

GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 1 AND TO CREATE ONE NEW LOT 1-1.
2. TAX MAP 220, LOT 1 IS LOCATED IN THE REGIONAL COMMERCIAL DISTRICT ZONE AND DIMENSIONAL STANDARDS.
3. REGIONAL COMMERCIAL DISTRICT: LOT SIZE: 10,000 SF. FRONT SETBACK: 200'. R¹ = 75'. S¹ = 30'. R² = 30'. LOT AREAS:
4. TAX MAP 220, LOT 1: OLD AREA = 289,972 SF / 6.62 acres
NEW AREA = 124,542 SF / 2.85 acres (includes 25,470 SF)
5. ORIENTATION: HORIZONTAL DATUM = TOWN OF BARRINGTON GIS.
6. CAC - CHARTON VERTY STONY FINE SANDY LOAM 8-15 PERCENT SLOPES.
7. WMA - WINDSOR LOAMY SAND 0-3 PERCENT SLOPES.
8. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
9. NH ROUTE 125 (CLASS 1) IS A VARIABLE WIDTH.
10. THE PARCELS WILL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
11. THIS SUBDIVISION SHALL BE FILED WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
12. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE.
PO BOX 660, 333 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 664-5798

NOTES PER NOTICE OF DECISION:

- 2a. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFERENCES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFERENCES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 2b. IF REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES DURING CONSTRUCTION, IT BECOMES APPARENT THAT EROSION CONTROL MEASURES ARE REQUIRED TO STOP EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO STOP EROSION CONTROL MEASURES PRIOR TO ANY DISTURBANCE OF THE SITES.
- 2c. SITE PLAN APPROVAL WILL BE REQUIRED FOR DEVELOPMENT OF LOT 220-1-1.
- 2d. WAIVER GRANTED FROM MONUMENTATION OF THE SUBDIVISION REGULATION GRANT BOUND.
- 2e. WAIVER GRANTED FROM 53.2 OF THE SUBDIVISION REGULATIONS, PHOTOGRAPHED SITE CONDITIONS.

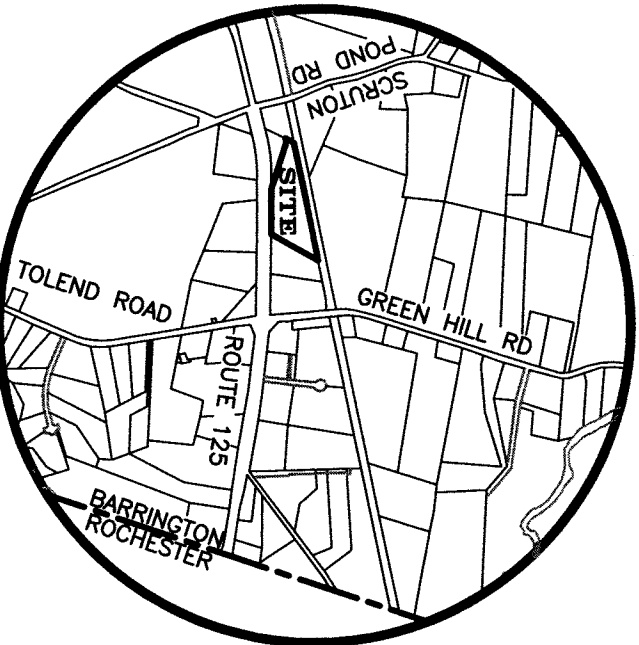
TAX MAP 220, LOT 5
MICHELLE GILES
33 GREENHILL ROAD
BARRINGTON, NH

TAX MAP 220, LOT 4
DARYL LANDRY
23 GREENHILL ROAD
BARRINGTON, NH
SCRD BOOK 2651, PAGE 384

PROPOSED
TAX MAP 220
LOT 1
AREA:
174,677 sf
4.01 acres

PROPOSED
TAX MAP 220
LOT 1-1
AREA:
122,293 sf
2.81 acres

CALEF HIGHWAY - NH ROUTE 125



FILE NO. 194
PLAN NO. C-2744-S1
DWG NO. 17141\S-1

31 Mooney Street, Alton, N.H. 603-876-3948

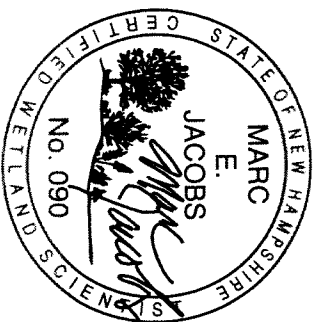
NORWAY PLAINS ASSOCIATES, INC.

TAX MAP 220, LOT 57-19
MAURICE MONUMENTS &
SCULPTURES
PO BOX 660
BARRINGTON, NH

TAX MAP 220, LOT 57-19
MAURICE MONUMENTS &
SCULPTURES
68 GEORGE ROAD
WILLIAMSTOWN, VT

REFERENCE PLANS

1. TOWN OF BARRINGTON AND TRACK MAP BOSTON AND MANE R.R. OPERATED BY THE BOSTON AND MANE R.R.
DATED JUNE 30, 1914 REVERSED MARCH 01, 1920
BY OFFICE OF VALUATION ENGINEER
2. TAX MAP 220, LOT 1, BARRINGTON, NEW HAMPSHIRE BELONGING TO M.D. & G.D. HETEGOTT
DATED SEPTEMBER 14, 1971 BY GLE & SINGER
3. SHEETS OF RECORDED FEDERAL AND PRIMARY PROJECT F 019-1(10), NH PROJECT NO. S-2096-A, NH ROUTE 125-CALEF ROAD
DATED SEPTEMBER 14, 1971 BY GLE & SINGER
4. ZONING PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR COUNTRY HOMES OF NEW ENGLAND, INC.
DATED MARCH 09, 1977 BY STATE OF NH DPW
5. LAND IN BARRINGTON, N.H., BOSTON AND MANE CORPORATION TO JAMES W. LANDRY, JR.
DATED JULY 23, 1996 BY BERRY SINKING & ENGINEERING
NOT RECORDED
6. PROPOSED SITE PLAN FOR THOMAS EMERLING, N.H. ROUTE 125, BARRINGTON, N.H.
DATED OCTOBER 2006 BY NORWAY PLAINS ASSOCIATES, INC.
ON FILE WITH THE TOWN OF BARRINGTON



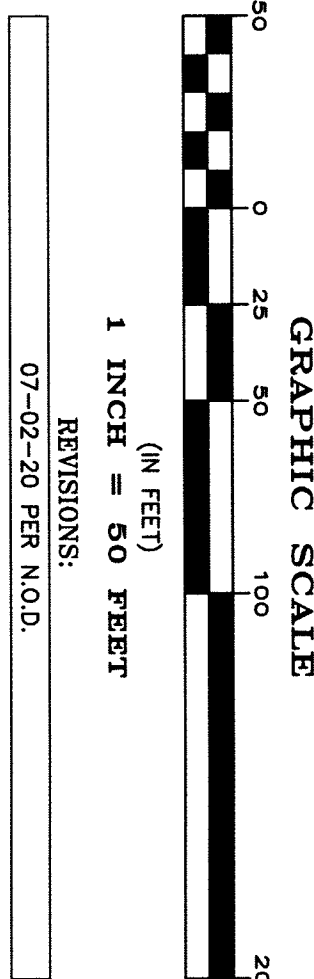
MARC E. JACOBS, C.E.S. 90 DATE: 07-02-2020

PLANNING BOARD APPROVAL BLOCK
PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 280-1-RC-20-Sub
Date 8/16/2020
Chairman

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH, REQUIRE THE SUBDIVISION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY, ANY VARIANCES OR MODIFICATIONS MADE IN WRITINGS BY THE PLANNING BOARD AND ATTACHED HERETO.

TAX MAP 220, LOT 1 / OWNER'S SIGNATURE
OWNER OF RECORD:
THOMAS & ULRICE EMERLING,
TRUSTEES OF THE EMERLING FAMILY
RE: 146 CALEF HIGHWAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3586, PAGE 718

SUBDIVISION PLAN
NH ROUTE 125
CALEF HIGHWAY
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
EMERLING FAMILY
REVOCABLE TRUST OF 2002
SCALE: 1" = 50' APRIL 2020



REVISIONS:
07-02-20 PER N.O.D.