



William Cass, P.E.  
Commissioner

**THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION**

District 6 Office, PO Box 740, Durham, NH 03824



David Rodrigue, P.E.  
Assistant Commissioner

**DRIVEWAY PERMIT**

To: David Coish  
TSB Construction  
44 Merryfield Lane  
Hampstead, NH 03826

City/Town: Barrington  
Route/Road: NH 9 (S0000009)  
Patrol Section: 603  
Tax Map: 234  
Lot: 25-1  
Development: Residential

Permit #: **06-027-618**  
District: 06  
Permit Date 2/13/2024

06-027-618

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 9 (S0000009), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

**Drive 1**

Location: Approximately 0.11 miles east of Cate Road on the north side of NH 9 (S0000009).  
GPS: 43.215758 N 71.008278 W.

Specifications: This permit authorizes a paved access to be used as a Subdivision drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 25 feet from and parallel to the centerline of the highway. The driveway shall not exceed 24 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

**Other Conditions:**

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is for access to a proposed three residential lot subdivision. Any further development or subdivision will require reapplication for a driveway permit.
2. The construction of one new driveway entrance is permissible. Construct per plans titled "Major Subdivision for TSB Construction LLC, NH Route 9 / Franklin Pierce Highway, Barrington, NH Tax Map 234, Lot 25-1" prepared for TSB Construction LLC by Berry Surveying & Engineering on file with this office and attached to this permit.
3. Other access to the highway from the premises is to be prevented. No part of the right-of way may be used for any purpose other than travel.
4. The drainage along NH 9 shall be maintained.
5. All season safe sight distance shall be maintained by the landowner as per RSA 236:13.
6. Any remaining rights to the Old Cate Garrison shall use the proposed subdivision road for access from NH 9.
7. This permit requires that the easement deeds and the subdivision plan be recorded simultaneously.
8. This permit references temporary logging permit # 06-027-617 dated April 14, 2023
9. Interruptions to traffic shall be kept to a minimum and be maintained in accordance with the most current edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.). When conditions warrant, flaggers and or uniformed officers shall be utilized and be of a competent nature.
10. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact the highway.
11. Contact the NHDOT District 6 office at 868-1133 at least 72 hours prior to driveway construction activities to allow NHDOT the opportunity to review driveway layout prior to paving.

Copies: District, Town, Patrolman  
Berry Surveying & Engineering  
Christopher R Berry  
335 Second Crown Point Road  
Barrington, NH 03825

Approved

  
Assistant District Engineer  
For Director of Administration

# NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

District 1, 641 Main St, Lancaster, NH 03584  
 District 2, 8 Eastman Hill Road, Enfield, NH 03748  
 District 3, 2 Sawmill Rd, Gilford, NH 03249

District 4, 19 Base Hill Road, Swanzey, NH 03446  
 District 5, 16 East Point Drive, Bedford, NH 03110  
 District 6, PO Box 740, Durham, NH 03824

#8993

## APPLICATION FOR DRIVEWAY PERMIT

Pursuant to the provisions of **Revised Statutes Annotated, Chapter 236, Section 13** (printed on reverse of application) and amendments thereto, and **Declaratory Ruling 2000-01**, permission is requested to: (select one): **Construct / Alter** (Indicate quantity of) 1 driveway entrance(s) to my property on the (select): **North / South / East / West** side of **NH Route 9** or **Street/Road: Franklin Pierce Highway** In the **Town of Barrington** at a location which will meet the requirements for safety specified in said statutes.

The driveway entrance(s) requested is (are) for access to: 3 New Lots *Residence, Industry, Business, Subdivision, Other*

Describe nature and size of industry, business or subdivision: 3 New Residential Lots  
 Feet (select): **North / South / East / West** of Utility Pole Number: \_\_\_\_\_  
 Feet (select Feet or Miles): **North / South / East / West** of Road or Junction: 43.4' East of PSNH 3/287 & across Route 9, 75.6' West of PSNH 3/286 & across Route 9  
 Town Tax Map # 234 and Lot # 25-1

0.11 mile  
 across  
 CR 10

As the landowner (or designated applicant) I agree to the following:

1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
  2. To construct driveway entrance(s) at permitted location(s).
  3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
  4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
  5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements therefor.
  6. I am the owner or a duly authorized agent of the owner of the parcel upon which the driveway will be constructed. I have provided accurate and complete title and subdivision information concerning the parcel to the Department. I understand that the Department is relying on this information in considering this application and that the Department does not perform independent title research or make judgments about title or access disputes.
- For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.
  - Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

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 NHD DISTRICT 6

David Coish  
 Signature of Landowner (Applicant)  
 David Coish of TSB Construction LLC  
 Printed Name of Landowner  
 Date: 1-16-23

44 Merryfield Lane,  
 Mailing Address  
Hampstead, NH 03826  
 Town/City, State, Zip Code  
 Telephone Number(s) 603-765-9176

Contact /Agent, if not Landowner: Berry Surveying & Engineering, Christopher R. Berry Project Manager  
603-781-3403, cberry@metrocast.net

FOR OFFICE USE ONLY			
GPS N =	43.215758	GPS W =	71.008278
Section:	Width: <u>24 Ft</u>	Speed:	
Right of Way: <u>50 Ft</u>	Drainage:	SLD:	
Conditions:			
Permit Number Assigned:			

3/3A

**§ 236:13 Driveways and Other Accesses to the Public Way.** – I. It shall be unlawful to construct, or alter in any way that substantially affects the size or grade of, any driveway, entrance, exit, or approach within the limits of the right-of-way of any class I or class III highway or the state-maintained portion of a class II highway that does not conform to the terms and specifications of a written permit issued by the Commissioner of transportation.

II. Pursuant to this section, a written construction permit application must be obtained from and filed with the department of transportation by any abutter affected by the provisions of paragraph I. Before any construction or alteration work is commenced, said permit application shall have been reviewed, and a construction permit issued by said department. Said permit shall:

- (a) Describe the location of the driveway, entrance, exit, or approach. The location shall be selected to most adequately protect the safety of the traveling public.
- (b) Describe any drainage structures, traffic control devices, and channelization islands to be installed by the abutter.
- (c) Establish grades that adequately protect and promote highway drainage and permit a safe and controlled approach to the highway in all seasons of the year.
- (d) Include any other terms and specifications necessary for the safety of the traveling public.

III. For access to a proposed commercial or industrial enterprise, or to a subdivision, all of which for the purposes of this section shall be considered a single parcel of land, even though acquired by more than one conveyance or held nominally by more than one owner:

- (a) Said permit application shall be accompanied by engineering drawings showing information as set forth in paragraph II.
- (b) Unless all season safe sight distance of 400 feet in both directions along the highway can be obtained, the commissioner shall not permit more than one access to a single parcel of land, and this access shall be at that location which the commissioner determines to be safest. The commissioner shall not give final approval for use of any additional access until it has been proven to him that the 400-foot all season safe sight distance has been provided.
- (c) For the purposes of this section, all season safe sight distance is defined as a line which encounters no visual obstruction between 2 points, each at a height of 3 feet 9 inches above the pavement, and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

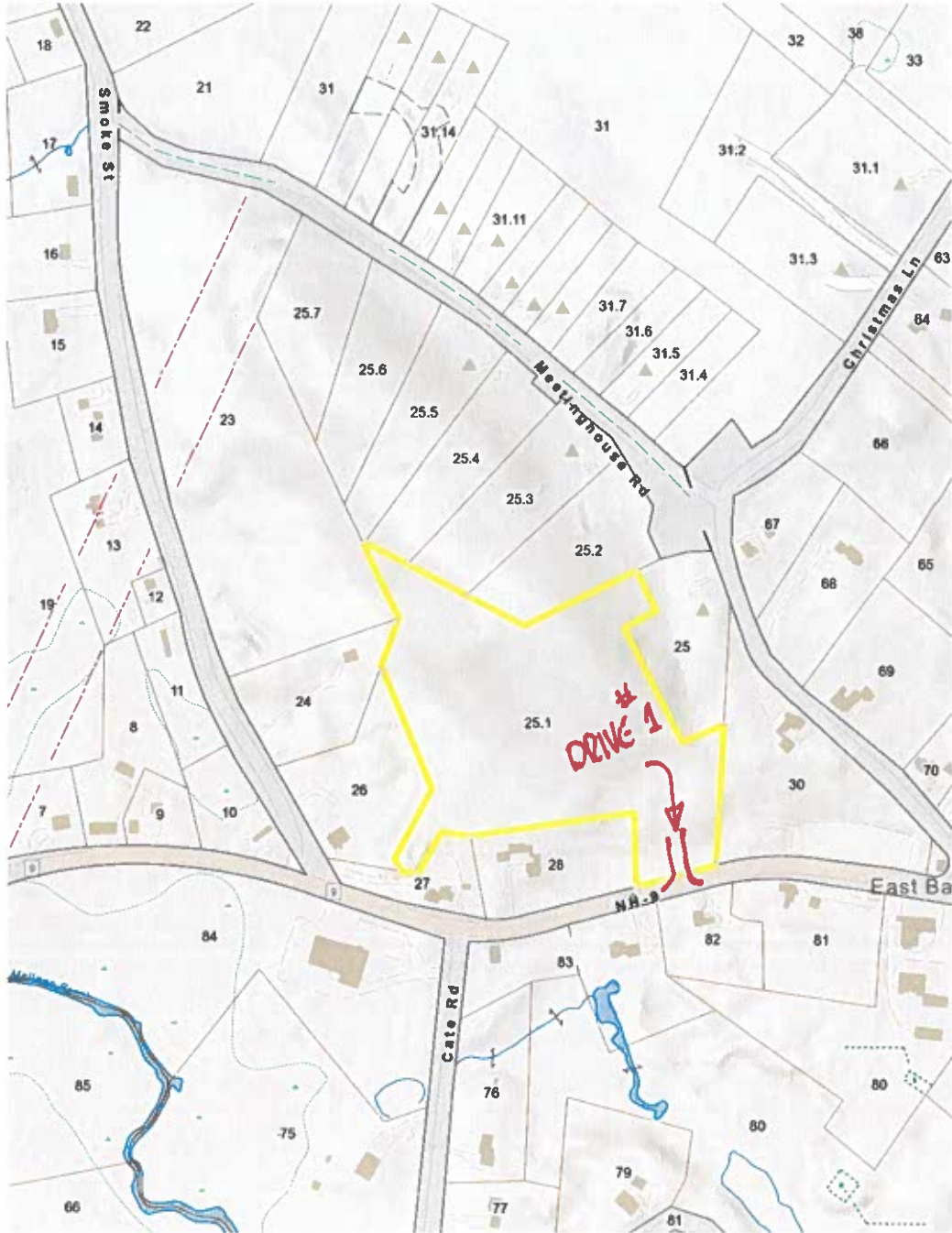
IV. No construction permit shall allow:

- (a) A driveway, entrance, exit, or approach to be constructed more than 50 feet in width, except that a driveway, entrance, exit, or approach may be flared beyond a width of 50 feet at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.
- (b) More than 2 driveways, entrances, exits or approaches from any one highway to any one parcel of land unless the frontage along that highway exceeds 500 feet.

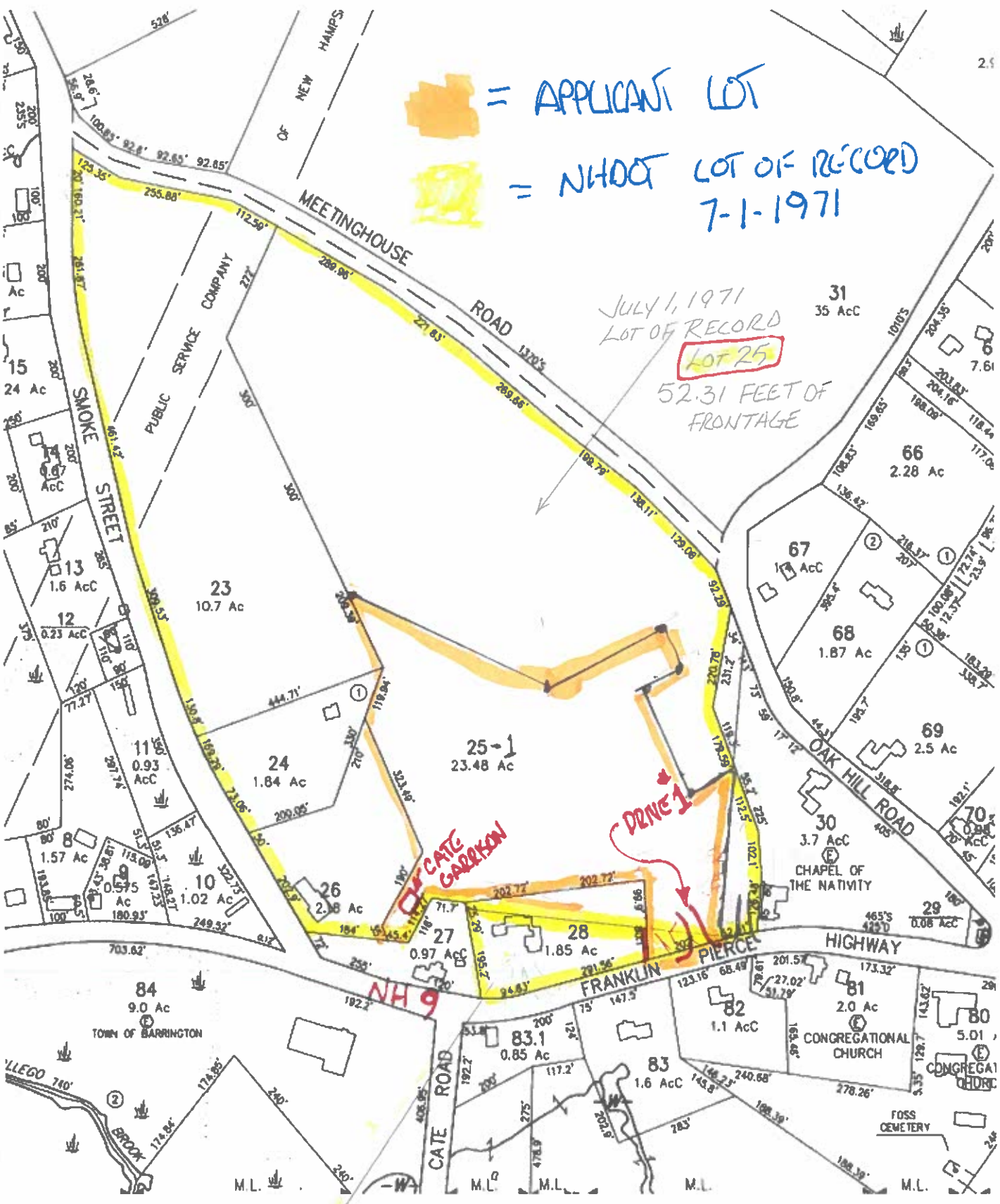
V. The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III and IV shall be conferred upon the planning board in cities and towns in which the planning board has been granted the power to regulate the subdivision of land as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section. Such regulations may delegate administrative duties, including actual issuance of permits, to a highway agent, board of selectmen, or other qualified official or body. Such regulations, or any permit issued under them, may contain provisions governing the breach, removal, and reconstruction of stone walls or fences within, or at the boundary of, the public right of way, and any landowner or landowner's agent altering a boundary in accordance with such provisions shall be deemed to be acting under a mutual agreement with the city or town pursuant to RSA 472:6, II (a).

VI. The commissioner of transportation or planning board shall retain continuing jurisdiction over the adequacy and safety of every existing driveway, entrance, exit, and approach to a highway, whether or not such access was constructed or installed pursuant to a permit under this section, and, unless the access is a public highway, the owners of property to which the access is appurtenant shall have continuing responsibility for the adequacy of the access and any grades, culverts, or other structures pertaining to such access, whether or not located within the public right of way. If any such access is or becomes a potential threat to the integrity of the highway or its surface, ditches, embankments, bridges, or other structures, or a hazard to the safety of the traveling public, by reason of siltation, flooding, erosion, frost action, vegetative growth, improper grade, or the failure of any culvert, traffic control device, drainage structure, or any other feature, the commissioner of transportation or planning board or their designee may issue an order to the landowner or other party responsible for such access to repair or remove such hazardous condition and to obtain any and all permits required therefor. The order shall describe the hazard, prescribe what corrective action or alteration in the location or configuration of such access shall be required, and set a reasonable time within which the action shall be completed. Such an order shall be sent by certified mail, and shall be enforceable to the same extent as a permit issued under this section. If the order is not complied with within the time prescribed, the commissioner or planning board or their designee may cause to be taken whatever action is necessary to protect the highway and the traveling public, and the owner or other responsible party shall be civilly liable to the state or municipality for its costs in taking such action.


**§ 236:14 Penalty.** – Any person who violates any provision of this subdivision or the rules and regulations made under authority thereof shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person; and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.



 = APPLICANT LOT



 = APPLICANT LOT

 = NH001 LOT OF RECORD  
7-1-1971

JULY 1, 1971  
LOT OF RECORD  
**LOT 25**  
52.31 FEET OF  
FRONTAGE

**DRIVE 1**

**DRIVE 1**

JULY 1, 1971 LOT OF RECORD **LOT 28**

588.39 FEET OF FRONTAGE



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NHDOT DISTRICT 6

### ENVIRONMENTAL DOCUMENTATION CHECKLIST FOR THIRD-PARTY WORK IN THE RIGHT-OF-WAY

All third-party applicants/design engineers, including those for Excavation Permits, Long Form Encroachment Permits, and Major Driveway Permits, are responsible for evaluating the environmental impacts of their proposed work, and verifying compliance with all applicable laws, rules, and regulations. This checklist is intended to provide a summary of the environmental evaluation required to be undertaken by the third-party applicant/design engineer. In addition to completing this checklist, the third-party applicant/design engineer is responsible for securing all necessary environmental permits and approvals. Issuance of the Long Form Excavation Permit, Encroachment Permit, or Major Driveway Permit is not an indication that the Department of Transportation (NHDOT) concurs with, or approves the environmental evaluation performed by the third-party applicant/design engineer. All third-party applicants/design engineers must provide applicable information and documentation for this checklist prior to issuance of the Excavation Permit, Long Form Encroachment Permit, or Major Driveway Permit for NHDOT's records. Please check the box for each evaluation made and permit required to support work within the State right-of-way. Attach supporting documentation, as necessary.

**Land Disturbance** (This includes, but may not be limited to, any excavation and/or vegetation clearing)

- Provide total square footage of land disturbance: 900 Sq. Ft.
- National Pollutant Discharge Elimination System (NPDES) Construction General Permit Notice of Intent Tracking Number, if disturbing over 1.0 acre of land: Not NHDOT Related  
(<https://www.epa.gov/npdes/2022-construction-general-permit-cgp>)

**Alteration Of Terrain (AOT) Program**

- Consult the Department of Environmental Services (NHDES), and/or visit the link provided, to determine if your project will require an AOT permit (<https://www.des.nh.gov/land/land-development>).
- Provide the AOT Permit Number, if an AOT permit is required: N/A

**Cultural and/or Historic Resources**

- Work conducted within 25 feet of a cemetery will comply with RSA 289:3\*.
- Work that impacts stone walls or other boundary markers will comply with RSA 472:6\*.
- Provide the New Hampshire Division of Historic Resources (NHDHR), Request for Project Review (RPR) file number (<http://www.nh.gov/nhdhr/review/rpr.htm>) for projects that utilize any state or federal funds, or require a state or federal permit (i.e. wetlands permit): N/A

**Endangered Species** - Attach documentation of concurrence, as applicable, from the following agencies:

- NH Natural Heritage Bureau (NHB), Use the NHB DataCheck Tool (<https://www4.des.state.nh.us/NHB-DataCheck/>) for online inquiries. NHB is N/A for project.
- US Fish & Wildlife Service, Use the 'Information for Planning and Conservation'(IPaC) tool (<http://ecos.fws.gov/ipac/>) for online inquiries. Please find attached IPAC inquiry.
- NH Fish & Game Department, as necessary, should there be concerns identified through either the IPaC tool, or NHB review (<https://wildlife.state.nh.us/wildlife/environmental-review.html>).

**Floodplains/Floodways** - Attach documentation of concurrence from the following agency:

- NH Office of Strategic Initiatives Floodplain Management Program, for a project that encroaches on a regulatory floodway; creates new obstructions in the 100 year floodplain; or alters any drainage patterns (<https://www.nh.gov/osi/planning/programs/fmp/index.htm>). Project not in 100 year floodplain.

\* All statutes referenced in this document may be reviewed on-line at [www.gencourt.state.nh.us/rso/html/nhtoc.htm](http://www.gencourt.state.nh.us/rso/html/nhtoc.htm).

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NHDOT DISTRICT 6

**Wetlands/Shoreland** – Permits must be obtained for any project that impacts wetlands/other areas under the jurisdiction of RSA 482-A\* and/or RSA 483-B\*. If your project impacts RSA 482-A or RSA 483-B jurisdictional areas, identify the following:

- NHDES (<https://www.des.nh.gov>) Wetlands Permit number: N/A
- Army Corps of Engineers Wetlands Permit number: N/A
- NHDES Shoreland Water Quality Protection Act Permit number: N/A

**Contamination** -Perform a NHDES OneStop Web GIS search (<https://www.des.nh.gov/onestop-navigaion>) to identify any potential contamination and/or known remediation sites (active or closed) within 1,000 feet of the project, and/or impacts to known asbestos disposal sites. Coordinate with NHDES, as needed.

- NHDES site number(s): None within 1,000 ft of site.

**Invasive Plant Species** – Activities that disturb invasive plants or their root systems must comply with Prohibited Invasive Plant Species Rules ([Agr 3800](#)), and the NHDOT 2018 manual: [Best Management Practices for the Control of Invasive and Noxious Plant Species](#). **None within area of construction per John P. Hayes, CWS, CSS**

- Provide a map/plan showing locations of known invasive plant populations within the project area.

**Small Municipal Separate Storm Sewer System (MS4) Permit** (Applicable to projects with one (1.0) acre or more of land disturbance within designated [MS4 Communities](#) that meet all of the following criteria:)

YES NO

- YES  NO There is a point discharge from a catchment(s) greater than one (1.0) acre. Non-point (sheet flow) does not require coverage under this permit.
- YES  NO The point discharge enters a [Water of the United States](#). (navigable surface waters or wetlands)
- YES  NO The point discharge comes from a MS4 (pipe or ditch, but not a culvert)
- YES  NO The point discharge is in the Urbanize Area of a MS4 Community.

(If you answered "Yes" to all the criteria listed above you are subject to the requirements of the MS4 permit. For additional guidance on EPA's National Pollutant Discharge Elimination System, Small MS4 General Permit visit: <https://www.epa.gov/npdes-permits/new-hampshire-small-ms4-general-permit>.)

- A Technical Memorandum, including supporting plans documenting compliance with Part 2.3.6 of the MS4 permit, has been provided to DOT.
- The Technical Memorandum must include a signed statement of compliance (by a qualified professional, as defined by Appendix B.11 of the MS4 Permit).
- NHDOT has accepted the Technical Memorandum and plans with documented concurrence that the materials provided sufficiently meet the requirements of the MS4 permit.

Please refer to Procedure O&M 2-1 "Environmental Compliance for Third-Party Work in the Right-of-Way," for a better understanding of what NHDOT will be looking for in the Technical Memorandum and plans.

I, the undersigned, take responsibility for the above reviews. To the best of my knowledge and ability, the information represented in this document is accurate, and in conformance with applicable rules and regulations at the time of submission.

Third-Party Applicant/Design Engineer

4-13-23

Date



KENT  
ACCESS

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NH DOT DISTRICT 6

**SHARED DRIVEWAY AGREEMENT**

This Shared Driveway Agreement (“Agreement”) is made as of \_\_\_\_\_, 2024 by and between **TSB CONSTRUCTION LLC**, a New Hampshire limited liability company, with an address of 44 Merryfield Lane, East Hampstead, NH 03826 (“Lot Owner1”) and **THOMAS E. KENT**, of 757 Franklin Pierce Highway, Barrington, NH 03825 (“Lot Owner2”) (collectively “Users”).

**BACKGROUND**

Lot Owner1 is the owner of a certain tract of land located off Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, known as Tax Map 234, Lot 25-1, and shown on plan of land entitled, “Subdivision Plan for Michael H. & Lisa M. McMahon, 41 Oak Hill Road, Barrington, NH, Tax Map 234, Lot 25”, prepared by Berry Surveying & Engineering, Date: March 12, 2019, revisions through October 22, 2019, and recorded at Strafford County Registry of Deeds as Plan #12003, to which reference is hereby made.

Lot Owner2 is the owner of a certain tract of land located at 757 Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, known as Tax Map 234, Lot 28, and shown on plan of land entitled, Revised Boundary Plan, Paul R. and Margaret M. Timmons and Waldron B. Haley and Olevia Watson”, prepared by Orvis/Drew, LLC dated August 1999 and recorded at Strafford County Registry of Deeds as Plan #57-59, to which reference is hereby made.

The Shared Driveway is shown on plan of land entitled, “Overview Grading & Drainage Plan, Land of TSB Construction LLC, Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023, with revisions through April 13, 2023” and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

Users own properties that abut each other and have access from Franklin Pierce Highway/Route 9. Lot Owner1 has established a shared driveway to be known as "Eagle Drive" for future lot owners. Lot Owner1 shall grant access to Lot Owner2 from the point at Lot Owner1's property that intersects with Franklin Pierce Highway along a portion of the shared driveway to Lot Owner2's property.

The purpose of this Agreement is to place into writing the mutual rights and obligations of the Users for the mutually used driveway.

AGREEMENT

NOW THEREFORE, in consideration of their mutual promises and intending to be legally bound, the parties agree as follows:

1. Grant of Easement. Lot Owner1 hereby grants to Lot Owner2 a permanent easement, in common with others entitled thereto, now or in the future, over and across its property for the purpose of ingress and egress. Said easement area shall be a portion of "Eagle Drive" from the point where Lot Owner1's property interests with Franklin Pierce Highway and running along "Eagle Drive" to the point where "Eagle Drive" intersects with the old road leading to the garrison to a point which is the boundary line of Lot Owner1 and Lot Owner2.

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WINDY HOLLOW DISTRICT 6

The shared driveway may be used by the lot owners of record for all purposes for which driveways are now or may hereafter be used, including, without limitation, access on foot and by motor vehicle. No lot owner of record shall use the shared driveway so as to hinder or prohibit or unreasonably interfere with or interrupt the use of the shared driveway by others entitled thereto.

2. Lot Owner1 shall be responsible for the maintenance and repair and all costs of the portion of the driveway easement being "Eagle Drive", including, but not limited to the driveway, swales, culverts, detention system, infiltration rain gardens, and ensuring a clear sight distance is maintained at all times.
3. Lot Owner2 shall be responsible for the maintenance and repair and all costs of the portion of the driveway easement extending from "Eagle Drive" along the old road leading to the garrison to Lot Owner2's property, including, but not limited to the driveway, swales, culverts, detention system, infiltration rain gardens, and ensuring a clear sight distance is maintained at all times.
4. Users will indemnify and hold the other harmless from and against any loss, damage or liability arising out of the sole use of said easement.
5. Binding Effect. This Shared Driveway Agreement shall not be modified except in writing signed by the parties, their successors, or assigns. This Agreement and its

obligations and benefits shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The covenants and obligations contained herein shall be enforceable by a court of law.

- 6. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of New Hampshire.

TITLE. Lot Owner1: Deed to TSB Construction LLC dated July 21, 2022 and recorded at Strafford County Registry of Deeds in Book 5050, Page 348, and Corrective Deed recorded in Book 5134, Page 641.

Lot Owner2: Deed to Thomas E. Kent dated June 7, 2017 and recorded at Strafford County Registry of Deeds in Book 4482, Page 315.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TSB Construction LLC  
"Lot Owner1"

\_\_\_\_\_  
BY: David S. Coish  
ITS: Manager

STATE OF NEW HAMPSHIRE

STRAFFORD, SS. \_\_\_\_\_, 2024

Then personally appeared the above named, David S. Coish, Manager of TSB Construction LLC and acknowledged the execution of the foregoing instrument to be his free act and deed, for the purposes contained herein, as aforesaid, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

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NHDOT DISTRICT 6

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

“Lot Owner2”

\_\_\_\_\_  
Thomas E. Kent

STATE OF NEW HAMPSHIRE

STRAFFORD, SS.

\_\_\_\_\_, 2024

Then personally appeared the above named, Thomas E. Kent, and acknowledged the execution of the foregoing instrument to be his free act and deed, for the purposes contained herein, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

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JAN 09 2024

NHDOT DISTRICT 6

[4]

12/34

Draft

In Each Deed conveyed from TSB Construction LLC to the Buyers of Lot 25-9, 25-8, and 25-1

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JAN 04 2024

NHDOT DISTRICT 6

WARRANTY DEED

TSB CONSTRUCTION LLC, a New Hampshire limited liability company, with an address of 44 Merryfield Lane, East Hampstead, NH 03826, for consideration paid, grants to \_\_\_\_\_, as joint tenants with the rights of survivorship/tenants in common, with an address of \_\_\_\_\_, with **WARRANTY COVENANTS:**

(Insert Legal description for Lot Here)

This conveyance is made subject to and conveyed with the benefits of:

Access, Drainage, Utility and Grading Easements on a certain tract or parcel of land shown as Tax Map 234, Lot 25-9 Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, and being shown as, Tax Map 234, Lot 25-1 Access, Drainage, Utility and Grading Easement, 58,350 sq. ft./1.34 ac., as shown on plan entitled, "Easement Plan Land of TSB Construction LLC, Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023" and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

Access, Drainage, Utility, and Grading Easements on a certain tract or parcel of land shown as Tax Map 234, Lot 25-8 Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, and being shown as, Tax Map 234, Lot 25-8 Access, Drainage, Utility and Grading Easement, 5.622 sq. ft./0.13 ac., as shown on plan entitled, "Easement Plan Land of TSB Construction LLC, Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023, with revisions through April 13, 2023" and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

Access, Drainage, Utility and Grading Easements on a certain tract or parcel of land shown as Tax Map 234, Lot 25-1 Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, and being shown as, Tax Map 234, Lot 25-1 Access, Drainage, Utility and Grading Easement, 11,586 sq. ft./0.27 ac., as shown on plan entitled, "Easement Plan Land of TSB Construction LLC, Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023" and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

The intention of the Easements is to grant to the Grantee the right to access, construct, maintain, and repair the easement area consistent with the conditions as contained on said Plan \_\_\_\_\_.

Subject to the terms of the Inspection and Maintenance Manual Stormwater System Management, Tax Map 234, Lot 25-1 Franklin Pierce Highway, Barrington, NH 03825, Prepared for TSB Construction, LLC, Prepared by: Berry Surveying & Engineering dated January 18, 2023 and Revised March 15, 2023. (On file with Town of Barrington?)

Meaning and intending to convey a portion of the premises as conveyed to the within Grantor by deed of Oak Hill Realty LLC dated July 21, 2022 and recorded at Strafford County Registry of Deeds in Book 5050, Page 348, see also corrective Deed recorded on August 31, 2023 in Book 5134, Page 641.

Signed this        day of \_\_\_\_\_, 2023.

TSB Construction LLC

BY: David S. Coish  
ITS: Manager

RECEIVED

JAN 04 2024

NHDOT DISTRICT 6

STATE OF NEW HAMPSHIRE

STRAFFORD, SS.

, 2023

Then personally appeared the above named, David S. Coish, Manager of TSB Construction LLC, and acknowledged the execution of the foregoing instrument to be his free act and deed for the purposes contained herein, as aforesaid, before me.

---

Notary Public:  
My Commission Expires:

**RECEIVED**  
JAN 04 2024  
NH DOT DISTRICT 6

[3]

DRAFT

RECEIVED  
JAN 04 2024  
NHDOT DISTRICT 6

**SHARED DRIVEWAY AGREEMENT**

This Shared Driveway Agreement (“Agreement”) is made as of \_\_\_\_\_, 2023 by and between TSB CONSTRUCTION LLC, a New Hampshire limited liability company, with an address of 44 Merryfield Lane, East Hampstead, NH 03826 (“Lot Owner1”) and \_\_\_\_\_ of \_\_\_\_\_ (“Lot Owner2”) and \_\_\_\_\_, of \_\_\_\_\_ (“Lot Owner3” (collectively “Users”).

**BACKGROUND**

The Users are owners of three (3) certain tracts or parcels of land located off Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, known as Tax Map 234, Lot 25-9, Lot 25-8, and Lot 25-1, and shown on plan of land entitled, “Subdivision Plan Land of TSB Construction LLC, Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023, with revisions through April 13, 2023” and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

The Shared Driveway is shown on plan of land entitled, “Easement Plan Land of TSB Construction LLC, Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023, with revisions through April 13, 2023” and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

Users own properties that abut each other and have access from Franklin Pierce Highway/Route 9, to a shared driveway easement to serve the three (3) lots in common with each other. The Users have determined that it is in their mutual interest to have executed and recorded an agreement for sharing the cost of maintenance and repair of the driveway. The purpose of this Agreement is to place into writing the mutual rights and obligations of the



Users for the mutually used driveway.

AGREEMENT

RECEIVED

JAN 04 2024

NHDOT DISTRICT 6

NOW THEREFORE, in consideration of their mutual promises and intending to be legally bound, the parties agree as follows:

1. Grant of Easement. Each party hereto grants to the other a permanent easement over and across their respective properties for the purpose of ingress and egress to their adjoining properties. Said easement shall provide that the shared driveway may be used by the lot owners of record for all purposes for which driveways are now or may hereafter be used, including, without limitation, access on foot and by motor vehicle and including the installation, maintenance, replacement, removal and use of above ground and underground utility lines including, without limitation, sewers, drains, water mains, gas pipes, electric lines, telephone lines and cable television lines. No lot owner of record shall use the shared driveway so as to hinder or prohibit or unreasonably interfere with or interrupt the use of the shared driveway by others entitled thereto.
2. Users shall be subject to complying with the terms of the Inspection and Maintenance Manual Stormwater System Management, Tax Map 234, Lot 25-1 Franklin Pierce Highway, Barrington, NH 03825. Prepared for TSB Construction, LLC, Prepared by: Berry Surveying & Engineering dated January 18, 2023 and Revised March 15, 2023. **(On file with Town of Barrington?)**
3. Users shall be responsible for the maintenance and repair of the driveway easement, including, but not limited to the driveway, swales, culverts, detention system, infiltration rain gardens, and ensuring a clear sight distance is maintained at all times.
4. Sharing of Costs and Expenses. The parties shall share the expenses as follows: Each lot owner of record, his/her successors, heirs and assigns shall pay one-third of the maintenance and repair of the driveway that is mutually used. Each party will be responsible for said expense from the date their lot is improved and the use of the shared driveway begins. Each lot owner of record, his/her successors, heirs and assigns, shall fully bear the costs of maintenance and repair of the section of the driveway that is used solely by them. If, in connection with the exercise of said easement right in the shared driveway, any lot owner of record shall make any excavations within the shared driveway, said lot owner so excavating will, as soon as possible, restore the shared driveway to its condition. All maintenance, repairs or replacements shall be performed in a good and workmanlike manner and in compliance with all applicable laws, codes, ordinances, bylaws, rules and regulations. Each lot owner of record will indemnify and hold the other harmless from and against any loss, damage or liability arising out the sole use of said easement.



5. Binding Effect. This Shared Driveway Agreement shall not be modified except in writing signed by the parties, their successors or assigns. This Agreement and its obligations and benefits shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The covenants and obligations contained herein shall be enforceable by a court of law.
6. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of New Hampshire.

TITLE. See Deed of Oak Hill Realty LLC to TSB Construction LLC dated July 21, 2022 and recorded at Strafford County Registry of Deeds in Book 5050, Page 348.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

TSB Construction LLC  
"Lot Owner1"

\_\_\_\_\_  
BY: David S. Coish  
ITS: Member

STATE OF NEW HAMPSHIRE

STRAFFORD, SS.

RECEIVED  
JAN 04 2024  
NHDOT DISTRICT 6  
, 2023

Then personally appeared the above named, David S. Coish, Member of Oak Hill Realty LLC and acknowledged the execution of the foregoing instrument to be his free act and deed, for the purposes contained herein, as aforesaid, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

“Lot Owner2”

\_\_\_\_\_

“Lot Owner3”

\_\_\_\_\_

STATE OF NEW HAMPSHIRE

STRAFFORD, SS. \_\_\_\_\_, 2023

Then personally appeared the above named, \_\_\_\_\_, and acknowledged the execution of the foregoing instrument to be their free act and deed, for the purposes contained herein, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

STATE OF NEW HAMPSHIRE

STRAFFORD, SS. \_\_\_\_\_, 2023

Then personally appeared the above named, \_\_\_\_\_, and acknowledged the execution of the foregoing instrument to be their free act and deed, for the purposes contained herein, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

RECEIVED

JAN 04 2024

NHDOT DISTRICT 6

[4]

19/  
34

RECEIVED

JAN 09 2024

NHDOT DISTRICT 6

**SHARED DRIVEWAY AGREEMENT**

**This Shared Driveway Agreement** (“Agreement”) is made as of \_\_\_\_\_, 2024 by and between **TSB CONSTRUCTION LLC**, a New Hampshire limited liability company, with an address of 44 Merryfield Lane, East Hampstead, NH 03826 (“Lot Owner1”) and **THOMAS E. KENT**, of 757 Franklin Pierce Highway, Barrington, NH 03825 (“Lot Owner2”) (collectively “Users”).

**BACKGROUND**

Lot Owner1 is the owner of a certain tract of land located off Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, known as Tax Map 234, Lot 25-1, and shown on plan of land entitled, “Subdivision Plan for Michael H. & Lisa M. McMahon, 41 Oak Hill Road, Barrington, NH, Tax Map 234, Lot 25”, prepared by Berry Surveying & Engineering, Date: March 12, 2019, revisions through October 22, 2019, and recorded at Strafford County Registry of Deeds as Plan #12003, to which reference is hereby made.

Lot Owner2 is the owner of a certain tract of land located at 757 Franklin Pierce Highway, Barrington, Strafford County, New Hampshire, known as Tax Map 234, Lot 28, and shown on plan of land entitled, Revised Boundary Plan, Paul R. and Margaret M. Timmons and Waldron B. Haley and Olevia Watson”, prepared by Orvis/Drew, LLC dated August 1999 and recorded at Strafford County Registry of Deeds as Plan #57-59, to which reference is hereby made.

The Shared Driveway is shown on plan of land entitled, “Overview Grading & Drainage Plan, Land of TSB Construction LLC. Franklin Pierce Highway/NH Route 9, Barrington, NH, Tax Map 234, Lot 25-1, prepared by Berry Surveying & Engineering, Date: January 18, 2023, with revisions through April 13, 2023” and recorded at Strafford County Registry of Deeds in Plan # \_\_\_\_\_, to which reference is hereby made.

Users own properties that abut each other and have access from Franklin Pierce Highway/Route 9. Lot Owner1 has established a shared driveway to be known as "Eagle Drive" for future lot owners. Lot Owner1 shall grant access to Lot Owner2 from the point at Lot Owner1's property that intersects with Franklin Pierce Highway along a portion of the shared driveway to Lot Owner2's property.

The purpose of this Agreement is to place into writing the mutual rights and obligations of the Users for the mutually used driveway.

AGREEMENT

NOW THEREFORE, in consideration of their mutual promises and intending to be legally bound, the parties agree as follows:

1. Grant of Easement. Lot Owner1 hereby grants to Lot Owner2 a permanent easement, in common with others entitled thereto, now or in the future, over and across its property for the purpose of ingress and egress. Said easement area shall be a portion of "Eagle Drive" from the point where Lot Owner1's property interests with Franklin Pierce Highway and running along "Eagle Drive" to the point where "Eagle Drive" intersects with the old road leading to the garrison to a point which is the boundary line of Lot Owner1 and Lot Owner2.

The shared driveway may be used by the lot owners of record for all purposes for which driveways are now or may hereafter be used, including, without limitation, access on foot and by motor vehicle. No lot owner of record shall use the shared driveway so as to hinder or prohibit or unreasonably interfere with or interrupt the use of the shared driveway by others entitled thereto.

2. Lot Owner1 shall be responsible for the maintenance and repair and all costs of the portion of the driveway easement being "Eagle Drive", including, but not limited to the driveway, swales, culverts, detention system, infiltration rain gardens, and ensuring a clear sight distance is maintained at all times.
3. Lot Owner2 shall be responsible for the maintenance and repair and all costs of the portion of the driveway easement extending from "Eagle Drive" along the old road leading to the garrison to Lot Owner2's property, including, but not limited to the driveway, swales, culverts, detention system, infiltration rain gardens, and ensuring a clear sight distance is maintained at all times.
4. Users will indemnify and hold the other harmless from and against any loss, damage or liability arising out of the sole use of said easement.
5. Binding Effect. This Shared Driveway Agreement shall not be modified except in writing signed by the parties, their successors, or assigns. This Agreement and its

obligations and benefits shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The covenants and obligations contained herein shall be enforceable by a court of law.

- 6. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of New Hampshire.

TITLE. Lot Owner1: Deed to TSB Construction LLC dated July 21, 2022 and recorded at Strafford County Registry of Deeds in Book 5050, Page 348, and Corrective Deed recorded in Book 5134, Page 641.

Lot Owner2: Deed to Thomas E. Kent dated June 7, 2017 and recorded at Strafford County Registry of Deeds in Book 4482, Page 315.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TSB Construction LLC  
"Lot Owner1"

RECEIVED

JAN 09 2024

BY: David S. Coish  
ITS: Manager

NHDOT DISTRICT 6

STATE OF NEW HAMPSHIRE

STRAFFORD, SS. \_\_\_\_\_, 2024

Then personally appeared the above named, David S. Coish, Manager of TSB Construction LLC and acknowledged the execution of the foregoing instrument to be his free act and deed, for the purposes contained herein, as aforesaid, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

22/3A

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

“Lot Owner2”

\_\_\_\_\_  
Thomas E. Kent

STATE OF NEW HAMPSHIRE

STRAFFORD, SS.

\_\_\_\_\_, 2024

Then personally appeared the above named, Thomas E. Kent, and acknowledged the execution of the foregoing instrument to be his free act and deed, for the purposes contained herein, before me.

\_\_\_\_\_  
Notary Public:  
My Commission Expires:

RECEIVED  
JAN 09 2024  
NHDO: DISTRICT 6

23/  
3A

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- SHEET 2 ~ EXISTING CONDITIONS PLAN
- SHEET 3 ~ SITE SPECIFIC SOILS MAP
- SHEET 4 ~ TEST PIT DATA
- SHEET 5 ~ SUBDIVISION PLAN\*
- SHEET 6 ~ EASEMENT PLAN\*
- SHEET 7 ~ TOPOGRAPHIC SUBDIVISION PLAN
- SHEET 8 ~ OVERVIEW GRADING & DRAINAGE PLAN
- SHEET 9 ~ PLAN AND PROFILE SHARED DRIVEWAY 0+00 - 2+50
- SHEET 10 ~ PLAN AND PROFILE SHARED DRIVEWAY 2+50 - END
- SHEET 11 ~ DRIVEWAY PLAN AND PROFILE LOT 25-8
- SHEET 12 ~ RAIN GARDEN W/ INFILTRATION #202
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- SHEET 14 ~ SIGHT DISTANCE PLAN EASTBOUND
- SHEET 15 ~ SIGHT DISTANCE PLAN WESTBOUND
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- SHEET 17 ~ E101-EROSION & SEDIMENT CONTROL DETAILS
- SHEET 18 ~ E102-EROSION & SEDIMENT CONTROL DETAILS
- SHEET 19 ~ C101-CONSTRUCTION DETAILS
- SHEET 20 ~ C102-CONSTRUCTION DETAILS
- SHEET 21 ~ AMBULANCE TURNING MOVEMENTS

\* INDICATES A PLAN IS TO BE RECORDED

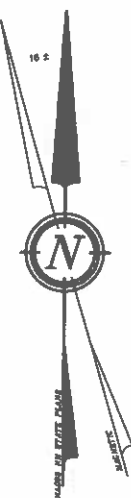
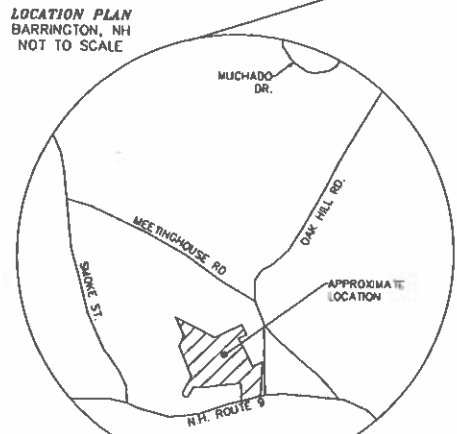
**OWNER:** TSB CONSTRUCTION LLC  
44 MERRYFIELD LANE  
EAST HAMPSTEAD, NH 03826

**SURVEYOR OF RECORD:** KENNETH A. BERRY, PE, ILS  
CPESC, CESSW, CPSWO  
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825  
(603) 332-2863

**ENGINEER OF RECORD:** KENNETH A. BERRY, PE, ILS  
CPESC, CESSW, CPSWO  
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825  
(603) 332-2863

**WETLAND SCIENTIST:** DEORA BENJAMIN, CWS  
100 LEAVITT ROAD  
PITTSFIELD, NH 03263  
603-496-3307

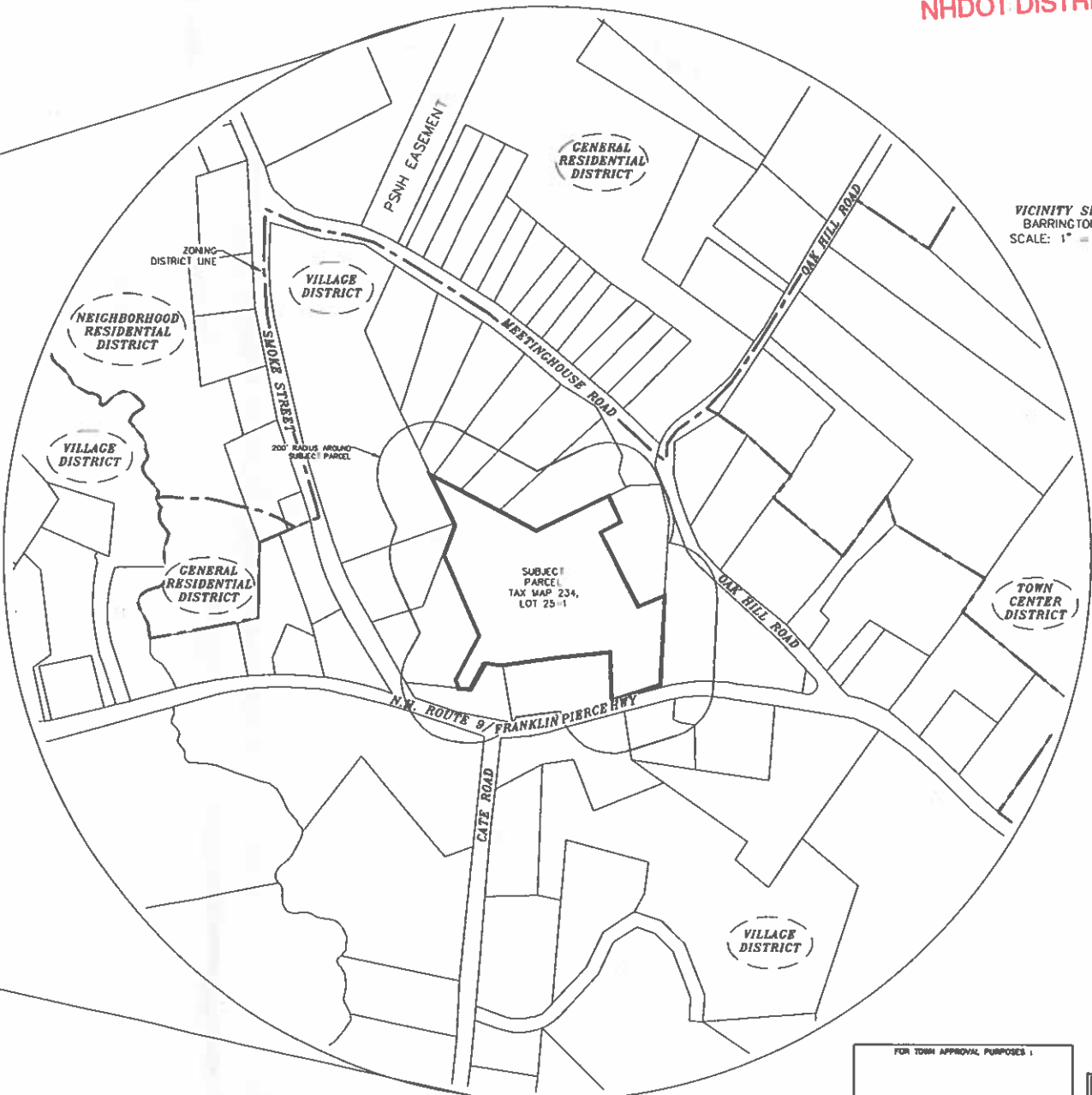
**SOIL SCIENTIST:** JOHN P. HAYES III, CSS, CWS  
7 LIMESTONE WAY  
NORTH HAMPTON, NH 03862  
603-776-5825



# MAJOR SUBDIVISION FOR TSB CONSTRUCTION LLC NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY BARRINGTON, NH TAX MAP 234, LOT 25-1

NOTE:  
BERRY SURVEYING & ENGINEERING HAS PREPARED AN INSPECTION & MAINTENANCE MANUAL AS PART OF THIS PROJECTS DOCUMENTATION. ALL USERS ARE BOUND TO THIS DOCUMENT AS PART OF THE APPROVAL OF THE PLANNING BOARD. COPIES OF THE YEARLY INSPECTIONS ARE TO BE DELIVERED TO THE TOWN OF BARRINGTON PLANNING DEPARTMENT BY DECEMBER 15TH.

RECEIVED  
JAN 04 2024  
NHDOT DISTRICT 6



VICINITY SKETCH  
BARRINGTON, NH  
SCALE: 1" = 300' ±

- REQUIRED PERMITS:**
- 1.) NHDES SUBDIVISION PERMIT: (PENDING)
  - 2.) NHDOT DRIVEWAY PERMIT: (PENDING)
  - 3.) EPA NOTICE OF INTENT / SWPPP: (PENDING)

- GENERAL PLAN SET NOTES:**
- 1.) 11x17" PLANS ARE TWICE THE PUBLISHED SCALE.
  - 2.) ALL PLANS ARE CONSIDERED TO BE NOT FOR CONSTRUCTION UNLESS THEY CONTAIN THE APPROVAL STAMP OF THE TOWN OF BARRINGTON.

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE TOWN OF BARRINGTON LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

ON SEPTEMBER 21, 2022 THE ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING RELIEF:

CASE# 234-25.1-V-22-SCPECEX. TO ALLOWED A SHARED DRIVEWAY NOT OVER THE INTENDED LOT FRONTAGE.

CASE# 234-25.1-V-22-VAR. TO ALLOW THE FRONTAGE ON LOT 25-1 TO BE LESS THAN THE REQUIRED DIMENSIONAL STANDARDS.

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 BY WRITING BY THE BOARD AND ATTACHED HERETO.



**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: AS SHOWN  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051

#	REVISION	DATE	DESCRIPTION
4-13-23			REVS. PER NHDOT COMMENT
3-15-23			REVS. PER CMA ENGINEERS AND NHDOT COMMENT

MAJOR SUBDIVISION  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1



**ABBREVIATION LEGEND:**

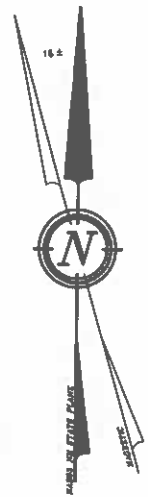
BITUM.	BITUMINOUS
E.O.P.	EDGE OF PAVEMENT
E.S.H.W.T.	ESTIMATED SEASONAL HIGH WATER TABLE
TYP.	TYPICAL
U.G.E.	UNDER GROUND ELECTRIC / UTILITY
U.D.	UNDER DRAIN
C.O.	CLEAN OUT
INV.	INVERT
ELEV.	ELEVATION
F.E.S.	FLARED END SECTION
HDPE	HIGH DENSITY POLYETHYLENE
RCF	REINFORCED CONCRETE PIPE
REOB	ROLLED EROSION CONTROL BLANKET
F.O.	FINISHED GRADE
E.G.	EXISTING GRADE
E.T.W.	EDGE OF TRAVELED WAY
T.B.R.	TO BE REMOVED
PL	PROPERTY LINE
EL	EASEMENT LINE
R.O.W.	RIGHT OF WAY
CL	CENTER LINE
CF	CUBIC FEET
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
EX	EXISTING
PROP.	PROPOSED
R&R	REMOVE AND REPLACE
STA.	STATION
'/'	FOOT / FOOT
SS1	~ [SIZE] SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
DSL	~ [SIZE] DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)
SSB	~ [SIZE] SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
SBL	~ [SIZE] SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)
DBL	~ [SIZE] DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

**PROPOSED LEGEND:**

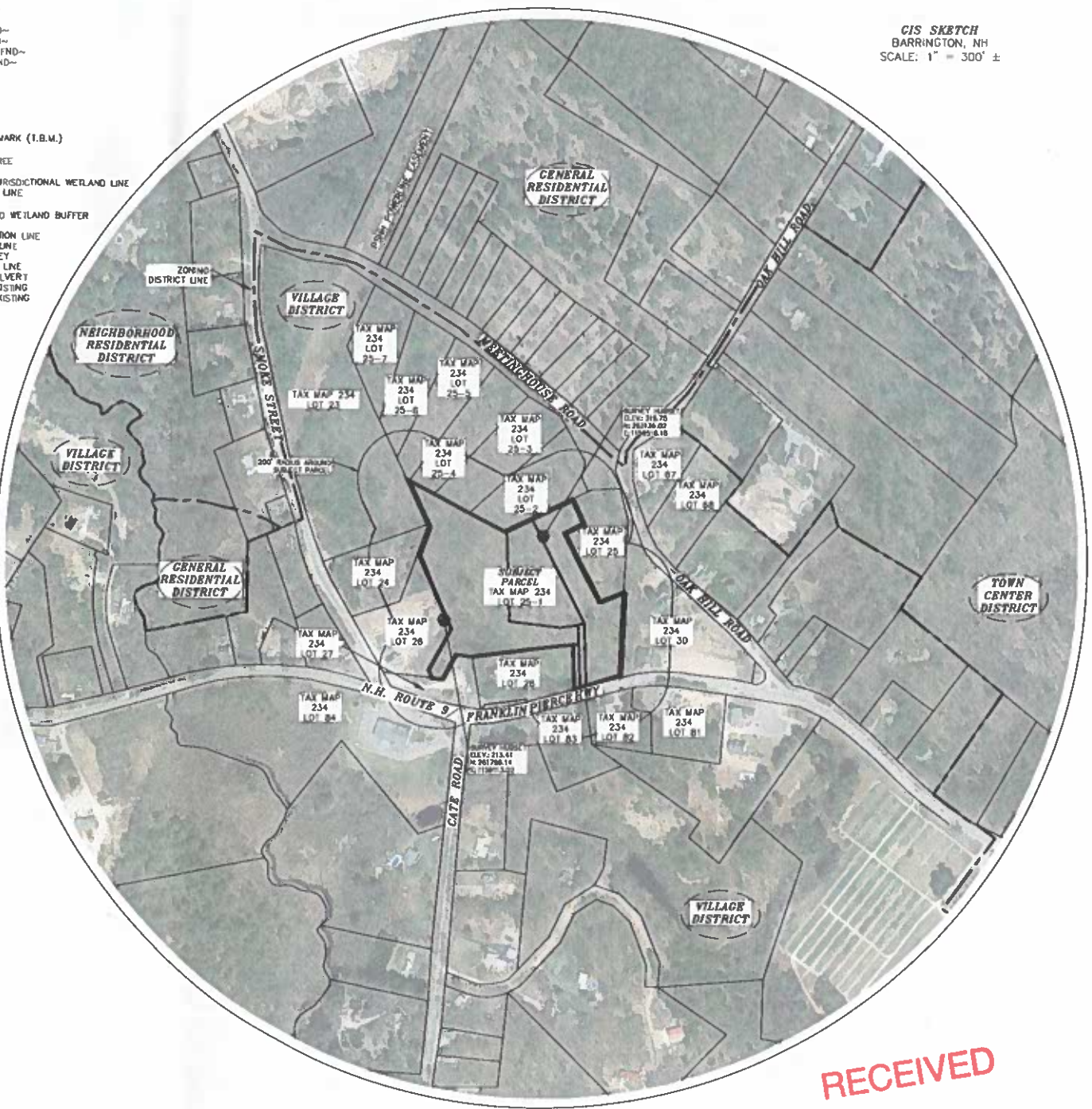
GRANITE BOUND ~TBS~
3/4" REBAR W/ 10 CAP ~TBS~
1/2" EASEMENT IRON BOUND W/D CAP ~TBS~
UTILITY POLE
SIGNAGE
CHECK DAM-MATERIAL AS SPECIFIED
FLOW ARROW
WELL
TEMPORARY BENCH MARK (T.B.M.)
DETAIL SHEET / DETAIL
MATCH POINT
MATCH LINE
CONTOUR MAJOR, PROPOSED
CONTOUR MAJOR, EXISTING
DRAIN CULVERT, PROPOSED
SHOULDER
CENTER LINE
BUILDING SEIBACK LINE
SUBDIVISION BOUNDARY LINE
75' PROTECTIVE WELL RADIUS (NHDES)
SAW CUT & MILL
TRANSFORMER / JBOX
UNDERGROUND UTILITY
UNDER DRAIN
S&I FENCE / EROSION MIX BERM
FLITREX 8" - 12" S&I SOXK AS SPECIFIED
NRCS SOIL DELINEATION
SOIL TYPE
RIP RAP
STORMWATER BEST MANAGEMENT PRACTICE (BMP)
BERM
4,000 Sq. Ft. EFFLUENT LEACHING AREA
6' TALL WHITE PINE TO BE PLANTED
BOULDER RETAINING WALL DESIGNED BY OTHERS

**EXISTING LEGEND:**

DRILL HOLE ~FND~
IRON PIPE ~FND~
IRON BOUND ~FND~
CHISEL MARK ~FND~
GRANITE BOUND ~FND~
STONE BOUND ~FND~
UTILITY POLE
GUY WIRE
SIGNAGE
TEST PIT
TEMPORARY BENCH MARK (T.B.M.)
BLAZED/PAINTED TREE
POORLY DRAINED JURSDICTIONAL WETLAND LINE
BUILDING SEIBACK LINE
EASEMENT LINE
50' POORLY DRAINED WETLAND BUFFER
STONE WALL
NRCS SOIL DELINEATION LINE
SITE SPECIFIC SOIL LINE
LIMIT OF SOIL SURVEY
OVERHEAD UTILITIES LINE
EXISTING DRAIN CULVERT
CONTOUR MAJOR, EXISTING
CONTOUR MAJOR, EXISTING
SOIL SERIES
NRCS SOIL LABEL
STRAFFORD COUNTY
REGISTRY OF DEEDS
TYP. FND
FOUND



CIS SKETCH  
BARRINGTON, NH  
SCALE: 1" = 300' ±



**ABUTTERS WITHIN 200'**

N/F PUBLIC SERVICE CO OF NH  
P.O. BOX 270  
HARTFORD, CT 06141-270  
TAX MAP 234, LOT 23  
S.C.R.D. BOOK 3853, PAGE 530

N/F JOANN HUBER & TIMOTHY CUNNINGHAM  
14 SMOKE STREET  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 24  
S.C.R.D. BOOK 4690, PAGE 922

N/F MELISSA H & DAVID M AYERS  
NANCY J MARDEN  
41 OAK HILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25  
S.C.R.D. BOOK 4981, PAGE 838

N/F OAK HILL REALTY LLC  
178 HAM ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25-2  
S.C.R.D. BOOK 4725, PAGE 341

N/F BRIAN M WENTNEY & SUSAN E PRATON  
13 MEETINGHOUSE ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25-3  
S.C.R.D. BOOK 4847, PAGE 12

N/F WILLIAM & HEIDI VOLTZ  
P.O. BOX 538  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25-4  
S.C.R.D. BOOK 4840, PAGE 806

**ABUTTERS WITHIN 200' CONT.**

N/F WILLIAM & HEIDI VOLTZ  
29 MEETINGHOUSE ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25-5  
S.C.R.D. BOOK 4833, PAGE 761

N/F TYLER & ALISON BRIAND  
35 MEETINGHOUSE ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25-6  
S.C.R.D. BOOK 5041, PAGE 944

N/F MONA C & LEW A MCCUTCHEON  
37 MEETINGHOUSE ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25-7  
S.C.R.D. BOOK 5061, PAGE 727

N/F SMOKE STREET LLC  
8 WILDSIDE LANE  
MEETINGHOUSE ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25  
S.C.R.D. BOOK 4894, PAGE 971

N/F LISA BUCHARD  
761 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25  
S.C.R.D. BOOK 4784, PAGE 474

N/F THOMAS E KENT  
757 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 25  
S.C.R.D. BOOK 4482, PAGE 315

**ABUTTERS WITHIN 200' CONT.**

N/F ROMAN CATHOLIC BISHOP OF  
MANCHESTER  
153 ASH STREET  
MANCHESTER, NH 03104  
TAX MAP 234, LOT 26  
S.C.R.D. BOOK 5041, PAGE 944

N/F NOREEN M ESTES  
40 OAK HILL ROAD  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 27  
S.C.R.D. BOOK 4014, PAGE 70

**ABUTTERS WITHIN 200' CONT.**

N/F GERALD J & PRISCILLA J PINZARI  
TRS FAMILY TRUST  
746 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NH 03825-3829  
TAX MAP 234, LOT 28  
S.C.R.D. BOOK 4327, PAGE 816

N/F TOWN OF BARRINGTON PUBLIC SAFETY  
BUILDING  
P.O. BOX 660  
333 CALEF HIGHWAY  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 28  
S.C.R.D. BOOK 1214, PAGE 2011

**RECEIVED**  
JAN 04 2024  
NHDOT DISTRICT 6

REVISION	DATE	DESCRIPTION
62	4-13-23	REVS. PER NHDOT COMMENT
61	3-15-23	REVS. PER CHA ENGINEERS AND NHDOT COMMENT

NEIGHBORHOOD PLAN  
LAND OF  
TSE CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: AS SHOWN  
DATE: JANUARY 16, 2023  
FILE NO.: DB 2022 - 051

FOR TOWN APPROVAL PURPOSES:

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONSIDERED UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY MODIFICATIONS MADE BY WRITING BY THE BOARD AND ATTACHED HERETO.

SHEET 1 OF 21

JURISDICTIONAL WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN, CWS IN SEPTEMBER OF 2017 AND UPDATED IN SEPTEMBER OF 2023 UTILIZING THE FOLLOWING STANDARDS:

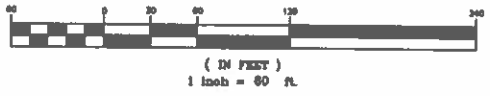
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. LAM VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEIPOC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND\_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, ORSPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELNIK, AND W.H. KIRCHNER, 2014, THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS, PHYTORECORD 2014-4111-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1976, L. CONARDON, V. CARTER, F. GOLEY, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-76/31.



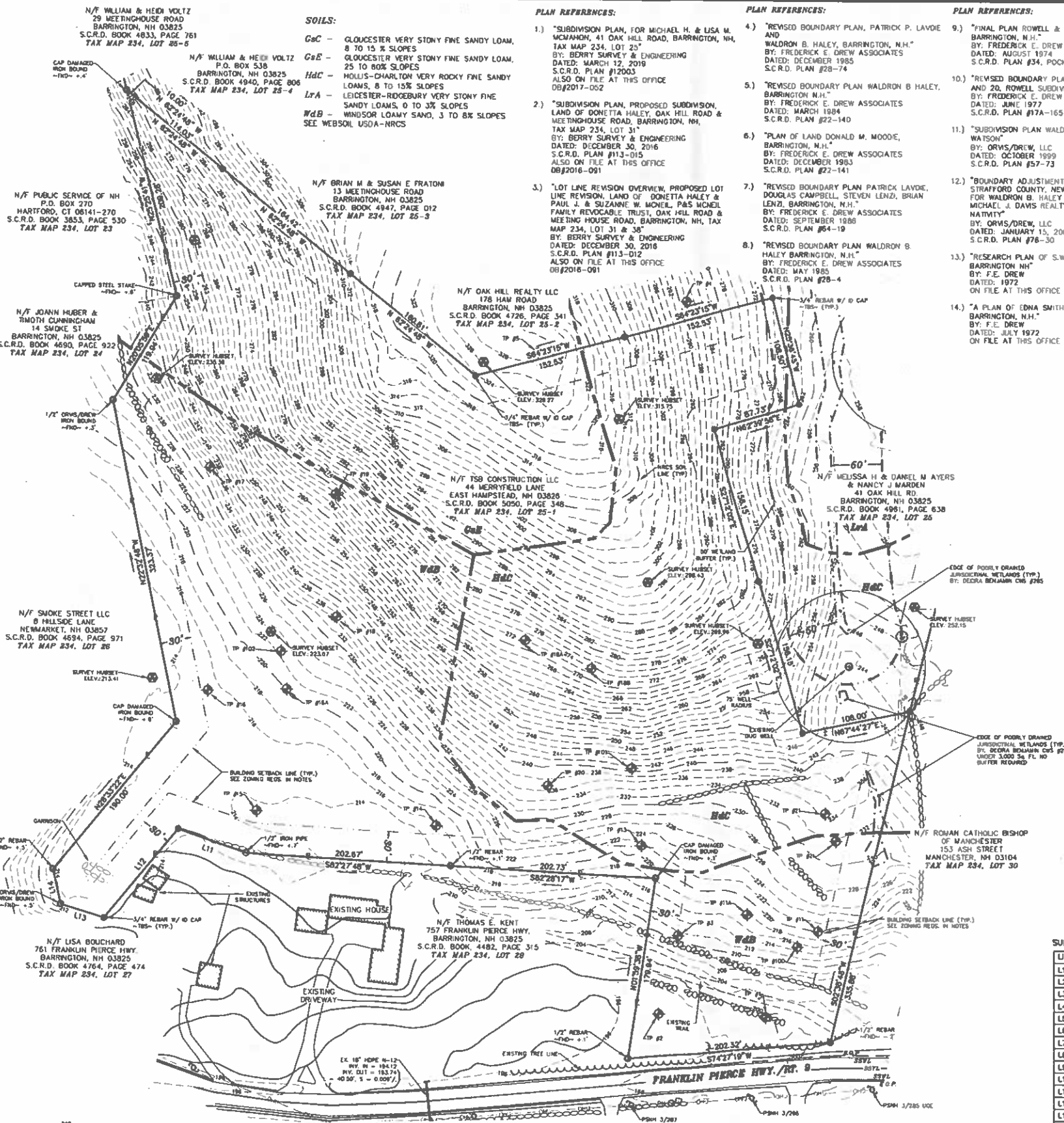
DEIDRA BENJAMIN, CWS #295



GRAPHIC SCALE



NOT FOR CONSTRUCTION



**SOILS:**

- GsC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 % SLOPES
  - GsE - GLOUCESTER VERY STONY FINE SANDY LOAM, 25 TO 80% SLOPES
  - HdC - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 8 TO 15% SLOPES
  - LrA - LEICESTER-RODEBURY VERY STONY FINE SANDY LOAMS, 0 TO 3% SLOPES
  - WdB - WINDSOR LOAMY SAND, 3 TO 8% SLOPES
- SEE WEBSOL USDA-NRCS

**PLAN REFERENCES:**

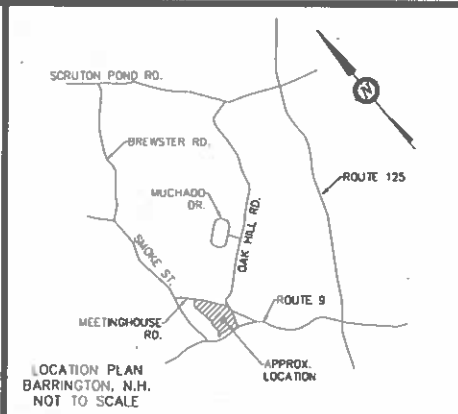
- 1) "SUBDIVISION PLAN, FOR MICHAEL H. & LISA M. WCHADON, 41 OAK HILL ROAD, BARRINGTON, NH, TAX MAP 234, LOT 25"  
BY: BERRY SURVEY & ENGINEERING  
DATED: MARCH 12, 2019  
S.C.R.D. PLAN #12003  
ALSO ON FILE AT THIS OFFICE  
08/2017-002
- 2) "SUBDIVISION PLAN, PROPOSED SUBDIVISION, LAND OF DONETTA HALEY, OAK HILL ROAD & MEETINGHOUSE ROAD, BARRINGTON, NH, TAX MAP 234, LOT 31"  
BY: BERRY SURVEY & ENGINEERING  
DATED: DECEMBER 30, 2016  
S.C.R.D. PLAN #113-015  
ALSO ON FILE AT THIS OFFICE  
08/2016-091
- 3) "LOT LINE REVISION OVERVIEW, PROPOSED LOT LINE REVISION, LAND OF DONETTA HALEY & PAUL J. & SUZANNE W. MOELL, P&S MOELL FAMILY REVOCABLE TRUST, OAK HILL ROAD & MEETINGHOUSE ROAD, BARRINGTON, NH, TAX MAP 234, LOT 31 & 38"  
BY: BERRY SURVEY & ENGINEERING  
DATED: DECEMBER 30, 2016  
S.C.R.D. PLAN #113-012  
ALSO ON FILE AT THIS OFFICE  
08/2016-091

**PLAN REFERENCES:**

- 4) "REVISED BOUNDARY PLAN, PATRICK P. LAVOIE AND WALDRON B. HALEY, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: DECEMBER 1985 S.C.R.D. PLAN #28-74
- 5) "REVISED BOUNDARY PLAN WALDRON B. HALEY, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MARCH 1984 S.C.R.D. PLAN #22-140
- 6) "PLAN OF LAND DONALD M. MOODE, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: DECEMBER 1983 S.C.R.D. PLAN #27-141
- 7) "REVISED BOUNDARY PLAN PATRICK LAVOIE, DOUGLAS CAMPBELL, STEVEN LENZ, BRIAN LENZ, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: SEPTEMBER 1986 S.C.R.D. PLAN #64-19
- 8) "REVISED BOUNDARY PLAN WALDRON B. HALEY BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: MAY 1985 S.C.R.D. PLAN #28-4

**PLAN REFERENCES:**

- 9) "FINAL PLAN ROWELL & TIEDEMANN SUBDIVISION, BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: AUGUST 1974 S.C.R.D. PLAN #34, POCKET #9, FOLDER #3
- 10) "REVISED BOUNDARY PLAN AND LOTS 18, 19, AND 20, ROWELL SUBDIVISION" BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1977 S.C.R.D. PLAN #17A-165
- 11) "SUBDIVISION PLAN WALDRON B. HALEY & OLEVA WATSON" BY: ORMS/DREW, LLC DATED: OCTOBER 1999 S.C.R.D. PLAN #57-73
- 12) "BOUNDARY ADJUSTMENT PLAT, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR WALDRON B. HALEY & OLEVA WATSON, MICHAEL J. DAVIS REALTY, LLC AND CHAPEL OF NANTUCKET" BY: ORMS/DREW, LLC DATED: JANUARY 15, 2004 S.C.R.D. PLAN #78-30
- 13) "RESEARCH PLAN OF S.W. END LOTS 92-95, BARRINGTON, N.H." BY: F.E. DREW DATED: JULY 1972 ON FILE AT THIS OFFICE
- 14) "A PLAN OF EDNA SMITH PROPERTY, BARRINGTON, N.H." BY: F.E. DREW DATED: JULY 1972 ON FILE AT THIS OFFICE



- NOTES:**
- 1) OWNER: TSB CONSTRUCTION LLC 44 MERRYFIELD LANE EAST HAMPSHIRE, NH 03826
  - 2) TAX MAP 234, LOT 25-1
  - 3) LOT AREA: 411,188 Sq. Ft., 9.44 Ac. TOTAL UPLAND AREA: 410,633 Sq. Ft., 9.43 Ac.
  - 4) S.C.R.D. BOOK 5050, PAGE 348
  - 5) ZONING: VILLAGE DISTRICT SETBACKS:  
FRONT - 40.0'  
SIDE - 30.0'  
REAR - 30.0'  
WETLANDS - 50.0' IF OVER 3,000 Sq. Ft.  
MIN. LOT SIZE - 80,000 Sq. Ft.  
MIN. LOT FRONTAGE - 200'  
MAX. BLDG. HEIGHT - 35'  
MAX. LOT COVERAGE - 40%
  - 6) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330178, MAP# - 33017002850, DATED: MAY 17, 2005.
  - 7) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
  - 8) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARIES AND CONDITIONS OF TAX MAP 234, LOT 25-1, LOCATED IN BARRINGTON, N.H., AS OF THE DATE OF THIS SURVEY.
  - 9) THE CURRENT USE OF THE PROPERTY IS VACANT LAND.
  - 10) THERE WERE NO CEMETERIES OBSERVED ON ANY PARCEL WHEN THE FIELD WORK WAS TAKING PLACE.
  - 11) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN 2017, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000.

RECEIVED  
JAN 04 2024  
NHDOT DISTRICT 6

- LEGEND:**
- STEEL STAKE (FND)
  - IRON PIPE (FND)
  - IRON BOUND (FND)
  - DRILL HOLE (FND OR SET)
  - UTILITY POLE/GUY WIRE
  - TYP FOUND
  - TYP TYPICAL
  - STONE WALL
  - - - BUILDING SETBACK LINE
  - - - JURISDICTIONAL WETLAND LINE
  - - - NRCS SOIL DELINEATION LINE
  - - - OVERHEAD UTILITY LINE

**SUBDIVISION PLAN LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S49°29'54"E	25.25'
L2	S46°25'22"E	151.32'
L3	S48°15'54"E	112.63'
L4	S37°40'07"E	32.08'
L5	S23°02'34"E	22.09'
L6	S31°26'40"E	18.91'
L7	S11°22'08"E	20.29'
L8	S11°22'08"E	27.11'
L9	S18°19'45"E	89.21'
L10	S26°39'48"E	22.70'
L11	N81°37'02"W	71.63'
L12	S28°33'40"W	114.37'
L13	N83°53'33"W	45.45'
L14	N23°13'50"W	35.01'
L15	N84°23'15"E	84.39'
L16	N78°18'34"E	67.63'
L17	N87°11'49"E	61.78'

**ROAD NOTES:**  
MEETINGHOUSE ROAD, 3 RODS WIDE, STATE OF NH ARCHIVES BOOK 1, PAGE 383, DATED: 1783  
OAK HILL ROAD, 3 RODS WIDE, STATE OF NH ARCHIVES BOOK 1, PAGE 401 DATED: 1783

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 LLS 805 DATE

REVISION	DATE	DESCRIPTION
#2	4-13-23	REV. PER NHDOT COMMENT
#1	3-15-23	REV. PER CMA ENGINEERS AND NHDOT COMMENT

EXISTING CONDITIONS PLAN  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 60 FT.  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051

26/34

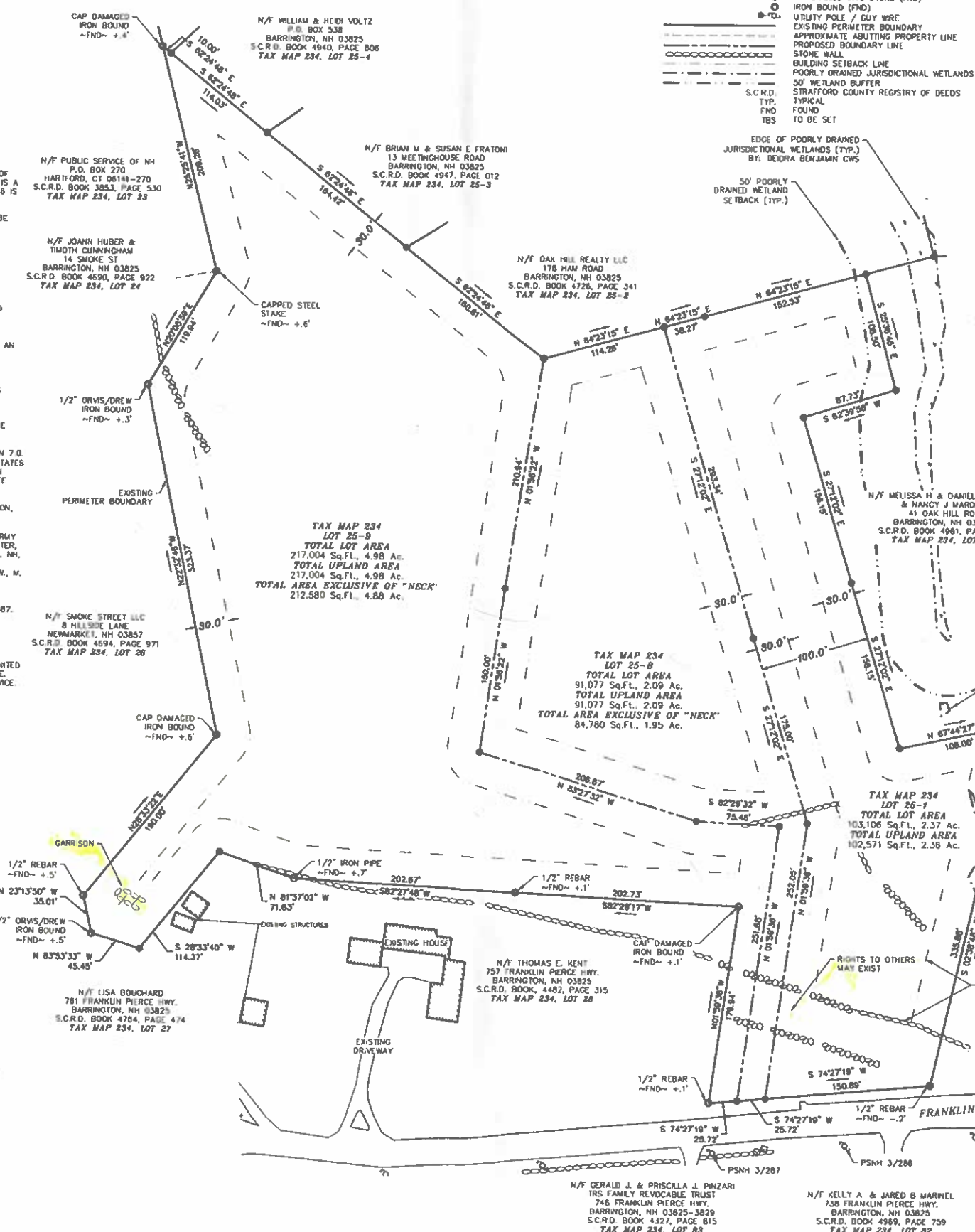
PLAN REFERENCES:

- 1.) 'SUBDIVISION PLAN, FOR MICHAEL H. & USA M. MCMAHON, 41 OAK HILL ROAD, BARRINGTON, NH. TAX MAP 234, LOT 25-1'...

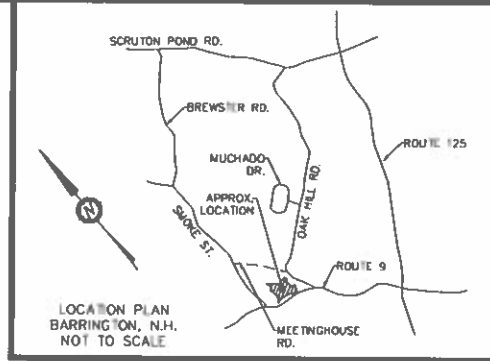
NOTES:

- 1.) OWNER: TSB CONSTRUCTION LLC 44 MERRYFIELD LANE EAST HAMPSTEAD, NH 03826

N/F WILLIAM & HEIDI VOLT 29 MEETINGHOUSE ROAD BARRINGTON, NH 03825 S.C.R.D. BOOK 4833, PAGE 761 TAX MAP 234, LOT 25-5



- LEGEND: 3/4" REBAR W/ D CAP (TBS), DRILL HOLE (FND OR SET), IRON PIPE (FND), "T" CHISEL INTO STONE (FND), IRON BOUND (FND), UTILITY POLE / GUY WIRE, EXISTING PERMETER BOUNDARY, APPROXIMATE ABUTTING PROPERTY LINE, PROPOSED BOUNDARY LINE, STONE WALL, BUILDING SETBACK LINE, POORLY DRAINED JURISDICTIONAL WETLANDS, 50' WETLAND BUFFER, STRAFFORD COUNTY REGISTRY OF DEEDS, TYPICAL, FND, FOUND, TBS, TO BE SET

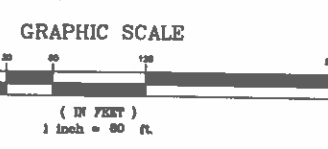


- NOTES CONT.: 11.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA...

Table with columns: REVISION, DATE, DESCRIPTION. Includes entries for 4-13-23 and 3-15-23.

SUBDIVISION PLAN OF LAND OF TSB CONSTRUCTION LLC FRANKLIN PIERCE HIGHWAY / NH ROUTE 9 BARRINGTON, NH TAX MAP 234, LOT 25-1

RECEIVED JAN 04 2024 NHDOT DISTRICT



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...

I CERTIFY THAT THIS PLAN 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

Professional seal and contact information for BERRY SURVEYING & ENGINEERING, including address, phone, and date of issue (JANUARY 18, 2023).

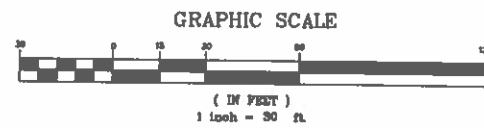
Handwritten numbers 27/34



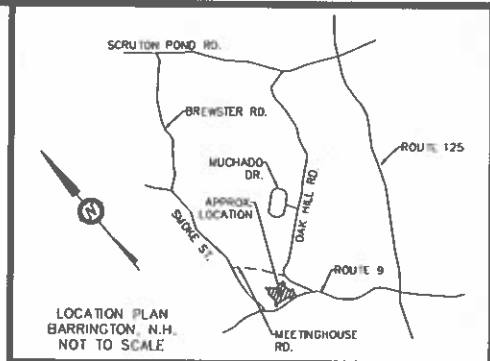
- JURISDICTIONAL WETLANDS WERE DELINEATED BY DEIDRA BENJAMIN CWS IN SEPTEMBER OF 2017 AND REVIEWED IN THE SUMMER OF 2022 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, C.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
  - 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
  - 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (<http://wetland.plants.usace.army.mil>). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
  - 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERFIELD, M.C. MELVIN, AND W.N. KROEMER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
  - 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
  - 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS.
  - 7) ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1, CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LARDE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



DEIDRA BENJAMIN, CWS #295



- LEGEND:
- GRANITE BOUND (TBS)
  - 3/4" REBAR W/O CAP (TBS)
  - 1/2" REBAR W/EASEMENT CAP (TBS)
  - DRILL HOLE (FND OR SE1)
  - IRON PIPE (FND)
  - IRON BOUND (FND)
  - UTILITY POLE
  - APPROXIMATE ABUTTING PROPERTY LINE
  - PROPOSED BOUNDARY LINE
  - STONE WALL
  - BUILDING SETBACK LINE
  - PROPOSED EASEMENT LINE
  - STRATFORD COUNTY REGISTRY OF DEEDS
  - S.C.R.D. TYP. FND TBS



- NOTES:
- 1.) OWNER: TSB CONSTRUCTION LLC  
14 MERRYFIELD LANE  
EAST HAMPSTEAD, NH 03826
  - 2.) TAX MAP 234, LOT 25-1
  - 3.) LOT AREA: 411,188 Sq. Ft., 9.44 Ac.
  - 4.) S.C.R.D. BOOK 4487, PAGE 985
  - 5.) ZONING: VILLAGE DISTRICT  
SETBACKS:  
FRONT - 40.0'  
SIDE - 30.0'  
REAR - 30.0'  
WETLANDS - 50.0' IF OVER 3,000 Sq. Ft.  
MIN. LOT SIZE - 80,000 Sq. Ft.  
MIN. LOT FRONTAGE - 200'  
MIN. BLDG. HEIGHT - 35'  
MAX. LOT COVERAGE - 40%
  - 6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED EASEMENTS RELATING TO THE PROPOSED SUBDIVISION.
  - 7.) SEE SUBDIVISION SHEETS FOR ALL STANDARD SUBDIVISION NOTES, ZONING NOTES AND ABUTTERS.

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.

REVISION	DATE	DESCRIPTION
#1	4-13-23	REVS. PER NHDOT COMMENT
#2	3-15-23	REVS. PER CMA ENGINEERS AND NHDOT COMMENT

EASEMENT PLAN  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY /NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

RECEIVED  
JAN 04 2024  
NHDOT DISTRICT

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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.

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 60 FT.  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051

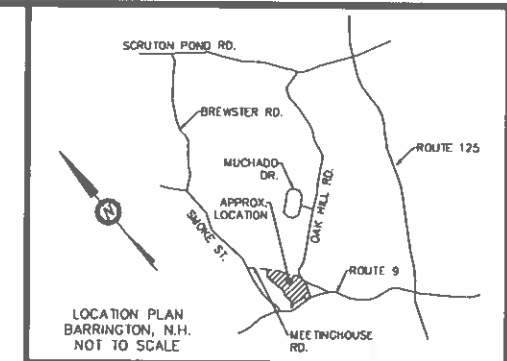
28  
34

**LEGEND:**

- IRON BOUND (SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- "T" CHISEL INTO STONE
- IRON BOUND (FND)
- TEST PIT
- UTILITY POLE / GUY WIRE
- WELL
- APPROXIMATE ADJUTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- STONE WALL
- BUILDING SETBACK LINE
- POORLY DRAINED JURISDICTIONAL WETLANDS
- 50' WETLAND BUFFER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- STRAFFORD COUNTY REGISTRY OF DEEDS
- S.C.R.D. TYP.
- FND
- TBS
- TO BE SET
- 4,000 Sq. Ft. EFFLUENT LEACHING AREA

**NOTES:**

- 1.) OWNER: TSB CONSTRUCTION LLC  
44 MERRYFIELD LANE  
EAST HAMPSTEAD, NH 03826
- 2.) TAX MAP 234, LOT 25-1
- 3.) LOT AREA: 411,188 Sq. Ft., 9.44 Ac.  
TOTAL UPLAND AREA: 410,463 Sq. Ft., 9.43 Ac.
- 4.) S.C.R.D. BOOK 5050, PAGE 348
- 5.) ZONING: VILLAGE DISTRICT  
SETBACKS:  
FRONT - 40.0'  
SIDE - 30.0'  
REAR - 30.0'  
WETLANDS - 50.0' IF OVER 3,000 Sq. Ft.  
MIN. LOT SIZE - 80,000 Sq. Ft.  
MIN. LOT FRONTAGE - 200'  
MIN. BLDG. HEIGHT - 35'  
MAX. LOT COVERAGE - 40%
- 6.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 234, LOT 25-1, AS SHOWN, INTO 3 INDIVIDUAL LOTS. THIS IS A MULTI SHEET PLAN SET. SHEET 5 IS THE SUBDIVISION SHEET, SHEET 6 IS THE EASEMENT SHEET, BOTH ARE TO BE RECORDED. SHEET 7 SHOWS TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
- 7.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF - FEMA COMMUNITY# - 330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
- 8.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS.  
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON Hiper SR SURVEY GRADE GPS RECEIVERS.
- 9.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY 2017 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000.
- 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.



**NOTES CONT.:**

- 11.) 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. 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 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.
- 14.) NHDES SUBDIVISION APPROVAL WILL BE REQUIRED FOR LOTS 25-1, 25-8, & 25-9: PENDING
- 15.) NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE. SEE DRIVEWAY DESIGN PLANS ENCLOSED HERewith.
- 16.) THERE WERE NO CEMETERIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE IN SPRING OF 2017.
- 17.) THE PROJECT REQUIRES AN NHDOT PERMIT. (PENDING)
- 18.) ON SEPTEMBER 21, 2022 THE ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING RELIEF:  
CASE# 234-251-V-22-SCPECEK TO ALLOWED A SHARED DRIVEWAY NOT OVER THE INTENDED LOT FRONTAGE.  
CASE# 234-251-V-22-VAR TO ALLOW THE FRONTAGE ON LOT 25-1 TO BE LESS THAN THE REQUIRED DIMENSIONAL STANDARDS.

JURISDICTIONAL WETLANDS WERE DELINEATED BY DEEDRA BENJAMIN CWS IN SEPTEMBER OF 2017 AND REVIEWED IN THE SUMMER OF 2022 UTILIZING THE FOLLOWING STANDARDS:

- 1.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, C.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2.) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEWIPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USDA.ARMY.MIL) U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
- 4.) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., W. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONLURON 2014-41:1-42.
- 5.) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6.) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLEI, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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DEEDRA BENJAMIN, CWS #295

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.

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

REV. PER NH DOT COMMENT	REV. PER CMA ENGINEERS AND NH DOT COMMENT	DATE	REVISION	DESCRIPTION
4-13-23			#1	
3-15-23			#2	

TOPOGRAPHIC SUBDIVISION PLAN  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 60 FT.  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051

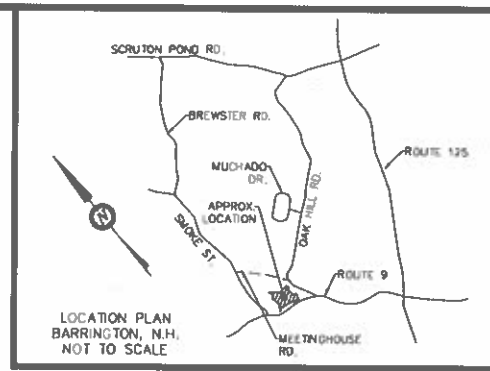
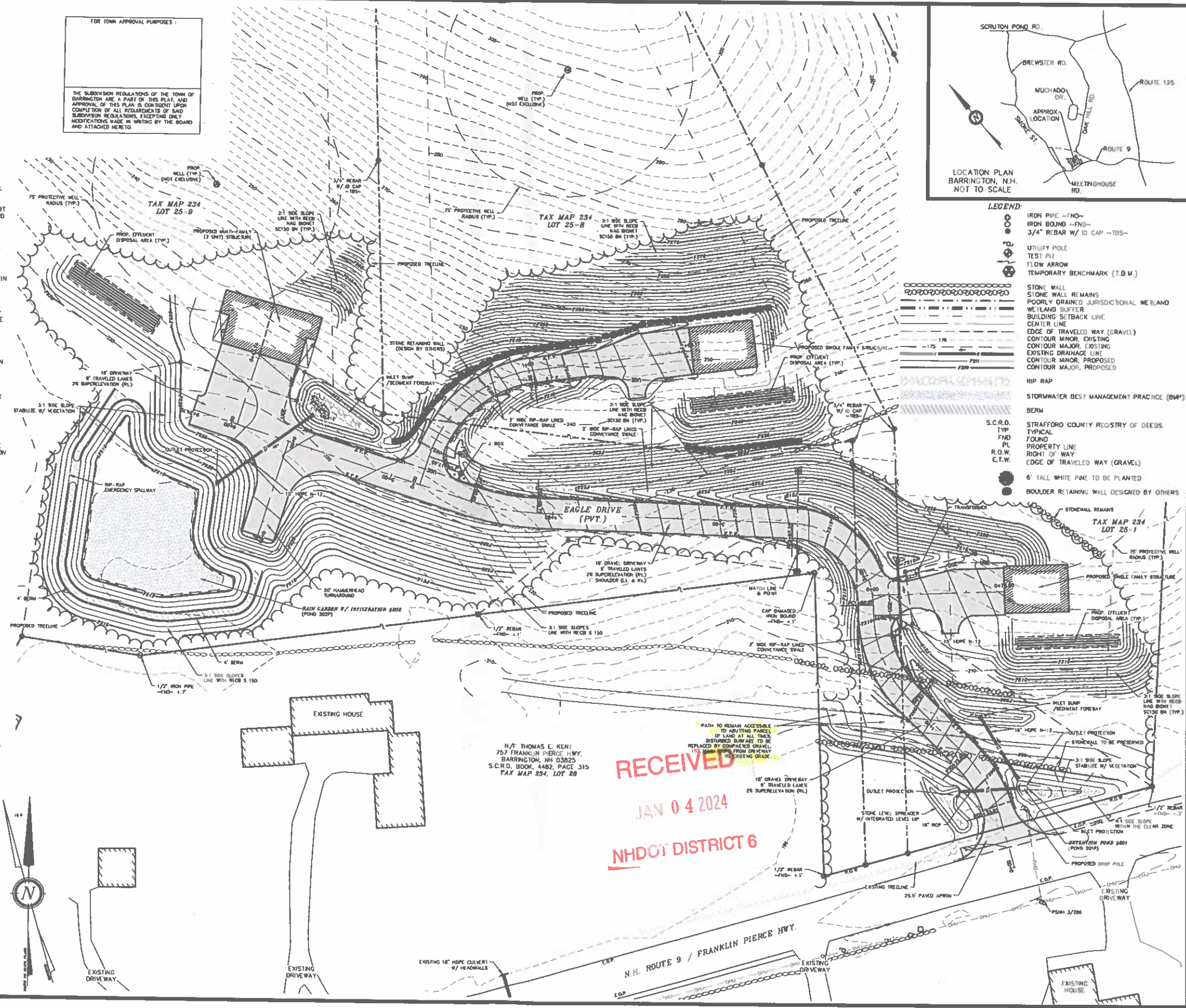
SHEET 7 OF 21

29/  
34

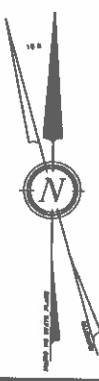
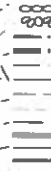
- NOTES:**
- OWNER & APPLICANT: TSB CONSTRUCTION LLC  
44 MERRYFIELD LAKE  
EAST HAMPSHIRE, NH 03826
  - TAX MAP 234, LOT 25-1
  - LOT AREA: 411,188 Sq. Ft., 9.44 Ac.
  - TOTAL UPLAND AREA: 410,653 Sq. Ft., 9.43 Ac.
  - S.C.R.D. BOOK 5050, PAGE 348
  - ZONING: VILLAGE DISTRICT  
SETBACKS:  
FRONT - 40.0'  
SIDE - 30.0'  
REAR - 30.0'  
WETLANDS - 50.0' IF OVER 3,000 Sq. Ft.  
MIN. LOT SIZE - 80,000 Sq. Ft.  
MIN. LOT FRONTAGE - 200'  
MIN. BLDG. HEIGHT - 35'  
MAX. LOT COVERAGE - 40%
  - THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE GRADING AND DRAINAGE OVERVIEW FOR THE PRIVATE DRIVEWAY FOR THREE RESIDENTIAL LOTS.
  - I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# - 330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
  - PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY 2017 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 20,000 UNDER NO SNOW CONDITIONS.
  - TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN JULY OF 2017 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 2 FOOT INTERVALS.
  - UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
  - ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
  - SEE EROSION AND SEDIMENT CONTROL PLANS.
  - BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  - CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
  - ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF BARRINGTON POLICES AND PRACTICES, AND TOWN OF BARRINGTON SUBDIVISION REGULATIONS.
  - WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
  - CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525, AS APPLICABLE.
  - CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH BREEZELINE.
  - IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
  - PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
  - ALL 2:1 SIDE SLOPES ARE TO BE REINFORCED WITH THE APPROPRIATE ROLLED EROSION CONTROL BLANKET.
  - ALL GRADING AND DRAINAGE ITEMS RELATING TO THE CONSTRUCTION OF THE COMMON DRIVEWAY, TWO INFILTRATION PONDS AND OTHER ROADWAY INFRASTRUCTURE IS TO BE BUILT AND STABILIZED PRIOR TO THE CONSTRUCTION OF THE PROPOSED HOUSE LOTS.
  - A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS.
  - ALL ROAD AND DRAINAGE WORK IS TO CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION IN THE TOWN OF BARRINGTON.

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.



- LEGEND:**
- IRON PIPE -FND-
  - IRON BOUND -FND-
  - 3/4" REBAR W/ ID CAP -TDS-
  - UTILITY POLE
  - TEST PIT
  - FLOW ARROW
  - TEMPORARY BENCHMARK (T.B.M.)
  - STONE WALL
  - STONE WALL REMAINS
  - POORLY DRAINED JURISDICTIONAL WEILAND
  - WETLAND BUFFER
  - BUILDING SETBACK LINE
  - CENTER LINE
  - EDGE OF TRAVELED WAY (GRAVEL)
  - CONTOUR MINOR, EXISTING
  - CONTOUR MAJOR, EXISTING
  - EXISTING DRAINAGE LINE
  - CONTOUR MINOR, PROPOSED
  - CONTOUR MAJOR, PROPOSED
  - RIP RAP
  - STORMWATER BEST MANAGEMENT PRACTICE (BMP)
  - BERM
  - S.C.R.D.
  - TYP.
  - FND
  - PL
  - R.O.W.
  - E.T.W.
  - 6" TALL WHITE PINE TO BE PLANTED
  - BOULDER RETAINING WALL DESIGNED BY OTHERS



N/E THOMAS E. KENT  
757 FRANKLIN PIERCE HWY.  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 4482, PAGE 315  
TAX MAP 234, LOT 28

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NHDOT DISTRICT 6

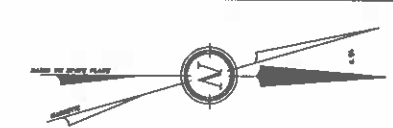
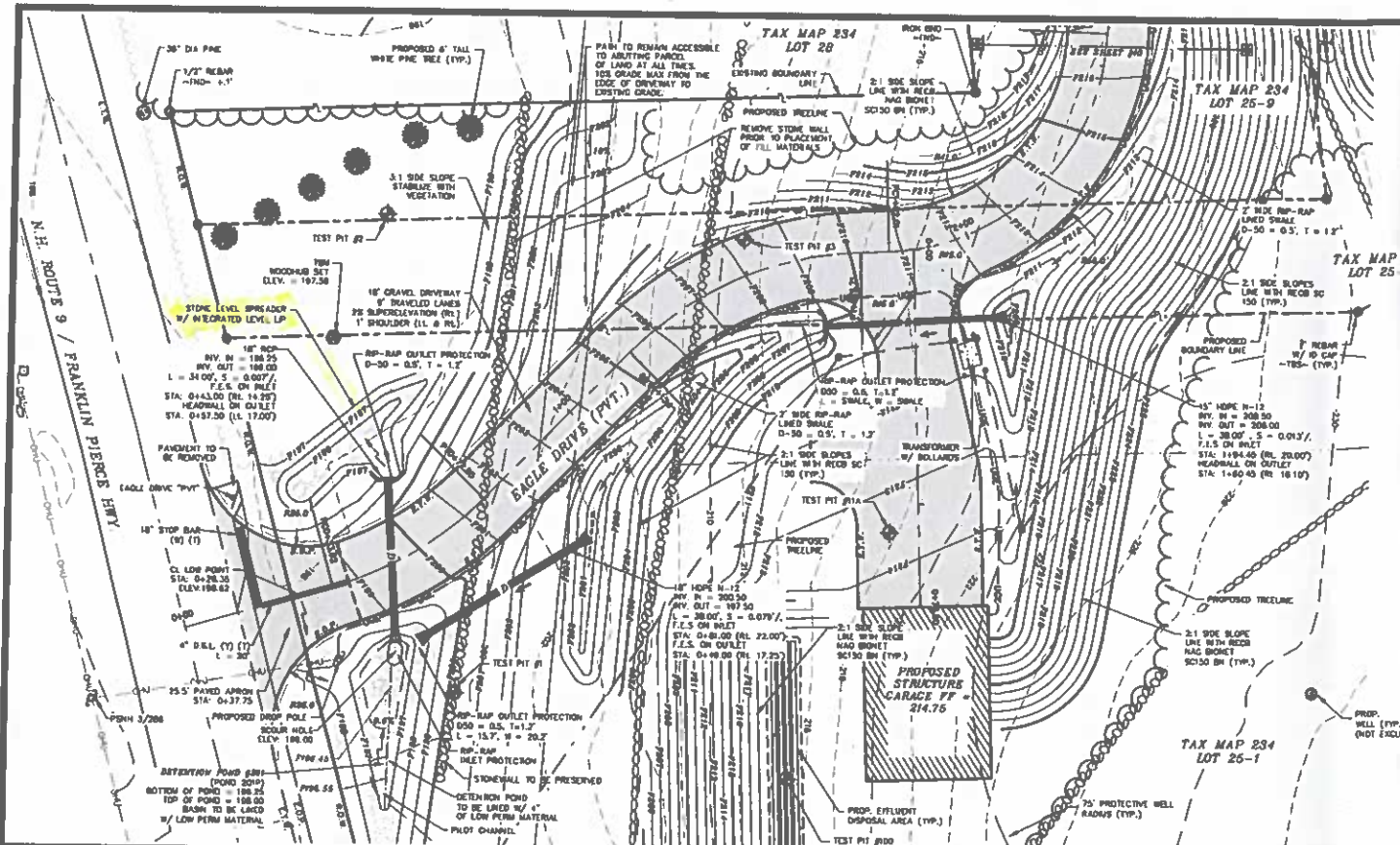
REVISION	DATE	DESCRIPTION
02	4-13-23	REVS. PER NHDOT COMMENT
01	3-15-23	REVS. PER CIVIL ENGINEERS AND NHDOT COMMENT

OVERVIEW GRADING & DRAINAGE PLAN  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

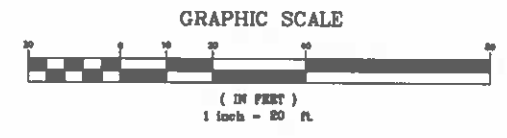
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863  
SCALE: 1 IN. EQUALS 30 FT.  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051



30/34



- NOTES:
- OWNER & APPLICANT: TSB CONSTRUCTION LLC  
44 MERRYFIELD LANE  
EAST HAMPSHIRE, NH 03826
  - TAX MAP 234, LOT 25-1
  - LOT AREA: 411,188 Sq. Ft., 9.44 Ac.
  - THE INTENT OF THIS PLAN IS TO PROVIDE GRADING & ENGINEERING DETAILS OF THE PROPOSED SHARED DRIVEWAY. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
  - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (MULCH BERM / FENCE / SILT SOX), B&E IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.



**DETENTION POND #101 INFORMATION**

4" LOW PERM MATERIAL TO LINE BOTTOM OF PRACTICE

LOW PERMEABILITY MATERIAL GRADATION	
SEIVE SIZE	% PASSING BY WEIGHT
#4	95 - 100
#10	60 - 65
#40	40 - 50
#200	25 - 45

NOTES:

- DO NOT PLACE THE DETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEWAGE-LOADED WATERS FROM CONSTRUCTION ACTIVITIES (BRUNT WATER FROM EXCAVATIONS) TO THE DETENTION AREA DURING ANY STAGE OF CONSTRUCTION.

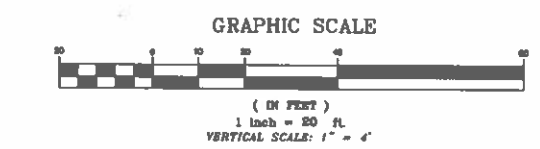
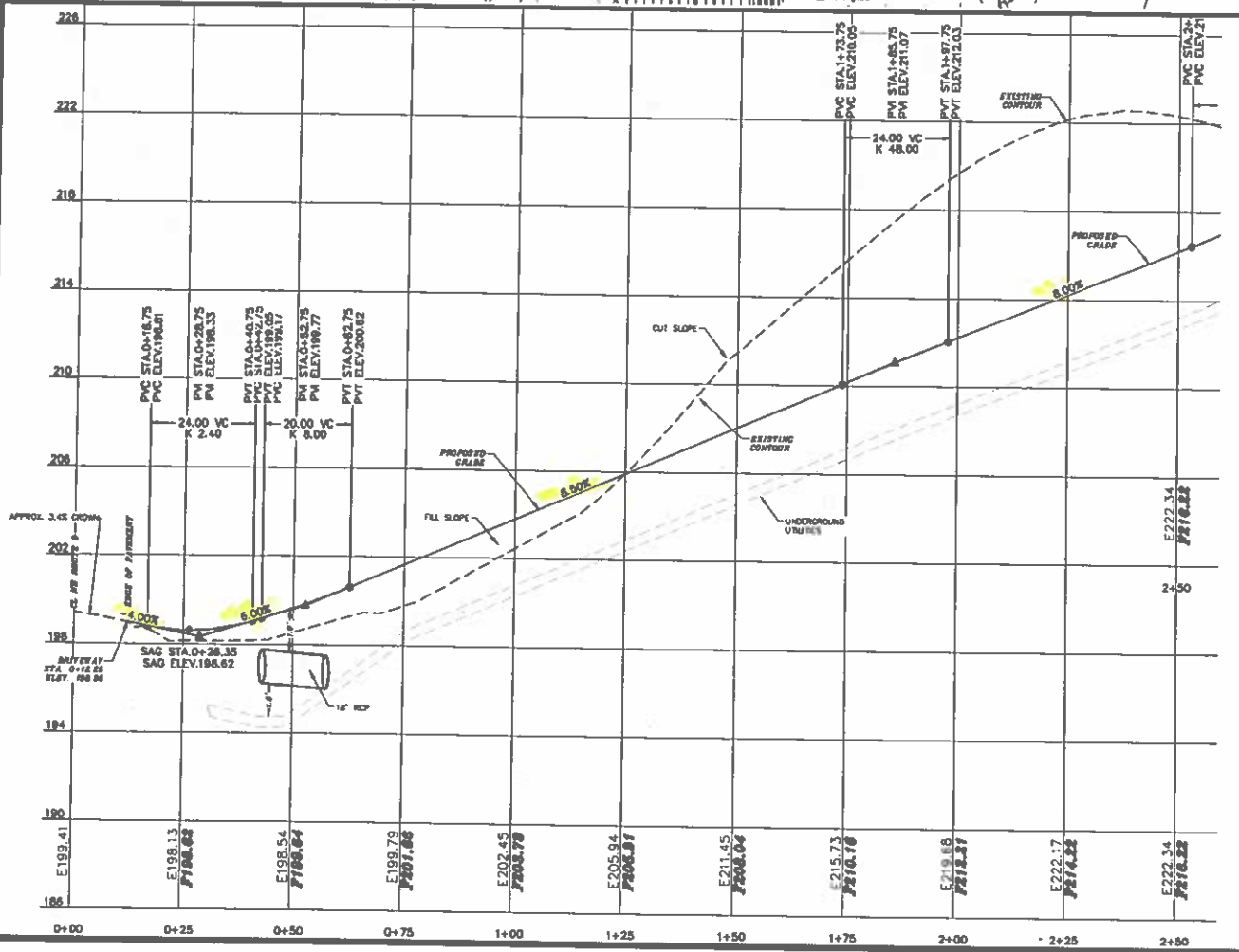
**MAINTENANCE REQUIREMENTS**

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 0.25 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS A WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEARED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

**DESIGN REFERENCES**

- USDA STORMWATER CENTER
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

SHARED DRIVEWAY PLAN VIEW 0+00-2+50  
SHARED DRIVEWAY PROFILE VIEW 0+00-2+50



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REVISION	DATE	DESCRIPTION
#1	4-13-23	REVS. PER NHDOT COMMENT
#2	3-15-23	REVS. PER CIVIL ENGINEERS AND NHDOT COMMENT

PLAN AND PROFILE VIEW SHARED DRIVEWAY 0+00 - 2+50  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 20 FT.  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051

SHEET 9 OF 21

- NOTES:**
- OWNER: TSB CONSTRUCTION LLC  
44 MERRYFIELD LANE  
EAST HAMPSHIRE, NH 03828
  - TAX MAP 234, LOT 25-1
  - LOT AREA: 411.108 Sq. Ft., 9.44 Ac.
  - S.C.R.D. BOOK 5050, PAGE 348
  - THIS IS A THREE LOT RESIDENTIAL SUBDIVISION
  - THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY AS SHOWN OFF FRANKLIN PIERCE HIGHWAY
  - EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS 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 2018. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

- NOTES CONT.:**
- 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
  - 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.

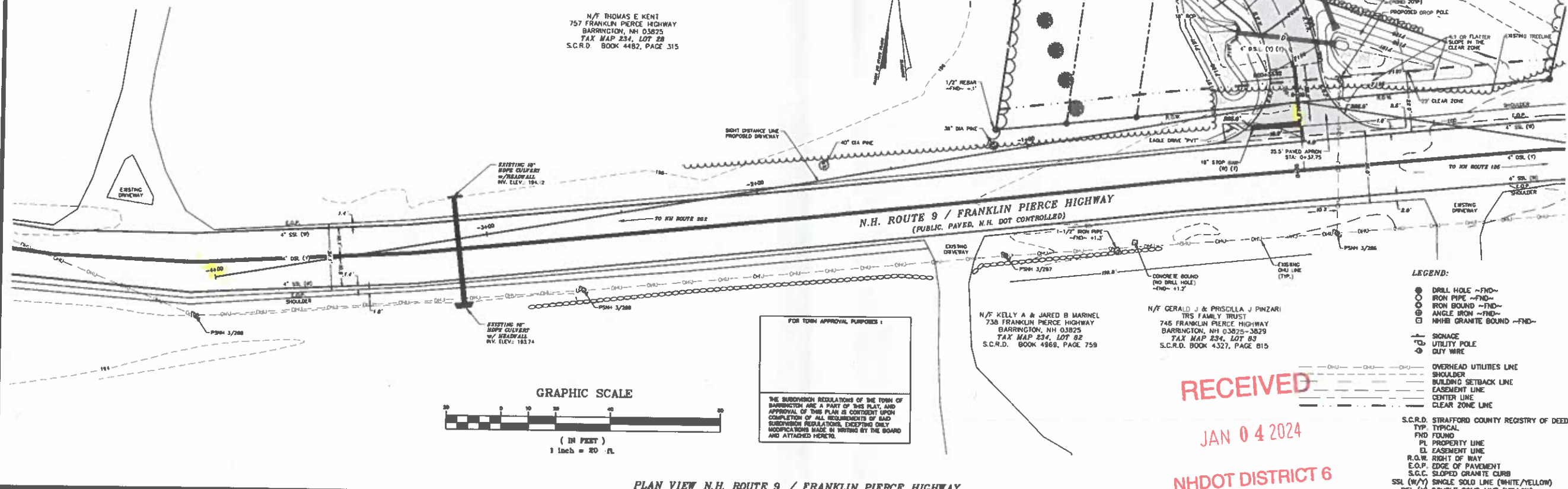
- NOTES CONT.:**
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
  - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONTRACTOR'S ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - 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).
  - ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

- NOTES CONT.:**
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. 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.
  - THE SPEED LIMIT ON NH ROUTE 9 IS 35 MPH.

N/F THOMAS E KENT  
757 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 28  
S.C.R.D. BOOK 4482, PAGE 315

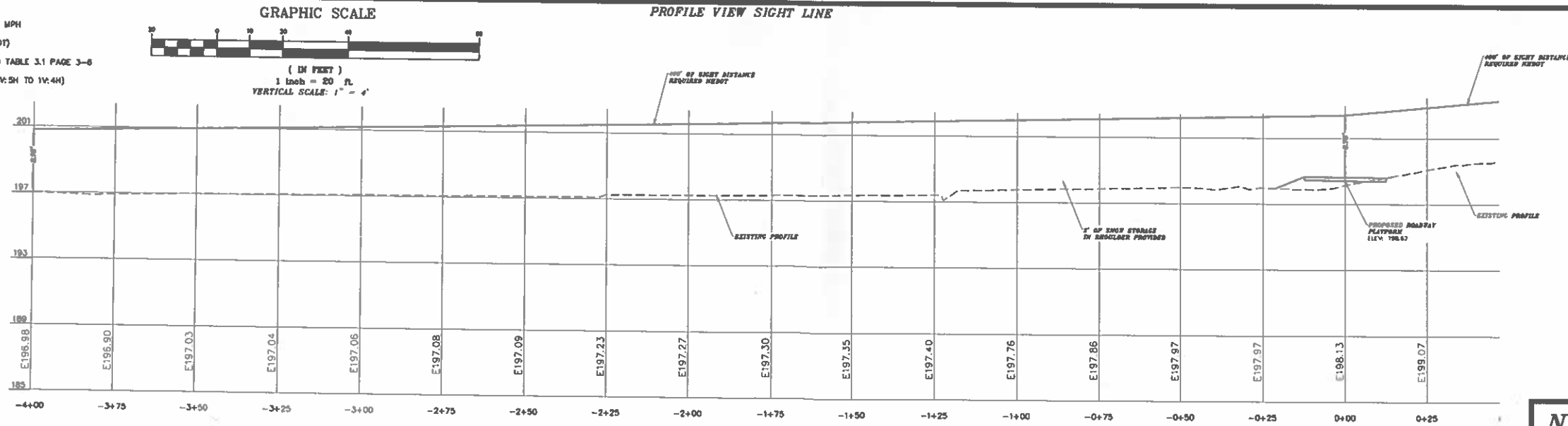
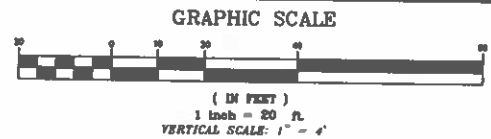
N/F KELLY A & JARED B MARINEL  
738 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NH 03825  
TAX MAP 234, LOT 82  
S.C.R.D. BOOK 4969, PAGE 759

N/F GERALD J & PRISCILLA J PINZARI  
TRIS FAMILY TRUST  
745 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NH 03825-3829  
TAX MAP 234, LOT 83  
S.C.R.D. BOOK 4327, PAGE 815



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**CLEAR ZONE CALCULATION:**  
DESIGN SPEED: 40 MPH / 85TH ASSUMED 45 MPH  
WESTBOUND DESIGN ADT (2021): 4,358 (NH007)  
FROM AASHTO ROADSIDE DESIGN GUIDE (2011) TABLE 3.1 PAGE 3-6  
CLEAR ZONE REQUIRED TO BE 20-26 FEET (14:54 TO 14:44)  
-22 FEET HAS BEEN SELECTED



REVISION	DATE	DESCRIPTION
#2	4-13-23	REV. PER NH DOT COMMENT
#1	3-15-23	REV. PER CMA ENGINEERS AND NH DOT COMMENT

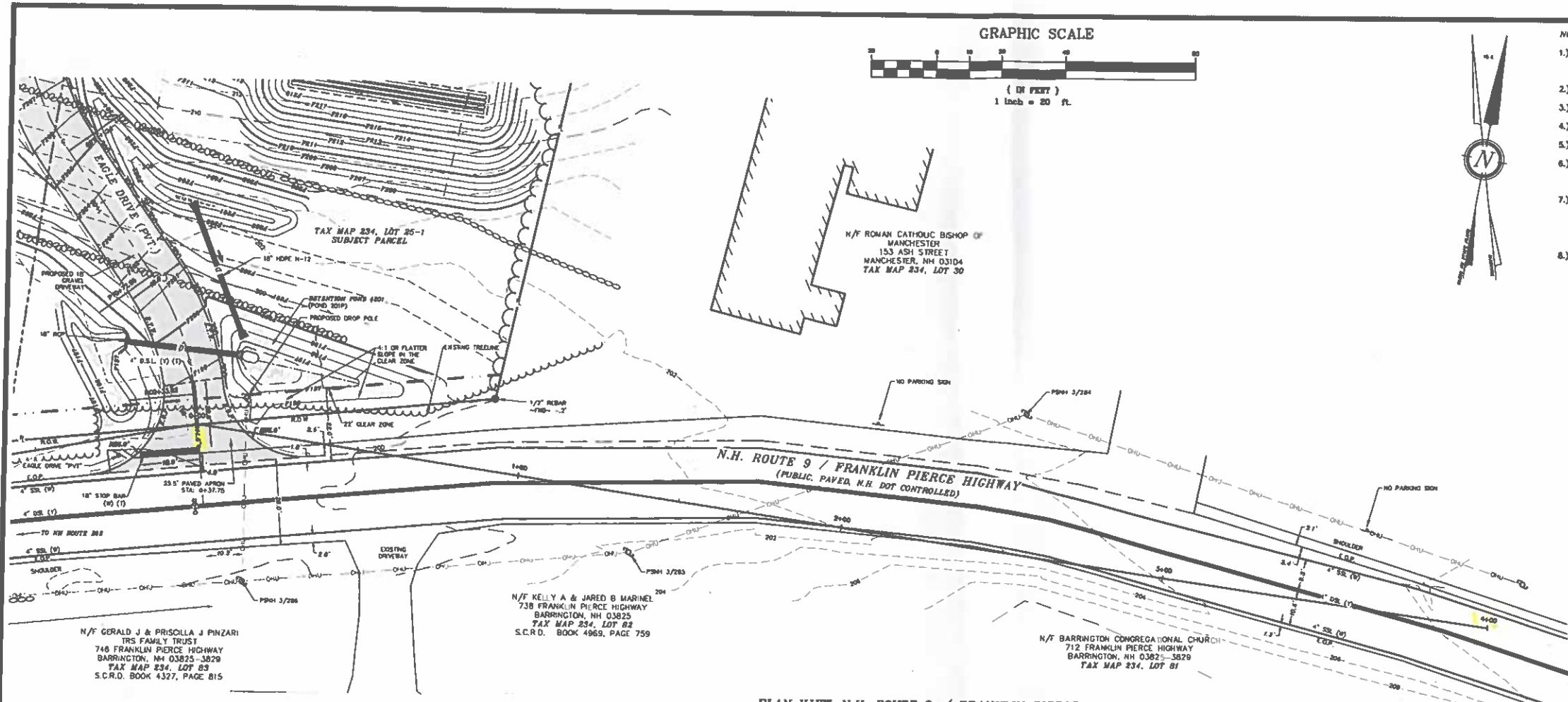
SIGHT DISTANCE PLAN EASTBOUND  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE: 1 IN. EQUALS 20 FT.  
DATE: JANUARY 18, 2023  
FILE NO.: DB 2022 - 051



**NHDOT-1**





- NOTES:**
- 1.) OWNER: TSB CONSTRUCTION LLC  
44 HERRYFIELD LANE  
EAST HAMPSTEAD, NH 03826
  - 2.) TAX MAP 234, LOT 25-1
  - 3.) LOT AREA: 411,188 Sq. Ft., 9.44 Ac.
  - 4.) S.C.R.D. BOOK 5050, PAGE 348
  - 5.) THIS IS A THREE LOT RESIDENTIAL SUBDIVISION
  - 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY AS SHOWN OFF FRANKLIN PIERCE HIGHWAY
  - 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING CONTOURS ARE PROVIDED AT 2' INTERVALS AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
  - 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2018. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.

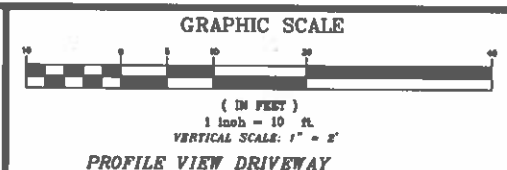
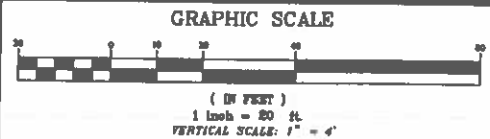
**RECEIVED**  
**JAN 04 2024**  
**NHDOT DISTRICT 6**

REVISION	DATE	DESCRIPTION
#2	4-13-23	REVS. PER NHDOT COMMENT
#1	3-15-23	REVS. PER CMA ENGINEERS AND NHDOT COMMENT

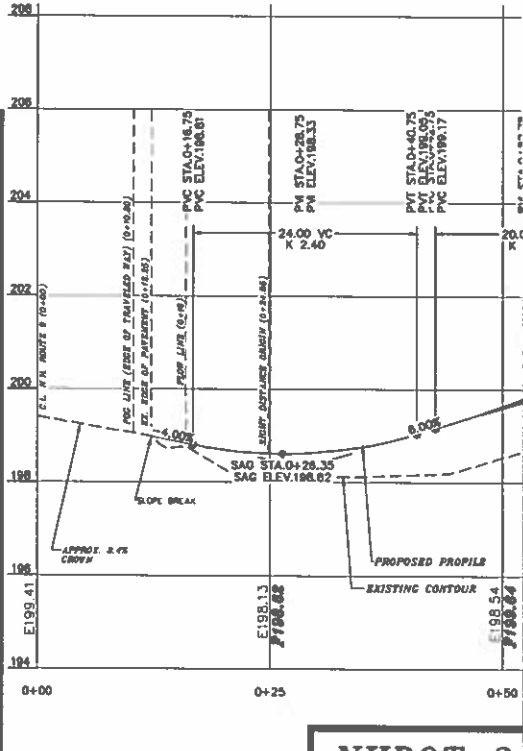
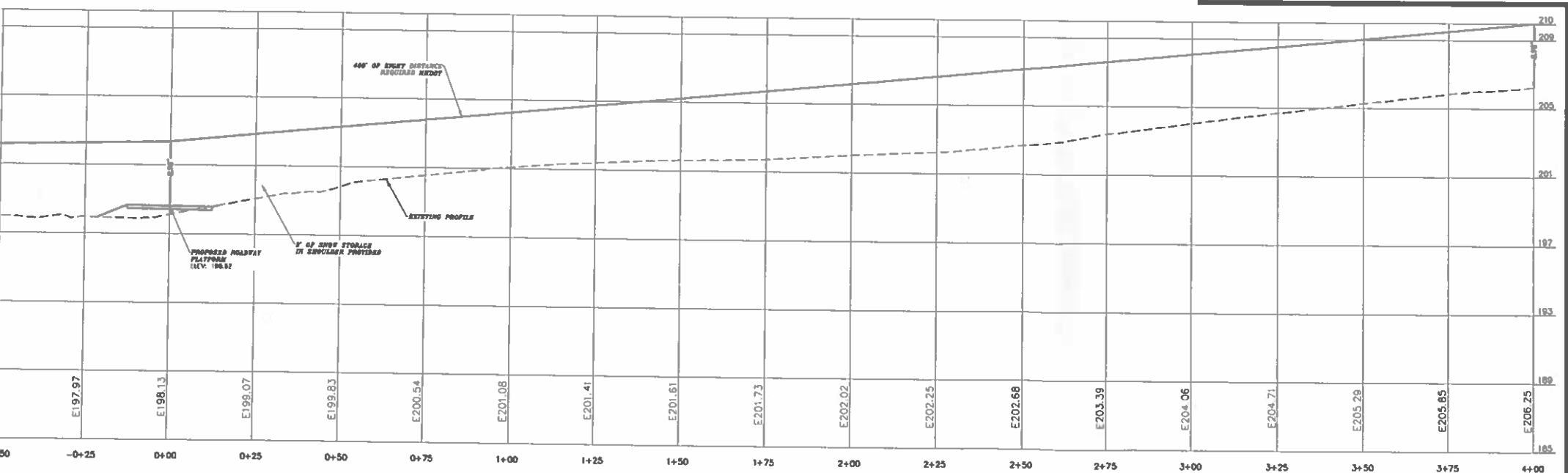
FOR TOWN APPROVAL PURPOSES:  
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONSIDERED UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SIGHT DISTANCE PLAN WESTBOUND  
LAND OF  
TSB CONSTRUCTION LLC  
FRANKLIN PIERCE HIGHWAY / N.H. ROUTE 9  
BARRINGTON, NH  
TAX MAP 234, LOT 25-1

PLAN VIEW N.H. ROUTE 9 / FRANKLIN PIERCE HIGHWAY

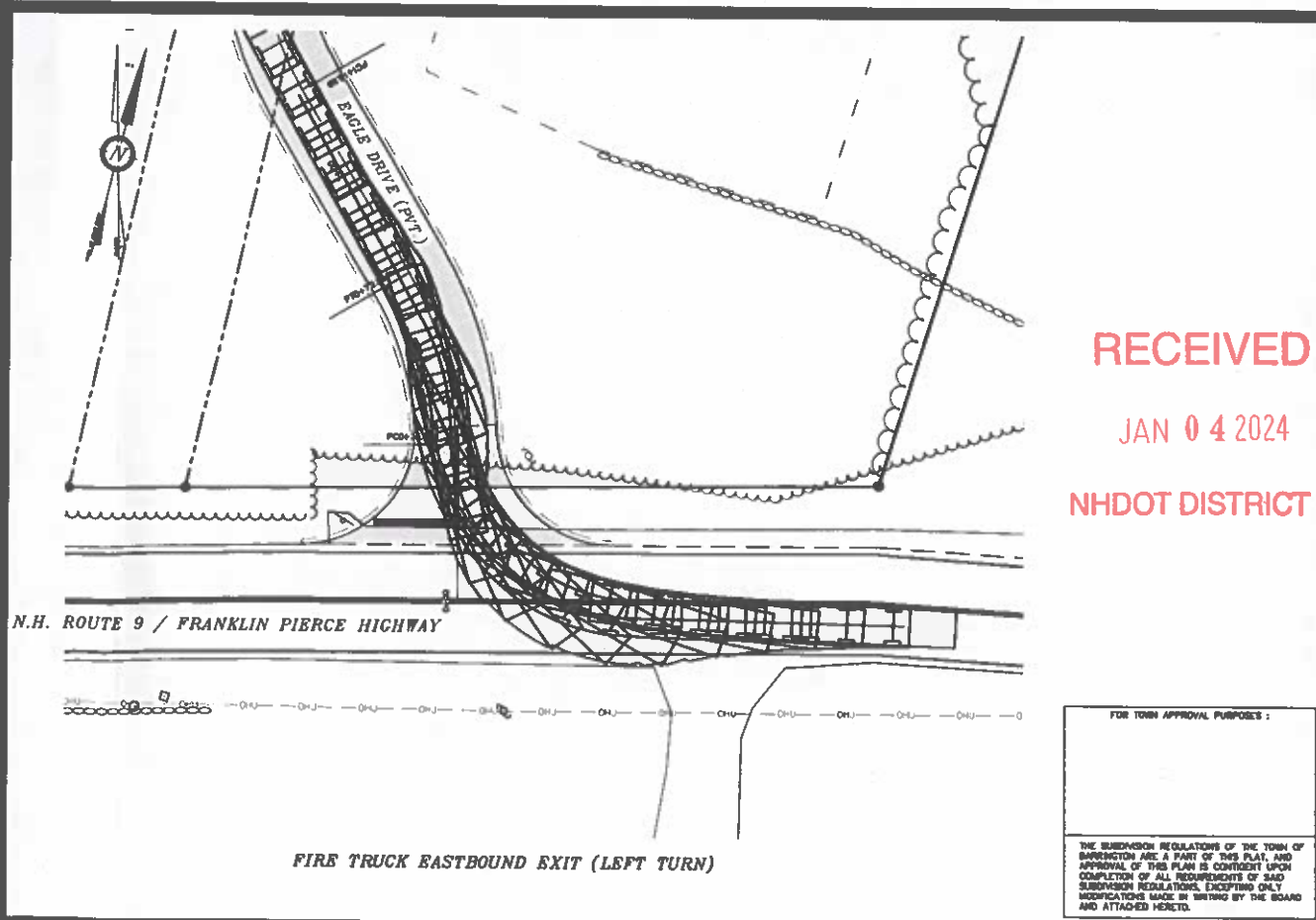
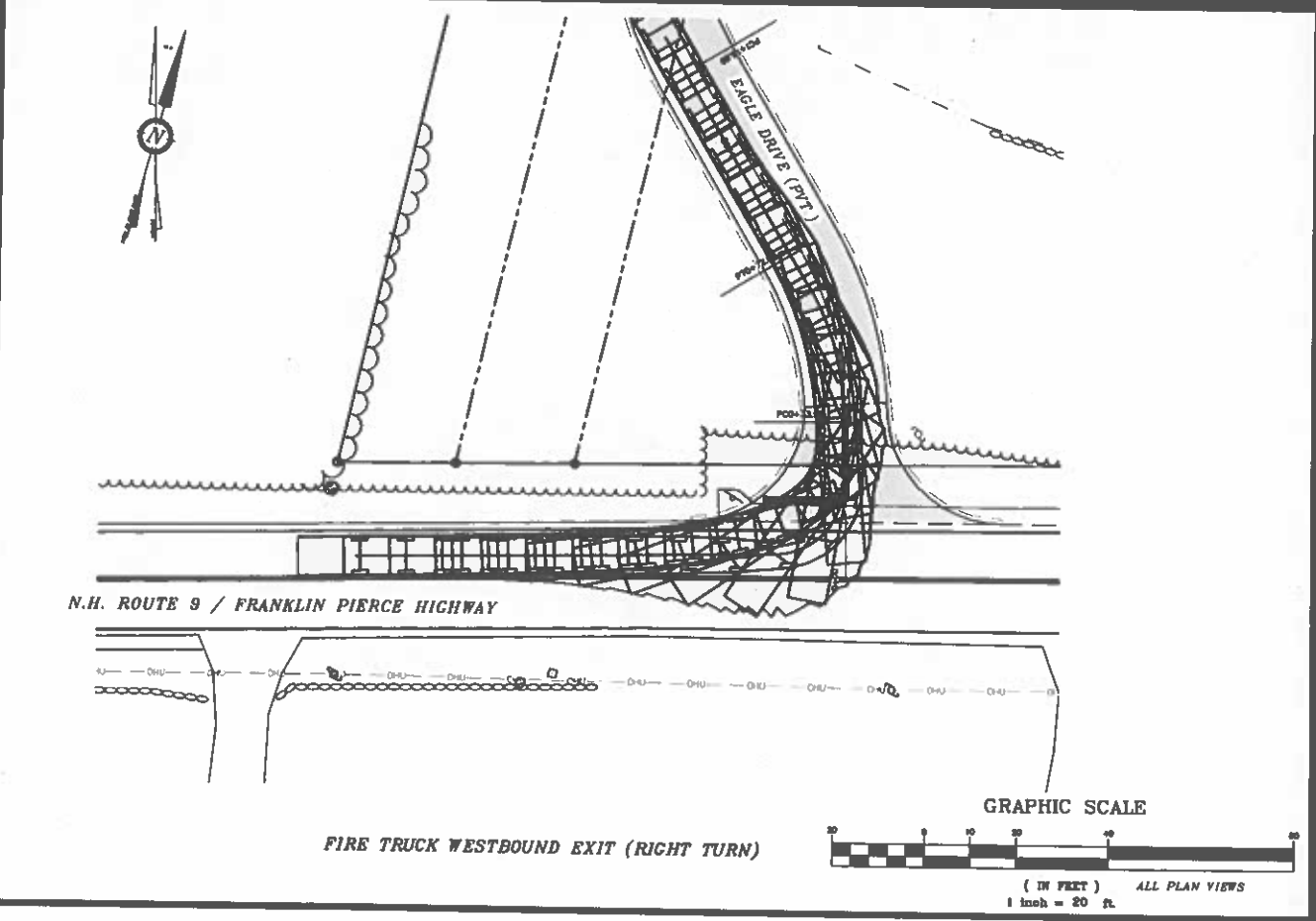
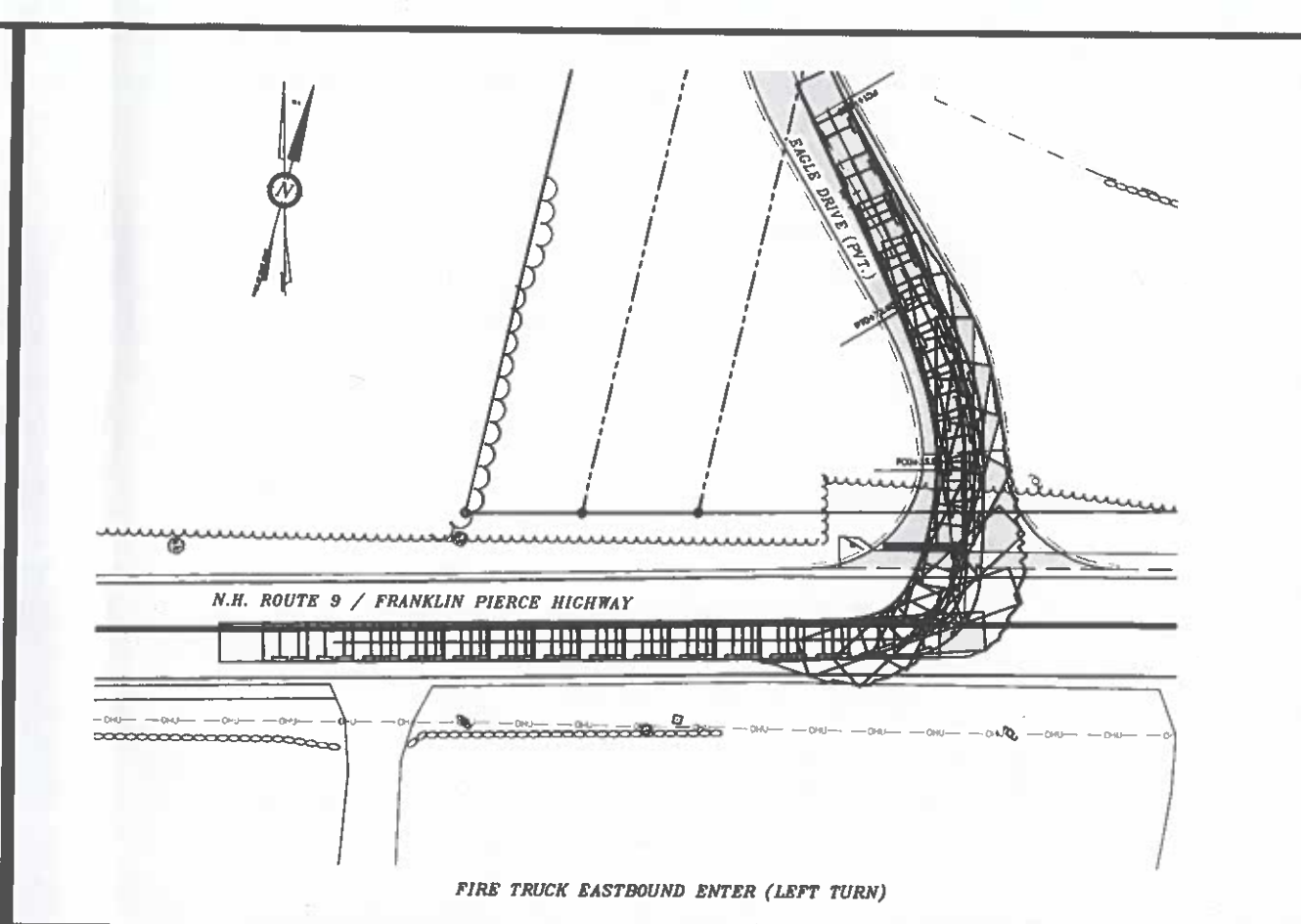
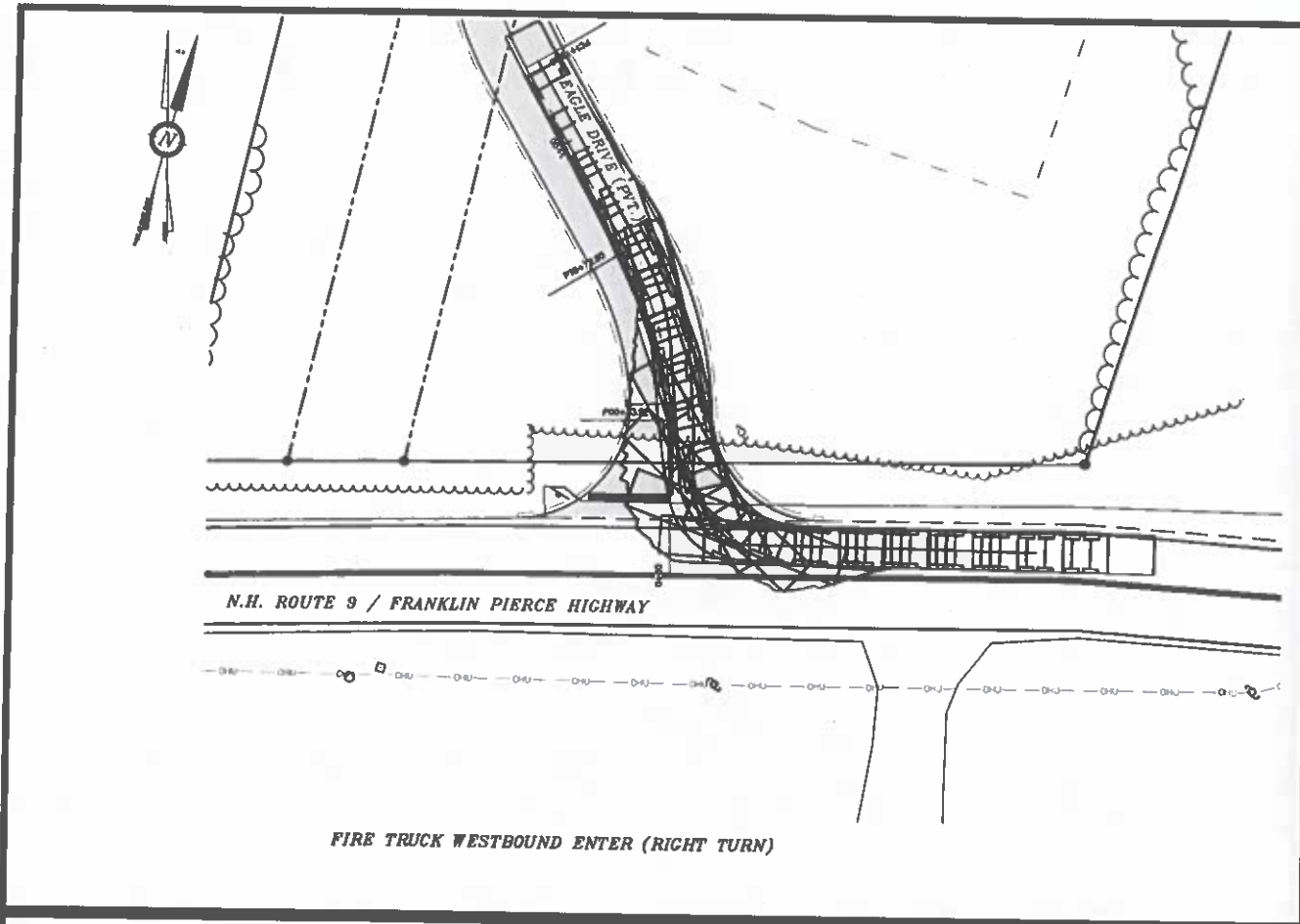


DETAIL-1



NHDOT-2

**BERRY SURVEYING & ENGINEERING**  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2803  
SCALE: 1 IN. EQUALS 20 FT.  
DATE: JANUARY 16, 2023  
FILE NO.: DB 2022 - 051

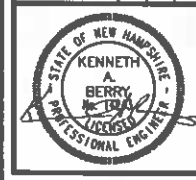


REVISION	DATE	DESCRIPTION
#2	4-13-23	REVS. PER NHDOT COMMENT
#1	3-15-23	REVS. PER CMA ENGINEERS AND NHDOT COMMENT

FIRE TUCK TURNING TEMPLATE  
 LAND OF  
 TSB CONSTRUCTION LLC  
 FRANKLIN PIERCE HIGHWAY / NH ROUTE 9  
 BARRINGTON, NH  
 TAX MAP 284, LOT 26-1

RECEIVED  
 JAN 04 2024  
 NHDOT DISTRICT

BERRY SURVEYING & ENGINEERING  
 335 SECOND CROWN POINT ROAD  
 BARRINGTON, NH 03825 (603)332-2863  
 SCALE: 1 IN. EQUALS 20 FT.  
 DATE: JANUARY 18, 2023  
 FILE NO.: DB 2022 - 051



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 BY WRITING BY THE BOARD AND ATTACHED HERETO.

34/34