

VICINITY PLAN
SCALE: 1" = 2,000'

PLAN REFERENCES

- "MINOR SITE PLAN PREPARED FOR FRANKLIN RESOURCE GROUP LLC OF TAX MAP 227 / LOT 20 LOCATED AT 550 PROVINCE ROAD, COUNTY OF STRAFFORD, BARRINGTON, NH, SCALE: 1" = 40' DATE: NOVEMBER 17, 2009" LAST REVISED 5/26/10 AND PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES, BARRINGTON, NH SIGNED BY THE PLANNING BOARD ON 6/03/10 AND ON FILE AT THE BARRINGTON PLANNING DEPARTMENT
- "SUBDIVISION PLAN PREPARED FOR FRANKLIN RESOURCE GROUP LLC OF TAX MAP 227 / LOT 20 LOCATED AT PROVINCE ROAD & NH ROUTE 126, COUNTY OF STRAFFORD, BARRINGTON, NH SCALE: 1" = 200' DATE: FEBRUARY 15, 2006" LAST REVISED ON 7/8/06, PREPARED BY DAVID W. VINCENT, LLS LAND SURVEYING SERVICES, BARRINGTON, NH S.C.R.D. PLAN #87-34.

PRESENT OWNER OF RECORD:

TAX MAP 227, LOT 20
FRANKLIN RESOURCE GROUP LLC
88 STAGECOACH ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1916 PAGE 814

AUTHORIZED SIGNATURE *[Signature]*

APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE REGULATIONS OF THE TOWN OF BARRINGTON, INCLUDING BUT NOT LIMITED TO THE SITE PLAN REGULATIONS, EXCEPTING ONLY SUCH VARIANCE, WAIVER, OR MODIFICATION OF ANY SUCH REQUIREMENT AS IS ENDORSED UPON THIS PLAN OR OTHERWISE EVIDENCED IN THE FILES OF THE TOWN OF BARRINGTON RELATING TO THIS APPROVAL.

IN CONSIDERATION FOR APPROVAL OF THIS PLAN, THE APPLICANT AGREES ON BEHALF OF HERSELF, HER HEIRS, SUCCESSORS AND ASSIGNS, TO BE BOUND BY THE FOLLOWING GENERAL CONDITIONS AGREES:

- TO CARRY OUT THE IMPROVEMENTS AGREED UPON AND AS SHOWN AND INTENDED BY SAID PLAN, INCLUDING ANY WORK MADE NECESSARY BY UNFORESEEN CONDITIONS WHICH BECOME APPARENT DURING CONSTRUCTION OF THE SITE PLAN.
- TO POST ALL INTERIOR SUBDIVISION ROADS "PRIVATE" UNLESS AND UNTIL SAID ROADS ARE LAID OUT OR ACCEPTED AS TOWN ROADS, AND INSTALL STREET SIGNS AS APPROVED BY THE SELECTMEN FOR ALL INTERSECTIONS.
- TO GIVE THE TOWN ON DEMAND, PROPER DEEDS FOR LAND OR RIGHT-OF-WAYS RESERVED ON THE PLAN FOR STREETS, DRAINAGE, OR OTHER PURPOSES AS AGREED UPON.
- TO INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY IT MAY INCUR ARISING FROM ANY FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE FOREGOING PROVISIONS, OR WITH ANY CONDITION OF APPROVAL OF THIS SITE PLAN.

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL

AMENDED SITE PLAN
NIPPO LAKE GOLF COURSE
TAX MAP 227 • LOT 20
88 STAGECOACH ROAD
BARRINGTON, NH

OWNER:
FRANKLIN RESOURCE GROUP LLC
88 STAGECOACH ROAD, BARRINGTON, NH 03825

AUGUST 10, 2020
SCALE: 1" = 40'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

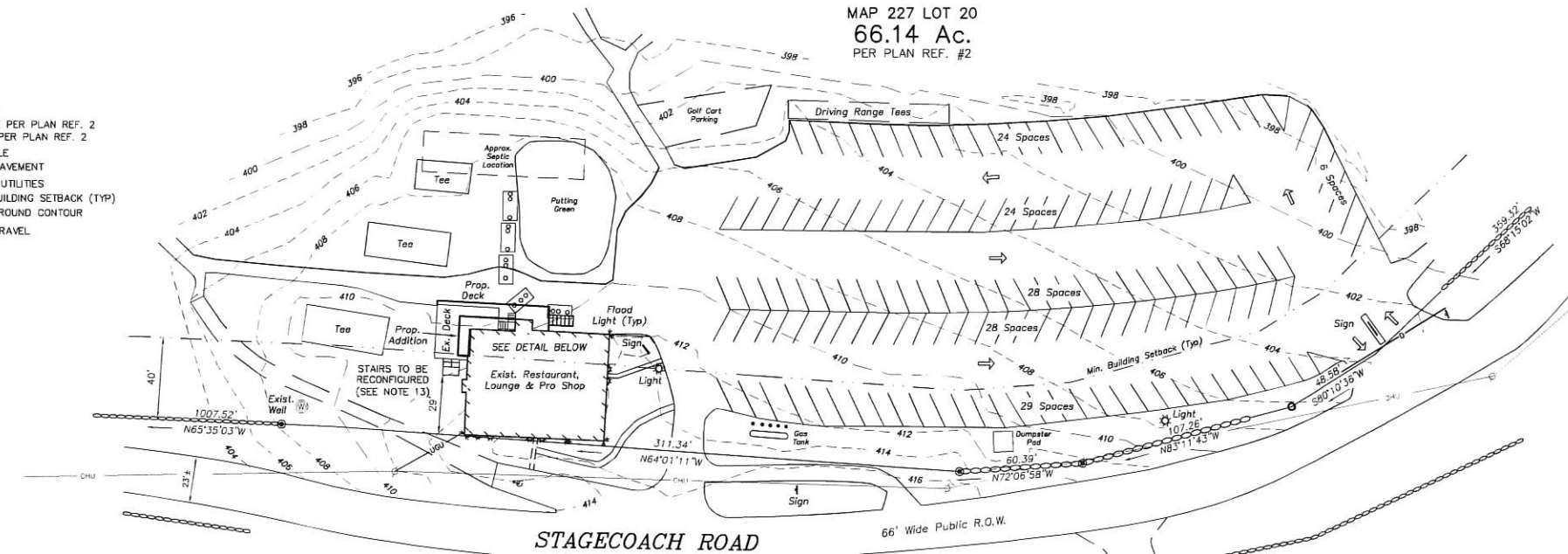
NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED ADDITIONS TO THE EXISTING FIRST FLOOR BUILDING, TO THE SECOND STORY DECK AND RECONFIGURE THE EXISTING DECK STAIRS ON TAX MAP 227 LOT 20. THE FIRST FLOOR ADDITION WILL BE INCORPORATED WITH THE PRO SHOP, THE LOT IS SERVED BY EXISTING INDIVIDUAL SEPTIC SYSTEM AND PRIVATE WELL.
- PARCEL IS LOCATED IN THE TOWN OF BARRINGTON GENERAL RESIDENTIAL DISTRICT AND AND HIGHWAY COMMERCIAL DISTRICT OVERLAY (ALONG ROUTE 126 ONLY).
- TOTAL LOT AREA: 66.14± ACRES PER PLAN REF. 2 AND THE EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM PLAN REF. 1.
- ZONING REQUIREMENTS: GENERAL RESIDENTIAL
MIN. LOT AREA: 80,000 SF
MIN. UPLAND SOILS: 60,000 SF
MIN. FRONTAGE: 200'
STRUCTURE SETBACKS
MIN. FRONT YARD: 40'
MIN. SIDE & REAR YARD: 30'
MAX. LOT COVERAGE: 40%
- PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEPICTED ON THE FLOOD INSURANCE RATE MAP STRAFFORD COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS), TOWN OF BARRINGTON MAP NO. 33017902900, MAP EFFECTIVE DATE: MAY 17, 2005.
- PRIME WETLANDS ARE NOT LOCATED ON THE SUBJECT PARCEL AS DEPICTED ON SHEET 5 OF THE TOWN OF BARRINGTON PRIME WETLANDS MAP, DATED JAN, 1991, PREPARED BY IEP, INC. OF PORTSMOUTH, NH.
- DATUM: APPROXIMATE USGS OF 1929.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN 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.
- 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 NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NHDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 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.
- NO STATE PERMITS ARE REQUIRED.
- AN AREA VARIANCE WAS GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD ON DECEMBER 16, 2009, (SEE ZONING BOARD FILE #09/670) REGARDING REDUCTION OF THE ZONING ORDINANCE FRONT YARD SETBACK FOR THE PROPOSED ADDITION.
- THE CONTRACTOR AND THE OWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA. (1-888-344-7233; WWW.DIGSAFE.COM) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- WITH THE APPROVAL OF THIS PLAN, THE BARRINGTON PLANNING BOARD HAS APPROVED THE FOLLOWING WAIVERS FROM THE FOLLOWING PLAN CHECKLIST REQUIREMENTS:
ARTICLE 3.3(1) BOUNDARIES - EXISTING LOT BOUNDARY DEFINED BY METES AND BOUNDS.
ARTICLE 3.3(9) CONTIGUOUS UPLANDS
ARTICLE 3.3(13) LIMITS OF WETLANDS, WETLAND DELINEATION CRITERIA & WETLAND SCIENTIST CERTIFICATION.
ARTICLE 3.3(3) TWO FOOT CONTOUR INTERVAL TOPOGRAPHY SHOWN OVER ALL SUBJECT PARCEL.

Abutters:

- MAP 110 / LOT 8
BRUCE BARBOUR
41-37 52ND STREET APT. 3R
WOODSIDE, NY 11377
- MAP 227 / LOT 18
STEPHEN & DAILEY "PERREAU"
89 BOULDER DRIVE
BARRINGTON, NH 03825
- MAP 227 / LOT 19.3
ROBERT & MICHELLE LEMOS
81 BOULDER DRIVE
BARRINGTON, NH 03825
- MAP 227 / LOT 20.1
BRANDI EVERIDGE
95 PARKER MOUNTAIN ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 20.2
MARCUS & NINA KATKIN
38 STAGECOACH ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 22
ROBERT J. DREW
10 STAGECOACH ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 23
EIGHMEY REVOCABLE TRUST
544 ROUTE 126
BARRINGTON, NH 03825
- MAP 227 / LOT 24
JOSHUA M. & USA C. KARDOS
76 PARKER MOUNTAIN ROAD
BARRINGTON, NH 03825
- MAP 110 / LOT 116
LAKEVIEW ESTATES
HOMEOWNERS ASSOC.
14 WADLEIGH LANE
HAMPTON FALLS, NH 03844
- MAP 216 / LOT 1
EDWARD BRUCE
46 HANSONVILLE ROAD
ROCHESTER, NH 03839
- MAP 216 / LOT 3
FAIRWAY HEIGHTS HOMEOWNERS
PO BOX 541
BARRINGTON, NH 03825
- MAP 216 / LOT 40
MATTHEW M. ROY
137 PARKER MOUNTAIN ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 11
ERIC R. MORRIS
REBEKAH JARDINE
63 STAGECOACH ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 12
DOUGLAS HINTON
71 STAGECOACH ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 13
FRANKLIN RESOURCE GROUP LLC
88 STAGECOACH ROAD
BARRINGTON, NH 03825
- MAP 227 / LOT 14
FRANK & DENISE ZAVOTA
PO BOX 17063
SMITHFIELD, RI 02917

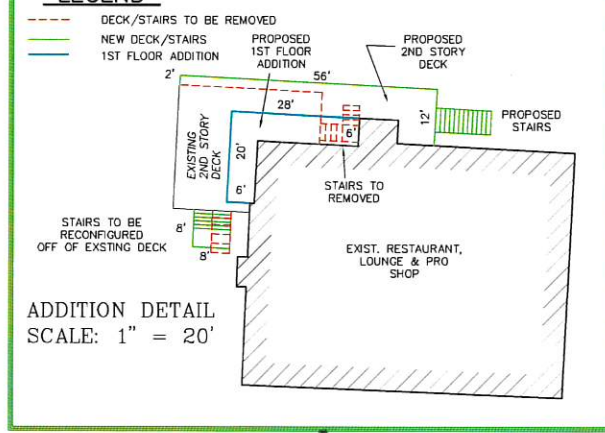
MAP 227 LOT 20
66.14 Ac.
PER PLAN REF. #2



LEGEND

- DRILL HOLE PER PLAN REF. 2
- IRON ROD PER PLAN REF. 2
- UTILITY POLE
- EDGE OF PAVEMENT
- CHU
- OVERHEAD UTILITIES
- MINIMUM BUILDING SETBACK (TYP)
- 30C
- EXISTING GROUND CONTOUR
- EDGE OF GRAVEL

LEGEND



ADDITION DETAIL
SCALE: 1" = 20'

MAP 227 / LOT 13
FRANKLIN RESOURCE GROUP LLC
88 STAGECOACH ROAD
BARRINGTON, NH 03825

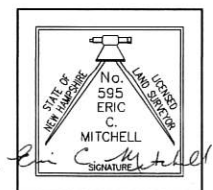
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AUG 11 2020

LAND USE OFFICE

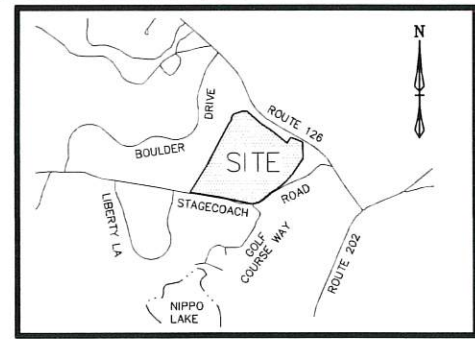
I CERTIFY, THAT THIS PLAN, BASED UPON THE PLAN REFERENCE, MEET THE MINIMUM REQUIREMENTS FOR ACCURACY AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON AND THE ERROR OF CLOSURE MEETS OR EXCEEDS 1:10,000.

[Signature]
ERIC C. MITCHELL L.L.S. NO. 595 DATE 8/10/2020



| REV. | DATE | DESCRIPTION | BY |
|-----------|------|-------------|----|
| REVISIONS | | | |

- Colored Copy -



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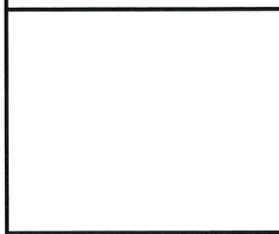
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TOWN OF BARRINGTON
PLANNING BOARD APPROVAL



AMENDED SITE PLAN

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TAX MAP 227 • LOT 20
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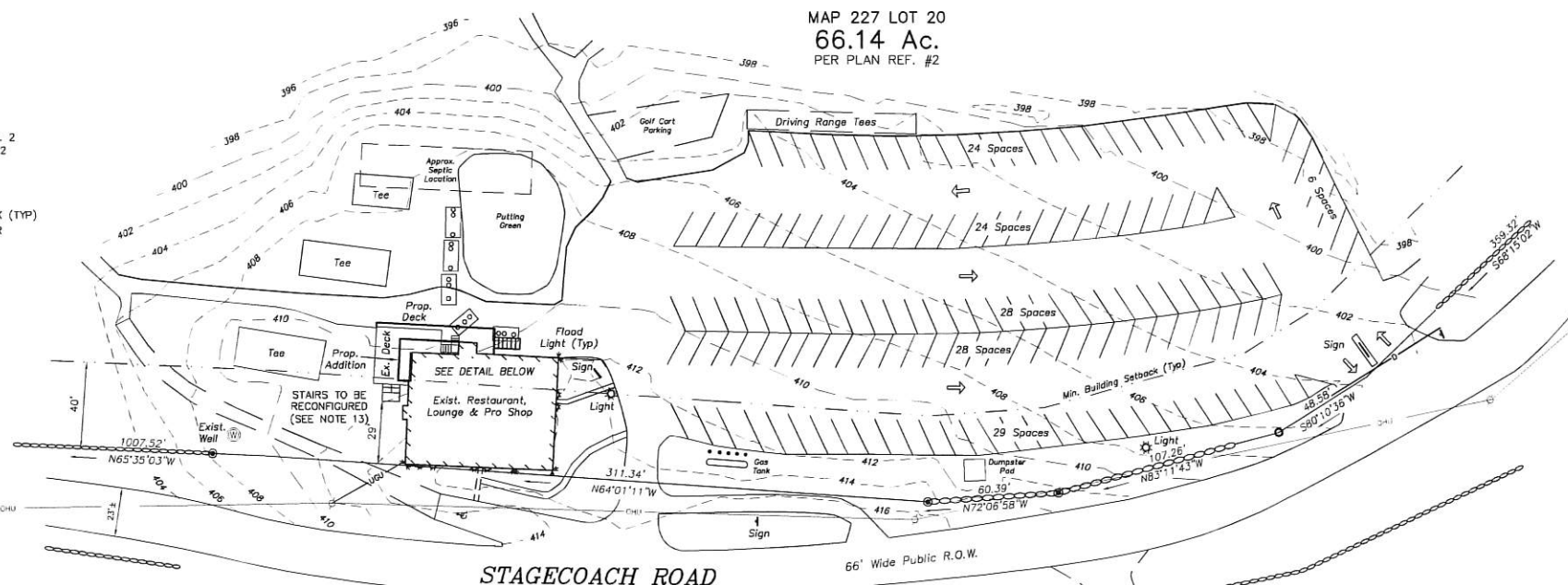
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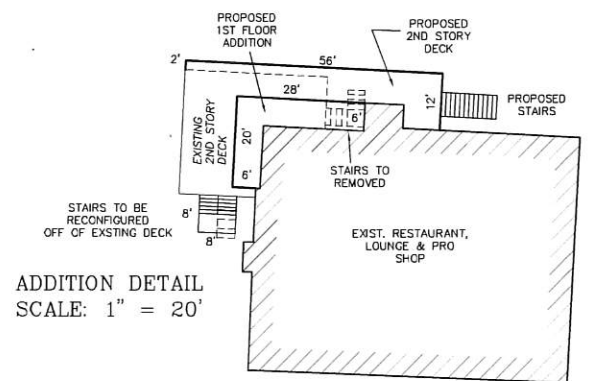
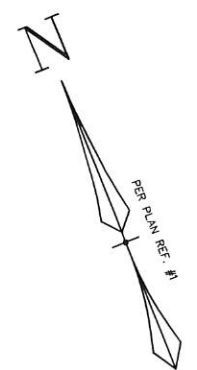
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MAP 227 LOT 20
66.14 Ac.
PER PLAN REF. #2



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- IRON ROD PER PLAN REF. 2
- UTILITY POLE
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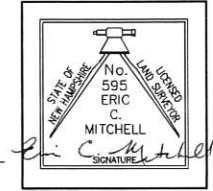
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[Signature]
ERIC C. MITCHELL L.L.S. NO. 595 DATE 8/10/2020



| REV. | DATE | DESCRIPTION | BY |
|-----------|------|-------------|----|
| REVISIONS | | | |