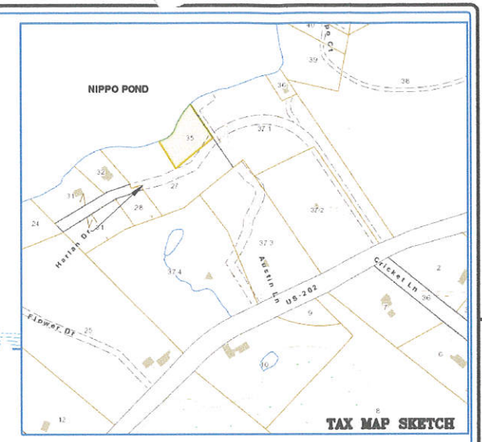


NIPPO POND

12'± TO WATER

REBAR FOUND

50' WATERFRONT BUFFER

MAP 112 , LOT 37.1
N/F NIPPO POND, LLC.
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH
03801

N53° 10' 47"E 159.38'

SURVEY TIE LINE

75' PROTECTIVE WELL RADIUS

LENGTH OF SHORELINE: 187 +/-

50.3'

TAX MAP 112, LOT 35
17,684 SQ. FT.
0.41 ACRES

S17° 09' 41"E 110.22'

51.0'

14'± TO WATER

REBAR FOUND

PROPOSED DECK

PROPOSED 2 BEDROOM HOUSE

50.1'

55.6'

31.3'

S72° 09' 52"W 4.75'

REBAR FOUND

22.0'

N43° 35' 31"W 115.75'

PROPOSED DRIVEWAY

21.6'

105.00' S54° 09' 52"W

MAP 112 , LOT 27
N/F NIPPO POND, LLC.
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH
03801

REBAR FOUND

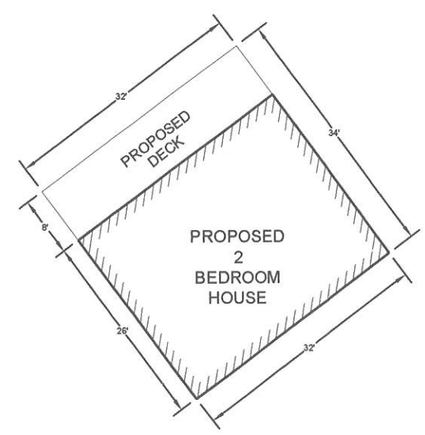
52.05' S83° 50' 20"W

HARLAN DRIVE (PRIVATE R.O.W.)

NOTE: HARLAN DRIVE IS A PRIVATE RIGHT OF WAY. SEE PLAN RECORDED AT THE STRAFFORD COUNTY REGISTRY (PLAN # 106-091)

MAP 112 , LOT 27
N/F NIPPO POND, LLC.
304 MAPLEWOOD AVENUE
PORTSMOUTH, NH
03801

NOTE: THESE ARE SUITABLE LOCATIONS FOR A SEPTIC TANK AND E.D.A. N.H.D.E.S. SUBSURFACE SYSTEMS BUREAU AND WETLANDS BUREAU MUST APPROVE THIS DESIGN PRIOR TO CONSTRUCTION..



DIMENSIONS OF PROPOSED HOUSE

LAND USE OFFICE
APR 23 2015
RECEIVED

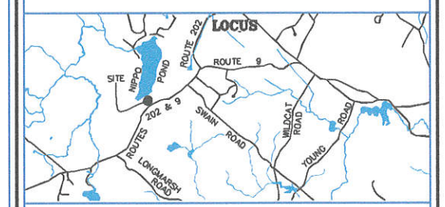
NOTES

1. ZONING: GENERAL RESIDENTIAL - BUILDING SETBACKS; FRONT: 40, SIDE: 30, REAR: 30
2. TAX MAP & DEED REFERENCE MAP 112, LOT 35 ..... DEED 4127-848
3. OWNER OF RECORD: NIPPO POND LLC
   304 MAPLEWOOD AVE. , PORTSMOUTH , N.H. 03801
4. TYPE OF SURVEY: THIS IS A "U" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE HAVING A RELATIVE ERROR IN CLOSURE NO GREATER THAN 1 IN 10,000 WITH A LECIA TS06 TOTAL STATION AND A RANGER DATA COLLECTOR
5. FIELD CREW: R. ORVIS, B. COTE Jr., A. ROWE
6. BEARING OBSERVATION: PER PLAN REFERENCE JUNE 13TH, 2013
7. FLOOD HAZARD: NONE PER FEMA / FIRM COMM-PNL 33017C0280D EFF. MAY 17,2005
8. BURIAL GROUNDS : NONE OBSERVED

REFERENCES

1. "SUBDIVISION PLAT, BARRINGTON , STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR A. HARLAN CALEF REV. TRUST" BY: ORVIS/DREW LLC. DATED: JUNE 18, 2007
2. "BOUNDARY LINE ADJUSTMENT, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR A. HARLAN CALEF REVOCABLE TRUST" BY: ORVIS/DREW, LLC. DATED: JANUARY 10, 2008. S.C.R.D. PLAN 93-87

REVISIONS



VARIANCE PLAN
TAX MAP 112, LOT 35
HARLAN DRIVE
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
NIPPO POND LLC.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 652 RANDY R. ORVIS

PLAN INTENT

THE PURPOSE OF THIS PLAN IS TO ACCURATELY DEPICT THE PROPOSED ACTIVITIES TO TAKE PLACE ON MAP 112, LOT 35, NIPPO POND IN BARRINGTON, NH. THE OWNER OF THIS LOT PROPOSES TO CONSTRUCT A SINGLE FAMILY HOUSE WITH APPROPRIATE SERVICES AND UTILITIES. DUE TO THE LACK OF BUILDING ENVELOPES, THE OWNER IS SEEKING A VARIANCE FROM ARTICLE 11.2(1) AND ARTICLE 4.1(1) OF THE BARRINGTON, NH ZONING REGULATIONS.

THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

4/23/15
DATE

RANDY R. ORVIS L.L.S. #652
LICENSED LAND SURVEYOR P.O. BOX 277 FARMINGTON, N.H. 03835

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FEBRUARY 12, 2015 | SHEET 1 OF 1 | PLAN # 1255

Géomètres Blue Hills, LLC
Land Surveying
Land Use Consulting
Septic System Design
Environmental Consulting
PO Box 277
Hometown Road
Farmington, NH 03835
(603)859-2367

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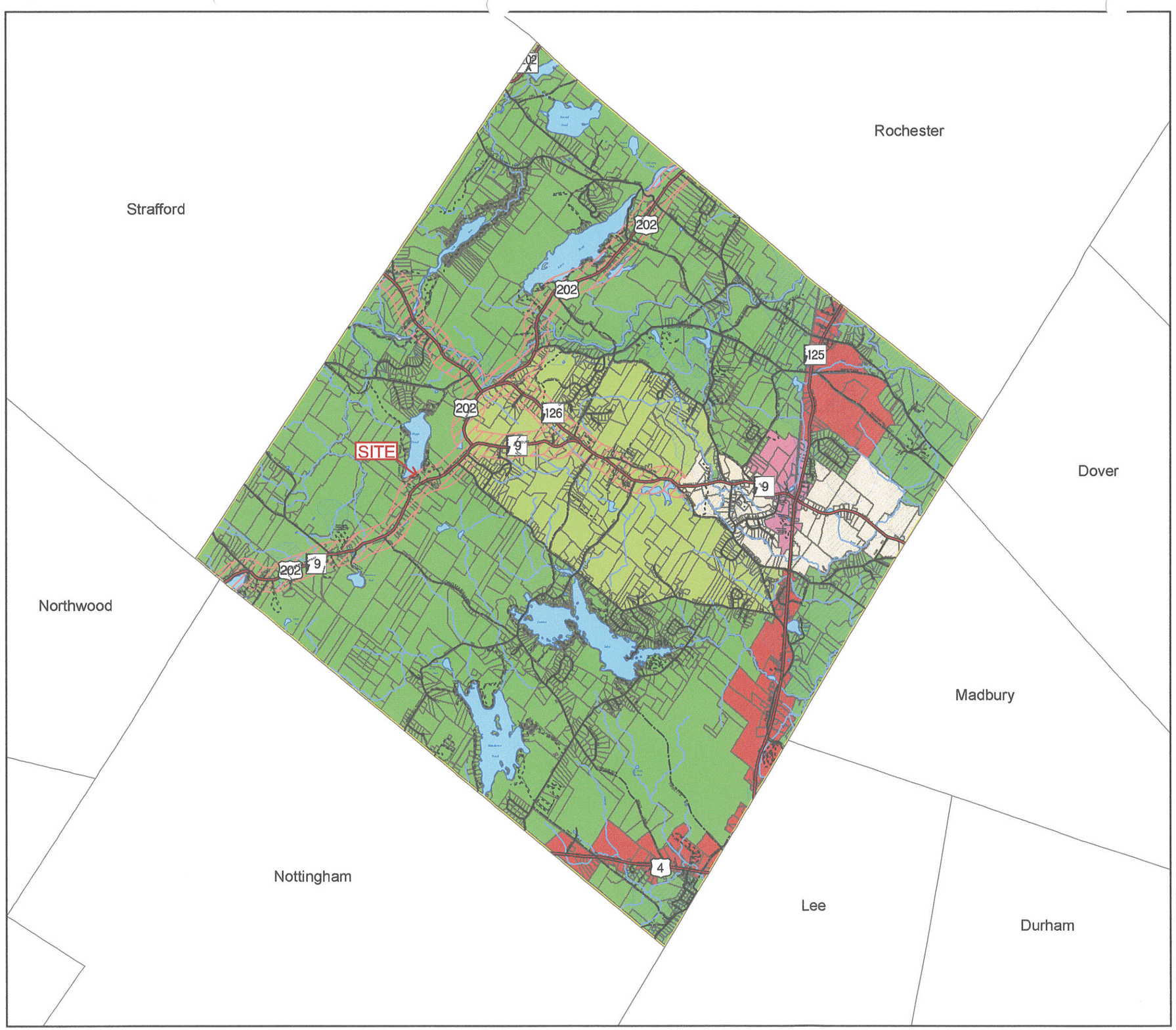

Zoning Map

Town of Barrington, New Hampshire

Legend

Zoning Districts*

- General Residential (GR)
- Neighborhood Residential (NR)
- Regional Commercial (RC)
- Town Center
- Village (VD)
- Highway Commercial Overlay
- Stratified Drift Aquifer Overlay (SDA)

- Lake, Pond
- River, Stream, Brook
- Municipal Boundary
- Barrington Tax Parcels (2006)

*Note: There are additional zoning overlay districts contained in the Town of Barrinton Zoning Ordinance that are not illustrated on this map.

Grid North
NH State Plane
NAD 1983 Feet

N W E S

1:74,000

0 0.5 1 2 Miles

LAND USE OFFICE
APR 23 2015
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This map is a recreation of the Official Zoning Map of Barrington that can be found in the "Town of Barrington Zoning Ordinance" that was adopted on March 8, 2005.

Data Sources

Base features are from USGS 1:24,000 scale Digital Line Graphs, as archived in the GRANIT database. Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center (CSRC), under contract to the Office of Energy & Planning (OEP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. Neither OEP nor CSRC make any claim as to the validity or reliability or to any implied uses of these data.

Zoning District data were created by SRPC staff based on the "Town of Barrington Zoning Ordinance" adopted on March 8, 2005.

Prepared by ***Strafford Regional Planning Commission***
150 Wakefield Street, Suite 12, Rochester, NH 03867
T: (603) 994-3500 F: (603) 994-3504 Em: srpc@strafford.org
Zoning Map: Town of Barrington, NH
Date/Author: March 2011 / KP
Path: G:\Requests\Members\Bar\Zoning_2011.mxd

Maps prepared by Strafford Regional Planning Commission are for planning purposes only.

Strafford REGIONAL PLANNING COMMISSION