

- NOTES:**
- OWNER: ROBERT DIBERTO
334 DURHAM ROAD
MADBURY, NH 03820
 - TAX MAP 213, LOT 6
 - LOT AREA: 1,425,184 Sq.Ft., 32.72 Ac.
 - S.C.R.D. BOOK 1382, PAGE 271
 - ZONING: GENERAL RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
 - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAN FLOOD HAZARD REF.; FEMA COMMUNITY# ~330178 AND 330188, MAP# ~ 33017001900, DATED: MAY 17, 2005.
 - VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2020, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 213, LOT 6 INTO 2 INDIVIDUAL LOTS USING THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS. THIS IS A 1 SHEET PLAN SET. SHEET 2 IS A 100 SCALE SUBDIVISION SHEET, AND SHEET 1 SHOWS TOPOGRAPHY. SHEET 2 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET X WILL BE ON FILE AT THIS OFFICE AND THE TOWN OF BARRINGTON.
 - 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.
 - 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.

- PLAN REFERENCES:**
- "PROPERTY OF HAROLD & SHIRLEY CROSBY"
BY: H.D. HARRIMAN
DATED: OCTOBER 9, 1987
S.C.R.D. PLAN #21, POCKET #7, FOLDER #1
 - "PROPERTY OF HAROLD & SHIRLEY CROSBY IN: STRAFFORD, N.H."
BY: H.D. HARRIMAN
COPIED BY: D.R. POPPEMA
DATED: OCTOBER 9, 1987
COPIED: SEPTEMBER, 1976
S.C.R.D. PLAN #17A-107
 - "FINAL PLAN JOHN T. DREW FARM SUBDIVISION BARRINGTON AND STRAFFORD N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: MARCH, 1977
S.C.R.D. PLAN #17A-138
 - "SUBDIVISION PLAN DANA JOHNSON BARRINGTON AND STRAFFORD N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: AUGUST, 1991
S.C.R.D. PLAN #17B-185
 - "ROBERT C. & DENISE L. JANESKY LOT IN: STRAFFORD & BARRINGTON, N.H."
BY: DONALD R. POPPEMA R.L.S.
DATED: OCTOBER, 1978
S.C.R.D. PLAN #21-17
 - "SUBDIVISION PLAN ROBERT DIBERTO BARRINGTON AND STRAFFORD N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: SEPTEMBER, 1989
REVISED: FEBRUARY, 1990
S.C.R.D. PLAN #38A-64
 - "PLAN OF LAND CECILE A. MARCHAND & CECILE E. SHANNON SLOPER ROAD BARRINGTON N.H."
BY: BERRY SURVEYING & ENGINEERING
DATED: OCTOBER 1, 1985
S.C.R.D. PLAN #27A-29

N/F SMITH, BRUCE W. & ANNE O.
173 SLOPER ROAD
STRAFFORD, NH 03815
TAX MAP #18, LOT 2

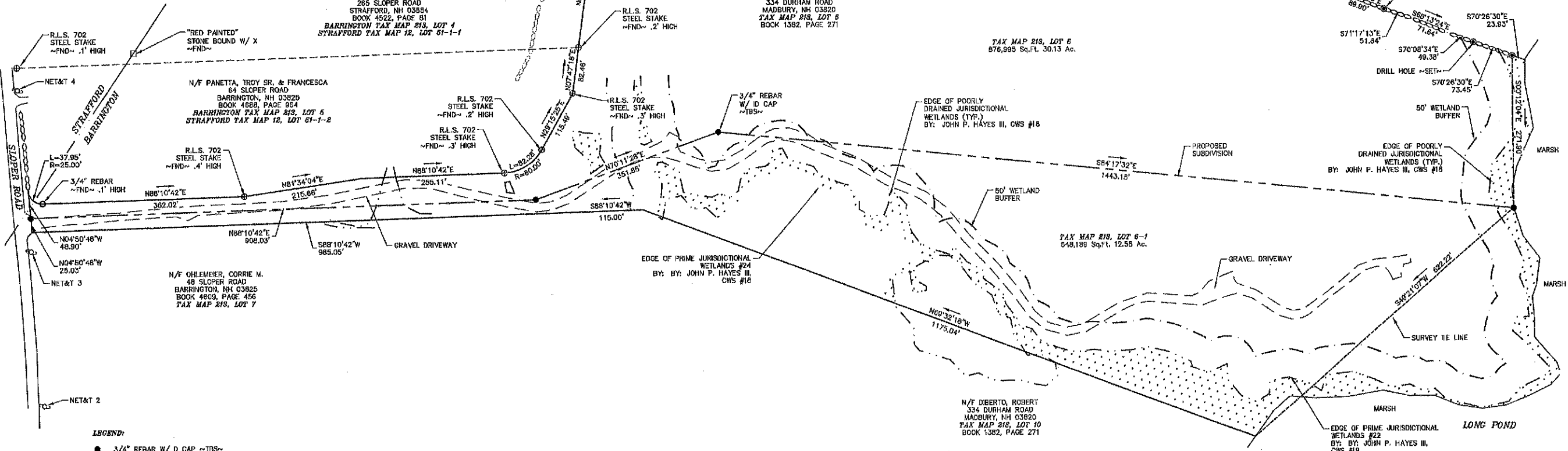
N/F LAURION, JANE & MICHAEL
261 SLOPER ROAD
STRAFFORD, NH 03884
BARRINGTON TAX MAP #18, LOT 8
STRAFFORD TAX MAP #18, LOT 61-1

N/F ROBERT D. & CONSTANCE A.
TURCOTTE LIVING TRUST
265 SLOPER ROAD
STRAFFORD, NH 03884
BOOK 4522, PAGE 81
BARRINGTON TAX MAP #18, LOT 4
STRAFFORD TAX MAP #18, LOT 61-1-1

N/F DIBERTO, ROBERT
334 DURHAM ROAD
MADBURY, NH 03820
TAX MAP #18, LOT 6
BOOK 1382, PAGE 271

N/F PANETTA, TROY SR. & FRANCESCA
64 SLOPER ROAD
BARRINGTON, NH 03825
BOOK 4688, PAGE 854
BARRINGTON TAX MAP #18, LOT 5
STRAFFORD TAX MAP #18, LOT 61-1-2

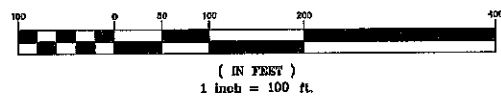
N/F OHLEMEYER, CORRIE M.
48 SLOPER ROAD
BARRINGTON, NH 03825
BOOK 4603, PAGE 456
TAX MAP #18, LOT 7



LEGEND:

- 3/4" REBAR W/ D CAP ~TBS~
 - ⊙ DRILL HOLE ~FND~
 - ⊙ STEEL STAKE ~FND~
 - ⊙ IRON BOUND ~FND~
 - ⊙ UTILITY POLE / GUY WIRE
 - EXISTING PERIMETER BOUNDARY
 - APPROXIMATE ABUTTING PROPERTY LINE
 - PROPOSED BOUNDARY LINE
 - STONE WALL
 - BUILDING SETBACK LINE
 - POORLY DRAINED JURISDICTIONAL WETLANDS
 - PRIME WETLANDS
 - 50' WETLAND BUFFER
 - TOWN LINE
 - SURVEY TIE LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP. TYPICAL
FND FOUND

GRAPHIC SCALE



WARRANT REQUESTS:
FULL LOT TOPOGRAPHY: PENDING

FOR TOWN APPROVAL PURPOSES:

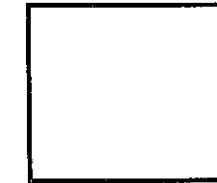
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

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

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES FALL 2020 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
- NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



JOHN P. HAYES, III CWS #18,

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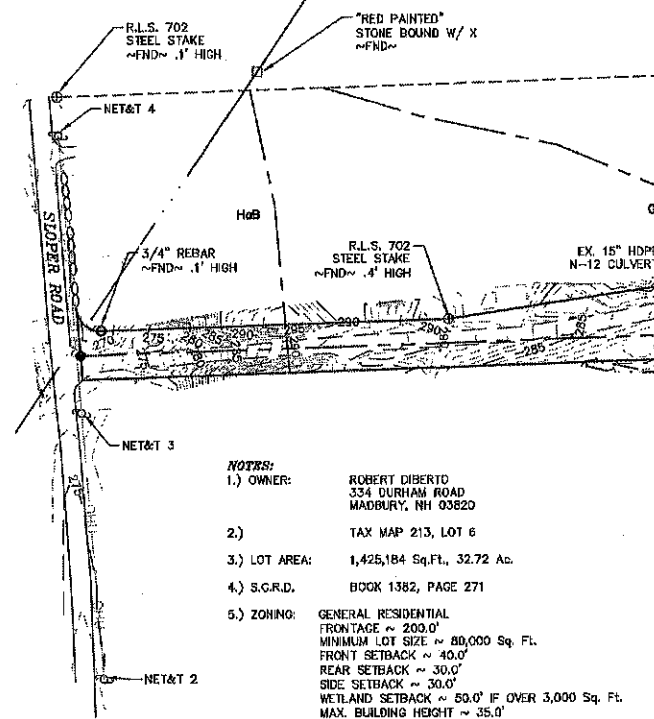
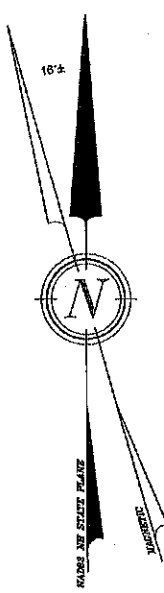
REVISION	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN	
LAND OF	
ROBERT DIBERTO	
SLOPER ROAD	
BARRINGTON, N.H.	
TAX MAP #18, LOT 6	

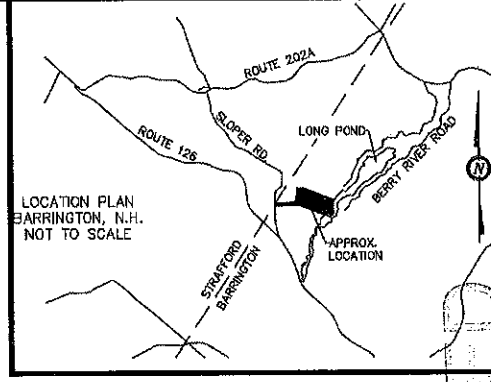
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)532-2863
SCALE: 1" IN. EQUALS 100 FT.
DATE: OCTOBER 12, 2020
FILE NO.: DB 2020 - 072



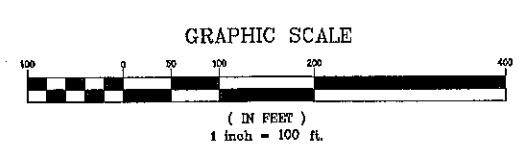
- NOTES:**
- 1.) OWNER: ROBERT DIBERTO
334 DURHAM ROAD
MADBURY, NH 03820
 - 2.) TAX MAP 213, LOT 6
 - 3.) LOT AREA: 1,425,184 Sq.Ft., 32.72 Ac.
 - 4.) S.G.R.D. BOOK 1382, PAGE 271
 - 5.) ZONING: GENERAL RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
MAX. BUILDING HEIGHT ~ 35.0'
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 AND 330199, MAP# - 33017C019C, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN JUNE OF 2020, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
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SOILS:

G₂C - GLOUCESTER SANDY LOAM, 8 TO 15 PERCENT SLOPES
H₂B - MINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
H₂D - HOLIS FINE SAND LOAMS, 8 TO 26 PERCENT SLOPES
M₂P - FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES
SEE WEBSOIL USDA-NRCS



- LEGEND:**
- 3/4" REBAR W/ D CAP ~TBS~
 - ⊙ DRILL HOLE ~FND~
 - IRON BOUND ~FND~
 - ⊙ STEEL STAKE ~FND~
 - ⊙ UTILITY POLE / GUY WIRE
 - ⊙ EXISTING PERIMETER BOUNDARY
 - ⊙ NRCS SOIL DELINEATION LINE
 - ⊙ BUILDING SETBACK LINE
 - ⊙ SURVEY TIE LINE
 - ⊙ OVERHEAD UTILITIES LINE
 - ⊙ CONTOUR LINE - MINOR
 - ⊙ CONTOUR LINE - MAJOR
 - ⊙ WETLAND LINE
 - ⊙ WETLAND BUFFER
 - ⊙ DRAINAGE LINE
 - ⊙ TOWN LINE
 - ⊙ SURVEY TIE LINE
 - ⊙ NHDES 50' SETBACK
 - ⊙ NHDES 150' SETBACK
 - ⊙ NHDES 250' SETBACK
 - ⊙ PROPOSED WELL
 - ⊙ 4K AREA
 - ⊙ NRCS SOIL LABEL
 - ⊙ STRAFFORD COUNTY REGISTRY OF DEEDS
 - ⊙ TYP.
 - ⊙ FND



- WETLAND NOTES:**
1. WETLANDS WERE DELINEATED BY JOHN P. HAYES FALL 2020 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS
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KENNETH A. BERRY L.L.S. 805 DATE

DATE	REVISION	DESCRIPTION
05/18/20		

SUBDIVISION TOPOGRAPHY PLAN
LAND OF
ROBERT DIBERTO
SLOPER ROAD
BARRINGTON, N.H.
TAX MAP 213, LOT 6

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2803
SCALE: 1 IN. EQUALS 100 FT.
DATE: OCTOBER 12, 2020
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