

PLAN REFERENCES:

1. "PROPOSED MINOR SUBDIVISION PLAN, LAND OF JOSEPH P. & VIRGINIA M. CARBAUGH, 282 SECOND CROWN POINT ROAD, BARRINGTON, NH PREPARED BY BERRY SURVEYING & ENGINEERING DATED JANUARY 23, 2014 AND RECORDED AT THE S.C.R.D. AS PLAN 109-30.
2. "BOUNDARY PLAN OF LAND, TAX MAP 101 LOT 67, 250 SECOND CROWN POINT ROAD, BARRINGTON, NH PREPARED FOR NORTHERN NEW ENGLAND CONFERENCE OF SEVENTH-DAY ADVENTISTS" PREPARED BY JPS & ASSOCIATES DATED AUGUST 30, 2013 AND RECORDED AT THE S.C.R.D. AS PLAN 108-08.
3. "PLAN OF LAND OF NORMAN J. BERRY, EASTERLY SIDE OF SECOND CROWN POINT ROAD, BARRINGTON, NH" PREPARED BY BERRY CONSTRUCTION CO. INC. DATED APRIL 24, 1974 AND RECORDED AT THE S.C.R.D. AS PLAN 81-73.
4. "RIGHT OF WAY LOCATION OVER LAND OF WINTHROP & ALICE LORING, SECOND CROWN POINT ROAD, BARRINGTON, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED APRIL 30, 1999 AND RECORDED AT THE S.C.R.D. AS PLAN 57-08.
5. "DRIVEWAY & EASEMENT PLAN, LAND OF JOSEPH P. & VIRGINIA M. CARBAUGH, 282 SECOND CROWN POINT ROAD, BARRINGTON, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JANUARY 23, 2014 AND RECORDED AT THE S.C.R.D. AS PLAN 109-31.
6. "PLAN OF LAND OF NORMAN J. BERRY, NORTHERLY SIDE OF SECOND CROWN POINT ROAD, BARRINGTON, NH" PREPARED BY BERRY CONSTRUCTION CO. INC. DATED JULY 28, 1982 AND RECORDED AT THE S.C.R.D. AS PLAN 81-73.

ZONING REGULATIONS:

ZONE: GENERAL RESIDENTIAL (GR)*

ZONE REQUIREMENTS:
MINIMUM LOT SIZE: 80,000 Square Feet
MINIMUM LOT FRONTAGE: 200 Feet*
* Back Lots: Article 4.1.3 - Minimum 50 Feet
MINIMUM FRONT YARD: 40 Feet
MINIMUM SIDE YARD: 30 Feet
MINIMUM REAR YARD: 30 Feet
MAX LOT COVERAGE: 40%

* Both parcels and all structures are in this Zone

OWNERS OF RECORD

DOUGHTY FAMILY REVOCABLE TRUST OF
2006
ROTT & DARLENE DOUGHTY, Trustees
152 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
S.C.R.D BOOK 3438 PAGE 461
S.C.R.D. BOOK 4176 PAGE 773


Signature Date 3-10-17

Signature Date 3-10-17

LOT LINE REVISION PLAN

Located at:
 250 & 252 Second Crown Point Road
 Barrington, Strafford County, New Hampshire

For:
S&D Doughty Family Revocable Trust of 2006
Scott & Darlene Doughty, Trustees
 252 Second Crown Point Road
 Barrington, NH 03825



Stonewall

SURVEYING

Licensed in New Hampshire & Maine
 PO Box 458, Barrington, NH 03825
 t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Map 203 Lot 8 & Map 101 Lot 67	DRAWING NO: 16082 LLA.dwg
SCALE: 1" = 50'	PROJECT NO: 16052
SHEET: 1 of 2	DATE: Jan. 6, 2017

NOTES:

THE PURPOSE OF THIS PLAN IS TO REVISE THE PROPERTY LINE BETWEEN TAX MAP 203 LOT 8 AND TAX MAP 101 LOT 67 AND TO ELIMINATE THE RIGHT OF WAY TO AND FROM SECOND CROWN POINT ROAD CURRENTLY NECESSARY FOR TAX MAP 203 LOT 8. BOTH LOTS ARE RESIDENTIAL/HOME OCCUPATION USES.

1. OWNERS OF RECORD:
S&D DOUGHTY FAMILY REVOCABLE TRUST OF 2005
c/o SCOTT & DARLENE DOUGHTY, Trustees
TAX MAP 203 LOT 8:
S.C.R.D. BOOK 3438 PAGE 461
DATED SEPTEMBER 27, 2008
TAX MAP 101 LOT 67:
S.C.R.D. BOOK 4176 PAGE 773
DATED OCTOBER 30, 2013

2. TOTAL PARCEL AREAS:
TAX MAP 203 LOT 8:
EXISTING: .37± Acres
PROPOSED: 39.53± Acres
TAX MAP 101 LOT 67:
EXISTING: 329,040 Sq. Ft. OR 7.55 Acres
PROPOSED: 218,730 Sq. Ft. OR 5.02 Acres
Continuous Upland Area:
191,500± Square Feet or 4.40± Acres

3. BASIS OF BEARING IS PER PLAN REFERENCE #1, BEING THE NH GRID SYSTEM. VERTICAL DATUM IS ALSO PER PLAN REFERENCE #1 AND IS BASED ON USGS NAVD 88.

4. TAX MAP 203 LOT 8 AND TAX MAP 204 LOT 13 HAVE A 16 FOOT WIDE RIGHT OF WAY ACROSS THE EXISTING GRAVEL DRIVEWAY TO AND FROM THEIR LOTS. SEE S.C.R.D. BOOK 2182 PAGE 191, WHICH CLARIFIES THE RIGHT OF WAY LOCATION (SEE PLAN REFERENCE #4). REFERENCE IS ALSO MADE TO S.C.R.D. BOOK 796 PAGE 352, S.C.R.D. BOOK 988 PAGE 34 AND S.C.R.D. BOOK 1903 PAGE 70.

5. TAX MAP 203 LOT 7 HAS A DRIVEWAY AND UTILITY EASEMENT OVER TAX MAP 101 LOT 67 AS DESCRIBED IN S.C.R.D. BOOK 4284 PAGE 649 (SEE REFERENCE PLAN #5).

6. WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST, IN OCTOBER 2016.

7. TAX MAP 101 LOT 67 AND TAX MAP 203 LOT 8 ARE IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C01950 & 33017C01900 WITH EFFECTIVE DATES OF MAY 17, 2005.

8. TAX MAP 101 LOT 67 WILL ACCESS THE LOT BY A NEW DRIVEWAY AND WILL NOT RETAIN A DRIVEWAY EASEMENT OVER THE EXISTING GRAVEL DRIVEWAY.

9. BOTH PARCELS HAVE INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS.

10. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT 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.

11. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S 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.

12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

13. NH DES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE

14. WETLAND BUFFER ORDINANCES APPLICABLE TO THE PROJECT AND THE WETLANDS
3,000 SQUARE FEET OF WETLANDS ARE REQUIRED FOR EACH WETLAND LOT 8 AND
TAX MAP 101 LOT 8.

PLANNING BOARD
BARRINGTON, NH
PLANNING BOARD APPROVAL BLOCK:
BARRINGTON, N.H.

- APPROVED -

File Number 203-8+101-62-6B-12
Date 6/15/2017
Chairman [Signature]

CERTIFICATION
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
Raymond A. Bisson March 9, 2017
Raymond A. Bisson, LLS #931 Dated

WETLAND NOTE:
The limits of jurisdictional wetlands as depicted on this plan were delineated/flogged by SRJX
Noel, NH Certified Soil Scientist #017, NH Certified Wetland Scientist #086 on October 5,
2016. The flags were survey located by Stonewall Surveying using a SOKKIA SRS320
ROBOTIC TOTAL STATION. The delineation was conducted in accordance with the U.S. Army
Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual*, (1987) along
with the required Regional Supplement to the *Corps of Engineers Wetland Delineation Manual:*
Northeastal and Northeast Region, (Version 2).

Hydric soil determinations were conducted in accordance with the United States Department of
Agriculture, Natural Resources Conservation Service document *Field Indicators of Hydric Soils in*
the United States, Version 7.0 (2010) along with the manual *Field Indicators for Identifying*
Hydric Soils in New England (Version 3, April 2004).

Plant species indicator status was based on the U.S. Army Corps of Engineers publication *The*
National Wetland Plant List (2016).

B	3/6/17	ADDED MONUMENTS SET
A	1/28/17	ADDED SETBACK LINES, PROPOSED DRIVEWAY AND SEPTIC ARE
REV	DATE	STATUS

50 0 25 50 100 200
SCALE 1" = 50'
ROD# 113-78

NOTES:

THE PURPOSE OF THIS PLAN IS TO REVISE THE PROPERTY LINE BETWEEN TAX MAP 203 LOT 8 AND TAX MAP 101 LOT 67 AND TO ELIMINATE THE RIGHT OF WAY TO AND FROM SECOND CROWN POINT ROAD CURRENTLY NECESSARY FOR TAX MAP 203 LOT 8. BOTH LOTS ARE RESIDENTIAL/HOME OCCUPATION USES.

1. OWNERS OF RECORD:
S&D DOUGHTY FAMILY REVOCABLE TRUST OF 2006
c/o SCOTT & DARLENE DOUGHTY, Trustees
TAX MAP 203 LOT 8:
S.C.R.D. BOOK 3438 PAGE 461
DATED SEPTEMBER 27, 2006
TAX MAP 101 LOT 67:
S.C.R.D. BOOK 4176 PAGE 773
DATED OCTOBER 30, 2013

2. TOTAL PARCEL AREAS:
TAX MAP 203 LOT 8:
EXISTING: 37± Acres
PROPOSED: 39.53± Acres
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10. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT 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.

11. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S 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.

12. 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'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

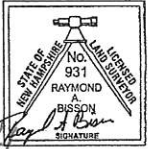
13. NH DES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS LOT LINE REVISION.

14. WETLAND BUFFER ORDINANCE APPLIES TO WETLANDS GREATER THAN 3,000 SQUARE FEET PER ARTICLE 9.5(4)(g) FOR BOTH TAX MAP 203 LOT 8 AND TAX MAP 101 LOT 67.

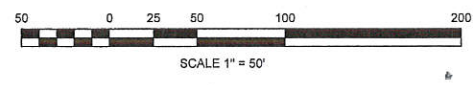
PLANNING BOARD
BARRINGTON, NH
PLANNING BOARD APPROVAL BLOCK
BARRINGTON, N.H.
-APPROVED-
File Number 203-87101-167-6217
Date 6/15/2017
Chairman [Signature]

CERTIFICATION
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."
[Signature] March 9, 2017
Raymond A. Bisson, LLS #931 Dated

REV	DATE	STATUS
B	3/6/17	ADDED MONUMENTS SET
A	1/28/17	ADDED SETBACK LINES, PROPOSED DRIVEWAY AND SEPTIC AREA



WETLAND NOTE:
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Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document Field Indicators of Hydric Soils in the United States, Version 7.0 (2010) along with the manual Field Indicators for Identifying Hydric Soils in New England (Version 3, April 2004).
Plant species indicator status was based on the U.S. Army Corps of Engineers publication The National Wetland Plant List (2012).



ABUTTERS:

TAX MAP 101 LOT 29
NF
CHARLES FORD
S.C.R.D. BOOK 4355 PAGE 915
231 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101 LOT 30
NF
KRYSTAL THOMPSON
BRADLEY ST. LAURENT
S.C.R.D. BOOK 3507 PAGE 741
243 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 101 LOT 31
NF
DONNA LAFOND
S.C.R.D. BOOK 2882 PAGE 793
83 COLE ROAD
NORTHWOOD, NH 03251
TAX MAP 101 LOT 32
NF
DONNA LAFOND
S.C.R.D. BOOK 2882 PAGE 793
83 COLE ROAD
NORTHWOOD, NH 03251
TAX MAP 203 LOT 22
NF
FRISCHILLA & KENNETH BOWLEN
S.C.R.D. BOOK 4272 PAGE 494
359 POND HILL ROAD
BARRINGTON, NH 03825
TAX MAP 203 LOT 23
NF
ROBERT & GLORIA JEWELL
S.C.R.D. BOOK 1643 PAGE 71
391 POND HILL ROAD
BARRINGTON, NH 03825

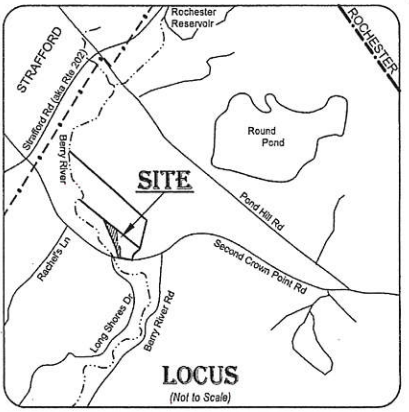
ABUTTERS:

TAX MAP 203 LOT 24
NF
NORTON FAMILY REVOCABLE TRUST
c/o JAMES & KIMBERLY NORTON, Trustees
S.C.R.D. BOOK 3335 PAGE 270
417 POND HILL ROAD
BARRINGTON, NH 03825
TAX MAP 203 LOT 26
NF
JAMES & KIMBERLY NORTON
DAVID NORTON
S.C.R.D. BOOK 3920 PAGE 785
417 POND HILL ROAD
BARRINGTON, NH 03825
TAX MAP 204 LOT 9
NF
ALFRED DENONCOURT & CHERYL LIBBY
S.C.R.D. BOOK 1850 PAGE 549
658 STRAFFORD ROAD
STRAFFORD, NH 03884
TAX MAP 204 LOT 10
NF
GLENN R. FRANKO & ERIN M. CONEYS
S.C.R.D. BOOK 4420 PAGE 140
688 STRAFFORD ROAD
STRAFFORD, NH 03825
TAX MAP 204 LOT 12
NF
DAVID A. BERRY & SYLVIA L. BERRY
IRREVOCABLE TRUST
c/o JOHNATHAN BERRY, Trustee
S.C.R.D. BOOK 3768 PAGE 781
337 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825

LOT OVERVIEW
Scale 1"=500'

GRANTED WAIVERS from Planning Board Meeting on February 21, 2017:

- PERTAINING TO TAX MAP 203 LOT 8
- 5.3.1(5) Boundary of entire property
 - 5.3.1(6) Two-foot contour interval topography
 - 5.3.1(8) All existing improvements, wells and septic systems within 100 feet of site
 - 5.3.1(9) All natural features, including wetlands
 - 5.3.1(10) Man-made features (roads, stone walls, cemeteries, etc.)
 - 5.3.1(13) Location and description of all existing easements and/or right of way.
 - 5.3.1(14) Each existing building or manmade structure to be reviewed for historic significance



PLAN REFERENCES:

- "PROPOSED MINOR SUBDIVISION PLAN, LAND OF JOSEPH P. & VIRGINIA M. CARBAUGH, 282 SECOND CROWN POINT ROAD, BARRINGTON, NH" PREPARED BY BERRY SURVEYING & ENGINEERING DATED JANUARY 23, 2014 AND RECORDED AT THE S.C.R.D. AS PLAN 109-30.
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ZONING REGULATIONS:

ZONE: GENERAL RESIDENTIAL (GR)
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MINIMUM LOT FRONTAGE: 200 Feet
* Back Lot: Article 4.1.3 - Minimum 50 Feet
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MINIMUM SIDE YARD: 30 Feet
MINIMUM REAR YARD: 30 Feet
MAX LOT COVERAGE: 40%
* Both parcels and all abutters are in this Zone.

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S.C.R.D. BOOK 3438 PAGE 461
S.C.R.D. BOOK 4176 PAGE 773
Signature [Signature] Date 3/10/17
Signature [Signature] Date 3/10/17

TOPOGRAPHIC PLAN
Located at:
250 & 252 Second Crown Point Road
Barrington, Strafford County, New Hampshire
For:
S&D Doughty Family Revocable Trust of 2006
Scott & Darlene Doughty, Trustees
252 Second Crown Point Road
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Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com
TAX MAP & LOT NO: TAX MAP 101 LOT 67 16062 LLA.dwg
Map 203 Lot 8 & Map 101 Lot 67
SCALE: 1" = 50' SHEET: 2 of 2 PROJECT NO: 16062 DATE: Jan. 6, 2017