

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 ALSO IN THE STRATIFIED DRIFT OVERLAY DISTRICT.
3. DIMENSIONAL STANDARDS:
REGIONAL COMMERCIAL DISTRICT:
LOT SIZE= 40,000 sf, FRONTAGE= 200', FY= 75', SY= 30', RY= 30'
50' GREENBELT ALONG ROUTE 125
4. LOT AREAS:
TAX MAP 220, LOT 1: OLD AREA= 296,972 sf / 6.82 acres
NEW AREA= 174,677 sf / 4.01 acres
5. TAX MAP 220, LOT 1-1: NEW AREA= 122,295 sf / 2.81 acres (wetlands 25,470 sf)
ORIENTATION: HORIZONTAL DATUM - TOWN OF BARRINGTON GIS.
VERTICAL DATUM - NGVD29.
6. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27.
CSC - CHARLTON VERY STONY FINE SANDY LOAM 8-15 PERCENT SLOPES.
WdA - WINDSOR LOAMY SAND 0-3 PERCENT SLOPES.
7. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017003050E EFFECTIVE ON 09-30-2015.
8. NH ROUTE 125 (CLASS 1) IS A VARIABLE WIDTH.
9. THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
10. NHDES SUBDIVISION APPROVAL NUMBER #SA2020070202.
11. THIS PLAN SHALL BE ON FILE 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:

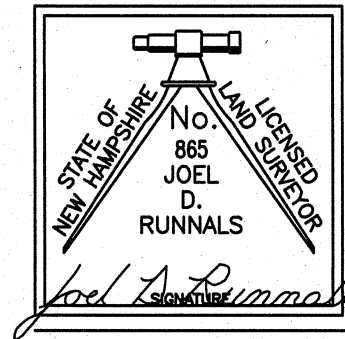
- 2a. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 2b. IF REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF 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 INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- 2c. SITE PLAN APPROVAL WILL BE REQUIRED FOR DEVELOPMENT OF LOT 220-1-1.
- 2d. WAIVER GRANTED FROM MONUMENTATION OF THE SUBDIVISION REGULATION, GRANITE BOUNDS.
- 2e. WAIVER GRANTED FROM 5.3.2 OF THE SUBDIVISION REGULATIONS, PROPOSED SITE CONDITIONS.

REFERENCE PLANS:

1. "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R." DATED JUNE 30, 1914; REVISED MARCH 01, 1920 BY OFFICE OF VALUATION ENGINEER
PLAN NUMBER U6NH/91
2. "BOUNDARY PLAN OF LAND IN BARRINGTON, NEW HAMPSHIRE BELONGING TO M.D. & G.D. HELFGOTT" DATED SEPTEMBER 14, 1971 BY GILE & SINGER
S.C.R.D. POCKET 9, FOLDER 1, PLANS 33, 33A, 33B, 33C & 33D
3. "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F 019-1(10), N.H. PROJECT NO. S-2095-A, N.H. ROUTE 125-CALEF ROAD" SHEET 22 OF 133
DATED MARCH 09, 1977 BY STATE OF NH DPHW
4. "ZONING PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR COUNTRY HOMES OF NEW ENGLAND, INC." DATED NOVEMBER 05, 1995 BY ORVIS/DREW LLC
NOT RECORDED
5. "LAND IN BARRINGTON, N.H., BOSTON AND MAINE CORPORATION TO JAMES W. LANDRY, JR." DATED JULY 23, 1996 BY BERRY SURVEYING & ENGINEERING
S.C.R.D. PLAN 48-59
6. "PROPOSED SITE PLAN FOR THOMAS EMMERLING, N.H. ROUTE 125, BARRINGTON, N.H." DATED OCTOBER 2006 BY NORWAY PLAINS ASSOCIATES, INC.
ON FILE WITH THE TOWN OF BARRINGTON

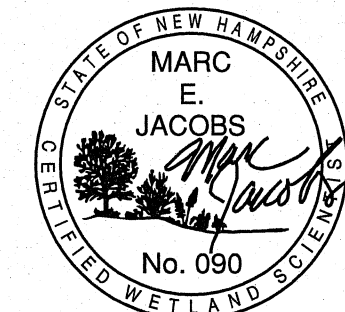
Plan# 12186 09/09/2020 09:23:47 AM
Page 1 of 1
Register of Deeds, Strafford County
LCHWP STA164011 25.00

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS, L.L.S. 865 DATE: 07-02-2020

Jurisdictional wetlands within the area-of-interest were delineated in April 2018 by Marc Jacobs, Certified Wetland Scientist number 090, and Jon Balanoff according to the standards of the US Army Corps of Engineers - Wetlands Delineation Manual; the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env Wt 100-900 and Article 9, §9.2 of the Town of Barrington Zoning Ordinance. Soils were evaluated utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 4, May 2017 and the Field Indicators of Hydric Soils in the United States, Version 8, 2016. The indicator status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 2016 Regional Wetland Plant List. Copies of site plans which have been reviewed by the wetland scientist are individually stamped, signed and dated. This note has been customized for this project.



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

PLANNING BOARD APPROVAL BLOCK

PLANNING BOARD
BARRINGTON, NH

-APPROVED-

File Number 220-1-RC-20-Sub

Date 8/18/2020

Chairman

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

U. Palfreth
TAX MAP 220, LOT 1 / OWNER'S SIGNATURE

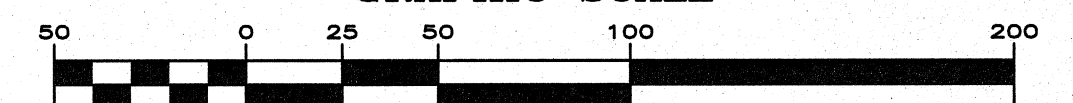
TAX MAP 220, LOT 1
OWNER OF RECORD:
THOMAS & ULRIKE EMMERLING,
TRUSTEES OF THE EMMERLING FAMILY
REVOCABLE TRUST OF 2002
146 CALEF HIGHWAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3365, PAGE 718

SUBDIVISION PLAN
NH ROUTE 125
CALEF HIGHWAY
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
EMMERLING FAMILY
REVOCABLE TRUST OF 2002

SCALE: 1" = 50' APRIL 2020

GRAPHIC SCALE

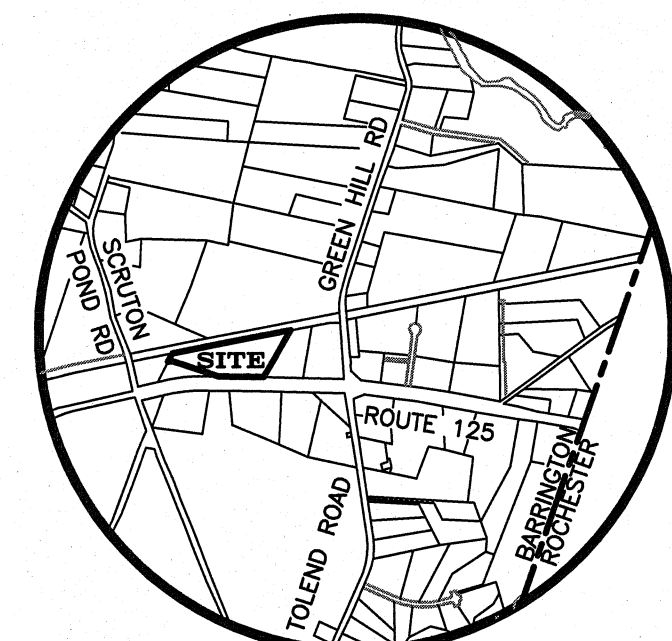


(IN FEET)

1 INCH = 50 FEET

REVISIONS:

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



LOCUS
N.T.S.

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

31 Mooney Street, Alton, N.H. 603-875-3948

TAX MAP 220, LOT 57
TOWN OF BARRINGTON
PO BOX 660
BARRINGTON, NH

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

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948