

Legend:

SCRD Stafford County Registry of Deeds
 Building Setback
 Utility Pole
 Existing Contour
 Existing Spot Grade
 Overhead Utilities

References:

- 1.) "Revised Boundary Survey, Waldron B. Haley, Barrington, NH", dated Jan. 1976, prepared by Frederick E. Drew Assoc., SCRD Plan No. 17A-27.
- 2.) "Arthur G. Davis, Summer Haley Land, Barrington, NH", dated July 1973, prepared by G. L. Davis & Assoc., SCRD Pocket 1, Folder 4, Plan 31.
- 3.) "Corrective Easement Plan Tropic Star Convenience, for The Three Socios LLC, George Tsoukalas & Journey Baptist Church, Barrington, NH", dated 07/30/13, revised 10/27/16, prepared by Jones & Beach Engineers, Inc., SCRD Plan No. 112-39.
- 4.) "Site Plan - Barrington Village Plaza for George Tsoukalas, Barrington, NH", dated May 2007, revised 8-2-07, prepared by Haight Engineering PLLC, Project No. 0709.



Notes:

- 1.) The purpose of this plan is to depict the existing conditions of the subject tract at the date of the survey utilizing the boundary data shown on the plan references.
- 2.) Field Procedure: Nikon (NPL-322) Electronic Total Station Instrument & Corleau Plus Data Collector, Adjusted Closed Traverse Performed December 2016 / January 2017.
- 3.) Parcel is shown as Lot 7 on the Town of Barrington Assessor's Map 238.
- 4.) Parcel is located in the Town of Barrington Town Center District and the Stratified Drift Aquifer Overlay District.
- 5.) Owner of Record: George Tsoukalas
 PO Box 684
 Barrington, NH 03825
 SCRD Bk 3460, Pg 411
 a.) Parcel subject to Easement and Water Supply Agreement, see SCRD Bk 4431, Pg 975.
- 6.) Parcel is not located in a Flood Hazard Zone as depicted on FEMA Flood Insurance Program Map No. 3301780305E, Revised September 30, 2015.
- 7.) There are no prime wetlands located on the subject parcel as depicted on Sheet 15 of the Town of Barrington Prime Wetlands Map, dated Jan. 1991, prepared by IEP, INC. of Portsmouth, NH.
- 8.) The subject property was field inspected by Corus EcoSciences, LLC, of Dover, NH, on March 14, 2007 and determined there were no jurisdictional wetlands present onsite.
- 9.) 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 that no such easements exist.
- 10.) Lot Area: 2.26 Acres
- 11.) The location of all underground utilities shown are approximate and are based upon a partial field survey and a compilation of plans of record or information provided by the utility company. David W. Vincent, LLS does not warrant nor guarantee the location of all utilities depicted or not depicted. The contractor or design engineer, prior to the commencement of any construction, shall verify the location of all utilities and contact DISSAFE at 1-888-344-7233 or dial 811.
- 12.) Existing conditions represented on this plan are at the time of the field survey performed between December 28, 2016 and January 2, 2017. The contractor or design engineer shall notify David W. Vincent, LLS if any conditions are contrary to those depicted on this plan.
- 13.) Elevations refer to the National Geodetic Vertical Datum of 1929.

EXISTING CONDITIONS PLAN

PREPARED FOR

GEORGE TSOUKALAS

OF

TAX MAP 238 / LOT 7

LOCATED AT

575 FRANKLIN PIERCE HIGHWAY

COUNTY OF STRAFFORD

BARRINGTON, NH

DATE: FEBRUARY 1, 2017
 SCALE: 1" = 30'

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES

PO Box 1622
 Dover, NH 03821
 TEL: (603) 664-5786
 www.landsurveyingservices.net

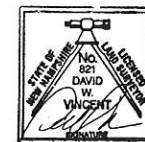
ZONING SETBACK REQUIREMENTS:

MIN. LOT AREA: 20,000 s.f.
 MIN. FRONTAGE: 40'
 MAX. BUILDING HEIGHT: 40' (3 Stories)
 MAX. BUILDING COVERAGE: 80%
 SETBACKS:
 FRONT: 50'
 SIDE: 15'
 REAR: 15'

LAND USE OFFICE

FEB 06 2017

RECEIVED



David W. Vincent, LLS No. 821

1 Feb. 2017
 Date

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE ENCLOSING OF THE EXISTING 751 S.F. CONCRETE PATIO TO INCREASE INDOOR SEATING FOR THE RESTAURANT. THE EXISTING BUILDING CURRENTLY IS SET BACK FROM THE FRONT PROPERTY LINE 31.6'. THE EDGE OF THE ENCLOSURE/ADDITION WILL BE SET BACK FROM THE FRONT PROPERTY LINE BY 38.8'. WHEN THE BUILDING WAS APPROVED AND CONSTRUCTED THE FRONT SETBACK WAS 20'. ZONING REVISIONS MODIFIED THE FRONT SETBACK TO 50'.
2. THE SUBJECT PARCEL IS SHOWN AS LOT 7 ON TOWN OF BARRINGTON TAX MAP 238 AND CONTAINS 2.26 ACRES.
3. THE SUBJECT PARCEL IS LOCATED IN THE TOWN CENTER (TC) ZONING DISTRICT AND STRATIFIED DRIFT AQUIFER OVERLAY (SDAO).
4. TITLE REFERENCE FOR THE SUBJECT PARCEL IS BOOK 3460, PAGES 0411-041275 AND BOOK 4431, PAGES 0975-0981 AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.
5. THE SUBJECT PARCEL DOES NOT FALL WITHIN THE 100-YR. FLOOD PLAIN PER FEMA COMMUNITY MAP 33017C0305E, DATED 9/30/2015.
6. THE SUBJECT SITE AND USE ARE SERVED BY EXISTING WELL AND SEPTIC SYSTEM. THE EXISTING SEPTIC SYSTEM WAS APPROVED BY NHDES UNDER CONSTRUCTION APPROVAL NUMBER CA2007089918, DATED 09-18-07. THE LEACH FIELD AND SEPTIC TANK DESIGN ARE ADEQUATELY SIZED TO SUPPORT THE PROPOSED USE.
7. THE TOTAL LAND AREA DISTURBED BY THIS PROPOSAL IS 15,000 S.F.

VARIANCE REQUEST:

ARTICLE 4.1.1 TABLE 2: DIMENSIONAL STANDARDS
TO ALLOW A 38.8' FRONT SETBACK FOR THE PROPOSED ADDITION WHERE 50' IS REQUIRED.

REFERENCE PLANS

1. "EXISTING CONDITIONS PLAN" PREPARED FOR GEORGE TSOUKALAS OF TAX MAP 238 / LOT 7, LOCATED AT 575 FRANKLIN PIERCE HIGHWAY COUNTY OF STRAFFORD, BARRINGTON, NH.; PREPARED BY: DAVID W. VINCENT, LLS, LAND SURVEYING SERVICES, P.O. BOX 1622 DOVER, NH; SCALE: 1"=30'; DATE: JANUARY 24, 2017.

LAND USE DATA

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	103,891 S.F.	103,891 S.F.
BUILDING FOOTPRINT:	N/A	2,706 S.F.	3,244 S.F.
IMPERVIOUS SURFACES:	N/A	N/A	N/A
TOTAL LOT COVERAGE:	80% MAX	<80%	<80%
GREEN SPACE AREA:	20%	>20%	>20%

DIMENSIONAL STANDARDS

	REQUIRED	EXISTING	PROPOSED
LOT FRONTAGE:	40'	278.49'	278.49'
YARD SETBACKS:			
FRONT	50'	31.60'	31.60'
SIDE	15'	21.5' / 72.2'	15' / 72.2'
REAR	15'	510.7'	510.7'
BUILDING HEIGHT:	40'	<40'	<40'
GROSS FLOOR AREA	N/A	2,706 S.F.	3,457 S.F.



Map 238 / Lot 39
Irving Oil NH
Properties Corp.
PO Box 868
Calais, ME 04819

Map 238 / Lot 6
CRE JV Five Branch
Holdings LLC
PO Box 460049
Houston, TX 77056

Map 238 / Lot 4
Three Socios LLC
3210 Lafayette Road
Hampton, NH 03842

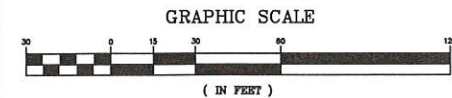
Map 235 / Lot 83
The Journey Baptist Church
PO Box 707
Barrington, NH 03825

Map 235 / Lot 81
Barrington East Road
Common Area
Eastern Avenue
Barrington, NH 03825

Map 238 / Lot 38
Frederick & Angel Bussiere
9 Colonial Way Suite E
Barrington, NH 03825

Map 238 / Lot 8
Terri & William Melville
263 Charles Street
Rochester, NH 03607

Map 238 / Lot 16.21
Barrington Village Place LLC
78 Emery Lane
Stratham, NH 03885



LAND USE OFFICE
FEB 06 2017
RECEIVED

LEGEND:	
N/F	NOW OR FORMERLY
○	EXISTING LIGHT FIXTURE
⊙	EXISTING WELL
⊕	HANDICAP SYMBOL
—	SIGN
---	BUILDING SETBACK LINE
~~~~~	EXISTING TREELINE
=====	PROPERTY LINE

VARIANCE PLAN

GEORGE TSOUKALAS  
P.O. BOX 684  
BARRINGTON, NH 03825

MILLO'S PIZZA & GRILL  
575 FRANKLIN PIERCE HIGHWAY  
BARRINGTON, NEW HAMPSHIRE

1 OF 1

CIVILWORKS NEW ENGLAND  
CIVIL ENGINEERS  
181 Watson Road, P.O. Box 1166  
Dover, NH 03820  
(603) 749-0443

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE SITE	NO.	REVISION	DATE
2-2-17	1"=30'	SRD	SRD	SJH	11025	Site.dwg			