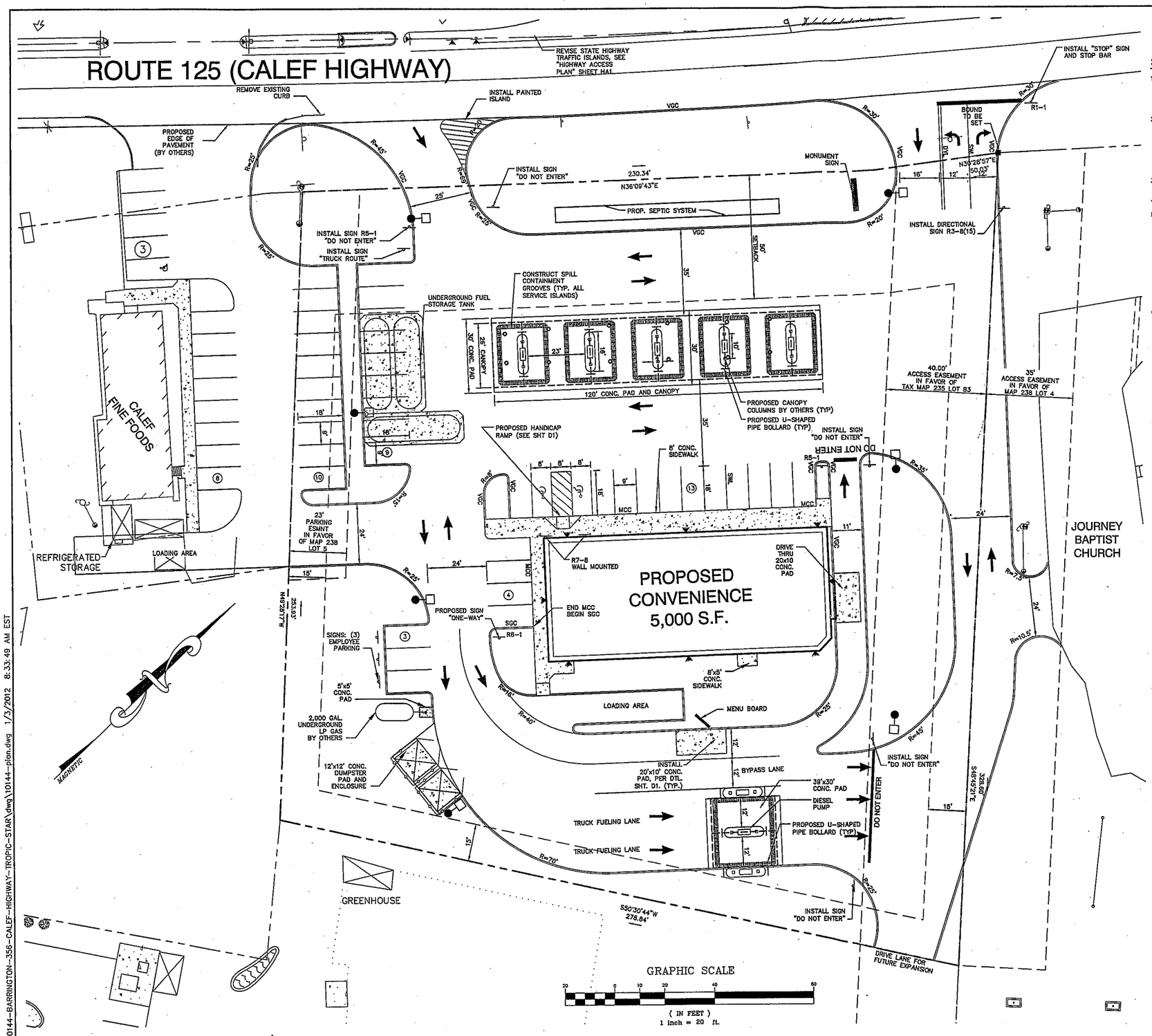


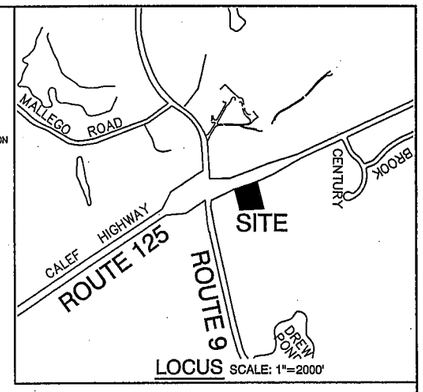


## SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF BARRINGTON TAX MAP 238 LOT 4 WITH A 5,000 SQ.FT. CONVENIENCE STORE, ASSOCIATED PARKING, DRAINAGE, AND UTILITIES. THIS PLAN INCLUDES IMPROVEMENTS TO TAX MAP 238 LOT 5 PARKING, AND DRIVE INTERCONNECTION TO TAX MAP 235 LOT 83.
2. CURRENT OWNER/APPLICANT OF RECORD:

   TAX MAP 238 / LOT 4
   THE THREE SOCIOS, LLC
   321D LAFAYETTE ROAD
   HAMPTON, NH 03842

   TAX MAP 238 / LOT 5
   CALEF, GEORGE & ARVILLA (2) 1/2 INT
   IN ARVILLA/ GEO LIVING TRUST
   35 MALLEGO ROAD
   BARRINGTON, NH 03825
3. TAX MAP 238 LOT 4, BOOK 3937 PAGE 0522
   TAX MAP 238 LOT 5
4. TOTAL PARCEL AREA: 1.84 ACRES
5. ZONING DISTRICT: TOWN CENTER (TC)
   MIN. LOT SIZE: 20,000
   MIN. LOT FRONTAGE: 40'
   MIN. YARD SETBACKS:
   FRONT 50' (RT 125)
   SIDE 15'
   REAR 15'
   MAX. BUILDING HEIGHT: 40'
   MAX. LOT COVERAGE: 80%
   PROPOSED LOT COVERAGE: 64%
   MIN. DRIVEWAY SEPARATION: 75'
   (WAIVER REQUIRED FOR EXISTING DRIVEWAY LOCATIONS)
6. PARKING CALCULATIONS:
   PARKING SPACE DIMENSIONS = 9'x18'
   DRIVE AISLE WIDTH = 24'
   MAX. DRIVEWAY WIDTH = 30'
   LOADING SPACE REQUIREMENTS:
   1 SPACE / 200 S.F. CONVENIENCE
   1 SPACE / 75 S.F. FAST FOOD
   1 SPACE / 300 S.F. GROCERY

   4,000 S.F. (CONVENIENCE) / 200 = 20 SPACES REQUIRED
   1,000 S.F. (FAST FOOD) / 75 = 13 SPACES REQUIRED
   2,000 S.F. (GROCERY) / 300 = 7 SPACES
   TOTAL SPACES REQUIRED = 40 SPACES

   PARKING SPACES PROVIDED = 50
7. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
8. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
9. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33017C 0305 D, DATED MAY 17, 2005.
10. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
12. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED. A SIGN PERMIT MUST BE OBTAINED PRIOR TO SIGN INSTALLATION.
13. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
14. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
15. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
16. ALL CURBING SHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
17. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
18. ALL OUTDOOR DISPLAY AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.
19. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
20. ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.
21. NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
22. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
23. PROPERTY IS LOCATED IN THE STRATIFIED DRIFT AQUIFER OVERLAY DISTRICT AND STORAGE TANKS MUST COMPLY WITH THE TOWNS ZONING ORDINANCE.
24. SUBJECT PROPERTY TO BE SERVICED BY ON-SITE SEPTIC AND WELL.
25. THIS PLAN DEPICTS SUFFICIENT CUEING (AT ORDERING BOARD) FOR SEVEN (7) VEHICLES, FROM ORDERING BOARD TO DRIVE ALONG FRONT OF BUILDING.
26. SPILL CONTAINMENT GROOVES SHALL BE SIZED TO CONTAIN FIVE (5) GALLONS MINIMUM PER DISPENSER, PER NHDES ADMINISTRATIVE RULE ENV-WM 1401.28V.

LAND USE OFFICE
JUL 17 2013
RECEIVED

OWNERS SIGNATURE – MAP 238 / LOT 4

OWNERS SIGNATURE – MAP 238 / LOT 5

OWNERS SIGNATURE – MAP 235 / LOT 83

## CERTIFICATION:

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." RSA 676:18 PAR.III

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF BARRINGTON PLANNING BOARD. RSA 676:18 PAR.IV

THE ENTIRE PLAN SET BEING SHEETS 1 THRU 16 ARE ON FILE WITH THE TOWN OF BARRINGTON'S PLANNING DEPARTMENT.

THIS PLAT IS STAMPED FOR RECORDING PURPOSES ONLY.

STATE OF NEW HAMPSHIRE No. 892 DAVID M. COLLIER LICENSED LAND SURVEYOR

SIGNATURE 7/17/13

DAVID M. COLLIER, LLS 892 DATE

PLANNING BOARD APPROVAL BLOCK

| | | |
|---|---|---|
| Design: WGM | Draft: GPC | Date: 01/03/12 |
| Checked: WGM | Scale: AS NOTED | Project No.: 10144 |
| Drawing Name: 10144-PLAN.dwg | | |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

STATE OF NEW HAMPSHIRE BARRY W. GIER No. 12535 LICENSED PROFESSIONAL ENGINEER 7/16/13

| REV. | DATE | REVISION | BY |
|---|---|---|---|
| 10 | 07/15/13 | REVISED PER NHDOT | BWG |
| 9 | 06/19/13 | REVISED PER NHDOT | BWG |


Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM


| | |
|---|---|
| Plan Name: | SITE PLAN |
| Project: | TROPIC STAR CONVENIENCE<br>CALEF HIGHWAY (RTE. 125), BARRINGTON, NH |
| Owner of Record: | THE THREE SOCIOS, LLC<br>321D LAFAYETTE ROAD, HAMPTON, NH 03842 |

DRAWING No.
C3
SHEET 4 OF 17
JBE PROJECT NO. 10144

F:\Land Projects 3\10144-BARRINGTON-356-CALEF-HIGHWAY-TROPIC-STAR\dwg\10144-plan.dwg 1/3/2012 8:33:49 AM EST