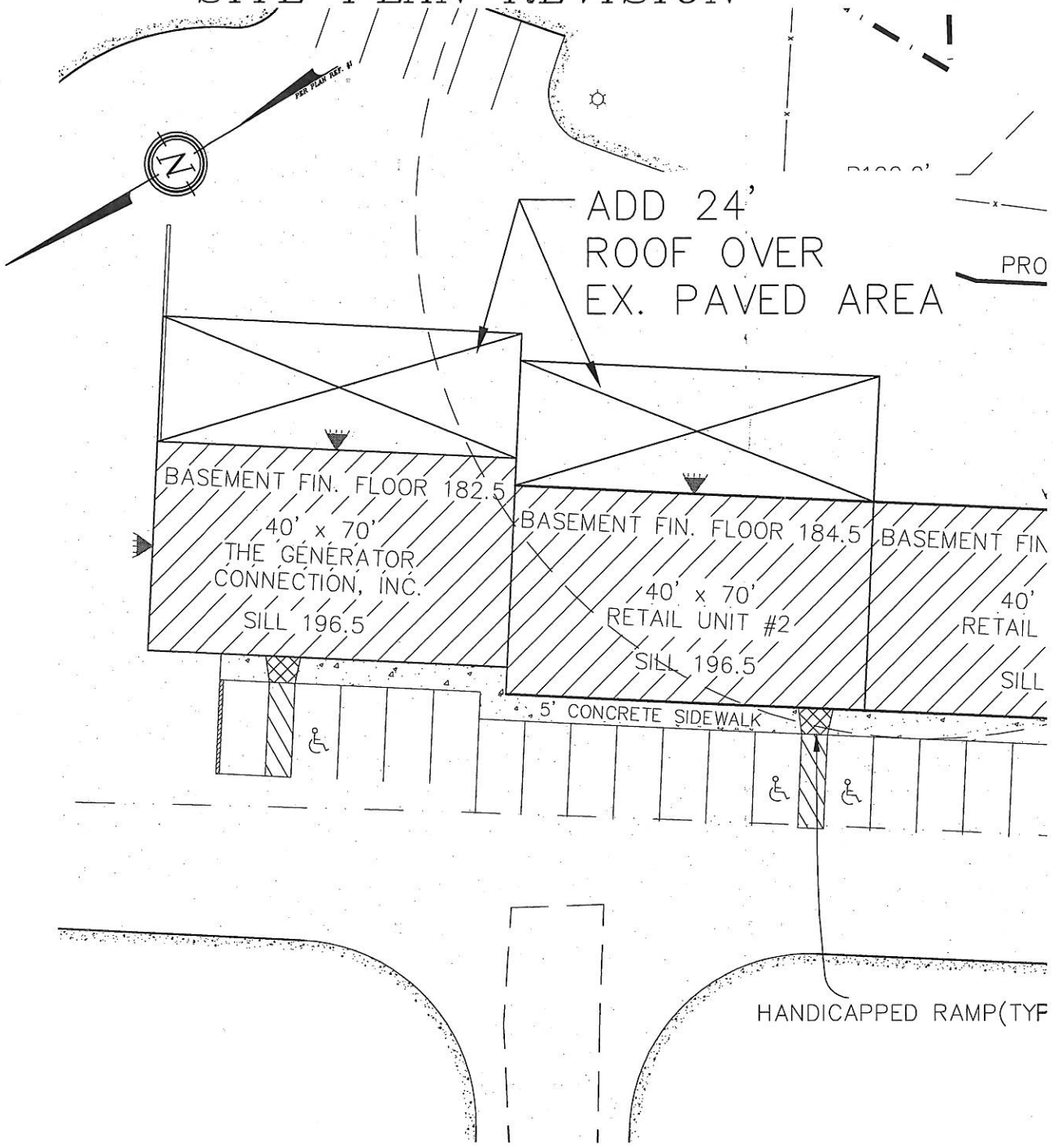
SITE PLAN REVISION



ROUTE 125

REVISED SITE PLAN
FOR
WAYNE NOYES
ROUTE 125
BARRINGTON, N.H.
TAX MAP 236, LOT 6

SHEET 2 OF 2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON , N.H. 332-2863

SCALE : 1" = 30'

DATE : NOVEMBER 16, 2015

FILE NO. : DB 2015-132 (SEE 07-005

BARRINGTON SITE PLAN NOTES:

1.) 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.

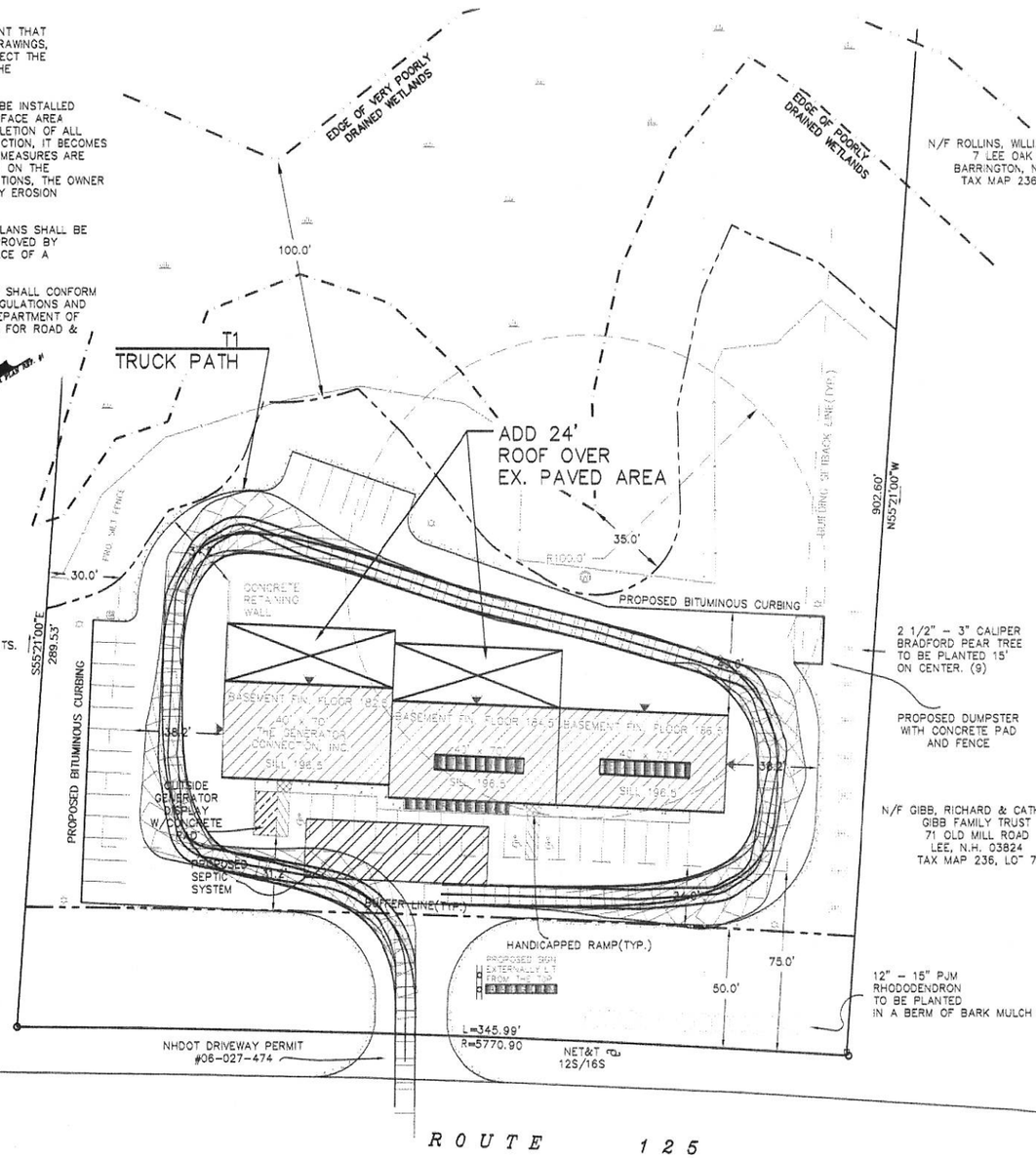
2.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED ARE REQUIRED TO 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.

3.) ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUACE OF A CERTIFICATE OF OCCUPANCY.

4.) ALL MATERIAL AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SITE PLAN REVIEW REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARED SPECTIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

PLAN INTENT:

THE INTENT OF THIS PLAN IS DEVELOP THIS LOT INTO 3 RETAIL UNITS. ONE UNIT WILL BE "THE GENERATOR CONNECTION, INC" THE REMAINING UNITS WILL BE RETAIL-RENTAL UNITS.



N/F SAVAGE, PENNY
733 DEERING CENTER RD.
WEARE, NH 03281
TAX MAP 236, LOT 5

EXISTING DECK

N/F ROLLINS, WILLIAM & BONNIE
7 LEE OAK ROAD
BARRINGTON, NH 03825
TAX MAP 236, LOT 8

2 1/2" - 3" CALIPER BRADFORD PEAR TREE TO BE PLANTED 15' ON CENTER. (9)

PROPOSED DUMPSTER WITH CONCRETE PAD AND FENCE

N/F GIBB, RICHARD & CATHERINE
GIBB FAMILY TRUST
71 OLD MILL ROAD
LEE, N.H. 03824
TAX MAP 236, LOT 7

12" - 15" PJM RHODODENDRON TO BE PLANTED IN A BERM OF BARK MULCH

NET&T 11/327/17

N/F RHOADES, PETER
83 ROUTE 125
BARRINGTON, NH 03825
TAX MAP 236, LOT 30

NET&T 9140/12

NET&T 914/47

PLAN REFERENCES:

1.) "SUBDIVISION PLAN; NEWLSON MURRAY" BY: FREDERICK E. DREW ASSOC. DATED: FEBRUARY, 1984 S.C.R.D. PLAN #17E-57

2.) "REVISED BOUNDARY SURVEY; FRANCIS BARBARISI; AND; KENNETH E. DAVIS; BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOC. DATED: JUNE, 1976 S.C.R.D. PLAN #17A-80

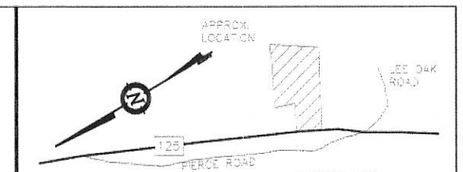
3.) "SUBDIVISION PLAT; BARRINGTON, STRAFFORD COUNTY; NEW HAMPSHIRE; PREPARED FOR RICHARD GIBB" BY: ORVIS/DREW, LLC. DATED: JULY 15, 2003 S.C.R.D. PLAN #73-56

WETLAND NOTE:

FLAGS A1-A20 IDENTIFY A PARTIAL DELINEATION OF NATURAL JURISDICTIONAL WETLAND BOUNDARIES PERFORMED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN DECEMBER, 2006 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY, 1987. (ENVIRONMENTAL LABORATORY, 1987: US ARMY ENGINEERS WATERWAYS EXPERIMENT STATION, VICKSBURG, MS); AND THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL, 2004. (NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2004 3rd EDITION FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA) THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. FISH AND WILDLIFE SERVICE(MAY 1988) COPIES OF THE SITE PLAN DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED & SIGNED.

POSSIBLE TENANTS FOR UNITS #2 & 3
FLORIST
BOOKSTORE
PROFESSIONAL OFFICES
LIGHT RETAIL

TENANTS NOT WELCOME IN UNITS #2 & 3
PHARMACY
FOOD SERVICES
CONVENIENCE STORE
AUTO PARTS
ADULT THEMES
MOTORCYCLE SHOP
REPAIR SHOP



LOCATION MAP
BARRINGTON, N.H.
NOT TO SCALE

NOTES:

1.) OWNER: WAYNE NOYES
1057 CALEF HIGHWAY / PO BOX 471
BARRINGTON, NH 03825

2.) TAX MAP 263, LOT 6

3.) LOT AREA: 10.64 Ac

4.) S.C.R.D. BOOK 3436, PAGE 330

5.) ZONING: REGIONAL COMMERCIAL W/SDA OVERLAY
SETBACKS:
FRONT: 75'
SIDE: 30
WETLANDS: 35'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM LOT COVERAGE: 50%
BUFFERS:
VERY POORLY DRAINED WETLANDS: 100'
GREENBELT FROM RT. 125 RIGHT OF WAY: 50'

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY #330178, MAPS# - 33017C0315D & 33017C0295D, DATED MAY 17, 2005.
NONE OF THE PROPOSED DEVELOPED AREA IS IN ANY FLOOD ZONE.

7.) THERE ARE TO BE NO FLOOR DRAINS INSTALLED IN EITHER PROPOSED BUILDING.

8.) THERE WILL BE NO BULK STORAGE OF DIESEL FUEL, GASOLINE, MOTOR OIL, OR ANTIFREEZE ON THIS LO".

9.) ALL PROPOSED UTILITIES WILL BE UNDERGROUND.

10.) HOURS OF OPERATION: MON.-SAT. 6AM-11PM, SUN. 8AM - 11PM

11.) AREA OF IMPERVIOUS SURFACE = 46,812 Sq.Ft.
PERCETAGE IN RELATION TO LOT AREA = 10%

12.) ALL DISTURBED AREAS WILL BE LOAMED AND SEEDED.

13.) A PORTION OF THIS PARCEL IS LOCATED IN PRIME WETLAND #1, LOCATED ON SHEET 14 OF THE PRIME WETLAND MAPS OF THE TOWN OF BARRINGTON. NO PORTION OF THE PROPOSED DEVELOPED AREA IS LOCATED IN PRIME WETLANDS.

14.) THIS LOT WILL BE SERVICED BY AN ONSITE SEPTIC SYSTEM, AND AN ONSITE WELL.

15.) THE BASEMENTS OF THE UNITS WILL BE USED FOR STORAGE ONLY.

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ESTIMATED NUMBER OF EMPLOYEES:

THE GENERATOR CONNECTION, INC.
4 EMPLOYEES
THE GENERATOR CONNECTION, INC. BASEMENT
2 EMPLOYEES
UNIT 2 RETAIL UNIT
4 EMPLOYEES
UNIT 3 RETAIL UNIT
4 EMPLOYEES

LEGEND:

- T-BAR STEEL STAKE(FND)
- GRANITE BOUND(FND)
- UTILITY POLE
- PROPOSED WELL W/75' PROTECTIVE RADIUS
- PROPOSED POLE LIGHT MOUNTED 20' HIGH
- PROPOSED WALL LIGHT MOUNTED 16' HIGH

PARKING CALCULATIONS:

REQUIRED ~
RETAIL STORE: 1 SPACE/250 Sq.Ft.
TOTAL Sq.Ft OF BUILDING: 8,400 Sq.Ft.
TOTAL SPACES REQUIRED: 34 SPACES

PROVIDED ~
REGULAR SPACES PROVIDED: 34 SPACES
HANDICAPPED SPACES PROVIDED: 3 SPACES

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON. - 1:10,000 -

DAVID A. BERRY LLS 328 DATE

FOR TOWN APPROVAL PURPOSES :

THE SITE PLAN REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTIGENT ON COMPLETION OF ALL THE REQUIREMENTS SET FORTH IN THE APPLICABLE REGULATIONS, EXCEPTING ONLY ANY VARIANCE OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SITE PLAN

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN REVISION
FOR
WAYNE NOYES
ROUTE 125
BARRINGTON, N.H.
TAX MAP 236, LOT 6

THE STATE OF NEW HAMPSHIRE - DAVID A. BERRY No. 1088 REGISTERED PROFESSIONAL ENGINEER

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 30 FT.
DATE : NOVEMBER 16, 2015
FILE NO. : DB 2015-132