

PLAN REFERENCES:

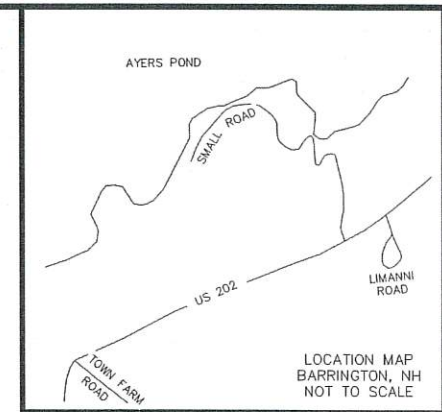
- "SUBDIVISION OF CAMP LOTS, AYERS POND-BARRINGTON, NH F.E. SMALL ROCHESTER, NH" BY: I W JONES & CO. ENGINEERS DATED: SEPTEMBER 15, 1922 S.C.R.D.: POCKET 4 FOLDER 1 PLAN #1

EXISTING IMPERVIOUS CALCULATIONS:

TOTAL LOT AREA WITHIN 250'	13,290 Sq.Ft.
TOTAL EXISTING IMPERVIOUS	3,144 Sq.Ft.
TOTAL EXISTING % IMPERV.	23.66%
TOTAL LOT AREA BETWEEN 50'-150'	5,950 Sq.Ft.
TOTAL EXISTING UN-ALTERED	0 Sq.Ft.
TOTAL EXISTING % UN-ALTERED	0%

SOILS:

H1D - HOLLIS-GLOUCESTER, EXTREMELY ROCKY FINE SANDY LOAMS, 8 TO 25% SLOPES
SEE WEBSOIL USDA-NRCS



NOTES:

- OWNER: DEREK & MELISSA CEPPELLI
100 SMALL ROAD
BARRINGTON, NH 03825
- TAX MAP 106, LOT 4
- LOT AREA: 13,290 Sq.Ft.±, 0.31 Ac.±
- S.C.R.D. BOOK 4564, PAGE 900
- ZONING: GEN. RES.
FRONT SETBACK: 40.0'
SIDE SETBACK: 30.0'
REAR SETBACK: 30.0'
LAKE SETBACK (BUILDING): 75'
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330222, MAP# - 33017001050, DATED: MAY 17, 2005,
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 106, LOT 4 AS OF THE DATE OF THE SURVEY: 12-15-22.

THIS IS NOT A BOUNDARY SURVEY

RECEIVED

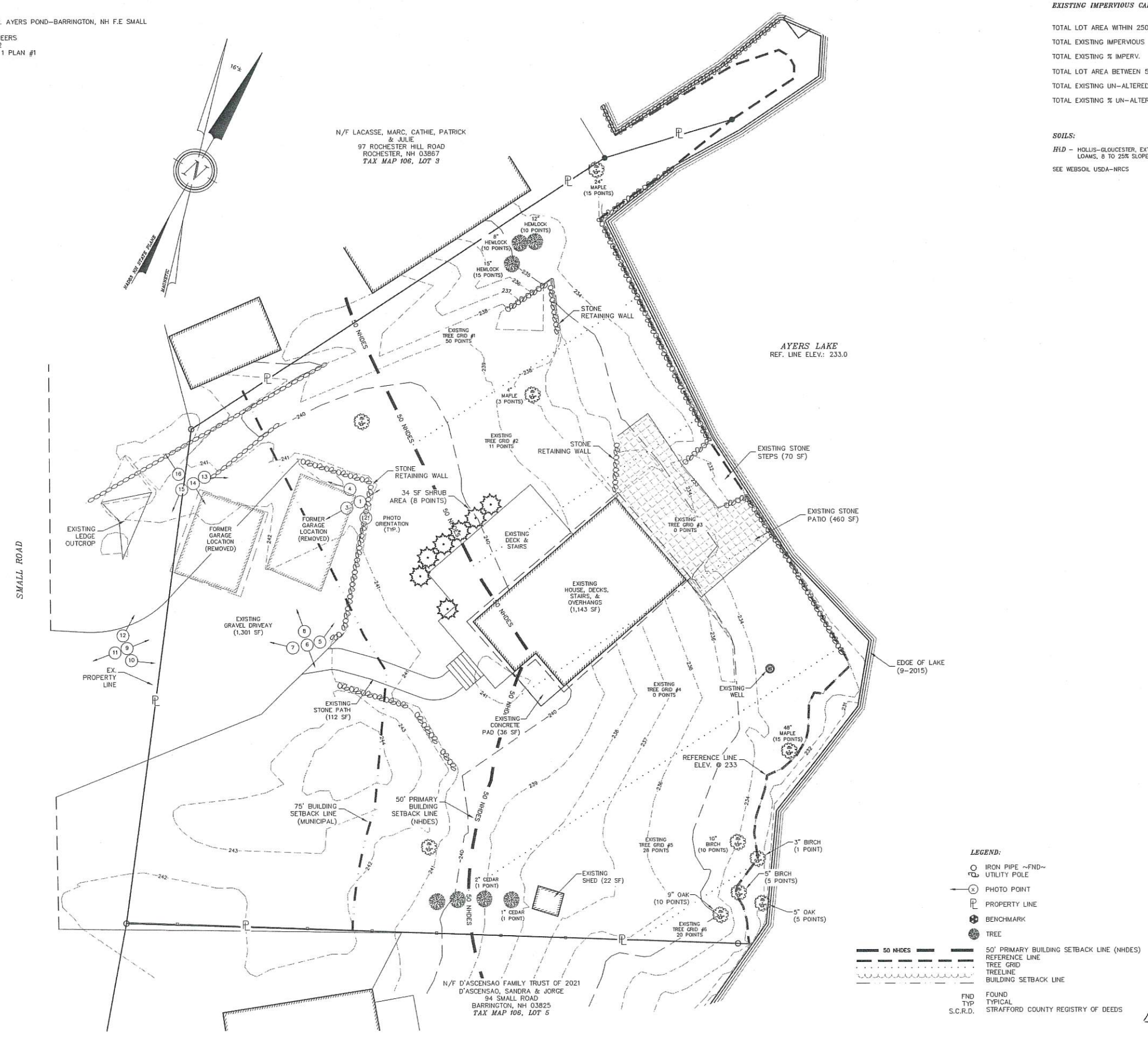
APR 25 2023

LAND USE OFFICE

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



LEGEND:

- IRON PIPE ~FND~ UTILITY POLE
- ⊗ PHOTO POINT
- ⊕ PROPERTY LINE
- ⊙ BENCHMARK
- TREE
- 50 NHDES
- 50' PRIMARY BUILDING SETBACK LINE (NHDES) REFERENCE LINE
- TREE GRID
- TREETLINE
- BUILDING SETBACK LINE
- FND TYP FOUND
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

REVISION	DATE	DESCRIPTION
		EXISTING CONDITIONS PLAN LAND OF DEREK & MELISSA CEPPELLI 100 SMALL ROAD BARRINGTON, N.H. TAX MAP 106, LOT 4
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE :		1 IN. EQUALS 10 FT.
DATE :		DECEMBER 30, 2022
FILE NO. :		DB 2022-104

PLAN REFERENCES:

- "SUBDIVISION OF CAMP LOTS, AYERS POND-BARRINGTON, NH F.E. SMALL ROCHESTER, NH"
BY: I W JONES & CO. ENGINEERS
DATED: SEPTEMBER 15, 1922
S.C.R.D.: POCKET 4 FOLDER 1 PLAN #1

SOILS:

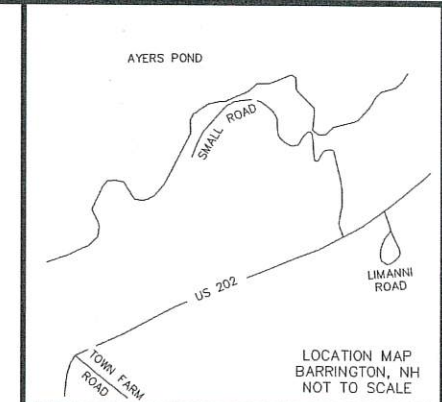
H/D - HOLLIS-GLOUCESTER, EXTREMELY ROCKY FINE SANDY LOAMS, 8 TO 25% SLOPES
SEE WEBSOL USDA-NRCS

EXISTING IMPERVIOUS CALCULATIONS:

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TOTAL EXISTING IMPERVIOUS	3,144 Sq.Ft.
TOTAL EXISTING % IMPERV.	23.66%
TOTAL LOT AREA BETWEEN 50'-150'	5,950 Sq.Ft.
TOTAL EXISTING UN-ALTERED	0 Sq.Ft.
TOTAL EXISTING % UN-ALTERED	0%

PROPOSED IMPERVIOUS CALCULATIONS:

TOTAL LOT AREA WITHIN 250'	13,290 Sq.Ft.
TOTAL PROPOSED IMPERVIOUS	2,842 Sq.Ft.
TOTAL PROPOSED % IMPERV.	21.38%
TOTAL LOT AREA BETWEEN 50'-150'	5,950 Sq.Ft.
TOTAL PROPOSED UN-ALTERED	0 Sq.Ft.
TOTAL PROPOSED % UN-ALTERED	0%

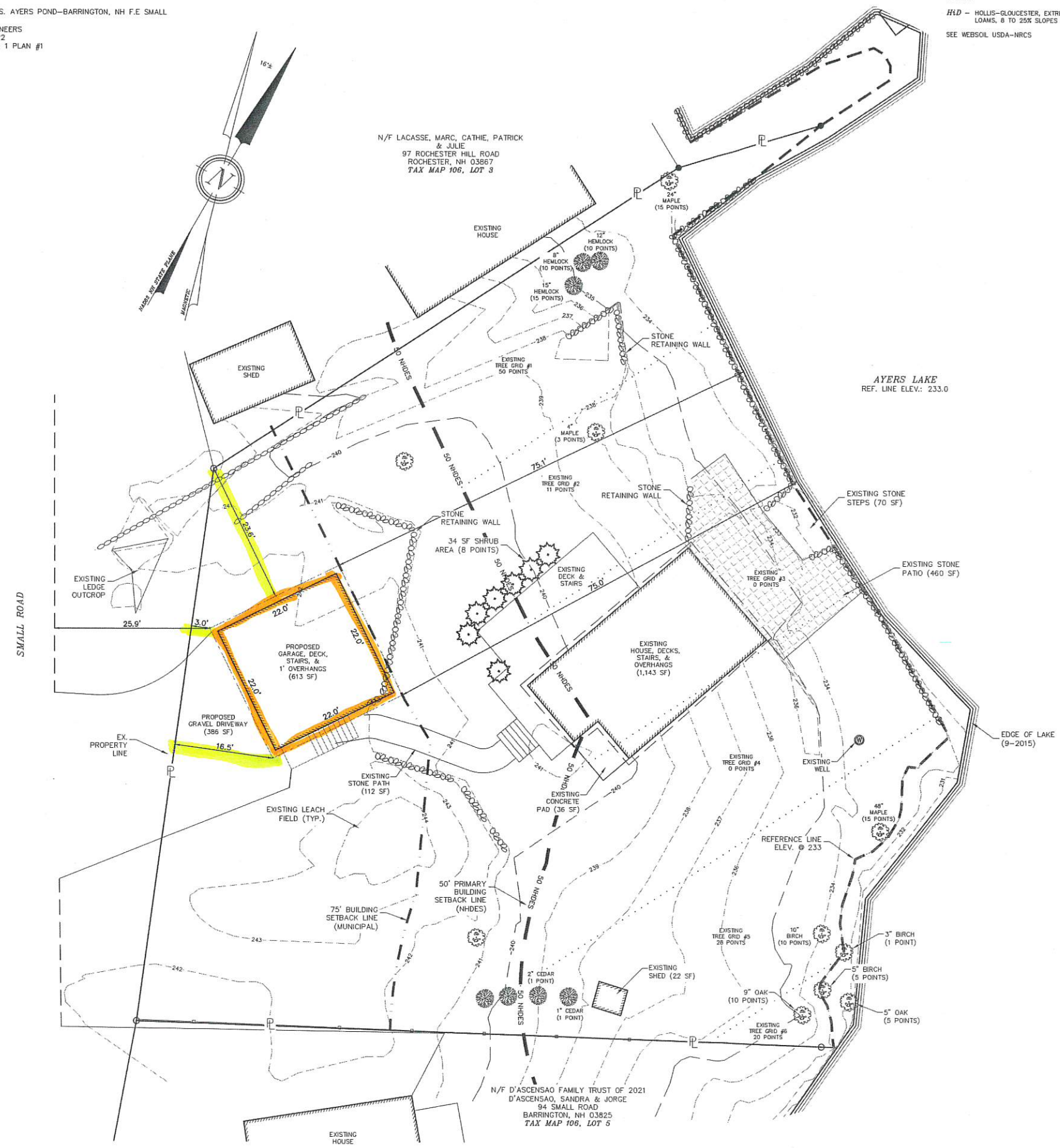
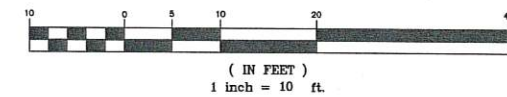


NOTES:

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100 SMALL ROAD
BARRINGTON, NH 03825
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- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS OF TAX MAP 106, LOT 4.

THIS IS NOT A BOUNDARY SURVEY

RECEIVED
APR 25 2023
LAND USE OFFICE



REVISION	DATE	DESCRIPTION
PROPOSED CONDITIONS PLAN		
LAND OF DEREK & MELISSA CEPPELELLI 100 SMALL ROAD BARRINGTON, N.H. TAX MAP 106, LOT 4		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 10 FT.		
DATE : DECEMBER 30, 2022		
FILE NO. : DB 2022-104		

ARTICLE 4.....DIMENSIONAL REQUIREMENTS

4.1 General Provisions

4.1.1.....Minimum Standards

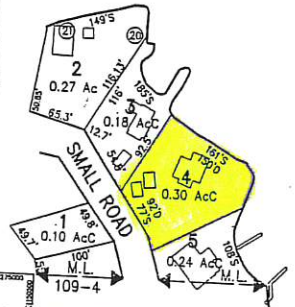
No building or structure shall be erected, enlarged, altered or moved, nor shall any existing lot size be changed, or new lot created, except in accordance with the standards prescribed in Table 2, Table of Dimensional Standards or as otherwise specified herein.

Table 2.....Table of Dimensional Standards (a)

Zoning District	Min. Lot Size (sq.ft.) (b)	Min. Lot Frontage (ft.) (b)	Min. Yard Setbacks (ft.)(i)			Max. Bldg. Height		Max. Lot Coverage (f)
			Front	Side	Rear	Feet	Stories	
General Residential	80,000(c)	200	40	30	30	35	2.5	40%
Neighborhood Residential	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Residential)	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Non-Residential)	30,000(g)	75	20	15	15	40(j)	3	60%
Town Center	20,000(h)	40	20(k)	15	15	40(j)	3	80%
Regional Commercial	40,000(d)	200	75(e)(l)	30	30	40(j)	3	50%

Footnotes:

- (a) All development is subject to the additional and supplemental dimensional standards prescribed in Article 4 of this Ordinance.
- (b) Refer to Article 4.2 for calculating the minimum lot size per dwelling unit within each district.
- (c) Minimum lot sizes and frontage may be reduced as part of a Conservation Subdivision in accordance with Article 6 of this Ordinance.
- (d) Minimum lot sizes for residential dwelling units in the RC district shall be in accordance with Section 4.2 of this Ordinance. (e) A greenbelt shall be maintained along the frontage of parcels on Route 125 in accordance with Subsection 4.2.3, Paragraph 4), of this Ordinance.
- (f) Maximum lot coverage means the area of the lot covered by an impervious surface. Calculation of maximum lot coverage in a Planned Unit Development (PUD) shall be in accordance with Subsection 16.3.3. All development is subject to the provisions of Article 12, Groundwater Protection, with regard to the creation of impermeable surfaces.
- (g) The minimum lot size for single-family dwelling units must comply with the provisions of Subsection 4.2.1 of this Ordinance, which are the same requirements for constructing a single-family dwelling in the GR and NR districts, as well as all other applicable provisions. Refer to section 4.2.2 for further specifications regarding minimum lot size and building size requirements in the VD district.
- (h) Refer to Section 4.2.4 for additional provisions regarding minimum lot size and building size in the TC district.
- (i) "Setbacks apply to ground mounted Solar Collection Systems. Increases in the Minimum Yard Setbacks may be required as part of the Site Plan Review or building permit process in order to comply with Life Safety Code requirements. Additional buffers may also be required between residential and nonresidential uses in the VD, RC, and TC districts as specified in Article 4, as well as other sections of this Ordinance.
- (j) No structure may contain occupied residential building space above 35 ft. unless said structure contains a sprinkler system.
- (k) The setback for all new structures shall be fifty (50) feet from the edge of the right-of-way along Route 125 and Route 9. No new structures (except signs) may be placed within this setback area.
- (l) Properties in the Regional Commercial District which do not front on State Highways (i.e., Routes 4 and 125), the minimum front setback is forty (40) feet.



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

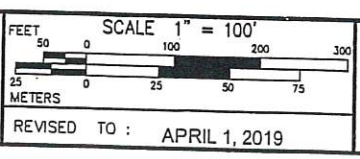
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

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



AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'
MATCH LINE	← M.L. →	
WATER	← W →	

EXEMPT PROPERTY	⊕
SUBDIVISION LOT NO.	Ⓢ
BUILDING	▭
RIGHT OF WAY/ACCESS	— R/W —
COMMON OWNERSHIP	— C/O —
WETLANDS	Ⓢ



PROPERTY MAPS

BARRINGTON

NEW HAMPSHIRE

INDEX DIAGRAM

206	105	207
107	106	211
108	109	

MAP NO. 106