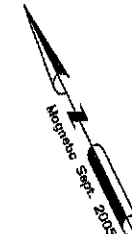
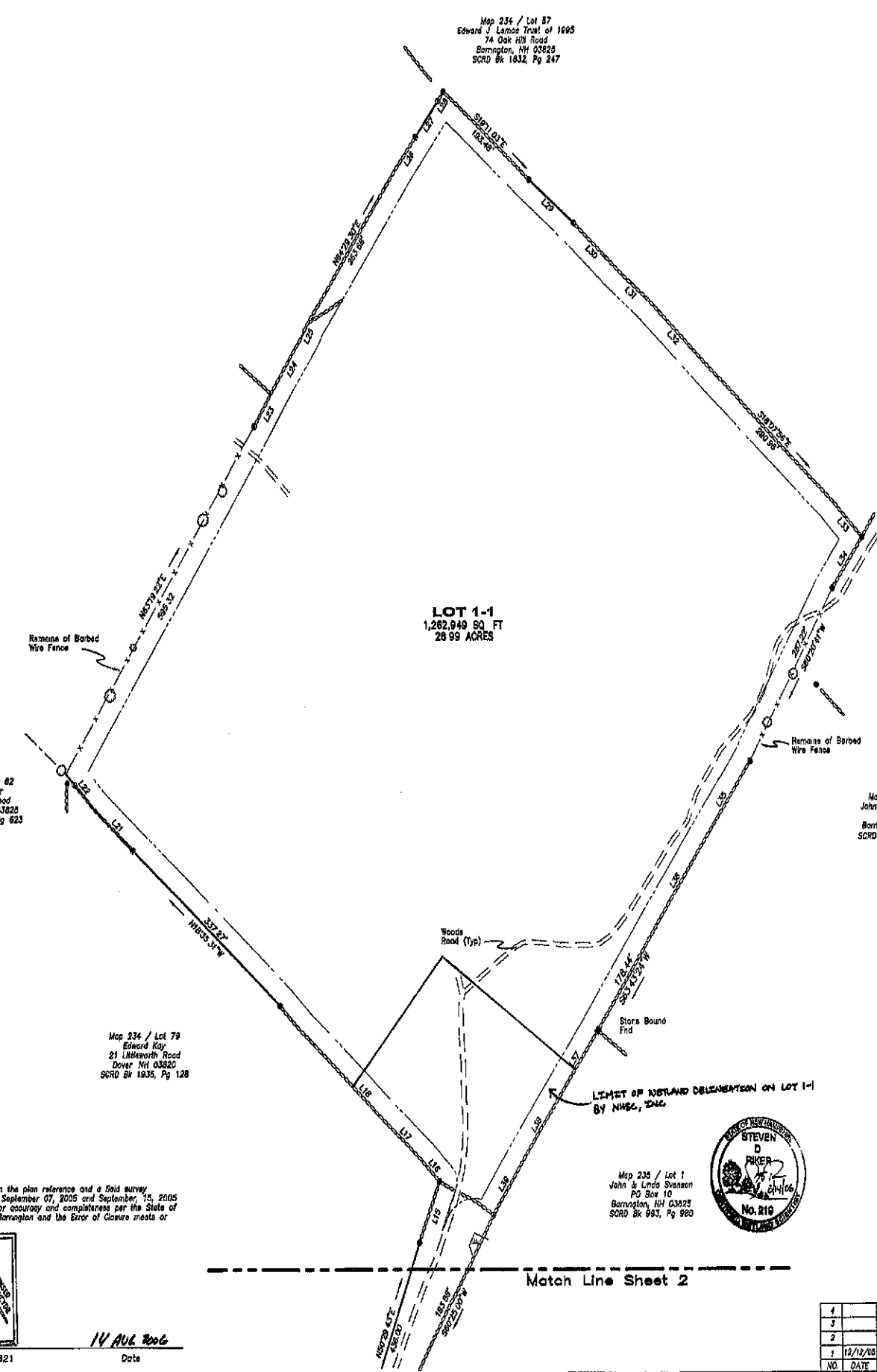


LEGEND

- L3 LINE LENGTH (SEE LENGTH TABLE)
- SORD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON PIPE FOUND
- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON ROD TO BE SET
- ◇ UTILITY POLE
- ⊙ DRILL HOLE SET
- EDGE OF WETLANDS (SEE NOTE 7)
- BUILDING SETBACK LINE
- STONE WALL
- CULVERT

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N74.42.48"W	159.80
L2	N71.48.14"W	93.07
L3	N87.53.42"W	62.97
L4	N59.08.30"W	81.40
L5	N64.08.08"W	124.83
L6	N48.13.47"W	126.38
L7	N40.82.00"W	85.21
L8	N36.18.01"W	72.52
L9	N88.08.31"E	23.90
L10	N83.42.88"E	41.43
L11	N87.03.07"E	126.27
L12	N83.06.01"E	85.61
L13	N84.38.22"E	81.04
L14	N88.16.53"E	113.28
L15	N81.54.49"E	64.07
L16	N15.13.54"W	45.80
L17	N19.01.48"W	87.31
L18	N17.25.03"W	100.88
L19	N18.12.18"W	80.33
L20	N14.01.17"W	45.08
L21	N18.43.49"W	85.17
L22	N13.17.37"W	70.16
L23	N82.10.41"E	56.88
L24	N83.35.48"E	96.67
L25	N57.39.22"E	22.61
L26	N87.28.01"E	60.62
L27	N87.07.05"E	64.31
L28	N86.02.35"E	18.54
L29	S21.03.37"E	98.79
L30	S18.11.85"E	108.33
L31	S20.55.30"E	80.66
L32	S16.59.36"E	138.71
L33	S14.11.02"E	72.75
L34	S05.16.66"W	88.50
L35	S65.30.69"W	148.52
L36	S84.20.28"W	132.61
L37	S85.16.12"W	118.20
L38	S84.40.29"W	112.97
L39	S83.24.23"W	81.63
L40	S89.14.10"W	148.08
L41	S81.08.51"W	54.42
L42	S84.57.11"W	73.00
L43	S82.83.85"W	148.67
L44	S44.08.19"W	73.72



RECEIVED
JAN 06 2021
LAND USE OFFICE

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL
PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 06/1556
Date 07/16/2006
Chairman [Signature]

I certify, that this plan based upon the plan reference and a field survey conducted on the ground between September 07, 2005 and September 15, 2005 meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington and the Error of Closure does not exceed 1/10,000

David W Vincent LLS No 821
Date 14 AUG 2006



SUBDIVISION PLAN
PREPARED FOR
DAVID R & GLENDA J HENDERSON
OF
TAX MAP 239 / LOT 1
LOCATED AT
NH ROUTE 9
COUNTY OF STRAFFORD
BARRINGTON, NH

FEET 0 100 200 400
METERS 0 20 40 80 120
SCALE 1" = 100'
DATE: SEPT. 21, 2005

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (803) 864-5786

NO.	DATE	DESCRIPTION	BY
1	12/12/05	rev 1st	dwv

- LEGEND**
- LS LINE LENGTH (SEE LENGTH TABLE)
 - SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
 - IRON PIPE FOUND
 - STONE BOUND FOUND
 - DRILL HOLE SET UNLESS NOTED AS FOUND
 - IRON ROD SET
 - UTILITY POLE
 - DRILL HOLE SET
 - EDGE OF WETLANDS (SEE NOTE 7)
 - BUILDING SETBACK LINE
 - STONE WALL
 - D- CULVERT

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N74°42'45"W	136.85
L2	N71°48'14"W	33.09
L3	N67°53'42"W	82.97
L4	N59°08'30"W	81.40
L5	N54°06'05"W	54.03
L6	N48°10'47"W	106.38
L7	N40°22'35"W	86.21
L8	N38°18'01"W	72.62
L9	N39°28'31"E	23.90
L10	N63°42'59"E	41.43
L11	N67°03'07"E	128.27
L12	N63°06'01"E	88.61
L13	N54°38'22"E	21.04
L14	N54°16'35"E	113.25
L15	N51°54'49"E	84.07
L16	N16°13'54"W	45.62
L17	N19°01'45"W	87.31
L18	N17°25'03"W	100.29
L19	N18°12'18"W	20.33
L20	N14°10'17"W	48.08
L21	N18°43'48"W	89.17
L22	N13°17'47"W	71.13
L23	N82°10'41"E	28.68
L24	N63°33'48"E	94.67
L25	N67°39'22"E	22.81
L26	N67°28'01"E	80.62
L27	N67°00'18"E	84.91
L28	N61°23'55"E	13.14
L29	S21°03'57"E	28.75
L30	S18°11'15"E	109.33
L31	S20°49'50"E	60.88
L32	S16°55'36"E	139.71
L33	S14°14'06"E	70.78
L34	S85°15'56"W	89.30
L35	S85°30'55"W	149.82
L36	S84°20'28"W	130.51
L37	S85°15'12"W	116.28
L38	S84°40'29"W	112.97
L39	S83°22'03"W	81.58
L40	S93°14'10"W	148.68
L41	S91°08'51"W	84.45
L42	S84°27'11"W	73.09
L43	S92°53'55"W	146.87
L44	S44°08'19"W	73.74

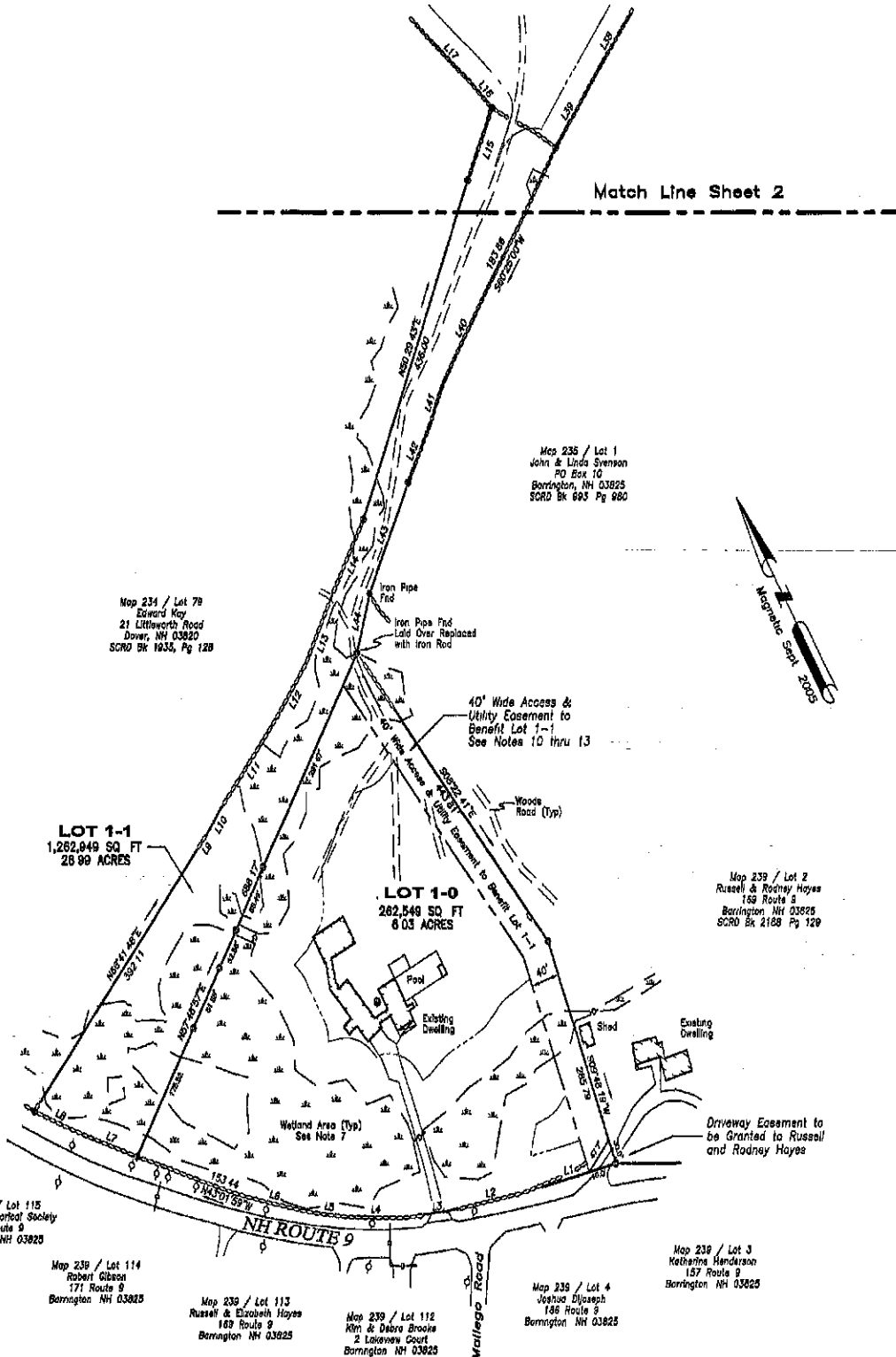
REFERENCES

1. "Property sold by Harold Henderson to Summer Hayes Barrington NH" dated August 1948 prepared by F W Chesley not recorded
2. "Broadview Farm, Barrington NH" dated Mar 1888, prepared by F E Drew SCRD Plan No 75-31
3. "Subdivision Plan, E Richard Rowell Barrington, NH" dated Mar 1984, prepared by Frederick E Drew Assoc SCRD Plan No 244-24
4. "Plan of Subdivision for Ronald L & Linda M Fanery Barrington, NH", dated March 1984 revised 6/15/84 prepared by K E Moore & B G Staples SCRD Plan No 244-37



NOTES

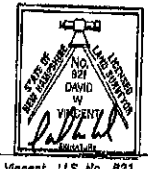
- 1) Parcel is shown as Lot 1 on the Town of Barrington Assessor's Map 239
- 2) Parcel is located in the Town of Barrington Village District Highway Commercial District Overlay and Groundwater Protection District Overlay
- 3) Owner of Record: David R & Glenda J Henderson
174 Route 9
Barrington, NH 03825
SCRD Bk 887 Pg 121
- 4) 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.
- 5) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map Sheets 11 & 12 Town of Barrington, No 330178A map date 08/01/1989
- 6) There are no Prime Wetlands located on the subject parcel as depicted on the Town of Barrington Prime Wetlands Map, dated Jan 1991 prepared by IEP, Inc of Portsmouth NH
- 7) Total Lot Area 1,025,488, Sq Ft or 33.02 Acres
- 8) The wetland boundaries shown hereon were field delineated by NH Soil Conservationist Inc of Newmarket, NH and completed on September 1, 2005 in accordance with the 1987 Corps of Engineers Wetlands Manual
- 9) Zoning Requirements:
Min Lot Area 50,000 SF
Min Upland Soil 80,000 SF
Min Frontage 200 (25 Back Lot)
Structure Setback
Min Front Yard 40
Min Side & Rear Yard 30'
Min Wetlands Buffer 60'
Min Building Setback 60'
- 9) NHDOT Driveway Permit No 08-027-483 08/04/2008
- 10) NH-DES Wetlands Permit No 2005-03054 07/12/2005
- 11) The Barrington Zoning Board of Adjustment granted a Special Exception to allow access to Lot 1-1 via the 40' Wide Access & Utility Easement located on Lot 1-0 where Article 4 Section 4-1(2) of the Barrington Zoning Regulations requires access to a lot must be located on the site of the lot providing lot frontage Case #28 05/05 dated June 21 2005
- 12) The 40' Wide Access & Utility Easement across Lot 1-0 to benefit Lot 1-1 is to be used for a single lot and one building location on Lot 1-1 only when and if a road on the frontage of Lot 1-1 is ever constructed the access easement across Lot 1-0 will be eliminated and access to Lot 1-1 would be via the new road
- 13) Prior to any construction on Lot 1-1 and the access driveway, all erosion control measures shall be in place during construction and until the site has stabilized



RECEIVED
JAN 06 2021
LAND USE OFFICE

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL
PLANNING BOARD
BARRINGTON NH
-APPROVED-
File Number 061656
Date 8/16/2006
Chairman *Charles H. ...*

I certify, that the plan based upon the plan reference and a field survey conducted on the ground between September 07 2005 and September 15, 2005 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



David W Vincent LLS No 821
Date 14 Aug 2006

David R. Henderson 8-14-06
Date
David R Henderson

Glenda J. Henderson 8-14-06
Date
Glenda J Henderson



FEET 0 50 100 200 400
METERS 0 10 20 40 80 120
SCALE: 1" = 100' DATE: SEPT. 21, 2005

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 664-5786

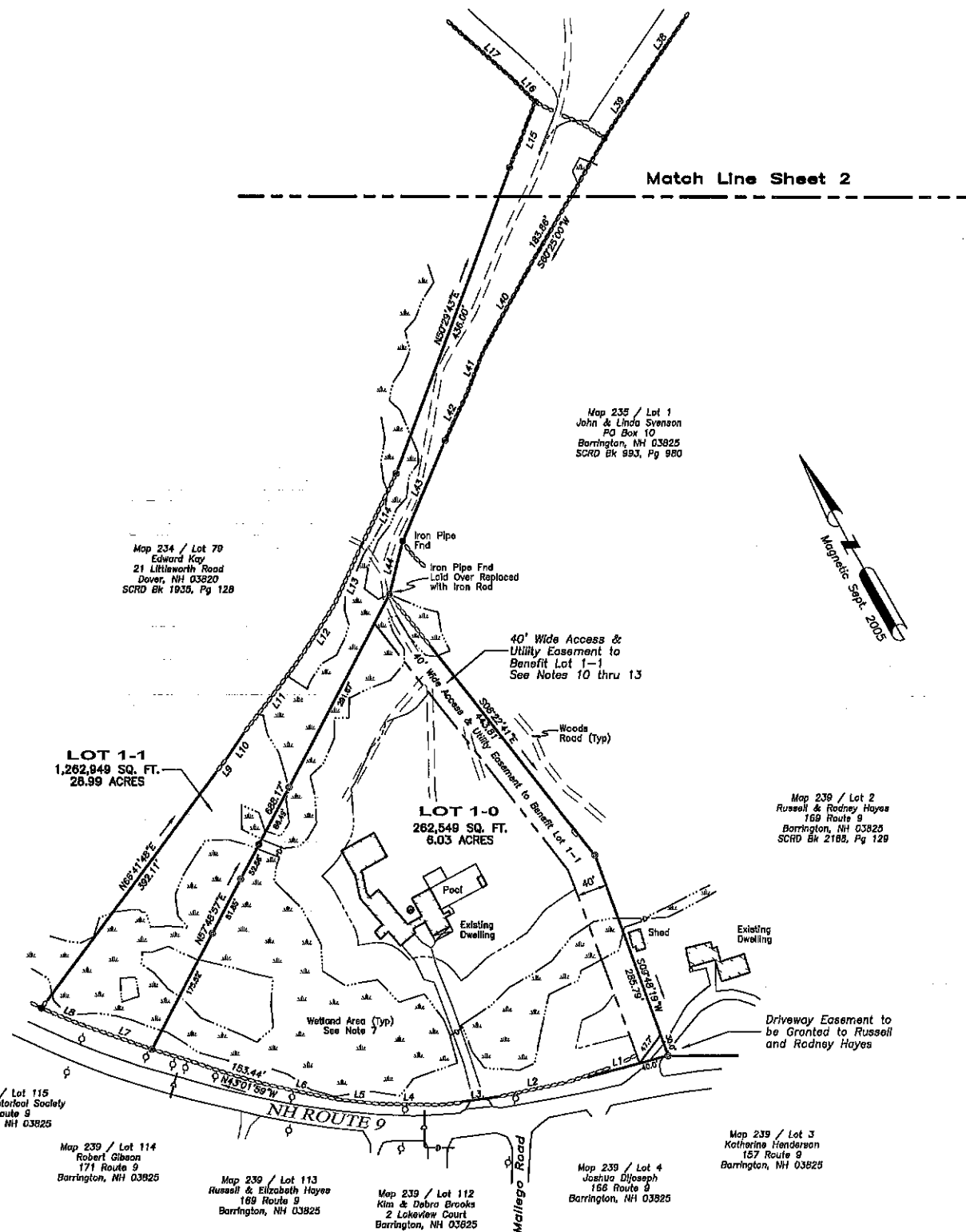
NO.	DATE	DESCRIPTION	BY
4			
3	08/17/06	add note sat. notes 10 & 13	dvw
2	05/30/06	add 40' easmt for lot 1-1	dvw
1	12/12/05	rev title	dvw
NO.	DATE	DESCRIPTION	BY

LEGEND:

- L3 LINE LENGTH (SEE LENGTH TABLE)
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON PIPE FOUND
- STONE BOUND FOUND
- ⊙ DRILL HOLE SET UNLESS NOTED AS FOUND
- IRON ROD SET
- ◇ UTILITY POLE
- ⊙ DRILL HOLE SET
- EDGE OF WETLANDS (SEE NOTE 7)
- BUILDING SETBACK LINE
- STONE WALL
- D CULVERT

LENGTH TABLE:

LINE	BEARING	DISTANCE
L1	N74°42'45"W	138.80'
L2	N71°48'14"W	53.07'
L3	N87°53'42"W	82.87'
L4	N59°08'30"W	81.40'
L5	N54°08'05"W	54.83'
L6	N48°10'47"W	109.38'
L7	N47°52'55"W	85.51'
L8	N38°19'01"W	92.52'
L9	N88°08'31"E	23.90'
L10	N83°42'58"E	41.43'
L11	N87°03'07"E	128.27'
L12	N83°08'01"E	85.61'
L13	N54°38'22"E	81.04'
L14	N59°18'53"E	113.28'
L15	N81°54'49"E	94.07'
L16	N15°13'54"W	45.60'
L17	N18°01'45"W	87.31'
L18	N17°25'03"W	100.56'
L19	N18°12'18"W	90.53'
L20	N14°10'17"W	45.06'
L21	N18°43'46"W	88.17'
L22	N13°17'37"W	70.18'
L23	N82°10'41"E	58.65'
L24	N83°35'48"E	86.87'
L25	N87°39'22"E	22.81'
L26	N87°28'01"E	62.92'
L27	N87°00'18"E	64.51'
L28	N86°02'35"E	18.54'
L29	S21°03'37"E	98.78'
L30	S18°11'15"E	108.33'
L31	S20°59'50"E	60.66'
L32	S16°58'58"E	139.71'
L33	S14°14'08"E	70.78'
L34	S85°15'58"W	89.30'
L35	S85°30'58"W	149.52'
L36	S84°20'28"W	132.51'
L37	S85°16'12"W	115.28'
L38	S84°40'28"W	112.97'
L39	S83°22'03"W	81.58'
L40	S85°14'10"W	143.53'
L41	S81°06'51"W	54.48'
L42	S84°57'11"W	73.00'
L43	S82°53'55"W	145.87'
L44	S44°08'18"W	73.74'



REFERENCES:

1. "Property sold by Harold Henderson to Sumner Hayes, Barrington, NH", dated August 1946, prepared by T. W. Chesley, not recorded.
2. "Broadview Farm, Barrington, NH", dated Mar. 1988, prepared by F. E. Drew, SCRD Plan No. 78-51.
3. "Subdivision Plan, E. Richard Rowell, Barrington, NH", dated Mar. 1982, prepared by Frederick E. Drew Assoc., SCRD Plan No. 24-24.
4. "Plan of Subdivision for Ronald L. & Linda M. Fenerty, Barrington, NH", dated March 1984, revised 9/15/84, prepared by K. E. Moore & B. G. Staples, SCRD Plan No. 24A-37.



NOTES:

- 1.) Parcel is shown as Lot 1 on the Town of Barrington Assessor's Map 239.
- 2.) Parcel is located in the Town of Barrington Village District, Highway Commercial District Overlay and Groundwater Protection District Overlay.
- 3.) Owner of Record: David R. & Glenda J. Henderson
174 Route 9
Barrington, NH 03825
SCRD 5k 887, Pg 121
- 4.) 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.
- 5.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map Sheets 11 & 12, Town of Barrington, No. 330178A, map date: 09/01/1989.
There are no Prime Wetlands located on the subject parcel as depicted on the Town of Barrington Prime Wetlands Map, dated Jan. 1991, prepared by IEP, Inc. of Portsmouth, NH.
- 6.) Total Lot Area: 1,525,498, Sq. Ft. or 35.02 Acres
- 7.) The wetland boundaries shown hereon were field delineated by NH Soil Consultants, Inc. of Newmarket, NH, and completed on September 1, 2005, in accordance with the 1987 Corps of Engineers Wetlands Manual.
- 8.) Zoning Requirements:
Min. Lot Area: 60,000 SF
Min. Upland Setback: 60,000 SF
Min. Frontage: 200' (25' Back Lot)
Structure Setbacks:
Min. Front Yard: 40'
Min. Side & Rear Yard: 30'
Min. Wetlands Buffer: 50'
Min. Building Setback: 50'
- 9.) NHDOT Driveway Permit No.: 06-027-461, 06/04/2006.
- 10.) NHDES Wetlands Permit No.: 2005-03054, 07/12/2006.
- 11.) The Barrington Zoning Board of Adjustment granted a Special Exception to allow access to Lot 1-1 via the 40' Wide Access & Utility Easement located on Lot 1-0, where Article 4 Section 4.1(2) of the Barrington Zoning Regulations requires access to a lot must be located on the side of the lot providing lot frontage. Case #28 06/805 dated June 21, 2006.
- 12.) The 40' Wide Access & Utility Easement across Lot 1-0 to benefit Lot 1-1 is to be used for a single lot and one buildable location on Lot 1-1 only. When and if a road on the frontage of Lot 1-1 is ever constructed the access easement across Lot 1-0 will be eliminated and access to Lot 1-1 would be via the new road.
- 13.) Prior to any construction on Lot 1-1 and the access driveway, all erosion control measures shall be in place, during construction and until the site has stabilized.

RECEIVED

JAN 06 2021

LAND USE OFFICE

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL

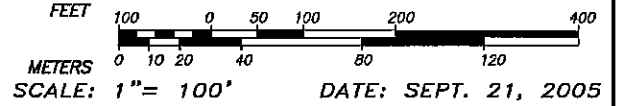
I certify, that this plan based upon the plan reference and a field survey conducted on the ground between September 07, 2005 and September, 15, 2005 meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington and the Error of Closure meets or exceeds 1:10,000.

David W. Vincent, LLS No. 821 _____ Date

David R. Henderson _____ Date

Glenda J. Henderson _____ Date

SUBDIVISION PLAN
PREPARED FOR
DAVID R. & GLENDA J. HENDERSON
OF
TAX MAP 239 / LOT 1
LOCATED AT
NH ROUTE 9
COUNTY OF STRAFFORD
BARRINGTON, NH



DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 684-6786

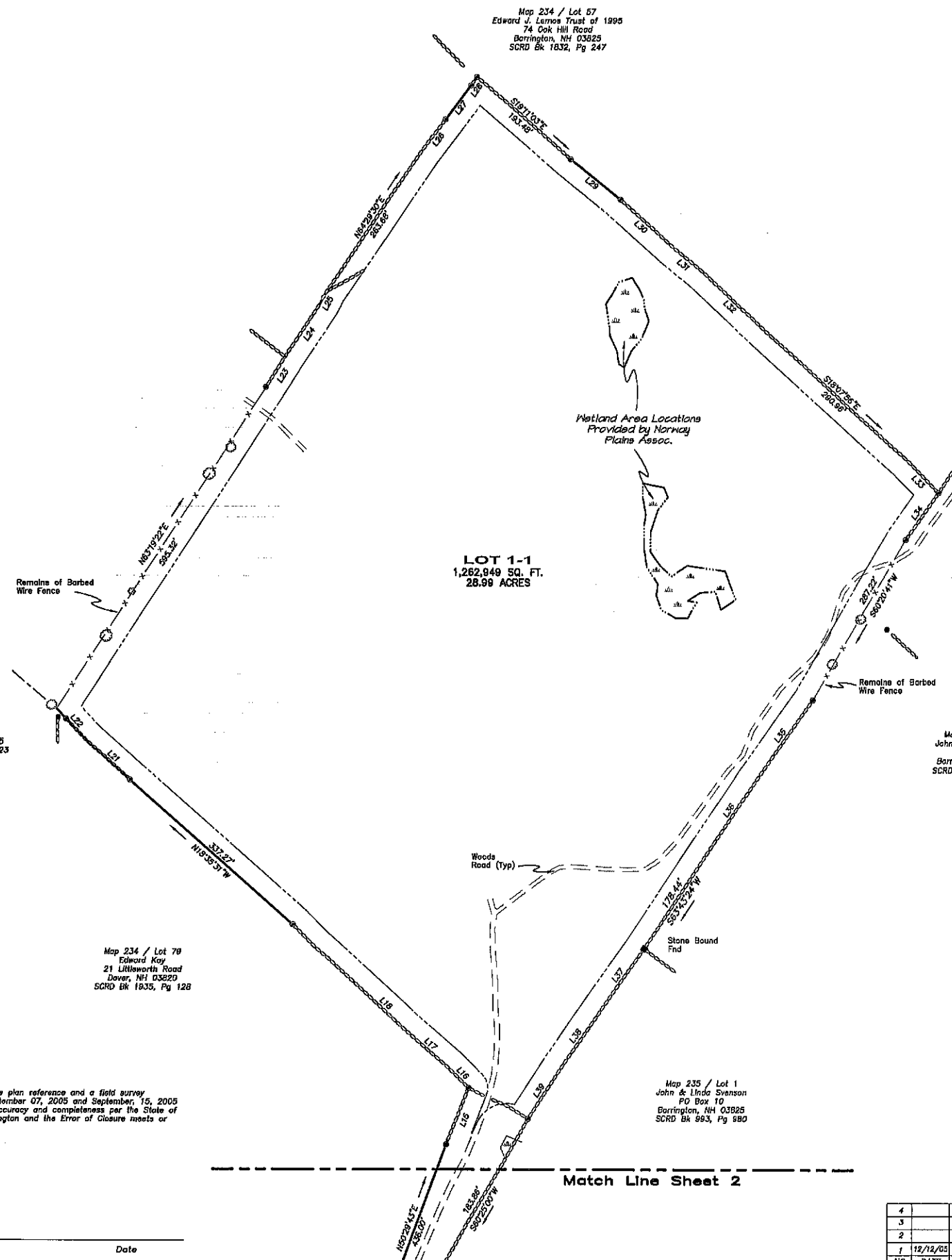
NO.	DATE	DESCRIPTION	BY
4			
3	08/11/06	add mens. vel, notes 10 & 13	dvw
2	05/30/06	add 40' emnt for lot 1-1	dvw
1	12/12/05	rev. lots	dvw

LEGEND:

- L3 LINE LENGTH (SEE LENGTH TABLE)
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON PIPE FOUND
- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON ROD TO BE SET
- UTILITY POLE
- ⊙ DRILL HOLE SET
- EDGE OF WETLANDS (SEE NOTE 7)
- BUILDING SETBACK LINE
- STONE WALL
- D — CULVERT

LENGTH TABLE:

LINE	BEARING	DISTANCE
L1	N74°42'45"W	139.80'
L2	N71°48'14"W	93.07'
L3	N87°53'42"W	82.97'
L4	N59°06'30"W	81.40'
L5	N34°06'05"W	54.85'
L6	N48°10'47"W	108.38'
L7	N40°52'55"W	88.81'
L8	N36°19'01"W	72.82'
L9	N86°08'31"E	23.90'
L10	N83°42'68"E	41.43'
L11	N87°03'07"E	126.27'
L12	N83°56'01"E	85.81'
L13	N84°38'22"E	81.04'
L14	N56°18'33"E	113.28'
L15	N51°54'46"E	94.07'
L16	N16°13'54"W	45.80'
L17	N19°01'45"W	87.31'
L18	N17°25'03"W	100.59'
L19	N18°12'18"W	80.33'
L20	N14°10'17"W	46.08'
L21	N18°43'46"W	88.17'
L22	N13°17'37"W	70.16'
L23	N82°10'41"E	55.85'
L24	N63°35'48"E	98.67'
L25	N37°39'22"E	22.61'
L26	N67°26'01"E	60.92'
L27	N67°00'16"E	64.81'
L28	N66°02'35"E	16.84'
L29	S21°03'37"E	98.78'
L30	S18°11'19"E	109.33'
L31	S20°59'50"E	80.68'
L32	S16°58'58"E	138.71'
L33	S14°14'00"E	70.78'
L34	S65°15'59"W	69.30'
L35	S65°30'55"W	149.52'
L36	S64°20'26"W	132.81'
L37	S65°16'12"W	115.28'
L38	S64°40'29"W	112.97'
L39	S63°22'03"W	91.58'
L40	S89°14'10"W	146.58'
L41	S81°08'51"W	54.48'
L42	S84°57'11"W	73.00'
L43	S82°53'55"W	145.87'
L44	S44°08'19"W	73.74'



LOT 1-1
1,262,849 SQ. FT.
28.99 ACRES

RECEIVED

JAN 06 2021

LAND USE OFFICE

TOWN OF BARRINGTON
PLANNING BOARD APPROVAL

I certify, that this plan based upon the plan reference and a field survey conducted on the ground between September 07, 2005 and September, 15, 2005 meet the minimum requirements for accuracy and completeness per the State of New Hampshire and the Town of Barrington and the Error of Closure nests or exceeds 1:10,000.

David W. Vincent, LLS No. B21 Date

SUBDIVISION PLAN
PREPARED FOR
DAVID R. & GLENDA J. HENDERSON
OF
TAX MAP 239 / LOT 1
LOCATED AT
NH ROUTE 9
COUNTY OF STRAFFORD
BARRINGTON, NH

FEET 0 100 200 400
METERS 0 20 40 80 120
SCALE: 1" = 100' DATE: SEPT. 21, 2005

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 664-5786

NO.	DATE	DESCRIPTION	BY
1	12/12/05	rev. lots	dwy

LEGEND:

- EDA EFFLUENT DISPOSAL AREA (4,000 s.f.)
- L3 LINE LENGTH (SEE LENGTH TABLE)
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON PIPE FOUND
- STONE BOUND FOUND
- UTILITY POLE
- ⊙ DRILL HOLE SET
- EDGE OF WETLANDS (SEE NOTE 7)
- BUILDING SETBACK LINE
- STONE WALL
- D- CULVERT

LENGTH TABLE:

LINE	BEARING	DISTANCE
L1	N89°08'31"E	23.60'
L2	N63°42'56"E	41.43'

NOTES:

- 1.) Parcel is shown as Lot 1 on the Town of Barrington Assessor's Map 239.
- 2.) Parcel is located in the Town of Barrington Village District, Highway Commercial District Overlay and Groundwater Protection District Overlay.
- 3.) Owner of Record: David R. & Glenda J. Henderson
174 Route 9
Barrington, NH 03825
SCRD Bk 897, Pg 121
- 4.) 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.
- 5.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map Sheets 11 & 12, Town of Barrington, No. 330178A, map date: 06/01/1989.

There are no Prime Wetlands located on the subject parcel as depicted on the Town of Barrington Prime Wetlands Map, dated Jan. 1991, prepared by IEP, Inc. of Portsmouth, NH.
- 6.) Total Lot Area: 1,828,498, Sq. Ft. or 35.02 Acres
- 7.) The wetland boundaries shown hereon were field delineated by NH Soil Consultants, Inc. of Newmarket, NH, and completed on September 1, 2005, in accordance with the 1987 Corps of Engineers Wetlands Manual.
- 8.) Zoning Requirements:

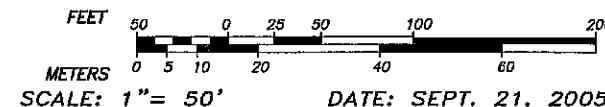
Min. Lot Area: 80,000 SF
Min. Upward Slope: 60,000 SF
Min. Frontage: 200' (25' Back Lot)
Structure Setbacks:
Min. Front Yard: 40'
Min. Side & Rear Yard: 30'
Min. Wetlands Buffer: 30'
Min. Building Setback: 50'
- 9.) NHDOT Driveway Permit No.: 08-027-461, 09/04/2008.
- 10.) NHDES Wetlands Permit No.: 2005-03054, 07/12/2008.
- 11.) The Barrington Zoning Board of Adjustment granted a Special Exception to allow access to Lot 1-1 via the 40' Wide Access & Utility Easement located on Lot 1-0, where Article 4 Section 4.1(2) of the Barrington Zoning Regulations requires access to a lot must be located on the side of the lot providing lot frontage. Case #ZB 06/605 dated June 21, 2006.
- 12.) The 40' Wide Access & Utility Easement across Lot 1-0 to benefit Lot 1-1 is to be used for a single lot and one building location on Lot 1-1 only. When and if a road on the frontage of Lot 1-1 is ever constructed the access easement across Lot 1-0 will be eliminated and access to Lot 1-1 would be via the new road.
- 13.) Prior to any construction on Lot 1-1 and the access driveway, all erosion control measures shall be in place, during construction and until the site has stabilized.
- 14.) Datum: USGS of 1929.

LOT AREA CALCULATIONS:

LOT No.	TOTAL AREA	CONTIGUOUS BUILDABLE LAND	TOTAL FRONTAGE
1-0	282,548 s.f.	136,150± s.f.	711.89'
1-1	1,262,949 s.f.	>60,000± s.f.*	158.03'

* Excludes back lot neck.

SUBDIVISION SITE PLAN
 PREPARED FOR
DAVID R. & GLENDA J. HENDERSON
 OF
TAX MAP 239 / LOT 1
 LOCATED AT
NH ROUTE 9
 COUNTY OF STRAFFORD
BARRINGTON, NH



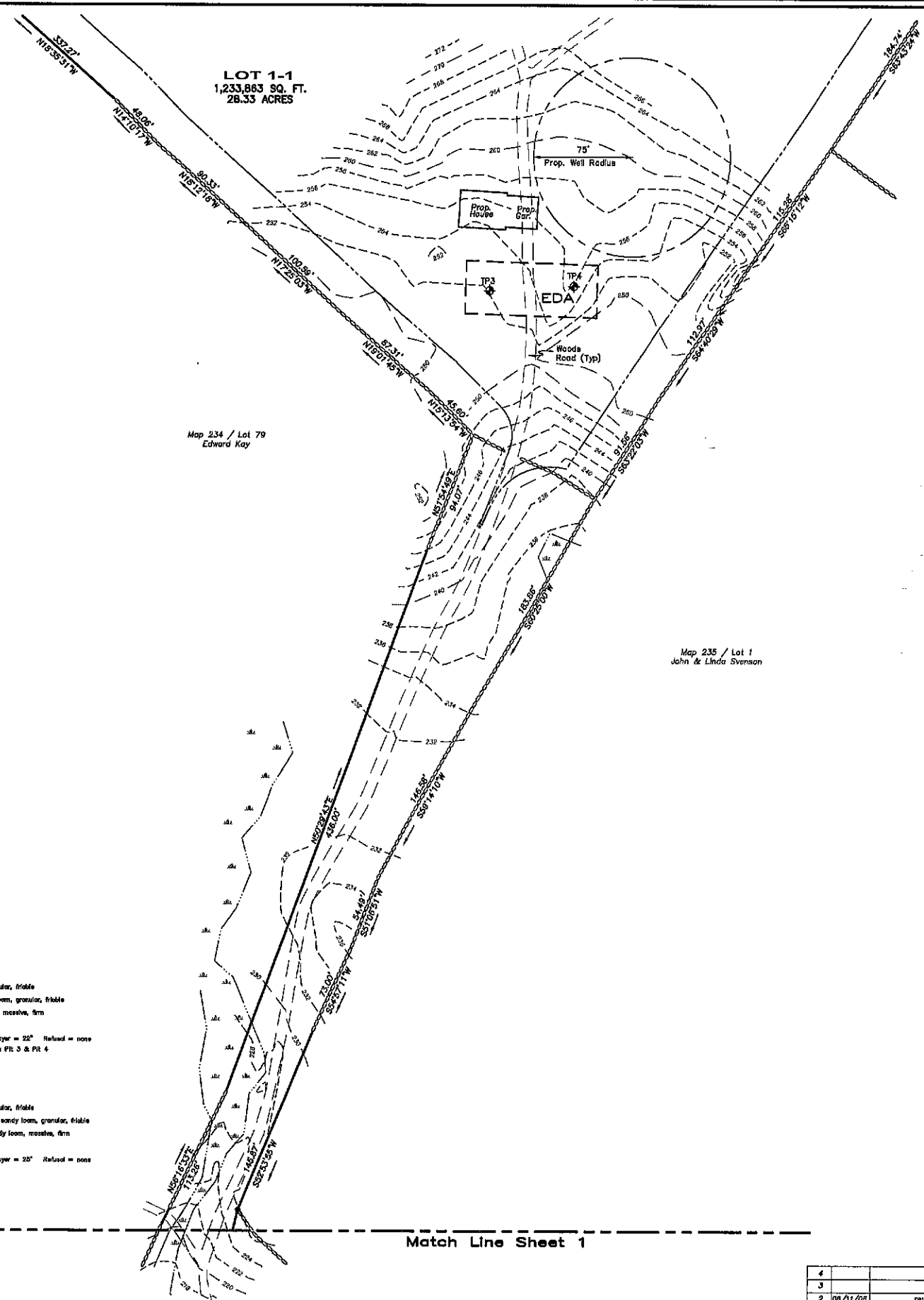
DAVID W. VINCENT, ILS
LAND SURVEYING SERVICES
 5 POWERS DRIVE
 BARRINGTON, NH 03825-3350
 TEL/FAX (603) 664-5788

NO.	DATE	DESCRIPTION	BY
4			
3	08/11/06	add notes 9 -- 14	dvw
2	05/20/05	add 40' esmt for lot 1-1	dvw
1	12/12/04	rev. lots add test pits, 4k	dvw

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LEGEND:

- EDA EFFLUENT DISPOSAL AREA (4,000 s.f.)
- L3 LINE LENGTH (SEE LENGTH TABLE)
- SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
- IRON PIPE FOUND
- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON ROD TO BE SET
- UTILITY POLE
- DRILL HOLE SET
- EDGE OF WETLANDS (SEE NOTE 7)
- - - BUILDING SETBACK LINE
- STONE WALL
- CULVERT



Map 235 / Lot 3
John & Linda Svenson

Map 234 / Lot 79
Edward Kay

Map 235 / Lot 1
John & Linda Svenson

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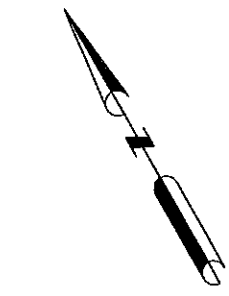
TEST PIT DATA:

TEST PIT No. 1
DEPTH (ft.) DESCRIPTION
00-06 10YR 3/3, Dark Brown, fine sandy loam, granular, friable
06-20 10YR 4/6, Dark Yellowish Brown, fine sandy loam, granular, friable
20-27 2.5Y 6/4, Light Olive Brown, fine sandy loam, blocky, friable
27-70 2.5Y 6/5, Light Olive Brown, fine sandy loam, blocky, firm
w/ redox features
EBHW = 22" Observed water table = none Restrictive layer = 27" Refused = none
Roots to 25"

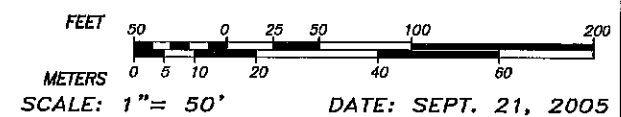
TEST PIT No. 3
DEPTH (ft.) DESCRIPTION
00-00 10YR 3/3, Dark Brown, fine sandy loam, granular, friable
00-22 10YR 4/6, Dark Yellowish Brown, fine sandy loam, granular, friable
22-64 2.5Y 6/3, Light Olive Brown, fine sandy loam, massive, firm
w/ redox features
EBHW = 22" Observed water table = none Restrictive layer = 22" Refused = none
Roots to 28"

TEST PIT No. 2
DEPTH (ft.) DESCRIPTION
00-06 10YR 3/3, Dark Brown, fine sandy loam, granular, friable
06-18 10YR 4/6, Dark Yellowish Brown, fine sandy loam, granular, friable
18-22 2.5Y 6/4, Light Olive Brown, fine sandy loam, blocky, friable
22-70 2.5Y 6/5, Light Olive Brown, fine sandy loam, blocky, firm
w/ redox features
EBHW = 22" Observed water table = none Restrictive layer = 22" Refused = none
Roots to 25"

TEST PIT No. 4
DEPTH (ft.) DESCRIPTION
00-00 10YR 3/3, Dark Brown, fine sandy loam, granular, friable
00-28 10YR 4/6, Dark Yellowish Brown, gravelly fine sandy loam, granular, friable
28-60 2.5Y 6/3, Light Olive Brown, gravelly fine sandy loam, massive, firm
w/ redox features
EBHW = 20" Observed water table = none Restrictive layer = 20" Refused = none
Roots to 22"



SUBDIVISION SITE PLAN
PREPARED FOR
DAVID R. & GLENDA J. HENDERSON
OF
TAX MAP 239 / LOT 1
LOCATED AT
NH ROUTE 9
COUNTY OF STRAFFORD
BARRINGTON, NH



DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
5 POWERS DRIVE
BARRINGTON, NH 03825-3350
TEL/FAX (603) 664-5786

NO.	DATE	DESCRIPTION	BY
4			
3			
2	06/11/08	rev. topo	dvw
1	12/12/05	rev. lots add test pits, tk	dvw

Match Line Sheet 1

REFERENCE PLAN

1. SUBDIVISION PLAN OF MAP 239 LOT 1 PREPARED FOR DAVID R. AND GLENDA J. HENDERSON, LOCATED OFF NH ROUTE 9 IN BARRINGTON, NH, CREATED BY DAWY W. VINCENT, ULS LAND SURVEYING SERVICES, DATED SEPT. 21, 2005; LAST REVISED AUGUST 11, 2006.

SITE DATA

OWNER OF RECORD OF MAP 239 LOT 1: DAVID AND GLENDA HENDERSON, 1273 WINGED FOOT LN DENVER, NC 28037.
 AREA OF PARCEL = 1,262,949± SF OR 28.99± ACRES

ZONED: TOWN CENTER (TC)
 EXISTING USE: CURRENT USE
 PROPOSED USE: RESIDENTIAL SUBDIVISION

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A (3) LOT RESIDENTIAL SUBDIVISION.

DIMENSIONAL REQUIREMENTS (TOWN CENTER - TC)

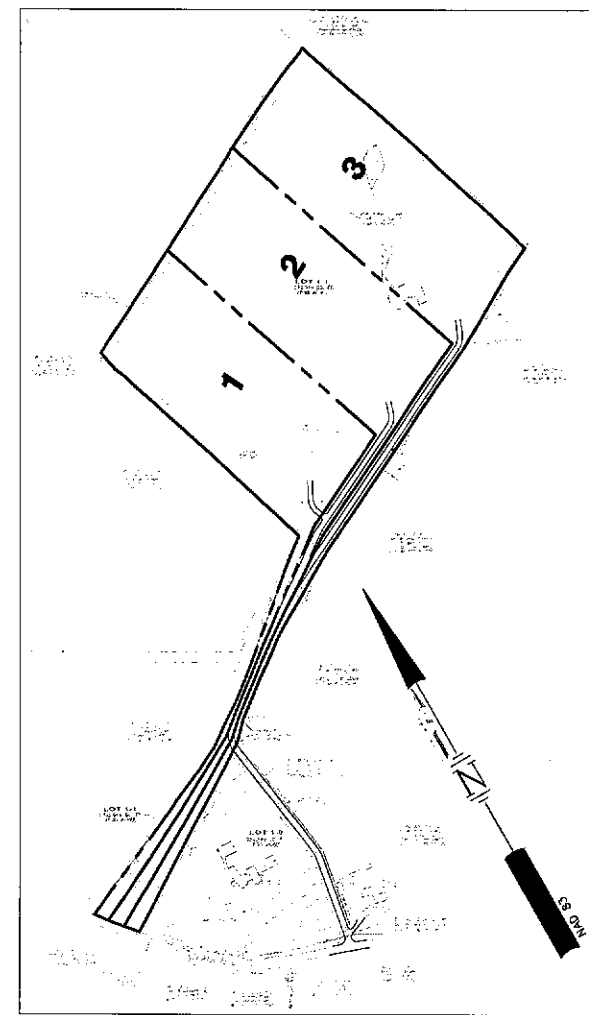
	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	20,000 SF (X.XXX± AC)	XXX,XXX SF (X.XXX± AC)
NET DENSITY	40,000 SF/SINGLE FAMILY	159 FT
FRONTAGE	40 FT	
WIDTH	25'	
WIDTH FOR BACKLOTS		
MINIMUM YARD DIMENSIONS:		
FRONT	20 FT	>20 FT
SIDE	50' ALONG RT 125 & RT 9	>15 FT
REAR	15 FT	>15 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	40 FT	
STRUCTURE STORIES	3 STORIES	
LOT COVERAGE	80%	<80%
MINIMUM OPEN SPACE	20%	XXX%

WETLAND IMPACT: TOTAL PROPOSED WETLAND IMPACT BY DRIVEWAY = 7,958± SF

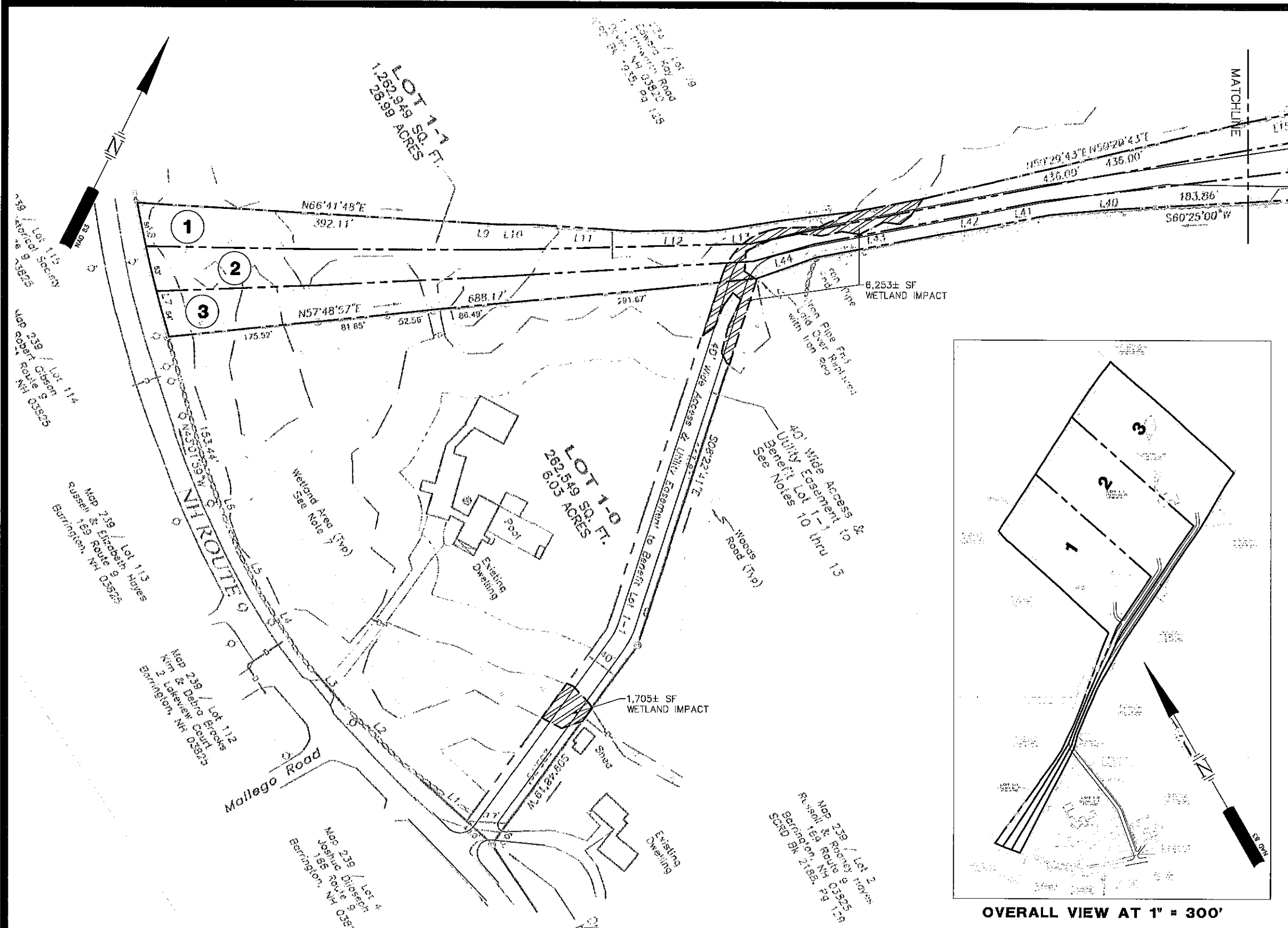
VARIANCES/WAIVERS REQUIRED:
 -MORE THAN TWO BACKLOTS WITHIN THE SUBDIVISION (Z.O. 4.1.3, SUBDIVY REGS 11.2.4(1))
 -LOT WIDTH LESS THAN 50' (Z.O. 4.1.3(2), SUBDIVY REGS 11.2.4(3))

CONCEPT NOTES

- BOUNDARY AND WETLAND INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BARRINGTON, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 0285, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TEMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.



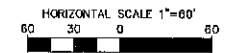
OVERALL VIEW AT 1" = 300'



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REV.	DATE	DESCRIPTION	DR	CK

CONCEPTUAL DESIGN
 TAX MAP 239 LOT 1
CONCEPT A
 NH ROUTE 9
 BARRINGTON, NH
 OWNED BY
DAVID & GLENDA HENDERSON
 PREPARED FOR
DAVID M GARVEY
 1"=120' (11"X17")
 SCALE: 1"=60' (22"X34")
OCTOBER 29, 2020

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	45 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-8747 www.tfmoran.com
	BUS. DEV.	ROUTE 9 HENDERSON

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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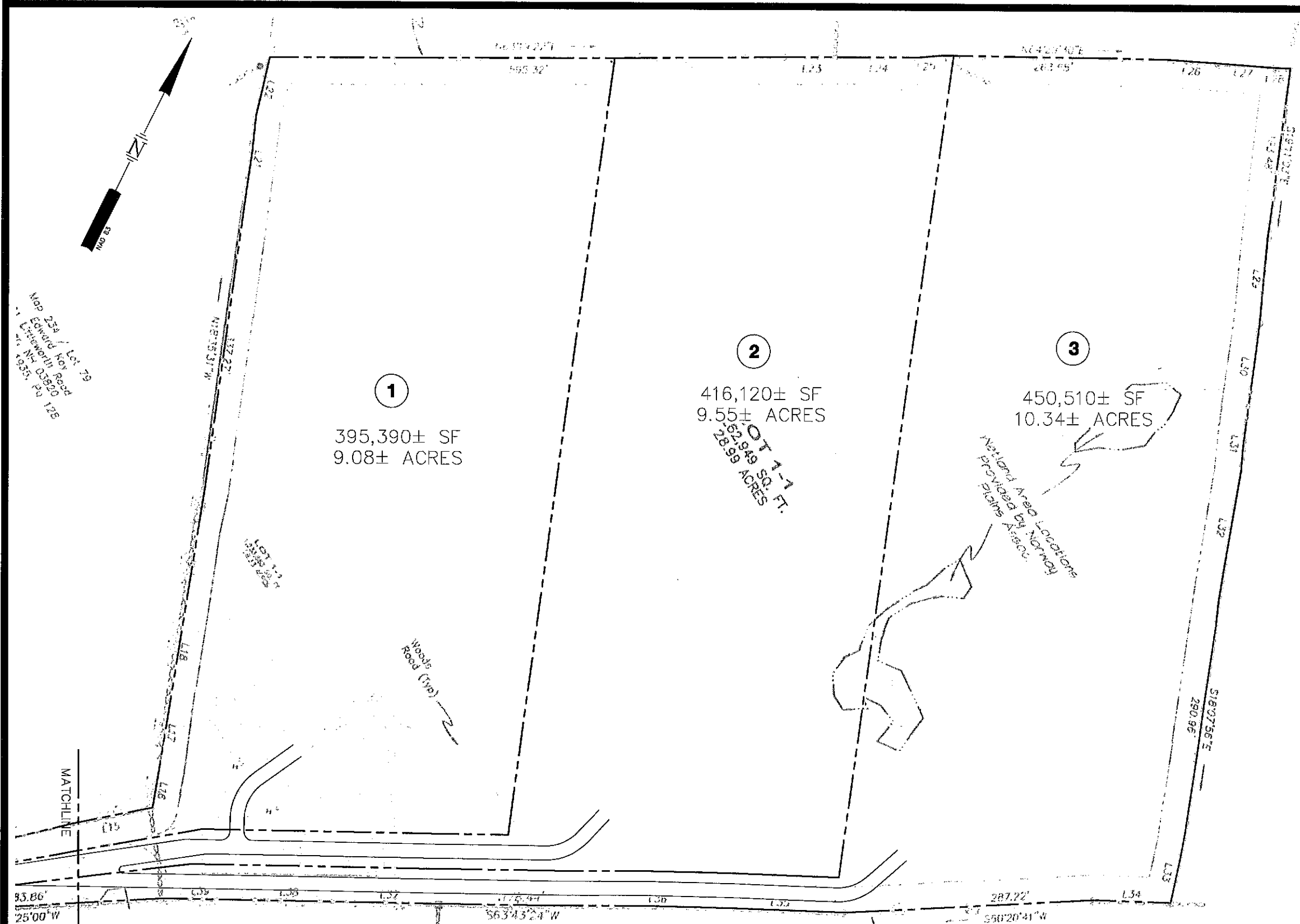
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Oct-29-2020 9:38am T:\Business Development\New Hampshire\Barrington\Garvey Subdiv\Acad\Title\Concept\Route 9 Handout.dwg

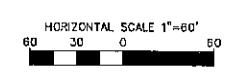
Oct 29, 2020 - 8:41am
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REV	DATE	DESCRIPTION	DR	CK

CONCEPTUAL DESIGN

TAX MAP 239 LOT 1

CONCEPT A

NH ROUTE 9
BARRINGTON, NH

OWNED BY
DAVID & GLENDA HENDERSON

PREPARED FOR
DAVID M GARVEY

T=160' (11\"X17\")
SCALE, T=60' (22\"X34\")

OCTOBER 29, 2020

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

BUS. DEV.	DR	ARJ	FB	
	CK	MSK	CADFILE	
ROUTE 9 HENDERSON				C-2