

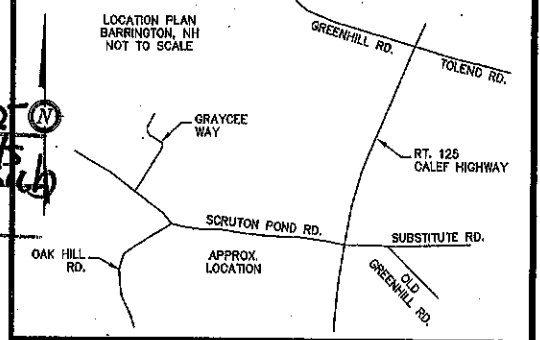
PLANNING BOARD

BARRINGTON, NH

APPROVED

File Number **223-9-GR/SDA-22**
 Date **1/4/2023**
 Chairman *[Signature]*

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



- NOTES:**
- OWNER: GIBB FAMILY TRUST, RICHARD A. & CATHERINE A. GIBB, TRUSTEES, 71 OLD MILL ROAD, LEE, NH 03824. *[Signatures]*
 - TAX MAP 223, LOT 8
 - LOT AREA: 822,424 Sq. Ft., 18.88 Ac. *[Signature]*
 - S.C.R.D. BOOK 4872, PAGE 903
 - ZONING: GENERAL RESIDENTIAL STRATIFIED DRIFT AQUIFER OVERLAY SETBACKS: FRONT ~ 40.0', SIDE ~ 30.0', REAR ~ 30.0', WETLANDS SETBACK ~ 50.0', PRIME WETLAND SETBACK ~ 100.0'. MIN. LOT SIZE: 80,000 Sq. Ft. MIN. LOT FRONTAGE: 200'
 - VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83, COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN FEBRUARY OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - 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# - 3301700305E, DATED: SEPTEMBER 30, 2015
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 223 LOT 9 INTO 3 LOTS USING THE BACK LOT ORNANCE. THIS IS AN 11' SHEET PLAN SET. SHEET 1 IS AN OVERVIEW SUBDIVISION PLAN. SHEETS 1-3 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 4 & 5 SHOW TOPOGRAPHICAL DETAILS, AND SHEETS 6-11 SHOW SIGHT DISTANCE AND WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
 - 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.
 - 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.
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 - IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, 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.
 - TITLE UNCLEAR FOR THE AREA OF FORMER RAILROAD BED LOCATION. THIS AREA IS DESCRIBED IN S.C.R.D. BOOK 981, PAGE 434. NO CONVEYANCE TO OR FROM THE RAILROAD COMPANY WAS FOUND OTHER THAN THE ORIGINAL LAYOUT, THE ORIGINAL LAYOUT CALLS FOR A 99' WIDE PARCEL TAKEN FROM J. KINGMAN. NO DISCONTINUANCE OF THE RAILROAD WAS FOUND, THEREFORE THERE IS STILL AN EASEMENT TO THE STATE OF NEW HAMPSHIRE OVER THIS STRIP PER NHDOT CORRESPONDANCE.

PLAN SET CONTENTS:

- SHEET 1 OF 11 - OVERVIEW SUBDIVISION PLAN
- SHEET 2 OF 11 - DETAILED SUBDIVISION PLAN
- SHEET 3 OF 11 - DETAILED SUBDIVISION PLAN
- SHEET 4 OF 11 - DETAILED TOPOGRAPHY PLAN
- SHEET 5 OF 11 - DETAILED TOPOGRAPHY PLAN
- SHEETS 6-11 OF 11 - DRIVEWAY SIGHT DISTANCE PLANS

LEGEND:

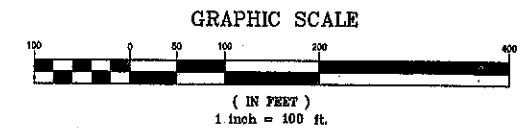
- 3/4" REBAR W/ ID CAP ~SET~
 - GRANITE BOUND ~SET~
 - IRON BOUND/REBAR ~FND~
 - UTILITY POLE
 - MATCH POINT
 - PROPOSED BOUNDARY LINE
 - PROPOSED BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - VERY POORLY DRAINED WETLANDS
 - 50' WETLAND BUFFER
 - 100' PRIME WETLAND BUFFER
 - PERMETER BOUNDARY LINE
 - APPROXIMATE ABUTTING LOT LINE
 - FND FOUND
 - TYP TYPICAL
 - TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

NOTES CONT'D:

- THE EXISTING USE OF THE PARCEL IS VACANT LAND. THE PROPOSED USE IS RESIDENTIAL. LOTS 8 AND 9-2 WOULD SUPPORT A DUPLEX UNDER CURRENT ZONING REGULATION.

REQUIRED PERMITS:

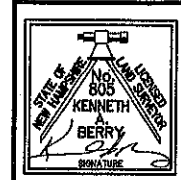
NHDES SUBDIVISION APPROVAL: ESA2022111401



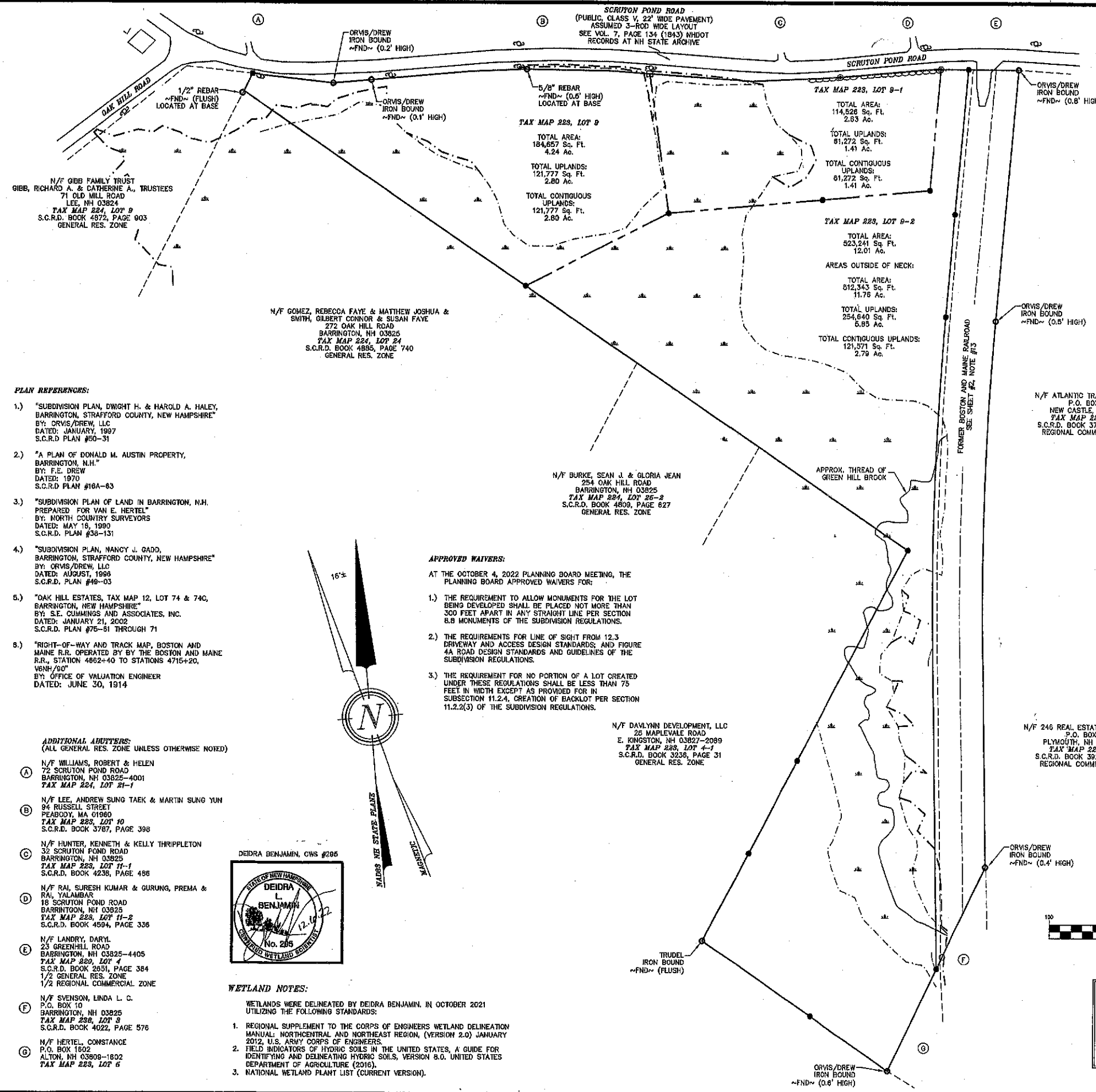
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON N.H. - 1:10,000-
[Signature] 12-6-22
 KENNETH A. BERRY L.L.S. 805 DATE

| #3 #2 #1 | REVISION DATE | DESCRIPTION |
|----------------|---------------|--------------------------------|
| | 11-14-22 | REVISE PER MOD, ADD BOUNDS SET |
| | 9-6-22 | ADD SHEETS #6-11 |
| | 8-17-22 | REVISE PER PLANNER COMMENTS |

OVERVIEW SUBDIVISION LAND OF GIBB FAMILY TRUST SCRUTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. (603)332-2863
 SCALE : 1 IN. EQUALS 100 FT.
 DATE : JULY 20, 2022
 FILE NO. : DB 2021 - 144

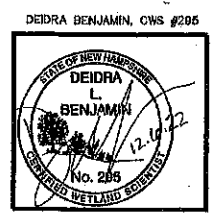


PLAN REFERENCES:

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- "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.F., STATION 4862+40 TO STATIONS 4716+20, VENH/90" BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914

APPROVED WAIVERS:

- AT THE OCTOBER 4, 2022 PLANNING BOARD MEETING, THE PLANNING BOARD APPROVED WAIVERS FOR:
- THE REQUIREMENT TO ALLOW MONUMENTS FOR THE LOT BEING DEVELOPED SHALL BE PLACED NOT MORE THAN 300 FEET APART IN ANY STRAIGHT LINE PER SECTION 8.8 MONUMENTS OF THE SUBDIVISION REGULATIONS.
 - THE REQUIREMENTS FOR LINE OF SIGHT FROM 12.3 DRIVEWAY AND ACCESS DESIGN STANDARDS; AND FIGURE 4A ROAD DESIGN STANDARDS AND GUIDELINES OF THE SUBDIVISION REGULATIONS.
 - THE REQUIREMENT FOR NO PORTION OF A LOT CREATED UNDER THESE REGULATIONS SHALL BE LESS THAN 75 FEET IN WIDTH EXCEPT AS PROVIDED FOR IN SUBSECTION 11.2.4. CREATION OF BACKLOT PER SECTION 11.2.2(3) OF THE SUBDIVISION REGULATIONS.



WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL 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).

- ADDITIONAL ABUTTERS:**
 (ALL GENERAL RES. ZONE UNLESS OTHERWISE NOTED)
- (A) N/F WILLIAMS, ROBERT & HELEN 72 SCRUTON POND ROAD BARRINGTON, NH 03825-4001 TAX MAP 224, LOT 21-1
 - (B) N/F LEE, ANDREW SUNG TAEK & MARTIN SUNG YUN 94 RUSSELL STREET PEABODY, MA 01980 TAX MAP 225, LOT 10 S.C.R.D. BOOK 3787, PAGE 398
 - (C) N/F HUNTER, KENNETH & KELLY THRIFFLETON 32 SCRUTON POND ROAD BARRINGTON, NH 03825 TAX MAP 225, LOT 11-1 S.C.R.D. BOOK 4238, PAGE 488
 - (D) N/F RAJ, SURESH KUMAR & GURUNG, PREMA & RAJ YALAMBAR 18 SCRUTON POND ROAD BARRINGTON, NH 03825 TAX MAP 225, LOT 11-2 S.C.R.D. BOOK 4594, PAGE 336
 - (E) N/F LANDRY, DARYL 23 GREEN HILL ROAD BARRINGTON, NH 03825-4405 TAX MAP 225, LOT 4 S.C.R.D. BOOK 2831, PAGE 384 1/2 GENERAL RES. ZONE 1/2 REGIONAL COMMERCIAL ZONE
 - (F) N/F SVENSON, LINDA L. C. P.O. BOX 10 BARRINGTON, NH 03825 TAX MAP 228, LOT 3 S.C.R.D. BOOK 4022, PAGE 576
 - (G) N/F HERTEL, CONSTANCE P.O. BOX 1802 ALTON, NH 03808-1802 TAX MAP 228, LOT 6

N/F DAVLYNN DEVELOPMENT, LLC 28 MAPLEVALE ROAD E. KINGSTON, NH 03827-2089 TAX MAP 228, LOT 4-1 S.C.R.D. BOOK 3236, PAGE 31 GENERAL RES. ZONE

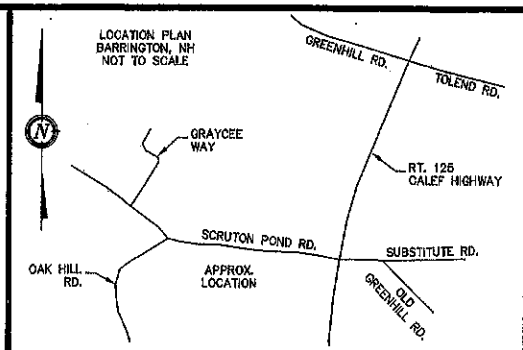
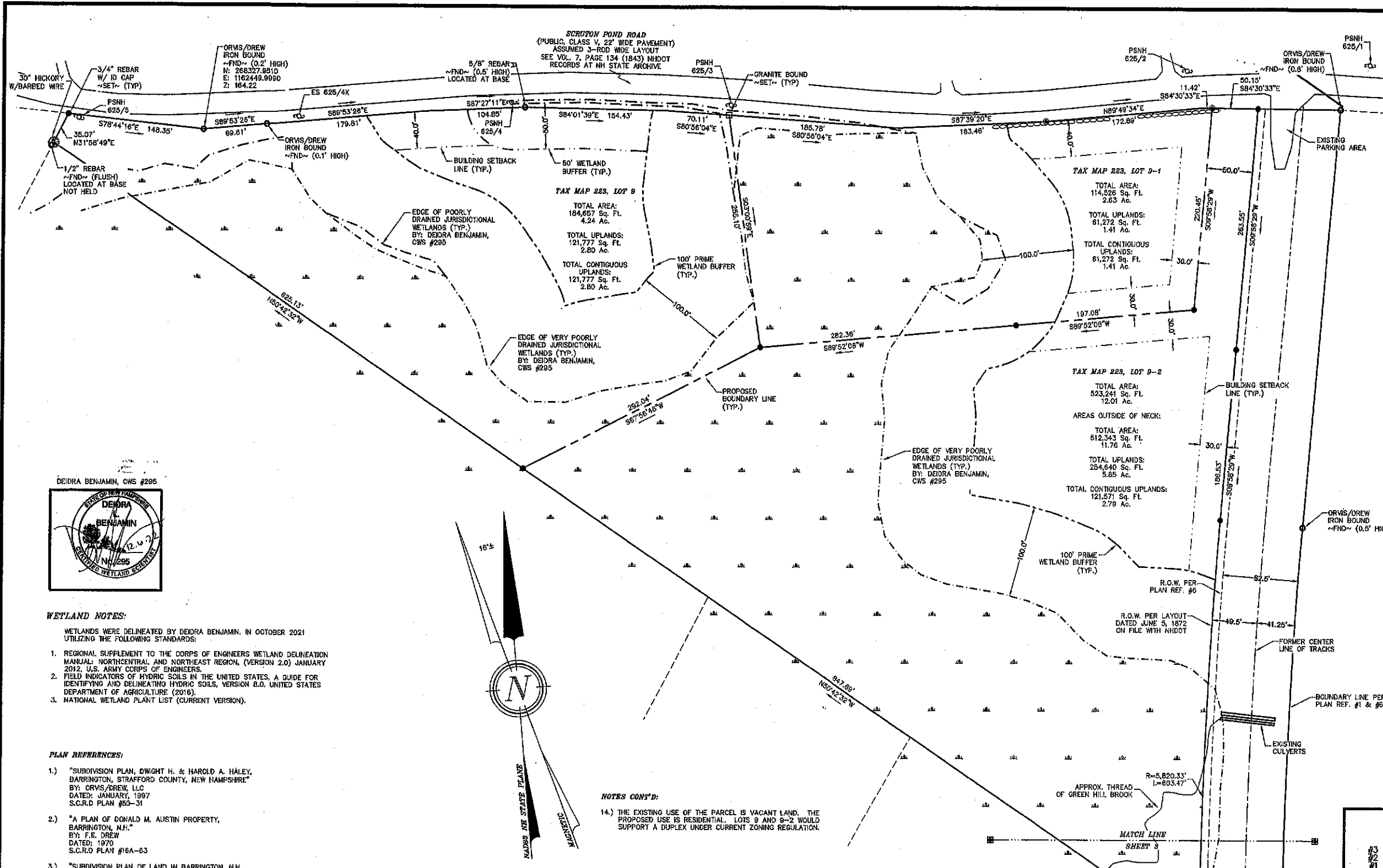
N/F 246 REAL ESTATE HOLDINGS, LLC P.O. BOX 240 PLYMOUTH, NH 03264-240 TAX MAP 229, LOT 7 S.C.R.D. BOOK 3928, PAGE 760 REGIONAL COMMERCIAL ZONE

N/F GOMEZ, REBECCA FAYE & MATTHEW JOSHUA & SMITH, GILBERT CONNOR & SUSAN FAYE 272 OAK HILL ROAD BARRINGTON, NH 03825 TAX MAP 224, LOT 24 S.C.R.D. BOOK 4885, PAGE 740 GENERAL RES. ZONE

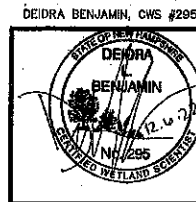
N/F BURKE, SEAN J. & GLORIA JEAN 254 OAK HILL ROAD BARRINGTON, NH 03825 TAX MAP 224, LOT 25-2 S.C.R.D. BOOK 4809, PAGE 827 GENERAL RES. ZONE

N/F ATLANTIC TRADE PARK, LLC P.O. BOX 451 NEW CASTLE, NH 03854 TAX MAP 228, LOT 8 S.C.R.D. BOOK 3743, PAGE 145 REGIONAL COMMERCIAL ZONE

ORVIS/DREW IRON BOUND ~FND~ (0.6' HIGH)



- NOTES:**
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RICHARD A. & CATHERINE A. GIBB, TRUSTEES
71 OLD MILL ROAD
LEE, NH 03824
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 - 3.) LOT AREA: 822,424 Sq. Ft., 18.88 Ac.
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 - 14.) TITLE UNCLEAR FOR THE AREA OF FORMER RAILROAD BED LOCATION. THIS AREA IS DESCRIBED IN SCRD BOOK 651, PAGE 434. NO CONVEYANCE TO OR FROM THE RAILROAD COMPANY WAS FOUND OTHER THAN THE ORIGINAL LAYOUT. THE ORIGINAL LAYOUT CALLS FOR A 96' WIDE PARCEL TAKEN FROM J. KINGMAN. NO DISCONTINUANCE OF THE RAILROAD WAS FOUND, THEREFORE THERE IS STILL AN EASEMENT TO THE STATE OF NEW HAMPSHIRE OVER THIS STRIP PER NHDOT CORRESPONDANCE.



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NOTES CONT'D:

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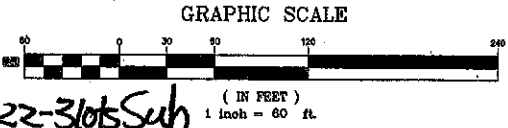
**PLANNING BOARD
BARRINGTON, NH
APPROVED**

File Number **223-9-GR-5DA-22-365 Sub**

Date **1/4/2023**

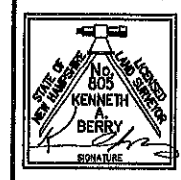
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Kenneth A. Berry L.L.S. 805 DATE **12-6-22**



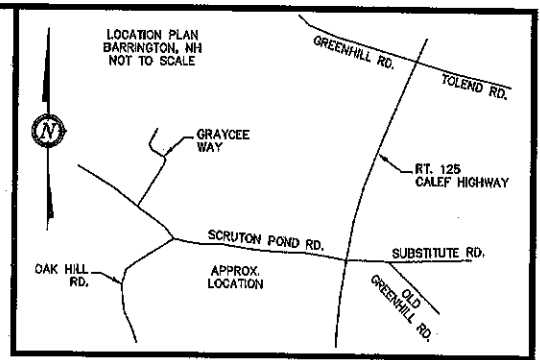
| REVISION | DATE | DESCRIPTION |
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| #2 | 9-6-22 | ADD SHEETS #6-11 |
| #1 | 8-17-22 | REVISE PER PLANNER COMMENTS |

SUBDIVISION PLAN
LAND OF
GIBB FAMILY TRUST
SCRUTON POND ROAD
BARRINGTON, N.H.
TAX MAP 223, LOT 9



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

SCALE : 1 IN. EQUALS 60 FT.
DATE : JULY 20, 2022
FILE NO. : DB 2021 - 144



FOR TOWN APPROVAL PURPOSES I

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**PLANNING BOARD
BARRINGTON, NH**

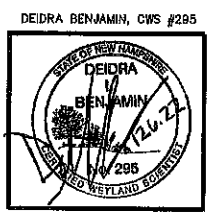
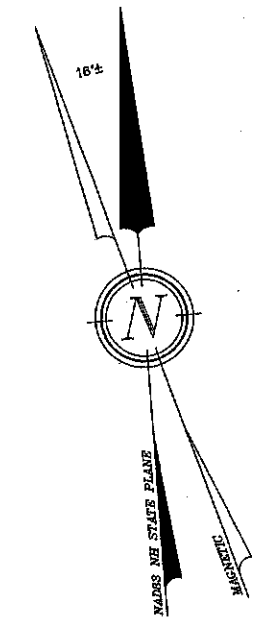
- APPROVED -

File Number 223-9-GA/SDA-22-31015 Sub

Date 1/4/2023

Chairman *[Signature]*

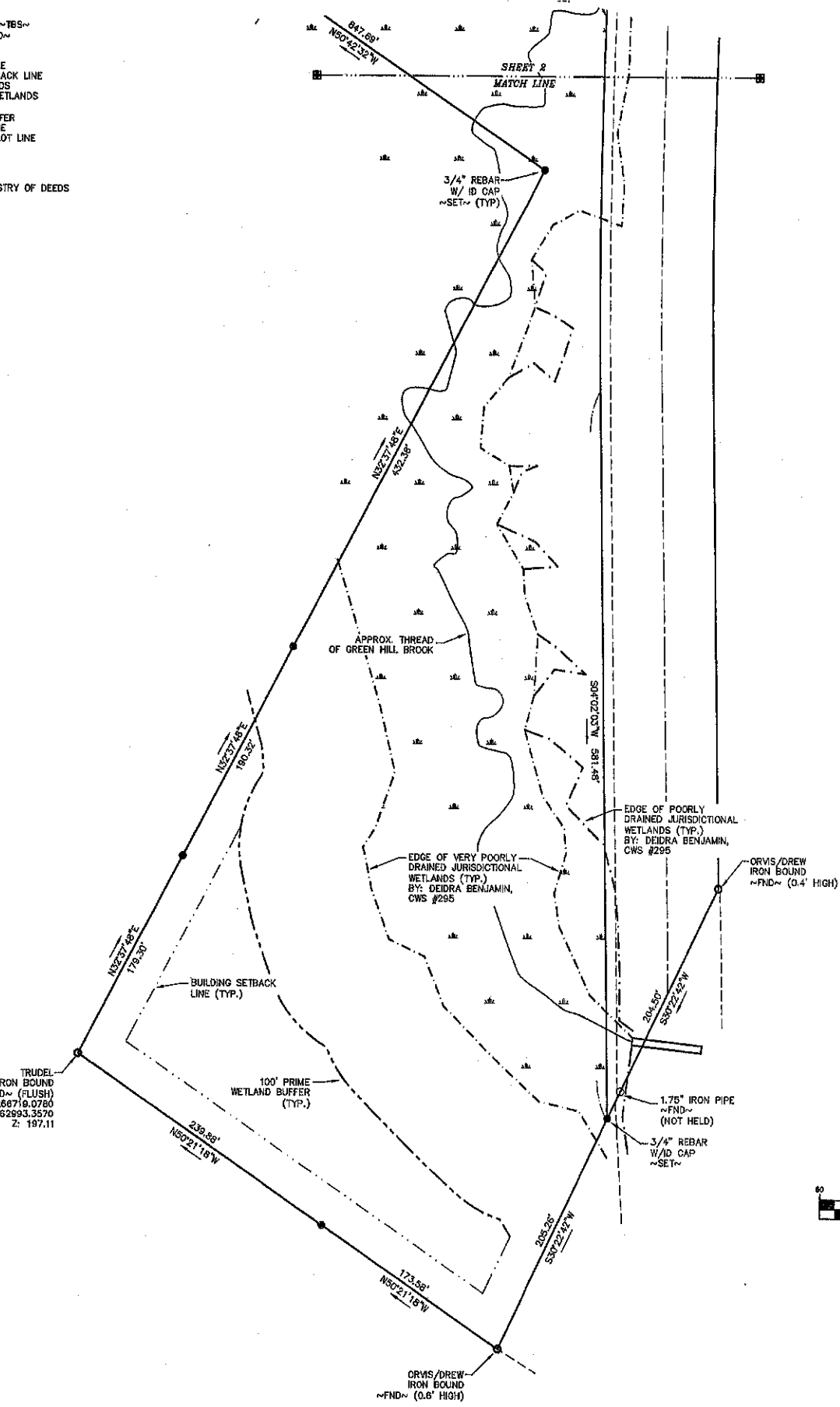
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- 3/4" REBAR W/ ID CAP ~TBS~
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 - ⊕ UTILITY POLE
 - ⊞ MATCH POINT
 - PROPOSED BOUNDARY LINE
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- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
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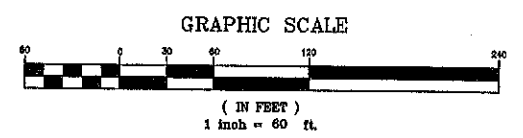
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 - "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 4682+40 TO STATIONS 4715+20, V6NH/90" BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914

TRUDEL IRON BOUND ~FND~ (FLUSH)
N: 286719.0780
E: 1162993.3570
Z: 197.11



NOTES CONT'D:

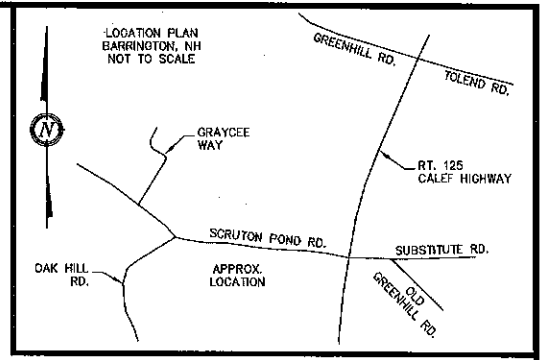
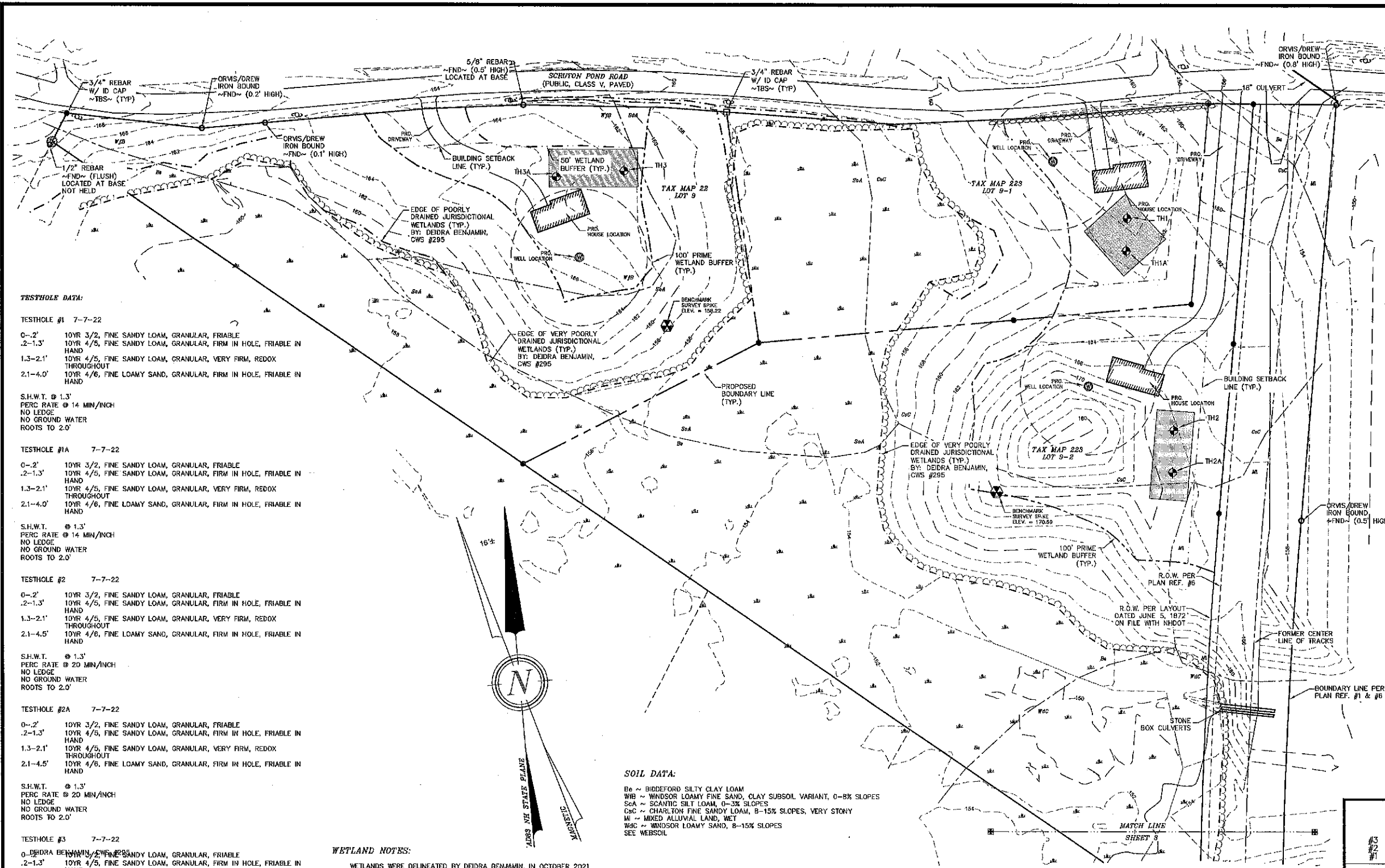
- THE EXISTING USE OF THE PARCEL IS VACANT LAND. THE PROPOSED USE IS RESIDENTIAL. LOTS 9 AND 9-2 WOULD SUPPORT A DUPLEX UNDER CURRENT ZONING REGULATION.



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-

[Signature] 12-6-22
KENNETH A. BERRY L.L.S. 805 DATE

| #3 #2 #1 | REVISION | DATE | DESCRIPTION |
|---|----------|----------|--------------------------------|
| | | 11-14-22 | REVISE PER MOD. ADD BOUNDS SET |
| | | 9-6-22 | ADD SHEETS #6-11 |
| | | 8-17-22 | REVISE PER PLANNER COMMENTS |
| SUBDIVISION PLAN LAND OF GIBB FAMILY TRUST SCRUTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9 | | | |
| BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 IN. EQUALS 60 FT. DATE : JULY 20, 2022 FILE NO. : DB 2021 - 144 | | | |

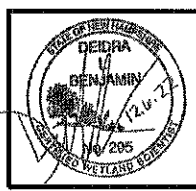


- NOTES:**
- OWNER: GIBB FAMILY TRUST
RICHARD A. & CATHERINE A. GIBB, TRUSTEES
71 OLD MILL ROAD
LEE, NH 03824
 - TAX MAP 223, LOT 9
 - LOT AREA: 822,424 Sq. Ft., 18.88 Ac.
 - S.C.R.D. BOOK 4872, PAGE 903
 - ZONING: GENERAL RESIDENTIAL STRATIFIED DRIFT AQUIFER OVERLAY SETBACKS:
FRONT ~ 40.0'
SIDE ~ 30.0'
REAR ~ 30.0'
WETLANDS BUFFER ~ 50.0'
PRIME WETLAND SETBACK ~ 100.0'
 - MIN. LOT SIZE
80,000 Sq. Ft.
35,000 Sq. Ft. UPLANDS
MIN. LOT FRONTAGE
200'
 - VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - THE BOUNDARY LINES SHOW ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN FEBRUARY OF 2022, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
 - 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 # - 3301700306E, DATED: SEPTEMBER 30, 2015
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 223 LOT 9 INTO 3 LOTS USING THE BACK LOT ORDINANCE. THIS IS AN 11 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW SUBDIVISION PLAN. SHEETS 1-3 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 4 & 5 SHOW TOPOGRAPHICAL DETAILS, AND SHEETS 6-11 SHOW SIGHT DISTANCE AND WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
 - 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.
 - 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.
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 - THE HOUSES, DRIVEWAYS, AND WELLS SHOWN AS PROPOSED ON THIS PLAN ARE NOT EXCLUSIVE LOCATIONS. THEY MAY BE CHANGED PER DEVELOPER CHOICE AS LONG AS THEY CONTINUE TO MEET THE BARRINGTON ZONING ORDINANCE AND ANY OTHER TOWN AND STATE REGULATION.

- TESTHOLE DATA:**
- TESTHOLE #1 7-7-22**
- 0-2' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 2-1.3' 10YR 4/5, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
 1.3-2.1' 10YR 4/5, FINE SANDY LOAM, GRANULAR, VERY FIRM, REDOX THROUGHOUT
 2.1-4.0' 10YR 4/6, FINE LOAMY SAND, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
- S.H.W.T. @ 1.3'
 PERC RATE @ 14 MIN/INCH
 NO LEDGE
 NO GROUND WATER
 ROOTS TO 2.0'
- TESTHOLE #1A 7-7-22**
- 0-2' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 2-1.3' 10YR 4/5, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
 1.3-2.1' 10YR 4/5, FINE SANDY LOAM, GRANULAR, VERY FIRM, REDOX THROUGHOUT
 2.1-4.0' 10YR 4/6, FINE LOAMY SAND, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
- S.H.W.T. @ 1.3'
 PERC RATE @ 14 MIN/INCH
 NO LEDGE
 NO GROUND WATER
 ROOTS TO 2.0'
- TESTHOLE #2 7-7-22**
- 0-2' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 2-1.3' 10YR 4/5, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
 1.3-2.1' 10YR 4/5, FINE SANDY LOAM, GRANULAR, VERY FIRM, REDOX THROUGHOUT
 2.1-4.5' 10YR 4/6, FINE LOAMY SAND, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
- S.H.W.T. @ 1.3'
 PERC RATE @ 20 MIN/INCH
 NO LEDGE
 NO GROUND WATER
 ROOTS TO 2.0'
- TESTHOLE #2A 7-7-22**
- 0-2' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 2-1.3' 10YR 4/5, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
 1.3-2.1' 10YR 4/5, FINE SANDY LOAM, GRANULAR, VERY FIRM, REDOX THROUGHOUT
 2.1-4.5' 10YR 4/6, FINE LOAMY SAND, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
- S.H.W.T. @ 1.3'
 PERC RATE @ 20 MIN/INCH
 NO LEDGE
 NO GROUND WATER
 ROOTS TO 2.0'
- TESTHOLE #3 7-7-22**
- 0-2' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 2-1.3' 10YR 4/5, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
 1.3-4.0' 10YR 6/2, FINE SANDY LOAM, GRANULAR, VERY FIRM IN HOLE, FRIABLE IN HAND
- S.H.W.T. @ 1.3'
 PERC RATE @ 20 MIN/INCH
 NO LEDGE
 NO GROUND WATER
 ROOTS TO 2.0'
- TESTHOLE #3A 7-7-22**
- 0-2' 10YR 3/2, FINE SANDY LOAM, GRANULAR, FRIABLE
 2-1.3' 10YR 4/5, FINE SANDY LOAM, GRANULAR, FIRM IN HOLE, FRIABLE IN HAND
 1.3-4.0' 10YR 6/2, FINE SANDY LOAM, GRANULAR, VERY FIRM IN HOLE, FRIABLE IN HAND
- S.H.W.T. @ 1.3'
 PERC RATE @ 20 MIN/INCH
 NO LEDGE
 NO GROUND WATER
 ROOTS TO 2.0'

- SOIL DATA:**
- Bs ~ BIRDEFORD SILTY CLAY LOAM
 - WB ~ WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0-8% SLOPES
 - ScA ~ SCANTIC SILT LOAM, 0-3% SLOPES
 - CaC ~ CHARLTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY
 - M ~ MIXED ALLUVIAL LAND, WET
 - WcC ~ WINDSOR LOAMY SAND, 8-15% SLOPES
 - SEE WEBSOIL

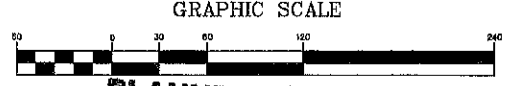
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 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
 - IRON BOUND/REBAR ~FND~
 - UTILITY POLE
 - MATCH POINT
 - TESTHOLE
 - PROPOSED BOUNDARY LINE
 - PROPOSED BUILDING SETBACK LINE
 - POORLY DRAINED WETLANDS
 - VERY POORLY DRAINED WETLANDS
 - 60' WETLAND BUFFER
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 - PERIMETER BOUNDARY LINE
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 - TBS TO BE SET
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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.



**PLANNING BOARD
BARRINGTON, NH
- APPROVED -**

File Number 2239-GR/SDA-22-3 lots sub

Date 1/4/2023

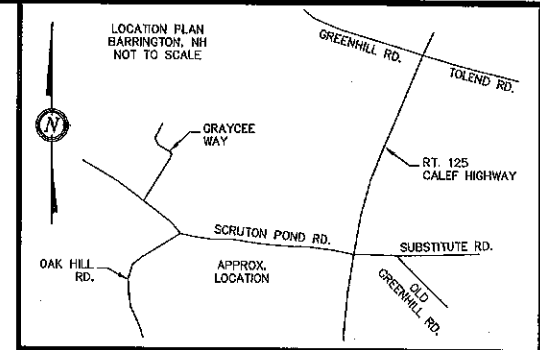
Chairman [Signature]

| # | DATE | DESCRIPTION |
|----|----------|--------------------------------|
| #3 | 11-14-22 | REVISE PER NOD, ADD BOUNDS SET |
| #2 | 9-8-22 | ADD SHEETS #6-11 |
| #1 | 8-17-22 | REVISE PER PLANNER COMMENTS |

SUBDIVISION PLAN
LAND OF
GIBB FAMILY TRUST
SCRUTON POND ROAD
BARRINGTON, N.H.
TAX MAP 223, LOT 9

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

SCALE : 1 IN. EQUALS 60 FT.
 DATE : JULY 20, 2022
 FILE NO. : DB 2021 - 144



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BARRINGTON, NH
- APPROVED -**

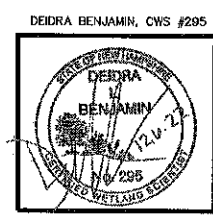
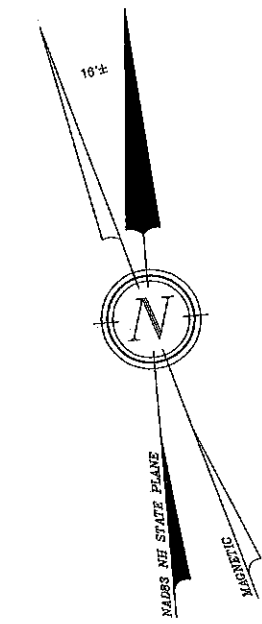
File Number 223-9-GR/SDH-22 **3 lots sub**

Date 1/4/2023

Chairman *[Signature]*

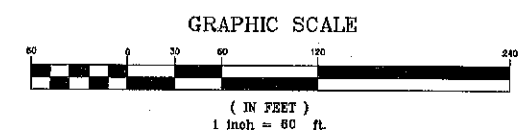
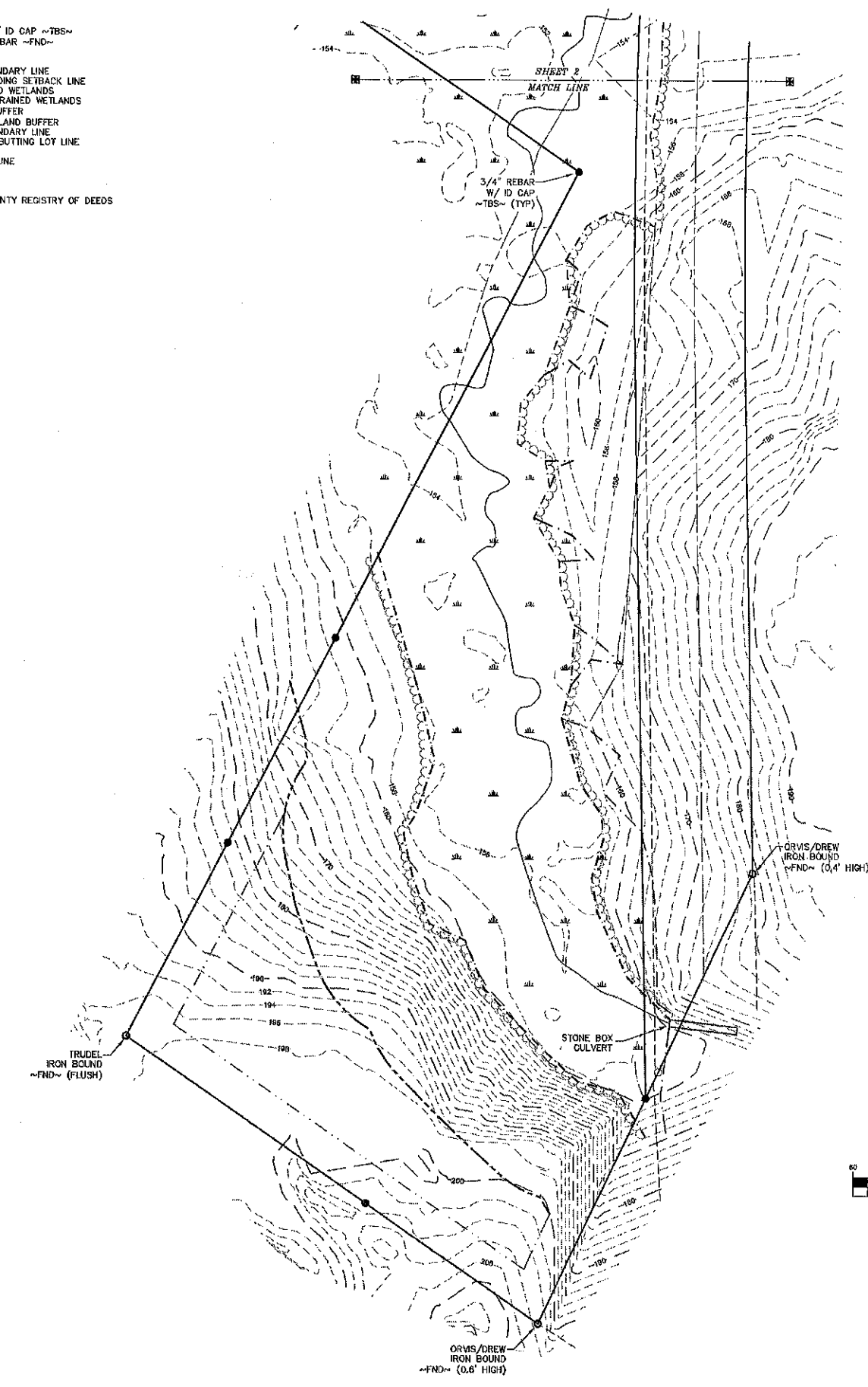
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WETLANDS BUFFER ~ 50.0'
PRIME WETLAND SETBACK ~ 100.0'
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35,000 Sq. Ft. CONTIGUOUS UPLANDS
MIN. LOT FRONTAGE 200
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- 3/4" REBAR W/ ID CAP ~TBS~
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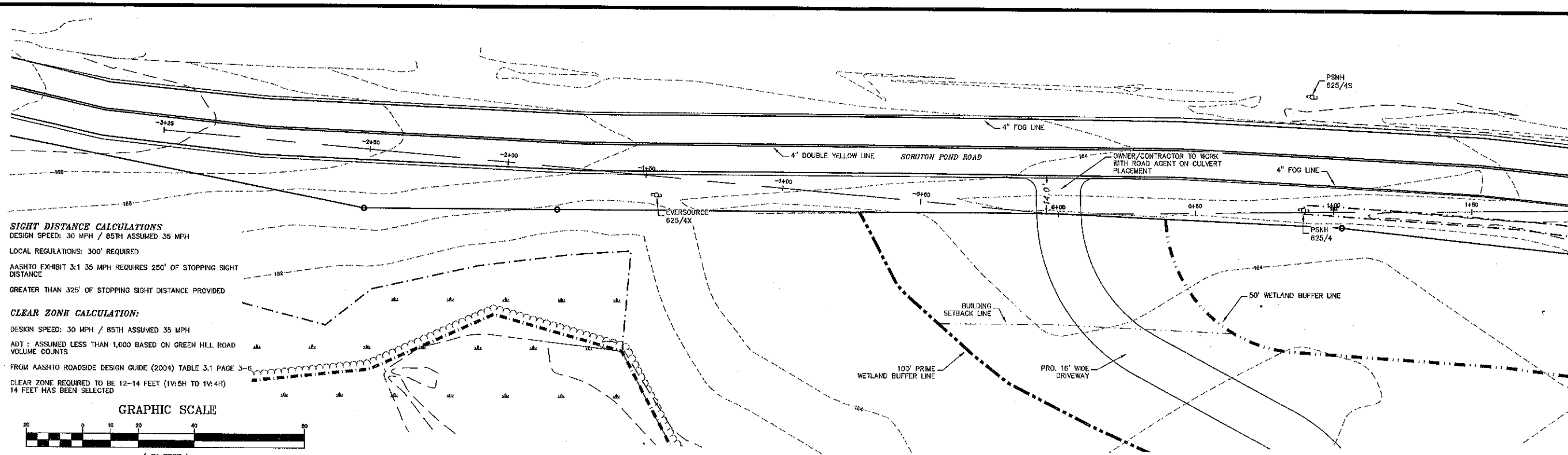


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 - 6.) "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 4662+40 TO STATIONS 4716+20, VEH/AD" BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914

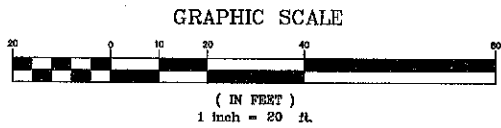


| # | DATE | DESCRIPTION |
|---|------|--------------------------------|
| 11-14-22 | | REVISE PER MOD. ADD BOUNDS SET |
| 9-6-22 | | ADD SHEETS #6-11 |
| 8-17-22 | | REVISE PER PLANNER COMMENTS |
| SUBDIVISION PLAN LAND OF GIBB FAMILY TRUST SCRUTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9 | | |
| BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 | | |
| SCALE : 1 IN. EQUALS 60 FT. | | |
| DATE : JULY 20, 2022 | | |
| FILE NO. : DB 2021 - 144 | | |

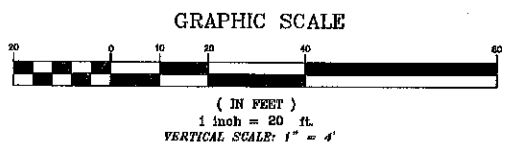
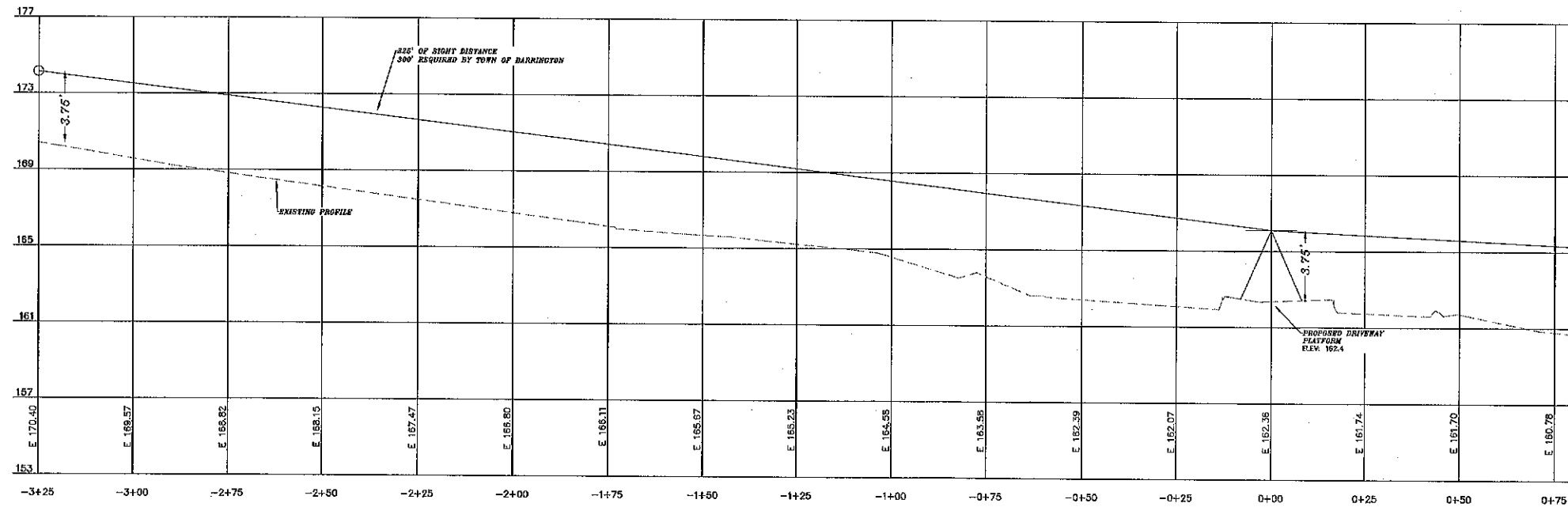


SIGHT DISTANCE CALCULATIONS
 DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
 LOCAL REGULATIONS: 300' REQUIRED
 AASHTO EXHIBIT 3-1 35 MPH REQUIRES 250' OF STOPPING SIGHT DISTANCE
 GREATER THAN 325' OF STOPPING SIGHT DISTANCE PROVIDED

CLEAR ZONE CALCULATION:
 DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
 ADT: ASSUMED LESS THAN 1,000 BASED ON GREEN HILL ROAD VOLUME COUNTS
 FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6
 CLEAR ZONE REQUIRED TO BE 12-14 FEET (1W:5H TO 1W:4H)
 14 FEET HAS BEEN SELECTED



PLAN VIEW LOT 9 DRIVEWAY SIGHT DISTANCE 0+00 TO 3+25
 PROFILE VIEW SIGHT LINE



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.

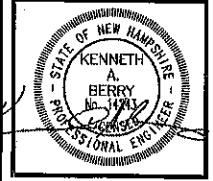
PLANNING BOARD
 BARRINGTON, NH
APPROVED.

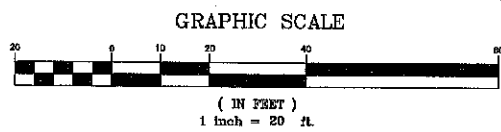
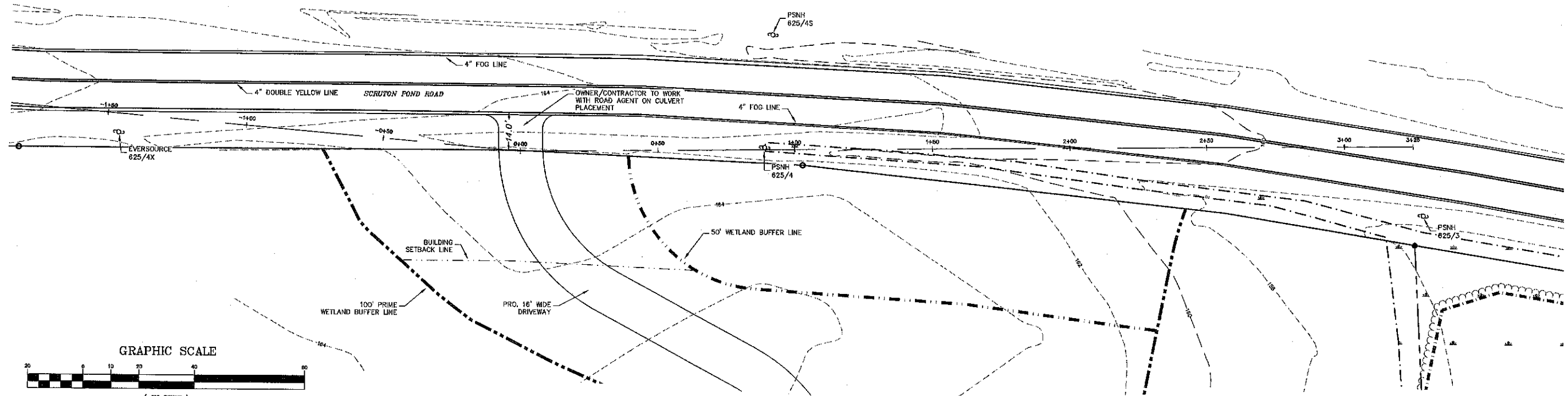
File 2239-GR/DA-222/05
 1/4/2023
 [Signature]

| #1 | REVISION | DATE | DESCRIPTION |
|----|----------|--------|-------------|
| | | 9-6-22 | |
| | | 9-6-11 | |

SIGHT DISTANCE PLANS
 LAND OF
 GIBB FAMILY TRUST
 SCRUTON POND ROAD
 BARRINGTON, N.H.
 TAX MAP 223, LOT 9

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 20 FT.
 DATE: JULY 20, 2022
 FILE NO.: DB 2021 - 144

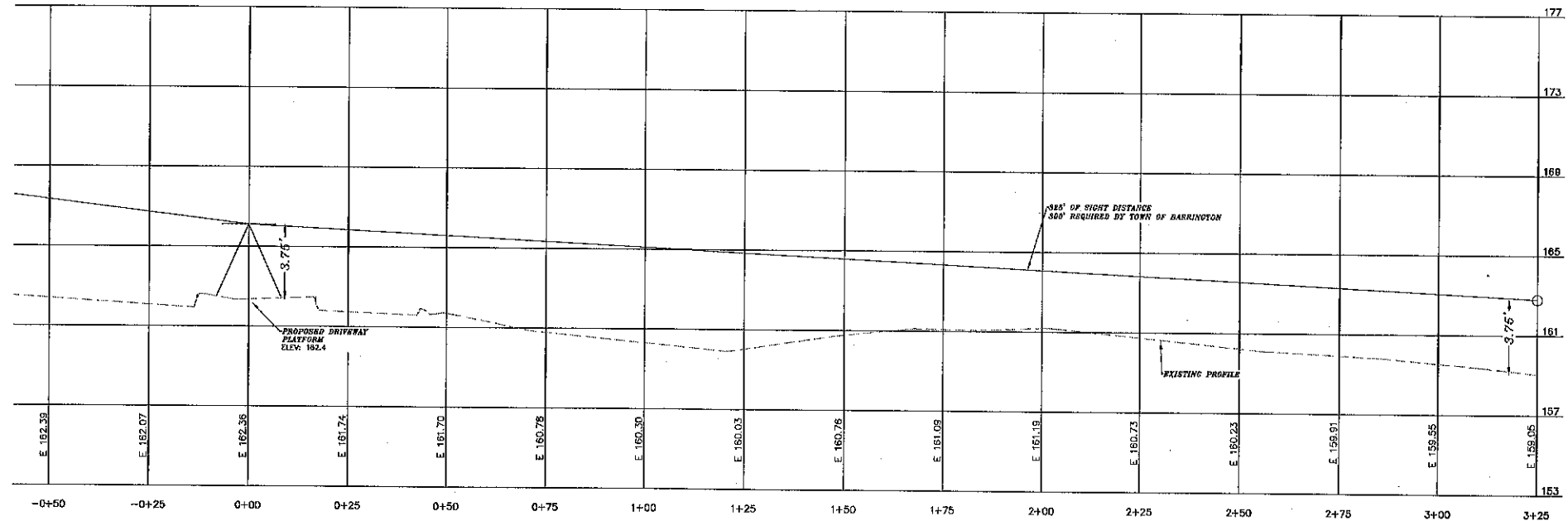




PLAN VIEW LOT 9 DRIVEWAY SIGHT DISTANCE -3+25 TO 0+00
PROFILE VIEW SIGHT LINE

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.

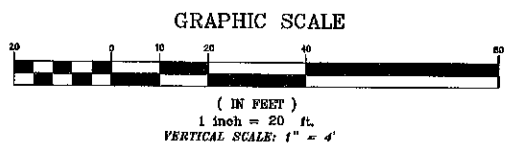


**PLANNING BOARD
BARRINGTON, NH**

- APPROVED -

File Number 2239-GA/SDA-22-31015
Date 1/4/2023
Chairman [Signature]

Sub

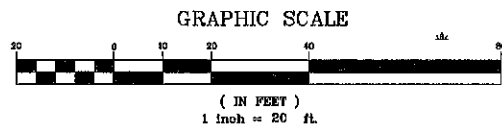
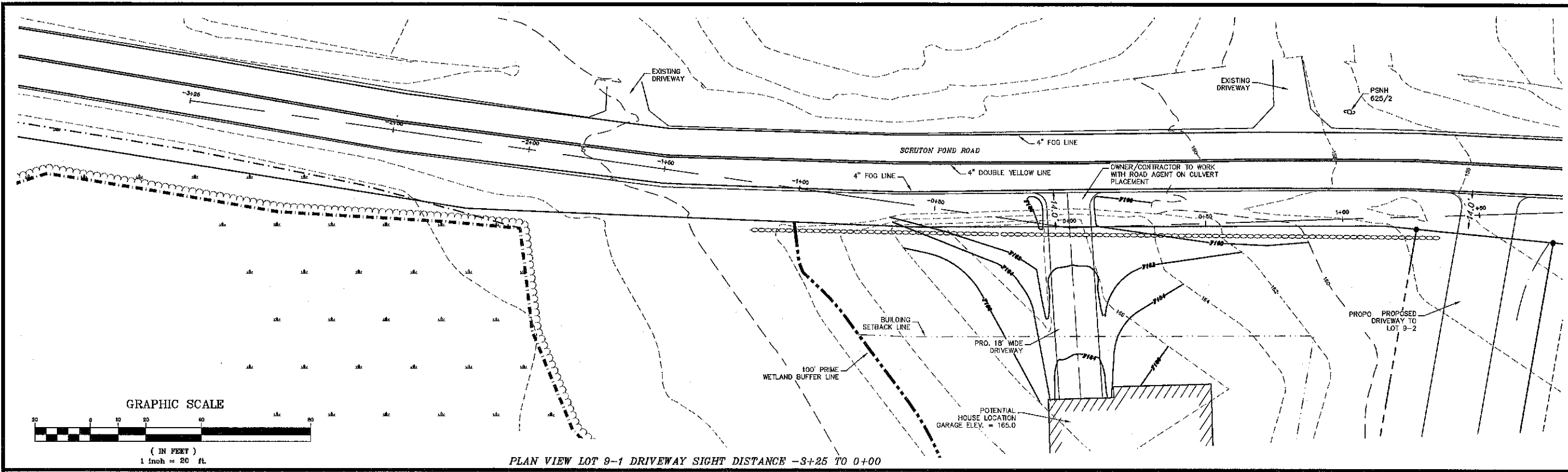


| #1 | REVISION | DATE | DESCRIPTION |
|----|----------|--------|------------------|
| | | 9-6-22 | |
| | | | ADD SHEETS #6-11 |

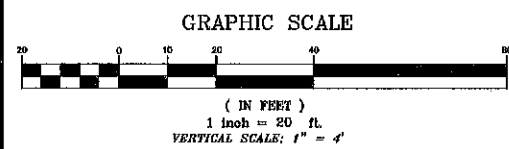
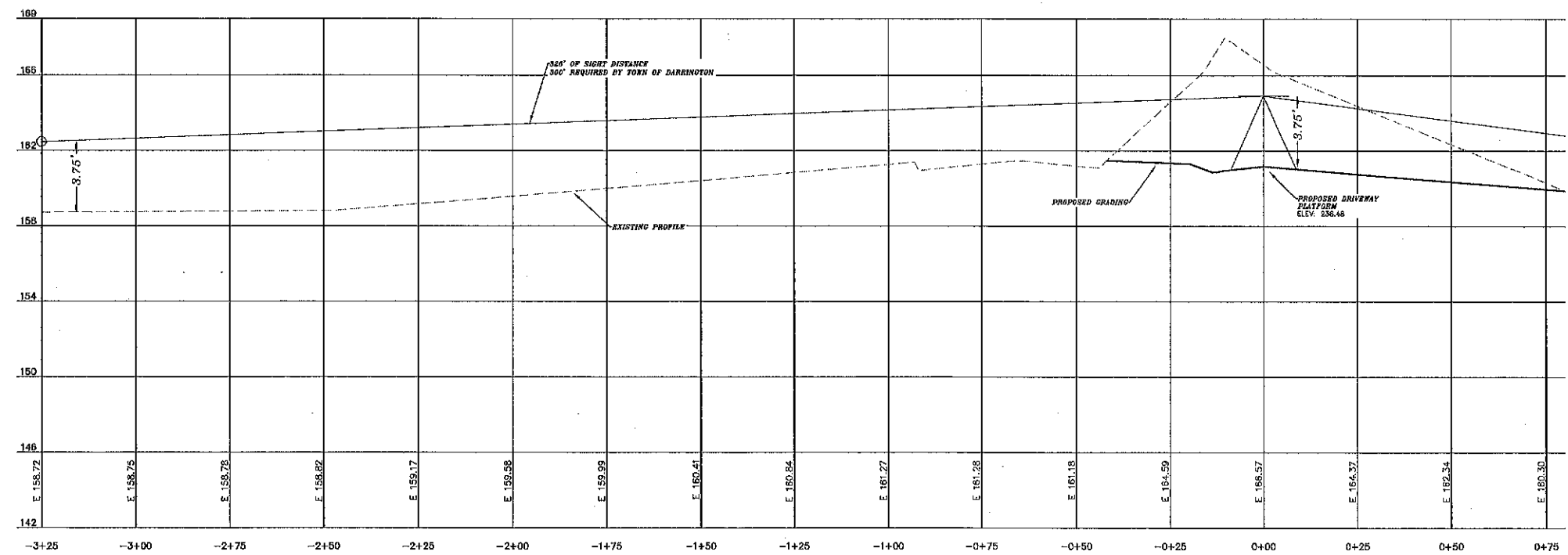
SIGHT DISTANCE PLANS
LAND OF
GIBB FAMILY TRUST
SCRUTON POND ROAD
BARRINGTON, N.H.
TAX MAP 228, LOT 9

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 20, 2022
FILE NO. : DB 2021 - 144



PLAN VIEW LOT 9-1 DRIVEWAY SIGHT DISTANCE -3+25 TO 0+00
PROFILE VIEW SIGHT LINE



FOR TOWN APPROVAL PURPOSES :

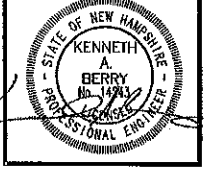
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

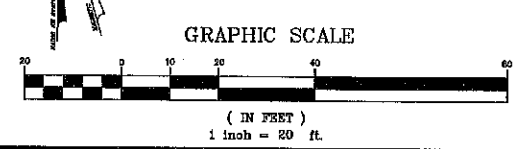
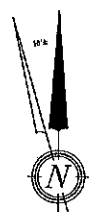
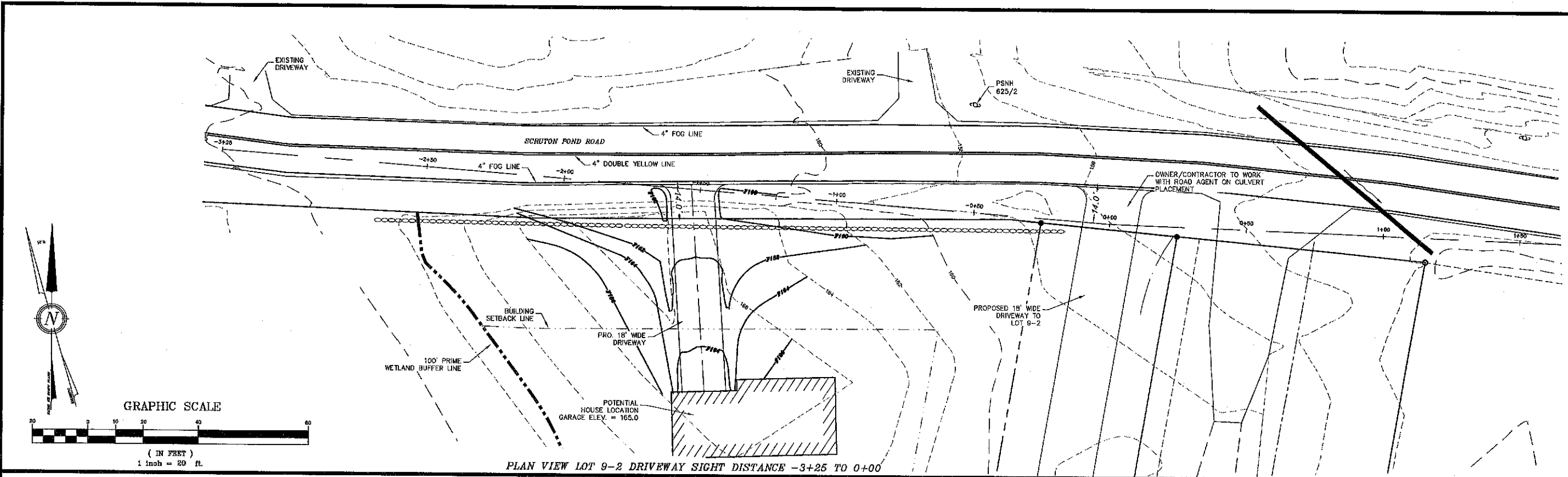
PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 2239-GR/DA-22
Date 1/4/2023 Slots
Chairman [Signature]

| #1 | REVISION | DATE | DESCRIPTION |
|----|----------|--------|------------------|
| | | 9-6-22 | ADD SHEETS #6-11 |

SIGHT DISTANCE PLANS
LAND OF
CIBB FAMILY TRUST
SCRUTON POND ROAD
BARRINGTON, N.H.
TAX MAP 223, LOT 9

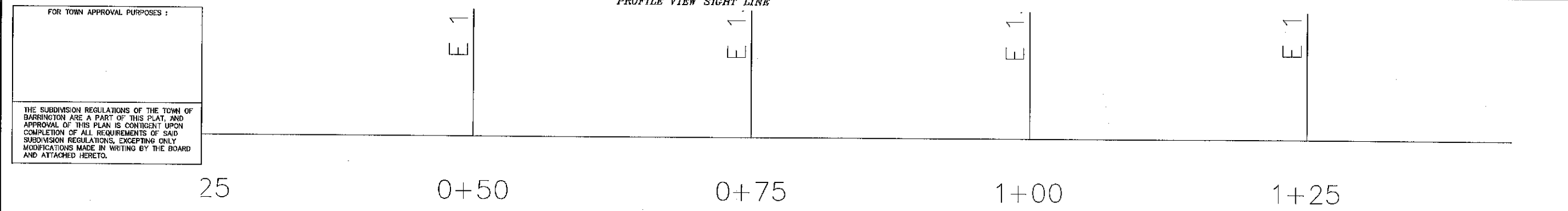
BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 20, 2022
FILE NO. : DB 2021 - 144





PLAN VIEW LOT 9-2 DRIVEWAY SIGHT DISTANCE -3+25 TO 0+00

PROFILE VIEW SIGHT LINE



FOR TOWN APPROVAL PURPOSES:

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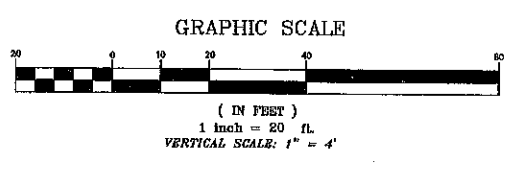
PLANNING BOARD
BARRINGTON, NH

- APPROVED -

File Number 223-9-6A/SDA-22-3lotsSub

Date 1/4/2023

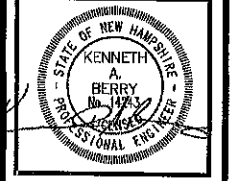
Chairman [Signature]

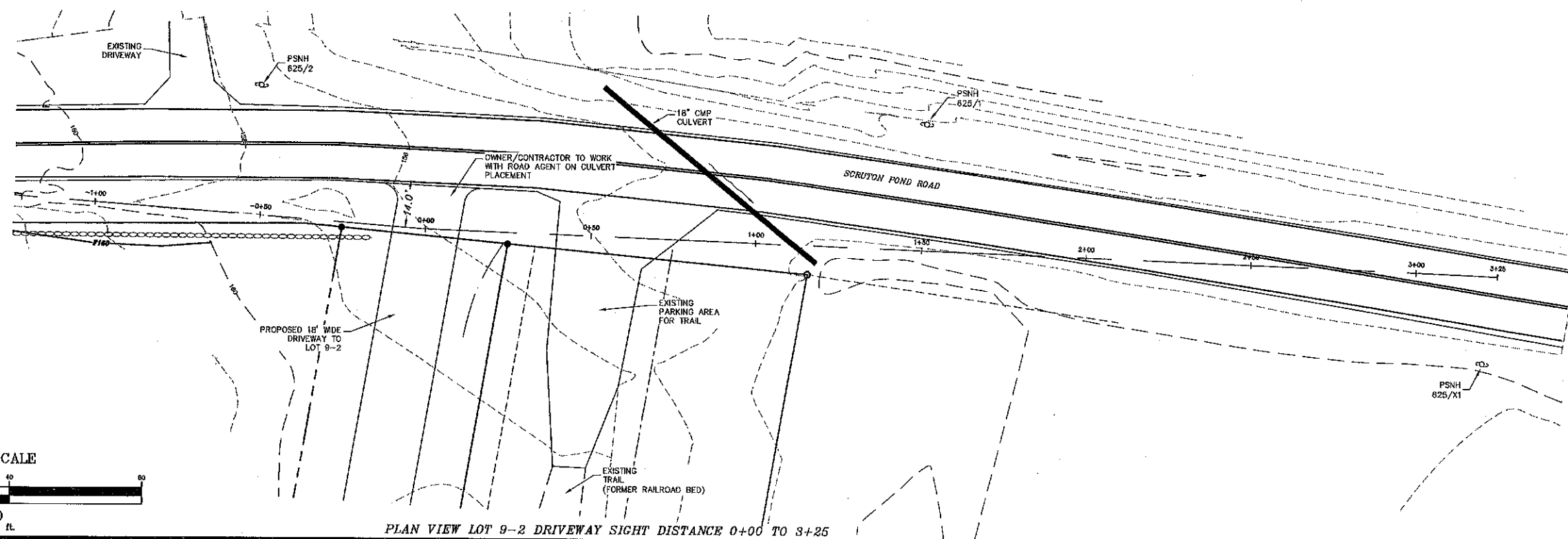


| # | REVISION | DATE | DESCRIPTION |
|---|----------|------|------------------|
| 1 | 9-6-22 | | ADD SHEETS #8-11 |

SIGHT DISTANCE PLANS
LAND OF
GIBB FAMILY TRUST
SCRUTON POND ROAD
BARRINGTON, N.H.
TAX MAP 223, LOT 9

BERRY SURVEYING
& ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : JULY 20, 2022
FILE NO. : DB 2021 - 144

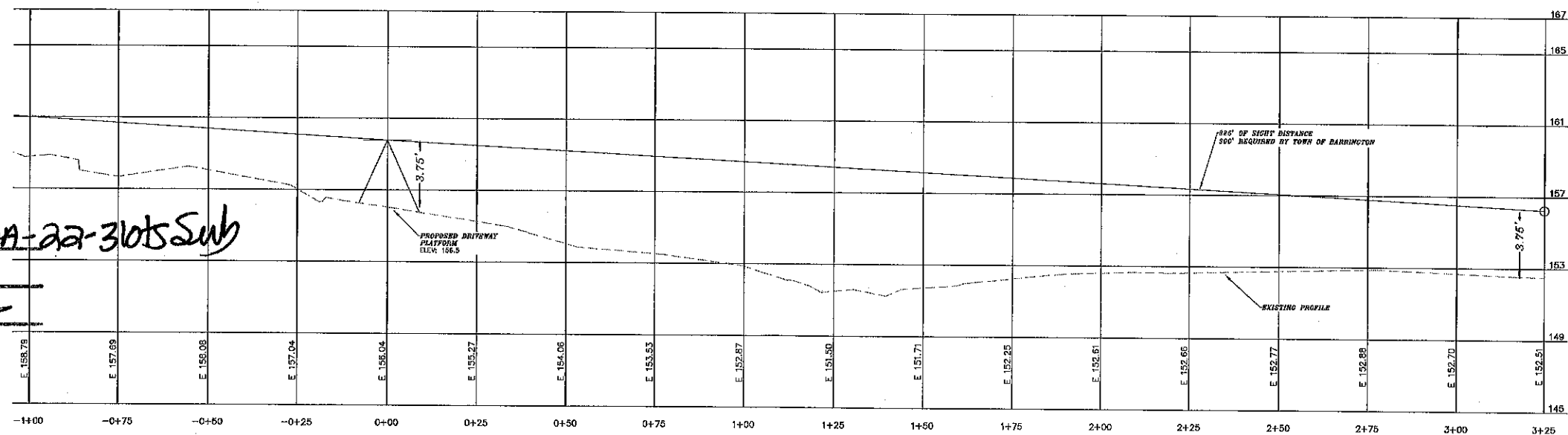




PLAN VIEW LOT 9-2 DRIVEWAY SIGHT DISTANCE 0+00 TO 3+25
 PROFILE VIEW SIGHT LINE

FOR TOWN APPROVAL PURPOSES:

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PLANNING BOARD
 BARRINGTON, NH

- APPROVED -

File Number 223-9-GR/SDA-22-31015 Sub

Date 1/4/2023

Chairman [Signature]

| REVISION #1 | DATE | DESCRIPTION |
|-------------|------|------------------|
| 9-6-22 | | ADD SHEETS #8-11 |

SIGHT DISTANCE PLANS
 LAND OF
 GIBB FAMILY TRUST
 SCRUTON POND ROAD
 BARRINGTON, N.H.
 74X MAP 223, LOT 9

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603) 332-2863
 SCALE: 1 IN. EQUALS 20 FT.
 DATE: JULY 20, 2022
 FILE NO.: DB 2021 - 144

