

**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'

**WETLAND NOTES:**

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN OCTOBER 2021 UTILIZING THE FOLLOWING STANDARDS:

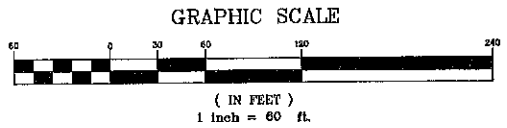
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES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

**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
- 50' WETLAND BUFFER
- 100' PRIME WETLAND BUFFER
- PERMETER BOUNDARY LINE
- APPROXIMATE ADJUTING LOT LINE
- MATCH LINE
- NRCS SOIL LINE
- FND FOUND
- TYP TYPICAL
- TBS TO BE SET
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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.



- 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' MIN. LOT SIZE 80,000 Sq. Ft. 60,000 Sq. Ft. UPLANDS 35,000 Sq. Ft. CONTIGUOUS UPLANDS 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 SHOWN 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# - 33017803056, 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 A 5 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 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
  - IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:15, 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.
  - 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.

**RECEIVED**

REVISION DATE **AUG 04 2022** DESCRIPTION

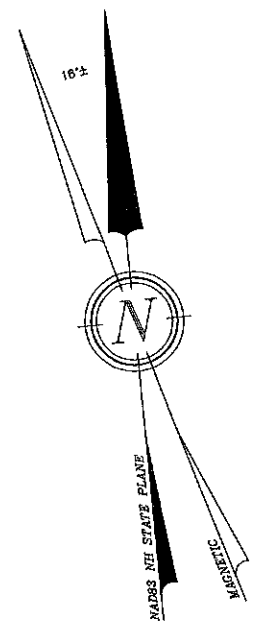
SUBDIVISION PLAN LAND OF GIBB FAMILY TRUST SCRUTTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9

**LAND OFFICE**

**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

SHEET 4 OF 5



- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
  - IRON BOUND/REBAR ~FND~
  - UTILITY POLE
  - MATCH POINT
  - PROPOSED BOUNDARY LINE
  - PROPOSED BUILDING SETBACK LINE
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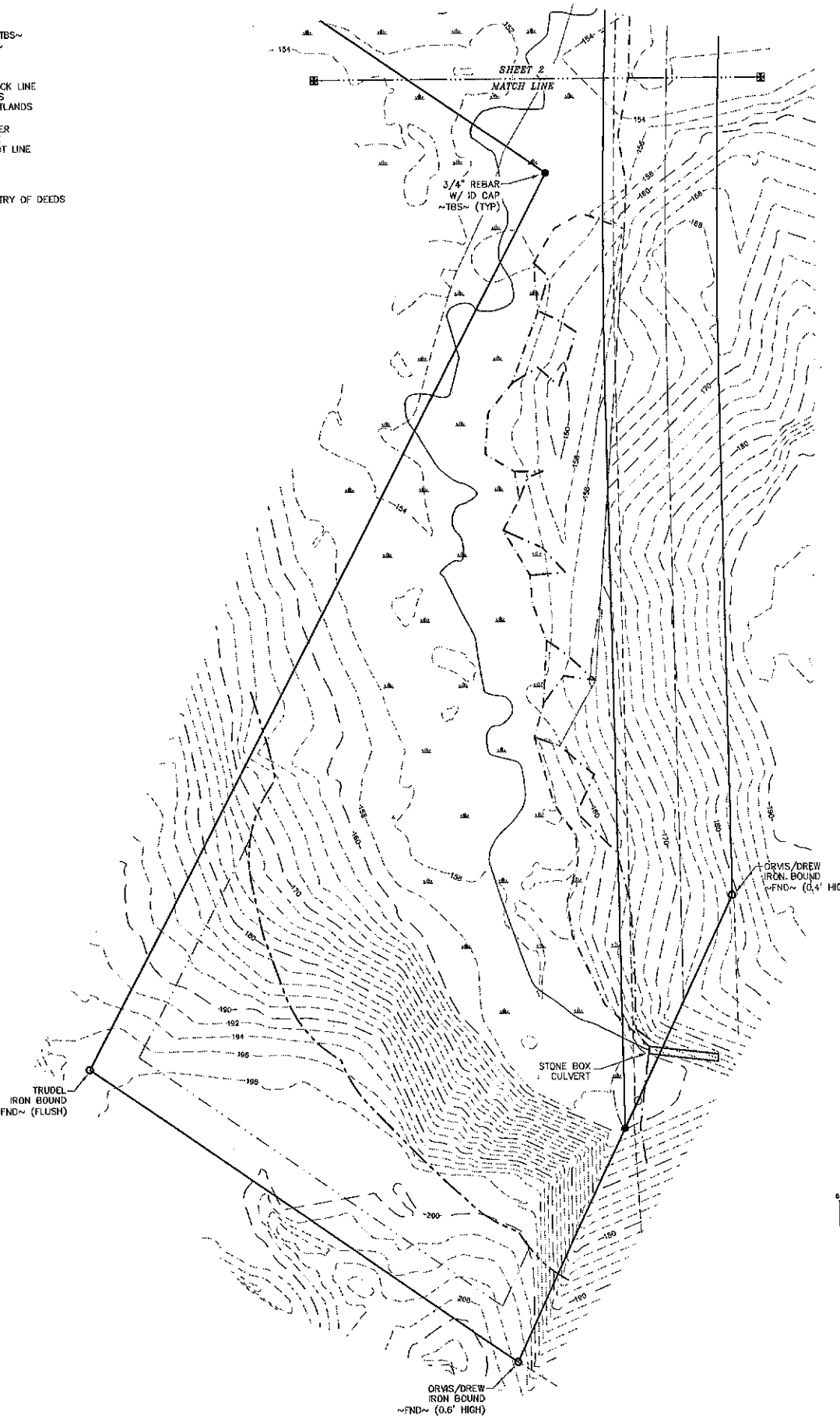
DEIDRA BENJAMIN, CWS #295

**WETLAND NOTES:**

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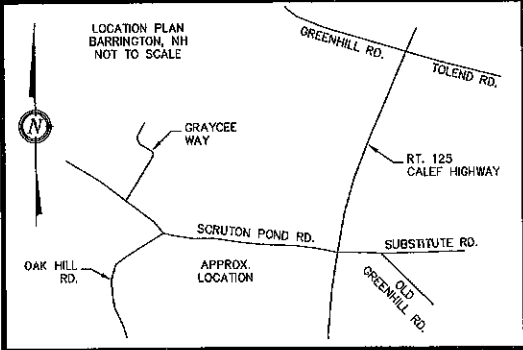
**PLAN REFERENCES:**

- "SUBDIVISION PLAN, DWIGHT H. & HAROLD A. HALEY, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: ORVIS/DREW, LLC DATED: JANUARY, 1997 S.C.R.D. PLAN #50-31
- "A PLAN OF DONALD M. AUSTIN PROPERTY, BARRINGTON, N.H." BY: F.E. DREW DATED: 1970 S.C.R.D. PLAN #16A-63
- "SUBDIVISION PLAN OF LAND IN BARRINGTON, N.H. PREPARED FOR VAN E. HERTEL" BY: NORTH COUNTRY SURVEYORS DATED: MAY 15, 1990 S.C.R.D. PLAN #35-131
- "SUBDIVISION PLAN, NANCY J. GADD, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: ORVIS/DREW, LLC DATED: AUGUST, 1998 S.C.R.D. PLAN #49-03
- "OAK HILL ESTATES, TAX MAP 12, LOT 74 & 74C, BARRINGTON, NEW HAMPSHIRE" BY: S.E. CUMMINGS AND ASSOCIATES, INC. DATED: JANUARY 21, 2002 S.C.R.D. PLAN #75-61 THROUGH 71
- "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 4562+40 TO STATIONS 4715+20, VBM/590" BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914

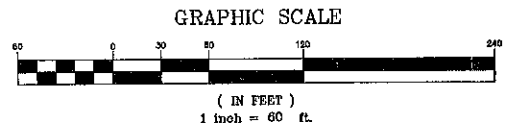


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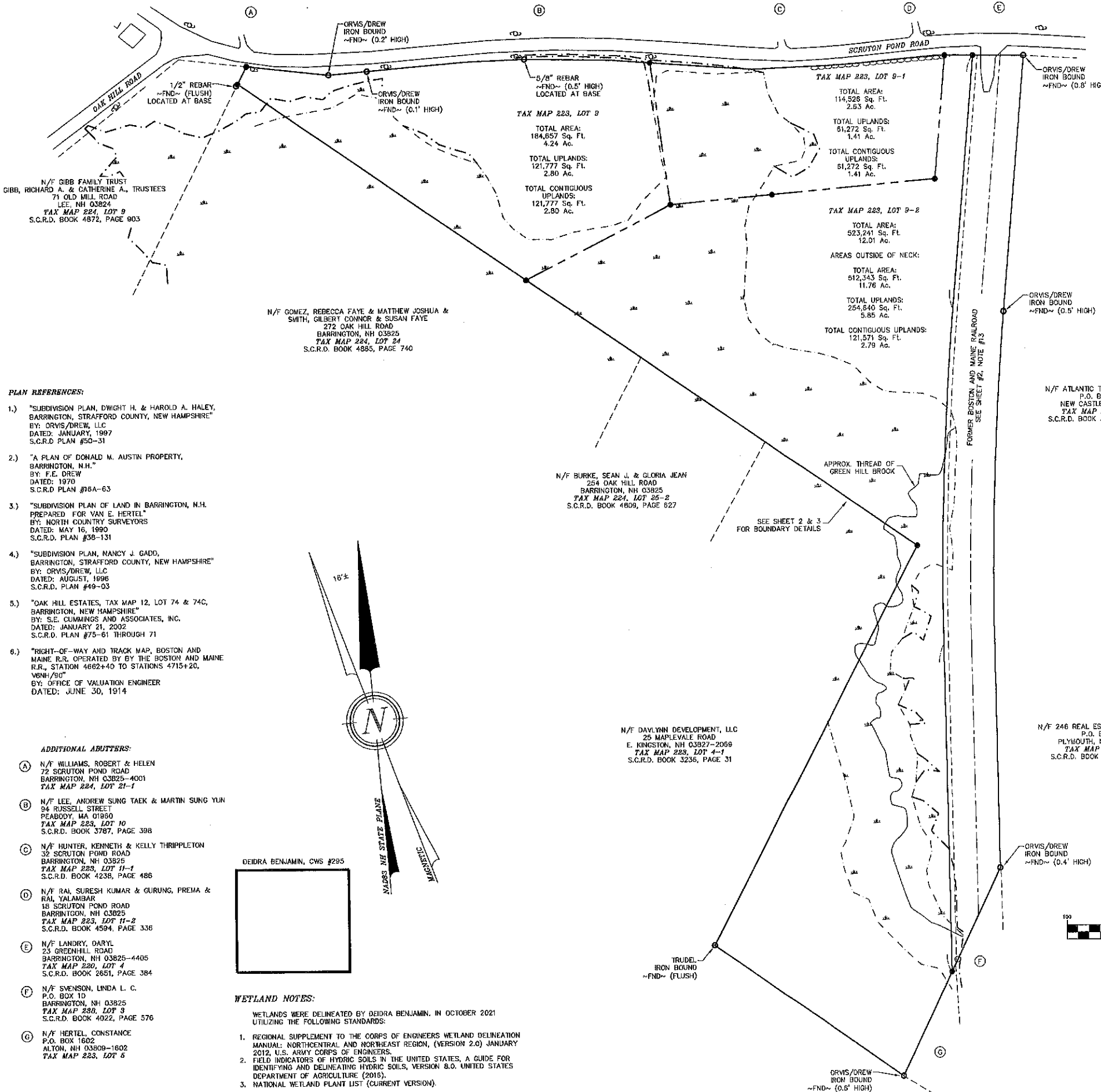
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  - IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - TITLE UNCLEAR FOR THIS AREA OF FORMER RAILROAD BED LOCATION. THIS AREA IS DESCRIBED IN SCRD BOOK 661, PAGE 434. NO CONVEYANCE TO OR FROM THE RAILROAD COMPANY WAS FOUND OTHER THAN THE ORIGINAL LAYOUT. THE ORIGINAL LAYOUT CALLS FOR A 90' 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 NADOT CORRESPONDANCE.



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

<b>RECEIVED</b>		
REVISION	DATE	DESCRIPTION
	AUG 04 2022	
SUBDIVISION PLAN GIBB FAMILY TRUST SCRUTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9		
<b>BERRY SURVEYING &amp; ENGINEERING</b> 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		



N/F GIBB FAMILY TRUST  
GIBB, RICHARD A. & CATHERINE A., TRUSTEES  
71 OLD MILL ROAD  
LEE, NH 03824  
TAX MAP 224, LOT 9  
S.C.R.D. BOOK 4872, PAGE 903

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

ORVIS/DREW  
IRON BOUND  
~FND~ (0.2' HIGH)

5/8" REBAR  
~FND~ (0.5' HIGH)  
LOCATED AT BASE

TAX MAP 223, LOT 9

TOTAL AREA:  
184,857 Sq. Ft.  
4.24 Ac.

TOTAL UPLANDS:  
121,777 Sq. Ft.  
2.80 Ac.

TOTAL CONTIGUOUS  
UPLANDS:  
121,777 Sq. Ft.  
2.80 Ac.

ORVIS/DREW  
IRON BOUND  
~FND~ (0.8' HIGH)

TAX MAP 223, LOT 9-1

TOTAL AREA:  
114,526 Sq. Ft.  
2.63 Ac.

TOTAL UPLANDS:  
61,272 Sq. Ft.  
1.41 Ac.

TOTAL CONTIGUOUS  
UPLANDS:  
61,272 Sq. Ft.  
1.41 Ac.

TAX MAP 223, LOT 9-2

TOTAL AREA:  
523,241 Sq. Ft.  
12.01 Ac.

AREAS OUTSIDE OF NECK:  
TOTAL AREA:  
612,343 Sq. Ft.  
11.76 Ac.

TOTAL UPLANDS:  
254,640 Sq. Ft.  
5.85 Ac.

TOTAL CONTIGUOUS UPLANDS:  
121,571 Sq. Ft.  
2.79 Ac.

N/F ATLANTIC TRADE PARK, LLC  
P.O. BOX 451  
NEW CASTLE, NH 03854  
TAX MAP 223, LOT 9  
S.C.R.D. BOOK 3743, PAGE 145

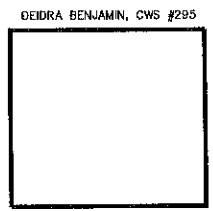
N/F BURKE, SEAN J. & GLORIA JEAN  
254 OAK HILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 224, LOT 25-2  
S.C.R.D. BOOK 4809, PAGE 627

N/F DAVLYNN DEVELOPMENT, LLC  
25 MAPLEVALE ROAD  
E. KINGSTON, NH 03827-2089  
TAX MAP 223, LOT 4-1  
S.C.R.D. BOOK 3236, PAGE 31

N/F 246 REAL ESTATE HOLDINGS, LLC  
P.O. BOX 249  
PLYMOUTH, NH 03264-240  
TAX MAP 223, LOT 7  
S.C.R.D. BOOK 3926, PAGE 760

- PLAN REFERENCES:**
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  - "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 4662+40 TO STATIONS 4715+20, VONH/90" BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914

- ADDITIONAL ADJUTERS:**
- N/F WILLIAMS, ROBERT & HELEN  
72 SCRUTON POND ROAD  
BARRINGTON, NH 03825-4001  
TAX MAP 224, LOT 21-1
  - N/F LEE, ANDREW SUNG TAEK & MARTIN SUNG YUN  
94 RUSSELL STREET  
PEABODY, MA 01960  
TAX MAP 223, LOT 10  
S.C.R.D. BOOK 3787, PAGE 398
  - N/F HUNTER, KENNETH & KELLY THRIFFLETON  
32 SCRUTON POND ROAD  
BARRINGTON, NH 03825  
TAX MAP 223, LOT 11-1  
S.C.R.D. BOOK 4238, PAGE 486
  - N/F RAI, SURESH KUMAR & GURUNG, PREMA & RAI, YALAMBAR  
15 SCRUTON POND ROAD  
BARRINGTON, NH 03825  
TAX MAP 223, LOT 11-2  
S.C.R.D. BOOK 4594, PAGE 336
  - N/F LANDRY, DARYL  
23 GREENHILL ROAD  
BARRINGTON, NH 03825-4405  
TAX MAP 220, LOT 4  
S.C.R.D. BOOK 2651, PAGE 384
  - N/F SVENSON, LINDA L. C.  
P.O. BOX 10  
BARRINGTON, NH 03825  
TAX MAP 220, LOT 3  
S.C.R.D. BOOK 4022, PAGE 576
  - N/F HERTEL, CONSTANCE  
P.O. BOX 1602  
ALTON, NH 03809-1602  
TAX MAP 223, LOT 5



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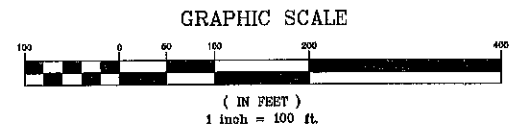
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**PLAN SET CONTENTS:**

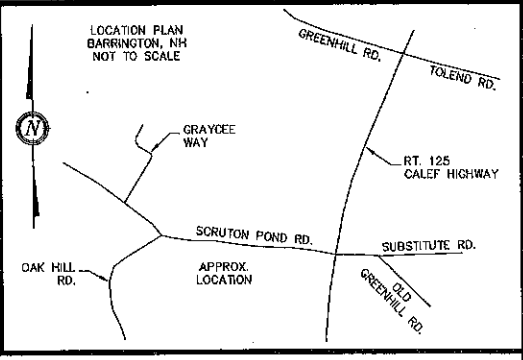
SHEET 1 OF 5 - OVERVIEW SUBDIVISION PLAN  
SHEET 2 OF 5 - DETAILED SUBDIVISION PLAN  
SHEET 3 OF 5 - DETAILED SUBDIVISION PLAN  
SHEET 4 OF 5 - DETAILED TOPOGRAPHY PLAN  
SHEET 5 OF 5 - DETAILED TOPOGRAPHY PLAN

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
  - IRON BOUND/REBAR ~FND~
  - UTILITY POLE
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  - PROPOSED BOUNDARY LINE
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  - POORLY DRAINED WETLANDS
  - VERY POORLY DRAINED WETLANDS
  - 50' WETLAND BUFFER
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  - PERIMETER BOUNDARY LINE
  - APPROXIMATE ABUTTING LOT LINE
  - FND FOUND
  - TYP TYPICAL
  - TO BE SET
  - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS



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 8-3-2022



- 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 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# - 33017C03056, DATED: SEPTEMBER 30, 2015
  - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 223 LOT 9 INTO XXX LOTS USING THE BACK LOT ORDINANCE. THIS IS A 5 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 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 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 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 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.

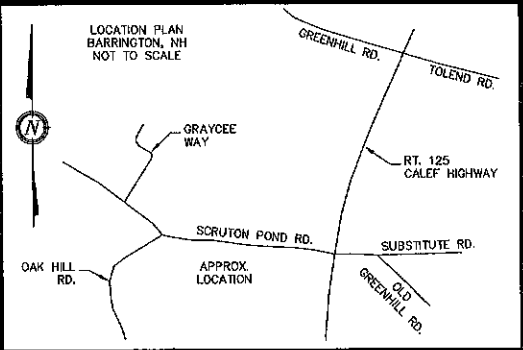
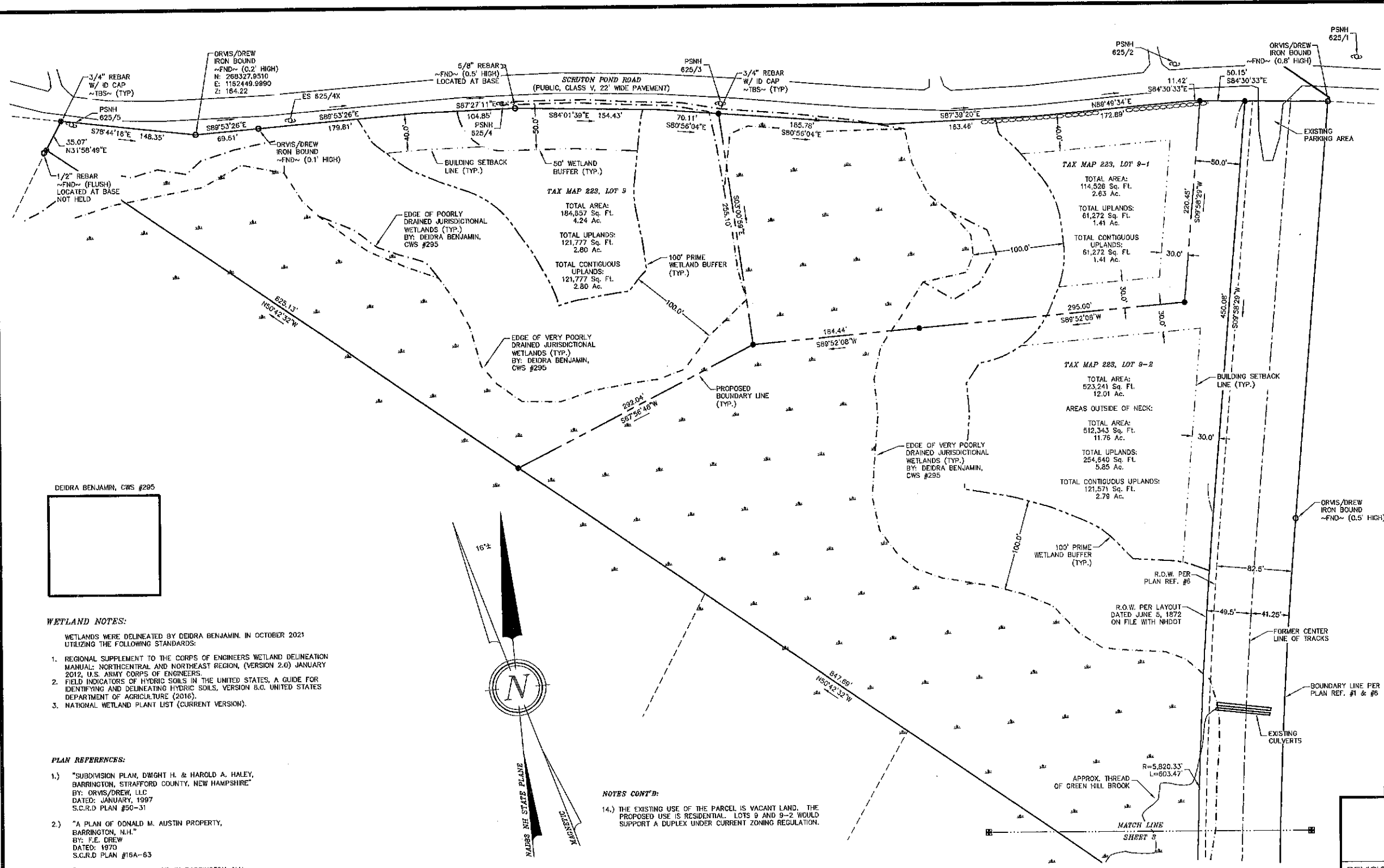
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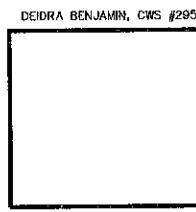
REVISION	DATE	DESCRIPTION
		OVERVIEW SUBDIVISION LAND OF GIBB FAMILY TRUST SCRUTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9

**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



- NOTES:**
- 1.) OWNER: GIBB FAMILY TRUST  
RICHARD A. & CATHERINE A. GIBB, TRUSTEES  
71 OLD MILL ROAD  
LEE, NH 03824
  - 2.) TAX MAP 223, LOT 9
  - 3.) LOT AREA: 822,424 Sq. Ft., 18.88 Ac.
  - 4.) S.C.R.D. BOOK 4872, PAGE 903
  - 5.) 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:  
60,000 Sq. Ft. UPLANDS  
35,000 Sq. Ft. CONTIGUOUS UPLANDS  
MIN. LOT FRONTAGE:  
200'
  - 6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
  - 7.) 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.
  - 8.) 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# - 33017C0305E, DATED: SEPTEMBER 30, 2015
  - 9.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 223 LOT 9 INTO 3 LOTS USING THE BACK LOT ORDINANCE. THIS IS A 5 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW SUBDIVISION PLAN. SHEETS 2-4 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 4 & 5 SHOW TOPOGRAPHICAL DETAILS AND WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
  - 10.) 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.
  - 11.) 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.
  - 12.) 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.
  - 13.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 876:13, 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.
  - 14.) TITLE UNCLEAR FOR THE AREA OF FORMER RAILROAD BED LOCATION. THIS AREA IS DESCRIBED IN SCRD BOOK 681, 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.



**WETLAND NOTES:**

WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN OCTOBER 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 6.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

- PLAN REFERENCES:**
- 1.) "SUBDIVISION PLAN, DWIGHT H. & HAROLD A. HALEY, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: ORVIS/DREW, LLC DATED: JANUARY, 1997 S.C.R.D. PLAN #50-31
  - 2.) "A PLAN OF DONALD M. AUSTIN PROPERTY, BARRINGTON, N.H." BY: F.E. DREW DATED: 1970 S.C.R.D. PLAN #16A-63
  - 3.) "SUBDIVISION PLAN OF LAND IN BARRINGTON, N.H. PREPARED FOR VAN E. HERTEL" BY: NORTH COUNTRY SURVEYORS DATED: MAY 16, 1990 S.C.R.D. PLAN #38-131
  - 4.) "SUBDIVISION PLAN, NANCY J. GADD, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE" BY: ORVIS/DREW, LLC DATED: AUGUST, 1996 S.C.R.D. PLAN #49-03
  - 5.) "OAK HILL ESTATES, TAX MAP 12, LOT 74 & 74C, BARRINGTON, NEW HAMPSHIRE" BY: S.E. CUMMINGS AND ASSOCIATES, INC. DATED: JANUARY 21, 2002 S.C.R.D. PLAN #75-61 THROUGH 71
  - 6.) "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 4862+40 TO STATIONS 4715+20, VORN/90" BY: OFFICE OF VALUATION ENGINEER DATED: JUNE 30, 1914

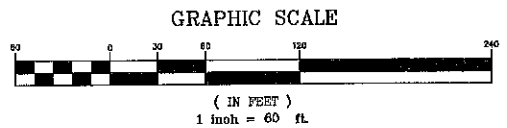
**NOTES CONT'D:**

14.) 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.

- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
  - 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
  - ⋯ PERIMETER BOUNDARY LINE
  - ⋯ APPROXIMATE ABUTTING LOT LINE
  - ⋯ MATCH LINE
  - FND FOUND
  - TYP TYPICAL
  - TBS TO BE SET
  - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

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.



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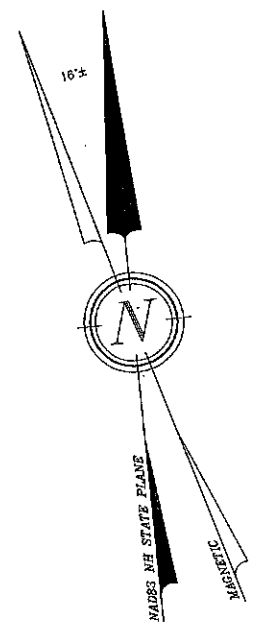
*Kenneth A. Berry* 8-3-2022  
KENNETH A. BERRY L.L.S. 805 DATE

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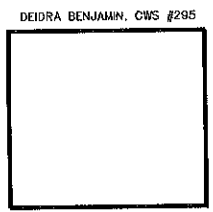
AUG 04 2022

REVISION	DATE	DESCRIPTION
<b>LAND USE OFFICE</b>		
SUBDIVISION PLAN LAND OF GIBB FAMILY TRUST SCRUTON POND ROAD BARRINGTON, N.H. TAX MAP 223, LOT 9		
<b>BERRY SURVEYING &amp; ENGINEERING</b>		
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		

SHEET 2 OF 5



- LEGEND:**
- 3/4" REBAR W/ ID CAP ~TBS~
  - 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
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  - PERIMETER BOUNDARY LINE
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  - TBS TO BE SET
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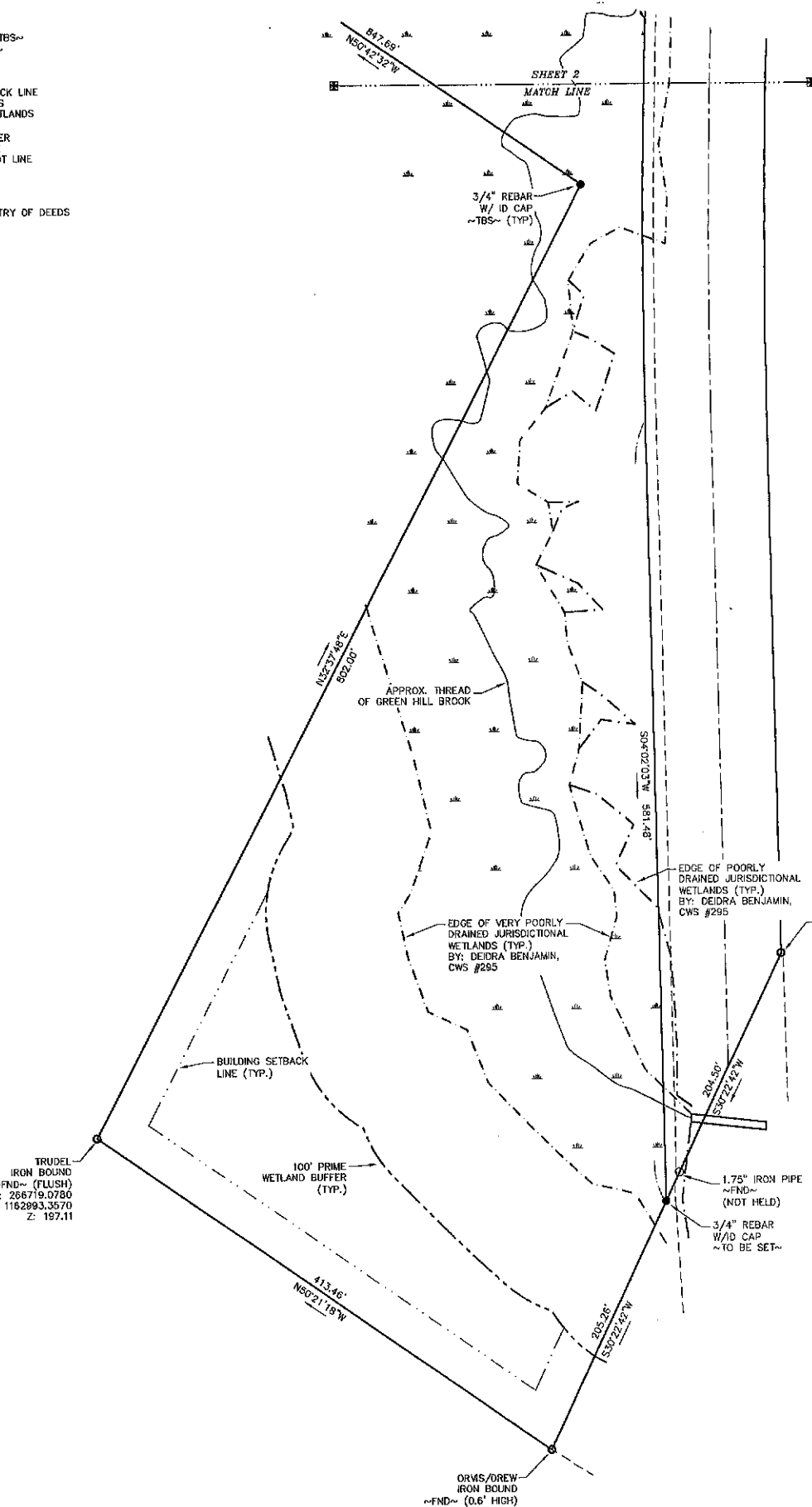
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TRUDEL IRON BOUND ~FND~ (FLUSH) N: 286719.0780 E: 1162993.3570 Z: 197.11

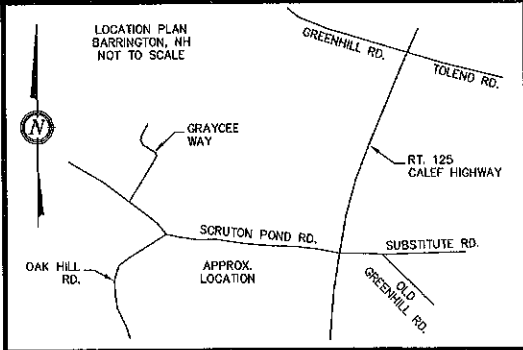
100' PRIME WETLAND BUFFER (TYP.)

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



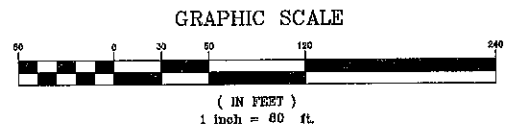
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- TITLE UNCLER FOR THIS AREA OF FORMER RAILROAD BED LOCATION. THIS AREA IS DESCRIBED IN SCRD BOOK 551, PAGE 434. NO CONVEYANCE TO OR FROM THE RAILROAD COMPANY WAS FOUND OTHER THAN THE ORIGINAL DEED FROM THE ORIGINAL LAYOUT CALLS FOR A 60' WIDE PARCEL TAKEN FROM BARRINGTON. NO DISCONTINUANCE OF THE RAILROAD WAS FOUND, THEREFORE THERE IS STILL AN EASEMENT TO THE STATE OF NEW HAMPSHIRE OVER THIS STRIP FOR WHO? CONSTRUCTION?



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* 8-3-2022  
KENNETH A. BERRY L.L.S. 805 DATE

AUG 04 2022	
REVISION	LAND USE DESCRIPTION
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	
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