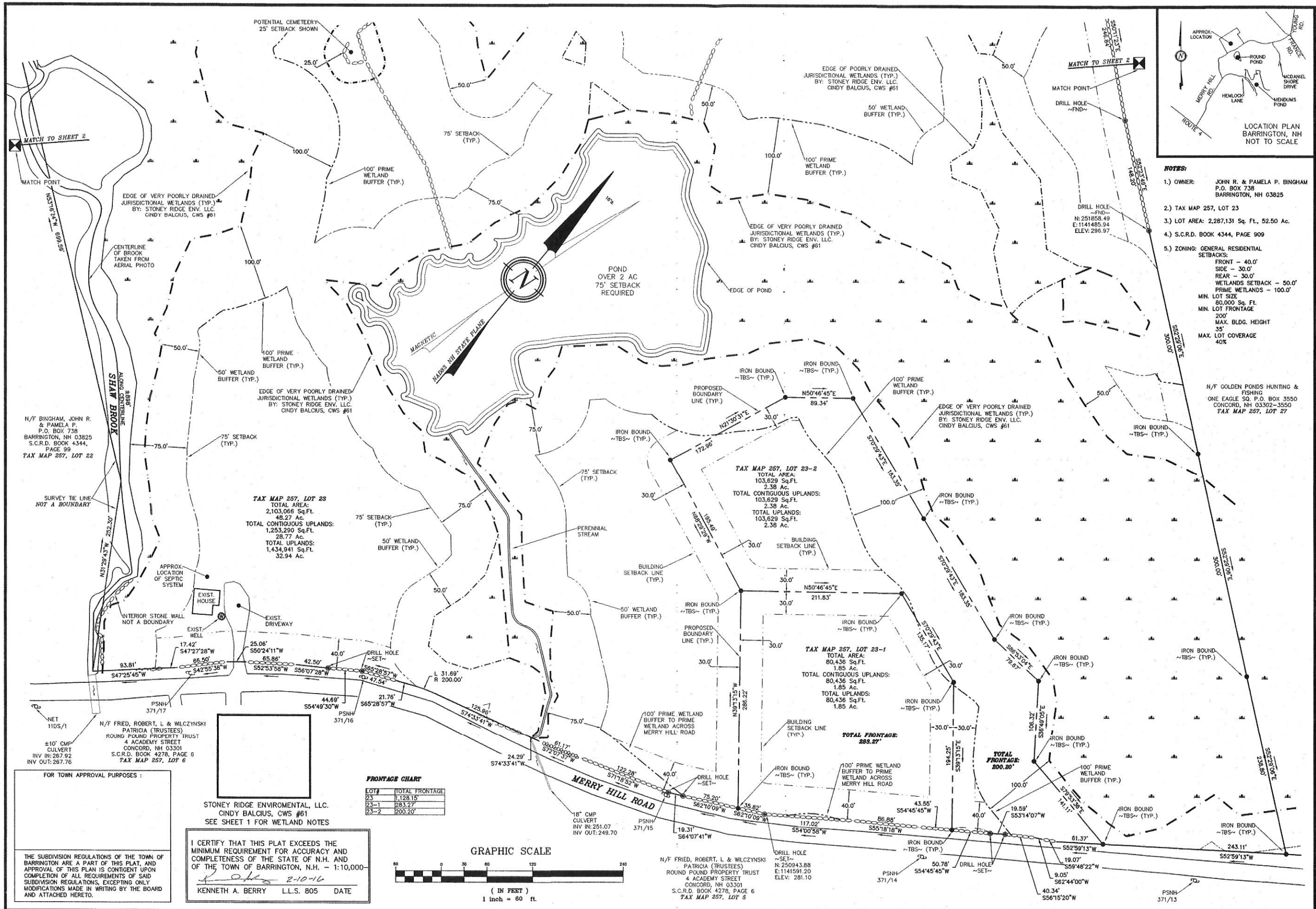
REVISION	DATE	DESCRIPTION

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
LAW OFFICE

SITE OF NEW HAMPSHIRE
N.H. 805
KENNETH A. BERRY
SIGNATURE

SHEET 1 OF 6



- 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 03825-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: FEBRUARY 9, 2016
FILE NO.: DB 2015-129

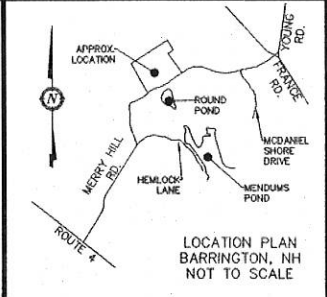
KENNETH A. BERRY
L.L.S. 805
DATE: 2-10-16

SHEET 2 OF 6

FOR TOWN APPROVAL PURPOSES :

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTINGENT 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



- 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 60,000 Sq. Ft.
MIN. LOT FRONTAGE 200'
MAX. BLDG. HEIGHT 35'
MAX. LOT COVERAGE 40%

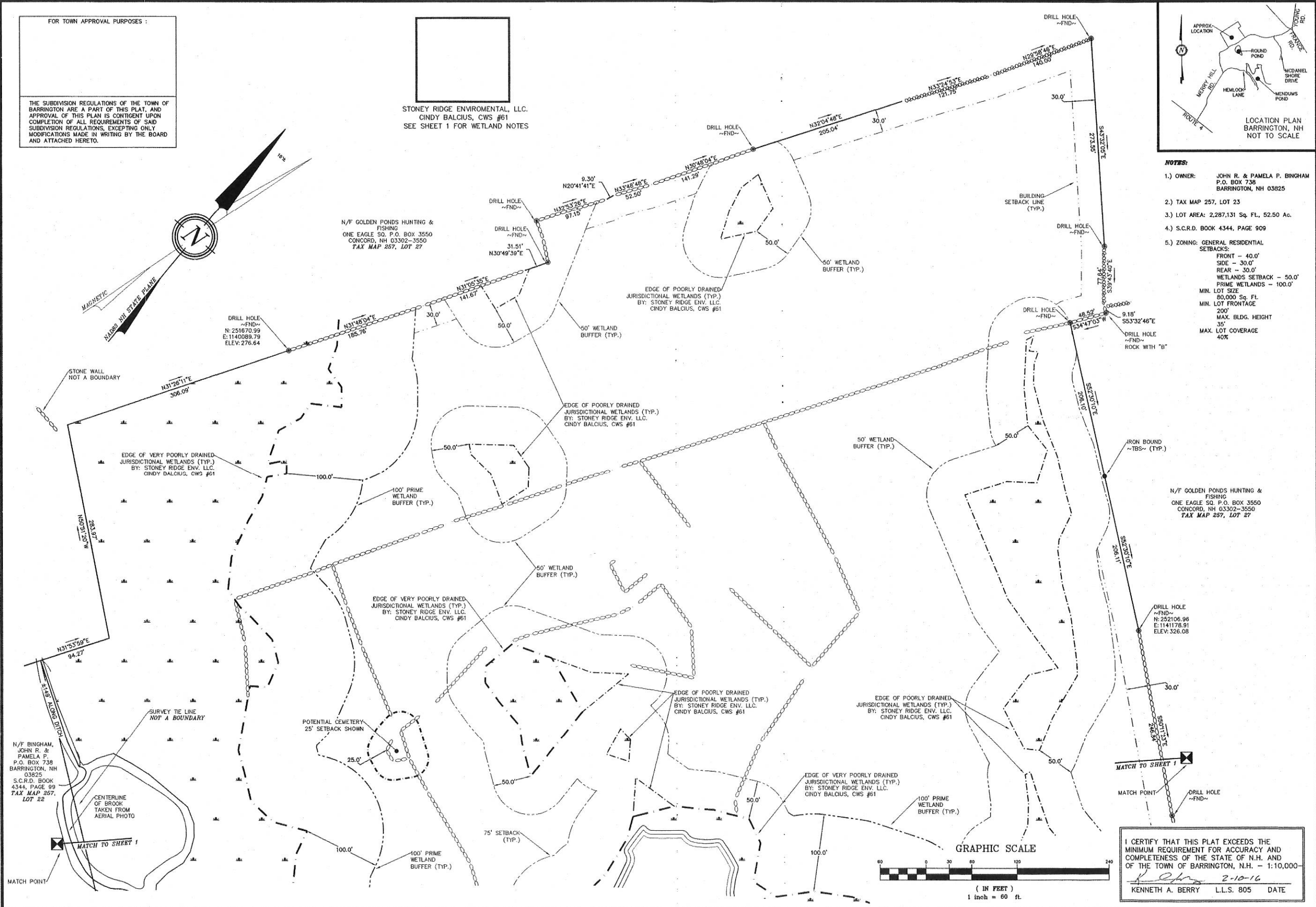
REVISION	DATE	DESCRIPTION

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

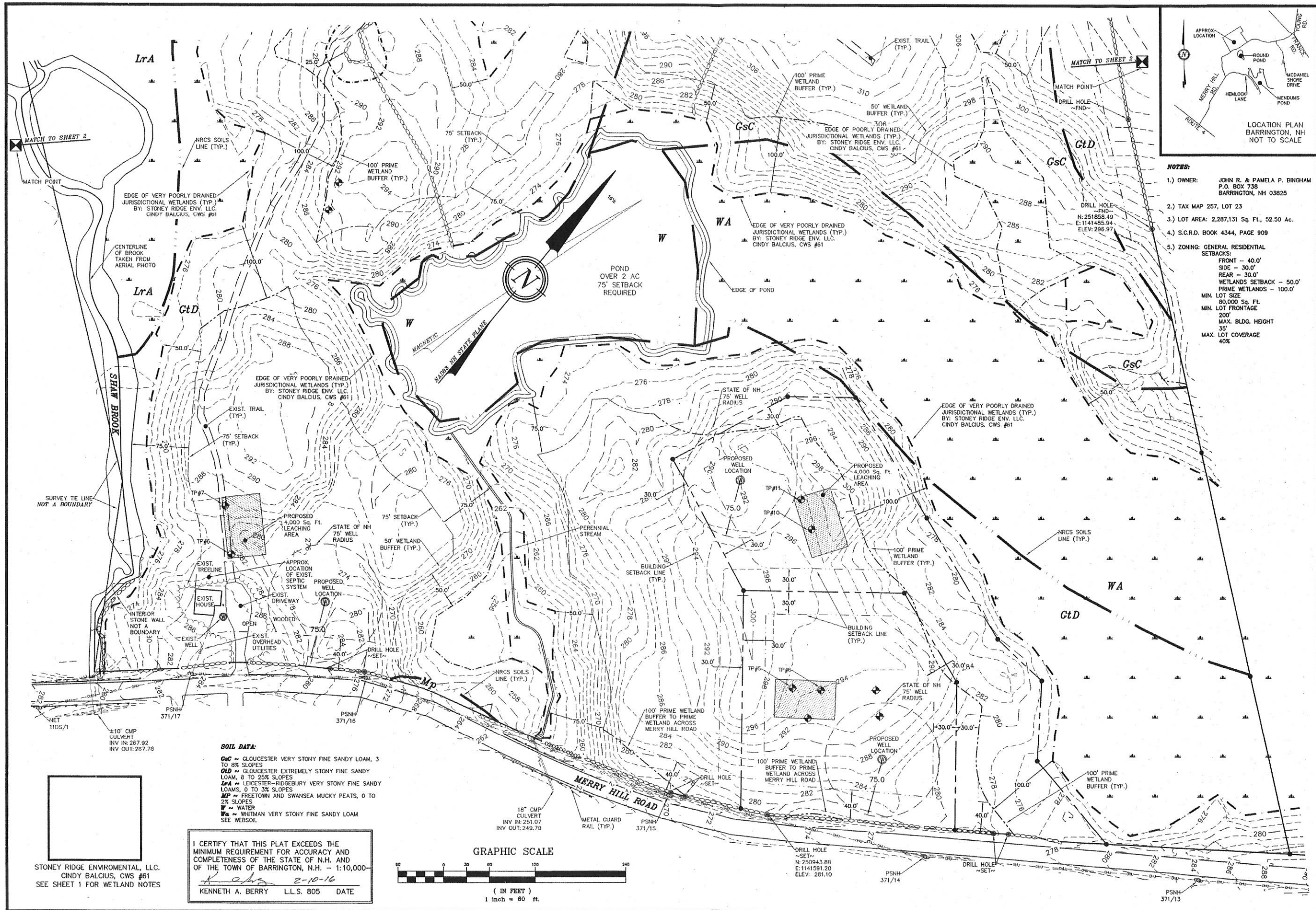


SHEET 3 OF 6



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

FEB 10 2016
RECEIVED



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P.O. BOX 738
BARRINGTON, NH 03825
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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

OLD - GLOUCESTER EXTREMELY STONY FINE SANDY LOAM, 8 TO 25% SLOPES

LrA - LEICESTER-RIDGEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES

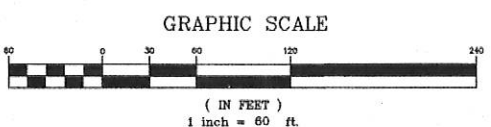
MP - FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2% SLOPES

W - WATER

Wa - WETLAND VERY STONY FINE SANDY LOAM SEE WEBSOL

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



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-L

KENNETH A. BERRY
L.L.S. 805
SIGNATURE

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	DESCRIPTION
	DATE
	REVISION

FEB 10 2016

RECEIVED

STONE RIDGE ENVIRONMENTAL, 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

NOTES:

- 1.) OWNER: JOHN R. & PAMELA P. BINGHAM
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BARRINGTON, NH 03825
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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%

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

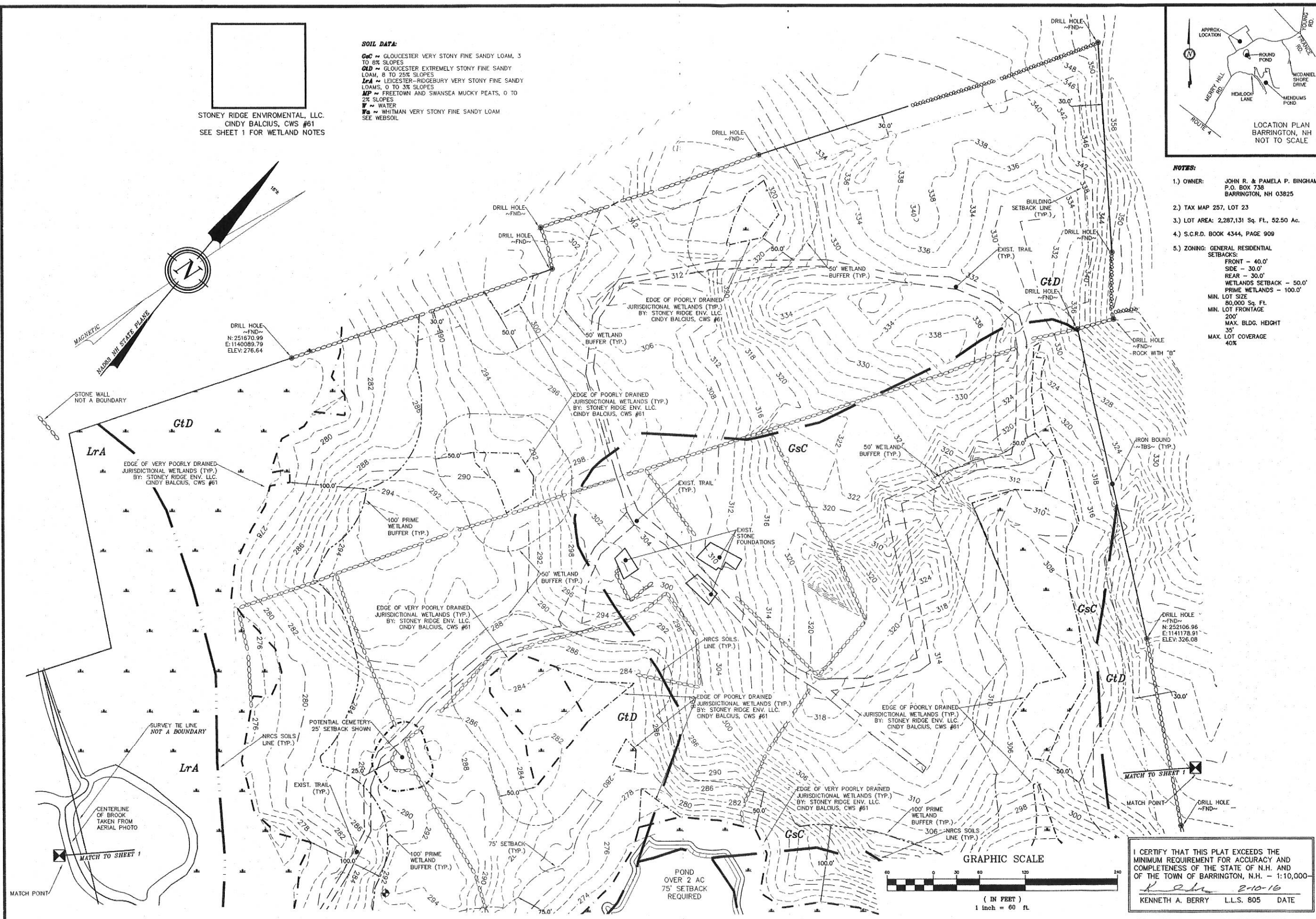
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: FEBRUARY 9, 2016
FILE NO.: DB15-129



SHEET 5 OF 6

FEB 10 2016

RECEIVED

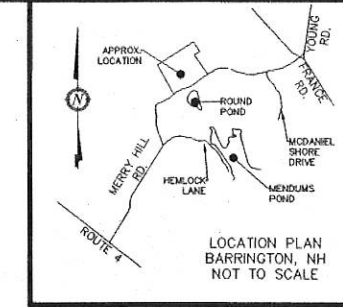


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- 2.) TAX MAP 257, LOT 23
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- 4.) S.C.R.D. BOOK 4344, PAGE 909
- 5.) ZONING: GENERAL RESIDENTIAL SETBACKS: FRONT - 40.0' SIDE - 30.0' REAR - 30.0' WETLANDS SETBACK - 50.0' PRIME WETLANDS - 100.0' MIN. 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.

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.T.A.F.F.O.R.D. 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:

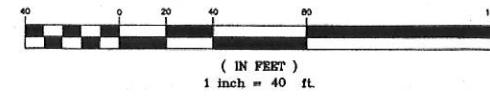
- 1.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010, L.M. VASLAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
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- 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, PHYTOECON 2014-41:1-42.
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STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

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.

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

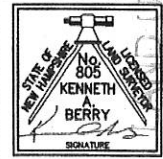
GRAPHIC SCALE



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: 1 DE/2015-129



FEB 10 2016

RECEIVED