

- PLAN REFERENCES:**
- "WARREN BERRY FARM" BY: FREDERICK E. DREW ASSOCIATES DATED: MAY 1974 S.C.R.D. PLAN #16-60
 - "SUBDIVISION PLAN FOR ALBERT S. WEDDEN" BY: FREDERICK E. DREW ASSOCIATES DATED: AUGUST 19, 1983 S.C.R.D. PLAN #22-80
 - "SOULIERE FARM SUBDIVISION PLAN" FOR DONALD E. SOULIERE BY: WHITE MOUNTAIN SOIL CONSULTANTS DATED: AUGUST 31, 1993 S.C.R.D. PLAN #42-89

N/F THE BARDWELL FAMILY REVOCABLE TRUST
BRIAN H. & LOW J. BARDWELL, TRUSTEES
40 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 263, LOT 4
S.C.R.D. BOOK 4306, PAGE 080

N/F GAHAN, ROBERT E. & CAROL A.
23 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 263, LOT 3
S.C.R.D. BOOK 1246, PAGE 244

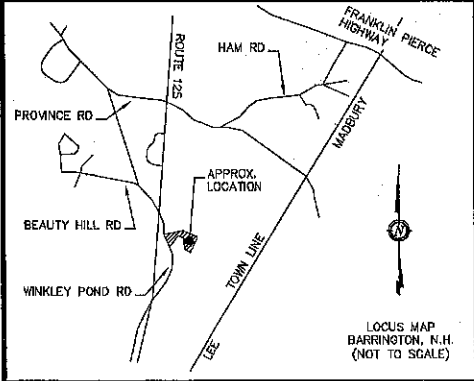
N/F WESLEY, JOHN H. & LINDA J.
41 GROTON-HARVARD ROAD
AYER, MA 01432
TAX MAP 263, LOT 8
S.C.R.D. BOOK 952, PAGE 184

N/F LEAHY REVOCABLE LIVING TRUST
TOMMIE J. & DEBRA A. LEAHY TRUSTEES
48 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 263, LOT 21
S.C.R.D. BOOK 4698, PAGE 777

N/F WEDDEN, BRIAN & MYOKO
63 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 263, LOT 16
S.C.R.D. BOOK 2395, PAGE 757

N/F SOULIERE, DONALD & DAVID
73 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 263, LOT 14
S.C.R.D. BOOK 2057, PAGE 472

- LEGEND:**
- 3/4" REBAR W/AD CAP ~TBS~
 - DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - STONE BOUND ~FND~
 - UTILITY POLE/GUY WIRE
 - TEST PIT, OBSERVED BY JOHN P. HAYES
 - TEMPORARY BENCH MARK
 - POORLY DRAINED WETLAND LINE
 - VERY POORLY DRAINED WETLAND LINE
 - BUILDING SETBACK LINE
 - 80' WETLAND BUFFER & 100' PRIME WETLAND BUFFER
 - STONE WALL
 - NRCS SOIL LINE
 - SURVEY TIE LINE - NOT A BOUNDARY
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP TYPICAL
FND FOUND
TBS TO BE SET

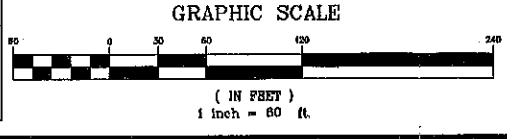


- NOTES:**
- OWNER: HAMBONE LLC 242 CENTRAL AVE DOVER, NH 03820
 - TAX MAP: TAX MAP 263, LOT 14
 - LOT AREA: 986,793 Sq. Ft., 13.47 Ac. 338,773 Sq. Ft., 7.78 Ac., TOTAL UPLAND
 - S.C.R.D. BOOK 4976, PAGE 1023
 - ZONING: GR - GENERAL RESIDENTIAL W/ STRATIFIED DRIFT AQUIFER OVERLAY FRONTAGE ~ 200.0' MINIMUM LOT SIZE ~ 80,000 Sq. Ft. FRONT SETBACK ~ 40.0' REAR SETBACK ~ 30.0' SIDE SETBACK ~ 30.0' WETLAND BUFFER ~ 50.0' IF OVER 3,000 Sq. Ft. PRIME WETLAND BUFFER ~ 100.0' 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 PLAIN FLOOD HAZARD REF.: FEMA, COMMUNITY# 330176, MAP# 3301700505E, DATED: SEPTEMBER 30, 2015.
 - VERTICAL DATUM BASED ON 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 PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 263, LOT 14 AS OF THE DATED OF THE SURVEY.

- SOILS DATA:**
- WdC ~ WINDSOR LOAMY SAND, 8 TO 15% SLOPES
 - WdF ~ WINDSOR LOAMY FINE SAND, CLAY SUBSOIL VARIANT, 0 TO 8% SLOPES
 - HaC ~ HINCKLEY LOAMY SAND, 8 TO 15% SLOPES
 - SuA ~ SWANTON FINE SANDY LOAM, 0 TO 3% SLOPES
 - Sb ~ SAUGATUCK LOAMY SAND
- DEIDRA BENJAMIN, CWS #265

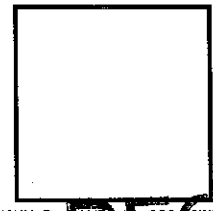
- WETLAND NOTES:**
- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2019).
 - NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

- WETLAND NOTE:**
- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
- USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012. VICKSBURG, MS.
 - USACE, CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL ENVIRONMENTAL LABORATORY, 1987. VICKSBURG, MS.
 - UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND-PLANTLIST.USACE.ARMY.MIL/](http://wetland.plantlist.usace.army.mil/)



FOR TOWN APPROVAL PURPOSES:

THE SITE PLAN 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 SITE PLAN REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

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

REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
LAND OF
HAMBONE LLC
49 WINKLEY POND ROAD
BARRINGTON, N.H.
TAX MAP 263, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2021-163

REC'D
LAND USE OFFICE

UNIT DENSITY CALCULATION: ARTICLE 4, SECTION 2.1(1-3)

TEST #1
 TOTAL AREA = 586,793 Sq.Ft.
 6 +2-BEDROOM UNITS & 1 1-BEDROOM UNIT PERMITTED

TEST #2
 TOTAL AREA FREE OF HYDRIC SOILS = 390,783 Sq.Ft.
 6 +2-BEDROOM UNITS & 1 1-BEDROOM UNIT PERMITTED

TEST #3
 AREA #1 CONTAINS 96,295 Sq.Ft. OF CONTIGUOUS UPLAND
 2 +2-BEDROOM UNITS & 1 1-BEDROOM UNIT PERMITTED

AREA #2 CONTAINS 92,689 Sq.Ft. OF CONTIGUOUS UPLAND
 2 +2-BEDROOM UNITS ARE PERMITTED

AREA #3 CONTAINS 149,788 Sq.Ft. OF CONTIGUOUS UPLAND
 4 +2-BEDROOM UNITS AREA PERMITTED

TOTAL PERMITTED DENSITY:
 6 +2-BEDROOM UNITS & 1 1-BEDROOM UNITS ARE PERMITTED ON THE PARCEL

UNIT 1 - 6 ARE PROPOSED TO BE 3-BEDROOM UNITS AND UNIT #7 IS PROPOSED TO BE A 1-BEDROOM UNIT

N/F THE BARDWELL FAMILY REVOCABLE TRUST
 BRIAN H. & LORI J. BARDWELL, TRUSTEES
 40 HAYES ROAD
 BARRINGTON, NH 03825
 TAX MAP 253, LOT 4
 S.C.R.D. BOOK 4306, PAGE 080

N/F GAHAN, ROBERT E. & CAROL A.
 23 HAYES ROAD
 BARRINGTON, NH 03825
 TAX MAP 253, LOT 3
 S.C.R.D. BOOK 1246, PAGE 244

EDGE OF PRIME WETLAND #1
 DELINEATED BY
 JOHN P. HAYES

AREA #1
 124,023 Sq.Ft.
 FREE OF HYDRIC A SOILS
 96,295 Sq.Ft.
 CONTIGUOUS UPLAND SOILS

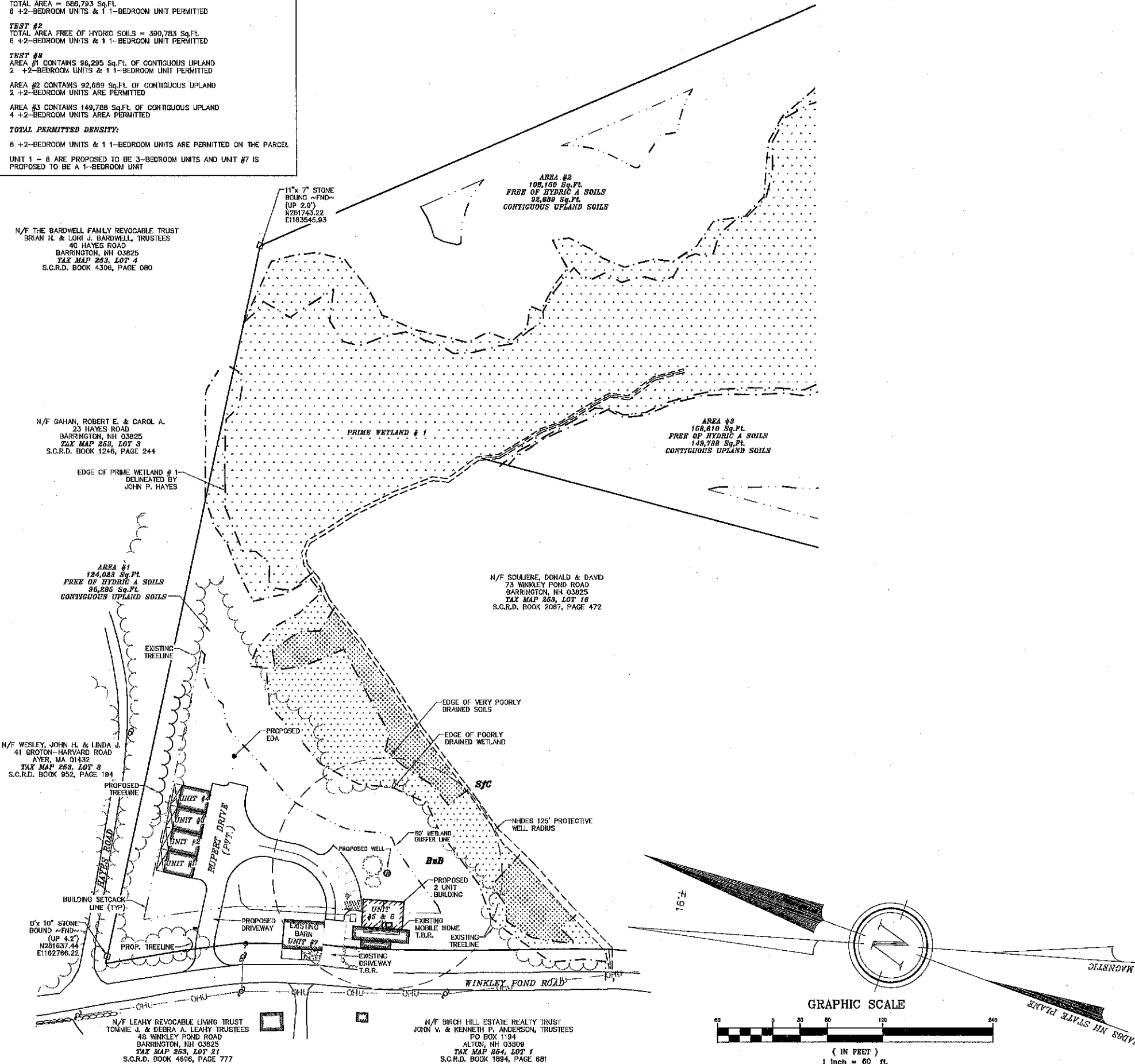
N/F SOULIERE, DONALD & DAVID
 73 WINKLEY POND ROAD
 BARRINGTON, NH 03825
 TAX MAP 253, LOT 16
 S.C.R.D. BOOK 2067, PAGE 472

N/F WESLEY, JOHN H. & LINDA J.
 41 GROTON-HARVARD ROAD
 AYER, MA 01432
 TAX MAP 253, LOT 3
 S.C.R.D. BOOK 952, PAGE 194

8'x 10' STONE
 BOUND ~FND~
 (UP 4.2')
 N281637.44
 E1102786.22

N/F LEAHY REVOCABLE LIVING TRUST
 TOMIE J. & DEBRA A. LEAHY TRUSTEES
 48 WINKLEY POND ROAD
 BARRINGTON, NH 03825
 TAX MAP 253, LOT 21
 S.C.R.D. BOOK 4886, PAGE 777

N/F BIRCH HILL ESTATE REALTY TRUST
 JOHN V. & KENNETH P. ANDERSON, TRUSTEES
 PO BOX 1194
 ALTON, NH 03809
 TAX MAP 264, LOT 1
 S.C.R.D. BOOK 1894, PAGE 681



RECEIVED

APR 12 2023

LAND USE OFFICE

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 60 FT.
 DATE : FEBRUARY 15, 2023
 FILE NO. : DB 2021-163

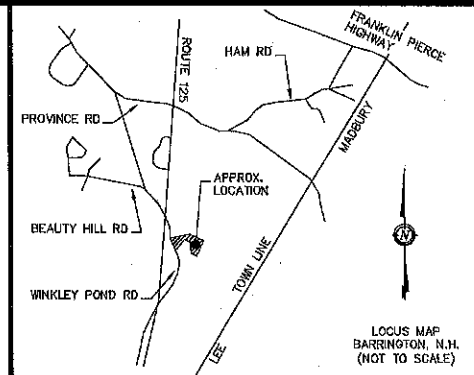


FOR TOWN APPROVAL PURPOSES :

THE SITE REVIEW 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 SITE REVIEW REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN
 LAND OF
 HAMBONE LLC
 48 WINKLEY POND ROAD
 BARRINGTON, NH
 TAX MAP 253, LOT 14

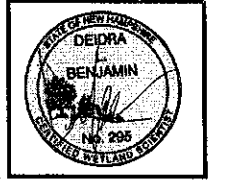


- NOTES:**
- 1.) OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 2.) TAX MAP: TAX MAP 253, LOT 14
 - 3.) LOT AREA: 686,793 Sq. Ft., 13.47 Ac.
 - 4.) S.O.R.D.: BOOK 4978, PAGE 1023
 - 5.) ZONING: GR - GENERAL RESIDENTIAL W/ STRATIFIED DRIFT
AQUIFER OVERLAY
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND BUFFER ~ 60.0' IF OVER
3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
 - 6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE
PLAN DETAIL, TAX MAP 253, LOT 14.

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, IN JUNE 2022 UTILIZING THE FOLLOWING STANDARDS:
1. 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
 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).

DEIDRA BENJAMIN, CWS #295



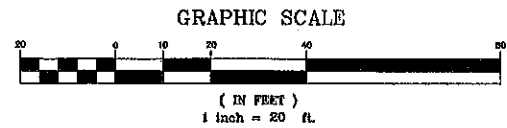
WETLAND NOTE:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
1. USAGE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012, WICKSBURG, MS.
 2. USAGE, CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987, WICKSBURG, MS.
 3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2016, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 6.2, L.M. VASLAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2016, LOWELL, MA.
 5. U.S. ARMY CORPS OF ENGINEERS 2016, NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/](http://wetland-plants.usace.army.mil/)

JOHN P. HAYES III, CSS, CWS

RECEIVED

APR 12 2023



FOR TOWN APPROVAL PURPOSES :

THE SITE PLAN 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 SITE PLAN REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

REVISION	DATE	DESCRIPTION

DETAIL SITE PLAN
LAND OF
HAMBONE LLC
49 WINKLEY POND ROAD
BARRINGTON, N.H.
TAX MAP 253, LOT 14

LAND USE OFFICE
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 15, 2023
FILE NO. : DB 2021-163

SIGNATURE