

- NOTES:**
- 1.) OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 2.) TAX MAP: TAX MAP 253, LOT 14
 - 3.) LOT AREA: 586,793 Sq. Ft., 13.47 Ac.
 - 4.) S.C.R.D. BOOK 4976, PAGE 1023
 - 5.) ZONING: GR - GENERAL RESIDENTIAL
W/ STRATIFIED DRIFT AQUIFER OVERLAY
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND BUFFER ~ 50.0' IF OVER
3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
 - 6.) THE INTENT OF THIS PLAN IS TO SHOW THE COLOR RENDERING,
TAX MAP 253, LOT 14.

N/F THE BARDWELL FAMILY REVOCABLE TRUST
BRIAN H. & LORI J. BARDWELL, TRUSTEES
40 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 3
S.C.R.D. BOOK 4306, PAGE 080

N/F GAHAN, ROBERT E. & CAROL A.
23 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 3
S.C.R.D. BOOK 1246, PAGE 244

AREA #1
124,023 Sq. Ft.
FREE OF HYDRIC A SOILS
88,435 Sq. Ft.
CONTIGUOUS UPLAND SOILS

N/F WESLEY, JOHN H. & LINDA J.
41 GROTON-HARVARD ROAD
AYER, MA 01432
TAX MAP 253, LOT 3
S.C.R.D. BOOK 952, PAGE 194

8'x 10' STONE BOUND ~FND~
(UP 4.2)
N251637.44
E1162766.22

N/F LEAHY REVOCABLE LIVING TRUST
TOMMIE J. & DEBRA A. LEAHY TRUSTEES
48 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 21
S.C.R.D. BOOK 4696, PAGE 777

11'x 7' STONE BOUND ~FND~
(UP 2.9)
N251743.22
E1163545.93

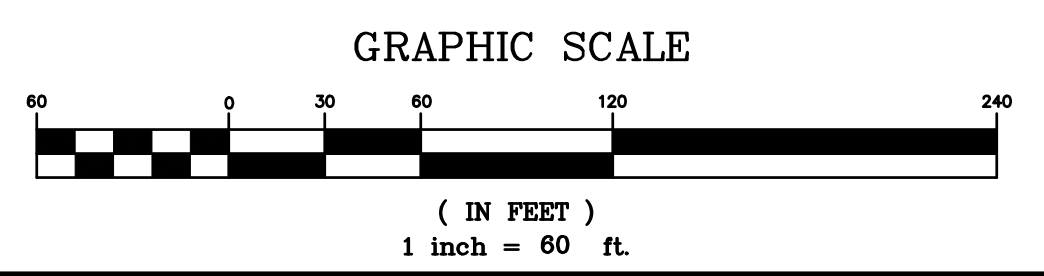
AREA #2
108,150 Sq. Ft.
FREE OF HYDRIC A SOILS
92,689 Sq. Ft.
CONTIGUOUS UPLAND SOILS

AREA #3
158,610 Sq. Ft.
FREE OF HYDRIC A SOILS
149,788 Sq. Ft.
CONTIGUOUS UPLAND SOILS

N/F SOULIERE, DONALD & DAVID
73 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 16
S.C.R.D. BOOK 2067, PAGE 472

N/F BIRCH HILL ESTATE REALTY TRUST
JOHN V. & KENNETH P. ANDERSON, TRUSTEES
PO BOX 1194
ALTON, NH 03809
TAX MAP 254, LOT 1
S.C.R.D. BOOK 1894, PAGE 681

- LEGEND:**
- ○ ○ ○ IRON BOUND ~FND~
 - ○ ○ ○ IRON PIPE ~FND~
 - ○ ○ ○ NHDB BOUND ~FND~
 - ○ ○ ○ UTILITY POLE / GUY WIRE
 - POORLY DRAINED JURISDICTIONAL WETLAND
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
 - EXISTING TRAIL
 - WETLAND BUFFER
 - NHDES PROTECTIVE WELL RADIUS
 - WETLAND AREA
 - PRIME WETLAND AREA
 - VPD WETLAND AREA
 - BUFFER REVEGETATION AREA
 - WOODLAND AREA
 - GRASS AREA
 - PAVED AREA
 - UNIT
 - POORLY DRAINED JURISDICTIONAL WETLAND HATCH
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH



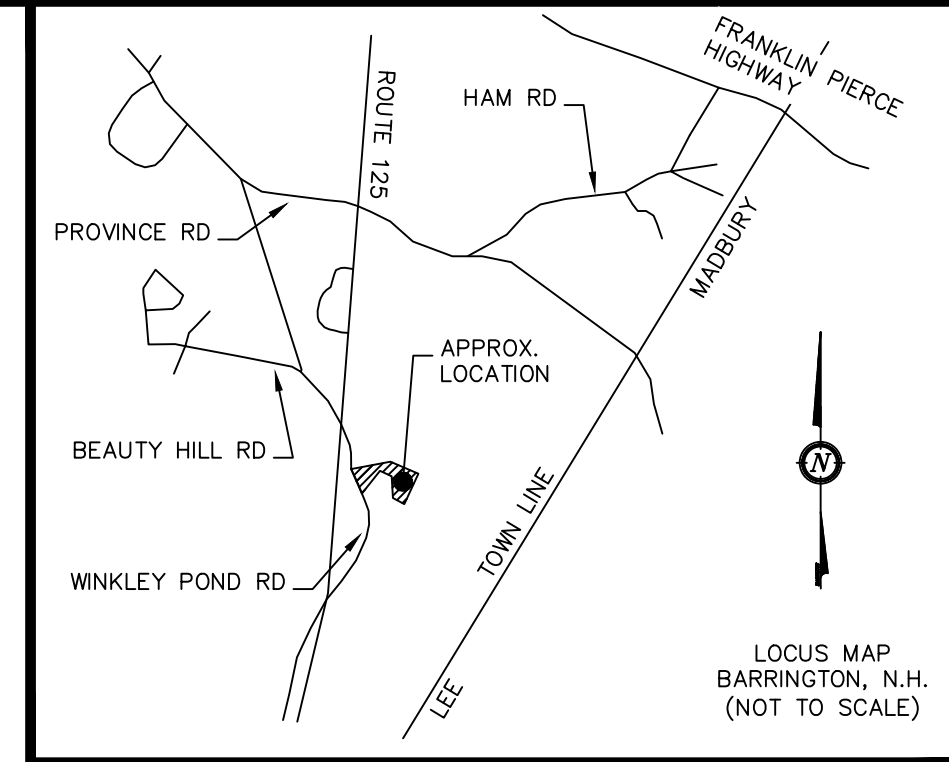
#1	REVISION	DATE	DESCRIPTION
		11-8-23	REVISED PER CMA ENGINEERS REVIEW

OVERVIEW COLOR RENDERING PLAN
LAND OF
HAMBONE LLC
49 WINKLEY POND ROAD
BARRINGTON, N.H.
TAX MAP 253, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 60 FT.
DATE : AUGUST 16, 2023
FILE NO. : DB 2021-163

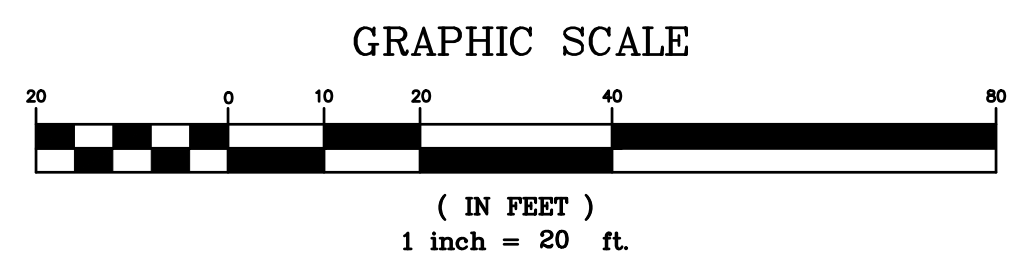
N/F GAHAN, ROBERT E. & CAROL A.
 23 HAYES ROAD
 BARRINGTON, NH 03825
TAX MAP 253, LOT 3
 S.C.R.D. BOOK 1246, PAGE 244

N/F WESLEY, JOHN H. & LINDA J.
 41 GROTON-HARVARD ROAD
 AYER, MA 01432
TAX MAP 253, LOT 3
 S.C.R.D. BOOK 952, PAGE 194



- NOTES:**
- 1.) OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - 2.) TAX MAP: TAX MAP 253, LOT 14
 - 3.) LOT AREA: 586,793 Sq. Ft., 13.47 Ac.
 - 4.) S.C.R.D.: BOOK 4976, PAGE 1023
 - 5.) ZONING: GR - GENERAL RESIDENTIAL
W/ STRATIFIED DRIFT AQUIFER OVERLAY
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND BUFFER ~ 50.0' IF OVER
3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
 - 6.) THE INTENT OF THIS PLAN IS TO SHOW THE COLOR RENDERING
DETAIL, TAX MAP 253, LOT 14.

- LEGEND:**
- IRON BOUND ~FND~
 - IRON PIPE ~FND~
 - NHNB BOUND ~FND~
 - UTILITY POLE / GUY WIRE
 - POORLY DRAINED JURISDICTIONAL WETLAND
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
 - EXISTING TRAIL
 - WETLAND BUFFER
 - NHDES PROTECTIVE WELL RADIUS
 - WETLAND AREA
 - PRIME WETLAND AREA
 - VPD WETLAND AREA
 - BUFFER REVEGETATION AREA
 - WOODLAND AREA
 - GRASS AREA
 - PAVED AREA
 - UNIT
 - POORLY DRAINED JURISDICTIONAL WETLAND HATCH
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH



#1	REVISION	DATE	DESCRIPTION
		11-8-23	REVISED PER CMA ENGINEERS REVIEW

DETAIL COLOR RENDERING PLAN
 LAND OF
 HAMBONE LLC
 49 WINKLEY POND ROAD
 BARRINGTON, N.H.
TAX MAP 253, LOT 14

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : AUGUST 16, 2023
 FILE NO. : DB 2021-163