

PARKING TABLE:

1 SPACE / 250 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 ROW
- PROPOSED EASEMENT
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP.
- FND
- TBA
- TBS

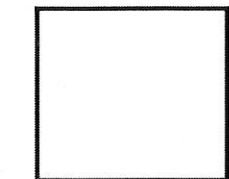
ADJUTERS ACROSS ROAD:

N/F 614 FTH REAL ESTATE LLC
 PO BOX 57
 BARRINGTON, NH 03825
 BOOK 4255, PAGE 396
 TAX MAP 238, LOT 51

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
 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



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. HURTT, 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. NEWPPCC WETLANDS WORKGROUP, WILMINGTON, MA 01857.
- 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. LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.A. 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. LAROE. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

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+60 TO STATION 4662+40 V6N1/89.
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 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 #67-36 & 37

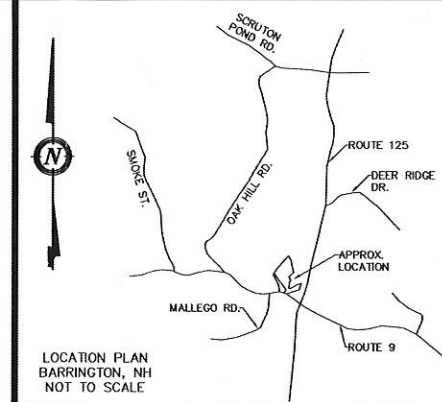
N/F JOHN & LINDA SVENSON
 P.O. BOX 10
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 1085, PAGE 514
 TAX MAP 235, LOT 3
 SEE PLAN REFERENCE #3

ROAD NOTE:

NH ROUTE 9/ FRANKLIN PIERCE HWY
 CLASS V. PAVED
 4 ROADS WIDE, NH STATE PAPERS -

PLAN REFERENCES CONT.:

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 (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-LEMOIS 1995 TRUST. DATED: JANUARY 2006 BY: NORWAY PLANS ASSOCIATES INC. S.C.R.D. PLAN #85-18
8. NHDOT PLAN OF NH ROUTE 125 RE-CONSTRUCTION. PROJECT F 019-(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 & 1962 REAL ESTATE, LLC DATED: MARCH 2015 BY: NORWAY PLANS ASSOCIATES, INC. ON FILE AT THIS OFFICE
13. LOT LINE REVISION LAND OF 1962 REAL ESTATE LLC & JOHN & LINDA SVENSON, FRANKLIN PIERCE HIGHWAY, BARRINGTON, NH 03825, TAX MAP 239, LOT 2 & TAX MAP 235, LOT 1 DATED: AUGUST 8, 2017 BY: BERRY SURVEYING & ENGINEERING S.C.R.D. TO BE RECORDED FILE # DB 2017-043



NOTES:

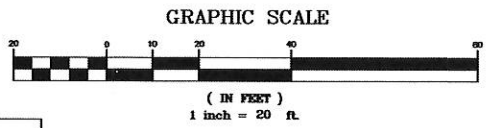
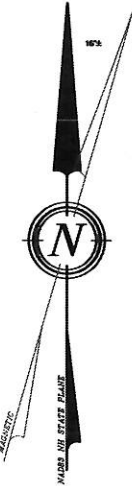
- 1.) OWNER: JOHN & LINDA SVENSON P.O. BOX 10 BARRINGTON, NH 03825
- 2.) TAX MAP 235, LOT 1
- 3.) LOT AREA: 508,269 Sq.Ft., 11.66 Ac.
- 4.) S.C.R.D. BOOK 993, PAGE 080
- 5.) ZONING: TOWN CENTER FRONTAGE ~ 40.0' MINIMUM LOT SIZE ~ 20,000 SQUARE FEET FRONT SETBACK ~ 20.0' NH ROUTE 125/9 SET BACK: ~ 50' REAR SETBACK ~ 15.0' SIDE SETBACK ~ 15.0' COMMERCIAL / RESIDENTIAL BUFFER ~ 50.0' WETLANDS/WATERBODY SETBACK ~ 50.0' MAX. STRUCTURE HEIGHT: 40.0'
- 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 # 330176, MAP # 3301760305Z, DATED: SEPTEMBER 20, 2015.
- 7.) VERTICAL DATUM BASED ON USGS HAVORS 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 THROUGHOUT 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 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 ACTUAL 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.
- 13.) VARIANCES GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JULY 20, 2016 UNDER ARTICLE 16 TO PLANNED UNIT DEVELOPMENT (PUD), 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, 16.5.2 COMMERCIAL COMPONENT REQUIREMENTS TO ALLOW 20.0% WHERE 50% IS REQUIRED, VARIANCES BASED UPON AREA OF LOTS 239-2/235-1, 235-2, 235-3. VARIANCES EXPIRE JULY 20, 2021.
- 14.) THE WELL AND AND SEPTIC WHICH SERVICE THIS STRUCTURE ARE ON THE ADJUTING LOT, TAX MAP 235, LOT 2
- 15.) A 10:1 SNOW STORAGE AREA IS PROVIDED

JOHN SVENSON

LINDA SVENSON

N/F JOHN & LINDA SVENSON
 P.O. BOX 10
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 993, PAGE 080
 TAX MAP 235, LOT 1
 SEE PLAN REFERENCE #

EXISTING COMMERCIAL BUILDING
 11,450 Sq.Ft. RETAIL SPACE



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.

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 -
 12-12-17
 KENNETH A. BERRY LLS 805 DATE

REVISION	DATE	DESCRIPTION

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)332-2863
 SCALE: 1 IN. EQUALS 20 FT.
 DATE: DECEMBER 11, 2017
 FILE NO.: DB 2017-043



RECEIVED