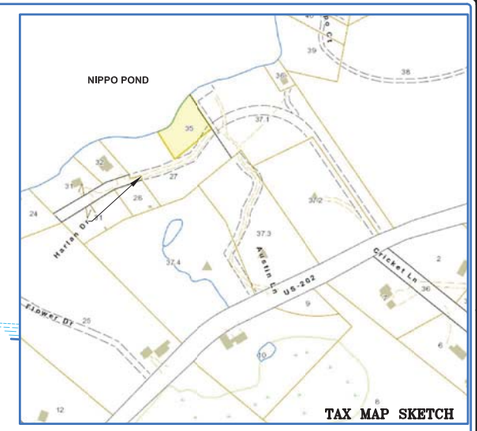


NIPPO POND

12'± TO WATER

REBAR FOUND

50' WATERFRONT BUFFER

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

LENGTH OF SHORELINE 160' +/-

SURVEY TIE LINE N57° 10' 47"E 156.38'

75' PROTECTIVE WELL RADIUS

50.3'

S17° 59' 06"E 110.72'

14'± TO WATER

N61° 32' 04"E 59.00'

51.0'

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

N35° 08' 31"E 25.28'

REBAR FOUND

PROPOSED DECK

PROPOSED 2 BEDROOM HOUSE

50.1'

56.5'

55.6'

76.3'

31.3'

22.0'

21.6'

REBAR FOUND

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..

POORLY DRAINED SOILS

N14° 54' 47"W 92.57'

PROPOSED DRIVEWAY

89.03' S54° 09' 52"W

ACCESS EASEMENT SEE PLAN S.C.R.D. 93-87

S22° 25' 41"E 9.83'

S22° 25' 41"E 15.00'

17.57' S54° 09' 52"W

52.05' S83° 50' 20"W

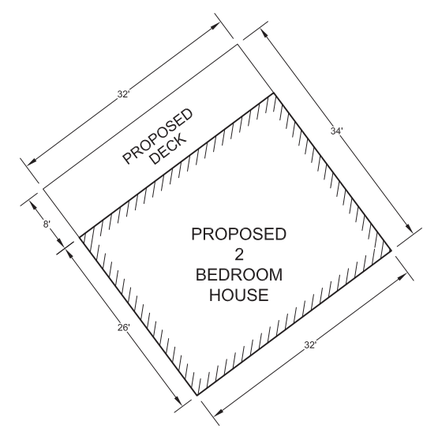
REBAR FOUND

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

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



DIMENSIONS OF PROPOSED HOUSE

NOTES

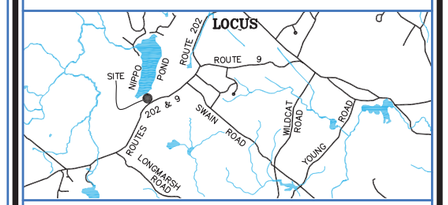
1. ZONING: GENERAL RESIDENTIAL - BUILDING SETBACKS: FRONT: 40, SIDE: 30, REAR:30
2. TAX MAP & DEED REFERENCE: MAP 112, LOT 35 ..... DEED: 4127-848
3. OWNER OF RECORD: NIPPO POND LLC., 304 MAPLEWOOD AVE., PORTSMOUTH, N.H. 03801
4. TYPE OF SURVEY: THIS IS A "U" CLASS SURVEY COMPLETED BY A RANDOM TRAVERSE 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

08-11-2015 - REVISED TO SHOW ACCESS EASEMENT AND SHOW NEW WETLAND DELINEATION.



VARIANCE PLAN

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

PLAN INTENT

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

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.

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
Hornetown Road
Farmington, NH 03835
(603)859-2367

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