

N/F MEAD, MARIE.
37 ORCHARD ST. REAR
COS COB, CT 06807
TAX MAP 113, LOT 30

N/F MING YOUNG LEE TRUST
MIN YOUNG LEE, TRUSTEE
6 DOUGLAS PARK, APT.2
BOSTON, MA 02118
TAX MAP 116, LOT 21
S.C.R.D. BOOK 4607, PAGE 491

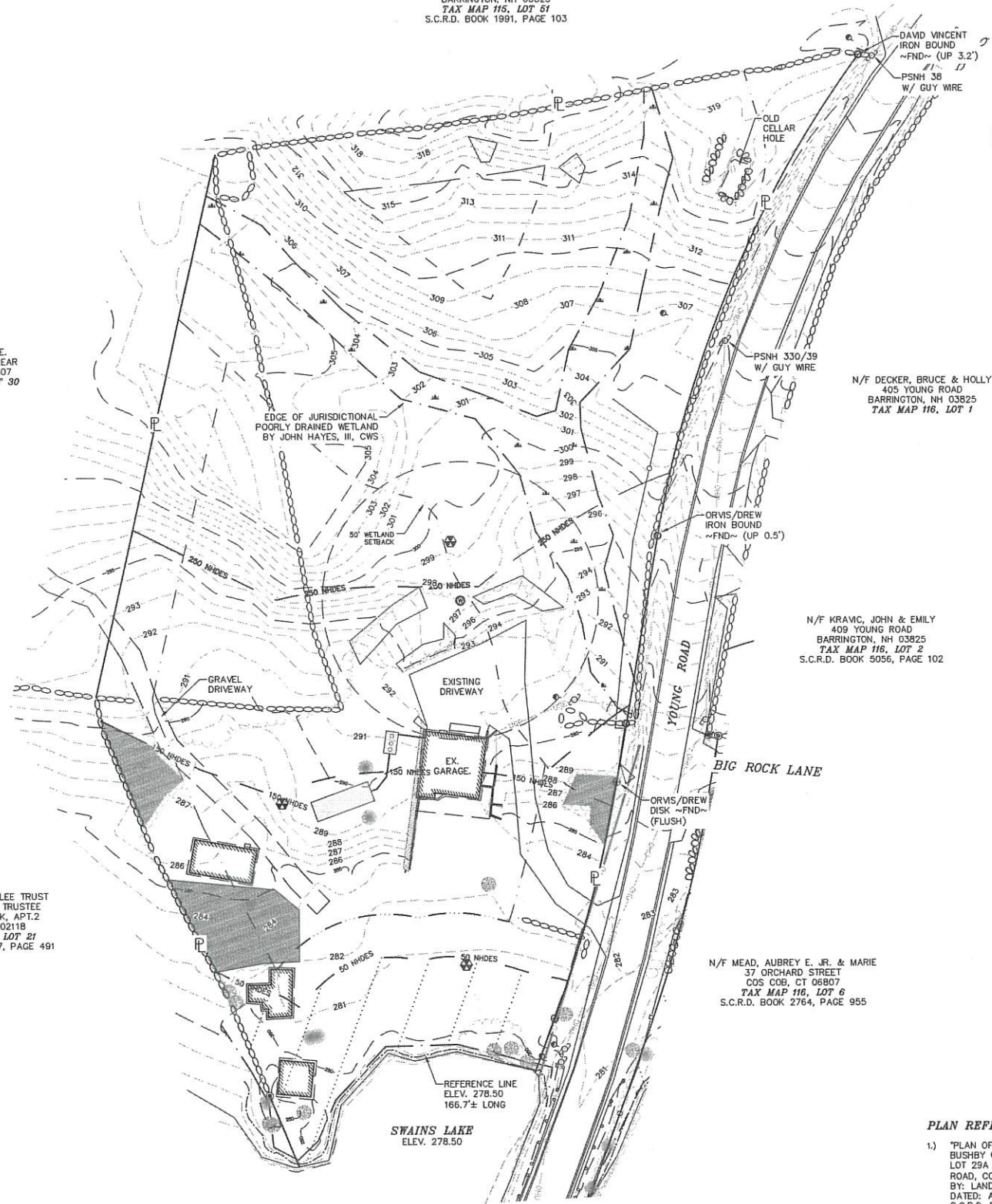
N/F CULBERT, DAVID R.
396 YOUNG ROAD
BARRINGTON, NH 03823
TAX MAP 115, LOT 61
S.C.R.D. BOOK 1991, PAGE 103

N/F CUSCIA, BRIAN S.
42 KNOWLES DRIVE
BARRINGTON, NH 03825
TAX MAP 115, LOT 60

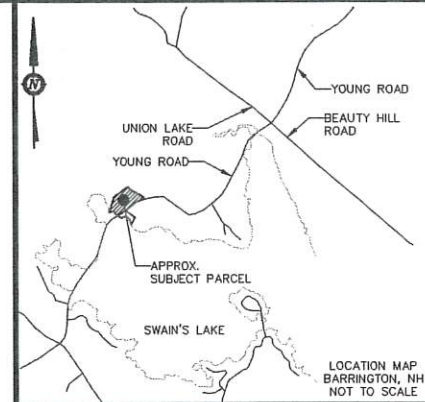
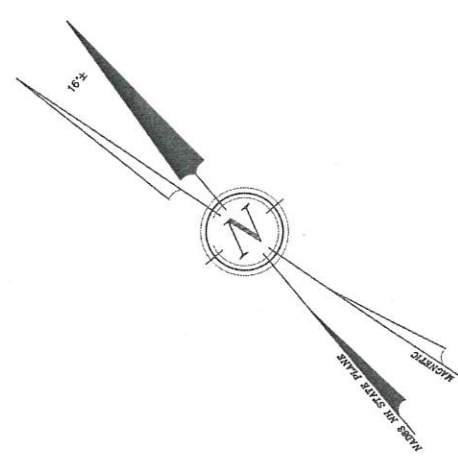
N/F DECKER, BRUCE & HOLLY
405 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 116, LOT 1

N/F KRAMC, JOHN & EMILY
409 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 116, LOT 2
S.C.R.D. BOOK 5056, PAGE 102

N/F MEAD, AUBREY E. JR. & MARIE
37 ORCHARD STREET
COS COB, CT 06807
TAX MAP 116, LOT 6
S.C.R.D. BOOK 2764, PAGE 955



RECEIVED
FEB 27 2024
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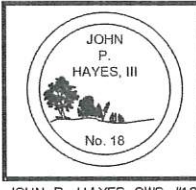
- NOTES:
- 1.) OWNER: AUBREY E. MEAD JR.
37 ORCHARD STREET
COS COB, CT 06807
 - 2.) LOT OF RECORD: TAX MAP 116, LOT 22
 - 3.) LOT AREA: 139,907 Sq. Ft., 3.21 Ac.
 - 4.) S.C.R.D.: BOOK 2764, PAGE 951
 - 5.) ZONING: GENERAL RESIDENTIAL
FRONT SETBACK: 40.0'
SIDE SETBACK: 30.0'
REAR SETBACK: 30.0'
LAKE SETBACK: 75.0'
MAX. STRUCTURE HEIGHT: 35.0'
MAX. LOT COVERAGE: 40.0%
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD. HAZARD REF.: FEMA, COMMUNITY# -330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
 - 8.) THE INTENT OF THIS PLAN IS TO SHOW THE OVERVIEW EXISTING CONDITIONS OF TAX MAP 116 LOT 22 AS OF THE DATE OF THE FIELD SURVEY IN 1-11-24.
 - 9.) SEE SHEET 2 FOR DETAIL EXISTING CONDITIONS WITHIN 250' OF SWAIN'S LAKE.

THIS IS NOT A BOUNDARY SURVEY

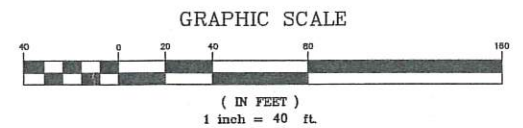
SOILS:
G&C - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
SEE: USDA/NRCS WEBSITE

- LEGEND:
- ORWS/DREW DISC ~FND~
 - IRON BOUND/REBAR ~FND~
 - UTILITY POLE
 - PHOTO POINT
 - PROPERTY LINE
 - BENCHMARK
 - TREES
 - 50' NHDES
 - 150' NHDES
 - 250' NHDES
 - OHU
 - OHU
 - 50' WATERFRONT BUFFER (NHDES)
 - 150' WOODLAND BUFFER LINE (NHDES)
 - 250' SHORELAND PROTECTION ZONE (NHDES)
 - OVERHEAD UTILITIES
 - REFERENCE LINE
 - BUILDING SETBACK LINE
 - 75' LOCAL LAKE SETBACK
 - GUARD RAIL
 - EDGE OF POORLY DRAINED JURISDICTIONAL WETLAND
 - 50' WETLAND SETBACK
 - AREA IN UN-ALTERED STATE
 - FND FOUND
 - TYP TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

- WETLAND NOTES:
1. WETLANDS WERE DELINEATED BY JOHN P. HAYES, AUGUST 2023
 2. REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 3. 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).
 4. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).



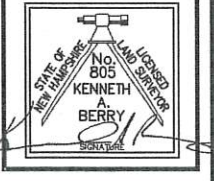
JOHN P. HAYES CWS #18

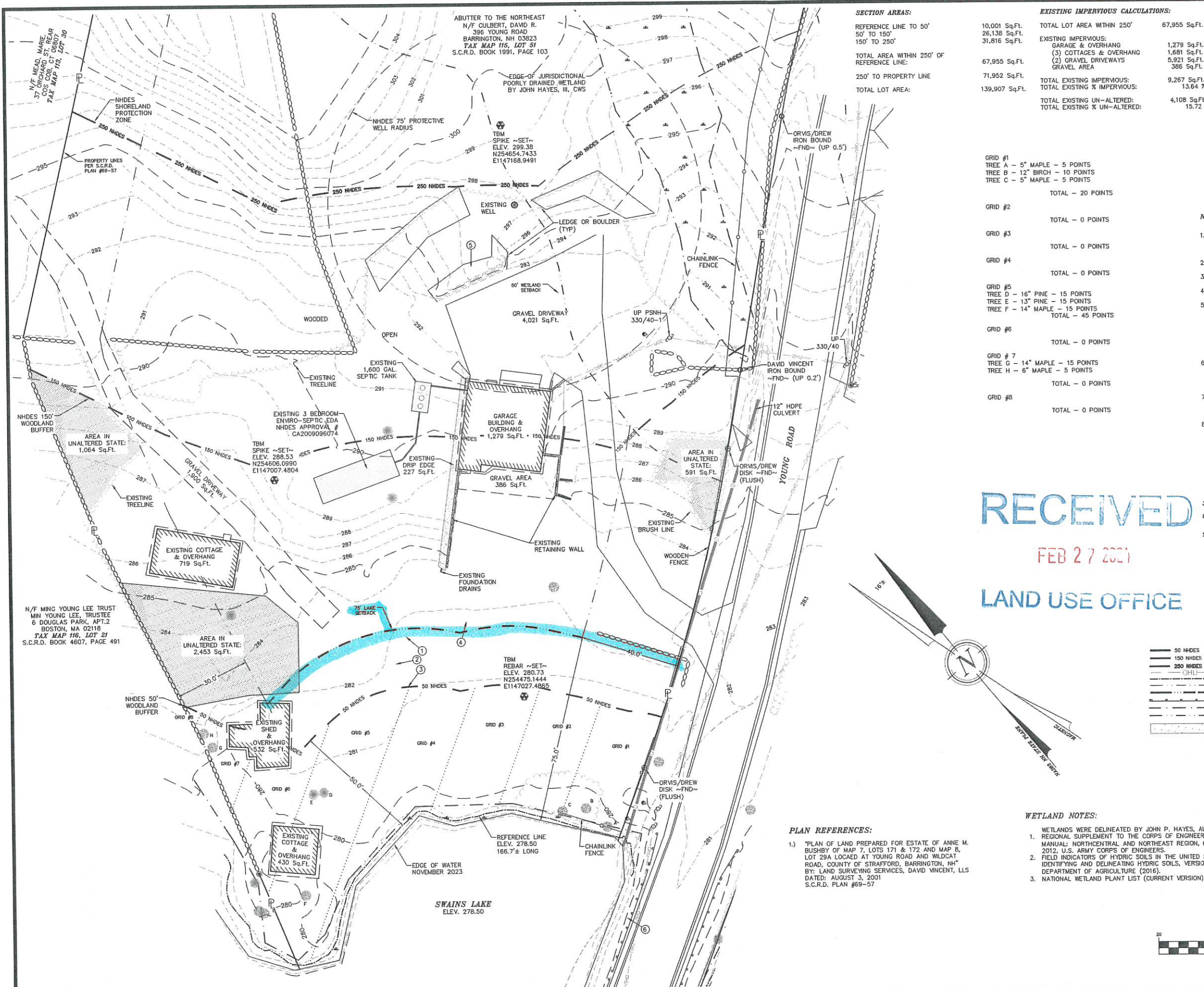


REVISION	DATE	DESCRIPTION

OVERVIEW EXISTING CONDITIONS PLAN
LAND OF
AUBREY E. MEAD JR.
414 YOUNG ROAD
BARRINGTON, N.H.
TAX MAP 116, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 26, 2024
FILE NO. : DB 2023 - 096





SECTION AREAS:
 REFERENCE LINE TO 50'
 50' TO 150'
 150' TO 250'
 TOTAL AREA WITHIN 250' OF
 REFERENCE LINE:
 250' TO PROPERTY LINE
 TOTAL LOT AREA:

EXISTING IMPERVIOUS CALCULATIONS:

10,001 Sq.Ft.	TOTAL LOT AREA WITHIN 250'	67,955 Sq.Ft.
26,138 Sq.Ft.	EXISTING IMPERVIOUS:	
31,816 Sq.Ft.	GARAGE & OVERHANG	1,279 Sq.Ft.
	(3) COTTAGES & OVERHANG	1,681 Sq.Ft.
67,955 Sq.Ft.	(2) GRAVEL DRIVEWAYS	5,921 Sq.Ft.
	GRAVEL AREA	386 Sq.Ft.
71,952 Sq.Ft.	TOTAL EXISTING IMPERVIOUS:	9,267 Sq.Ft.
139,907 Sq.Ft.	TOTAL EXISTING % IMPERVIOUS:	13.64 %
	TOTAL EXISTING UN-ALTERED:	4,108 Sq.Ft.
	TOTAL EXISTING % UN-ALTERED:	15.72 %

NOTES:

1.) OWNER: AUBREY E. MEAD JR.
 37 ORCHARD STREET
 COS COB, CT 06807

2.) LOT OF RECORD: TAX MAP 116, LOT 22

3.) LOT AREA: 139,907 Sq. Ft., 3.21 Ac.

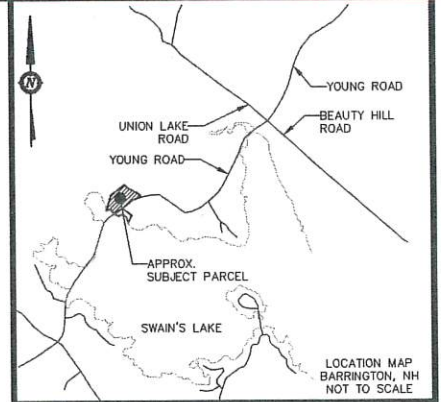
4.) S.C.R.D.: BOOK 2764, PAGE 951

5.) ZONING: GENERAL RESIDENTIAL
 FRONT SETBACK: 40.0'
 SIDE SETBACK: 30.0'
 REAR SETBACK: 30.0'
 LAKE SETBACK: 75.0'
 MAX. STRUCTURE HEIGHT: 35.0'
 MAX. LOT COVERAGE: 40.0%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD. HAZARD REF.: FEMA, COMMUNITY# -330178, MAP# - 33017C0285D, DATED: MAY 17, 2005.

7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.

8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 116 LOT 22 AS OF THE DATE OF THE FIELD SURVEY IN 1-11-24.



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 COS COB, CT 06807

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THIS IS NOT A BOUNDARY SURVEY

RECEIVED
 FEB 27 2024
 LAND USE OFFICE

SOILS:
 G&C - GLOUCESTER VERY STONY FINE SANDY LOAM, B TO 15 % SLOPES
 SEE: USDA/NRCS WEBSITE

LEGEND:

- ORVIS/DREW DISC ~FND~
- IRON BOUND/REBAR ~FND~
- UTILITY POLE
- PHOTO POINT
- PROPERTY LINE
- BENCHMARK
- TREES
- 50' WATERFRONT BUFFER (NHDES)
- 150' WOODLAND BUFFER LINE (NHDES)
- 250' SHORELAND PROTECTION ZONE (NHDES)
- OVERHEAD UTILITIES
- REFERENCE LINE
- BUILDING SETBACK LINE
- 75' LOCAL LAKE SETBACK
- GUARD RAIL
- EDGE OF POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND SETBACK
- AREA IN UN-ALTERED STATE
- FND TYP FOUND TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

1.) PLAN OF LAND PREPARED FOR ESTATE OF ANNE M. BUSHBY OF MAP 7, LOTS 171 & 172 AND MAP 8, LOT 29A LOCATED AT YOUNG ROAD AND WILDCAT ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH BY: LAND SURVEYING SERVICES, DAVID VINCENT, LLS DATED: AUGUST 3, 2001 S.C.R.D. PLAN #69-57

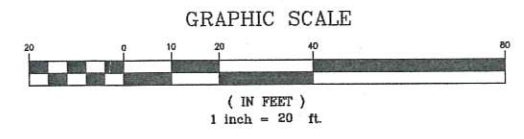
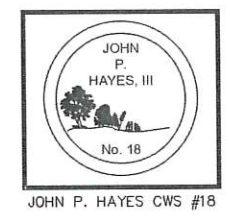
WETLAND NOTES:

WETLANDS WERE DELINEATED BY JOHN P. HAYES, AUGUST 2023

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.

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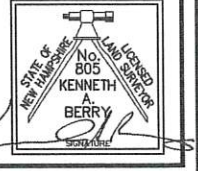
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

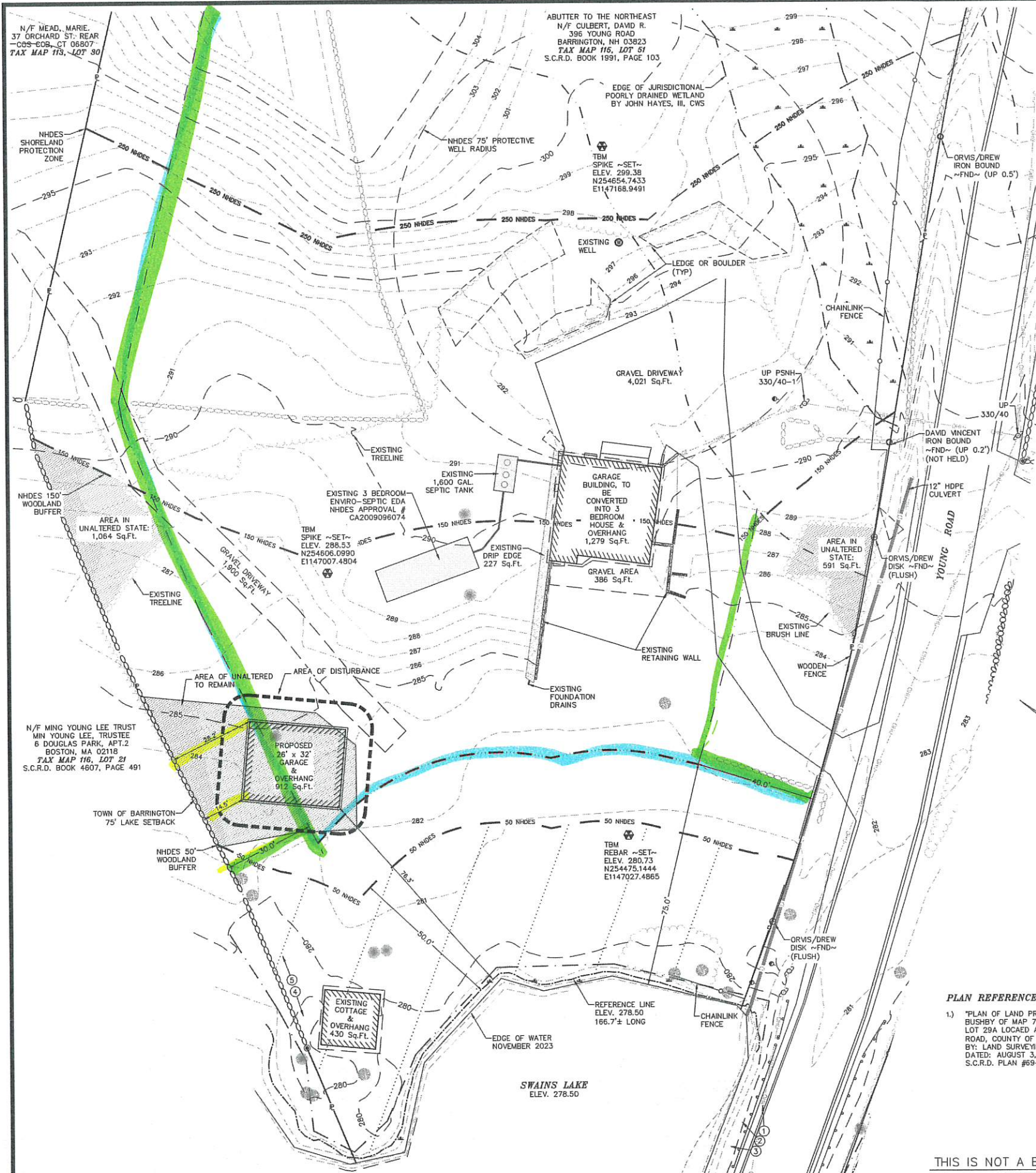


REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
 LAND OF
 AUBREY E. MEAD JR.
 414 YOUNG ROAD
 BARRINGTON, N.H.
 TAX MAP 116, LOT 22

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 20 FT.
 DATE: FEBRUARY 26, 2024
 FILE NO.: DB 2023 - 096





N/F MEAD, MARIE
37 ORCHARD ST. REAR
COS COB, CT 06807
TAX MAP 113, LOT 30

ABUTTER TO THE NORTHEAST
N/F CULBERT, DAVID R.
396 YOUNG ROAD
BARRINGTON, NH 03823
TAX MAP 116, LOT 51
S.C.R.D. BOOK 1991, PAGE 103

NHDES SHORELAND PROTECTION ZONE

NHDES 75' PROTECTIVE WELL RADIUS

EDGE OF JURISDICTIONAL POORLY DRAINED WETLAND BY JOHN HAYES, III, CWS

TBM SPIKE ~SET~
ELEV. 299.38
N254654.7433
E1147168.9491

ORVIS/DREW IRON BOUND ~FND~ (UP 0.5')

EXISTING WELL

LEDGE OR BOULDER (TYP)

CHAINLINK FENCE

GRAVEL DRIVEWAY 4,021 Sq.Ft.

UP PSNH 330/40-17

DAVID VINCENT IRON BOUND ~FND~ (UP 0.2') (NOT HELD)

GARAGE BUILDING, TO BE CONVERTED INTO 3 BEDROOM HOUSE & OVERHANG 1,279 Sq.Ft.

EXISTING 3 BEDROOM ENVIRO-SEPTIC EDA NHDES APPROVAL # CA2009096074

TBM SPIKE ~SET~
ELEV. 288.53
N254606.0900
E1147007.4804

EXISTING DRIP EDGE 227 Sq.Ft.

GRAVEL AREA 386 Sq.Ft.

EXISTING BRUSH LINE

EXISTING RETAINING WALL

EXISTING FOUNDATION DRAINS

WOODEN FENCE

N/F MING YOUNG LEE TRUST
MIN YOUNG LEE, TRUSTEE
6 DOUGLAS PARK, APT.2
BOSTON, MA 02118
TAX MAP 116, LOT 21
S.C.R.D. BOOK 4607, PAGE 491

PROPOSED 24' x 32' GARAGE & OVERHANG 912 Sq.Ft.

TOWN OF BARRINGTON 75' LAKE SETBACK

NHDES 50' WOODLAND BUFFER

TBM REBAR ~SET~
ELEV. 280.73
N254475.1444
E1147027.4865

ORVIS/DREW DISK ~FND~ (FLUSH)

EXISTING COTTAGE & OVERHANG 430 Sq.Ft.

REFERENCE LINE
ELEV. 278.50
166.7' ± LONG

EDGE OF WATER NOVEMBER 2023

SWAIN'S LAKE
ELEV. 278.50

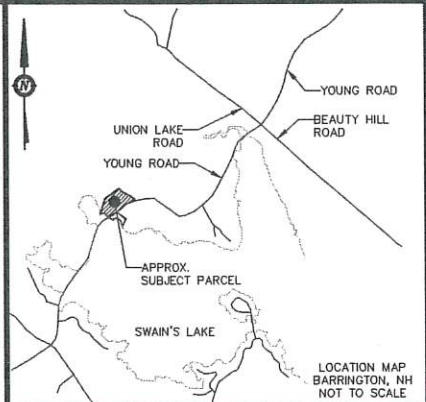
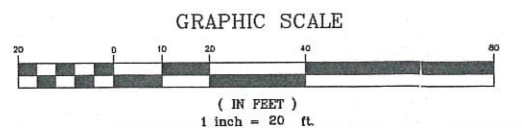
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THIS IS NOT A BOUNDARY SURVEY



NOTES:

- 1.) OWNER: AUBREY & MARIE MEAD
37 ORCHARD STREET
COS COB, CT 06807
- 2.) LOT OF RECORD: TAX MAP 116, LOT 22
- 3.) LOT AREA: 139,907 Sq. Ft., 3.21 Ac.
- 4.) S.C.R.D.: BOOK 2764, PAGE 951
- 5.) ZONING: GENERAL RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 SQUARE FEET
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 35.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD. HAZARD REF.: FEMA, COMMUNITY# -330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
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- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS OF TAX MAP 116 LOT 22 IN SUPPORT OF A VARIANCE APPLICATION.

SOILS:

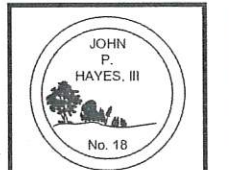
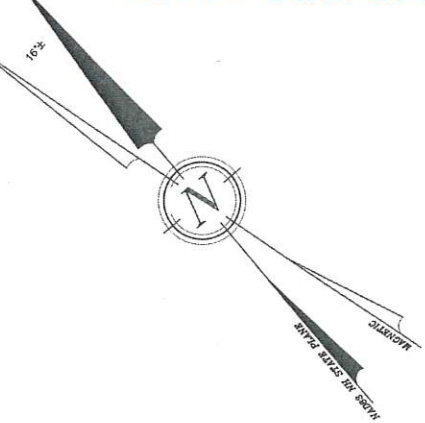
GcC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES

SEE: USDA/NRCS WEBSOIL

LEGEND:

- ORVIS/DREW DISC ~FND~
- IRON BOUND/REBAR ~FND~
- UTILITY POLE
- PHOTO POINT
- PROPERTY LINE
- 50 NHDES
- 150 NHDES
- 250 NHDES
- OHU
- OHU
- REFERENCE LINE
- BUILDING SETBACK LINE
- 75' LOCAL LAKE SETBACK
- GUARD RAIL
- EDGE OF POORLY DRAINED JURISDICTIONAL WETLAND
- 50' WETLAND SETBACK
- AREA IN UN-ALTERED STATE
- FND TYP
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- T.B.R. TO BE REMOVED
- 50' WATERFRONT BUFFER (NHDES)
- 150' WOODLAND BUFFER LINE (NHDES)
- 250' SHORELAND PROTECTION ZONE (NHDES)
- OVERHEAD UTILITIES

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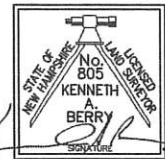


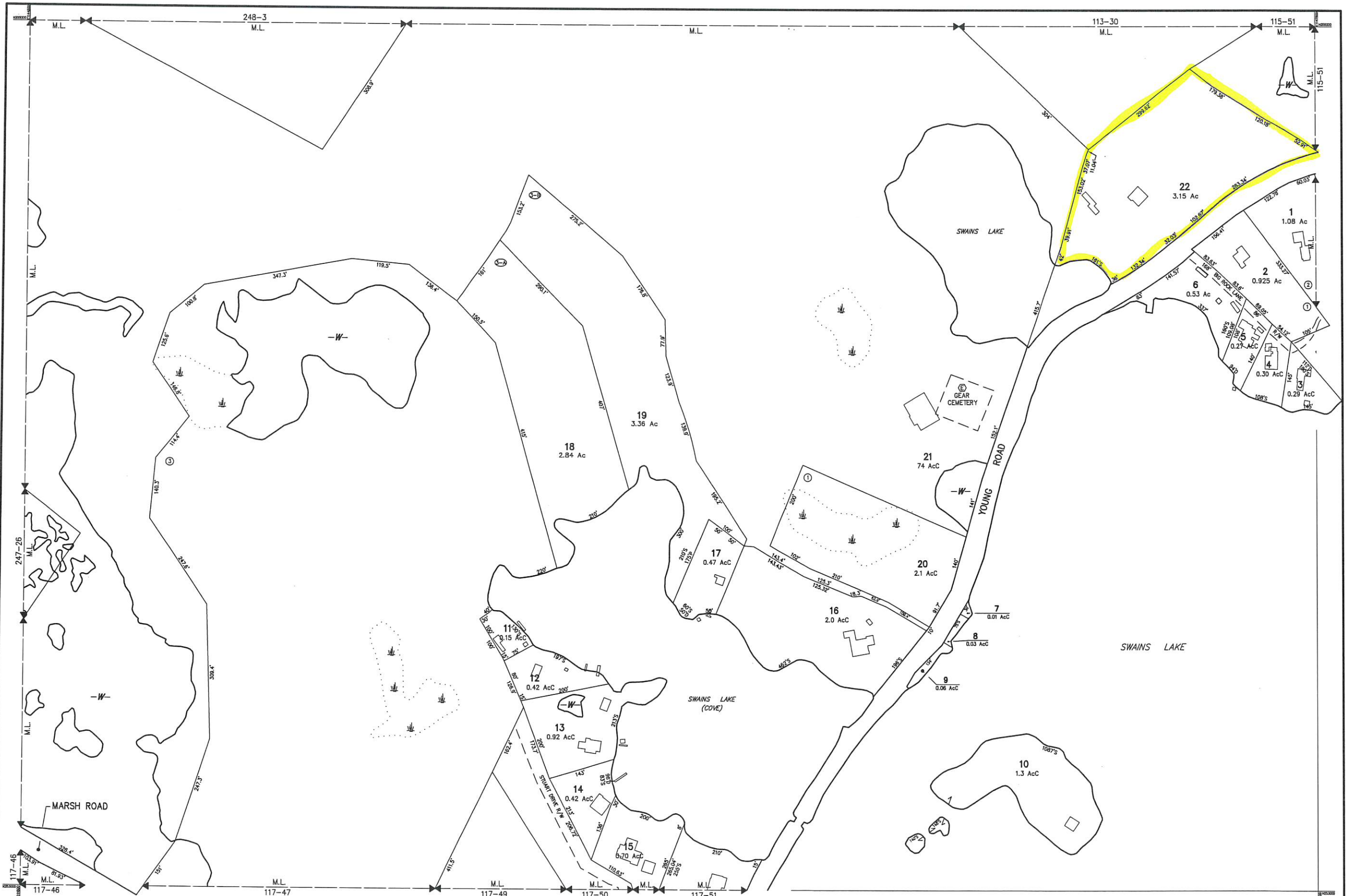
JOHN P. HAYES CWS #18

REVISION	DATE	DESCRIPTION

PROPOSED CONDITIONS PLAN (ZBA)
LAND OF
AUBREY & MARIE MEAD JR.
414 YOUNG ROAD
BARRINGTON, N.H.
TAX MAP 116, LOT 22

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : FEBRUARY 26, 2024
FILE NO. : DB 2023 - 096





THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

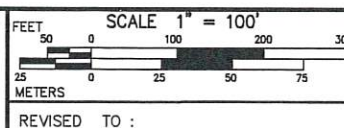
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003

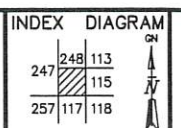


AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	M.L.
WATER	W

EXEMPT PROPERTY	⊕
SUBDIVISION LOT NO.	②
BUILDING	▭
RIGHT OF WAY/ACCESS	—
COMMON OWNERSHIP	—
WETLANDS	W



PROPERTY MAPS
BARRINGTON
 NEW HAMPSHIRE



MAP NO.
116