

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SEPARATE THE EXISTING SELF STORAGE FACILITY FROM THE EXISTING RESIDENTIAL HOUSE BY CREATING A 5+ ACRE PARCEL FOR THE STORAGE FACILITY. CURRENTLY THE LOT SUPPORTS THE PRE-EXISTING SELF STORAGE FACILITY USE AND A RESIDENTIAL USE. THE USES WILL STAY THE SAME, BUT ON INDIVIDUAL LOTS.

2. OWNERS OF RECORD:
BRENDA J. WISHART REVOCABLE TRUST
Brenda J. Wishart, Trustee
JAMES D. ANTONINO, SR. REVOCABLE TRUST
James D. Antonino, Sr., Trustee
S.C.R.D. BOOK 4089 PAGE 85
DATED FEBRUARY 14, 2015

3. TOTAL EXISTING PARCEL AREA:
33± Acres (Per Tax Card)

4. THE BASIS OF BEARING IS MAGNETIC DECLINATION IN TAKEN IN OCTOBER 2018. THE ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

5. THE EXISTING STORAGE FACILITY IS SERVICED BY AN ONSITE SEPTIC SYSTEM AND WELL; THE EXISTING HOUSE IS SERVICED BY A SEPARATE ONSITE SEPTIC SYSTEM AND WELL AS SHOWN HEREON.

6. THE SUBJECT PARCELS HAS A SIGN EASEMENT ALONG ROUTE 125 AND AS SHOWN ON S.C.R.D. PLAN 34A-89 AND DESCRIBED IN THE SUBJECT DEED. THIS EASEMENT WILL BE TRANSFERRED WITH THE STORAGE FACILITY LOT. PROPOSED TAX MAP 253 LOT 20-001

7. A NHDES SUBDIVISION APPROVAL IS NOT REQUIRED FOR THIS SUBDIVISION SINCE BOTH LOTS ARE OVER 5 ACRES IN SIZE.

8. THE EXISTING SUBSURFACE DISPOSAL SYSTEM FOR THE STORAGE FACILITY WAS APPROVED BY NH DES ON SEPTEMBER 22, 1998. SEE APPROVAL #165504. THE EXISTING SUBSURFACE DISPOSAL SYSTEM FOR THE RESIDENCE WAS APPROVED BY NH DES ON APRIL 21, 1998. SEE APPROVAL #CA198008404. PROPOSED TAX MAP 253 LOT 20 WILL BE SUBJECT TO A SEPTIC EASEMENT IN FAVOR OF PROPOSED TAX MAP 253 LOT 20-001.

9. THE SUBJECT PARCEL IS IN FLOOD ZONE "X" AND "A" AS SHOWN ON THE "FIRM FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, FOR TOWN OF BARRINGTON", COMMUNITY PANEL NO. 33017C0315E DATED SEPTEMBER 30, 2015.

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. A PERMANENT DRIVEWAY MAINTENANCE AGREEMENT WILL BE EXECUTED AND RECORDED FOR BOTH PROPOSED LOTS.

14. ANY FUTURE DEVELOPMENT ON TAX MAP 253 LOTS 20 & 20-001 SHALL REQUIRE BASE FLOOD ELEVATION DETERMINATION.

15. A PORTION OF THE EXISTING BUILDINGS ON TAX MAP 253 LOT 20-001 ARE WITHIN THE 50 FOOT WETLAND BUFFER ZONE. ANY FURTHER EXPANSION INTO THE BUFFER WILL REQUIRE A 95 SPECIAL PERMIT.

16. THIS IS A TWO SHEET SET AND BOTH PAGES ARE TO BE RECORDED. TOPOGRAPHY AND SOILS HAVE BEEN REMOVED FROM THE RECORDING COPIES. THESE ARE ON FILE AT THE BARRINGTON TOWN OFFICE.

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%

N/F
TOWN OF BARRINGTON
TAX MAP 253 LOT 1
PO BOX 580
BARRINGTON, NH 03825
S.C.R.D. BOOK 3031 PAGE 480
- REGIONAL COMMERCIAL ZONE -

PLAN REFERENCES:

1. "SUBDIVISION PLAN, ALBERT E. WEEDEN ESTATE, BARRINGTON, NH" PREPARED BY RANDY R. ORVIS LAND SURVEYS DATED FEBRUARY 1995 AND RECORDED AT THE S.C.R.D. AS PLAN 45-87.

2. "SOULEIERE FARM SUBDIVISION PLAN PREPARED FOR DONALD M. SOULIERE & DAVID J. SOULIERE, WINKLEY POND ROAD, BARRINGTON, NEW HAMPSHIRE" PREPARED BY WHITE MOUNTAIN SOIL CONSULTANTS DATED JUNE 20, 1993, LAST REVISED AUGUST 31, 1993 AND RECORDED AT THE S.C.R.D. AS PLAN 42-89.

3. "REVISED BOUNDARY SURVEY, ALBERT WEEDEN, BARRINGTON, NH" PREPARED BY FREDERICK E. DREW ASSOCIATES DATED FEBRUARY 1980 AND RECORDED AT THE S.C.R.D. AS PLAN 20D-7.

4. "REVISED BOUNDARY SURVEY, ALBERT WEEDEN, BARRINGTON, NH" PREPARED BY FREDERICK E. DREW ASSOCIATES DATED FEBRUARY 1980, REVISED JUNE 1980 AND RECORDED AT THE S.C.R.D. AS PLAN 20D-25.

WETLAND NOTE:

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on September 16, 2018. The flags were survey located by Stonewall Surveying using SOKKIA BRX3X ROBOTIC TOTAL STATION. Prime Wetlands were delineated on November 7, 2018. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetland Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and North East Region, (Version 2, January 2012). Work was limited to the areas necessary to divide a lot for the storage facility.

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 8.1 (2017) along with the manual Field Indicators for Identifying Hydric Soils in New England (Version 4, May 2017).

Plant species indicator status was based on the U.S. Army Corps of Engineers 2016 National Wetland Plant List, (Version 3.3, 2016).

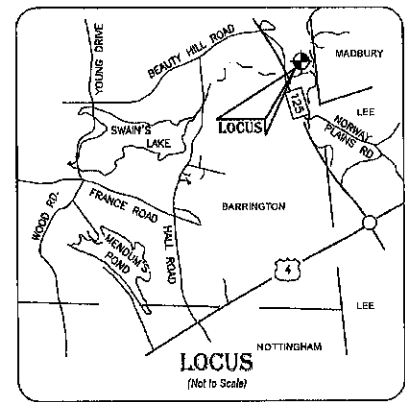
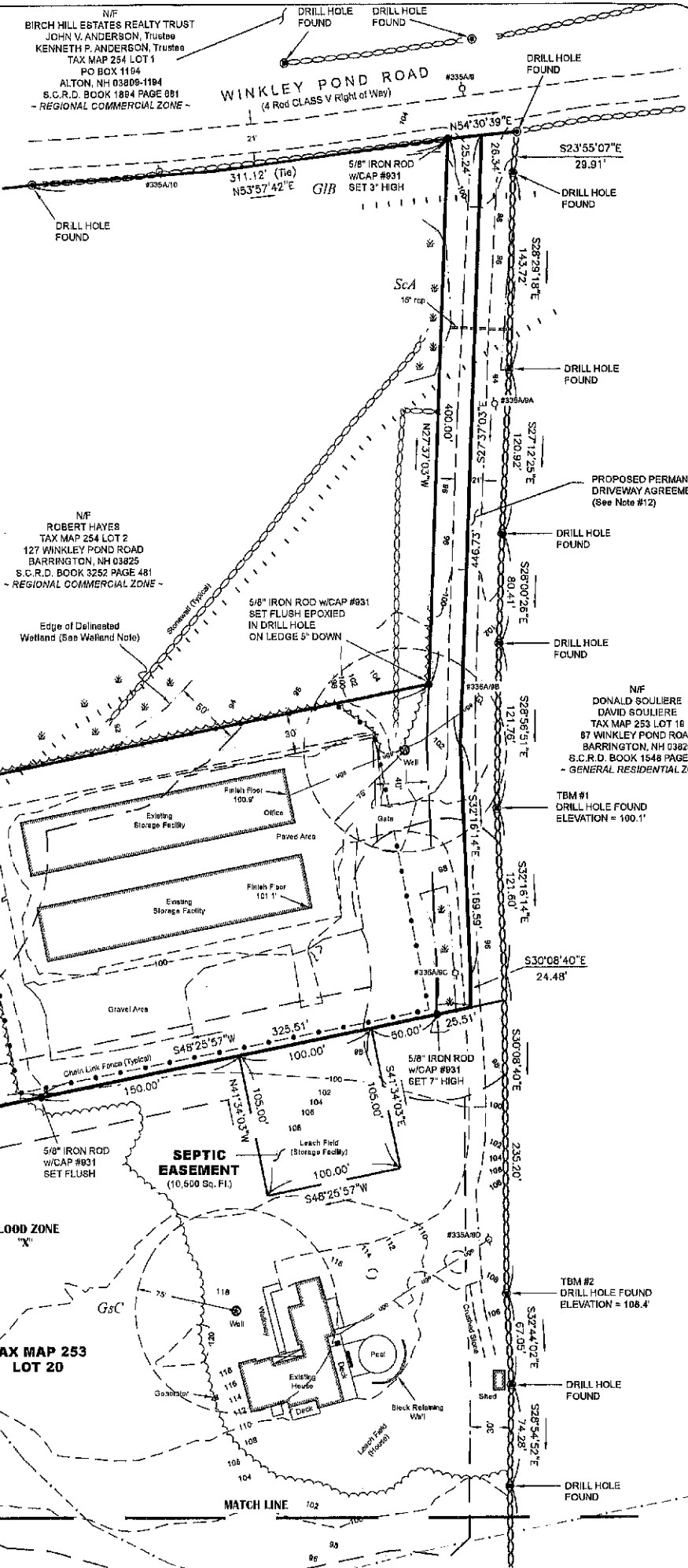
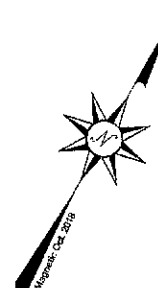
SOIL CLASSIFICATIONS:
(Per USDA Natural Resources Conservation Service - Web Soil Survey)

- GfB Gloucester fine sandy loam
3 to 8 percent slopes
- GrC Gloucester very stony fine sandy loam
8 to 15 percent slopes
- Mp Freedom and Swanton mucky peats
9 to 2 percent slopes
- GfB Gloucester fine sandy loam
3 to 8 percent slopes
- Ss Saugateck loamy sand
- ScA Seaside silt loam
3 to 8 percent slopes
- WfB Windsor loamy fine sand, clay
subsoil variant, 0 to 8 percent slopes

SOIL BOUNDARY - - - - -



Joseph W. Noel
PO Box 174
South Berwick, ME 03908
(207) 384-5887



- LEGEND:**
- MONUMENT FOUND
 - MONUMENT TO BE SET
 - UTILITY POLE
 - WETLAND
 - WELL
 - TREE / VEGETATION LINE
 - STONE WALL
 - EDGE OF WETLAND
 - SETBACK LINE

OWNERS OF RECORD
TAX MAP 253 LOT 20

BRENDA J. WISHART REVOCABLE TRUST
Brenda J. Wishart, Trustee
JAMES D. ANTONINO, SR. REVOCABLE TRUST
James D. Antonino, Sr., Trustee
111 Winkley Pond Road
Barrington, NH 03825
S.C.R.D. BOOK 4089 PAGE 85
DATED FEBRUARY 14, 2015

Signature: _____ Date: 1/23/19
Signature: _____ Date: 1/26/19

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.
I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Robotic Total Station, with a precision greater than 1:87,000."

Raymond A. Blason, LLS #931
Date: 2/25/2019

WISHART / ANTONINO
SUBDIVISION PLAN
Located at:
109 & 111 Winkley Pond Road
Barrington, Strafford County, New Hampshire
For:
Brenda J. Wishart Revocable Trust
c/o Brenda J. Wishart, Trustee
&
James D. Antonino Revocable Trust
c/o James D. Antonino, Trustee
111 Winkley Pond Road
Barrington, NH 03825

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 453, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO.: Tax Map 253 Lot 20
DRAWING NO.: 18054 Subdivision
SCALE: 1" = 50'
SHEET: 1 of 2
PROJECT NO.: 18054
DATE: Nov. 19, 2018

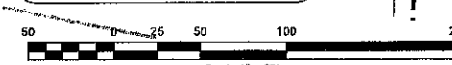
GRANTED WAIVERS
Planning Board
BARRINGTON, NH

APPROVED

File Number: 253-20-GR-19-12 Sub

Date: 2/1/2019

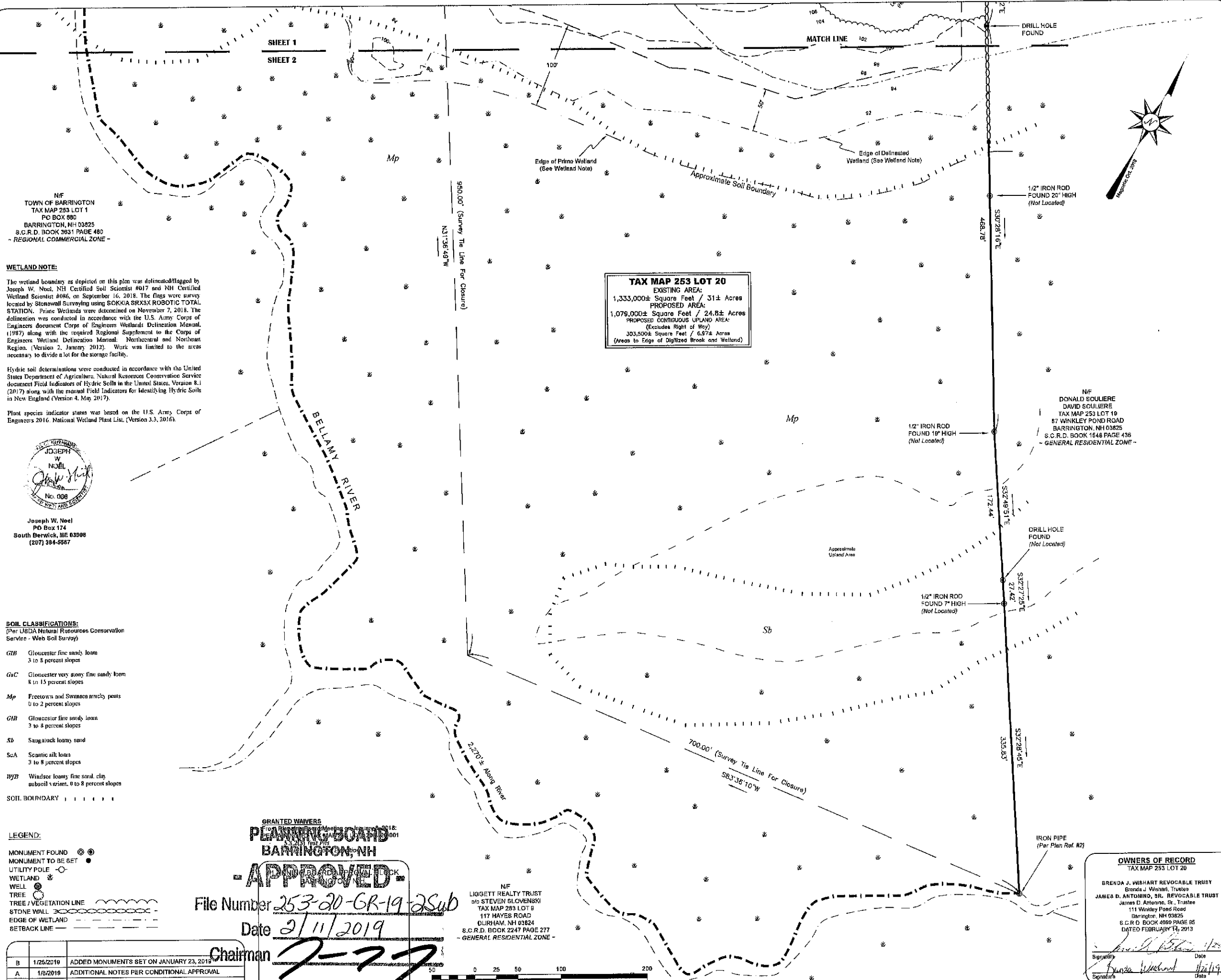
Chairman: [Signature]



B	1/25/2019	ADDED MONUMENTS SET ON JANUARY 23, 2019
A	1/9/2019	ADDITIONAL NOTES PER CONDITIONAL APPROVAL
REV	DATE	STATUS

SHEET 1
SHEET 2

MATCH LINE



NF
TOWN OF BARRINGTON
TAX MAP 253 LOT 1
PO BOX 880
BARRINGTON, NH 03825
S.C.R.D. BOOK 3931 PAGE 480
- REGIONAL COMMERCIAL ZONE -

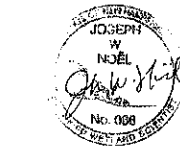
WETLAND NOTE:

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Neel, NH Certified Soil Scientist #617 and NH Certified Wetland Scientist #086, on September 16, 2018. The flags were survey located by Stonewall Surveying using SOKKIA SRX3X ROBOTIC TOTAL STATION. Prime Wetlands were determined on November 7, 2018. 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 - Northeastern and Northeast Region (Version 2, January 2012). Work was limited to the areas necessary to divide a lot for the storage facility.

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 8.1 (2017) along with the manual Field Indicators for Identifying Hydric Soils in New England (Version 4, May 2017).

Plant species indicator status was based on the U.S. Army Corps of Engineers 2016 National Wetland Plant List (Version 3.3, 2016).

TAX MAP 253 LOT 20
EXISTING AREA:
1,333,000± Square Feet / 31± Acres
PROPOSED AREA:
1,079,000± Square Feet / 24.8± Acres
PROPOSED CONTIGUOUS UPLAND AREA:
(Excludes Right of Way)
303,500± Square Feet / 6.97± Acres
(Areas to Edge of Digitized Brook and Wetland)



Joseph W. Neel
PO Box 174
South Berwick, ME 03508
(207) 384-5587

SOIL CLASSIFICATIONS:
(Per USDA National Resources Conservation Service - Web Soil Survey)

- G1B Gloucester fine sandy loam
3 to 8 percent slopes
- G1C Gloucester very stony fine sandy loam
8 to 15 percent slopes
- Mp Freetown and Swanscon muddy peats
0 to 2 percent slopes
- G1B Gloucester fine sandy loam
3 to 8 percent slopes
- Sb Saugatuck loamy sand
- ScA Scantic silt loam
3 to 8 percent slopes
- W1B Windsor loamy fine sand, clay
subsoil variant, 0 to 8 percent slopes

SOIL BOUNDARY

LEGEND:

- MONUMENT FOUND
- MONUMENT TO BE SET
- UTILITY POLE
- WETLAND
- WELL
- TREE
- TREE / VEGETATION LINE
- STONE WALL
- EDGE OF WETLAND
- SETBACK LINE

REV	DATE	STATUS
B	1/26/2019	ADDED MONUMENTS SET ON JANUARY 23, 2019
A	1/8/2018	ADDITIONAL NOTES PER CONDITIONAL APPROVAL

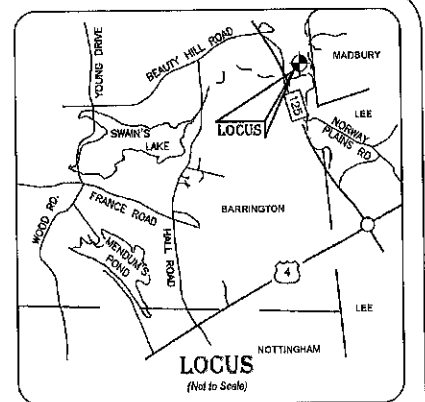
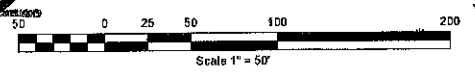
GRANTED WAIVERS
PLANNING BOARD
BARRINGTON, NH

APPROVED

File Number 253-20-GR-19-2Sub
Date 2/11/2019

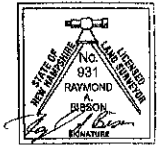
Chairman J-77

NF
LIGGETT REALTY TRUST
c/o STEVEN GLOVENSKI
TAX MAP 253 LOT 9
117 HAYES ROAD
DURHAM, NH 03824
S.C.R.D. BOOK 2247 PAGE 277
- GENERAL RESIDENTIAL ZONE -



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.
I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by Robotic Total Station, with a precision greater than 1:87,000."

Raymond A. Blason
Raymond A. Blason, LLS #931
Date Jan 25, 2019



WISHART / ANTONINO
SUBDIVISION PLAN
Located at:
109 & 111 Winkley Pond Road
Barrington, Strafford County, New Hampshire
For:
Brenda J. Wishart Revocable Trust
c/o Brenda J. Wishart, Trustee
&
James D. Antonino Revocable Trust
c/o James D. Antonino, Trustee
111 Winkley Pond Road
Barrington, NH 03825

Stonewall SURVEYING
Licensed in New Hampshire & Maine
PO Box 468, Barrington, NH 03825
t: (603) 864-3800 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 253 Lot 20	DRAWING NO: 18254 SubdivPlan
SCALE: 1" = 50'	SHEET: 2 of 2
PROJECT NO: 16034	DATE: Nov. 19, 2018

OWNERS OF RECORD
TAX MAP 253 LOT 20
BRENDA J. WISHART REVOCABLE TRUST
Brenda J. Wishart, Trustee
JAMES D. ANTONINO, SR. REVOCABLE TRUST
James D. Antonino, Sr., Trustee
111 Winkley Pond Road
Barrington, NH 03825
S.C.R.D. BOOK 4059 PAGE 85
DATED FEBRUARY 14, 2013