LAND SURVEYORS – SEPTIC DESIGNERS

CIVIL ENGINEERS – TRANSPORTATION PLANNERS

PLANNING BOARD APPROVAL BLOCK

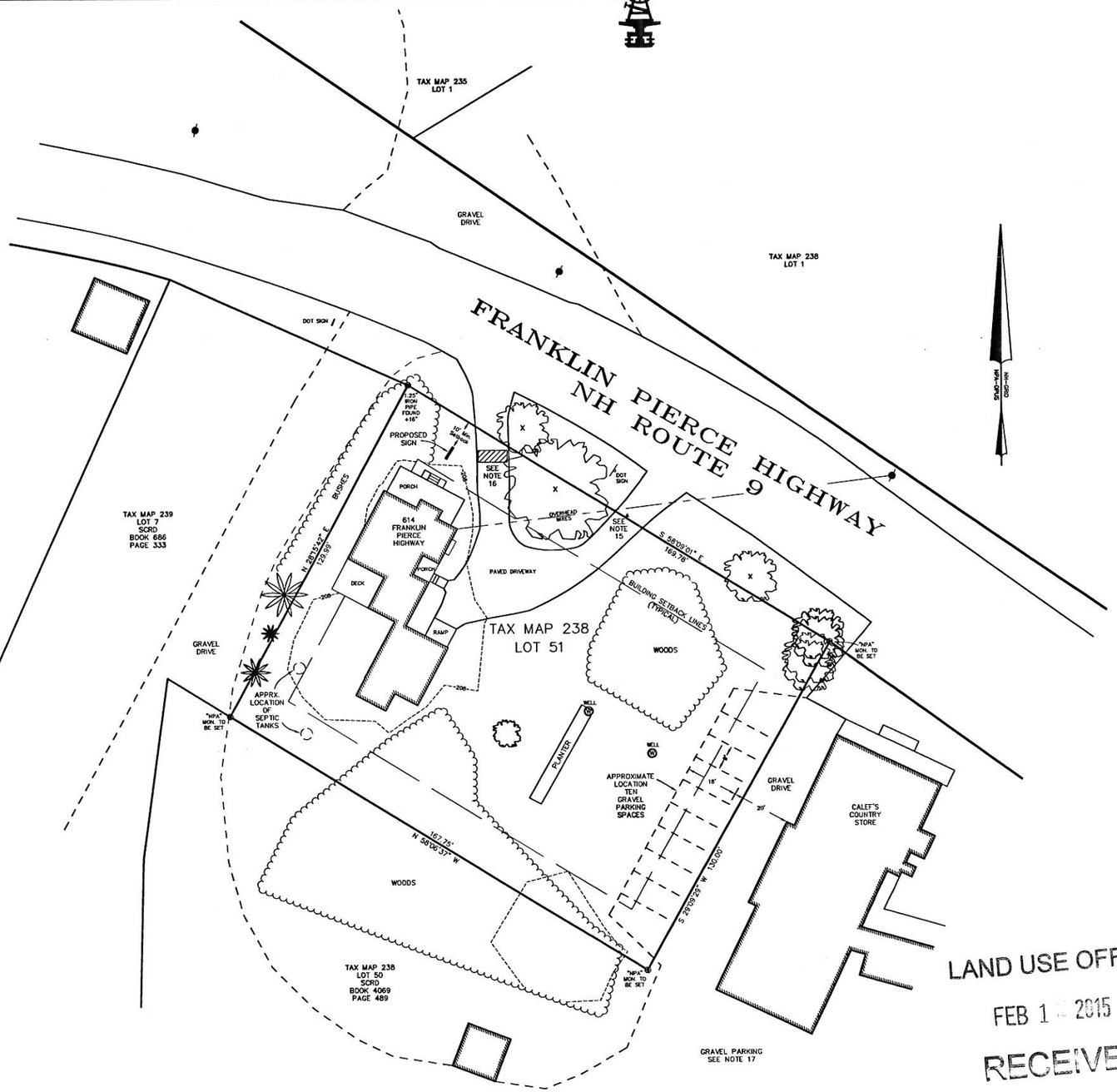
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

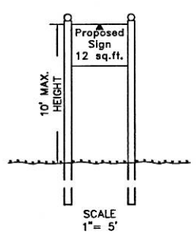
TAX MAP 238, LOT 51 OWNER'S SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

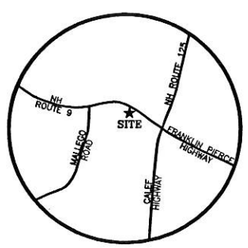
STATE OF NEW HAMPSHIRE NO. 865 JOEL D. RUNNALS LICENSED LAND SURVEYOR SIGNATURE

JOEL D. RUNNALS N.H.L.L.S. 865 DATE:





SCALE
1"= 5'



LOCUS
nts

Revised

REVISIONS:
02-12-15 CHANGES PER LAND USE ADMINISTRATOR'S REVIEW.

GENERAL SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO APPLY FOR SITE REVIEW APPROVAL TO CHANGE THE USE OF THIS PARCEL FROM RESIDENTIAL TO COMMERCIAL. ALL SITE FEATURES ARE EXISTING EXCEPT THOSE THAT ARE SHOWN AS PROPOSED.
2. TAX MAP 238, LOT 51 TOTAL PARCEL AREA IS 21,905 SQUARE FEET / 0.50 ACRE.
3. ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
4. THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY (01-23-15). THE LOCATION OF SOME SITE FEATURES WERE SNOW COVERED AND THERFORE ARE APPROXIMATE.
5. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
   ZONE: TOWN CENTER (TC) DISTRICT / STRATIFIED DRIFT OVERLAY DISTRICT
   MINIMUM LOT SIZE = 20,000 SF
   MINIMUM LOT FRONTAGE = 40 FEET
   MINIMUM YARD SETBACKS:
   FRONT = 20 FEET
   SIDE = 15 FEET
   REAR = 15 FEET
   MAXIMUM LOT COVERAGE = 80%
6. ORIENTATION: HORIZONTAL DATUM – TOWN OF BARRINGTON GIS.
   VERTICAL DATUM – NGVD 1929
7. SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDASCS.
   WgA – WINDSOR LOAMY SAND 0-3 PERCENT SLOPES PER SCSS SHEET 15.
8. PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 330172C035D.
9. 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.
10. 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.
11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
12. THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT.
13. NHDOT DRIVEWAY PERMIT (PENDING).
14. ROUTE 9 IS A NH STATE HIGHWAY. THE LAYOUT IS 4 RODS (66').
15. TBM – SURVEY NAIL – ELEVATION= 207.41'
16. PROPOSED PLANTER / BARRIER REQUIRED BY NHDOT TO CLOSE ONE DRIVEWAY ENTRANCE.
17. ALL PARKING AREAS ARE TO REMAIN AS EXISTING. ANY ADDITIONAL PARKING WILL BE LOCATED ON TAX MAP 238, LOT 50 (CALEF'S COUNTRY STORE).
    REQUIRED PARKING SPACES;
    900sf (FIRST FLOOR MINUS GARAGE) / (RETAIL USE @ 1 SPACE PER 250sf) = 4 SPACES
    900sf (SECOND FLOOR) / (OFFICE USE @ 1 SPACE PER 300sf) = 3 SPACES
    7 SPACES REQUIRED / 10 SPACES PROVIDED.
18. THE PARCEL IS SERVICED BY INDIVIDUAL WELL AND SEWER SYSTEM.
19. FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE, PO BOX 660, 333 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 664-5798.

PLAN REFERENCES:

1. "SITE PLAN, CALEF'S INCORPORATRD, BARRINGTON, NH"
   DATED MAY 1993 BY FREDERICK E. DREW ASSOCIATES
   NOT RECORDED
2. "SITE PLAN, CALEF'S COUNTRY STORE, ORANGE HALL
   ROUTE 9, BARRINGTON, NH"
   DATED SEPTEMBER 1999 BY NORWAY PLAINS ASSOCIATES, INC.
   NOT RECORDED

MAP	LOT	OWNER'S NAME	ADDRESS
235	1	John & Linda Svenson	PO Box 10, Barrington, NH 03825
238	1	Bernard & Susan Bennett	112 Walnut Street, Rochester, NH 03867
238	50	606 FPH, LLC	PO Box 57, Barrington, NH 03825
238	51	614 FPH Real Estate	PO Box 57, Barrington, NH 03825
239	7	RLC Holdings	105 Mallego Road, Barrington, NH 03825

LAND USE OFFICE
FEB 1 2015
RECEIVED

TAX MAP 238, LOT 51
OWNER OF RECORD:
614 FPH REAL ESTATE, LLC
PO BOX 57
BARRINGTON, NH 03825
BOOK 4255, PAGE 396

SITE PLAN
614 FRANKLIN PIERCE HIGHWAY
NH ROUTE 9
BARRINGTON, N.H.

PREPARED FOR:
614 FPH REAL ESTATE, LLC

SCALE: 1"= 20' FEBUARY 2015

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH= 20 FEET

SP-1

FILE NO. 308
PLAN NO. C-2727
DWG NO. 15006\SP-1
F.B. NO. SDR-"865"

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948