

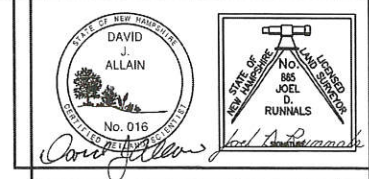


## GENERAL PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 249, LOT 32 CREATE TWO NEW LOTS.
2. DIMENSIONAL STANDARDS.  
NEIGHBORHOOD RESIDENTIAL DISTRICT.  
LOT SIZE= 80,000 SF, FRONTAGE= 200', PY= 40', SY= 30', RY= 30'
3. LOT AREAS:  
TAX MAP 249, LOT 32:  
OLD AREA= 80 +/- ACRES (PER REFERENCE PLAN 5).  
NEW AREA= 75 +/- ACRES  
EXCEEDS 35,000 SF OF UPLANDS AND FREE OF HYDRIC A SOILS AND EXPOSED LEDGES.  
TAX MAP 249, LOT 32-1:  
NEW AREA= 101,088 SF / 2.32 ACRES (ALL UPLANDS)  
TAX MAP 249, LOT 32-2:  
NEW AREA= 107,644 SF / 2.47 ACRES (ALL UPLANDS)
4. ORIENTATION: HORIZONTAL DATUM - NHSPC2800/ VERTICAL - NAVD88.
5. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 26.  
G1B - GLOUCESTER FINE SANDY LOAM, 3-8 PERCENT SLOPES.  
G1C - GLOUCESTER FINE SANDY LOAM, 8-15 PERCENT SLOPES.
6. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700285D EFFECTIVE ON 05-17-2005.
7. THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
8. BEAUTY HILL ROAD IS A CLASS V ROAD WITH A WIDTH OF 50' PER REFERENCE PLAN 2 WHICH WAS PART OF THE RE-ESTABLISHMENT OF BEAUTY HILL ROAD. THE REFERENCE PLAN COULD NOT BE USED DUE TO THE LACK OF TIES TO ANY MONUMENTATION. THE EXISTING ROADWAY CONFIGURATION ALONG WITH THE FACE OF EXISTING STONEWALLS WAS USED INSTEAD TO DETERMINE THE EDGE OF BEAUTY HILL ROAD RIGHT OF WAY.
9. THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
10. NHDES SUBDIVISION APPROVAL PENDING.
11. 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:

- a) NHDES SUBDIVISION APPROVAL NUMBER: 65A2017033101 DATED 03-31-17.
- a) FUTURE CONSTRUCTION OR SOIL DISTURBANCE OF MAP 249, LOT 32 WILL REQUIRE WETLAND DELINEATION OF THE AFFECTED AREA PRIOR TO THE DISTURBANCE OR ISSUANCE OF ANY PERMITS.
  - i) AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(5) SURVEYED PROPERTY LINES...OF ENTIRE PARCEL.
  - i) AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(6) EXISTING GRADES AND TOPOGRAPHIC CONTOURS ON ENTIRE SITE.
  - i) AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(8) THE ESTIMATED LOCATION AND USES OF ALL EXISTING STRUCTURES...ON THE SITE AND WITHIN 100' OF THE SITE.
  - i) AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(9) NATURAL FEATURES INCLUDING WETLANDS OF ENTIRE SITE.
  - i) AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(10) MAN-MADE FEATURES ON ENTIRE SITE.
  - i) AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(16) MONUMENTS ONLY ON PROPOSED LOT CORNERS WITH RE-BARS AND/OR DRILL HOLES.

PLANNING BOARD  
BARRINGTON, NH**-APPROVED-**File Number 249-32-NA-17-13 SubDate 5/9/2017Chairman [Signature]

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.

TAX MAP 249, LOT 32  
OWNER OF RECORD:  
PETER C. COOK  
270 BEAUTY HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 2410, PAGE 8

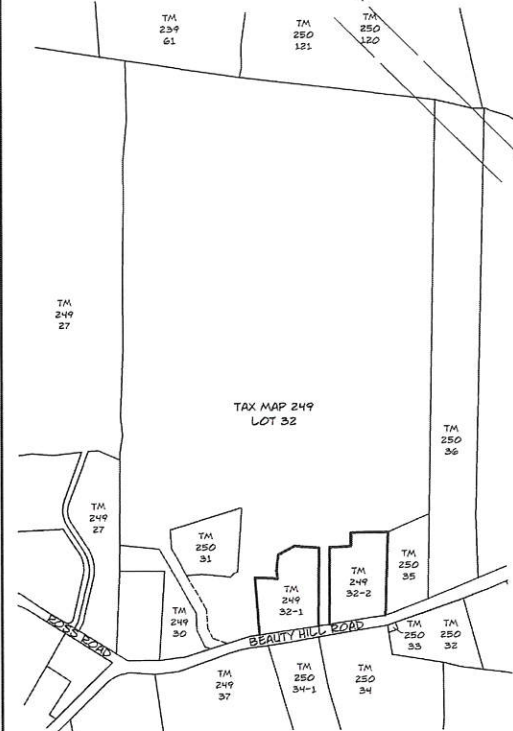
TOPOGRAPHIC  
SUBDIVISION PLAN  
270 BEAUTY HILL ROAD  
BARRINGTON  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
PETER C. COOK and  
RICHARD & SARAH CAMPBELL  
SCALE: 1"= 60' MARCH 2017  
GRAPHIC SCALE



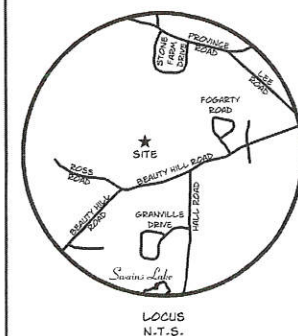
DATE	DESCRIPTION
APRIL 17, 2017	FINAL PLAN FOR REZONING

Sheet 2 of 2

TAX MAP SKETCH  
1"= 400'

## PLAN REFERENCES:

1. "SUBDIVISION PLAN, CALVIN SWAIN, BARRINGTON, N.H." DATED MAY 1979 BY FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN 23A-55
2. "BEAUTY HILL ROAD" SHEETS 1-4 DATED MAY 1986 BY FREDERICK E. DREW ASSOCIATES BARRINGTON SELECTMEN'S RECORDS / NOT RECORDED
3. "SUBDIVISION PLAN, CALVIN SWAIN, BARRINGTON, N.H." DATED AUGUST 1987 BY FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN 26-116
4. "SUBDIVISION OF LAND, BRIAN D. LENZI & STEPHEN LENZI, ROSS ROAD, BARRINGTON, NEW HAMPSHIRE, BARRINGTON TAX MAP 11, LOT 64" DATED FEBRUARY 17, 1998 BY LAND TECHNICAL SERVICES S.C.R.D. PLAN 53-1
5. "SUBDIVISION PLAN, CALVIN S. & KATHERINE C. SWAIN, BARRINGTON, NEW HAMPSHIRE, STRAFFORD COUNTY" DATED NOVEMBER 1998 (REVISED FEBRUARY 1999) BY ORVIS/DREW, LLC S.C.R.D. PLAN 55-28
6. "LOT LINE ADJUSTMENT, BEAUTY HILL ROAD, BARRINGTON, NH FOR ROBERTA TIERINA & EDWARD & LISA HEATH" DATE JANUARY 1999 BY NORWAY PLAINS ASSOCIATES, INC. S.C.R.D. PLAN 55-9
7. "STONE FARM SUBDIVISION FOR CARLISLE REALTY, L.L.C., PROVINCE ROAD, BARRINGTON, NEW HAMPSHIRE" DATED OCTOBER 18, 1999 BY DOUCET SURVEY, INC. S.C.R.D. PLANS 60-73 & 60-73
8. "SUBDIVISION PLAN, WILLIAM H. HUBBELL, HARVEY HUBBELL V, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE" DATED OCTOBER 1995 BY ORVIS/DREW LLC S.C.R.D. PLAN 66-29



FILE NO. 498  
PLAN NO. C-2834\S-1  
DWG NO. 16251\S-1  
F.B. NO. SDR-"TJR"

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

NORWAY PLAINS ASSOCIATES, INC.

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



LAND SURVEYORS - SEPTIC DESIGNERS

CIVIL ENGINEERS - TRANSPORTATION PLANNERS

ABUTTERS LIST

MAP-LOT	ABUTTER'S NAME	MAILING ADDRESS:	BOOK/PAGE
239-61	HARVEY HUBBELL	55 HUTCHINSON PKWY, LITCHFIELD, CT 06759	1477/434
249-26	DOUGLAS & BARBARA A. WINTER	54 FROST HILL LANE, BARRINGTON, NH 03825	2032/436
249-27	TIMOTHY ROY	22 FROST HILL LANE, BARRINGTON, NH 03825	3295/841
249-30	JOHN & RONALD ROUNDS	274 BEAUTY HILL ROAD, BARRINGTON, NH 03825	3298/949
249-31	JAY GRIFFIN & DEBRA DONN-GRIFFIN	270 BEAUTY HILL ROAD, BARRINGTON, NH 03825	
249-32	PETER C. COOK	269 BEAUTY HILL ROAD, BARRINGTON, NH 03825	2410/8
249-37	RALPH NEINHOUSE	PO BOX 21, BARRINGTON, NH 03825-0021	
250-32	ALBERT & CHERYL TESSIER, JR.	269 BEAUTY HILL ROAD, BARRINGTON, NH 03825	
250-34	GERALDINE BAXTER REV. TRUST	5226 STATE ROUTE 145, COBBLESKILL, NY 12043	2065/474
250-34-1	ANDREA A. & ARTHUR W. KLOPMAN	238 BEAUTY HILL ROAD, BARRINGTON, NH 03825	1114/668
250-35	PAUL & CAROLYN STOLZENBURG	PO BOX 361, BARRINGTON, NH 03825-0361	727/489
250-36	ANTHONY TIERINA	PO BOX 270, HARTFORD, CT 06141-0270	2130/722
250-120	PUBLIC SERVICE CO. OF NH		
250-121	CARLISLE REALTY LLC	73 DURHAM POINT ROAD, DURHAM, NH 03824	

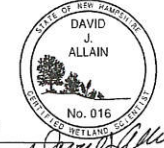
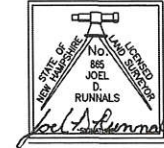
GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 249, LOT 32 CREATE TWO NEW LOTS.
- DIMENSIONAL STANDARDS.
- NEIGHBORHOOD RESIDENTIAL DISTRICT.
- LOT SIZE= 80,000 SF, FRONTAGE= 200', FY= 40', SY= 30', RY= 30'
- LOT AREAS:
- TAX MAP 249, LOT 32: OLD AREA= 80 +/- ACRES (PER REFERENCE PLAN 5). NEW AREA= 75 +/- ACRES. EXCEEDS 35,000 SF OF UPLANDS AND FREE OF HYDRIC A SOILS AND EXPOSED LEDGES.
- TAX MAP 249, LOT 32-1: NEW AREA= 101,088 SF / 2.32 ACRES (ALL UPLANDS)
- TAX MAP 249, LOT 32-2: NEW AREA= 107,644 SF / 2.47 ACRES (ALL UPLANDS)
- ORIENTATION: HORIZONTAL DATUM - NHSPC2800/ VERTICAL - NAVD88.
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 26.
- 61B - GLOUCESTER FINE SANDY LOAM, 3-8 PERCENT SLOPES.
- 61C - GLOUCESTER FINE SANDY LOAM, 8-15 PERCENT SLOPES.
- PARCEL IS NOT LOCATED WITHIN (100YD FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 3301700285D EFFECTIVE ON 05-17-2005.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
- BEAUTY HILL ROAD IS A CLASS V ROAD WITH A WIDTH OF 50' PER REFERENCE PLAN 2 WHICH WAS PART OF THE RE-ESTABLISHMENT OF BEAUTY HILL ROAD. THE REFERENCE PLAN COULD NOT BE USED DUE TO THE LACK OF TIES TO ANY MONUMENTATION. THE EXISTING ROADWAY CONFIGURATION ALONG WITH THE FACE OF EXISTING STONEWALLS WAS USED INSTEAD TO DETERMINE THE EDGE OF BEAUTY HILL ROAD RIGHT OF WAY.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NHDES SUBDIVISION APPROVAL PENDING.
- 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:

- NHDES SUBDIVISION APPROVAL NUMBER: e52017033101 DATED 03-31-17.
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- AS PART OF THIS APPLICATION A WAIVER WAS GRANTED TO 5.3.1(16) MONUMENTS ONLY ON PROPOSED LOT CORNERS WITH RE-BARS AND/OR DRILL HOLES.

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. RUMMALS, L.L.S., S.S. DATE

PLANNING BOARD  
BARRINGTON, NH

**APPROVED**

File Number 249-32-NR-17(3) Sub

Date 5/4/2017

Chairman [Signature]

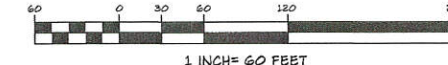
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[Signature]  
TAX MAP 249, LOT 32 / OWNER'S SIGNATURE

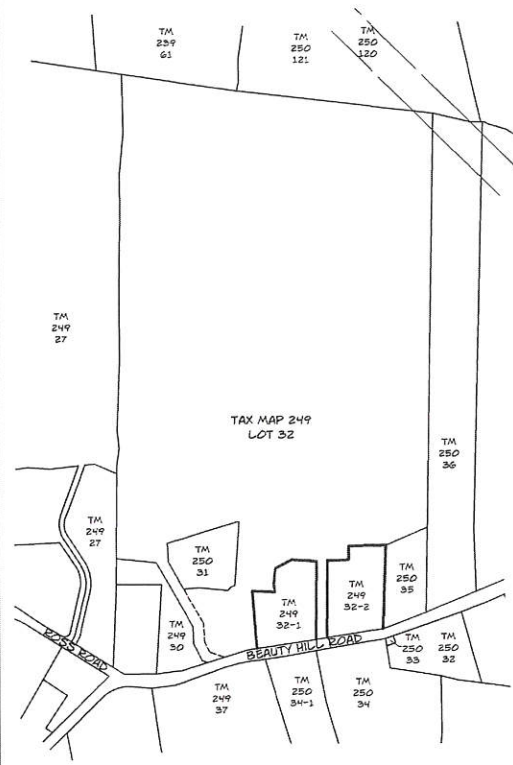
TAX MAP 249, LOT 32  
OWNER OF RECORD:  
PETER C. COOK  
270 BEAUTY HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 2410, PAGE 8

SUBDIVISION PLAN  
270 BEAUTY HILL ROAD  
BARRINGTON  
STRAFFORD COUNTY  
NEW HAMPSHIRE

PREPARED FOR:  
PETER C. COOK and  
RICHARD & SARAH CAMPBELL  
SCALE: 1"= 60' MARCH 2017  
GRAPHIC SCALE

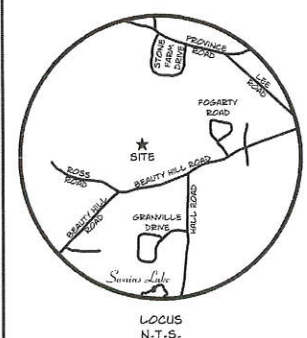


DATE	REVISION/DESCRIPTION
APRIL 17, 2017	FINAL PLAN FOR RECORDING



TAX MAP SKETCH  
1"= 400'

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FILE NO. 498  
PLAN NO. C-2834-S-1  
DWG NO. 16251-S-1  
F.B. NO. SDR-"TUR"

LEGEND	
RBS	RE-BAR SET WITH NORWAY PLAINS ID CAP
DHCS	DRILL HOLE SET WITH NORWAY PLAINS ID CAP
RBF	RE-BAR FOUND
DHF	DRILL HOLE FOUND