

PARKING TABLE:

1 SPACE / 280 SQ.FT. RETAIL SPACE
11,450 SQ.FT. RETAIL SPACE
46 SPACES REQUIRED.
47 SPACES PROVIDED.

LEGEND:

- IRON BOUND (TBS)
- GRANITE BOUND (TBS)
- 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
- TYP. TYPICAL
- FND FOUND
- TBA TO BE ABANDONED
- TBS TO BE SET

ADJUTERS ACROSS ROAD:

N/F 814 FPH REAL ESTATE LLC
PO BOX 67
BARRINGTON, NH 03825
BOOK 4255, PAGE 395
TAX MAP 235, LOT 1

N/F MARK K & SHERRY B ROWELL
624 FRANKLIN PIERCE HWY
BARRINGTON, NH 03825
BOOK 4163, PAGE 198
TAX MAP 235, LOT 3

N/F TOWN CENTER PROPERTIES LLC
270 OULT RD
DOVER, NH 03820
S.C.R.D. BOOK 4347, PAGE 500
TAX MAP 235, LOT 7

N/F VICTORIA J. & NATHANIEL LEAMITT
30 RIVERSIDE FARM DRIVE APT B
LEE, NH 03884
S.C.R.D. BOOK 4484, PAGE 276
TAX MAP 235, 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. 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.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPPC WETLANDS WORKGROUP, WILMINGTON, MA 01987.
- 3) NORTH AMERICAN DRYFLA: 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. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.A. KIRCHNER, 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. RAYTONTOWN 2014-411-42.
- 5) CORPS OF ENGINEERS WETLAND 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-78/31.

PLAN REFERENCES:

1. PAGE 899 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+60 TO STATION 4624+40 VBNH/89.
3. SUBDIVISION PLAN OF ERICHARD ROWELL BARRINGTON, NH DATED: MARCH 1982 BY: FREDERICK E. DREW ASSOCIATES S.C.R.D. PLAN #244-24
4. SEPTIC EASEMENT PLAN EASEMENT 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 235, LOT 1 LOCATED AT NH ROUTE 9, BARRINGTON, NH. DATED: SEPTEMBER 21, 2005 BY: LAND SURVEYING SERVICES S.C.R.D. PLAN #87-36 & 37

N/F JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 1095, PAGE 814
TAX MAP 235, LOT 3
SEE PLAN REFERENCE #3

ROAD NOTES:

NH ROUTE 9 / FRANKLIN PIERCE HIGHWAY;
4 RDS WIDE, NH STATE PAPERS - BOOK 18, PAGE 859

PLAN REFERENCES CONT.:

6. PLAN OF LAND OF PROPERTY IN THE NAME OF R.L.G. HOLDINGS INC. FORMERLY CALEF'S INC. SHOWN AS TAX MAP 235, LOT 7, LOCATED AT MALLEGO ROAD, CALEF 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 #10-020
7. SUBDIVISION OF LAND DAK HILL ROAD (SOUTH) BARRINGTON, NH FOR EDWARD J. LEMOS 1995 TRUST. DATED: JANUARY 2008 BY: NORWAY PLAINS ASSOCIATES INC. S.C.R.D. PLAN #85-18
8. NHDOT PLAN OF NH ROUTE 125 RE-CONSTRUCTION. PROJECT F 019-1(7) SHEET 7 OF 8 ON FILE WITH NHDOT
9. NHDOT PLAN OF NH ROUTE 9 RE-CONSTRUCTION. PROJECT 210-E SHEET 2 OF 6 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 2018 BY: NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THIS OFFICE
13. LOT LINE REVISION LAND OF 1982 REAL ESTATE LLC & JOHN & LINDA SVENSON, FRANKLIN PIERCE HIGHWAY, BARRINGTON, NH 03825, TAX MAP 235, LOT 2 & TAX MAP 235, LOT 1 DATED: AUGUST 9, 2017 BY: BERRY SURVEYING & ENGINEERING S.C.R.D.: TO BE RECORDED FILE # DB 2017-043

John Svenson
JOHN SVENSON
Linda Svenson
LINDA SVENSON

N/F JOHN & LINDA SVENSON
P.O. BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 893, PAGE 680
TAX MAP 235, LOT 1
SEE PLAN REFERENCE #

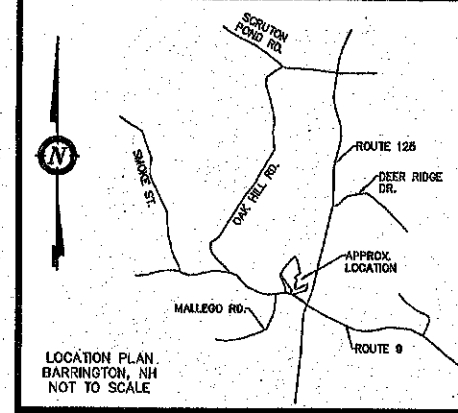
PLANNING BOARD
BARRINGTON, NH

APPROVED

File Number: 235-17-18-SR
Date: 3/20/2018
Chairman: *[Signature]*

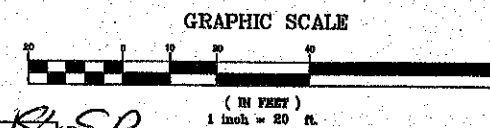
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

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]
KENNETH A. BERRY LLS 805 DATE: 3-6-18



- NOTES:**
- 1.) OWNER: JOHN & LINDA SVENSON P.O. BOX 10 BARRINGTON, NH 03825
 - 2.) TAX MAP 235, LOT 1
 - 3.) LOT AREA: 509,269 Sq.Ft., 11.66 Ac.
 - 4.) S.C.R.D. BOOK 893, 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 ~ 50'
REAR SETBACK ~ 15.0'
SIDE SETBACK ~ 15.0'
COMMERCIAL / RESIDENTIAL BUFFER ~ 80.0'
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 USES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #33074, MAP # 230700000E, DATED: SEPTEMBER 30, 2016.
- 7.) VERTICAL DATUM BASED ON USGS NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW THE NEW STRIPING OF THE PARKING LOT AND THE CONCEPTUAL LAYOUT OF A FUTURE LAYOUT THROUGH THE PROJECT SITE. FINAL CONSTRUCTION OF THE ROADWAY WILL BE PART OF SUBSEQUENT SITE PLAN APPROVALS.
- 9.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE PROVIDED EROSION DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT HIS 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 THROUGH 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 THE NECESSARY EROSION PROTECTION AT HIS 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 876:15, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, MAINTAINED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 13.) VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 20, 2016 UNDER ARTICLE 18 IS PLANNED UNIT DEVELOPMENT (PUD), ARTICLE 18.5.2 MINIMUM LOT SIZE/LOT AREA, ARTICLE 18.5.2(2) RESIDENTIAL USES, PERMITTING THE NET DENSITY FOR A SINGLE FAMILY DWELLING TO BE BASED UPON 10,000 SQ. FT. PER DWELLING. 18.5.2 COMMERCIAL COMPONENT REQUIREMENTS TO ALLOW 200% WHERE DENS IS REQUIRED. VARIANCES BASED UPON AREA OF LOTS 235-2/235-4, 235-2, 235-3, VARIANCES EXPIRE JULY 20, 2021.
- 14.) THE WELL AND SEPTIC WHICH SERVICE THIS STRUCTURE ARE ON THE ADJUTING LOT, TAX MAP 235, LOT 2
- 15.) A 10'x1 SNOW STORAGE AREA IS PROVIDED



REVISION	DATE	DESCRIPTION
#1	3-6-18	

REVISED SITE PLAN FOR CHRISTMAS DOVE
LAND OF
JOHN & LINDA SVENSON
FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
TAX MAP 235 LOT 1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)532-2803
SCALE: 1 IN. EQUALS 20 FT.
DATE: DECEMBER 11, 2017
FILE NO.: DB 2017-043