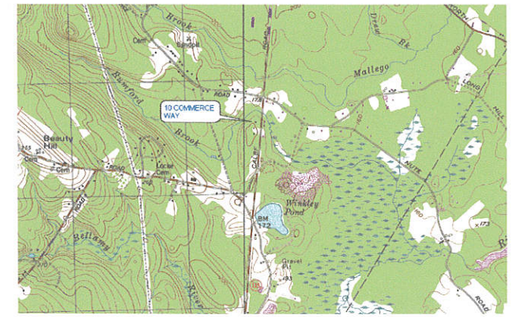
ABUTTERS LIST

SEE EXISTING CONDITIONS PLAN

Toy Tech
Site Plan
Motorized Propelled Vehicle Repair Garage
FOR
Shawn & Heide Atkinson
139 Swain Road
Barrington, NH 03825
TAX MAP 250, LOT 85
Barrington, New Hampshire



LOCATION MAP
1" = 2000'

NOTES:

1. The purpose of this plan is to show the existing conditions of Tax Map 250 Lot 85 and all proposed improvements for the operation of Automobile Service Station, Repair Garage and all motorized propelled vehicles for light commercial vehicles or less.

2.The proposed building will be serviced by on lot septic system and private well and doesn't fall with the 100 year flood zone.

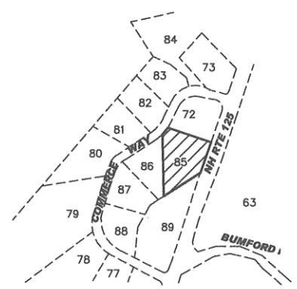
3. The parcel is located in the Regional Commercial Zone and the Stratified Drift Aquifer Overlay.

4. Elevation are based on scaled USGS datum.

5. The property was reviewed for any wetlands. No wetlands were founds on the site. Reviewed by Bruce l. Pohopek Wetland Scientist #24.

6. Construction time table: 1 year after start.

7. The proposed business will utilize the existing underground electrical lines.



CONSULTANTS

Engineer:

Farwell Engineering Services, LLC
265 Wadleigh Falls Rd
Lee, NH 03861
603-552-2784

Surveyor:

Pohopek Land Surveyors
& Septic Designers LLC
42 Flagg Road
Rochester, NH 03839
603-330-3262

SHEET INDEX:

COVER	COVER SHEET
EC-1	EXISTING CONDITIONS PLAN
C-1	SITE PLAN
D-1	DETAIL SHEET
D-2	DETAIL SHEET
D-3	DETAIL SHEET

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 250-85-BC-12-SR
Date 4/17/2013
Chairman

LEGEND

	DRILL HOLE FOUND
	GRANITE BOUND FOUND
GB FND	GRANITE BOUND FOUND
CB FND	CONCRETE BOUND FOUND
IP FND	IRON PIPE FOUND
SHD	SHED
	BUILDING SETBACK
	TREE LINE
	PROPERTY LINE
	10' CONTOUR INTERVAL
	2' CONTOUR INTERVAL
	UTILITY POLE
104	PROPOSED CONTOURS
	SILT FENCE/SILT SOCK
	PROPOSED TREE LINE

APPROVED BY THE TOWN OF BARRINGTON PLANNING BOARD

CHAIRMAN _____

REVD. 2/20/13

FARWELL ENGINEERING SERVICES, LLC
265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03824
PH: 603-292-5787
WWW.FARWELLENGINEERING.COM

STATE OF NEW HAMPSHIRE
TODD M. FARWELL
No. 9649
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR: SITE PLAN REVIEW

ISSUE DATE: OCTOBER 17, 2012

FILE NAME: 1249-ATKINSON

NO.	DATE	DESCRIPTION	BY
4	1/25/13	LABELING	TKF
3	1/21/13	DRAINAGE	TKF
2	11/12/12	TRC COMMENTS	TKF
1	DATE	INITIAL SUBMISSION	TKF

SCALE: NTS

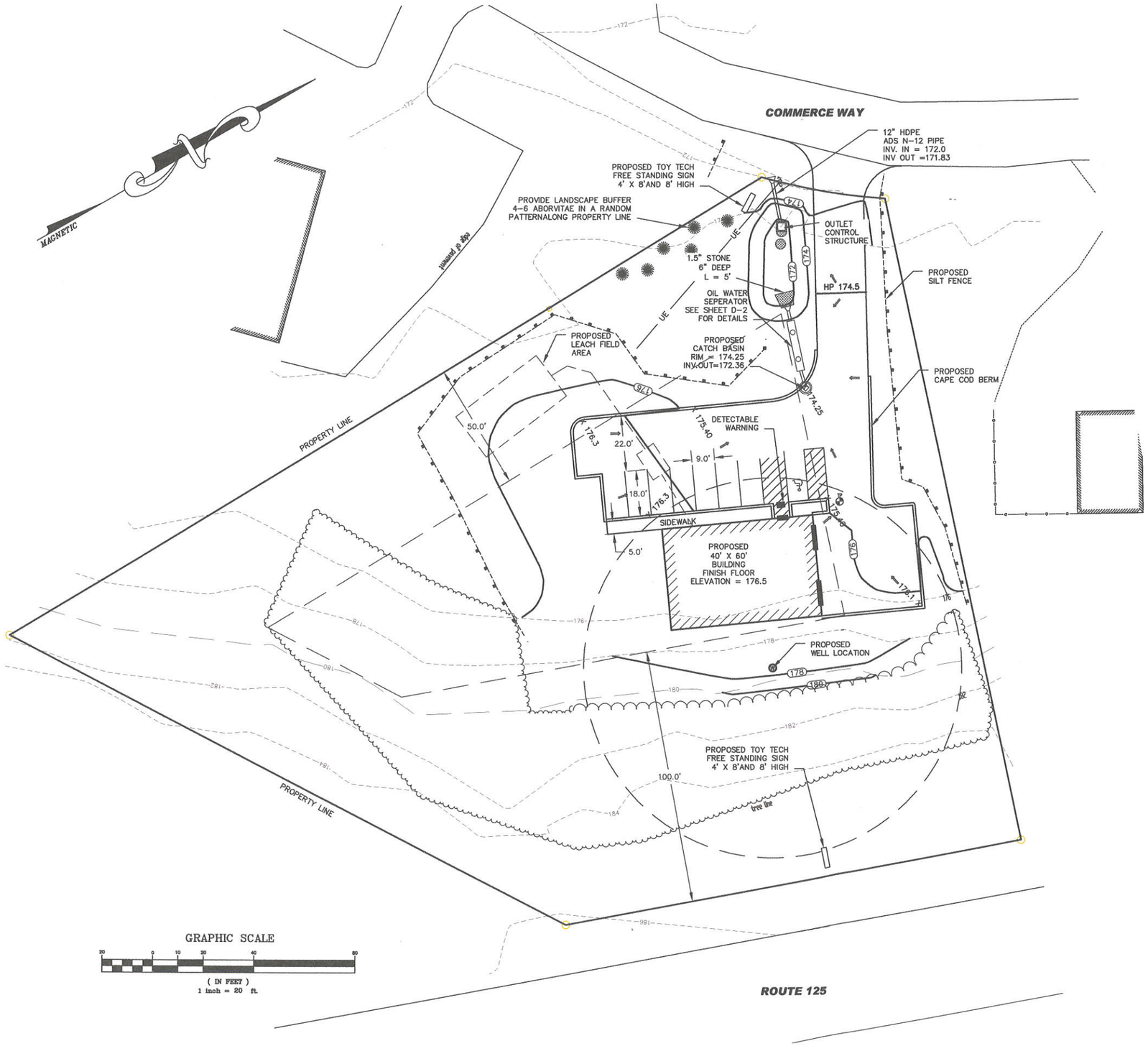
OWNER/APPLICANT:
SHAWN & HEIDI ATKINSON
139 SWAIN RD
BARRINGTON, NH 03825

PROJECT:
TAX MAP 250
LOT 85
10 COMMERCE WAY
BARRINGTON, NH

TITLE: COVER SHEET

SHEET NUMBER: COVER

C:\Land Projects 2005\1249-Atkinson\dwg\1249-Atkinson.dwg



Notes:

1. THE PROPOSED BUILDING WILL BE SERVICED BY AN ON SITE SEPTIC SYSTEM AND PRIVATE WELL AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
2. ALL PROPOSED LIGHTING TO BE INSTALLED LESS THAN 20' HIGH AND DIRECTED IN A DOWNWARD DIRECTION AND RESTRICTED IN A MANNER SO THAT NO LIGHTING WILL LEAVE THE SITE.
3. THE PROPOSED SIGN LIGHTING IS A GROUND MOUNTED LIGHT AND WILL BE DIRECTED UPWARD TOWARD THE SIGN.
4. A HANDICAPPED SIGN WILL BE INSTALLED THE FRONT OF THE DESIGNATED SPACE.
5. THE PROPOSED HOURS OF OPERATION ARE YEAR ROUND, 9:00 AM TO 6:00 PM MONDAY THROUGH SUNDAY.
6. THE PROPOSED BUSINESS WILL UTILIZE THE EXISTING UNDERGROUND ELECTRICAL LINES.
7. AREA OF SNOW STORAGE WILL BE ALONG THE PERIPHERY OF THE PARKING/PAVED AREA.
8. PARKING REQUIREMENTS
   2 SPACE/ PER WORKING BAY — 4 SPACES
   1 SPACE/ EMPLOYEE — 2 EMPLOYESS MAX — 2 SPACES

   8 SPACES PROVIDED
9. BASED ON A 30 MPH THE SIGHT REQUIRED PER AASHTO IS 200'. THE PROPOSED ACCESS LOCATION HAS GREATER THAN 200' OF SIGHT DISTANCE.
10. CAPE COD BERM TO BE INSPECTED/REPAIRED AS NECESSARY TO MAINTAIN STORMWATER FLOW TO OIL WATER SEPARATOR ANNUALLY.

TEST PIT:
TEST PIT PERFORMED ON NOV 9, 2009
BY POHOPEK SURVEY

0-16" loam, granular, friable, 10yr 4/3
16-34" medium sand, massive, loose 10yr 5/4
34-84" medium gravel, massive loose 10yr 5/8
total depth 84"
no ledge observed
no water observed

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 250-85-BC-12-SP
Date 4/17/2013
Chairman

LEGEND

- PROPOSED CONTOURS
- SILT FENCE/SILT SOCK
- PROPOSED TREE LINE
- EDGE OF PAVEMENT
- CAPE COD BERM
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL

FARWELL ENGINEERING SERVICES, LLC
265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03824
PH: 603-292-5787
WWW.FARWELLENGINEERING.COM

STATE OF NEW HAMPSHIRE — TOBIN K. FARWELL No. 9849 — LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: SITE PLAN REVIEW

ISSUE DATE: OCTOBER 17, 2012

FILE NAME: 1249-ATKINSON

NO.	DATE	DESCRIPTION	BY
4	1/25/13	LABELING	TKF
3	1/21/13	DRAINAGE	TKF
2	11/12/12	TRC COMMENTS	TKF
1	DATE	INITIAL SUBMISSION	TKF

SCALE: 1" = 20'

OWNER/APPLICANT:
SHAWN & HEIDI ATKINSON
139 SWAIN RD
BARRINGTON, NH 03825

PROJECT:
TAX MAP 250
LOT 85
10 COMMERCE WAY
BARRINGTON, NH

TITLE: SITE PLAN

SHEET NUMBER: C-1

C:\Land Projects 2005\1249-Atkinson\dwg\1249-Atkinson.dwg

PROJECT NAME AND LOCATION

TAX MAP 250 LOT 85
10 COMMERCE DR
BARRINGTON, NH

LATITUDE: 043° 11' 55" N
LONGITUDE: 070° 59' 55" W

DESCRIPTION

AUTO REPAIR SERVICE STATION AND ASSOCIATED PARKING

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 25,000 sf± (0.57 AC.±)

SEQUENCE OF MAJOR ACTIVITIES

1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS
2. SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTIN SEQUENCE (BEFORE ROUGH GRADING THE SITE).
3. ALL DITCHES AND SWALES SHALL BE STABLIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITH 72 HRS OF ACHIEVEING FINISHED GRADE.
5. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HRS OF ACHIEVING FINISHED GRADE.
6. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.

NAME OF RECEIVING WATERS

BELLAMY BROOK

TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT FENCES/SILT SOCK SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY EIGHT (28) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN TWENTY-ONE (21) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY IS COMPLETED IN AN AREA, SILT FENCES/SILT SOCK, BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES/SILT SOCK.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME.
2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE, OR WHEN "BULGES" OCCUR.
5. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
6. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
8. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
9. THE OWNER'S AUTHORIZED ENGINEER SHALL INSPECT THE SITE ON A PERIODIC BASIS TO ASSURE COMPLIANCE WITH THE PLANS.

B. MULCHING

1. TIMING
   MULCHING – MULCH SHOULD BE USED ON HIGHLY ERODIBLE SOILS, ON CRITICALLY ERODING AREAS, ON AREAS WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT, AND WHERE SHOWN ON THE PLANS. IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.

   A. APPLY MULCH PRIOR TO ANY STORM EVENT. THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD. THE TIME PERIOD CAN RANGE FROM 21 TO 28 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING ACCORDING TO SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER STABILIZATION.

   A. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHOR NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

   B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

   C. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

3. MAINTENANCE
   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

C. TEMPORARY GRASS COVER

1. SEEDBED PREPARATION
   APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10.
   APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
2. SEEDING
   A. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
   B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   C. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE.
   SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
3. MAINTENANCE
   TEMPORARY SEEDINGS SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

D. FILTERS

1. SILT FENCE
   A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

SILT FENCE PROPERTIES		
PHYSICAL PROPERTY	TEST	REQUIREMENTS
GRABE TENSILE	ASTM-D-4632	95/80 LB
PUNCTURE	ASTM-D-4833	45 LB
FLOW RATE	ASTM-D-4491	5 GAL/MIN/SF
UV RESISTANCE	ASTM D-4751	80%
GRAB ELONGATION	ASTM D-4632	20/25%

* Requirements reduced by 50 percent after six (6) months of installation.

SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX (6) MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F TO 120° F.

B. POSTS SHALL BE SPACED A MAXIMUM OF TEN (10) FEET APART AT THE BARRIER LOCATION OR AS RECOMMENDED BY THE MANUFACTURER AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES).

C. A TRENCH SHALL BE EXCAVATED APPROXIMATELY SIX (6) INCHES WIDE AND SIX (6) INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

D. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.

E. THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND SIX (6) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

F. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM (G) APPLYING.

G. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

H. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTINGDRAINAGE UPSLOPE OF THEM.

3. MAINTENANCE

   A. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER, THE SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC ON A SILT FENCE FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR HAY BALE BARRIER IS NO LONGER REQUIRED SHALL BE REMOVED. THE AREA SHALL BE PREPARED AND SEEDED.

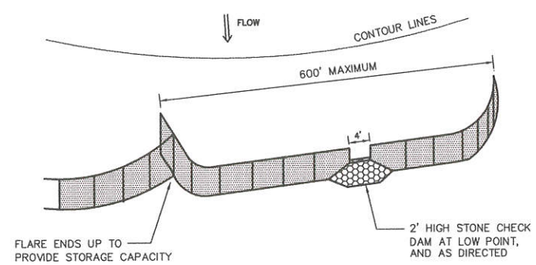
   E. ADDITIONAL STONE MAY HAVE TO BE ADDED TO THE CONSTRUCTION ENTRANCE, ROCK BARRIER STONE LINED SWALES, ETC., PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE EROSION CONTROL STRUCTURE.

E. PERMANENT SEEDING:

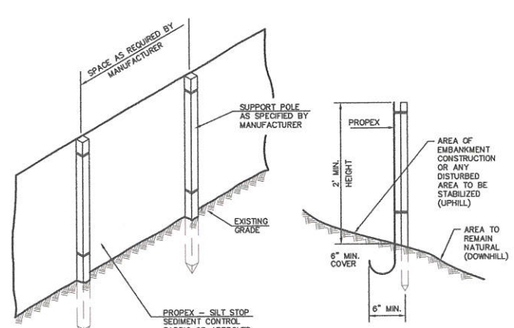
1. BEDDING – STONES LARGER THAN 1", TRASH, ROOTS, AND OTHER DEBRIS THAT WILL INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER – LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED: AGRICULTURAL LIMESTONE @ 100 LBS. PER 1,000 S.F. 10-20-20 FERTILIZER @ 12 LBS. PER 1,000 S.F. SEED MIXTURE (RECOMMENDED):
3. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY AS SPECIFIED.

Name	Proportion by Weight	% Germination
Baron Bluegrass	20%	80
Kentucky Bluegrass	20%	80
Creeping Red Fescue	35%	85
Champion Perennial Ryegrass	25%	90

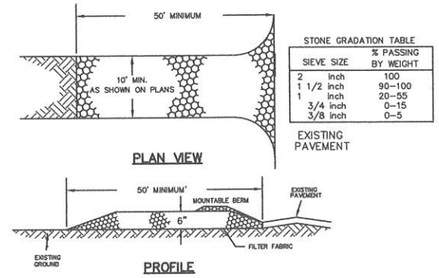
4. SODDING – SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON SITE. BED PREPARATION, FERTILIZING, AND PLACEMENT OF SOD SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK. SODDING IS RECOMMENDED FOR STEEP SLOPED AREAS, AREAS IMMEDIATELY ADJACENT TO A SENSITIVE WATER COURSE, EASILY ERODIBLE SOILS (FINE SAND/SILT) ETC.



SILT FENCE LAYOUT
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STONE GRADATION TABLE

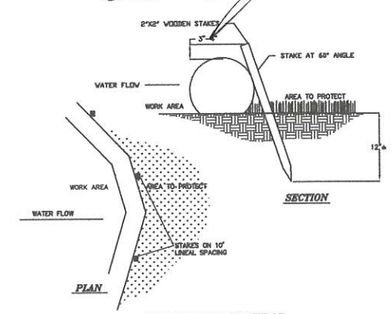
SIEVE SIZE	% PASSING BY WEIGHT
2 inch	100
1 1/2 inch	90-100
1 inch	20-55
3/4 inch	0-15
3/8 inch	0-5

CONSTRUCTION SPECIFICATIONS

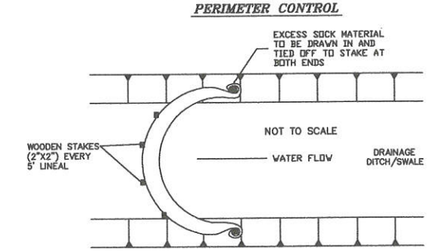
1. STONE SIZE – NHDOT STANDARD STONE SIZE #4 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS. (SEE GRADATION TABLE)
2. LENGTH – DETAILED ON PLANS (50 FOOT MINIMUM).
3. THICKNESS – SIX (6) INCHES (MINIMUM).
4. WIDTH – FULL DRIVE WIDTH (10 FOOT MINIMUM).
5. FILTER FABRIC – MIRAFI 600X OR APPROVED EQUAL.
6. SURFACE WATER CONTROL – ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR AS ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

PLANNING BOARD
BARRINGTON, NH
APPROVED
File Number 250-85-RC-12-SR
Date 4/17/2013
Chairman



PERIMETER CONTROL



DITCH CHECK

NOTE: FOLLOW MANUFACTURER'S SPECIFICATION
Modified from Fitrexx Standard Specification and Design Manual, Version 5.0, 2006

SILT SOCK DETAIL
NOT TO SCALE

FARWELL ENGINEERING SERVICES, LLC
265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03824
PH: 603-292-5787
WWW.FARWELLENGINEERING.COM

STATE OF NEW HAMPSHIRE – TOBIN K. FARWELL No. 9549 – LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
4	1/25/13	LABELING	TKF
3	1/21/13	DRAINAGE	TKF
2	11/12/12	TRC COMMENTS	TKF
1	DATE	INITIAL SUBMISSION	BY

ISSUED FOR: SITE PLAN REVIEW

ISSUE DATE: OCTOBER 17, 2012

FILE NAME: 1249-ATKINSON

SCALE: 1" = 20'

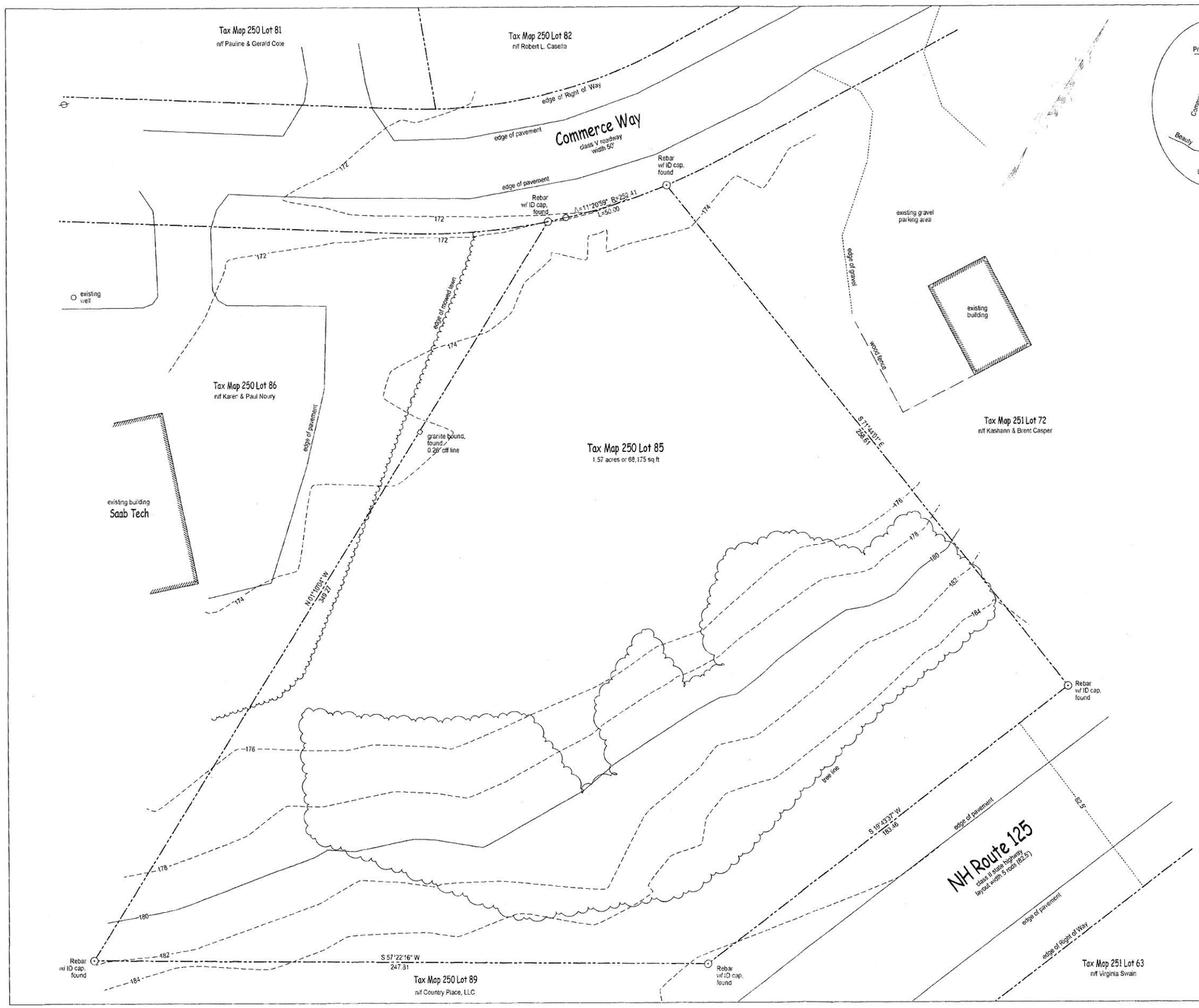
OWNER/APPLICANT:
SHAWN & HEIDI ATKINSON
139 SWAIN RD
BARRINGTON, NH 03825

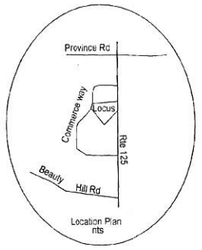
PROJECT:
TAX MAP 250
LOT 85
10 COMMERCE WAY
BARRINGTON, NH

TITLE: DETAIL

SHEET NUMBER: D-1

:\Land Projects 2005\1249-Atkinson\dwg\1249-Atkinson.dwg





Plan Notes:

1. The purpose of this plan is to show the existing conditions of Tax Map 250 Lot 85 in relationship to the perimeter boundary and is intended to be used as part of the site review application of Toy Tech, LLC.
2. Owner of Record for: Tax Map 250 Lot 85: Shawn M. & Heidi E. Atkinson
   #139 Swain Road
   Barrington, NH 03825
   S.C.R.D. Bk 3967 Pg866
3. The Declaration of Covenants and Cross-Easement Right for Barrington Commerce Center Subdivision is recorded in the Strafford County Registry of Deed Book 1502 Page 325.
4. This subject parcel does not fall within the 100 Year Flood Zone as indicated on the Flood Insurance Rate Maps.
5. The parcel is located in the Regional Commercial Zone District and falls within the defined Stratified Drift Aquifer Overlay
6. Dimentional requirements for the Regional Commercial Zoning Distict:
   Minimum lot size: 40,0000 sf
   Minimum lot frontage: 200 ft
   building setbacks
   front: 40'
   side : 30'
   rear: 30'
   Max. building height: 40'
   Max. Stories: 3
   Max. coverage: 50%
7. Elevation are based on scaled USGS datum.
8. An on-site inspection of this parcel was preformed by Bruce L. Pohopek, Certified Wetland Scientist #24. No wetlands were found to be located on this parcel.

Plan References:

1. Town of Barrington Tax Map.
2. Plan entitled "Barrington Commerce Center, Light Industrial & Commercial Subdivision for Samuel Cioffi & Christopher Sheridan, Box 190, Barrington, NH", prepared by Henry and Berlind Associates, Inc., dated June 1, 1989, recorded in the S.C.R.D. Plan 37A-124

PLANNING BOARD
BARRINGTON, NH
- APPROVED -
File Number 250-85-RC-12-SR
Date 4/17/2013
Chairman

Existing Conditions Plan

PREPARED FOR

Toy Tech

OF LANDS IDENTIFIED AS

Tax Map 250 Lot 85

WITH A PHYSICAL LOCATION OF

#10 Commerce Way
Town of Barrington, County of Strafford
State of New Hampshire

SCALE: 1" = 20' DATE: JUNE 18, 2012

10 5 0 10 20 30 40 50 60 70 80 90

PREPARED BY:
POHOPEK LAND SURVEYORS
& SEPTIC DESIGNERS LLC
42 FLAGG ROAD
ROCHESTER, NH 03839
(603) 330-3262

STATE OF NEW HAMPSHIRE No. 538 BRUCE L. POHOPEK LICENSED LAND SURVEYOR SIGNATURE

STATE OF NEW HAMPSHIRE BRUCE L. POHOPEK No. 024 CERTIFIED WETLAND SCIENTIST

Revision Block	
date	description

SHEET: EC1