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- 5.) PROPOSED LOT LINE REVISION - DETAIL (WD)
- 6.) PROPOSED LOT LINE REVISION - DETAIL (NORTH)

LEGEND:

- IRON BOUND (SET)
- ◻ GRANITE BOUND (SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- WELL
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- STONE WALL BOUNDARY LINE TBA
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- OVERHEAD UTILITY LINE
- FUTURE ROAD R.O.W.
- PROPOSED EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FOND
- TBA TO BE ABANDONED

ABUTTERS ACROSS ROAD:

N/F 614 FPH REAL ESTATE LLC
P.O. BOX 57
BARRINGTON, NH 03825
BOOK 4255, PAGE 388
TAX MAP 235, LOT 61

N/F MARK K & SHERRY B ROWELL
624 FRANKLIN PIERCE HWY
BARRINGTON, NH 03825
BOOK 4363, PAGE 898
TAX MAP 239, LOT 3

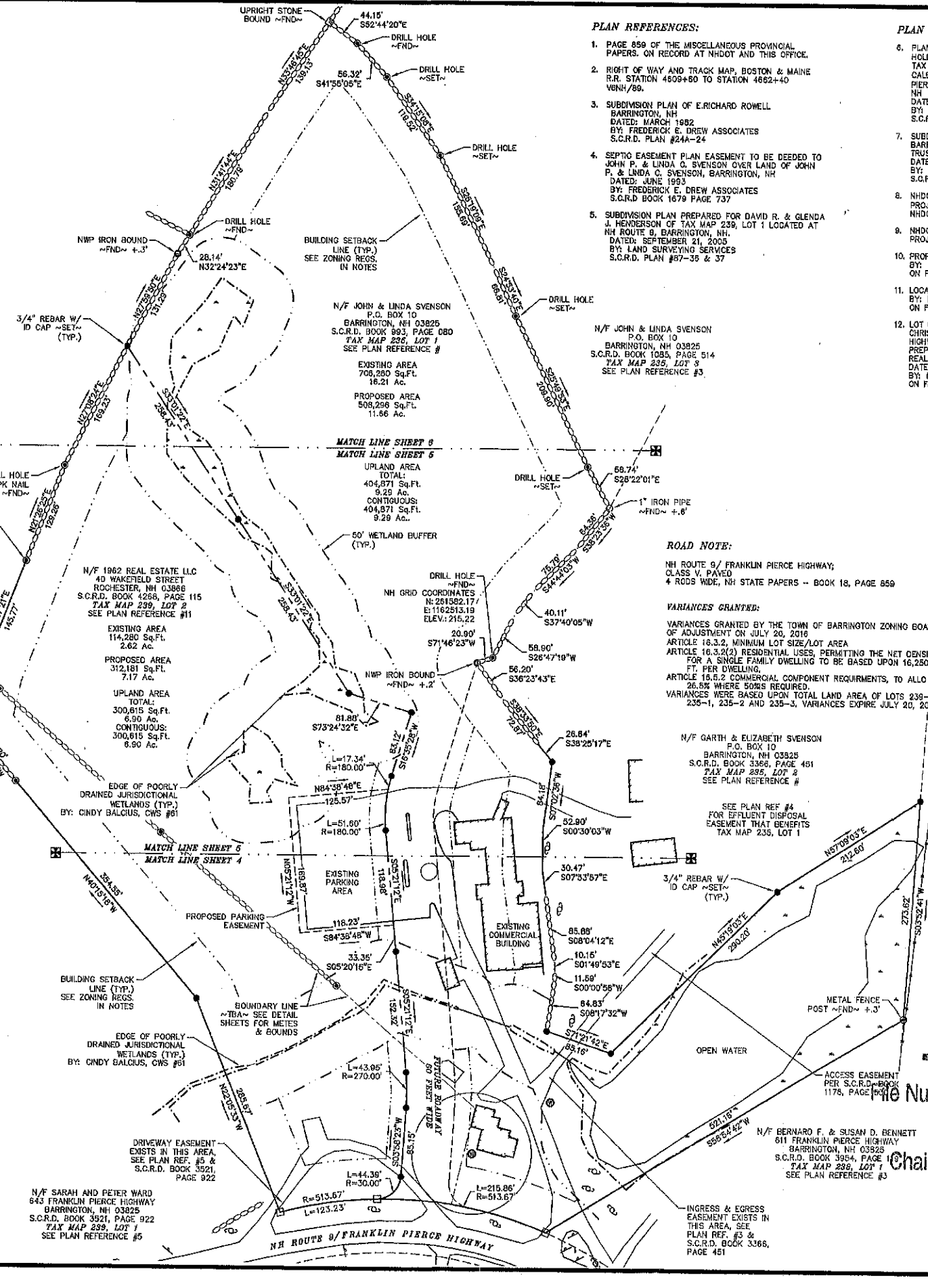
N/F TOWN CENTER PROPERTIES LLC
270 GULF RD
DOVER, NH 03820
S.C.R.D. BOOK 4347, PAGE 960
BOOK 4368, PAGE 389
TAX MAP 239, LOT 7

N/F VICTORIA J. & NATHANIEL LEAVITT
30 RIVERSIDE FARM DRIVE APT B
LEE, NH 03866
S.C.R.D. BOOK 4484, PAGE 278
TAX MAP 239, LOT 4

STONEY RIDGE ENVIRONMENTAL, LLC
CINDY BALCIUS, CWS #61

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1.) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILEV, G.W. HURT, AND O.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2.) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWIPCC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3.) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4.) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVARR, R.W., M. BUTTERWICH, N.O. MELVIN, AND W.N. KIRCHNER, 2014, THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5.) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6.) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7.) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979, L. COWARREN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-78/31.



PLAN REFERENCES:

1. PAGE 859 OF THE MISCELLANEOUS PROVINCIAL PAPERS, ON RECORD AT NHDOT AND THIS OFFICE.
2. RIGHT OF WAY AND TRACK MAP, BOSTON & MAINE R.R. STATION 4609+80 TO STATION 4662+40 VNH/89.
3. SUBDIVISION PLAN OF E. RICHARD ROWELL BARRINGTON, NH DATED: MARCH 13 1982 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN #24A-24
4. SEPTIC EASEMENT PLAN TO BE DEEDED TO JOHN P. & LINDA C. SVENSON OVER LAND OF JOHN P. & LINDA C. SVENSON, BARRINGTON, NH DATED: JUNE 1993 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. BOOK 1679 PAGE 737
5. SUBDIVISION PLAN PREPARED FOR DAVID R. & GLENDA J. HENDERSON OF TAX MAP 239, LOT 1 LOCATED AT NH ROUTE 9, BARRINGTON, NH. DATED: SEPTEMBER 21, 2005 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #57-35 & 37

PLAN REFERENCES CONT.:

6. PLAN OF LAND OF PROPERTY IN THE NAME OF R.L.C. HOLDINGS INC. FORMERLY CALEP'S INC. SHOWN AS TAX MAP 239, LOT 7, LOCATED AT MALLEGO ROAD, CALEP HIGHWAY (ATA NH ROUTE 125) AND FRANKLIN PIERCE HIGHWAY (AKA NH ROUTE 9) BARRINGTON, NH DATED: SEPTEMBER 17, 2015 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #110-020
7. SUBDIVISION OF LAND OAK HILL ROAD (SOUTH) BARRINGTON, NH FOR EDWARD J-LEMONS 1995 TRUST. DATED: JANUARY 2008 BY: NORWAY PLAINS ASSOCIATES INC. S.C.R.D. PLAN #95-18
8. NHDOT PLAN OF NH ROUTE 125 RE-CONSTRUCTION, PROJECT F 019-1(7) SHEET 7 OF 9 ON FILE WITH NHDOT
9. NHDOT PLAN OF NH ROUTE 9 RE-CONSTRUCTION, PROJECT 210-2 SHEET 2 OF 3 ON FILE WITH NHDOT
10. PROPERTY OF SUMNER HAYES, BARRINGTON NH. BY: TH CHISLEY ON FILE AT THIS OFFICE
11. LOCATION SKETCH DAVID HENDERSON BY: F.E. DREW ON FILE AT THIS OFFICE
12. LOT LINE ADJUSTMENT, SUBDIVISION PLAN CHRISTMAS DOVE, NH ROUTE 9, FRANKLIN PIERCE HIGHWAY, BARRINGTON, STRAFFORD COUNTY, PREPARED FOR JOHN & LINDA SVENSON & 1962 REAL ESTATE, LLC DATED: MARCH 2015 BY: NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THIS OFFICE

[Signatures]
John P. Svenson
Linda C. Svenson

ROAD NOTE:

NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY;
CLASS V, PAVED
4 RODS WIDE, NH STATE PAPERS -- BOOK 18, PAGE 859

VARIANCES GRANTED:

VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 26, 2018
ARTICLE 16.3.2, MINIMUM LOT SIZE/LOT AREA
ARTICLE 16.3.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 16,250 SQ. FT. PER DWELLING.
ARTICLE 16.5.2 COMMERCIAL COMPONENT REQUIREMENTS, TO ALLOW 26.8% WHERE 50% IS REQUIRED.
VARIANCES WERE BASED UPON TOTAL LAND AREA OF LOTS 239-2, 239-1, 235-2 AND 235-3, VARIANCES EXPIRE JULY 20, 2021.

N/F GARTH & ELIZABETH SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 3366, PAGE 451
TAX MAP 235, LOT 8
SEE PLAN REFERENCE #

SEE PLAN REF #4
FOR EFFLUENT DISPOSAL
EASEMENT THAT BENEFITS
TAX MAP 235, LOT 1

N/F LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 4022, PAGE 578
TAX MAP 235, LOT 1
FORMER RAILROAD R.O.W.
SEE PLAN REFERENCE #2

N/F BERNARD F. & SUSAN D. BENNETT
611 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3964, PAGE 1
TAX MAP 239, LOT 1
SEE PLAN REFERENCE #3

**PLANNING BOARD
BARRINGTON, NH**

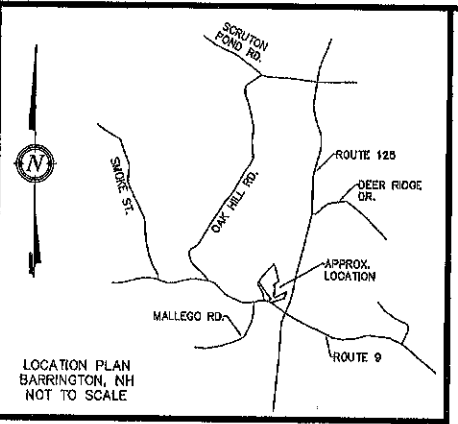
APPROVED

File Number 239-24-235-1-TC-12-LL

Date 3/20/2018

Chairman

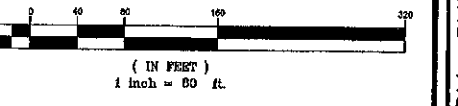
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



- NOTES:**
- 1.) OWNER: A.) 1962 REAL ESTATE LLC
40 WAKEFIELD STREET
ROCHESTER, NH 03868
B.) JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
 - 2.) A.) TAX MAP 239, LOT 2
B.) TAX MAP 235, LOT 1
 - 3.) LOT AREA: A.) 114,280 Sq. Ft., 2.62 Ac. EXISTING
312,181 Sq. Ft., 7.17 Ac. PROPOSED
B.) 706,290 Sq. Ft., 16.21 Ac. EXISTING
608,296 Sq. Ft., 11.66 Ac. PROPOSED
 - 4.) S.C.R.D.: A.) BOOK 4268, PAGE 115
B.) BOOK 993, PAGE 090
 - 5.) ZONING: TOWN CENTER
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 20.0'
NH ROUTE 125/9 SET BACK ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'

- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REG. FEMA COMMUNITY #330178, MAP# - 33017C0305C, DATED: SEPTEMBER 30, 2016.
- 7.) VERTICAL DATUM BASED ON USGS HIGHS ELEVATIONS.
HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES OBTAINED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX MAP 239 LOT 2 AND TAX MAP 235 LOT 1. THIS IS A 6 SHEET PLAN SET. SHEET 1 IS AN OVERVIEW LOT LINE REVISION PLAN. SHEET 2 IS AN EXISTING CONDITIONS PLAN. SHEET 3 IS AN OVERVIEW OF THE LOT LINE REVISION WITH TOPOGRAPHY. SHEETS 4-6 ARE THE LOT LINE REVISION SHEETS. SHEETS 1, 4, 5, & 6 WILL BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEETS 2 & 3 WILL BE ON RECORD AT THIS OFFICE AND THE TOWN OF BARRINGTON.
- 9.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 10.) 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 SOIL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- 11.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 12.) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GRAPHIC SCALE



FINALIZE NOTICE OF DECISION		REVISIONS PER NOTICE OF DECISION	
#2	#1	REVISION	DATE

PROPOSED LOT LINE REVISION - OVERVIEW PLAN
LAND OF 1962 REAL ESTATE LLC & JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 239 LOT 2 & MAP 235 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: AUGUST 8, 2017
FILE NO.: DB 2017-043

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. -- 1:10,000 --
[Signature] 5-5-18
KENNETH A. BERRY LLS 805 DATE

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWHPC WETLANDS WORKGROUP, WILMINGTON, MA 01897.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, GOLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEL HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTOVECTOR 2014-4111-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1978. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.



STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61



ABUTTERS ACROSS ROAD:

- N/F 614 FPH REAL ESTATE LLC
P.O. BOX 67
BARRINGTON, NH 03825
BOOK 4255, PAGE 396
TAX MAP 236, LOT 61
- N/F MARK K & SHERRY B ROWELL
624 FRANKLIN PIERCE HWY
BARRINGTON, NH 03825
BOOK 4363, PAGE 899
TAX MAP 269, LOT 3
- N/F TOWN CENTER PROPERTIES LLC
270 GULF RD
DOVER, NH 03820
S.C.R.D. BOOK 4347, PAGE 960
TAX MAP 239, LOT 7
- N/F VICTORIA J. & NATHANIEL LEAVITT
30 RIVERSIDE FARM DRIVE APT B
LEE, NH 03861
S.C.R.D. BOOK 4484, PAGE 278
TAX MAP 289, LOT 4

- SOILS:**
- GdC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES
 - HdB - HOLLS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 - HdC - DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
 - WdA - WINDSOR LOAMY SAND, 0 TO 3% SLOPES
- SEE WEBSOL USDA-NRCS

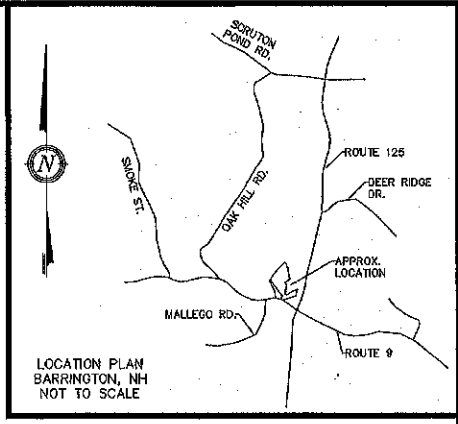
N/F SARAH AND PETER WARD
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3521, PAGE 922
TAX MAP 239, LOT 1
SEE PLAN REFERENCE #5

ROAD NOTE:

NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY,
CLASS V, PAVED
4 RODS WIDE, NH STATE PAPERS - BOOK 18, PAGE 859

PLAN REFERENCES:

1. PAGE 859 OF THE MISCELLANEOUS PROVINCIAL PAPERS, ON RECORD AT NHDOT AND THIS OFFICE.
2. RIGHT OF WAY AND TRACK MAP, BOSTON & MAINE R.R. STATION 4809+80 TO STATION 4824+40 V6NH/88.
3. SUBDIVISION PLAN OF ERICHARD ROWELL BARRINGTON, NH DATED: MARCH 1982 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN #24A-24
4. SEPTIC EASEMENT PLAN EASEMENT TO BE DEEDED TO JOHN P. & LINDA O. SVENSON OVER LAND OF JOHN P. & LINDA O. SVENSON, BARRINGTON, NH DATED: JUNE 1993 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. BOOK 1679 PAGE 737
5. SUBDIVISION PLAN PREPARED FOR DAVID R. & GLENDA J. HENDERSON OF TAX MAP 239, LOT 1 LOCATED AT NH ROUTE 9, BARRINGTON, NH. DATED: SEPTEMBER 21, 2005 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #97-36
6. PLAN OF LAND OF PROPERTY IN THE NAME OF R.L.C. HOLDINGS INC. FORMERLY CALEF'S INC. SHOWN AS TAX MAP 239, LOT 7, LOCATED AT MALLEGO ROAD, CALEF HIGHWAY (ATA NH ROUTE 125) AND FRANKLIN PIERCE HIGHWAY (ATA NH ROUTE 9) BARRINGTON, NH DATED: SEPTEMBER 17, 2015 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #110-020
7. SUBDIVISION OF LAND DAK HILL ROAD (SOUTH) BARRINGTON, NH FOR EDWARD J-LEMOS 1985 TRUST. DATED: JANUARY 2006 BY: NORWAY PLAINS ASSOCIATES INC. S.C.R.D. PLAN #95-18
8. NHDOT PLAN OF NH ROUTE 125 RE-CONSTRUCTION, PROJECT F 019-1(7) SHEET 7 OF 9 ON FILE WITH NHDOT
9. NHDOT PLAN OF NH ROUTE 9 RE-CONSTRUCTION, PROJECT 210-E SHEET 2 OF 8 ON FILE WITH NHDOT
10. PROPERTY OF SUMNER HAYES, BARRINGTON NH. BY: TW CHSLEY ON FILE AT THIS OFFICE
11. LOCATION SKETCH DAVID HENDERSON BY: F.E. DREW ON FILE AT THIS OFFICE
12. LOT LINE ADJUSTMENT, SUBDIVISION PLAN CHRISTMAS DOVE, NH ROUTE 9, FRANKLIN PIERCE HIGHWAY, BARRINGTON, STRAFFORD COUNTY, PREPARED FOR JOHN & LINDA SVENSON & 1982 REAL ESTATE, LLC DATED: MARCH 2015 BY: NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THIS OFFICE



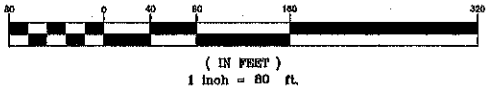
NOTES:

- 1.) OWNER: A) 1982 REAL ESTATE LLO 40 WAKEFIELD STREET ROCHESTER, NH 03866 B) JOHN & LINDA SVENSON P.O. BOX 10 BARRINGTON, NH 03825
- 2.) A) TAX MAP 236, LOT 2 B) TAX MAP 236, LOT 1
- 3.) LOT AREA: A) 114,280 Sq. Ft., 2.62 Ac. B) 708,280 Sq. Ft., 16.21 Ac.
- 4.) S.C.R.D. A) BOOK 4255, PAGE 116 B) BOOK 993, PAGE 680
- 5.) ZONING: TOWN CENTER FRONTAGE ~ 40.0' MINIMUM LOT SIZE ~ 20,000 SQUARE FEET FRONT SETBACK ~ 20.0' NH ROUTE 125/9 SET BACK: ~ 60' REAR SETBACK ~ 15.0' SIDE SETBACK ~ 15.0' COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0' WETLANDS/WATERBODY SETBACK ~ 50.0' MAX. STRUCTURE HEIGHT: 40.0'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY #30178, MAP # 330703036E, DATED SEPTEMBER 30, 2016.
- 7.) VERTICAL DATUM BASED ON USGS HANGING ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON INFER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 239 LOT 2 AND TAX MAP 236 LOT 1.

LEGEND:

- DRILL HOLE (FND)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- WELL
- NRCS SOIL DELINEATION LINE
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- OVERHEAD UTILITIES LINE
- STAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND

GRAPHIC SCALE



PLANNING BOARD
BARRINGTON, NH

APPROVED

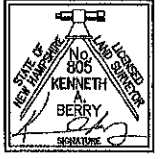
File Number 239-24235-1-TC-17-N
Date 3/20/2018

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. - 1:10,000 - OF THE TOWN OF BARRINGTON, N.H. - 1:10,000 -
KENNETH A. BERRY LLS 805 DATE

FINALIZE NOTICE OF DECISION	REVISIONS PER NOTICE OF DECISION	DATE	DESCRIPTION
3/5/18	#2	10/9/17	
	#1		

EXISTING CONDITIONS PLAN
LAND OF 1982 REAL ESTATE LLC & JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 239 LOT 2 & MAP 236 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 80 FT.
DATE: AUGUST 8, 2017
FILE NO.: DB 2017-043



TEST HOLE DATA: 6-19-17

TEST PIT #1
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-40" 7.5YR 6/4 SAND AND GRAVEL, GRANULAR, FRAGILE
 40-60" 10YR 6/4 SAND AND GRAVEL, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES
 60-72" 10YR 7/2 FINES, GRANULAR, FRAGILE, MANY AND PROMINENT MOTTLES

E.S.H.W.T. @ 40"
 GROUND WATER @ 40"
 TERMINATED @ 72"
 ROOTS @ NONE
 REFUSAL @ NONE
 PERC. = 2 MIN/H

TEST PIT #2
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE
 3-42" 7.5YR 6/4 SAND AND GRAVEL, GRANULAR, FRAGILE
 42-72" 2.5Y 6/6 SAND AND GRAVEL, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ NONE
 NO GROUND WATER
 TERMINATED @ 72"
 ROOTS @ NONE
 REFUSAL @ NONE
 PERC. = 2 MIN/H

TEST PIT #3
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-25" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE
 25-46" 10YR 7/4 FINE LOAMY SAND, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ 20"
 GROUND WATER @ 45"
 TERMINATED @ 45"
 ROOTS @ 24"
 REFUSAL @ 24"
 PERC. = 10 MIN/H

TEST PIT #4
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-25" 10YR 5/6 FINE SANDY LOAM, GRANULAR, FRAGILE
 25-45" 10YR 7/4 FINE LOAMY SAND, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ 25"
 GROUND WATER @ 49"
 TERMINATED @ 49"
 ROOTS @ 24"
 REFUSAL @ 49"
 PERC. = 10 MIN/H

TEST PIT #5
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-30" 7.5YR 6/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 30-39" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ 30"
 GROUND WATER @ NONE
 TERMINATED @ 36"
 ROOTS @ 24"
 REFUSAL @ 35" (LEDGE)
 PERC. = 10 MIN/H

TEST PIT #6
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-30" 7.5YR 6/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 30-36" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ 30"
 GROUND WATER @ NONE
 TERMINATED @ 36"
 ROOTS @ 24"
 REFUSAL @ 36" (LEDGE)
 PERC. = 10 MIN/H

TEST PIT #7
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-30" 7.5YR 6/4 FINE SANDY LOAM, GRANULAR, FRAGILE
 30-65" 10YR 6/4 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ 30"
 GROUND WATER @ NONE
 TERMINATED @ 95"
 ROOTS @ 24"
 REFUSAL @ 66"
 PERC. = 10 MIN/H

TEST PIT #8
 0-3" 10YR 3/3 FINE SANDY LOAM, GRANULAR, FRAGILE, TOPSOIL
 3-26" 7.5YR 6/6 FINE SANDY LOAM, GRANULAR, FRAGILE
 26-66" 10YR 6/3 FINE SANDY LOAM, GRANULAR, FRM, COMMON AND DISTINCT MOTTLES

E.S.H.W.T. @ 26"
 GROUND WATER @ NONE
 TERMINATED @ 89"
 ROOTS @ 24"
 REFUSAL @ 66"
 PERC. = 10 MIN/H

SOILS:

6aC - GLOUCESTER VERY STONY FINE SANDY LOAM, 8 TO 15% SLOPES
 6aB - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAMS, 3 TO 8% SLOPES
 6aD - DEERFIELD LOAMY SAND, 0 TO 3% SLOPES
 6aA - WINDSOR LOAMY SAND, 0 TO 3% SLOPES
 SEE WEBSOIL USDA-NRCS

ROAD NOTE:

NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY:
 CLASS V. FAYED
 4 ROOS WIDE, NH STATE PAPERS - BOOK 18, PAGE 899

ABUTTERS ACROSS ROAD:

N/F 814 FPH REAL ESTATE LLC
 P.O. BOX 57
 BARRINGTON, NH 03825
 BOOK 4255, PAGE 396
 TAX MAP 236, LOT 51

N/F MARK K & SHERRY B ROWELL
 624 FRANKLIN PIERCE HWY
 BARRINGTON, NH 03825
 BOOK 4363, PAGE 898
 TAX MAP 236, LOT 3

N/F TOWN CENTER PROPERTIES LLC
 270 GULF RD
 DOWER, NH 03820
 S.C.R.D. BOOK 4347, PAGE 960
 TAX MAP 239, LOT 7

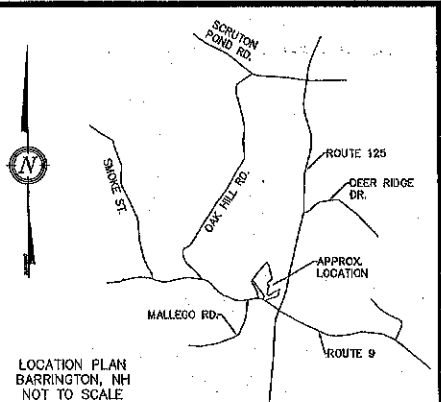
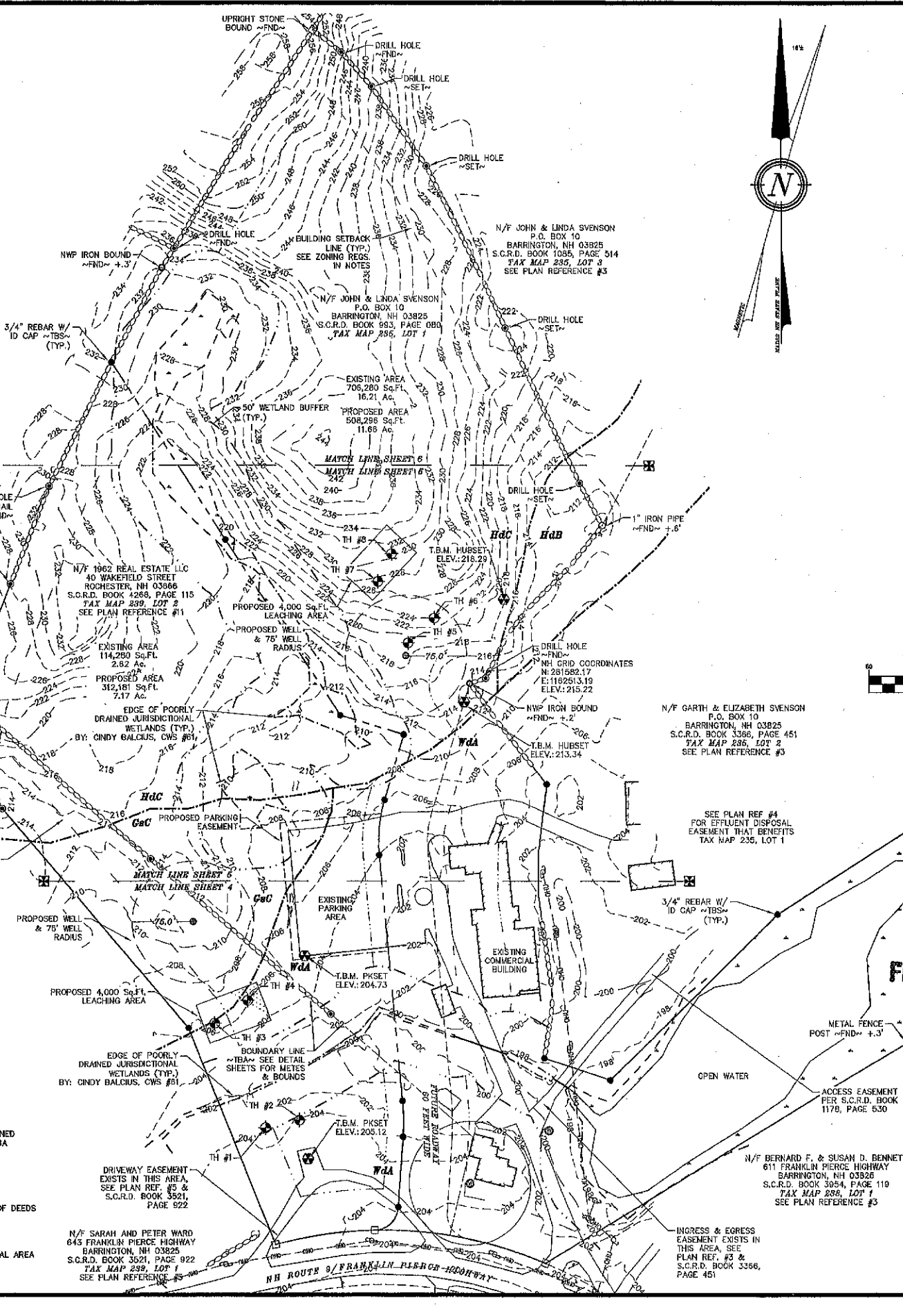
N/F VICTORIA J & NATHANIEL LEAVITT
 30 RIVERSIDE FARM DRIVE APT B
 LEE, NH 03861
 S.C.R.D. BOOK 4484, PAGE 278
 TAX MAP 239, LOT 4

N/F DAVID R. & GLENDA J. HERDERSON
 UND INT LIV REV TRUST 1/2
 1272 WINGED FOOT LANE
 DENVER, CO 80231-6920
 S.C.R.D. BOOK 897, PAGE 121
 TAX MAP 236, LOT 1
 SEE PLAN REFERENCE #5

VARIANCES GRANTED:
 VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 20, 2016
 ARTICLE 16.3.2, MINIMUM LOT SIZE/LOT AREA
 ARTICLE 16.3.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 16,260 SQ. FT. PER DWELLING.
 ARTICLE 16.5.2 COMMERCIAL COMPONENT REQUIREMENTS, TO ALLOW 28.5% WHERE 50% IS REQUIRED.
 VARIANCES WERE BASED UPON TOTAL LAND AREA OF LOTS 239-2, 235-1, 235-2 AND 235-3, VARIANCES EXPIRE JULY 20, 2021.

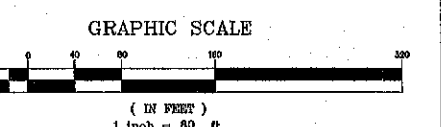
LEGEND:
 ● IRON BOUND (SET)
 ○ DRILL HOLE (FND OR SET)
 ○ IRON PIPE (FND)
 ○ IRON BOUND (FND)
 ○ UTILITY POLE
 ○ WELL
 --- PROPOSED BOUNDARY LINE
 --- BOUNDARY LINE TO BE ABANDONED
 --- STONE WALL BOUNDARY LINE TBA
 --- STONE WALL
 --- WETLAND LINE
 --- 50' WETLAND BUFFER
 --- BUILDING SETBACK LINE
 --- OVERHEAD UTILITY LINE
 --- NRCS SOIL DELINEATION LINE
 --- STRAFFORD COUNTY REGISTRY OF DEEDS
 --- TYPICAL FOUND
 --- TO BE ABANDONED
 4,000 Sq. Ft. EFFLUENT DISPOSAL AREA

N/F SARAH AND PETER WARD
 643 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 3501, PAGE 922
 TAX MAP 239, LOT 1
 SEE PLAN REFERENCE #5



NOTES:

- OWNER:
 - 1962 REAL ESTATE LLC
 40 WAKEFIELD STREET
 ROCHESTER, NH 03866
 - JOHN & LINDA SVENSON
 P.O. BOX 10
 BARRINGTON, NH 03825
- TAX MAP 239, LOT 2
 TAX MAP 236, LOT 1
- LOT AREA:
 - 114,280 Sq. Ft., 2.62 Ac. EXISTING
 312,181 Sq. Ft., 7.17 Ac. PROPOSED
 - 706,280 Sq. Ft., 16.21 Ac. EXISTING
 608,296 Sq. Ft., 13.96 Ac. PROPOSED
- S.C.R.D.:
 - BOOK 4288, PAGE 115
 - BOOK 983, PAGE 080
- ZONING: TOWN CENTER
 FRONTAGE ~ 40.0'
 MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
 FRONT SETBACK ~ 20.0'
 NH ROUTE 125/9 SET BACK ~ 50'
 REAR SETBACK ~ 15.0'
 SIDE SETBACK ~ 15.0'
 COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
 WETLANDS/WATERBODY SETBACK ~ 60.0'
 MAX. STRUCTURE HEIGHT: 40.0'



PLANNING BOARD
 BARRINGTON, NH
APPROVED
 FOR TOWN APPROVAL PURPOSES
 File Number 235-1-TC-17-11
 Date 3/30/2018
 Chairman [Signature]

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000 -
[Signature] 3-5-18
 KENNETH A. BERRY LLS 805 DATE

FINALIZE NOTICE OF DECISION	REVISIONS PER NOTICE OF DECISION	DATE	DESCRIPTION
3/5/18	#1	10/9/17	
	#2		

PROPOSED LOT LINE REVISION - OVERVIEW PLAN
 LAND OF 1962 REAL ESTATE LLC & JOHN & LINDA SVENSON
 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, NH 03825
 TAX MAP 239 LOT 2 & MAP 236 LOT 1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 80 FT.
 DATE: AUGUST 8, 2017
 FILE NO.: DB 2017-043

SHEET 3 OF 6



JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010, L.M. VASILAS, G.W. HURT, AND G.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004, NEWPPC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERHOFF, H.C. WELLMAN, AND W.N. KROEMER, 2014, THE NATIONAL WETLAND PLANT LIST, 2014 UPDATE OF WETLAND RATINGS, PHYTONEURON 2014-#11-42.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT 1-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERD/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1973, L. COWARDON, V. GARTER, F. GOLET, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.

ABUTTERS ACROSS ROAD:

N/F 614 FPH REAL ESTATE LLC
 PO BOX 57
 BARRINGTON, NH 03825
 BOOK 4255, PAGE 396
 TAX MAP 239, LOT 51

N/F MARK K & SHERRY B ROWELL
 624 FRANKLIN PIERCE HWY
 BARRINGTON, NH 03825
 BOOK 4363, PAGE 898
 TAX MAP 239, LOT 8

N/F TOWN CENTER PROPERTIES LLC
 270 GULF RD
 DOVER, NH 03820
 S.C.R.D. BOOK 4347, PAGE 060
 TAX MAP 239, LOT 7

N/F VICTORIA J & NATHANIEL LEAVITT
 30 RIVERSIDE FARM DRIVE APT B
 LEE, NH 03661
 S.C.R.D. BOOK 4484, PAGE 279
 TAX MAP 239, LOT 4

LEGEND:

- IRON BOUND (SET)
- GRANITE BOUND (SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- WELL
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- STONE WALL BOUNDARY LINE TBA
- STONE WALL
- WETLAND LINE
- 60' WETLAND BUFFER
- BUILDING SETBACK LINE
- FUTURE ROAD R.O.W.
- PROPOSED EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL
- FOUND
- TO BE ABANDONED

VARIANCES GRANTED:

VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 20, 2016
 ARTICLE 16.3.2 MINIMUM LOT SIZE/LOT AREA
 ARTICLE 16.3.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 16,250 SQ. FT. PER DWELLING.
 ARTICLE 16.5.2 COMMERCIAL COMPONENT REQUIREMENTS, TO ALLOW 25.5% WHERE 50% IS REQUIRED.
 VARIANCES WERE BASED UPON TOTAL LAND AREA OF LOTS 239-2, 239-1, 239-2 AND 239-3. VARIANCES EXPIRE JULY 20, 2021.



STONEY RIDGE ENVIRONMENTAL, LLC.
 CINDY BALCIUS, CWS #61

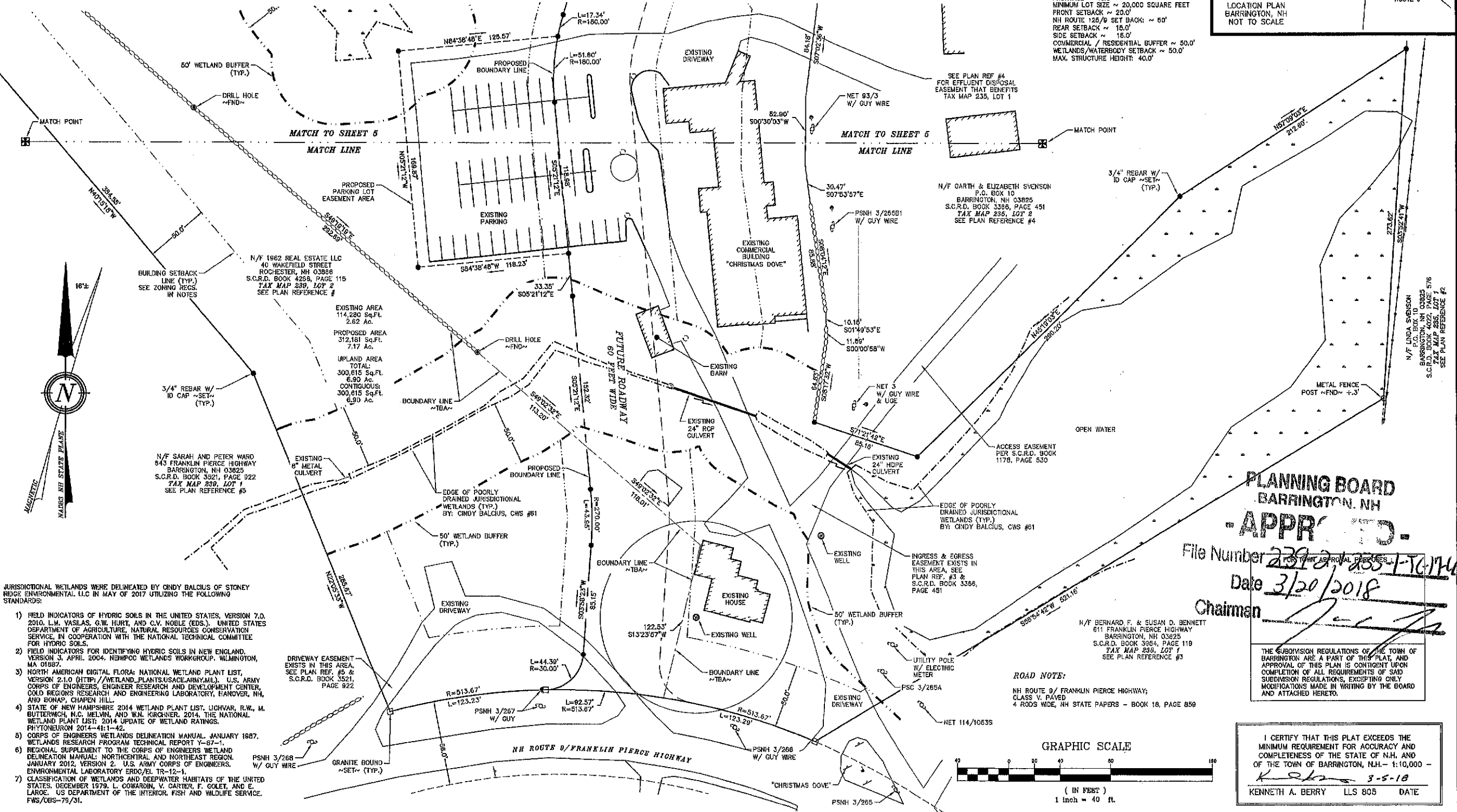
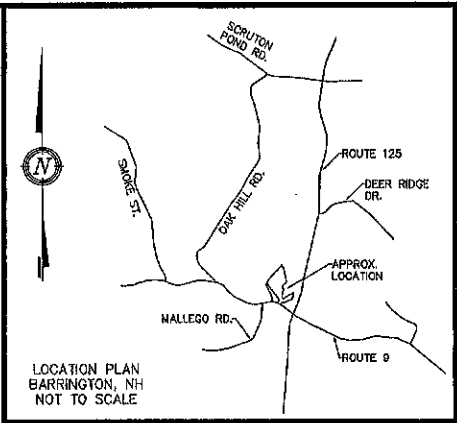
[Signature]
 BRIAN MUGHES, CEO
 1962 REAL ESTATE, LLC

[Signature]
 JOHN SVENSON

[Signature]
 LINDA SVENSON

NOTES:

- 1.) OWNER: A.) 1962 REAL ESTATE LLC
 40 WAKEFIELD STREET
 ROCHESTER, NH 03866
 B.) JOHN & LINDA SVENSON
 P.O. BOX 10
 BARRINGTON, NH 03825
- 2.) A.) TAX MAP 239, LOT 2
 B.) TAX MAP 235, LOT 1
- 3.) LOT AREA: A.) 114,280 Sq. Ft., 2.62 Ac. EXISTING
 312,181 Sq. Ft., 7.17 Ac. PROPOSED
 B.) 706,280 Sq. Ft., 16.21 Ac. EXISTING
 508,296 Sq. Ft., 11.68 Ac. PROPOSED
- 4.) S.C.R.D. A.) BOOK 4268, PAGE 115
 B.) BOOK 893, PAGE 080
- 5.) ZONING: TOWN CENTER
 FRONTAGE ~ 40.0'
 MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
 FRONT SETBACK ~ 20.0'
 NH ROUTE 128/9 SET BACK ~ 60'
 REAR SETBACK ~ 15.0'
 SIDE SETBACK ~ 15.0'
 COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
 WETLANDS/WATERBODY SETBACK ~ 50.0'
 MAX. STRUCTURE HEIGHT: 40.0'



- JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL, LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.). UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWFOC WETLANDS WORKGROUP, WILMINGTON, MA 01897.
 - 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARBV.MIL). U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONA, CHAPEN HILL.
 - 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
 - 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROC. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

PLANNING BOARD
 BARRINGTON, NH

APPROVED

File Number **239-2-235-1-10-17**

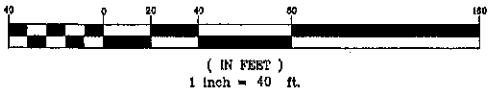
Date **3/20/2018**

Chairman *[Signature]*

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

ROAD NOTE:
 NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY;
 CLASS V, PAVED
 4 RODS WIDE, NH STATE PAPERS - BOOK 18, PAGE 859

GRAPHIC SCALE



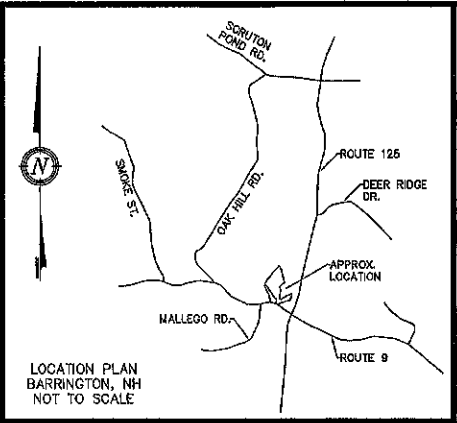
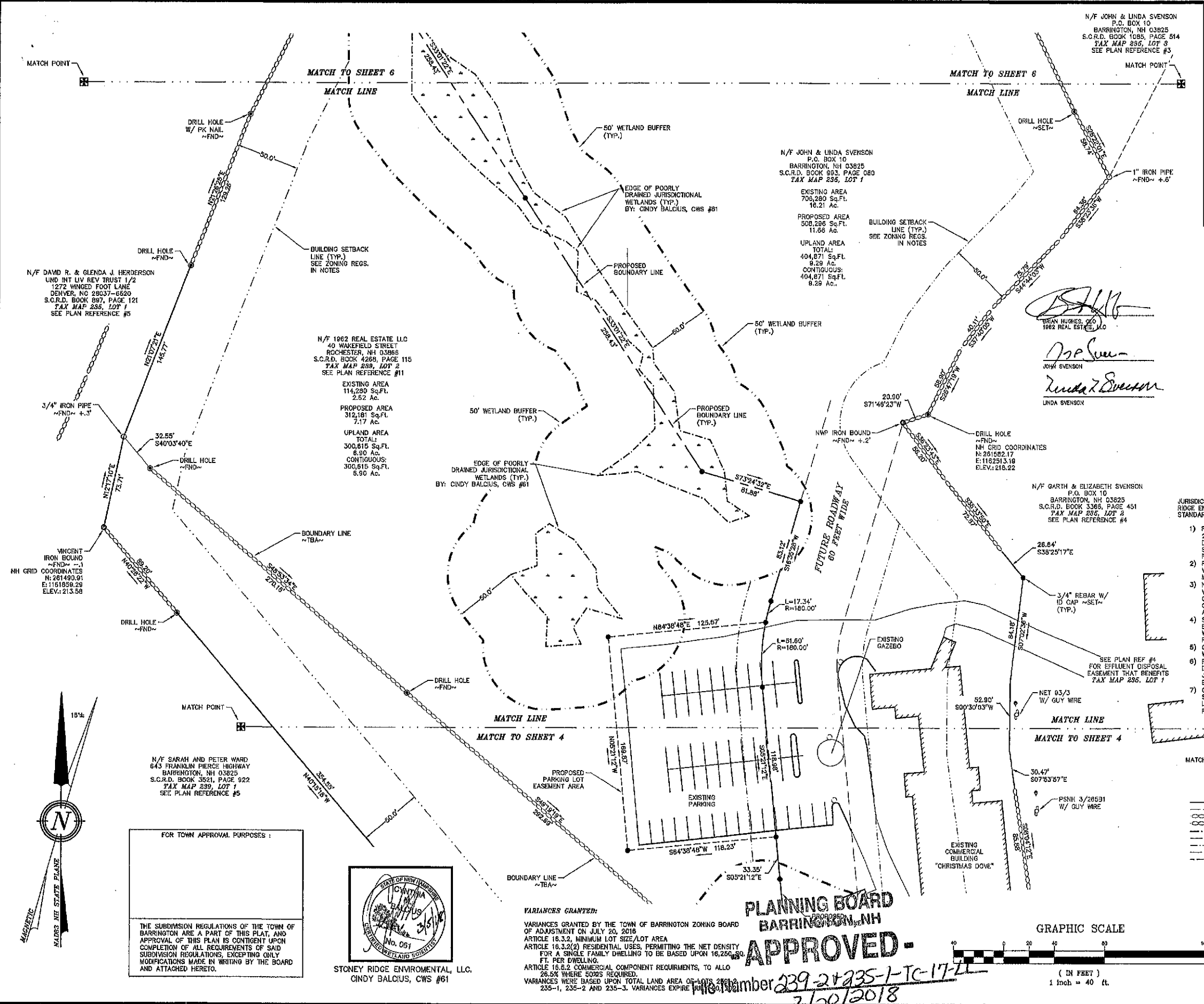
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000 -
[Signature] 3-5-18
 KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION
#2	3/5/18	FINALIZE NOTICE OF DECISION
#1	10/9/17	REVISIONS PER NOTICE OF DECISION

PROPOSED LOT LINE REVISION - DETAIL (SOUTH)
 LAND OF 1962 REAL ESTATE LLC & JOHN & LINDA SVENSON
 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, NH 03825
 TAX MAP 239 LOT 2 & MAP 236 LOT 1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 40 FT.
 DATE: AUGUST 8, 2017
 FILE NO.: DB 2017-043





- NOTES:**
- OWNER:
 - 1802 REAL ESTATE LLC
40 WAKEFIELD STREET
ROCHESTER, NH 03866
 - JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03826
 - TAX MAP 236, LOT 2
 - LOT AREA:

A.) 114,280 Sq. Ft., 2.62 Ac.	EXISTING
B.) 312,181 Sq. Ft., 7.17 Ac.	PROPOSED
C.) 706,280 Sq. Ft., 16.21 Ac.	EXISTING
D.) 508,286 Sq. Ft., 11.66 Ac.	PROPOSED
 - S.C.R.D.
 - BOOK 4268, PAGE 115
 - BOOK 993, PAGE 080
 - ZONING: TOWN CENTER
 - FRONTAGE ~ 40.0'
 - MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
 - FRONT SETBACK ~ 20.0'
 - NH ROUTE 126/9 SET BACK: ~ 50'
 - REAR SETBACK ~ 15.0'
 - SIDE SETBACK ~ 15.0'
 - COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
 - WETLANDS/WATERBODY SETBACK ~ 50.0'
 - MAX. STRUCTURE HEIGHT: 40.0'

- JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLO IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0. 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3. APRIL 2004. NEIWPCC WETLANDS WORKGROUP, WILMINGTON, MA 01867.
 - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND.PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND DONALD P. CHAPEN HILL.
 - STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST. LICHTAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONOMORPH 2014-411-42.
 - CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. L. COWARDIN, V. CARTER, F. COLETT, AND E. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.

- LEGEND:**
- IRON BOUND (SET)
 - GRANITE BOUND (SET)
 - DRILL HOLE (FND OR SET)
 - IRON PIPE (FND)
 - IRON BOUND (FND)
 - UTILITY POLE
 - WELL
 - PROPOSED BOUNDARY LINE
 - BOUNDARY LINE TO BE ABANDONED
 - STONE WALL BOUNDARY LINE TBA
 - STONE WALL
 - WETLAND LINE
 - 50' WETLAND BUFFER
 - BUILDING SETBACK LINE
 - FUTURE ROAD FLOW
 - PROPOSED EASEMENT
 - STAFFORD COUNTY REGISTRY OF DEEDS
 - TYPICAL FOUND TBA
 - TO BE ABANDONED

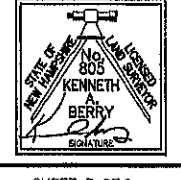
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000 -

Kenneth A. Berry 3-5-18
 KENNETH A. BERRY LLS 805 DATE

FINALIZE NOTICE OF DECISION	REVISIONS PER NOTICE OF DECISION	DATE	DESCRIPTION
3/5/18	#1	10/9/17	
#2	#1	REVISION	

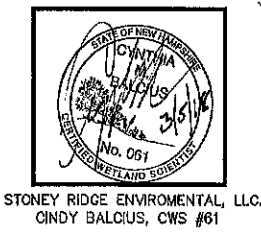
PROPOSED LOT LINE REVISION - DETAIL (CENTER)
 LAND OF 1962 REAL ESTATE LLC &
 JOHN & LINDA SVENSON
 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, NH 03825
 TAX MAP 236 LOT 2 & MAP 236 LOT 1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 40 FT.
 DATE: AUGUST 8, 2017
 FILE NO.: DB 2017-043



FOR TOWN APPROVAL PURPOSES:

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



VARIANCES GRANTED:

VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 20, 2016

ARTICLE 16.3.2, MINIMUM LOT SIZE/LOT AREA

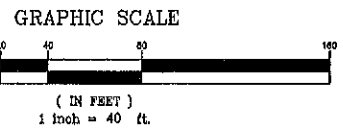
ARTICLE 16.3.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 16,250 SQ. FT. PER DWELLING.

ARTICLE 16.6.2 COMMERCIAL COMPONENT REQUIREMENTS, TO ALLOW 26.5% WHERE 50%S REQUIRED.

VARIANCES WERE BASED UPON TOTAL LAND AREA OF LOTS 236-1, 236-2 AND 236-3. VARIANCES EXPIRE JULY 20, 2018.

PLANNING BOARD BARRINGTON, NH APPROVED.

Resolution Number 239-2+235-1-TC-17-2L
 Date 3/20/2018
 Chairman *[Signature]*

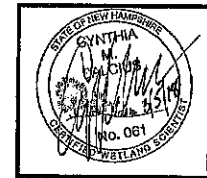


LEGEND:

- IRON BOUND (SET)
- GRANITE BOUND (SET)
- DRILL HOLE (FND OR SET)
- IRON PIPE (FND)
- IRON BOUND (FND)
- UTILITY POLE
- ⊙ WELL
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- STONE WALL BOUNDARY LINE TBA
- STONE WALL
- WETLAND LINE
- 50' WETLAND BUFFER
- BUILDING SETBACK LINE
- FUTURE ROAD R.O.W.
- PROPOSED EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP.
- FND
- TBA

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN MAY OF 2017 UTILIZING THE FOLLOWING STANDARDS:

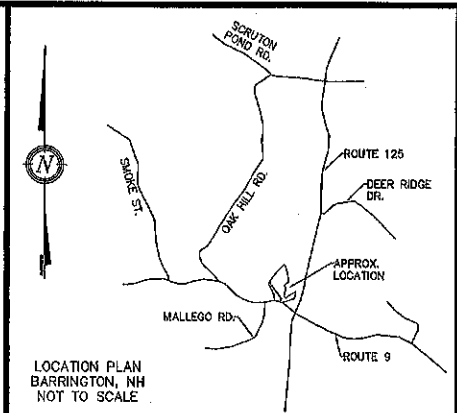
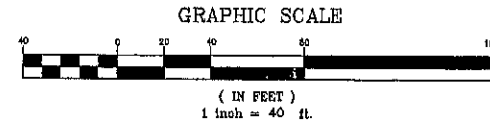
- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010, L.M. VASLAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004, NEWPOC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, GOLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHARPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELNIN, AND W.N. KIRCHNER, 2014, THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS, PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2, U.S. ARMY CORPS OF ENGINEERS, ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979, L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE, US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.



STONEY RIDGE ENVIRONMENTAL, LLC.
CINDY BALCIUS, CWS #61

FOR TOWN APPROVAL PURPOSES:

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



- NOTES:**
- 1.) OWNER: A.) 1962 REAL ESTATE LLC
40 WAKEFIELD STREET
ROCHESTER, NH 03666
B.) JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
 - 2.) A.) TAX MAP 239, LOT 2
B.) TAX MAP 235, LOT 1
 - 3.) LOT AREA: A.) 114,280 Sq. Ft., 2.62 Ac. EXISTING
312,181 Sq. Ft., 7.17 Ac. PROPOSED
B.) 706,280 Sq. Ft., 16.21 Ac. EXISTING
808,296 Sq. Ft., 18.66 Ac. PROPOSED
 - 4.) S.C.R.D. A.) BOOK 4269, PAGE 115
B.) BOOK 693, PAGE 080
 - 5.) ZONING: TOWN CENTER
FRONTAGE ~ 40.0'
MINIMUM LOT SIZE ~ 20,000 SQUARE FEET
FRONT SETBACK ~ 20.0'
NH ROUTE 125/9 SET BACK ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0'
WETLANDS/WATERBODY SETBACK ~ 50.0'
MAX. STRUCTURE HEIGHT: 40.0'

[Signature]
BRIAN HUGHES, CEO
1802 REAL ESTATE, LLC

[Signature]
JOHN SVENSON
Linda R.C. Svenson
LINDA SVENSON

N/F JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 1085, PAGE 514
TAX MAP 296, LOT 3
SEE PLAN REFERENCE #3

VARIANCES GRANTED:

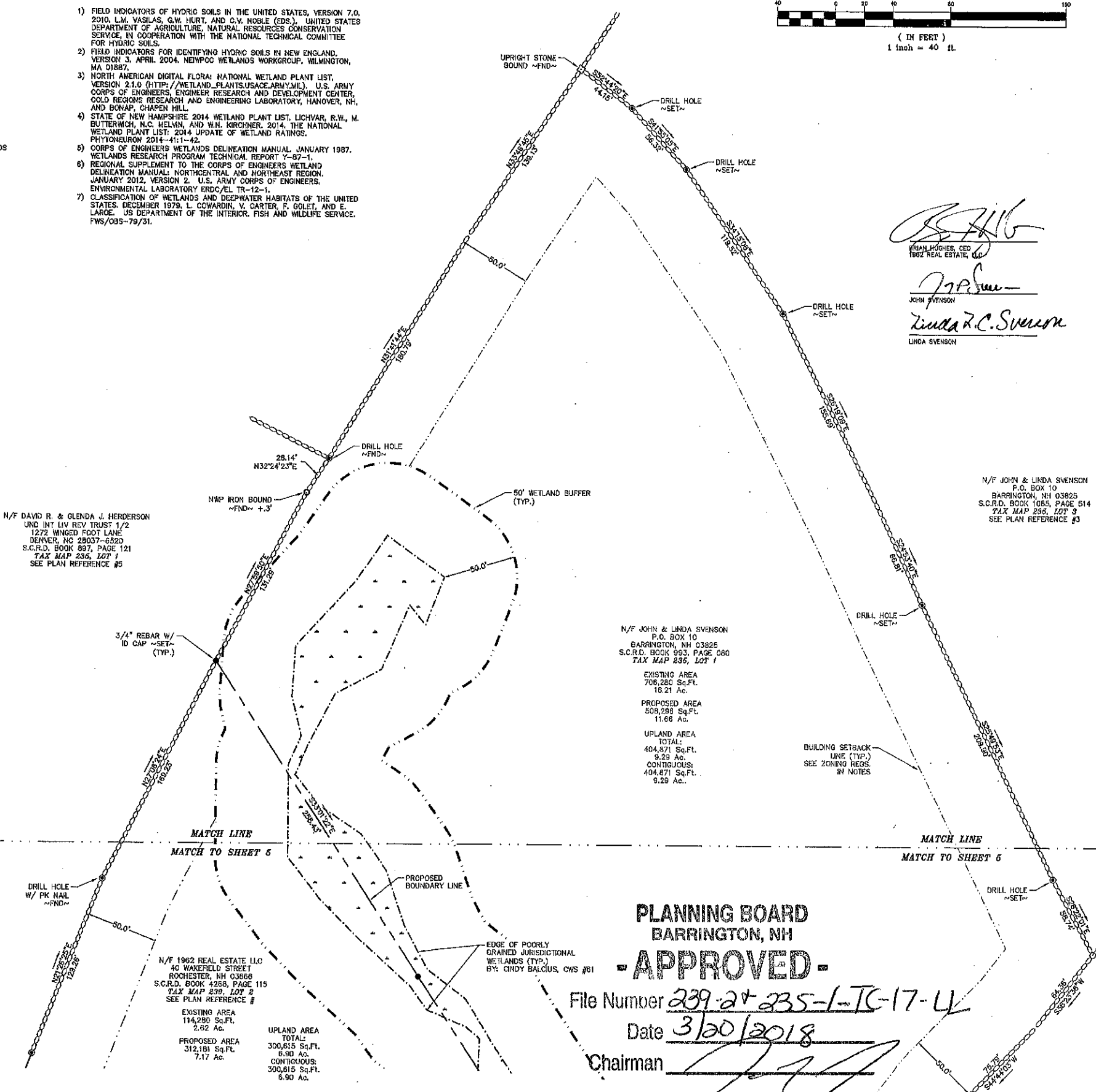
VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 20, 2018

ARTICLE 16.3.2, MINIMUM LOT SIZE/LOT AREA

ARTICLE 16.3.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 16,250 SQ. FT. PER DWELLING.

ARTICLE 16.5.2 COMMERCIAL COMPONENT REQUIREMENTS, TO ALLOW 26.5% WHERE 50%S REQUIRED.

VARIANCES WERE BASED UPON TOTAL LAND AREA OF LOTS 239-2, 235-1, 235-2 AND 235-3. VARIANCES EXPIRE JULY 20, 2021.



**PLANNING BOARD
BARRINGTON, NH
- APPROVED -**

File Number 239-2+235-1-TG-17-4
Date 3/20/2018
Chairman *[Signature]*

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H.: 1:10,000 -

[Signature] 3-5-18
KENNETH A. BERRY LLS 805 DATE

FINALIZE NOTICE OF DECISION	REVISIONS PER NOTICE OF DECISION	DATE	DESCRIPTION
	#2	3/5/18	
	#1	10/9/17	

PROPOSED LOT LINE REVISION - DETAIL (NORTH)

LAND OF 1962 REAL ESTATE LLC & JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 239 LOT 2 & MAP 285 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1" IN. EQUALS 40 FT.
DATE: AUGUST 8, 2017
FILE NO.: DB 2017-043

