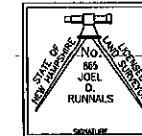




- PLAN REFERENCE:
- "RIGHT-OF-WAY AND TRACK MAP, BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R." DATED JUNE 30, 1914 REVISED MARCH 01, 1920 BY OFFICE OF VALUATION ENGINEER PLAN NUMBER U849/91
  - "BOUNDARY PLAN OF LAND IN BARRINGTON, NEW HAMPSHIRE BELONGING TO M.D. & G.D. HELFROTT" DATED SEPTEMBER 14, 1971 BY GLE & SINGER S.C.R.D. "POCKET 5, FOLDER 1, PLANS 33, 33A, 33B, 33C & 33D"
  - "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F 019-1(10), N.H. PROJECT NO. S-2085-A, N.H. ROUTE 125-CALEF ROAD" SHEET 22 OF 133 DATED MARCH 09, 1977 BY STATE OF NH DPW
  - "ZONING PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR COUNTRY HOMES OF NEW ENGLAND, INC." DATED NOVEMBER 05, 1995 BY DRVIS/DREN LLC NOT RECORDED
  - "LAND IN BARRINGTON, N.H., BOSTON AND MAINE CORPORATION TO JAMES W. LANDRY, JR." DATED JULY 23, 1998 BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN 46-59
  - "PROPOSED SITE PLAN FOR THOMAS EMMERLING, N.H. ROUTE 125, BARRINGTON, N.H." DATED OCTOBER 2008 BY NORWAY PLAINS ASSOCIATES, INC. ON FILE WITH THE TOWN OF BARRINGTON

- GENERAL NOTES:
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 1 AND TO CREATE ONE NEW LOT 1-1.
  - TAX MAP 220, LOT 1 IS LOCATED IN THE REGIONAL COMMERCIAL DISTRICT ZONE AND ALSO IN THE STRATIFIED DRIFT OVERLAY DISTRICT.
  - DIMENSIONAL STANDARDS, REGIONAL COMMERCIAL DISTRICT. LOT SIZE= 40,000 sq ft, FRONTAGE= 200', Fy= 75', Sy= 30', Ry= 30'
  - LOT AREA: TAX MAP 220, LOT 1: OLD AREA= 298,972 sq ft / 6.82 acres NEW AREA= 174,677 sq ft / 4.01 acres
  - TAX MAP 220, LOT 1-1: NEW AREA= 122,295 sq ft / 2.81 acres (wetlands 25,470 sq ft)
  - ORIENTATION: HORIZONTAL DATUM - TOWN OF BARRINGTON GIS. VERTICAL DATUM - NAVD83.
  - SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27. S2C - CHARLTON VERY STONY FINE SANDY LOAM 8-15 PERCENT SLOPES. WGA - WINDSOR LOAMY SAND 0-3 PERCENT SLOPES.
  - PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330100303E EFFECTIVE ON 09-30-2015.
  - NH ROUTE 125 (CLASS 1) IS A VARIABLE WIDTH.
  - THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
  - NHDES SUBDIVISION APPROVAL NUMBER PENDING.
  - THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
  - FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 684-5798.

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. 855 DATE: 2020

Jurisdictional wetlands within the area-of-interest were delineated in April 2018 by Marc Jacobs, Certified Wetland Scientist number 090, and Jon Belmont 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: Northeast and North West Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env W/ 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 6, 2016. The indicator status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northeast and North West 2018 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.



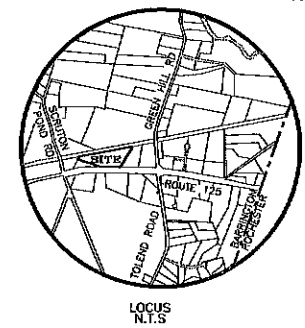
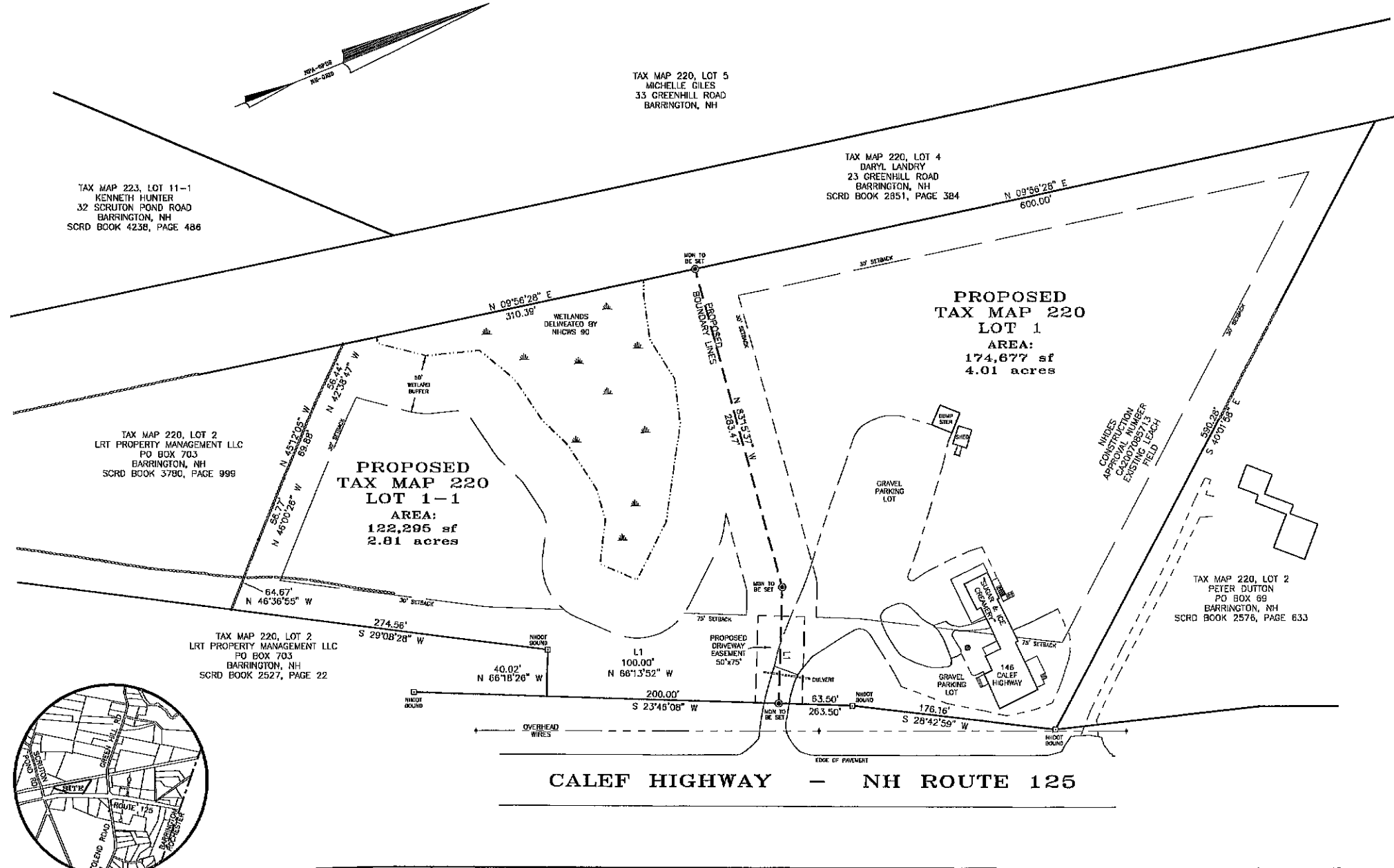
MARC E. JACOBS, C.W.S. 90 DATE: 2020

PLANNING BOARD APPROVAL BLOCK

**RECORDED**  
MAY 11 2020

**LAND USE OFFICE**  
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 3385, 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  
0 25 50 100 200  
(IN FEET)  
1 INCH = 50 FEET  
REVISIONS:



FILE NO. 194  
PLAN NO. C-2744-S1  
DWC NO. 17141/S-1

31 Mooney Street, Alton, N.H. 603-875-3940

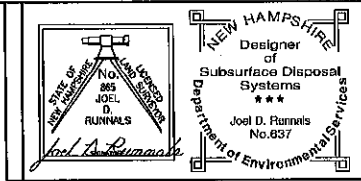
**NORWAY PLAINS ASSOCIATES, INC.**

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

- PLAN REFERENCE:
- "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 URNH/91
  - "BOUNDARY PLAN OF LAND IN BARRINGTON, NEW HAMPSHIRE BELONGING TO M.D. & G.D. HELFGOTT" DATED SEPTEMBER 14, 1971 BY GLE & SINGER S.C.R.D. POCKET 9, FOLDER 1, PLANS 33, 33A, 33B, 33C & 33D
  - "PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F 019-1(10), N.H. PROJECT NO. 9-2095-A, N.H. ROUTE 125-CALEF ROAD" SHEET 22 OF 123 DATED MARCH 09, 1977 BY STATE OF NH DP&H
  - "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
  - "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
  - "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

GENERAL PLAN NOTES:

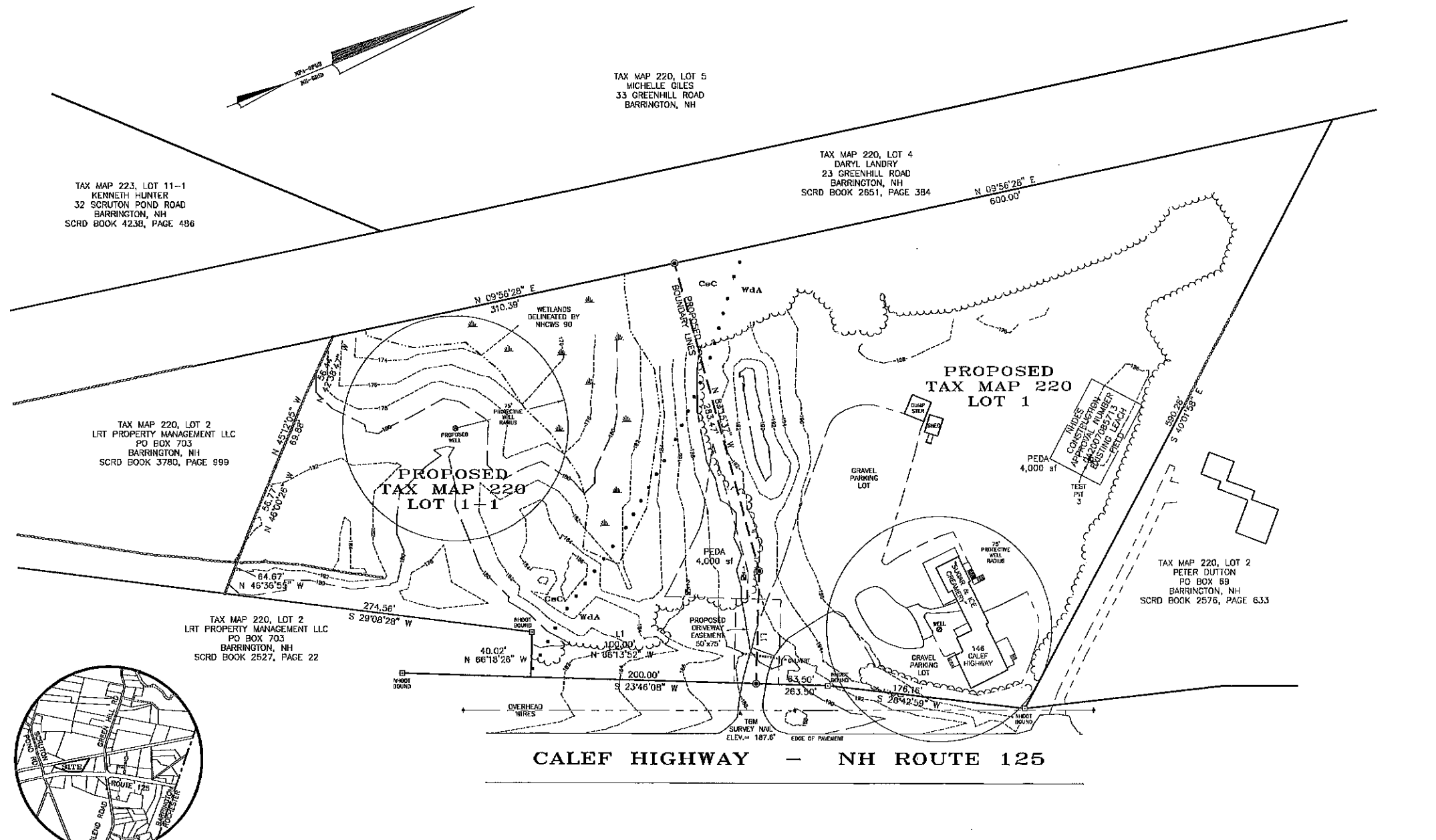
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 220, LOT 1 AND TO CREATE ONE NEW LOT 1-1.
- TAX MAP 220, LOT 1 IS LOCATED IN THE REGIONAL COMMERCIAL DISTRICT ZONE AND ALSO IN THE STRATIFIED DRIFT OVERLAY DISTRICT.
- DIMENSIONAL STANDARDS: REGIONAL COMMERCIAL DISTRICT. LOT SIZE= 40,000 sf, FRONTAGE= 200', FY= 75', SY= 30', RY= 30'
- LOT AREAS: TAX MAP 220, LOT 1: OLD AREA= 299,972 sf / 6.82 acres NEW AREA= 174,677 sf / 4.01 acres NHDES MINIMUM LOT SIZE W/A CATEGORY 1 = REQUIRED 31,750 sf / PROVIDED 174,677 sf TAX MAP 220, LOT 1-1: NEW AREA= 122,299 sf / 2.81 acres (wetlands 25,470 sf) NHDES MINIMUM LOT SIZE C&C CATEGORY 2 = REQUIRED 48,000 sf / PROVIDED 86,825 sf (less wetlands)
- ORIENTATION: HORIZONTAL DATUM - TOWN OF BARRINGTON OIS.
- VERTICAL DATUM - NGVD29.
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDA, SHEET 27. C&C - CHARLTON VERY STONY FINE SANDY LOAM 8-15 PERCENT SLOPES. W/A - WINDSOR LOAMY SAND 0-3 PERCENT SLOPES.
- PARCELS NOT LOCATED WITHIN (1000R FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0303E EFFECTIVE ON 09-30-2015.
- NH ROUTE 125 (CLASS 1) IS A VARIABLE WIDTH.
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- NHDES SUBDIVISION APPROVAL NUMBER PENDING.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
- FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 684-5799.



Jurisdictional wetlands within the area-of-interest were delineated in April 2019 by Marc Jacobs, Certified Wetland Scientist number 090, and Jon Belmont 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; Northeastal and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env. Wt. 100-900 and Article 9, §5.2 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 on hydrophytic was determined according to the U.S. Army Corps of Engineers - Northeastal 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.E.S., 90 DATE:



- TEST PIT 1  
observed by permit number 637  
00 - 10" (10YR 4/2) fine sandy loam, friable  
10 - 27" (10YR 5/3) fine clayey, sandy loam, friable  
27 - 36" (10YR 5/3) fine clayey, sandy loam, firm  
36 - 72" (2.5Y 4/4) sandy clay, firm  
roads @ 27"  
observed water @ 42"  
ESHW @ 27" redox  
bottom of hole @ 72" no refusal  
perc rate @ 20 mpt
- TEST PIT 2  
observed by permit number 837  
00 - 11" (2.5Y 3/3) fine sandy loam, friable  
11 - 20" (2.5Y 5/4) fine clayey, sandy loam, friable  
20 - 60" (5Y 4/2) fine clayey, sandy loam, firm  
roads @ 20"  
observed water @ 20"  
ESHW @ 20" redox  
bottom of hole @ 60" no refusal
- TEST PIT 3  
per CA2007055713  
00 - 36" (10YR 3/3) sandy loam  
06 - 24" (10YR 6/6) sand, single grain  
24 - 48" (10YR 5/4) sand, granular, friable  
48 - 60" (2.5Y 5/2) sand  
ESHW @ 40" redox  
observed water @ 48"  
perc rate @ 6 mpt

RECEIVED

MAY 11 2020

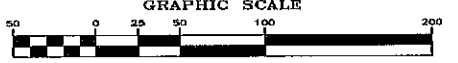
LAND OFFICE

TAX MAP 220, LOT 1  
THOMAS & JULIE'S EMMERLING  
TRUSTEES OF THE EMMERLING FAMILY  
REVOCABLE TRUST OF 2002  
146 CALEF HIGHWAY  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 3345, PAGE 718

NHDES 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



REVISIONS:

FILE NO. 194  
PLAN NO. C-2744-S1  
DWC 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