

N/F FRANKO, GLEN R. & CONEYS, ERIN M.
696 STRAFFORD ROAD
BARRINGTON, NH 03825
TAX MAP 204, LOT 10
S.C.R.D. BOOK 4220, PAGE 140
PLAN REF. #4

N/F NORTON, JAMES & KIMBERLY
NORTON, DAVID
417 POND HILL ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 26
S.C.R.D. BOOK 3920, PAGE 785
PLAN REF. #2

N/F BETTS-LAYNE, KATIE
858 STRAFFORD ROAD
STRAFFORD, NH 03304
TAX MAP 204, LOT 9
S.C.R.D. BOOK 4848, PAGE 922

N/F GAGE, DANIEL & LINDA
368 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 204, LOT 8
S.C.R.D. BOOK 2731, PAGE 733
PLAN REF. #7

N/F DICKEY, JILLIAN & DAMON
367 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 204, LOT 6
S.C.R.D. BOOK 3928, PAGE 971

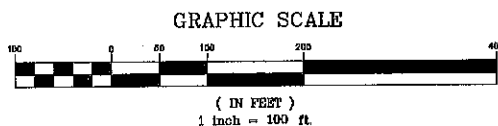
**PLANNING BOARD
BARRINGTON, NH**

APPROVED

File Number 204-12-13-6R-22-11

Date 5/3/2022

Chairman _____
I, _____, Chairman of the Planning Board of the Town of Barrington, New Hampshire, do hereby certify that the above described subdivision complies with the requirements of said subdivision regulations, excepting only modifications made in writing by the Board and attached hereto.



NOTES CONT.:

- 1.) THIS APPROVAL INCORPORATES THE FOLLOWING WAIVERS FROM THE BARRINGTON SUBDIVISION REGULATIONS.
 - A.) SECTION 5.3.1(8) RELATING TO TOPOGRAPHIC CONTOURS
 - B.) SECTION 5.3.1(9) RELATING TO WETLAND IDENTIFICATION
 - C.) SECTION 5.3.1(15) RELATING TO DIMENSIONAL REQUIREMENTS SPECIFICALLY THE BUILDING SETBACK.

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~SET~
 - DRILL HOLE ~FND~
 - IRON BOUND ~FND~
 - IRON PIPE ~FND~
 - STEEL STAKE ~FND~
 - UTILITY POLE
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE ~TBA~
 - PERMETER BOUNDARY LINE
 - APPROXIMATE ADJUTING LOT LINE
 - R.O.W. LINE
 - 25' CEMETERY BUFFER
 - SURVEY TIE LINE
 - STONE WALL
 - STONE WALL REMAINS
 - FND TYPICAL
 - TBA TO BE ABANDONED
 - STRAFFORD COUNTY REGISTRY OF DEEDS

N/F DOUGHTY, SCOTT & DARLENE
252 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 8
S.C.R.D. BOOK 4483, PAGE 945
SEE PLAN REF. #2 & S.C.R.D. BOOK 988,
PAGE 36 (N.J. BERRY TO J. LORING)

SUBDIVISION PLAN LINE TABLE

LINE #	BEARING	DISTANCE
L1	N19°34'34"W	25.78'
L2	N48°52'33"E	39.93'
L3	N05°15'06"W	6.61'
L4	N44°26'02"E	4.51'
L5	N38°15'12"E	41.60'
L6	N56°41'28"W	16.85'
L7	N40°45'51"W	8.88'
L8	N42°52'18"W	10.24'
L9	N50°21'49"W	51.22'
L10	S49°23'41"E	234.17'
L11	S49°23'41"E	175.61'
L12	S37°52'32"E	38.53'
L13	N83°21'27"E	21.35'
L14	S51°31'27"E	52.87'
L15	S66°28'04"E	41.67'
L16	S57°06'44"W	611.37'

N/F BERRY, DANIEL & TARA
PLAN REF. #8
TAX MAP 204, LOT 12
EX. LOT AREA:
218,026 Sq.Ft.
5.01 Ac.
PRO. LOT AREA:
361,171 Sq.Ft.
8.29 Ac.±

N/F THE DAVID A. BERRY AND SYLVIA L. BERRY
IRREVOCABLE TRUST
TAX MAP 204, LOT 18
EX. LOT AREA:
1,007,277 Sq.Ft.±
23.12 Ac.±
PRO. LOT AREA:
864,132± Sq.Ft.
19.84± Ac.

N/F LANGLOIS, CHRISTOPHER P.
FREEDOM ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7-1
S.C.R.D. BOOK 4874, PAGE 458
PLAN REF. #6

N/F CARBAUGH, JOSEPH & VIRGINIA
282 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 7
S.C.R.D. BOOK 4893, PAGE 800
PLAN REF. #8

N/F CHRISTIANSEN, JOHN & DEANNA
300 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 203, LOT 6
S.C.R.D. BOOK 3783, PAGE 72

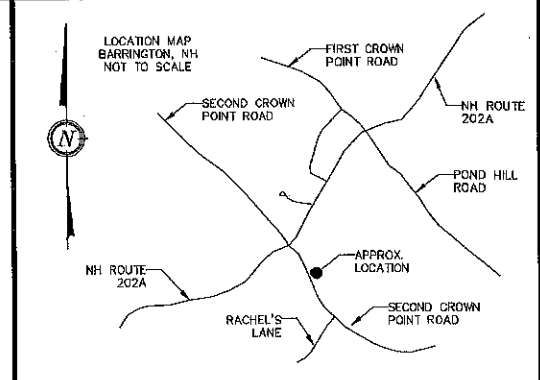
N/F HOLDEMAN, JEDITH A. & ALYSSA A.
327 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 204, LOT 8
S.C.R.D. BOOK 3944, PAGE 407

N/F GRILACK, MELVIN & DOWD, KELLY
303 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
TAX MAP 205, LOT 2

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-
05/03/2022
KENNETH A. BERRY L.L.S. 805 DATE

PLAN REFERENCES:

- 1.) "PLAN OF LAND OF NORMAN J. BERRY, SECOND CROWN POINT ROAD, BARRINGTON, N.H." BY: BERRY CONST. CO., INC. CONTRACTORS & ENGINEERS DATED: JANUARY 2, 1965 S.C.R.D. BOOK 790, PAGE 29 FILE NO.: DB 1965-1
- 2.) "PLAN OF LAND OF NORMAN J. BERRY, EASTERLY SIDE OF SECOND CROWN POINT ROAD, BARRINGTON, N.H." BY: BERRY CONST. CO., INC. CONTRACTORS & ENGINEERS DATED: APRIL 24, 1974 S.C.R.D. PLAN #16-73 FILE NO.: DB 1974-27
- 3.) "PLOT PLAN FOR RECORDING ONLY OF LAND OF ALLAN HILLIARD IN BARRINGTON & STRAFFORD N.H. 2ND CROWN POINT ROAD & N.H. ROUTE 202A" BY: BRYAN L. BAILEY DATED: AUGUST 3, 1982 S.C.R.D. PLAN #23A-91
- 4.) "PLAN OF LAND IN BARRINGTON AND STRAFFORD, N.H. PREPARED FOR WALTON A. STILES" BY: RANDY R. ORMS DATED: MAY 11, 1984 S.C.R.D. PLAN #27-32
- 5.) "PLAN OF LAND IN BARRINGTON, N.H. PREPARED FOR: ELEANOR WOOD" BY: DONALD R. POPPEMA DATED: MAY 1989 S.C.R.D. PLAN #32-10B
- 6.) "PROPOSED SUBDIVISION LAND OF DOROTHY B. BERRY FOR KENNETH & VIRGINIA BERRY," BY: BERRY SURVEYING & ENGINEERING DATED: AUGUST 15, 1988 S.C.R.D. PLAN #35-2 FILE NO.: DB 1988-10D
- 7.) "PROPOSED SUBDIVISION LAND OF THERESA P. HILLIARD, ROUTE 202A & SECOND CROWN POINT ROAD, STRAFFORD & BARRINGTON, N.H." BY: BERRY SURVEYING & ENGINEERING DATED: MAY 9, 2000 S.C.R.D. PLAN #60-37 FILE NO.: DB 2000-027
- 8.) "PROPOSED MINOR SUBDIVISION PLAN LAND OF JOSEPH P. & VIRGINIA M. CARBAUGH, 282 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825, TAX MAP 203, LOT 7" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 23, 2014 S.C.R.D. PLAN #109-30 FILE NO.: DB 2013-14B
- 9.) "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" BY: STONEWALL SURVEYING DATED: JANUARY 6, 2017 S.C.R.D. PLAN #113-76

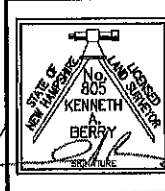


NOTES:

- 1.) OWNER: THE DAVID A. BERRY AND SYLVIA L. BERRY IRREVOCABLE TRUST JONATHAN D. BERRY (TRUSTEE) 337 SECOND CROWN POINT ROAD BARRINGTON, NH 03825
J.D.B.
- A.) TAX MAP 204, LOT 13
- B.) LOT AREA: EXISTING: 1,007,276 Sq.Ft., 23.12 Ac.± PROPOSED: 864,132 Sq.Ft., 19.84 Ac.±
- C.) S.C.R.D. BOOK 3734, PAGE 310 ESTATE OF DAVID A. BERRY CASE #319-2022-ET-00196 7TH CIRCUIT-PROBATE DIVISION DOVER EXECUTOR: SYLVIA LYONS BERRY
- 2.) OWNER: DANIEL & TARA BERRY 74A CHARLES STREET ROCHESTER, NH 03867
D. & T. Berry
- A.) TAX MAP 204, LOT 12
- B.) LOT AREA: EXISTING: 218,026 Sq.Ft., 5.01 Ac. PROPOSED: 361,171 Sq.Ft., 8.29 Ac.±
- C.) S.C.R.D. BOOK 4851, PAGE 877
- 3.) ZONING: GENERAL RESIDENTIAL FRONTAGE ~ 200' MINIMUM LOT SIZE ~ 80,000 Sq.Ft. FRONT SETBACK ~ 40.0' REAR SETBACK ~ 30.0' SIDE SETBACK ~ 30.0' WETLANDS BUILDING SETBACK: 50.0'
- 4.) 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# - 330176, MAP# - 3301700190, DATED: MAY 17, 2005
- 5.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- 6.) THE INTENT OF THIS PLAN IS TO REVERSE THE LOT LINE BETWEEN TAX MAP 204 LOT 12 AND LOT 13. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS A LOT LINE REVISION PLAN. SHEET 2 SHOWS TOPOGRAPHY/BUILDABLE AREAS ON EACH LOT. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- 7.) 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.
- 8.) 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.
- 9.) 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
- 10.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 576:13, 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.

REVISION	DATE	DESCRIPTION
#2	4-27-22	SHOW BOUNDS SET
#1	4-4-22	MINOR REVISIONS PER N.O.D.

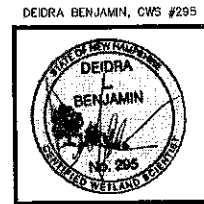
LOT LINE REVISION
LAND OF
THE DAVID A. BERRY AND SYLVIA L. BERRY IRREVOCABLE TRUST
& DANIEL AND TARA BERRY
335 & 352 SECOND CROWN POINT ROAD
BARRINGTON, N.H.
TAX MAP 204, LOT 12 & 13



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863
SCALE : 1 IN. EQUALS 100 FT.
DATE : OCTOBER 28, 2021
FILE NO. : DB 2020-059

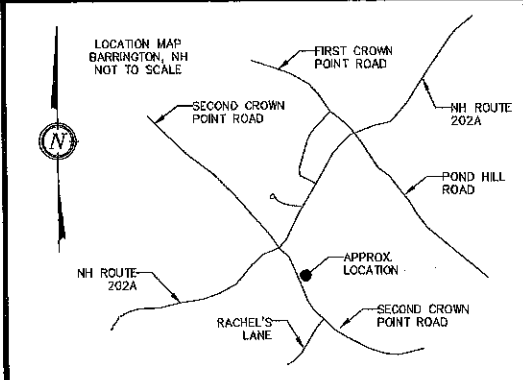
WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN NOVEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:
1. 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.
 2. 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).
 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



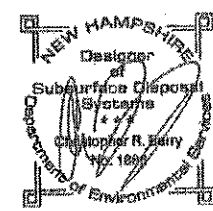
LEGEND:

- 3/4" REBAR W/ ID CAP ~SET~
- DRILL HOLE ~FND~
- IRON BOUND ~FND~
- IRON PIPE ~FND~
- STEEL STAKE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE ~TBA~
- PERIMETER BOUNDARY LINE
- APPROXIMATE ABUTTING LOT LINE
- R.O.W. LINE
- 25' CEMETERY BUFFER
- STONE WALL REMAINS
- 50' WETLAND SETBACK
- BUILDING SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD UTILITIES
- FOUND
- TYP
- TO BE ABANDONED
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

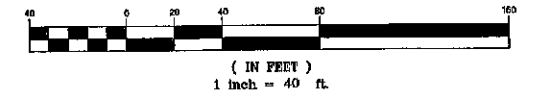


NOTES:

- 1.) OWNER: THE DAVID A. BERRY AND SYLVIA L. BERRY IRREVOCABLE TRUST
JONATHAN D. BERRY (TRUSTEE)
337 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
- A.) TAX MAP 204, LOT 13
- B.) LOT AREA: EXISTING: 1,007,276 Sq.Ft. ±, 23.12 Ac. ±
PROPOSED: 864,132 Sq.Ft. ±, 19.84 Ac. ±
- C.) S.C.R.D. BOOK 3734, PAGE 310
- 2.) OWNER: DANIEL & TARA BERRY
74A CHARLES STREET
ROCHESTER, NH 03867
- A.) TAX MAP 204, LOT 12
- B.) LOT AREA: EXISTING: 218,028 Sq.Ft., 5.01 Ac.
PROPOSED: 301,171 Sq.Ft. ±, 8.28 Ac. ±
- C.) S.C.R.D. BOOK 4651, PAGE 677
- 3.) ZONING: GENERAL RESIDENTIAL
FRONTAGE ~ 200'
MINIMUM LOT SIZE ~ 80,000 Sq.Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLANDS BUILDING SETBACK: 50.0'
- 4.) 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# ~ 33017001900, DATED: MAY 17, 2005
- 5.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON 8007 SURVEY GRADE GPS RECEIVERS.
- 6.) THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX MAP 204 LOT 12 AND LOT 13. THIS IS A 2 SHEET PLAN SET. SHEET 1 IS A LOT LINE REVISION PLAN. SHEET 2 SHOWS TOPOGRAPHY/BUILDABLE AREAS ON EACH LOT. SHEET 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- 7.) SEE SHEET 1 FOR ADDITIONAL NOTES & PLAN REFERENCES.



GRAPHIC SCALE



**PLANNING BOARD
BARRINGTON, NH**

APPROVED

FOR TOWN APPROVAL PURPOSES:
File Number: **204-12-13-GR-22-11**

Date: **5/3/2022**

Chairman: *[Signature]*

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.

TEST PIT #1	TEST PIT #2
0-2" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE	0-4" 10YR 2/2, FINE SANDY LOAM, GRANULAR, FRIABLE
2-20" 10YR 5/3, FINE SANDY LOAM, GRANULAR, FRIABLE	4-18" 10YR 5/3, FINE SANDY LOAM, GRANULAR, FRIABLE
20-36" 10YR 4/8, FINE LOAMY SAND, GRANULAR, WEAK FRIABLE	18-38" 10YR 4/6, FINE LOAMY SAND, GRANULAR, WEAK FRIABLE
38-64" 2.5Y 6/6, FINE LOAMY SAND, GRANULAR, WEAK FRIABLE	38-60" 2.5Y 6/6, FINE LOAMY SAND, GRANULAR, WEAK FRIABLE
REDOX. CON & DEP. @ 51"	REDOX. CON & DEP. @ 50"
REFUSAL @ N/A	REFUSAL @ N/A
S.H.W.T. @ 51"	S.H.W.T. @ 50"
NO GROUND WATER OBSERVED	NO GROUND WATER OBSERVED
TERMINATED @ 54"	TERMINATED @ 60"
ROOTS TO 36"	ROOTS TO 38"
PERC. RATE = 4 MIN./IN.	PERC. RATE = 4 MIN./IN.

SECOND CROWN POINT ROAD
(CLASS V, FAVRD, 4 ROVS WIDE)

REVISION	DATE	DESCRIPTION
#2	4-27-22	SHOW BOUNDS SET
#1	4-4-22	MINOR REVISIONS PER N.O.D.

TOPOGRAPHIC LOT LINE REVISION
LAND OF
THE DAVID A. BERRY AND SYLVIA L. BERRY IRREVOCABLE TRUST
& DANIEL AND TARA BERRY
336 & 352 SECOND CROWN POINT ROAD
BARRINGTON, N.H.
TAX MAP 204, LOT 12 & 13

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. (603)332-2863

SCALE : 1 IN. EQUALS 40 FT.
DATE : OCTOBER 28, 2021
FILE NO. : DB 2020-059