

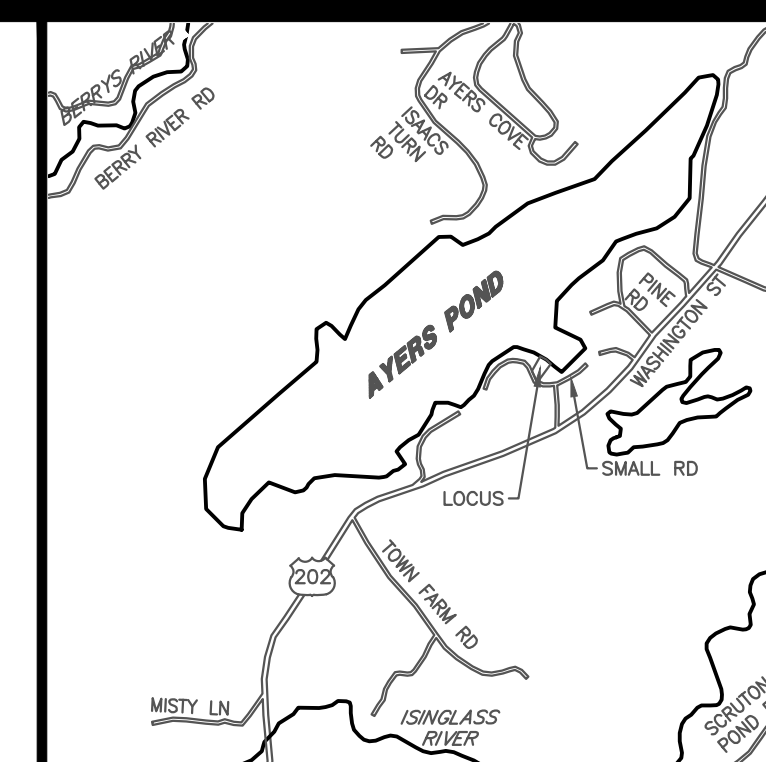
WATER ACCESS STRUCTURE	
FRONTAGE ALONG AYERS POND	115'
	X 7.5
ALLOWABLE WATER ACCESS STRUCTURE S.F.	862 S.F.
DOCK	- 105 S.F.
SHED	- 65 S.F.
TOTAL EXISTING	695 S.F.
PROPOSED PERCH BEACH	226 S.F.

MAP 106 LOT 4
N/F
DEREK M. & MELISSA J. CEPPEPELLI
100 SMALL ROAD
BARRINGTON, NH 03825
SCRD BK.#4564 PG.#0900

PLAN REFERENCES:

- "SUBDIVISION OF CAMP LOTS, AYERS POND, BARRINGTON, N.H. F.E. SMALL, ROCHESTER, N.H." PREPARED BY I.W. JONES & CO. ENGINEERS, MILTON, N.H., DATED MAY 4, 1922 AND RECORDED AT THE SCRD AS POCKET 4, FOLDER 1, PLAN 1.

IMPERVIOUS SUMMARY IN SHORELAND BUFFER (0'-250')	
TOTAL EXISTING IMPERVIOUS AREA WITHIN SHORELAND BUFFER	3,349 S.F. (28.8%)
TOTAL PROPOSED IMPERVIOUS AREA WITHIN SHORELAND BUFFER	4,096 S.F. (35.2%)



LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENTIAL ZONING DISTRICT AND THE SHORELAND PROTECTION DISTRICT OVERLAY (SDO).
- THE PARCEL IS SHOWN ON THE TOWN OF BARRINGTON ASSESSOR'S MAP 106 AS LOT 5.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 195 OF 405, MAP NUMBER 33017C0195D, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- DIMENSIONAL REQUIREMENTS:**

	REQUIRED:
MINIMUM LOT SIZE:	80,000 S.F.
MINIMUM LOT FRONTAGE:	200'
MINIMUM YARD SETBACKS:	
FRONT	40'
SIDE	30'
REAR	30'
MAXIMUM BUILDING HEIGHT:	35'/2.5 STORIES
MAXIMUM LOT COVERAGE:	40%

PER THE TOWN OF BARRINGTON ZONING ORDINANCE ARTICLE IV, SECTION 4.1.1, TABLE 2.
- OWNER OF RECORD:
MAP 106 LOT 5:
JENNIFER D. VOEGE 401K TRUST
94 SMALL ROAD
BARRINGTON, NH 03825-4100
SCRD BK.#4664 PG.#0940
- PARCEL AREA:
MAP 106 LOT 5:
11,628± S.F.
(0.2669± ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, AND PROPOSED SITE FEATURES OF MAP 106 LOT 5 TO ACCOMPANY A NHDES WETLAND PERMIT APPLICATION.
- FIELD SURVEY COMPLETED BY TCE IN MAY 2020 USING A TOPCON DS103 AND A CARLSON RT4 DATA COLLECTOR. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONVERSION FROM NAVD88 TO NGVD IS -0.60'. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN MAY 2020 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
- DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0 USDA, NRCS, IN COOPERATION WITH THE NATION TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.
- DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
- THE REFERENCE LINE (SURFACE ELEVATION) FOR AYERS POND IS 233' VERTICAL DATUM NGVD29 (232.39' NAVD88) PER "NHDES CONSOLIDATED LIST OF WATER BODIES" AND THIS PARCEL IS SUBJECT TO RSA 483-B, SHORELAND WATER QUALITY PROTECTION ACT.

MAP 109 LOT 4
N/F
VALMORE E. BROOKS
5 FOX RUN ROAD
RAYMOND, NH 03077
SCRD BK.#4266 PG.#0103

MAP 106 LOT 5
11,628± S.F.
(0.2669± ACRES)
(TO HIGH WATER MARK)

MAP 109 LOT 5
N/F
DAVID M. & BRENDA M. CHEVALIER
15 BEACH AVENUE
RINDGE, NH 03461
SCRD BK.#4531 PG.#0155

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN FEBRUARY 2019. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

FOR REVIEW

TAX MAP 106 LOT 5
ENVIRONMENTAL IMPACTS PLAN
FOR
94 SMALL ROAD
BARRINGTON, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
JENNIFER D. VOEGE 401K TRUST

SCALE: 1" = 10' (22"x34")
1" = 20' (11"x17")

JULY 27, 2020



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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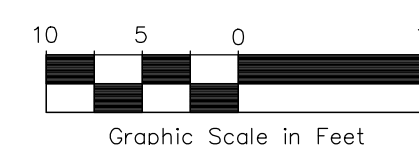
7397-00

DR PJT FB 570
CK BMK CADFILE

S-1

LICENSED LAND SURVEYOR _____ DATE _____

REV.	DATE	DESCRIPTION	DR	CK



LEGEND:

MAP 106 LOT 5	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
BK. PG.	BOOK / PAGE
CONC.	CONCRETE
EG	EDGE OF GRAVEL
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FP	FAIRPOINT COMPANY
GREG	GAS REGULATOR
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
ROW	RIGHT OF WAY
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
LPG	LIQUEFIED PETROLEUM GAS
TBM	TEMPORARY BENCHMARK
UP	UTILITY POLE
X 9.2	SPOT GRADE
○	IRON PIPE/ROD FOUND
○	UTILITY POLE
○	WELL
OHW	OVERHEAD WIRE
—	STOCKADE FENCE
---	BOUNDARY LINE
---	SETBACK LINE
---	EXISTING CONTOUR
---	EDGE OF WETLAND
---	HIGH WATER MARK
▒	CONCRETE
▒	PAVEMENT
▒	POND
▒	WOODEN DECK/DOCK
▒	WETLAND
▒	PROPOSED PATIO



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION