

PLAN REFERENCES:

- "SUBDIVISION PLAN, PROPOSED SUBDIVISION, LAND OF DONETTA HALEY, OAK HILL ROAD & MEETINGHOUSE ROAD, BARRINGTON, NH, TAX MAP 234, LOT 31"
BY: BERRY SURVEY & ENGINEERING
DATED: DECEMBER 30, 2016
S.C.R.D. PLAN #113-015
ALSO ON FILE AT THIS OFFICE
- "LOT LINE REVISION OVERVIEW, PROPOSED LOT LINE REVISION, LAND OF DONETTA HALEY & PAUL J. & SUZANNE W. MCNEIL, P&S MCNEIL FAMILY REVOCABLE TRUST, OAK HILL ROAD & MEETINGHOUSE ROAD, BARRINGTON, NH, TAX MAP 234, LOT 31 & 38"
BY: BERRY SURVEY & ENGINEERING
DATED: DECEMBER 30, 2016
S.C.R.D. PLAN #113-012
ALSO ON FILE AT THIS OFFICE
- "REVISED BOUNDARY PLAN, PATRICK P. LAVOIE AND WALDRON B. HALEY, BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: DECEMBER 1985
S.C.R.D. PLAN #28-74
- "REVISED BOUNDARY PLAN WALDRON B. HALEY, BARRINGTON N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: MARCH 1984
S.C.R.D. PLAN #22-140
- "PLAN OF LAND DONALD M. MOODIE, BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: DECEMBER 1983
S.C.R.D. PLAN #22-141
- "REVISED BOUNDARY PLAN PATRICK LAVOIE, DOUGLAS CAMPBELL, STEVEN LENZI, BRIAN LENZI, BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: SEPTEMBER 1986
S.C.R.D. PLAN #64-19
- "REVISED BOUNDARY PLAN WALDRON B. HALEY BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: MAY 1985
S.C.R.D. PLAN #28-4
- "FINAL PLAN ROWELL & TIEDEMANN SUBDIVISION, BARRINGTON, N.H."
BY: FREDERICK E. DREW ASSOCIATES
DATED: AUGUST 1974
S.C.R.D. PLAN #34, POCKET #9, FOLDER #3
- "REVISED BOUNDARY PLAN AND LOTS 18, 19, AND 20, ROWELL SUBDIVISION"
BY: FREDERICK E. DREW ASSOCIATES
DATED: JUNE 1977
S.C.R.D. PLAN #17A-165
- "SUBDIVISION PLAN WALDRON B. HALEY & OLEVIA WATSON"
BY: ORVIS/DREW, LLC
DATED: OCTOBER 1999
S.C.R.D. PLAN #57-73
- "BOUNDARY ADJUSTMENT PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR WALDRON B. HALEY & OLEVIA WATSON, MICHAEL J. DAVIS REALTY, LLC AND CHAPEL OF NAATIVITY"
BY: ORVIS/DREW, LLC
DATED: JANUARY 15, 2004
S.C.R.D. PLAN #76-30
- "RESEARCH PLAN OF S.W. END LOTS 92-95, BARRINGTON NH"
BY: F.E. DREW
DATED: 1972
ON FILE AT THIS OFFICE
- "A PLAN OF EDNA SMITH PROPERTY, BARRINGTON, N.H."
BY: F.E. DREW
DATED: JULY 1972
ON FILE AT THIS OFFICE

JURISDICTIONAL WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN CWS IN SEPTEMBER OF 2017 AND REVIEWED IN THE SUMMER OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPCC WETLANDS WORKGROUP, WILMINGTON, MA 01897.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

NOTES:

- OWNER: TSB CONSTRUCTION LLC
44 MERRIFIELD LANE
HAMPSTEAD, NH 03826
- TAX MAP 234, LOT 25-1
- LOT AREA: 411,188 Sq. Ft., 9.44 Ac.
TOTAL UPLAND AREA: 411,188 Sq.Ft., 9.44 Ac.
- S.C.R.D. BOOK 4467, PAGE 985
- ZONING: VILLAGE DISTRICT
SETBACKS:
FRONT - 40.0'
SIDE - 30.0'
REAR - 30.0'
WETLANDS - 50.0' IF OVER 3,000 Sq. Ft.
MIN. LOT SIZE - 80,000 Sq. Ft.
MIN. LOT FRONTAGE - 200'
MIN. BLDG. HEIGHT - 35'
MAX. LOT COVERAGE - 40%
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 234, LOT 25-1, AS SHOWN, INTO 3 INDIVIDUAL LOTS. THIS IS A MULTI SHEET PLAN SET. SHEET 5 IS THE SUBDIVISION SHEET, SHEET 6 IS THE EASEMENT SHEET, BOTH ARE TO BE RECORDED. SHEET 7 SHOWS TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# - 330178, MAP# - 33017002850, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY 2017 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
- 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.

N/F WILLIAM & HEIDI VOLTZ
29 MEETINGHOUSE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4833, PAGE 761
TAX MAP 234, LOT 25-5

N/F WILLIAM & HEIDI VOLTZ
P.O. BOX 538
BARRINGTON, NH 03825
S.C.R.D. BOOK 4940, PAGE 806
TAX MAP 234, LOT 25-4

N/F BRIAN M & SUSAN E FRATONI
13 MEETINGHOUSE ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4947, PAGE 012
TAX MAP 234, LOT 25-3

N/F JOANN HUBER & TIMOTHY CUNNINGHAM
14 SMOKE ST
BARRINGTON, NH 03825
S.C.R.D. BOOK 4690, PAGE 922
TAX MAP 234, LOT 24

N/F OAK HILL REALTY LLC
150 CLARK ROAD
WOLFEBORO, NH 03894
S.C.R.D. BOOK 4726, PAGE 341
TAX MAP 234, LOT 25-2

N/F SMOKE STREET LLC
8 HILLSIDE LANE
NEWMARKET, NH 03857
S.C.R.D. BOOK 4694, PAGE 971
TAX MAP 234, LOT 26

TAX MAP 234
LOT 25-9
TOTAL LOT AREA
217,004 Sq.Ft., 4.98 Ac.
TOTAL UPLAND AREA
217,004 Sq.Ft., 4.98 Ac.
TOTAL AREA EXCLUSIVE OF "NECK"
212,580 Sq.Ft., 4.88 Ac.

TAX MAP 234
LOT 25-8
TOTAL LOT AREA
91,077 Sq.Ft., 2.09 Ac.
TOTAL UPLAND AREA
91,077 Sq.Ft., 2.09 Ac.
TOTAL AREA EXCLUSIVE OF "NECK"
84,780 Sq.Ft., 1.95 Ac.

TAX MAP 234
LOT 25-1
TOTAL LOT AREA
103,106 Sq.Ft., 2.37 Ac.
TOTAL UPLAND AREA
103,106 Sq.Ft., 2.37 Ac.

N/F THOMAS E. KENT
757 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825
S.C.R.D. BOOK 4482, PAGE 315
TAX MAP 234, LOT 28

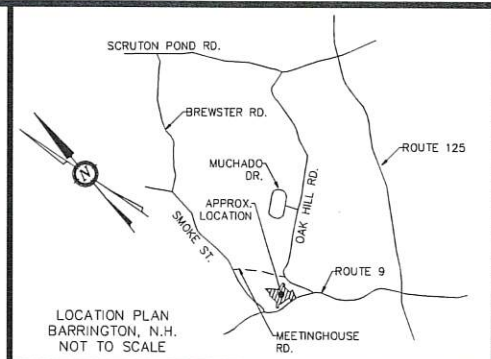
N/F LISA BOUCHARD
761 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825
S.C.R.D. BOOK 4764, PAGE 474
TAX MAP 234, LOT 27

N/F GERALD J. & PRISCILLA J. PINZARI
TRIS FAMILY REVOCABLE TRUST
746 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825-3529
S.C.R.D. BOOK 4327, PAGE 815
TAX MAP 234, LOT 83

N/F KELLY A. & JARED B MARINEL
739 FRANKLIN PIERCE HWY.
BARRINGTON, NH 03825
S.C.R.D. BOOK 4969, PAGE 759
TAX MAP 234, LOT 82

LEGEND:

- 3/4" REBAR W/ O CAP (TBS)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- "T" CHISEL INTO STONE (FND)
- IRON BOUND (FND)
- UTILITY POLE / GUY WIRE
- APPROXIMATE ABUTTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STONE WALL
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- 50' WETLAND BUFFER
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FND
- TO BE SET



NOTES CONT.:

- 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.
- 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
- IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, 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.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOTS 25-1, 25-8, & 25-9
- NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE. SEE DRIVEWAY DESIGN PLANS ENCLOSED HERewith.
- THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE IN SPRING OF 2017.
- THE PROJECT REQUIRES AN NHDOT PERMIT: (PENDING)

JURISDICTIONAL WETLANDS
LESS THAN 3,000 Sq.Ft.
NOT A VERNAL POOL

JURISDICTIONAL WETLANDS
LESS THAN 3,000 Sq.Ft.
NOT A VERNAL POOL

N/F ROMAN CATHOLIC BISHOP
OF MANCHESTER
153 ASH STREET
MANCHESTER, NH 03104
TAX MAP 234, LOT 30

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-

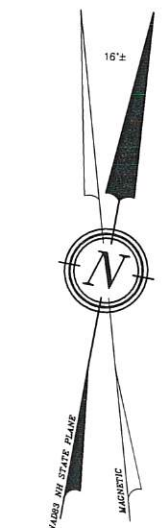
KENNETH A. BERRY L.L.S. 805 DATE

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN
LAND OF
TSB CONSTRUCTION LLC
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH
TAX MAP 234, LOT 25-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: AUGUST 29, 2022
FILE NO.: DB 2022 - 051

NO. 805
KENNETH A. BERRY
LICENSED SURVEYOR



RECEIVED
AUG 31 2022
LAND USE OFFICE