

JOHN P. HAYES III, CWS #18

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, IN SUMMER OF 2018 AND REVIEWED IN SPRING 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~
- 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
- TYP
- FND
- TBS

N/F HALEY, JAMES & CARINA
366 OLD CONCORD TURNPIKE
BARRINGTON, NH 03825-3121
TAX MAP 269, LOT 8

N/F COOPER, HEATHER
336 OLD CONCORD TURNPIKE
BARRINGTON, NH 03825
TAX MAP 269, LOT 11-1
S.C.R.D. BOOK 3303, PAGE 683

N/F AYER, DANIEL E.
P.O. BOX 1679
DOVER, NH 03821-1679
TAX MAP 269, LOT 11-2
S.C.R.D. BOOK 3180, PAGE 481

PLAN REFERENCES:

- "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 # D-16755
- "SUBDIVISION PLAN PREPARED FOR FREDERICK F. BUSSIERE OF THE LAND IN THE NAME OF GRACE M. HALEY LIVING REVOCABLE TRUST OF 1998, OF MAP 13 / LOT 35-28 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
- "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
- "SUBDIVISION-PLAN OF LAND, JAMES S. FERNALD, MITCHELL ROAD, NOTTINGHAM, NEW HAMPSHIRE" SHEETS 2 & 3 OF 3. BY: CYONET SURVEYS, INC. DATED: FEBRUARY 1989 R.C.R.D. PLAN # D-19462

PLAN REFERENCES CONT'D:

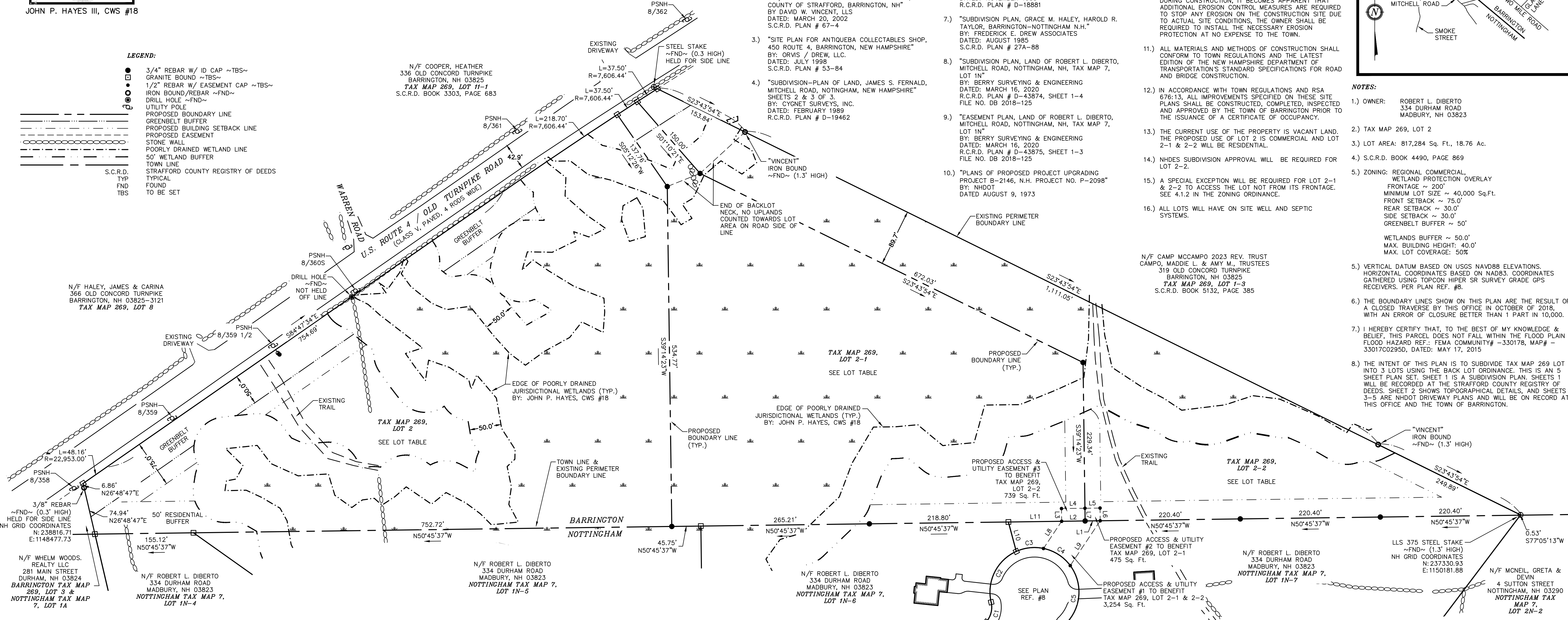
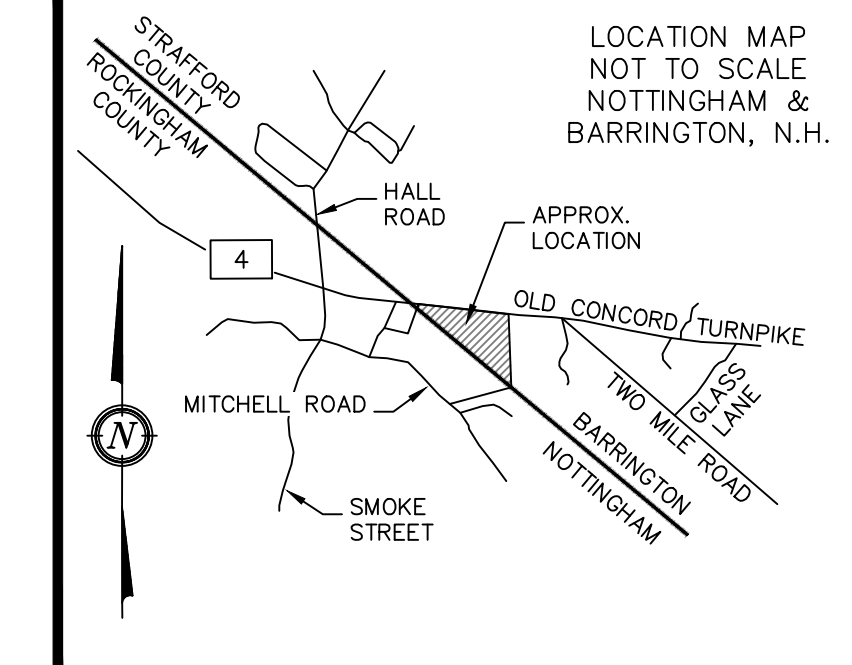
- "RESUBDIVISION OF LOT 2-N, GRACE M. HALEY, NOTTINGHAM, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: APRIL 1987 R.C.R.D. PLAN # D-16755
- "REVISED BOUNDARY PLAN, WALDRON & GRACE HALEY AND GEORGE & MARIA FERNANDEZ, NOTTINGHAM, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: NOVEMBER 1988 R.C.R.D. PLAN # D-18881
- "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
- "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
- "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
- "PLANS OF PROPOSED PROJECT UPGRADING PROJECT B-2146, N.H. PROJECT NO. P-2098" BY: NHDOT DATED AUGUST 9, 1973

NOTES CONT'D:

- 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 676:13, 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.
- 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.
- NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT 2-2.
- 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.
- ALL LOTS WILL HAVE ON SITE WELL AND SEPTIC SYSTEMS.

NOTES:

- OWNER: ROBERT L. DIBERTO
334 DURHAM ROAD
MADBURY, NH 03823
- TAX MAP 269, LOT 2
- LOT AREA: 817,284 Sq. Ft., 18.76 Ac.
- S.C.R.D. BOOK 4490, PAGE 869
- 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'
- WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 40.0' MAX. LOT COVERAGE: 50%
- 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.
- THE BOUNDARY LINES SHOW 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.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAN FLOOD HAZARD REF.: FEMA COMMUNITY # -330178, MAP # -33017C0295D, DATED: MAY 17, 2015
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 269 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
269/2	355,426 SF 8.15 Ac.	202,283 SF 4.64 Ac.	139,394 SF 3.20 Ac.	1,021.55'
269/2-1	275,436 SF 6.32 Ac.	64,608 SF 1.48 Ac.	60,856 SF 1.39 Ac.	37.50'
269/2-2	186,422 SF 4.27 Ac.	102,437 SF 2.35 Ac.	100,386 SF 2.30 Ac.	37.50'

LINE TABLE

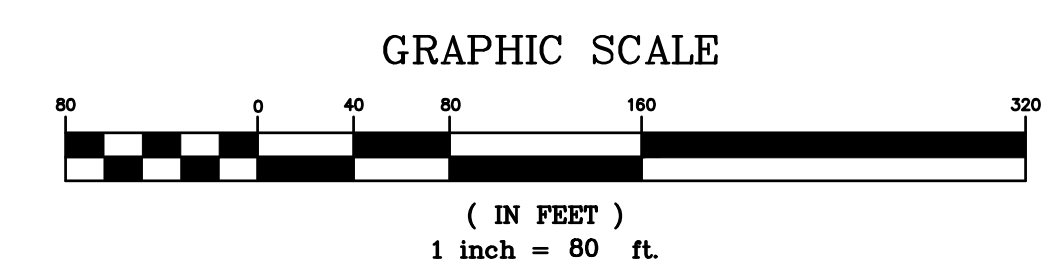
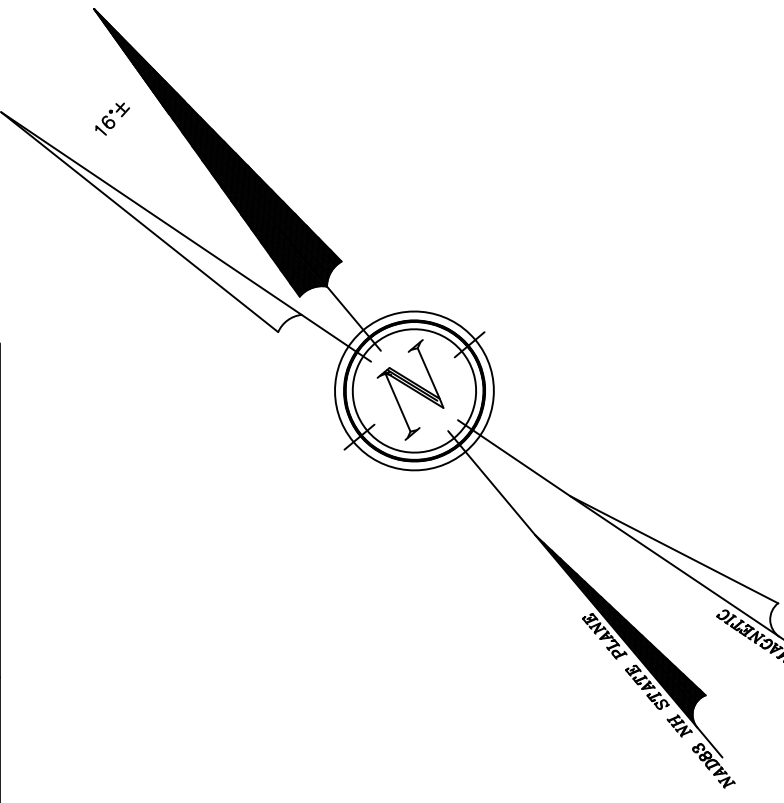
LINE	BEARING	DISTANCE
L1	N50°45'37"W	23.75'
L2	N50°45'37"W	36.94'
L3	S39°14'23"E	20.00'
L4	S50°45'37"E	36.94'
L5	S50°45'37"E	23.75'
L6	S39°14'23"W	20.00'
L7	S39°14'23"W	20.00'
L8	N73°45'43"E	51.50'
L9	S73°45'43"W	84.87'
L10	N25°02'18"E	48.00'
L11	N50°45'37"W	83.79'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS
C1	33.69'	35.00'
C2	96.52'	70.00'
C3	43.73'	70.00'
C4	51.14'	70.00'
C5	107.48'	70.00'
C6	55.80'	70.00'
C7	33.69'	35.00'

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.



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

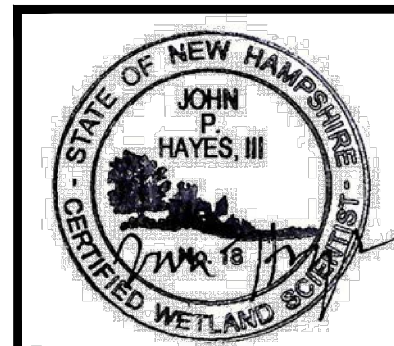
REVISION	DATE	DESCRIPTION

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
FILE NO. : DB 2023-133

Kenneth A. Berry
KENNETH A. BERRY L.L.S. 805 SIGNATURE



JOHN P. HAYES III, CWS #18

WETLAND NOTES:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, IN SUMMER OF 2018 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 (2016).
- 3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).

LEGEND:

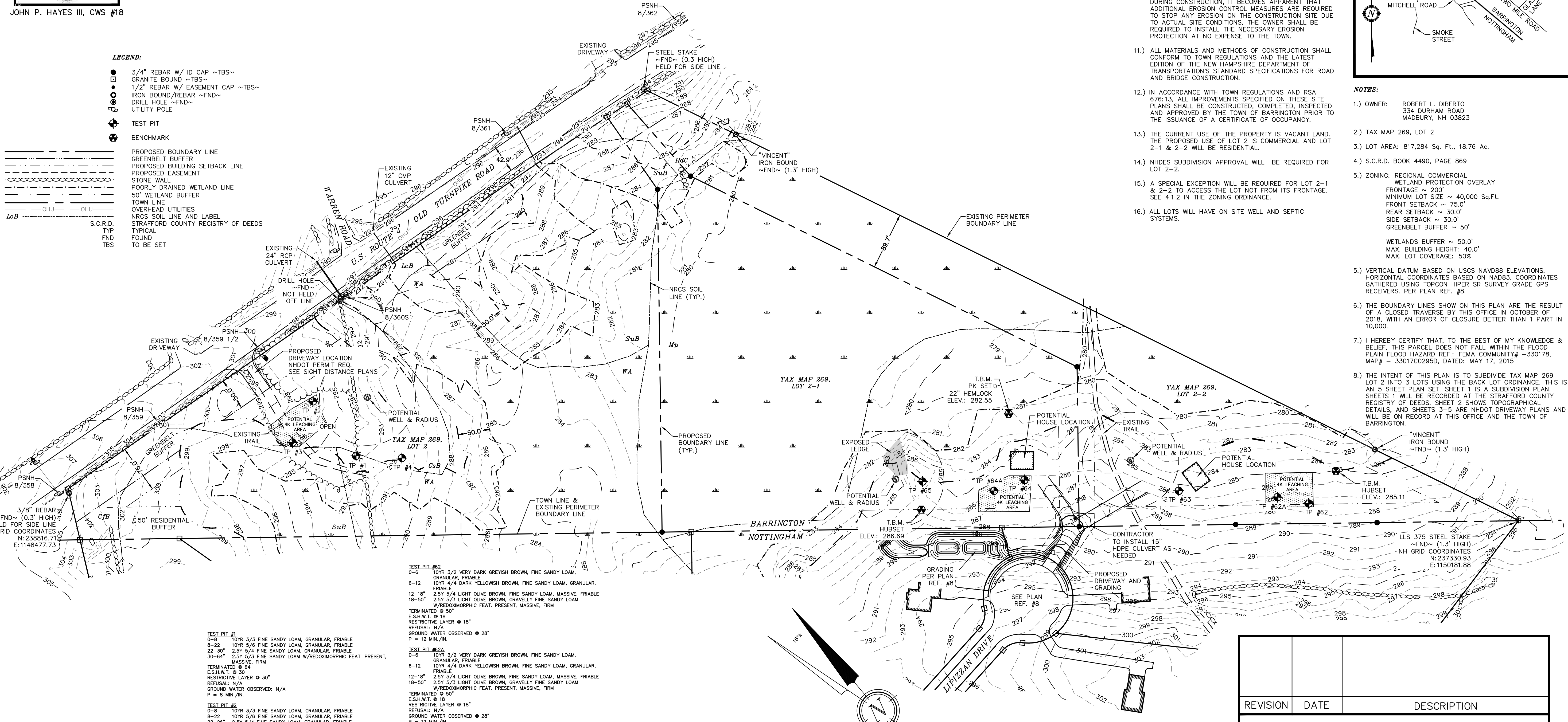
- 3/4" REBAR W/ ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" REBAR W/ EASEMENT CAP ~TBS~
- IRON BOUND/REBAR ~FND~
- DRILL HOLE ~FND~
- UTILITY POLE
- TEST PIT
- BENCHMARK
- PROPOSED BOUNDARY LINE
- GREENBELT BUFFER
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT
- STONE WALL
- POORLY DRAINED WETLAND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

~FND~ (0.3' HIGH) HELD FOR SIDE LINE
NH GRID COORDINATES
N: 238816.71
E: 1148477.73

3/8" REBAR W/ ID CAP HELD FOR SIDE LINE
NH GRID COORDINATES
N: 238816.71
E: 1148477.73

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.



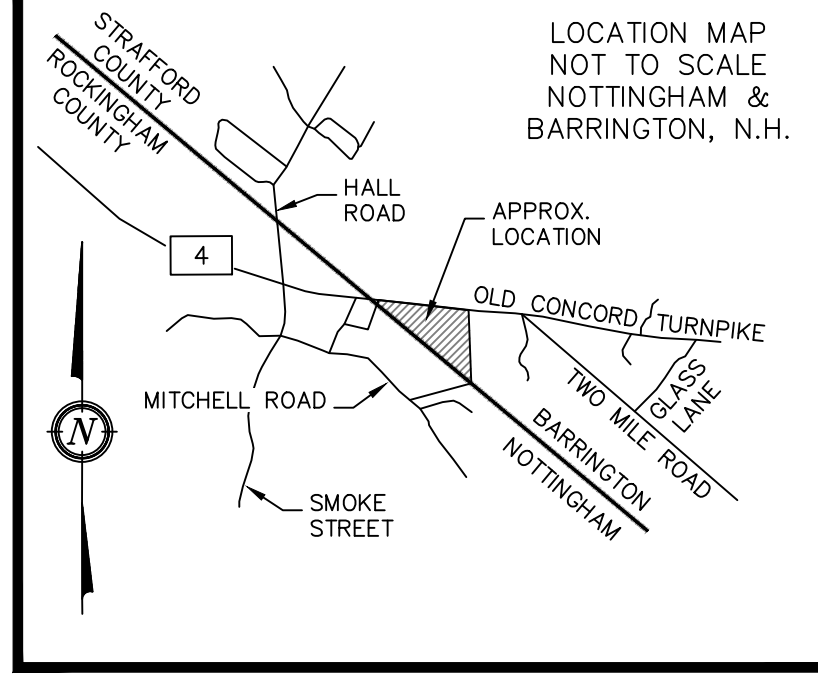
- TEST PIT #62**
0-6 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-18" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM W/REDOXIMORPHIC FEAT. PRESENT, MASSIVE, FIRM
TERMINATED @ 50"
E.S.H.W.T. @ 18"
REFUSAL: N/A
GROUND WATER OBSERVED @ 28"
P = 12 MIN./IN.
- TEST PIT #62A**
0-6 10YR 3/2 VERY DARK GREYISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-12 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
12-18" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
18-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM W/REDOXIMORPHIC FEAT. PRESENT, MASSIVE, FIRM
TERMINATED @ 50"
E.S.H.W.T. @ 18"
REFUSAL: N/A
GROUND WATER OBSERVED @ 28"
P = 12 MIN./IN.
- TEST PIT #63**
0-6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-16 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
16-24" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
24-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM W/REDOXIMORPHIC FEAT. PRESENT, MASSIVE, FIRM
TERMINATED @ 50"
E.S.H.W.T. @ 24"
REFUSAL: N/A
GROUND WATER OBSERVED @ 36"
P = 12 MIN./IN.
- TEST PIT #64**
0-6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-18 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18-28" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
28-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM W/REDOXIMORPHIC FEAT. PRESENT, MASSIVE, FIRM
TERMINATED @ 50"
E.S.H.W.T. @ 28"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
P = 8 MIN./IN.
- TEST PIT #65**
0-6 10YR 3/3 DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
6-18 10YR 4/4 DARK YELLOWISH BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE
18-32" 2.5Y 5/4 LIGHT OLIVE BROWN, FINE SANDY LOAM, MASSIVE, FRIABLE
32-50" 2.5Y 5/3 LIGHT OLIVE BROWN, GRAVELLY FINE SANDY LOAM W/REDOXIMORPHIC FEAT. PRESENT, MASSIVE, FIRM
TERMINATED @ 50"
E.S.H.W.T. @ 32"
REFUSAL: N/A
GROUND WATER OBSERVED: N/A
P = 8 MIN./IN.

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
HcC ~ HOLLIS CHARLTON VERY ROCKY FINE SANDY LOAMS, 8-15% SLOPES
Mp ~ FREETOWN AND SWANSEA MUCKY PEATS, 0 TO 2% SLOPES

SEE NRCS/WEBSOIL

- NOTES CONT'D:**
- 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 676:13, 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.
 - 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.
 - NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOT 2-2.
 - 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.
 - ALL LOTS WILL HAVE ON SITE WELL AND SEPTIC SYSTEMS.



- NOTES:**
- OWNER: ROBERT L. DIBERTO
334 DURHAM ROAD
MADBURY, NH 03823
 - TAX MAP 269, LOT 2
 - LOT AREA: 817,284 Sq. Ft., 18.76 Ac.
 - S.C.R.D. BOOK 4490, PAGE 869
 - 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'
 - WETLANDS BUFFER ~ 50.0' MAX. BUILDING HEIGHT: 40.0' MAX. LOT COVERAGE: 50%
 - 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.
 - THE BOUNDARY LINES SHOW 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.
 - 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 # - 33017C0295D, DATED: MAY 17, 2015
 - THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 269 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 NADOT DRIVEWAY PLANS AND WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.

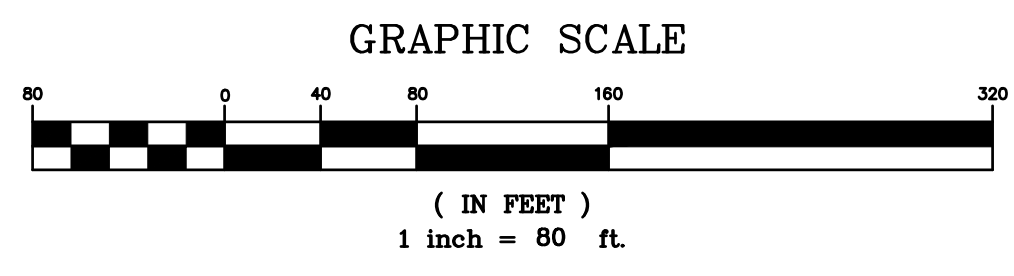
REVISION	DATE	DESCRIPTION

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
FILE NO. : DB 2023-133

KENNETH A. BERRY
REGISTERED PROFESSIONAL SURVEYOR
STATE OF NEW HAMPSHIRE



NOTES:

- OWNER: ROBERT L. DIBERTO
334 DURHAM ROAD
MADBURY, NH 03823
- TAX MAP 269, LOT 2
- LOT AREA: 817,284 Sq. Ft., 18.76 ACRES
- S.C.R.D. BOOK 4490, PAGE 869
- THIS DRIVEWAY IS FOR A COMMERCIAL SITE PLAN.
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
- 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.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- SEE NHDOT-3 FOR REMAINING NOTES AND ENTRANCE DETAILS.

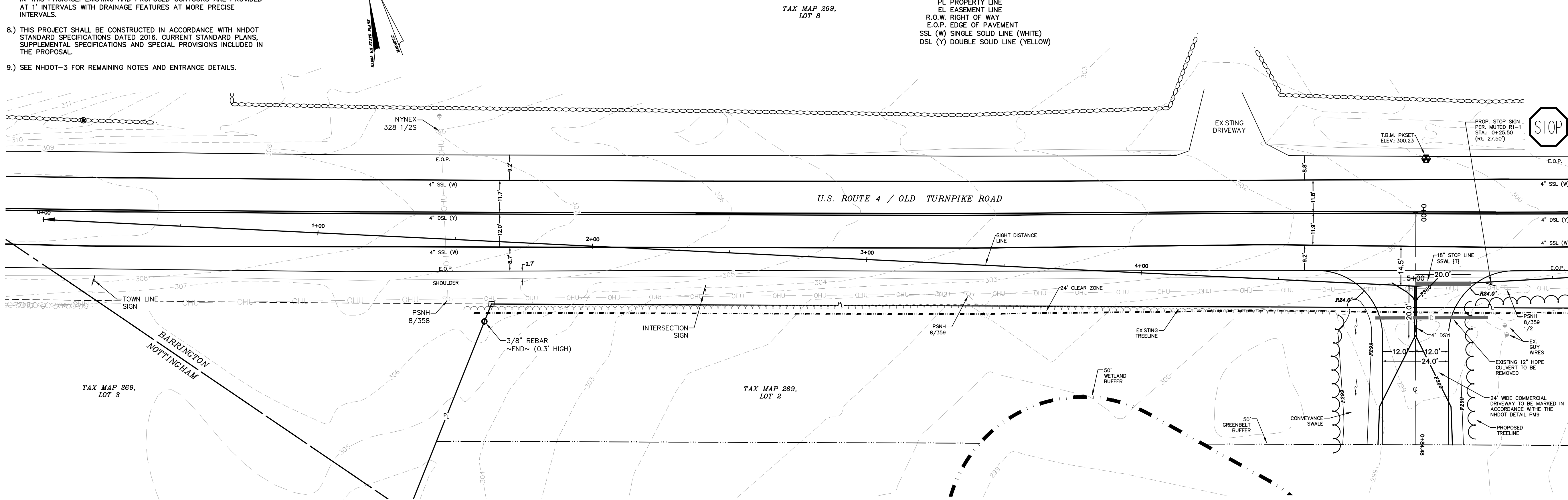
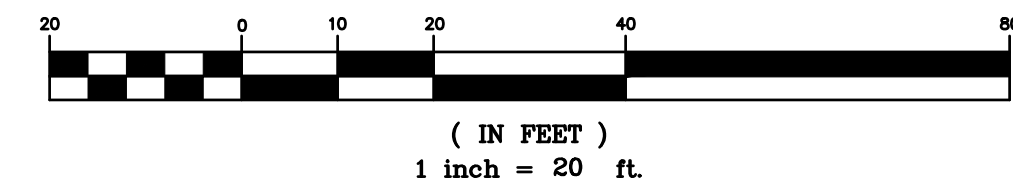
CLEAR ZONE CALCULATION:

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:

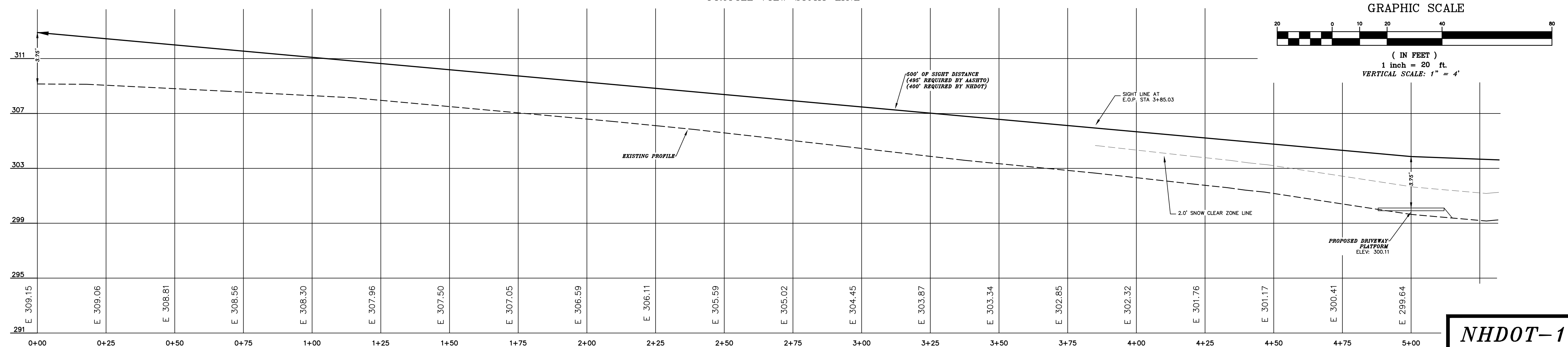
- GRANITE BOUND ~TBS~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - NH HIGHWAY BOUND ~FND~
 - SIGNAGE
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES LINE
 - POORLY DRAINED WETLAND LINE
 - 50' WETLAND SETBACK
 - SHOULDER
 - CENTER LINE
 - CLEAR ZONE LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 TYP. 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)

GRAPHIC SCALE



PLAN VIEW N.H. ROUTE 4 / OLD TURNPIKE ROAD

PROFILE VIEW SIGHT LINE

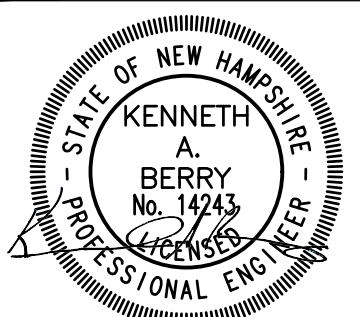


NHDOT-1

REVISION	DATE	DESCRIPTION

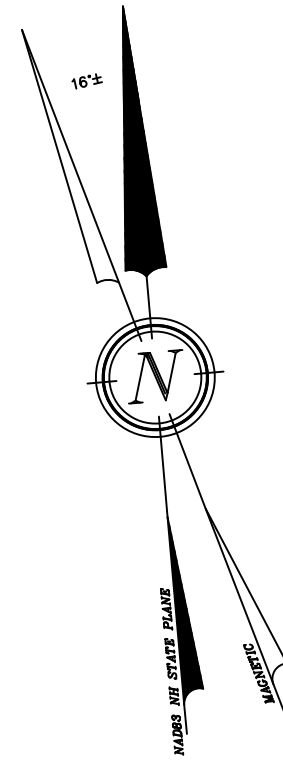
SIGHT DISTANCE PLAN EASTBOUND
 LAND OF
 ROBERT L. DIBERTO
 N.H. ROUTE 4
 BARRINGTON NH
 TAX MAP 269, LOT 2

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



NOTES:

- OWNER: ROBERT L. DIBERTO
334 DURHAM ROAD
MADBURY, NH 03823
- TAX MAP 269, LOT 2
- LOT AREA: 817,284 Sq. Ft., 18.76 ACRES
- S.C.R.D. BOOK 4490, PAGE 869
- THIS DRIVEWAY IS FOR A COMMERCIAL SITE PLAN.
- THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.
- 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.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- SEE NHDOT-3 FOR REMAINING NOTES AND ENTRANCE DETAILS.

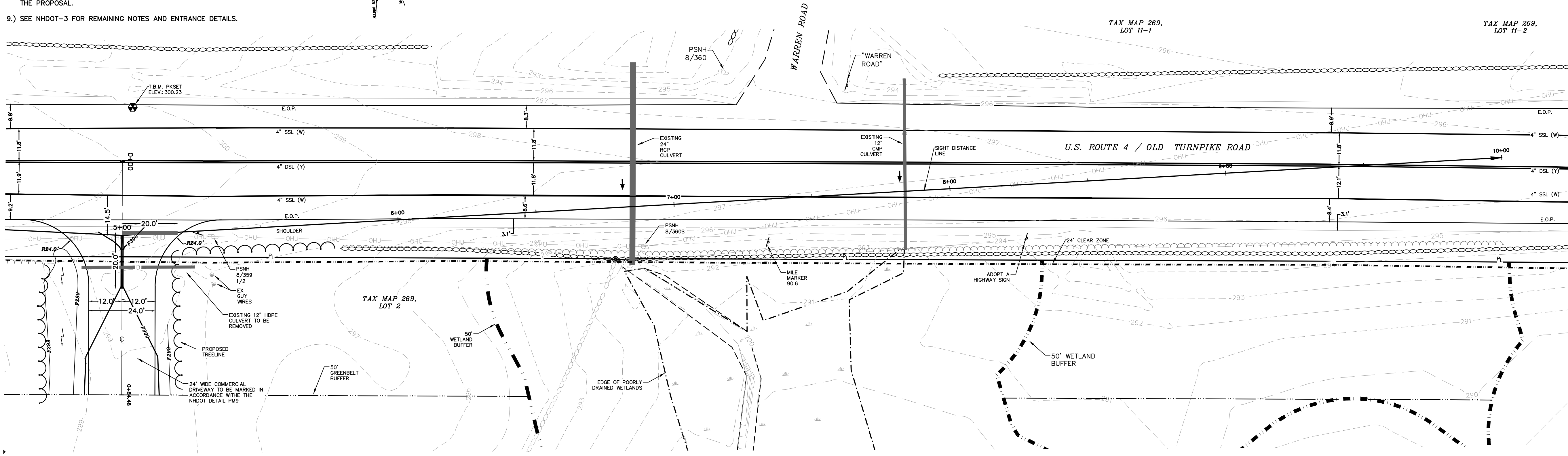
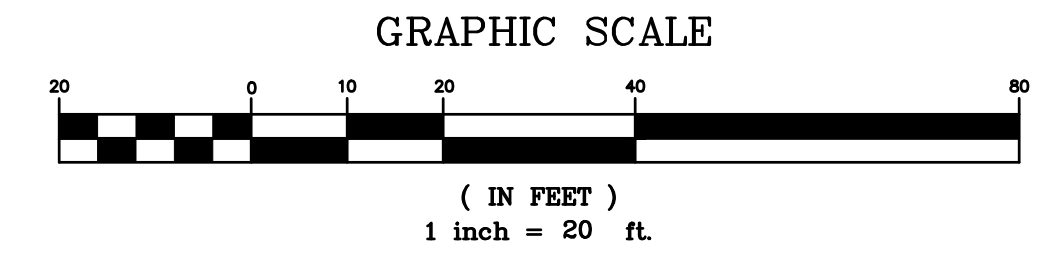


CLEAR ZONE CALCULATION:

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

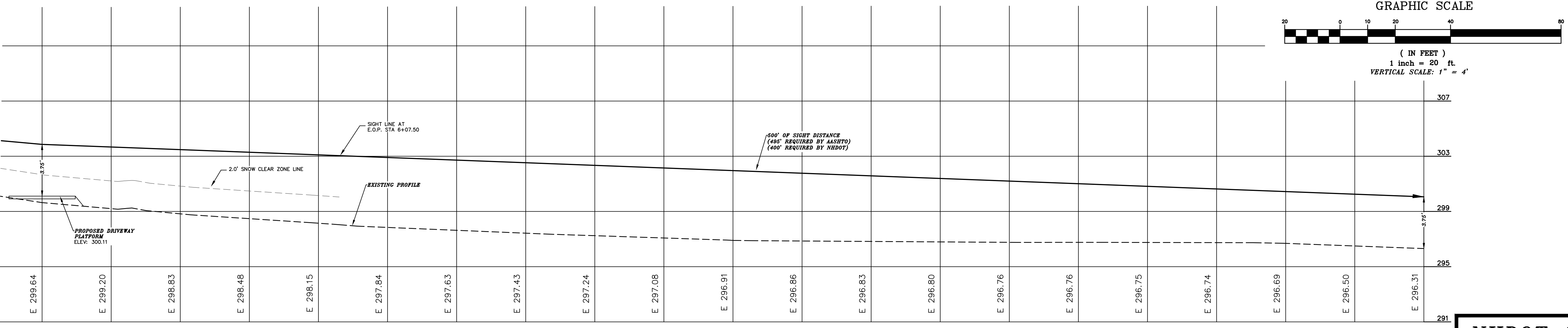
LEGEND:

- 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



NHDOT-2

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
 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

