

LINE	BEARING	DISTANCE
D1	N 86°24'24" W	30.00'
D2	N 00°00'00" E	29.95'
D3	N 32°00'00" W	113.24'
D4	N 31°25'19" E	33.54'
D5	S 32°00'00" E	128.25'
D6	S 00°00'00" E	31.83'
D7	S 08°01'53" W	80.00'
DC2	RADIUS	LENGTH
	50.00'	27.93'
	80.00'	44.68'

Conditions Precedent:  
At the September 05, 2023, Planning Board Meeting, Board approved waivers for:  
Pending

PLANNING BOARD APPROVAL BLOCK

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on September 21, 2022. The flags were survey located by Norway Plains Associates, Inc. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and North Central Region, (Version 2, January 2012).

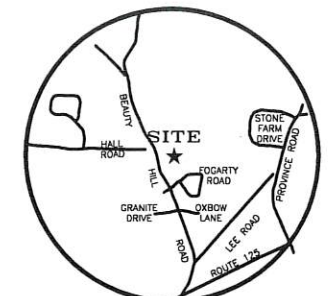
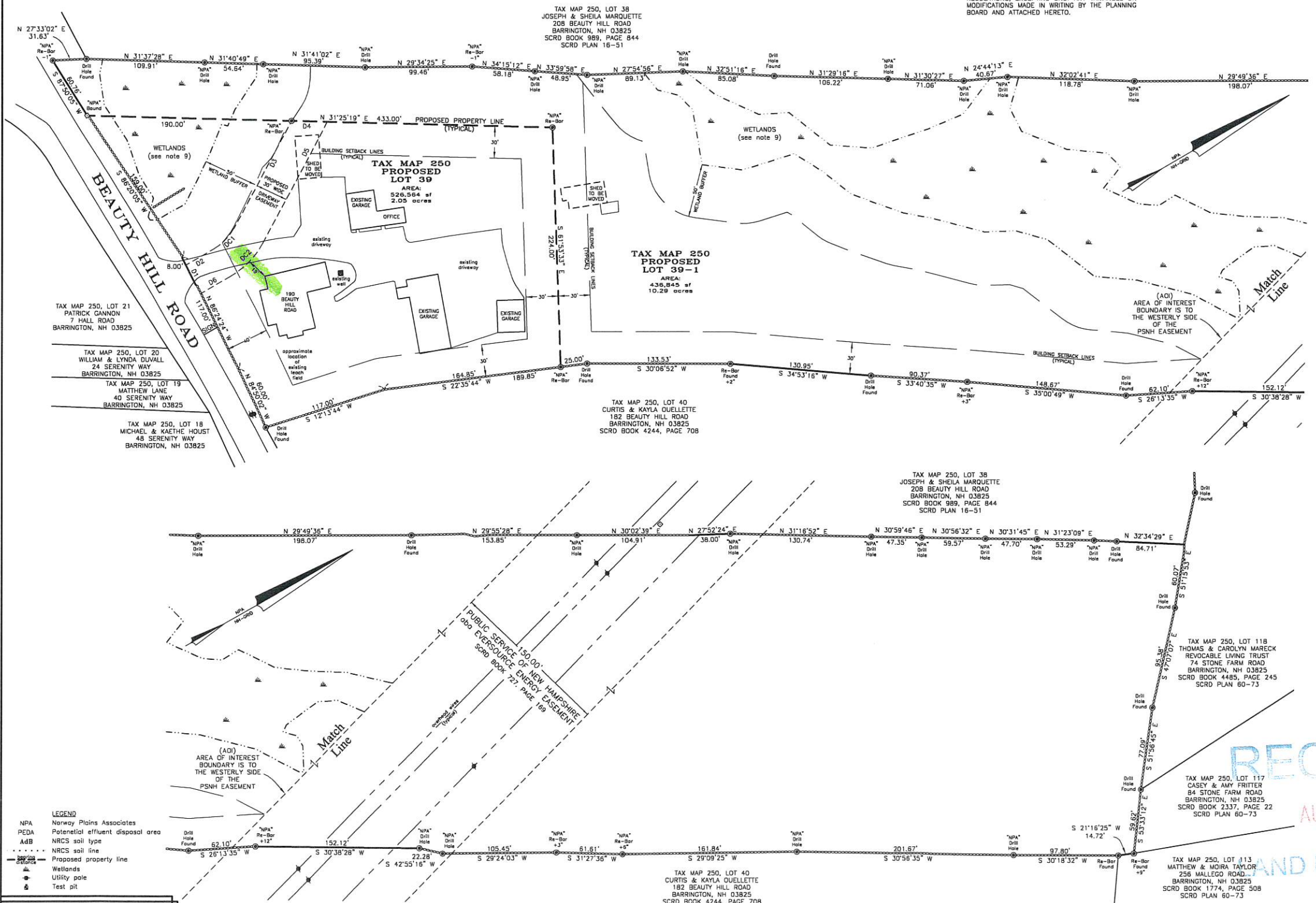
I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOSEPH D. RUNNALS, LLS DATE  
ON BEHALF OF NORWAY PLAINS ASSOCIATES, INC.

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.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 250, LOT 39 INTO TWO (2) LOTS CREATING LOT 39-1.
  2. BARRINGTON NEIGHBORHOOD RESIDENTIAL DISTRICT  
WETLANDS PROTECTION DISTRICT OVERLAY  
DIMENSIONAL STANDARDS  
LOT SIZE= 80,000 SF, FRONTAGE= 200', Fy= 40', Sy= 30', Ry= 30, WETLANDS BUFFER= 50'  
LOT AREAS:  
TAX MAP 250, LOT 39: OLD AREA= 526,306 sf / 12.08 acres  
NEW AREA= 89,461 sf / 2.05 acres  
Contiguous uplands= 82,500 sf  
TAX MAP 250, LOT 39-1: PROPOSED AREA= 436,845 sf / 10.03 acres  
Neck area= 23,731 sf  
Contiguous uplands to Eversource Energy Easement= 122,823 sf
  3. SOIL TYPES ARE PER USDA - NRCS:  
LaA - LEICESTER VERY STONY FINE SANDY LOAM, 3-8% SLOPES.  
Gsb - GLOUCESTER VERY STONY FINE SANDY LOAM, 3-8% SLOPES.  
Gsc - GLOUCESTER VERY STONY FINE SANDY LOAM, 8-15% SLOPES.
  4. ORIENTATION: HORIZONTAL DATUM - NAD83/2011; VERTICAL DATUM - NAVD83.
  5. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0285D EFFECTIVE ON 05-17-2005.
  6. THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
  7. NHDES SUBDIVISION APPROVAL NUMBER pending DATED pending.
  8. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CWS ON 09-21-22 (SEE CERTIFICATION).
  9. ALL COMMERCIAL ACTIVITIES SHALL BE CONFINED TO ONLY LOT 39.
  10. 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. 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 SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NHDOT'S STANDARD FOR ROADS & BRIDGE CONSTRUCTION.
  12. THE LAYOUT OF THIS SECTION OF BEAUTY HILL ROAD IS DESCRIBED IN BARRINGTON SELECT BOARD VOLUME III, PAGE 269, DATED DECEMBER 08, 1847 WITH A WIDTH OF FOUR RODS. THE EXISTING PAVEMENT WIDTH IS APPROXIMATELY 22' WIDE.
  13. THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT AND RECORDED AT THE S.C.R.D.
  14. FOR MORE INFORMATION ABOUT THIS PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 4 SIGNATURE DRIVE, BARRINGTON, NH 03825, (603) 664-5798.



LOCUS  
N.T.S.

SLOREN VALLIERE / OWNER'S SIGNATURE

ZACHARY TUCKER / OWNER'S SIGNATURE

TAX MAP 250, LOT 39  
OWNER OF RECORD:  
LOREN VALLIERE & ZACHARY TUCKER  
190 BEAUTY HILL ROAD  
BARRINGTON, NH 03825  
S.C.R.D. BOOK 4373, PAGE 469

RECEIVED  
AUG 30 2023  
LAND USE OFFICE

ZBA Sketch  
SUBDIVISION PLAN  
190-192 BEAUTY HILL ROAD  
BARRINGTON  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
LOREN VALLIERE &  
ZACHARY TUCKER

SCALE: 1" = 50' SEPTEMBER 2023

GRAPHIC SCALE  
1 INCH = 50 FEET

FILE NO. 498  
PLAN NO. C-2807-S1  
DWC NO. 16115-LDD/S-1