

TOWN OF BARRINGTON NEW HAMPSHIRE

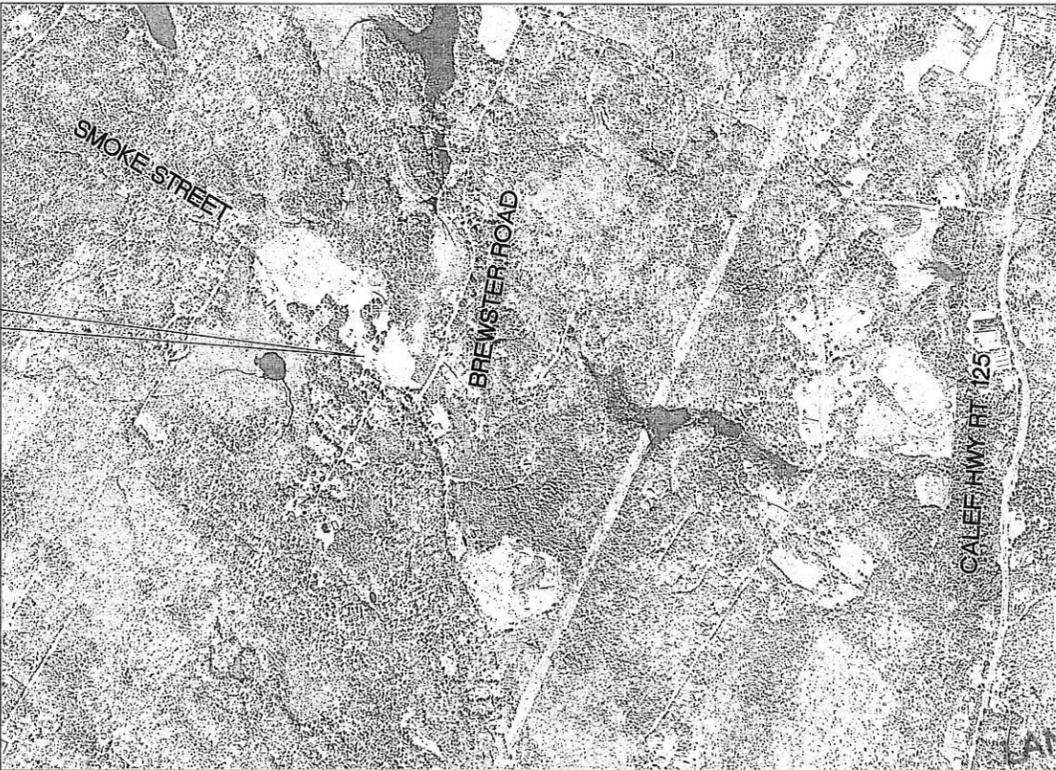
NOT FOR CONSTRUCTION
PRELIMINARY PLANS

PROPOSED 5,000 SF STORAGE GARAGE 224-226 SMOKE STREET

INDEX OF DRAWINGS

- ① COVER
- ② EXISTING CONDITIONS PLAN (SHEET 1 OF 2)
- ③ EXISTING CONDITIONS PLAN (SHEET 2 OF 2)
- ④ OPTION 1: 40' X 120' DRIVE-THRU ACCESS
- ⑤ OPTION 2: 60' X 80' DRIVE-THRU ACCESS
- ⑥ OPTION 3: 60' X 80' SINGLE SIDE ACCESS

RONALD D. LANDRY MEMORIAL
PUBLIC WORKS FACILITY



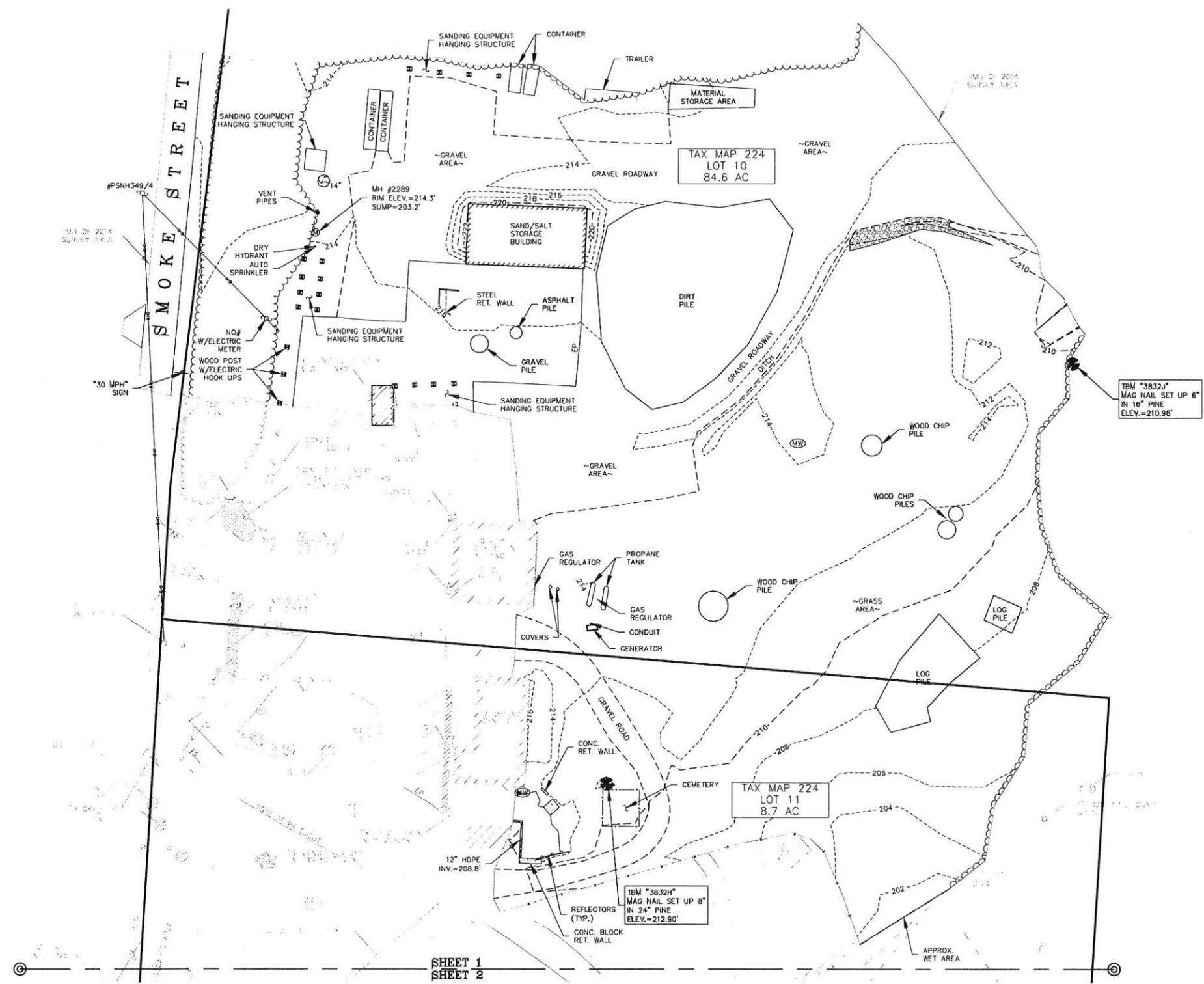
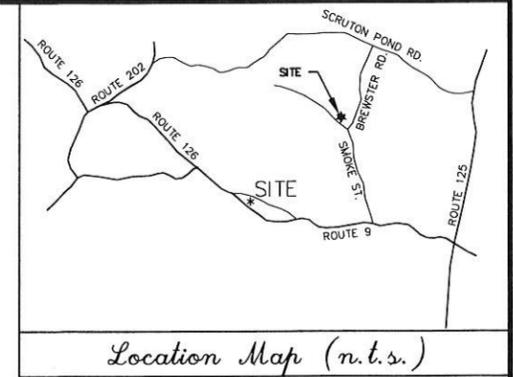
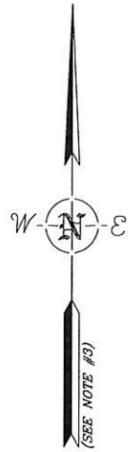
VACINITY MAP
APPROX. SCALE: 1" = 1,000'

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JUL 21 2014
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PREPARED BY:
DuBois & King Inc.
18 CONSTITUTION DR. SUITE 8
BEDFORD, NH 03110
TEL: (603) 637-1043
FAX: (866) 783-7101
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DRAWN BY: MEF	DATE: JULY 2014
CHECKED BY: JAA	PROJECT NO.:
PROJECT ENG. JAA	DRAW NO.: 1

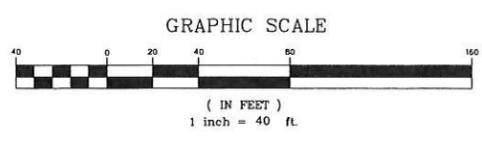


- NOTES:
1. REFERENCE: TOWN OF BARRINGTON HIGHWAY GARAGE
 2. FIELD SURVEY PERFORMED BY E.J.S. & W.D.L. DURING 07/14 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 3. HORIZONTAL DATUM BASED ON PLAN ENTITLED "A PLAN OF TOWN OF BARRINGTON LOT, BARRINGTON, NH", BY F.E. DREW, DATED OCT. 1972.
 4. VERTICAL DATUM IS BASED ON N.G.V.D. 1929 PER DISK #B-44, ELEV.=221.76'.
 5. GRAYSCALE INFORMATION BASED ENTIRELY UPON PRIOR WORK PERFORMED BY THIS OFFICE IN 1997 & 2002.

- LEGEND
- UTILITY POLE & GUY WIRE
 - SIGN POST
 - MANHOLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONCRETE
 - RIP RAP
 - BOLLARD
 - MONITORING WELL
 - TYPICAL RETAINING
 - EDGE OF PAVEMENT
 - CONCRETE PICKET FENCE
 - BOX WIRE FENCE
 - OVERHEAD WIRES
 - TREE LINE
 - CONTOUR LINE
 - APPROX. WET AREA
 - LIMIT OF 2014 SURVEY AREA
 - APPROX. PROPERTY LINES (PER TAX MAPS)

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TOPOGRAPHIC PLAN
 OF
 TOWN OF BARRINGTON
 HIGHWAY GARAGE
 SMOKE STREET
 BARRINGTON, NEW HAMPSHIRE

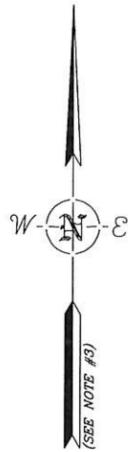


DRAWN BY:	M.W.F.	DATE:	JULY 8, 2014
CHECKED BY:	S.V.M.	DRAWING NO.:	3832A
JOB NO.:	3832	SHEET	1 OF 2



NOTE:
 ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

NO.	DATE	DESCRIPTION	BY



SHEET 1
SHEET 2

APPROX. WET AREA

TAX MAP 224
LOT 10
84.6 AC

TAX MAP 224
LOT 11
8.7 AC

N/F RENNIE
23 BREWSTER ROAD
TAX MAP 224
LOT 12
2.4 AC

N/F RENNIE
23 BREWSTER ROAD
TAX MAP 224
LOT 12
2.4 AC

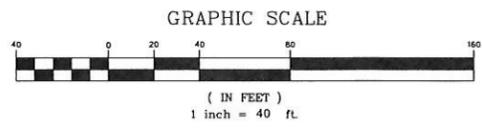
- LEGEND**
- UTILITY POLE & GUY WIRE
 - SIGN
 - POST
 - MANHOLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONCRETE
 - RIP RAP
 - BOLLARD
 - MONITORING WELL
 - TYP. RET.
 - EP
 - CONC.
 - PICKET FENCE
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TOPOGRAPHIC PLAN
OF
TOWN OF BARRINGTON
HIGHWAY GARAGE
SMOKE STREET
BARRINGTON, NEW HAMPSHIRE



DRAWN BY:	M.W.F.	DATE:	JULY 8, 2014
CHECKED BY:	S.V.M.	DRAWING NO.:	3832A
JOB NO.:	3832	SHEET	2 OF 2



NO.	DATE	DESCRIPTION	BY

NOTE:
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NOTES:

APPLICANT/OWNER: BARRINGTON TOWN GARAGE AND TRANSFER STATION, 224-226 SMOKE STREET
C/O TOWN OF BARRINGTON, NH
P.O. BOX 660, 333 CALEF HIGHWAY, BARRINGTON NH 03825

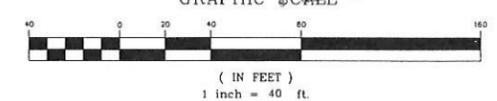
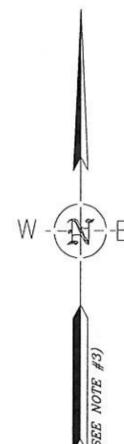
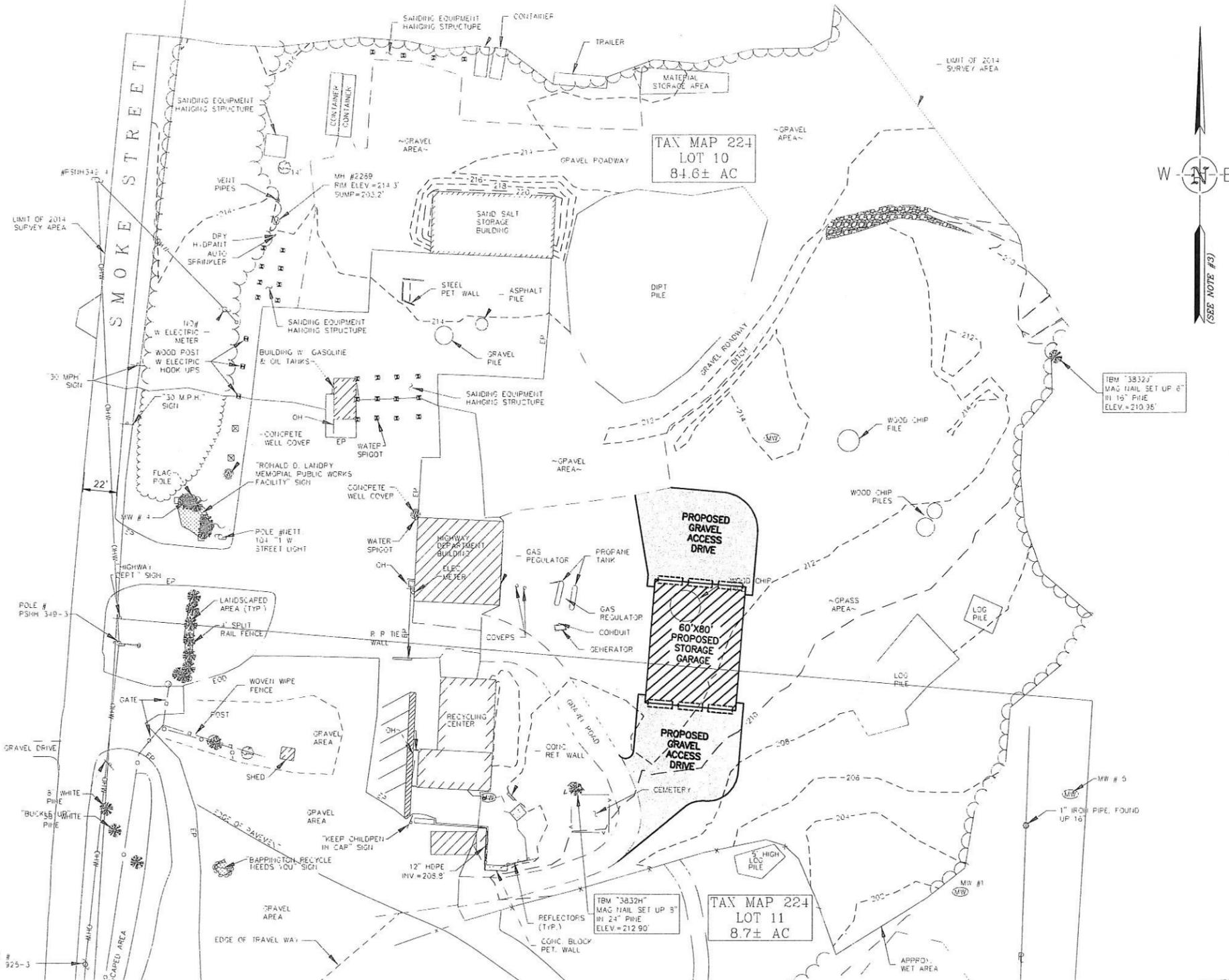
- LOTS ARE SHOWN ON TOWN ASSESSOR'S TAX MAP 224 / LOTS 10 & 11.
- PROPERTY LINE AND INFORMATION TAKEN FROM A PLAN ENTITLED "A PLAN OF TOWN OF BARRINGTON LOT, BARRINGTON, NH", BY F.E. DREW, DATED OCT. 1972.
- PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENT TO THE EXISTING LAND USE AND SITE LAYOUT OF THE "RONALD D. LANDRY MEMORIAL PUBLIC WORKS FACILITY". PROPOSED IMPROVEMENT CONSISTS OF CONSTRUCTING A 5,000 S.F. STORAGE GARAGE WITH GRAVEL ACCESS DRIVE.
- THE SITE IS LOCATED IN FEMA FLOOD ZONE X, MAP ID: 33017C0285D, DATE 5/17/2005. NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR THESE LOTS.
- THE SITE IS SERVICED BY PRIVATE WATER SUPPLY AND SEPTIC.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL BE IN ACCORDANCE WITH CURRENT AMERICAN DISABILITY ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN WITH REGARDS TO DIMENSIONS AND GRADES.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY, TO CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE ABOVE USE INDICATED ON THIS PLAN WITHOUT RECEIVING PRIOR APPROVAL FROM THE TOWN OF BARRINGTON.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT DIG SAFE (888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT'S SCOPE OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- ALL DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISTURBED AREAS SHALL NOT BE LEFT BARE FOR MORE THAN 30 DAYS, SHALL BE STABILIZED IN A MANNER TO MITIGATE EROSION OR SEDIMENTATION FROM EXITING THE LIMIT OF WORK AND SHALL BE RESTORED IN-KIND UPON COMPLETION OF THE PROJECT. THE MAXIMUM AREA ALLOWED TO BE DISTURBED AND LEFT UNSTABILIZED IS TWO (2) ACRES AT ANY ONE TIME. SEE EROSION & SEDIMENTATION CONTROL NOTES SHEET FOR FURTHER DETAIL.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN A TELEPHONE NUMBER WHERE THE CONTRACTOR CAN BE REACHED 24 HOURS A DAY, 7 DAYS A WEEK, UNTIL THE PROJECT HAS REACHED SUBSTANTIAL COMPLETION.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR 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 THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

ZONING DISTRICT: GENERAL RESIDENTIAL (GR)

	REQUIRED	OPTION 1 93.3 AC	PROVIDED OPTION 2 93.3 AC	OPTION 3 93.3 AC
MIN. LOT SIZE:	80,000 SF	1471.5 FT	1471.5 FT	1471.5 FT
MIN. FRONT YARD SETBACK:	200 FT	347.1 FT	347.1 FT	408.2 FT
MIN. SIDE YARD SETBACK:	40 FT	421.9 FT	445.5 FT	434.6 FT
MIN. REAR YARD SETBACK:	30 FT	>100 FT	>100 FT	>100 FT
MAX. BUILDING HEIGHT:	35 FT	35 FT	35 FT	35 FT
MAX. NUMBER OF STORIES:	2.5	2.5	2.5	2.5
MAX. % LOT COVERAGE:	40%	12.6%	12.6%	12.6%

LEGEND

- UTILITY POLE & GUY WIRE SIGN POST
- M-ANGLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONCRETE
- PIP RAP
- BOLLARD
- MONITORING WELL
- TYPICAL RETAINING EDGE OF PAVEMENT
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- OVERHEAD WIRES
- TREE LINE
- CONTOUR LINE
- APPROX. SET AREA
- LIMIT OF 2014 SURVEY AREA
- APPROX. PROPERTY LINES (PER TAX MAPS)



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PROFESSIONAL SEAL

NOT FOR CONSTRUCTION PRELIMINARY PLANS

NO.	DATE	INSERT TEXT	DESCRIPTION	BY	CHK'D
1	00-00-2011			XXX	XXX

TOWN OF BARRINGTON, NEW HAMPSHIRE
STRAFFORD COUNTY

PROPOSED 5,000' SF STORAGE GARAGE 224-226 SMOKE STREET

SHEET TITLE
OPTION 2
60' X 80' DRIVE-THRU ACCESS

DRAWN BY	DATE
MEF	JULY 2014
CHECKED BY	D&K PROJECT #
JAA	
PROJ ENG	D&K ARCHIVE #
JAA	

SHEET NUMBER

NOTES:

APPLICANT/OWNER: BARRINGTON TOWN GARAGE AND TRANSFER STATION, 224-226 SMOKE STREET
C/O TOWN OF BARRINGTON, NH
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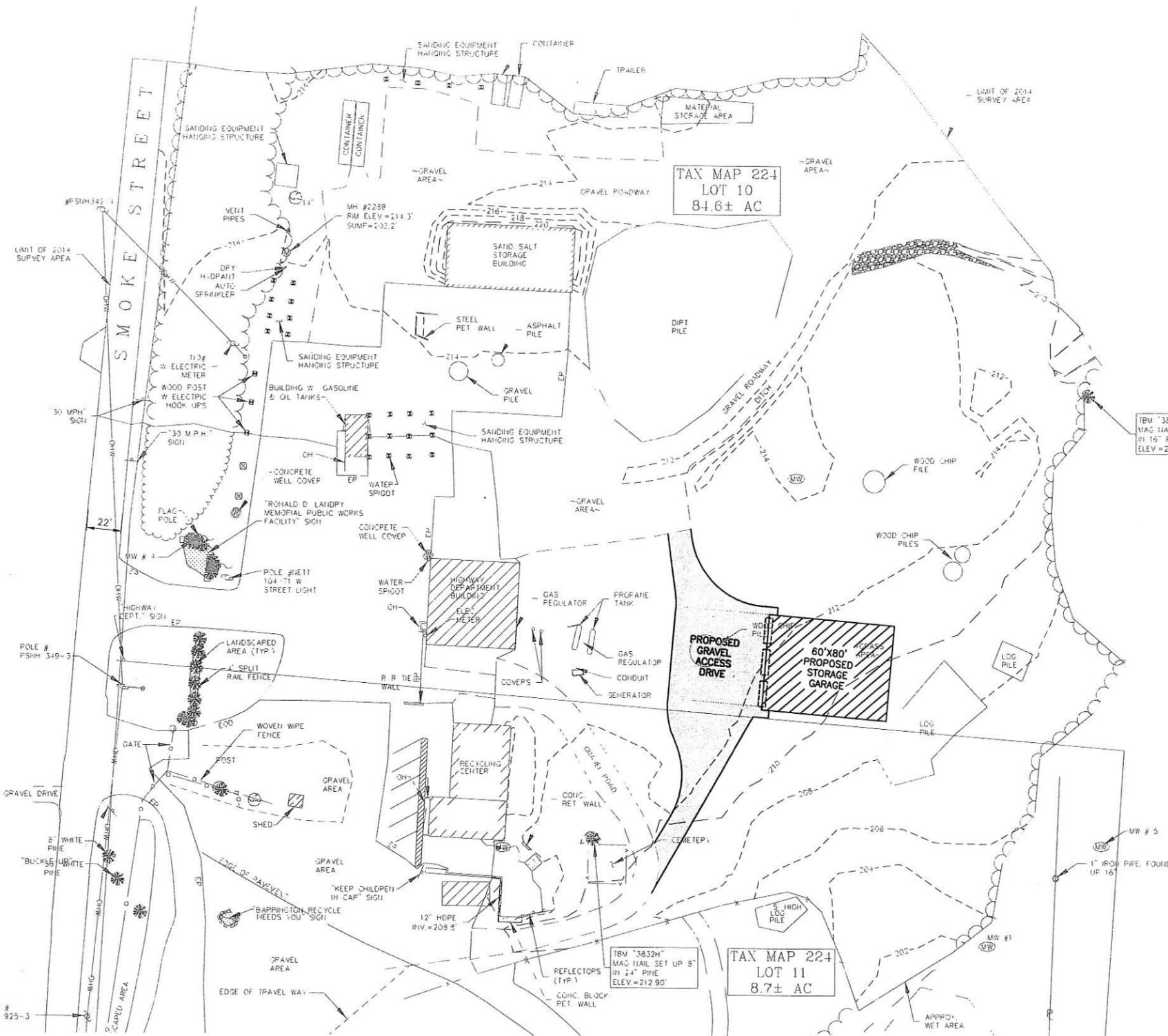
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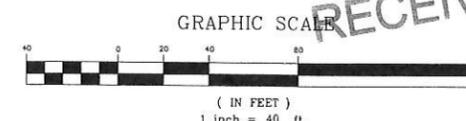
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NO.	DATE	DESCRIPTION	BY	CHK'D
1	00-00-2011	INSERT TEXT	XXX	XXX

TOWN OF BARRINGTON, NEW HAMPSHIRE
STRAFFORD COUNTY

PROPOSED 5,000' SF STORAGE GARAGE 224-226 SMOKE STREET

SHEET TITLE
OPTION 3
60' X 80' SINGLE SIDE ACCESS

DRAWN BY	DATE
MEF	JULY 2014
CHECKED BY	D&K PROJECT #
JAA	
PROJ. ENG.	D&K ARCHIVE #
JAA	

SHEET NUMBER
SHEET 6 OF 6