

STATE PLANE
NAD 83



N.H. LAND Consultants

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A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

PLOT PLAN

TAX MAP 250 LOT 76.1
TIMOTHY HARTFORD
KEEFE ROAD
BARRINGTON, NH 03825

*THIS PLAN DOES NOT REPRESENT AN ACTUAL SURVEY AND SHOULD
BE VIEWED AS DEMONSTRATIVE PURPOSES ONLY. ALL DATA FROM
GRANIT, NH STATEWIDE GIS SYSTEM

SCALE: 1" = 100' DATE: 4-2-2021

REFERENCES:

- "BARRINGTON COMMERCE CENTER FOR SAMUEL CIOFFI & CHRISTOPHER SHERIDAN, ROUTE 125, BARRINGTON, NH", DATED 11 AUG 89, PREPARED BY HENRY & BERLIND ASSOC., INC., SCRD PLAN No. 37A-124
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR ANTHY E. MOUZOURAKIS & PAULINE S. SWAIN, NH ROUTE 125, BARRINGTON, NH" DATED MAY 21, 2003, LATEST REV. 08/08/03, PREPARED BY THIS OFFICE.

Map 14 / Lot 51-2-C
Arthur & Meghan Cavanaugh
24 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 2113, Pg 771

Map 14 / Lot 51B-8
Stepping Stone Farm Partnership
PO Box 534
Barrington, NH 03825-0534
SCRD Bk 1674, Pg 461

Map 14 / Lot 51B-7
James & Elizabeth Rivet
4 Crummett Hill Road
Barrington, NH 03825-2814
SCRD Bk 1501, Pg 514

PROPOSED 24' X 24'
PAVED APRON
SEE NOTE 11.

Map 14 / Lot 53
Peter Keeffe
18 Beauty Hill Road
Barrington, NH 03825
SCRD Bk 2234, Pg 546

Map 14 / Lot 54
Ralph & Pauline Swain
10 Beauty Hill Road
Barrington, NH 03825-3316
SCRD Bk 482, Pg 218

Map 14 / Lot 51B-6
Karl Roy
Riedscharleweg 2
82481 Mittewald, Germany
SCRD Bk 2215, Pg 339

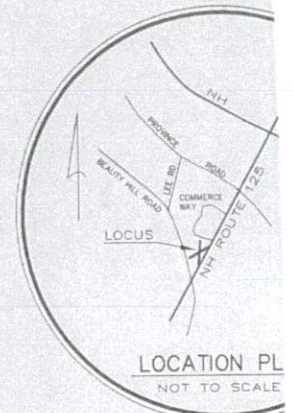
Map 14 / Lot 56A
N/F Anthy E. Mouzourakis
231 Route 125 - Unit 8
Barrington, NH 03825
SCRD Bk 2234, Pg 546

15' WIDE NET&T AND
PSNH EASEMENT SEE
SCRD BK 1518, PG 0008

Map 14 / Lot 50 & 54A
Steven & Pamela Lenzi
87 Young Road
Barrington, NH 03825-3316

LEGEND:

- FND FOUND
- N/F NOW OR FORMERLY
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE
- EDGE OF WETLANDS
- - - BUILDING SETBACK LINE



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE BUILDING LOTS. EACH LOT IS TO BE SERVED BY SEWER AND PRIVATE WELLS.
- PARCEL IS SHOWN AS LOT 56 ON THE TOWN ASSESSOR'S MAP 14.
- PARCELS ARE LOCATED IN THE BARRINGTON.
- OWNER OF RECORD: ANTHY E. MOUZOURAKIS 231 ROUTE 125 - UNIT 8 BARRINGTON, NH 03825 SCRD BK 2234, PG 546
- NHDES SUBDIVISION APPROVAL No. SA20030
- ZONING REQUIREMENTS:
 - MIN. LOT AREA: 80.00
 - NON-RESIDENTIAL USE: 40.00
 - MIN. CONTIGUOUS UPLAND SOILS: 35.00
 - MIN. FRONTAGE: 200'
 - MIN. LOT WIDTH: 75'
 - SETBACKS:
 - FRONT: 40'
 - FROM ROUTE 125 CENTER LINE: 100'
 - REAR & SIDE: 30'
 - FROM WETLANDS: 50'
- PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE SHEET 11 OF THE H.U.D. FEDERAL INSL FLOOD HAZARD BOUNDARY FOR THE TOWN COMMUNITY No. 330178, EFFECTIVE DATE: 1/1/89 FROM EFFECTIVE DATE: 08/01/1989.
- THE WETLAND AREA SHOWN HEREON WAS FROM ECOSYSTEM SCIENCES OF DOVER, NH ON A WETLAND LOCATION WAS DELINEATED IN ACCORDANCE WITH ENGINEERS 1997 WETLAND DELINEATION MAP.
- TOTAL LOT AREA: 87,670 s.f. 2.0 Acres
- THIS PLAN DOES NOT SHOW ANY UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT SEARCH TO OBSERVE ANY APPARENT, VISIBLE USES DOES NOT CONSTITUTE A GUARANTEE THAT THERE ARE NO UNRECORDED EASEMENTS.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE 24' X 24' PAVED APRON AT THE INTERSECTION OF ROUTE 125 AND LEE ROAD HAS BEEN CONSTRUCTED AT THE INTERSECTION OF BARRINGTON ROAD AGENT.

RECEIVED
APR 01 2021
LAND USE OFFICE

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL
BARRINGTON, NH
-APPROVED-
File Number 231513
Date 12/16/2003
Chairman Dawn Hatch, Sec

I CERTIFY THAT THIS PLAT, BASED UPON THE PLAN REFERENCE AND A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MAY 15, 2003 AND MAY 16, 2003, MEET THE MINIMUM REQUIREMENTS FOR ACCURACY AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, N.H.



DAVID W. VINCENT, L.L.S. No. 821

15 DEC 2003

DATE

NH ROUTE 125

LOT 56
84,014 s.f.
1.93 ACRES

LOT 56B
183,656 s.f.
4.22 ACRES



FEET 0 25 50 100
METERS 0 5 10 20 40
SCALE: 1" = 50' DATE: SEPT 03

DAVID W. VINCEI
LAND SURVEYING
5 POWERS I
BARRINGTON, NH 03825
TEL/FAX (603) 633-1111

NO.	DATE	DESCRIPTION	BY
3			
2	11/24/03	add NHDES app no.	dwy
1	11/05/03	add pvd apron & note 11	dwy

Map 14 / Lot 51-2-C
Arthur & Meghan Cavanaugh

Map 14 / Lot 51B-8
Stepping Stone Farm Partnership

Map 14 / Lot 51B-7
James & Elizabeth Rivet

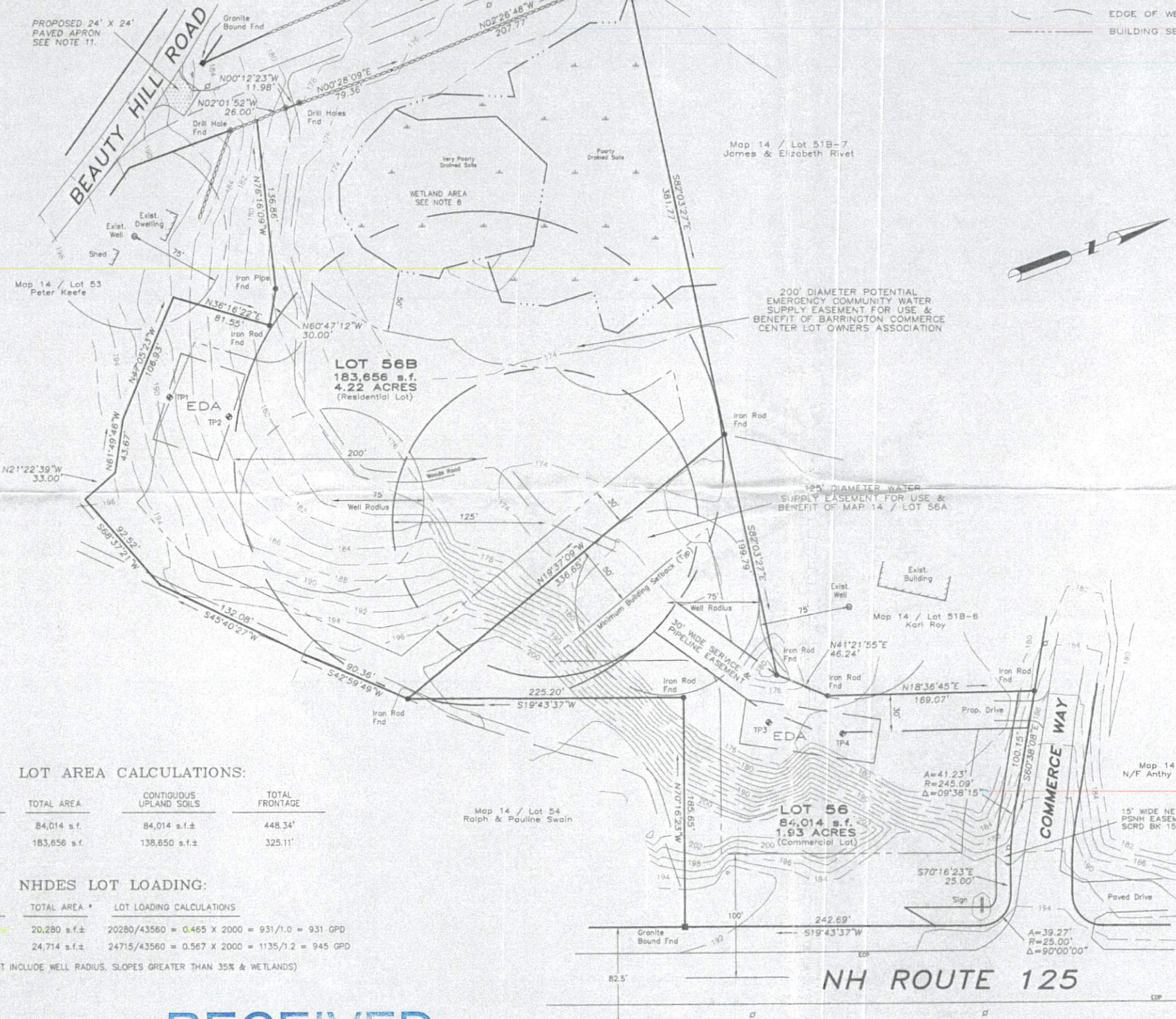
LEGEND:

- EDA EFFLUENT DISPOSAL AREA (4,000 s.f.)
- FND FOUND
- N/F NOW OR FORMERLY
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE
- EDGE OF WETLANDS
- BUILDING SETBACK LINE

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 56 INTO TWO BUILDING LOTS. EACH LOT IS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND PRIVATE WELLS.
2. PARCEL IS SHOWN AS LOT 56 ON THE TOWN OF BARRINGTON ASSESSOR'S MAP 14.
3. PARCELS ARE LOCATED IN THE BARRINGTON HIGHWAY DISTRICT.
4. OWNER OF RECORD: ANTHY E. MOUZOURAKIS
231 ROUTE 125 UNIT B
BARRINGTON, NH 03825
SCRD BK 2234, PG 545
5. NHDES SUBDIVISION APPROVAL No. SA2003004601, DATED 11/14/2003.
6. ZONING REQUIREMENTS:
 - MIN. LOT AREA: 85,000 s.f.
 - NON-RESIDENTIAL USE: 40,000 s.f.
 - MIN. CONTIGUOUS UPLAND SOILS: 35,000 s.f.
 - MIN. FRONTAGE: 200'
 - MIN. LOT WIDTH: 75'
 - SETBACKS:
 - FRONT: 40'
 - FROM ROUTE 125 CENTER LINE: 100'
 - REAR & SIDE: 30'
 - FROM WETLANDS: 50'
7. PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DEPICTED ON SHEET 11 OF THE H.U.D. FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY FOR THE TOWN OF BARRINGTON, NH COMMUNITY No. 330178, EFFECTIVE DATE: 02/21/1975, FIRM EFFECTIVE DATE: 09/01/1989.
8. THE WETLAND AREA SHOWN HEREON WAS FIELD DELINEATED BY CAREX ECOSYSTEM SCIENCES OF DOVER, NH ON FEBRUARY 06, 2002. THE WETLAND LOCATION WAS DELINEATED IN ACCORDANCE WITH THE CORP OF ENGINEERS 1997 WETLAND DELINEATION MANUAL.
- TEST PITS 1 THROUGH 4 WERE FIELD EVALUATED BY LEONARD A. LORD, NH CSS No. 19, OF CAREX ECOSYSTEM SCIENCES OF DOVER, NH ON JUNE 9, 2003.
9. TOTAL LOT AREA: 267,670 s.f.
6.14 Acres
10. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
11. NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 56B UNTIL THE PROPOSED 24' X 24' PAVED APRON AT THE INTERSECTION OF BEAUTY HILL ROAD AND LEE ROAD HAS BEEN CONSTRUCTED AND APPROVED BY THE TOWN OF BARRINGTON ROAD AGENT.
12. ELEVATIONS BASED UPON USGS VERTICAL DATUM OF 1929.

PROPOSED 24' X 24' PAVED APRON SEE NOTE 11.



LOT AREA CALCULATIONS:

LOT No.	TOTAL AREA	CONTIGUOUS UPLAND SOILS	TOTAL FRONTAGE
56	84,014 s.f.	84,014 s.f.±	448.34'
56B	183,656 s.f.	138,650 s.f.±	325.11'

NHDES LOT LOADING:

LOT No.	TOTAL AREA *	LOT LOADING CALCULATIONS
56	20,280 s.f.±	20280/43560 = 0.465 X 2000 = 931/1.0 = 931 GPD
56B	24,714 s.f.±	24715/43560 = 0.567 X 2000 = 1135/1.2 = 945 GPD

* (DOES NOT INCLUDE WELL RADII, SLOPES GREATER THAN 35% & WETLANDS)

SOILS DATA:

HaB - HINCKLEY, Leamy sand (Group 1 Soil)
3 TO 8% SLOPES

REFERENCE: SOIL SURVEY OF STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED BY U. S. DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE, ISSUE DATE MARCH 1973, SHEET No. 26 & 27.

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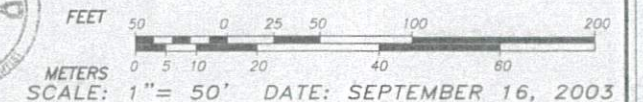
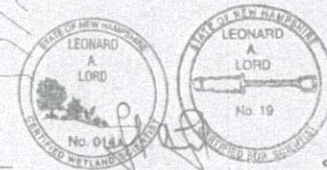
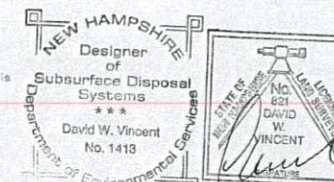
SUBDIVISION SITE PLAN
PREPARED FOR

ANTHY E. MOUZOURAKIS

OF
MAP 14 / LOT 56

LOCATED AT
NH ROUTE 125, COMMERCE WAY
& LEE ROAD
COUNTY OF STRAFFORD
BARRINGTON, NH

DEC 16 2003



DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES

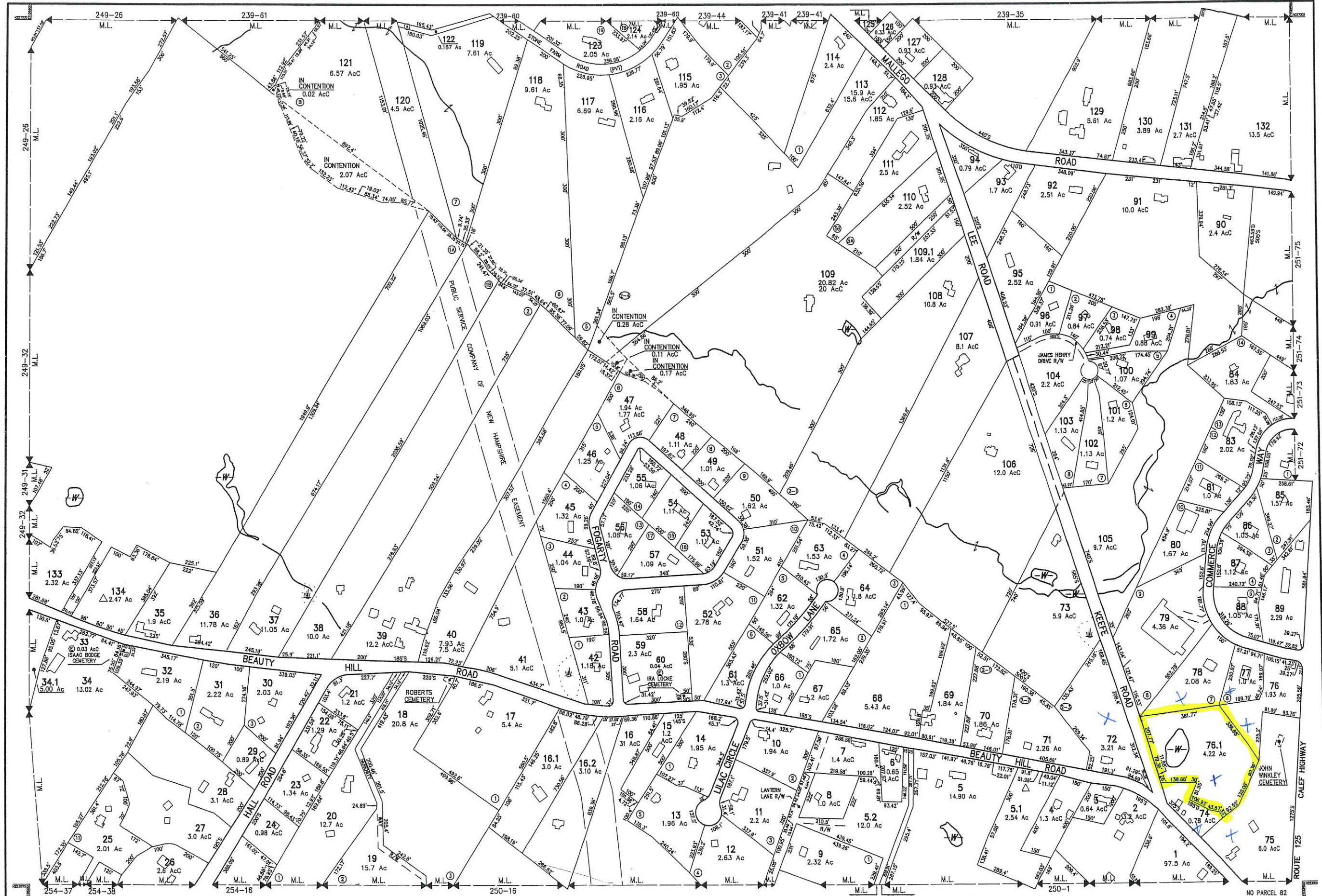
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 664-5786

NO.	DATE	DESCRIPTION	BY
3			
2	11/24/03	add NHDES app no.	dvw
1	11/05/03	add lot copies, Lee Rd pymnt	dvw

RECEIVED

APR 01 2021

LAND USE OFFICE



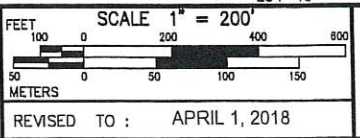
THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003



LEGEND	
AREA SURVEYED Ac
AREA CALCULATED AcC
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE	← M.L. →
WATER	— W —
EXEMPT PROPERTY	⊙
SUBDIVISION LOT NO.	Ⓢ
BUILDING	▭
RIGHT OF WAY/ACCESS	— R/W —
COMMON OWNERSHIP	⊕
WETLANDS	— W —



PROPERTY MAPS

BARRINGTON

NEW HAMPSHIRE

INDEX DIAGRAM	
240	238
249	251
120	253

MAP NO.

250