

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
01	575.25'	16.50'	1°38'36"
02	624.75'	25.71'	2°21'28"

LINE	BEARING	DISTANCE
L1	S 52°13'01" E	95.73'
L2	S 33°00'47" W	79.57'
L3	N 49°20'24" W	63.78'
L4	N 54°16'07" W	56.18'
L5	N 50°56'03" W	68.68'
L6	N 51°39'05" W	84.91'
L7	N 53°00'53" W	75.53'
L8	N 48°14'48" W	41.75'
L9	S 37°12'27" W	59.10'
L10	N 56°52'55" W	31.85'
L11	N 25°20'27" E	13.07'
L12	N 34°08'59" E	33.82'
L13	N 35°01'24" E	27.97'
L14	N 12°29'50" E	15.75'
L15	N 43°39'55" E	30.03'
L16	N 35°34'19" E	11.35'
L17	N 34°08'17" E	72.48'

LEGEND

EXISTING MONUMENT BOUND NO MONUMENT FOUND OR SET UTILITY POLE WETLAND

PROPERTY LINE

STONEWALL

EDGE OF PAVEMENT

GRAVEL

EDGE OF WETLAND

SETBACK LINE

WOODS ROAD

ABBREVIATION LEGEND:

BNDF - BOUND FOUND

BSE - BERRY SURVEYING AND ENGINEERING

DHCS - DRILL HOLE WITH IDENTIFICATION CAP SET

DHF - DRILL HOLE FOUND

IPIN - IRON PIN FOUND

RBF - REBAR FOUND

RBS - REBAR SET

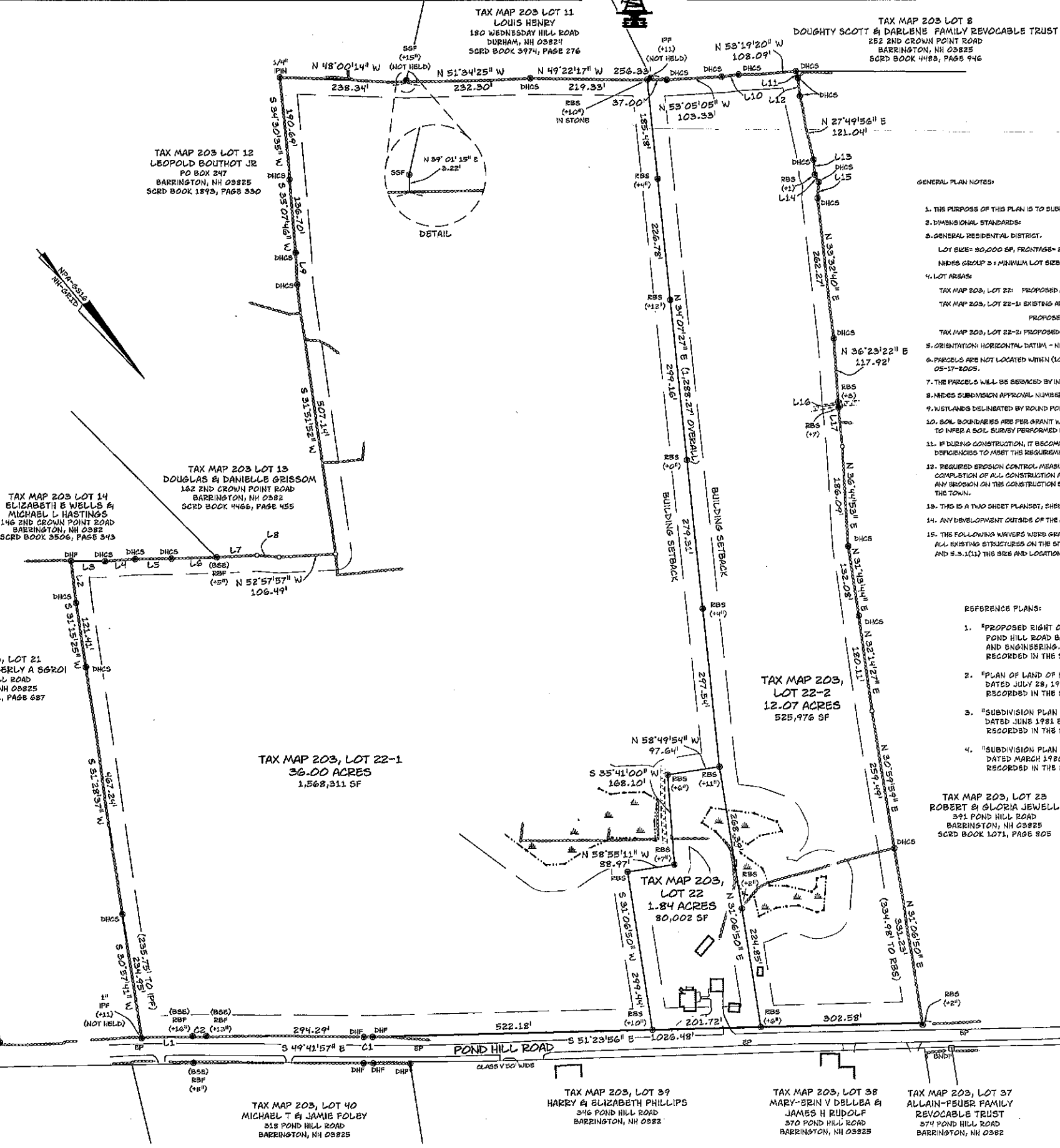
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

SSF - STEEL STAKES FOUND

TBM - TEMPORARY BENCH MARK

TBS - TO BE SET

TP - TEST PIT



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. THIS PLAN CLOSURE EXCEEDS 1:10,000.

JOEL D. RUMWALS, L.L.S., R.S. DATE: 03-05-19

RESERVED REGISTRY OF DEEDS

DAVID J. ALLAIN
REGISTERED BARRINGTON, NH
No. 018

David J. Allain
03-05-19

- GENERAL PLAN NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 22 AND CREATE 16 NEW LOTS.
 - DIMENSIONAL STANDARDS:
 - GENERAL RESIDENTIAL DISTRICT.
LOT SIZE= 80,000 SF, FRONTAGE= 200', RY 40', SY= 20', RY 20', WETLANDS= 50'
MINUS GROUP 3: MINIMUM LOT SIZE 48,000 SF
 - LOT AREAS:
TAX MAP 203, LOT 22: PROPOSED AREA= 80,002 SF / 1.84 ACRES (77,829 SF CONTIGUOUS UPLANDS)
TAX MAP 203, LOT 22-1: EXISTING AREA= 49,91 1/2 ACRES
PROPOSED AREA= 36.00 +/- ACRES (182,849 SF CONTIGUOUS UPLANDS WITHIN A01)
TAX MAP 203, LOT 22-2: PROPOSED AREA= 525,976 SF / 12.07 ACRES (196,488 SF CONTIGUOUS UPLANDS WITHIN A01)
 - ORIENTATION: HORIZONTAL DATUM - NHSPC NAD83, BARRINGTON GIS, VERTICAL DATUM - NAVD83.
 - PARCELS ARE NOT LOCATED WITHIN (LOCAL FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330170407 EFFECTIVE ON 05-17-2005.
 - THE PARCELS WILL BE SEPARATED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
 - NIDES SUBDIVISION APPROVAL NUMBER 582019013002 DATED JANUARY 24, 2019
 - WETLANDS DELINEATED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CUS 16.
 - SOIL BOUNDARIES ARE PER GRANIT WEBSITES. GRANIT DOES NOT RECOMMEND REPRESENTATION OF THESE BOUNDARIES AT THE DEPICTED SCALE. THESE LINES ARE IN NO WAY TO INFER A SOIL SURVEY PERFORMED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CSS 13.
 - IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAINAGE, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 - THIS IS A TWO SHEET PLANSET, SHEET ONE IS TO BE RECORDED. SHEET TWO IS AVAILABLE AT THE BARRINGTON LAND USE OFFICE.
 - ANY DEVELOPMENT OUTSIDE OF THE A01 (AREA OF INTEREST) WILL REQUIRE WETLAND DELINEATION.
 - THE FOLLOWING WAIVERS WERE GRANTED AS PART OF THIS APPLICATION: S.3.1(6) EXISTING GRADES FOR THE ENTIRE SITE, S.3.1(7) THE ESTIMATED LOCATION AND USE OF ALL EXISTING STRUCTURES ON THE SITE AND WITHIN 100' OF THE SITE, S.3.1(9) NATURAL FEATURES ON THE ENTIRE SITE AND WITHIN 100' OF THE SITE, AND S.3.1(11) THE SIZE AND LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES, AND S.8 GRANITE BORDERS.

REFERENCE PLANS:

- "PROPOSED RIGHT OF WAY LAYOUT AND CLARIFICATION OF POND HILL ROAD BARRINGTON, N.H." BY BERRY SURVEYING AND ENGINEERING. DATED NOVEMBER 16, 1990. RECORDED IN THE S.C.R.D. PLAN 39-45.
- "PLAN OF LAND OF NORMAN J. BERRY" DATED JULY 28, 1982 BY BERRY CONSTRUCTION CO., INC. RECORDED IN THE S.C.R.D. PLAN 23A-74.
- "SUBDIVISION PLAN FOR MELBA BALLOU" DATED JUNE 1981 BY FREDRICK E. DREW ASSOCIATES RECORDED IN THE S.C.R.D. PLAN 22A-97.
- "SUBDIVISION PLAN FOR CHESTER WELLS" DATED MARCH 1980 BY FREDRICK E. DREW ASSOCIATES. RECORDED IN THE S.C.R.D. PLAN 22A-65.

PLANNING BOARD
BARRINGTON, NH

APPROVED

File Number: **203-22-GR-19 (3) Sub**

Date: **3/7/2019**

Chairman: **[Signature]**

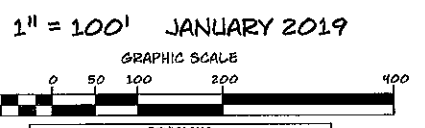
THIS SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

[Signature]
CHRISTOPHER J. BOWLEN
OWNER'S SIGNATURE

[Signature]
AMY E. GELINAS
OWNER'S SIGNATURE

BARRINGTON TAX MAP 203, LOT 22
OWNER OF RECORD:
CHRISTOPHER J. BOWLEN
AND AMY E. GELINAS
359 POND HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4461, PAGE 317

SUBDIVISION PLAN
359 POND HILL ROAD
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR:
CHRISTOPHER J. BOWLEN
AND AMY E. GELINAS



FILE NO. 208
PLAN NO. C-2957
DWC. NO. 18232 S-1
F.B. NO. TJR EJS

CURVE	BOUQUET	ARC LENGTH	DELTA ANGLE
01	575.25'	16.50'	1°38'56"
02	624.78'	25.71'	2°21'28"

LINE	BEARING	DISTANCE
L1	S 82°13'01" E	95.78'
L2	S 33°02'47" W	79.57'
L3	N 19°22'54" W	63.78'
L4	N 54°16'09" W	56.18'
L5	N 52°56'03" W	68.68'
L6	N 51°39'05" W	84.91'
L7	N 53°03'53" W	75.45'
L8	N 48°16'46" W	41.76'
L9	S 37°12'37" W	59.10'
L10	N 55°52'05" W	51.85'
L11	N 23°20'27" E	15.07'
L12	N 34°06'59" E	35.82'
L13	N 35°01'24" E	27.97'
L14	N 12°25'05" E	15.73'
L15	N 44°59'25" E	30.03'
L16	N 35°34'19" E	11.35'
L17	N 34°08'17" E	72.68'

TBM A
REBAR FOUND DOWN 1'
ELEV. = 437.4'

TBM B
NAIL FOUND FLUSH IN
POUNDER POLLS
ELEV. = 437.5'

TBM C
REBAR FOUND FLUSH
ELEV. = 435.6'

LEGEND

⊙ EXISTING MONUMENT
○ BOUND
○ NO MONUMENT FOUND OR SET
⊕ UTILITY POLE
⊕ UTILITY POLES W/GUY WIRE
⊕ WETLAND

N 31°56'30" E
425.61'

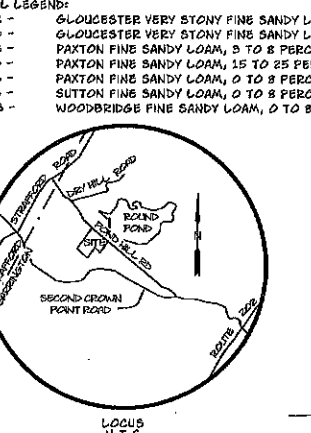
--- STONEWALL
--- SOIL LINE
--- CONTOUR LINE
--- AOI LINE
--- EDGE OF PAVEMENT
--- GRAVEL
--- EDGE OF WETLAND
--- SETBACK LINE
--- WOODS ROAD
--- WELL WITH 75' PROTECTIVE RADIUS
--- 4,000 SQ FT ARBA
--- TEST PIT

ABBREVIATION LEGEND:

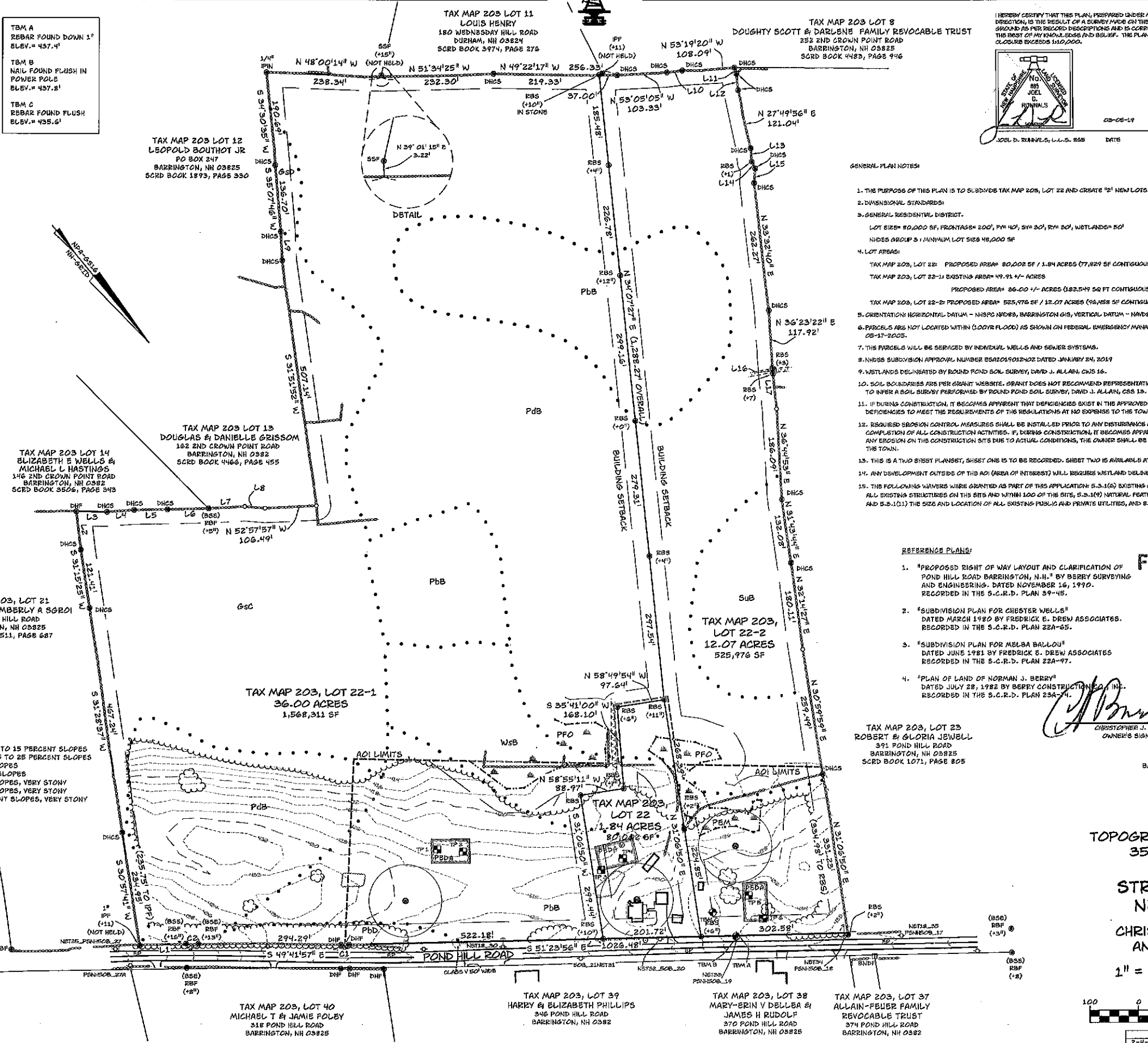
AOI - AREA OF INTEREST
BDF - BOUND FOUND
DHCS - DRILL HOLES WITH IDENTIFICATION CAP SET
DHF - DRILL HOLES FOUND
IPIN - IRON PIN FOUND
PEDA - PROPOSED EFFLUENT DISPOSAL AREA
RBF - REBAR FOUND
RBS - REBAR SET
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS
SSF - STEEL STAKE FOUND
TBM - TEMPORARY BENCH MARK
TBS - TO BE SET
TP - TEST PIT

SOIL LEGEND:

Gsc - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
Gsb - GLOUCESTER VERY STONY FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
Pbs - PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Pbd - PAXTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
Psb - PAXTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
Sub - SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
Wsb - WOODBRIDGE FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY



FILE NO. 208
PLAN NO. C-2957
DWC. NO. 18232 S-1
F.B. NO. JTR EJS



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 CLOSES EXCEEDS 1:10,000.

JOEL D. RANFLES, L.L.S., 2015 DATE: 08-08-19

NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Joel D. Ranfles
No. 637
Department of Environmental Services

STATE OF NEW HAMPSHIRE
DAVID J. ALLAIN
No. 016
REGISTERED PROFESSIONAL ENGINEER

03-05-19

- GENERAL PLAN NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 203, LOT 22 AND CREATE "2" NEW LOTS.
 2. DIMENSIONAL STANDARDS:
 3. GENERAL RESIDENTIAL DISTRICT:
LOT SIZE = 80,000 SF, FRONTAGE = 200', PY 40', SY 30', RM 20', WETLANDS = 50'
MINES GROUP 3 - MINIMUM LOT SIZE 18,000 SF
 4. LOT AREAS:
TAX MAP 203, LOT 22 - PROPOSED ARBA = 80,002 SF / 1.84 ACRES (77,829 SF CONTIGUOUS UPLANDS)
TAX MAP 203, LOT 22-1 EXISTING ARBA = 49,914 SF - ACRES
PROPOSED AREA = 36.00 +/- ACRES (1,568,311 SQ FT CONTIGUOUS UPLANDS WITHIN AOI)
TAX MAP 203, LOT 22-2 PROPOSED ARBA = 525,976 SF / 12.07 ACRES (49,158 SF CONTIGUOUS UPLANDS WITHIN AOI)
 5. ORIENTATION: HORIZONTAL DATUM - NAD83/03, BARRINGTON GIS, VERTICAL DATUM - NAVD83.
 6. PARCELS ARE NOT LOCATED WITHIN (LOOVR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 8501700195D EFFECTIVE ON 08-17-2003.
 7. THIS PARCELS WILL BE SERVED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
 8. NHDES SUBDIVISION APPROVAL NUMBER 054201901202 DATED JANUARY 24, 2019
 9. WETLANDS DELINEATED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CMS 16.
 10. SOIL BOUNDARIES ARE PER GRANIT WEBSITE. GRANIT DOES NOT REPRESENTATION OF THESE BOUNDARIES AT THE DEPICTED SCALE. THESE LINES ARE IN NO WAY TO INFER A SOIL SURVEY PERFORMED BY ROUND POND SOIL SURVEY, DAVID J. ALLAIN, CMS 15.
 11. 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.
 12. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
 13. THIS IS A TWO SHEET PLANSET, SHEET ONE IS TO BE RECORDED. SHEET TWO IS AVAILABLE AT THE BARRINGTON LAND USE OFFICE.
 14. ANY DEVELOPMENT OUTSIDE OF THIS AOI (AREA OF INTEREST) WILL REQUIRE WETLAND DELINEATION.
 15. THE FOLLOWING WAIVERS WERE GRANTED AS PART OF THIS APPLICATION: 5.3.1(6) EXISTING GRADES FOR THE ENTIRE SITE, 5.3.1(7) NATURAL FEATURES ON THE ENTIRE SITE, 5.3.1(8) EXISTING UTILITIES ON THE ENTIRE SITE, AND 5.3.1(1) THE SIZE AND LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES, AND 5.3.1(2) GRANITE BOUNDS.

REFERENCE PLANS:

1. "PROPOSED RIGHT OF WAY LAYOUT AND CLARIFICATION OF POND HILL ROAD BARRINGTON, N.H." BY BERRY SURVEYING AND ENGINEERING. DATED NOVEMBER 16, 1990. RECORDED IN THE S.C.R.D. PLAN 39-45.
2. "SUBDIVISION PLAN FOR CHESTER WELLS" DATED MARCH 1980 BY FREDRICK E. DREW ASSOCIATES. RECORDED IN THE S.C.R.D. PLAN 22A-65.
3. "SUBDIVISION PLAN FOR MELBA BALLOU" DATED JUNE 1981 BY FREDRICK E. DREW ASSOCIATES. RECORDED IN THE S.C.R.D. PLAN 22A-97.
4. "PLAN OF LAND OF NORMAN J. BERRY" DATED JULY 28, 1982 BY BERRY CONSTRUCTION CO., INC. RECORDED IN THE S.C.R.D. PLAN 23A-74.

PLANNING BOARD
BARRINGTON, NH

APPROVED

File Number: 203-22-GR-19(3) Sub

Date: 3/7/2019

Chairman: [Signature]

TAX MAP 203, LOT 23
ROBERT W & GLOEIA JEWELL
391 POND HILL ROAD
BARRINGTON, NH 03825
SCRD BOOK 1071, PAGE 805

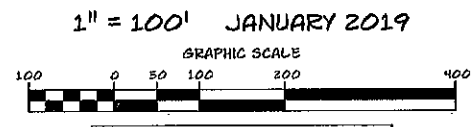
CHRISTOPHER J. BOWLEN
OWNER'S SIGNATURE

AMY E. GELINAS
OWNER'S SIGNATURE

BARRINGTON TAX MAP 203, LOT 22
OWNER OF RECORD:
CHRISTOPHER J. BOWLEN
AND AMY E. GELINAS
359 POND HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4461, PAGE 317

TOPOGRAPHIC SUBDIVISION PLAN
359 POND HILL ROAD
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR:
CHRISTOPHER J. BOWLEN
AND AMY E. GELINAS



REVISIONS

2-4-17 REVISED TO CORRECT LOT NUMBERS

3-4-17 REVISED TO SHOW MONUMENTS SET