



JOHN P. HAYES III, CWS #18

**WETLAND NOTES:**  
 WETLANDS WERE DELINEATED BY JOHN P. HAYES, IN SUMMER OF 2019 AND REVIEWED IN SPRING 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 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

**LEGEND:**

- 3/4" REBAR W/ ID CAP ~TBS~ GRANITE BOUND ~TBS~
- 1/2" REBAR W/ EASEMENT CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- GREENBELT BUFFER
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT
- STONE WALL
- POORLY DRAINED WETLAND LINE
- 50' WETLAND BUFFER
- TOWN LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D.
- TYP
- FND
- FOUND
- TBS
- TO BE SET

**PLAN REFERENCES:**

- 1) "SUBDIVISION PLAT AND AMENDED SITE PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR ROBERT E. & DEBORAH A. MARTIN" BY: ORVIS / DREW, LLC. DATED: JULY 19, 2004 S.C.R.D. PLAN # 79-08
- 2) "SUBDIVISION PLAN PREPARED FOR FREDERICK F. BUSSIÈRE OF THE LAND IN THE NAME OF GRACE M. HALEY LIVING REVOCABLE TRUST OF 1998, OF MAP 13 / LOT 35-20 LOCATED AT US ROUTE 4, COUNTY OF STRAFFORD, BARRINGTON, NH" BY DAVID W. VINCENT, LLS DATED: MARCH 20, 2002 S.C.R.D. PLAN # 67-4
- 3) "SITE PLAN FOR ANTIQUEBA COLLECTABLES SHOP, 450 ROUTE 4, BARRINGTON, NEW HAMPSHIRE" BY: ORVIS / DREW, LLC. DATED: JULY 1998 S.C.R.D. PLAN # 53-84
- 4) "SUBDIVISION-PLAN OF LAND, JAMES S. FERNALD, MITCHELL ROAD, NOTTINGHAM, NEW HAMPSHIRE" SHEETS 2 & 3 OF 3. BY: CYGNET SURVEYS, INC. DATED: FEBRUARY 1999 R.C.R.D. PLAN # D-19462

**PLAN REFERENCES CONT'D:**

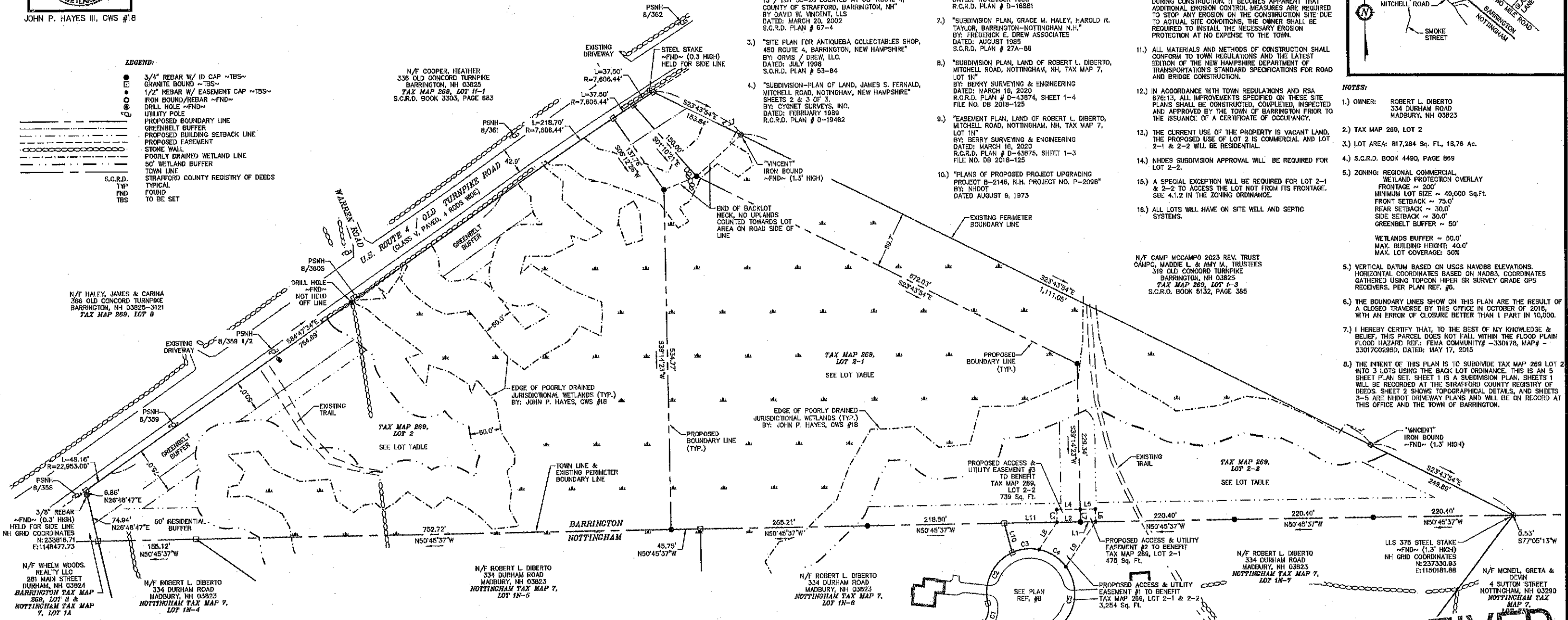
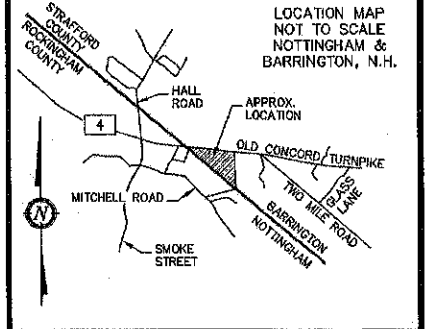
- 5) "RESUBDIVISION OF LOT 2-N, GRACE M. HALEY, NOTTINGHAM, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: APRIL 1987 R.C.R.D. PLAN # D-16755
- 6) "REVISED BOUNDARY PLAN, WALDRON & GRACE HALEY AND GEORGE & MARIA FERNANDEZ, NOTTINGHAM, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: NOVEMBER 1988 R.C.R.D. PLAN # D-16851
- 7) "SUBDIVISION PLAN, GRACE M. HALEY, HAROLD R. TAYLOR, BARRINGTON-NOTTINGHAM N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: AUGUST 1985 S.C.R.D. PLAN # 27A-88
- 8) "SUBDIVISION PLAN, LAND OF ROBERT L. DIBERTO, MITCHELL ROAD, NOTTINGHAM, NH, TAX MAP 7, LOT 1N" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 16, 2020 R.C.R.D. PLAN # D-43874, SHEET 1-4 FILE NO. DB 2018-125
- 9) "EASEMENT PLAN, LAND OF ROBERT L. DIBERTO, MITCHELL ROAD, NOTTINGHAM, NH, TAX MAP 7, LOT 1N" BY: BERRY SURVEYING & ENGINEERING DATED: MARCH 16, 2020 R.C.R.D. PLAN # D-43875, SHEET 1-3 FILE NO. DB 2018-125
- 10) "PLANS OF PROPOSED PROJECT UPGRADING PROJECT B-2146, N.H. PROJECT NO. P-2068" BY: NHDOT DATED AUGUST 9, 1973

**NOTES CONT'D:**

- 9.) 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.
- 10.) 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.
- 11.) 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.
- 12.) 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.
- 13.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. THE PROPOSED USE OF LOT 2 IS COMMERCIAL AND LOT 2-1 & 2-2 WILL BE RESIDENTIAL.
- 14.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT 2-2.
- 15.) A SPECIAL EXCEPTION WILL BE REQUIRED FOR LOT 2-1 & 2-2 TO ACCESS THE LOT NOT FROM ITS FRONTAGE. SEE 4.1.2 IN THE ZONING ORDINANCE.
- 16.) ALL LOTS WILL HAVE ON SITE WELL AND SEPTIC SYSTEMS.

**NOTES:**

- 1.) OWNER: ROBERT L. DIBERTO 334 DURHAM ROAD MADBURY, NH 03823
- 2.) TAX MAP 289, LOT 2
- 3.) LOT AREA: 817,284 Sq. Ft., 18.76 Ac.
- 4.) S.C.R.D. BOOK 4490, PAGE 869
- 5.) ZONING: REGIONAL COMMERCIAL, WETLAND PROTECTION OVERLAY FRONTAGE ~ 200' MINIMUM LOT SIZE ~ 40,000 Sq.Ft. FRONT SETBACK ~ 75.0' REAR SETBACK ~ 30.0' SIDE SETBACK ~ 30.0' GREENBELT BUFFER ~ 50'
- 6.) WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 40.0' MAX. LOT COVERAGE: 50%
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS, PER PLAN REF. #6.
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE BY THIS OFFICE IN OCTOBER OF 2018, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.
- 9.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD ZONE, FEMA COMMUNITY # -330178, MAP # -33017802850, DATED: MAY 17, 2015
- 10.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 289 LOT 2 INTO 3 LOTS USING THE BACK LOT ORDINANCE. THIS IS AN 5 SHEET PLAN SET. SHEET 1 IS A SUBDIVISION PLAN, SHEETS 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 SHOWS TOPOGRAPHICAL DETAILS, AND SHEETS 3-5 ARE NHDOT DRIVEWAY PLANS AND WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.



**LOT TABLE**

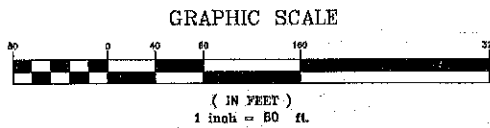
LOT	PRO. AREA	TOTAL UPLAND	CON. BUILDABLE UPLAND	PRO. FRONTAGE
289/2	355,426 SF 8.15 Ac.	202,283 SF 4.64 Ac.	139,394 SF 3.20 Ac.	1,021.55'
289/2-1	275,436 SF 6.32 Ac.	64,608 SF 1.48 Ac.	60,856 SF 1.39 Ac.	37.50'
289/2-2	186,422 SF 4.27 Ac.	102,437 SF 2.35 Ac.	100,386 SF 2.30 Ac.	37.50'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N50°45'37"W	25.75'
L2	N50°45'37"W	36.44'
L3	N39°14'23"E	20.00'
L4	S50°45'37"E	36.94'
L5	S50°45'37"E	23.75'
L6	S39°14'23"W	20.00'
L7	S39°14'23"W	20.00'
L8	N73°45'43"E	51.50'
L9	S73°45'43"W	84.87'
L10	N29°02'16"E	48.60'
L11	N50°45'37"W	83.9'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS
C1	33.15'	35.00'
C2	98.52'	70.00'
C3	43.75'	70.00'
C4	61.14'	70.00'
C5	107.48'	70.00'
C6	56.80'	70.00'
C7	33.89'	35.00'



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND THE TOWN OF BARRINGTON, N.H. -1:10,000-

*Kenneth A. Berry* 2-14-24  
 KENNETH A. BERRY L.L.S. 805 DATE

FOR TOWN APPROVAL PURPOSES:

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, 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.

RECEIVED

FEB 14 2024

REVISION	DATE	DESCRIPTION

SUBDIVISION PLAN OF  
 ROBERT L. DIBERTO  
 OLD CONCORD TURNPIKE/ROUTE 4  
 BARRINGTON, N.H.  
 TAX MAP 289, LOT 2

BERRY SURVEYING & ENGINEERING

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

SCALE : 1 IN. EQUALS 80 FT.  
 DATE : JANUARY 30, 2024  
 FILE NO. : DB 2023-133

SHEET 1 OF 5

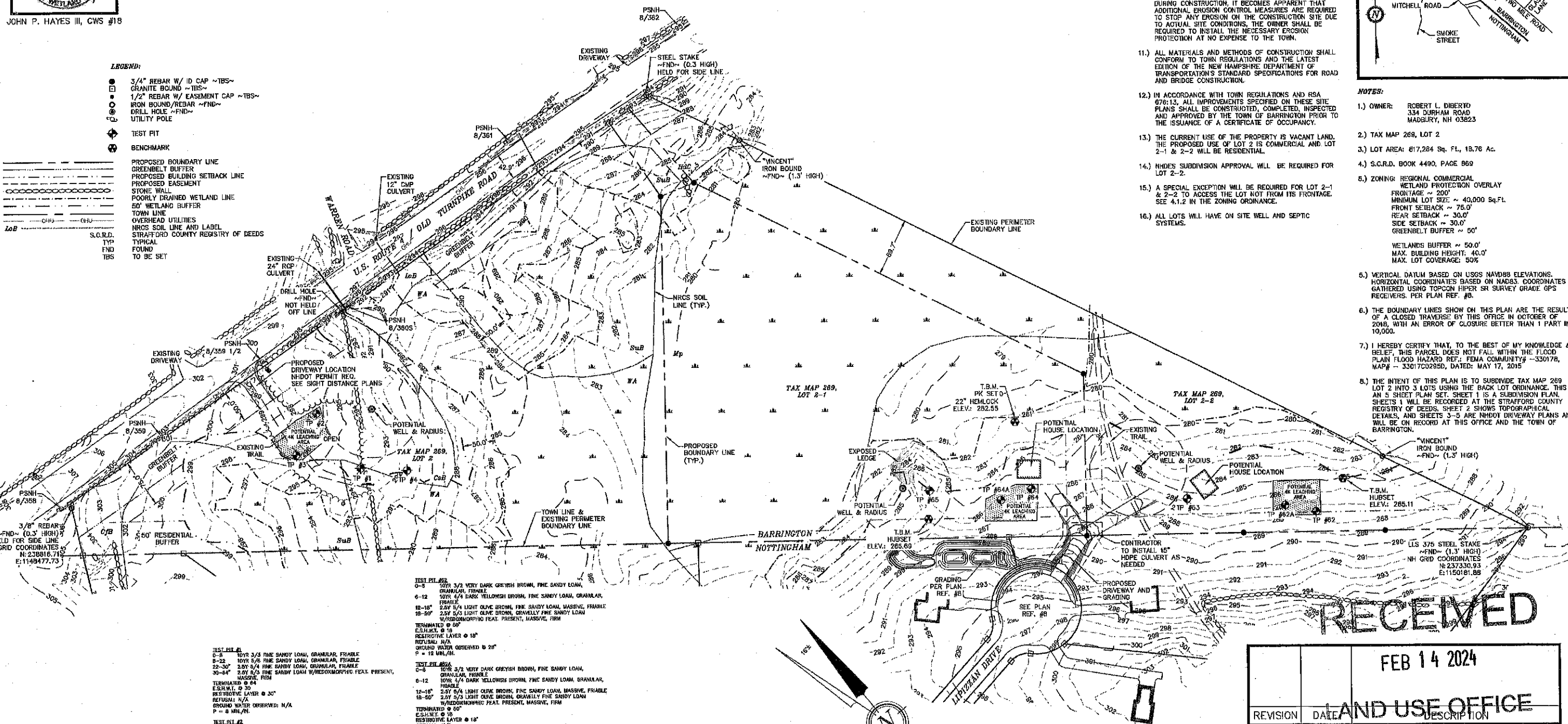


JOHN P. HAYES III, CWS #18

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  3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

**LEGEND:**

- 3/4" REBAR W/ ID CAP ~TBS~
  - GRANITE BOUND ~TBS~
  - 1/2" REBAR W/ EASEMENT CAP ~TBS~
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  - DRILL HOLE ~FND~
  - UTILITY POLE
  - TEST PIT
  - BENCHMARK
- PROPOSED BOUNDARY LINE
  - GREENBELT BUFFER
  - PROPOSED BUILDING SETBACK LINE
  - PROPOSED EASEMENT
  - STONE WALL
  - POORLY DRAINED WETLAND LINE
  - 50' WETLAND BUFFER
  - TOWN LINE
  - OVERHEAD UTILITIES
  - NRCS SOIL LINE AND LABEL
  - STRAFFORD COUNTY REGISTRY OF DEEDS
  - TYPICAL
  - FND
  - TBS
  - TO BE SET



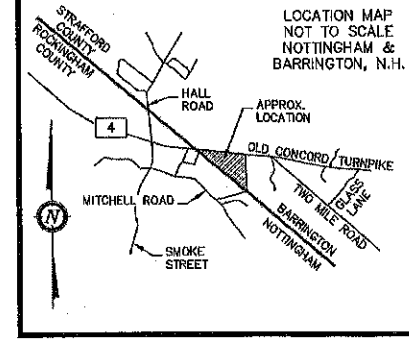
**SOIL DATA:**

SuB ~ SUTTON FINE SANDY LOAM, 0 TO 8% SLOPES, VERY STONY  
 Wa ~ WHITMAN FINE SANDY LOAM, 0 TO 3% SLOPES, VERY STONY  
 CsB ~ CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES, VERY STONY  
 HsC ~ HOLLIS CHARLTON VERY ROCKY FINE SANDY LOAMS, 8-16% SLOPES  
 Mp ~ FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2% SLOPES

SEE NRCS/WEBSOIL

**NOTES CONT'D:**

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**NOTES:**

- 1.) OWNER: ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 269, LOT 2
- 3.) LOT AREA: 817,284 Sq. Ft., 18.76 Ac.
- 4.) S.C.R.D. BOOK 4490, PAGE 869
- 5.) ZONING: REGIONAL COMMERCIAL WETLAND PROTECTION OVERLAY  
FRONTAGE ~ 200'  
MINIMUM LOT SIZE ~ 40,000 Sq.Ft.  
FRONT SETBACK ~ 75.0'  
REAR SETBACK ~ 30.0'  
SIDE SETBACK ~ 30.0'  
GREENBELT BUFFER ~ 50'
- 6.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS. PER PLAN REF. #8.
- 7.) 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# - 33017C0288D, DATED: MAY 17, 2015
- 8.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 269 LOT 2 INTO 3 LOTS USING THE BACK LOT ORDINANCE. THIS IS AN S SHEET PLAN SET. SHEET 1 IS A SUBDIVISION PLAN SHEETS 1 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2 SHOWS TOPOGRAPHICAL DETAILS, AND SHEETS 3-5 ARE HNOT DRIVEWAY PLANS AND WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.

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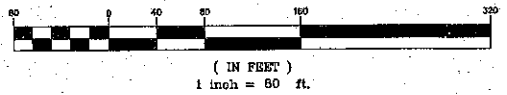
TOPOGRAPHIC SUBDIVISION PLAN  
 LAND OF  
 ROBERT L. DIBERTO  
 OLD CONCORD TURNPIKE/ROUTE 4  
 BARRINGTON, N.H.  
 TAX MAP 269, LOT 2



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

SCALE : 1 IN. EQUALS 80 FT.  
 DATE : JANUARY 30, 2024  
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**GRAPHIC SCALE**



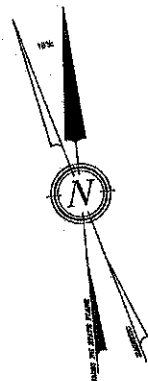
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- TEST PIT #62**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 18-18" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 20"  
 P = 12 MIN./IN.
- TEST PIT #63**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #64**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #65**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #66**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #67**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #68**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #69**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 12-16" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRABLE  
 18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRANULY FINE SANDY LOAM W/REDDISHMORPHIC FEAT. PRESENT, MASSIVE, FRM  
 TERMINATED @ 50"  
 E.S.H.W.T. @ 10"  
 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.
- TEST PIT #70**  
 0-3 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
 6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRABLE  
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 TERMINATED @ 50"  
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 RESTRICTIVE LAYER @ 10"  
 REFUSAL N/A  
 GROUND WATER OBSERVED @ 28"  
 P = 12 MIN./IN.

**NOTES:**

- 1.) OWNER: ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADBURY, NH 03823
- AFFILIANT: ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 269, LOT 2
- 3.) LOT AREA: 617,264 Sq. Ft., 16.76 ACRES
- 4.) S.C.R.D. BOOK 4490, PAGE 869
- 5.) THIS DRIVEWAY IS FOR IS A COMMERCIAL SITE PLAN.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) SEE NHDOT-3 FOR REMAINING NOTES AND ENTRANCE DETAILS.

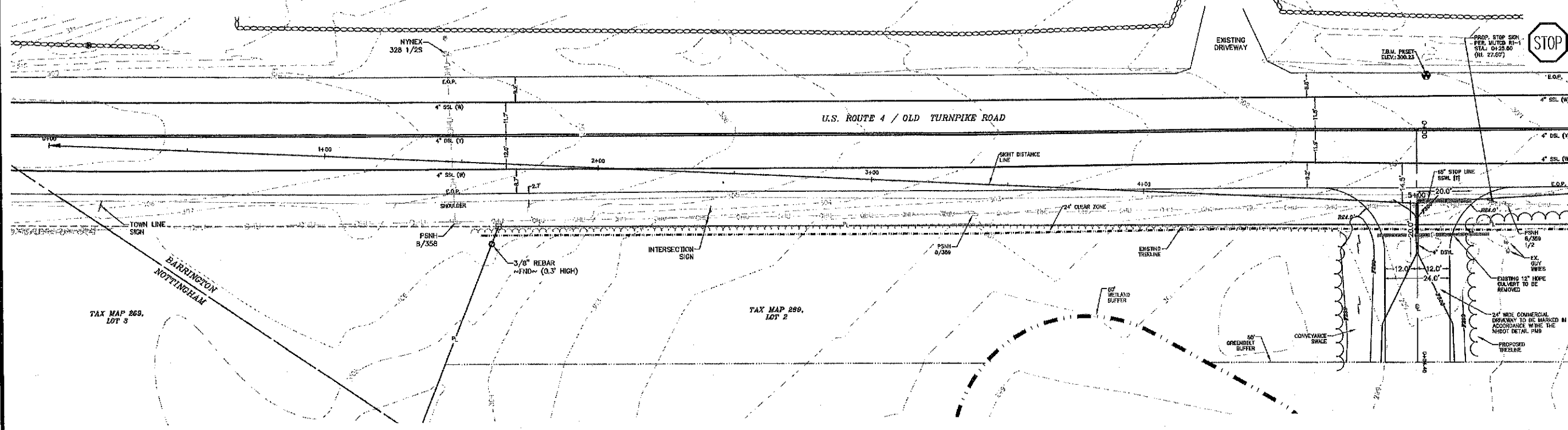
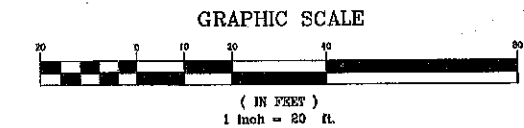


**CLEAR ZONE CALCULATION:**

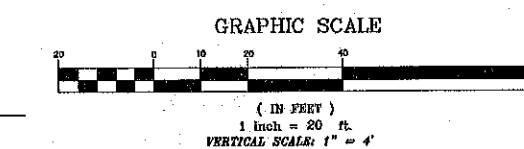
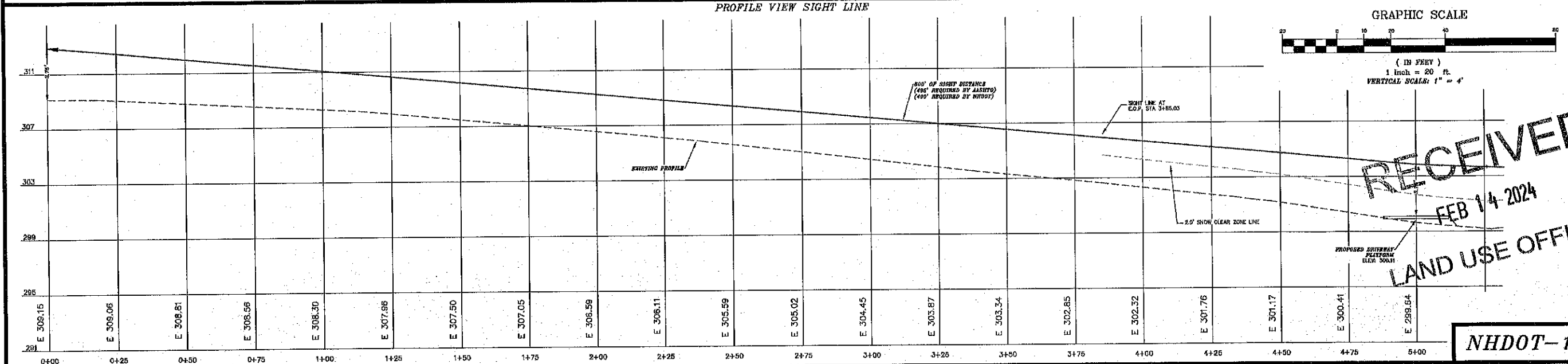
DESIGN SPEED: 50 MPH / 85TH PERCENTILE ASSUMED 55 MPH  
 EASTBOUND DESIGN ADT 2022: 5,484 (NHDOT)  
 FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6  
 CLEAR ZONE REQUIRED TO BE 24-30 FEET (1V:5H TO 1V:4H)  
 -24 FEET HAS BEEN SELECTED

**LEGEND:**

- GRANITE BOUND ~TBS~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND ~FND~
- SIGNAGE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES LINE
- POORLY DRAINED WETLAND LINE
- 50' WETLAND SETBACK
- SHOULDER
- CENTER LINE
- CLEAR ZONE LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP. TYPICAL
- FND FOUND
- PL PROPERTY LINE
- EL EASEMENT LINE
- R.O.W. RIGHT OF WAY
- E.O.P. EDGE OF PAVEMENT
- SSL (W) SINGLE SOLID LINE (WHITE)
- DSL (Y) DOUBLE SOLID LINE (YELLOW)



PLAN VIEW N.H. ROUTE 4 / OLD TURNPIKE ROAD  
 PROFILE VIEW SIGHT LINE



**RECEIVED**  
 FEB 14 2024  
 LAND USE OFFICE

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PLAN EASTBOUND  
 LAND OF  
 ROBERT L. DIBERTO  
 N.H. ROUTE 4  
 BARRINGTON, NH  
 TAX MAP 269, LOT 2

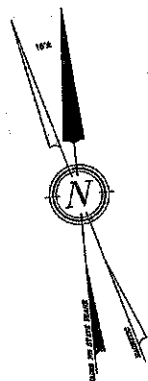
BERRY SURVEYING & ENGINEERING  
 335 SECOND CROWN POINT ROAD  
 BARRINGTON, NH 03825 (603)332-2863  
 SCALE: 1 IN. EQUALS 20 FT.  
 DATE: JANUARY 30, 2024  
 FILE NO.: DB 2023 - 132

**STATE OF NEW HAMPSHIRE**  
**KENNETH A. BERRY**  
 LICENSE NO. 12433  
 PROFESSIONAL ENGINEER

NHDOT-1

**NOTES:**

- 1.) OWNER: ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADBURY, NH 03823
- APPLICANT: ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADBURY, NH 03823
- 2.) TAX MAP 269, LOT 2
- 3.) LOT AREA: 617,284 Sq. Ft., 16.76 ACRES
- 4.) S.C.R.D. BOOK 4490, PAGE 669
- 5.) THIS DRIVEWAY IS FOR IS A COMMERCIAL SITE PLAN.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
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- 9.) SEE NHDOT-3 FOR REMAINING NOTES AND ENTRANCE DETAILS.

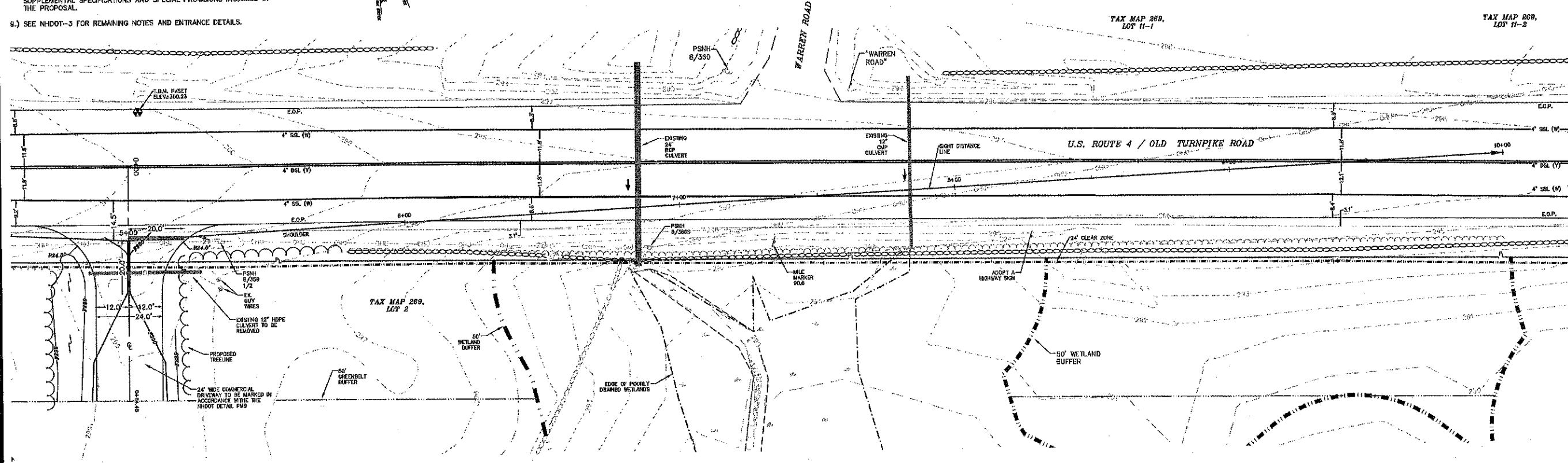
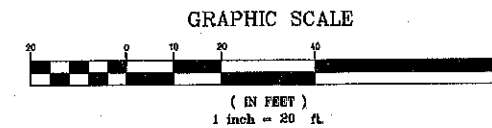


**CLEAR ZONE CALCULATION:**

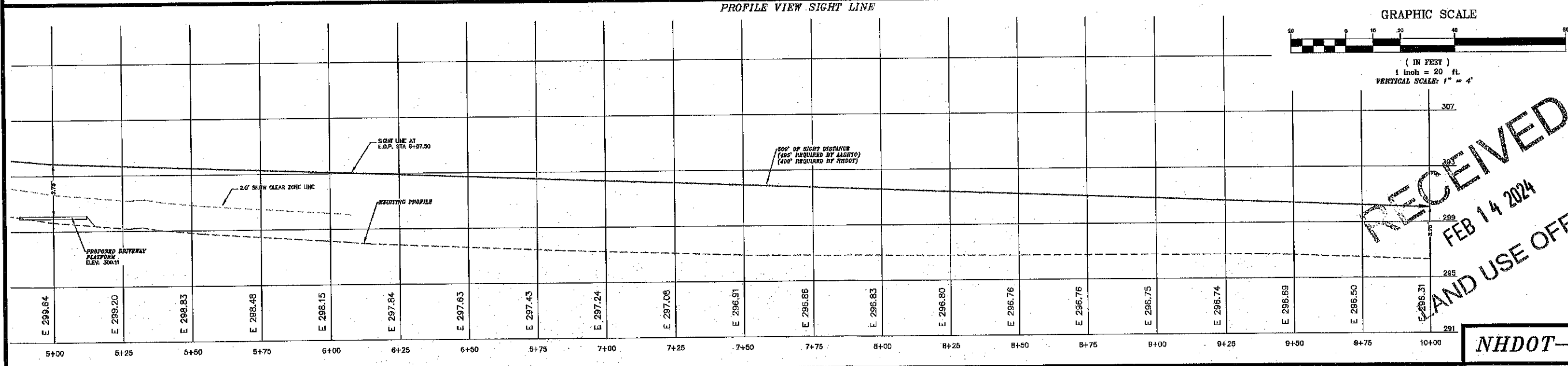
DESIGN SPEED: 60 MPH / 85TH PERCENTILE ASSUMED 65 MPH  
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 FROM AASHTO ROADSIDE DESIGN GUIDE (2004) TABLE 3.1 PAGE 3-6  
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PLAN VIEW N.H. ROUTE 4 / OLD TURNPIKE ROAD  
 PROFILE VIEW SIGHT LINE



RECEIVED

FEB 14 2024

LAND USE OFFICE

REVISION	DATE	DESCRIPTION

SIGHT DISTANCE PLAN WESTBOUND  
 LAND OF  
 ROBERT L. DIBERTO  
 N.H. ROUTE 4  
 BARRINGTON, NH  
 TAX MAP 269, LOT 2

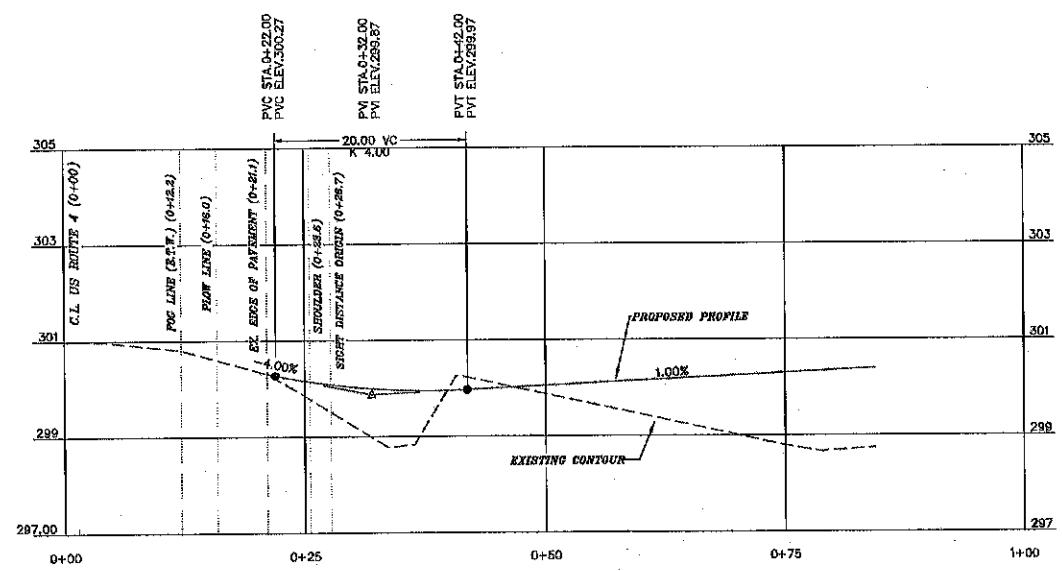
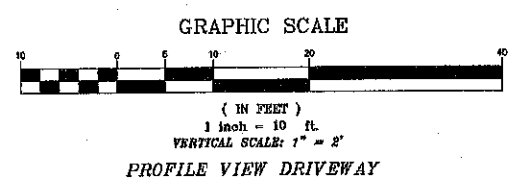
BERRY SURVEYING & ENGINEERING  
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 BARRINGTON, NH 03825 (603)332-2863  
 SCALE: 1 IN. EQUALS 20 FT.  
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**RECEIVED**  
**FEB 14 2024**  
**LAND USE OFFICE**

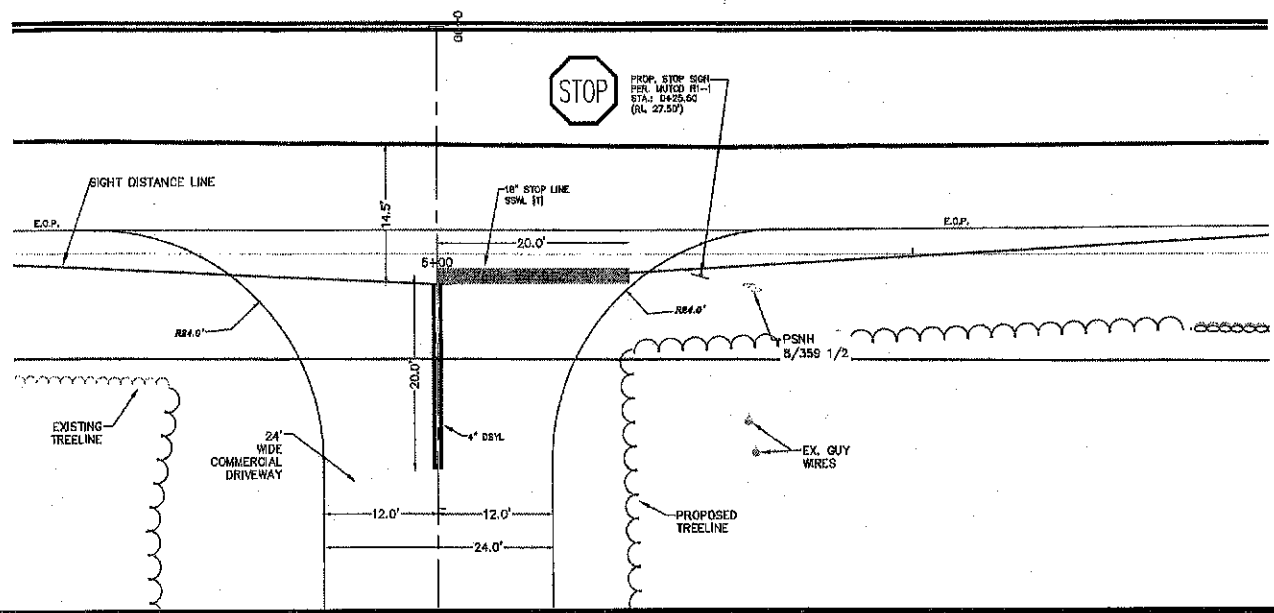
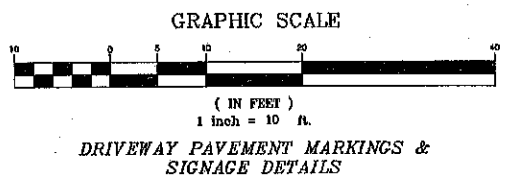
**NHDOT-2**

SHEET 4 OF 5

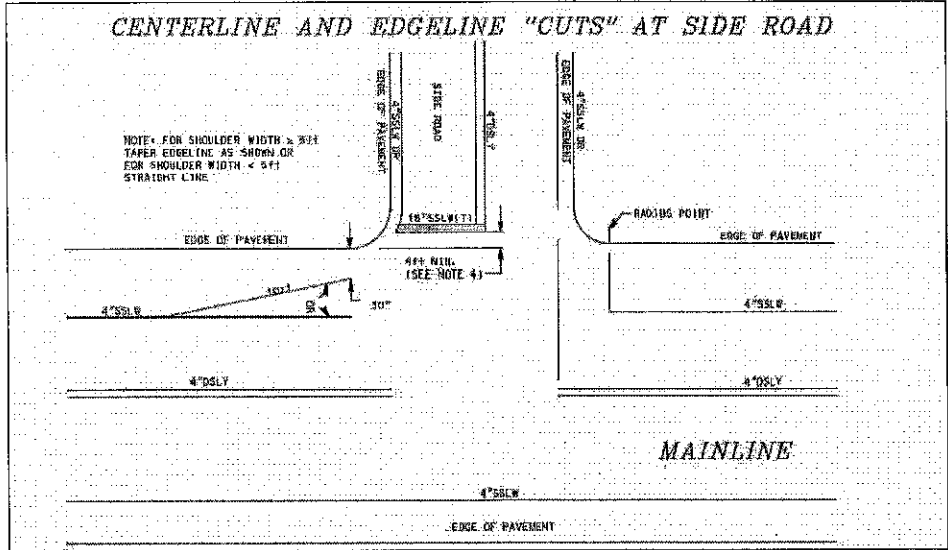
**DETAIL-1**



**DETAIL-2**



- PM-9 GENERAL NOTES**
- 1) EDGELINE DETAILS ARE SHOWN FOR MAINLINE ROADWAYS WITHOUT TURN LANE. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGELINE TREATMENTS.
  - 2) EDGELINES ON THE SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGELINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADIUS. EDGELINES SHALL END AT STOP BARS.
  - 3) CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS, OR PRIVATE INTERSECTIONS.
  - 4) LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADIUS AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.
  - 5) IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.
  - 6) STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).



- NOTES CONT.:**
- 10.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIO-SAFE" 1-888-DIOSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
  - 11.) WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

- NOTES CONT.:**
- 12.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
  - 13.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - 14.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
  - 15.) ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

- NOTES CONT.:**
- 16.) ALL SYMBOLS, WORDS, TRANSVERSE MARKINGS (STOP BARS, CROSSWALK LINES, AND RAILROAD SYMBOLS), LANE LINES, AND ALL OTHER MARKINGS NOTED WITH (T) SHALL BE THERMOPLASTIC.
  - 17.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
  - 18.) THE CONTRACTOR SHALL CONTACT THE NHDOT BUREAU OF TRAFFIC AT (603) 271-2291 ONE WEEK PRIOR TO PAVEMENT MARKINGS.
  - 19.) ALL PAVEMENT MARKINGS TO BE PAINTED TO NHDOT STANDARD NO. PM-9.
  - 20.) THE SPEED LIMIT ON US ROUTE 4 IS 50 MPH.

**DETAIL-3**

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NHDOT DETAILS  
LAND OF  
ROBERT L. DIBERTO  
N.H. ROUTE 4  
BARRINGTON, NH  
TAX MAP 269, LOT 2