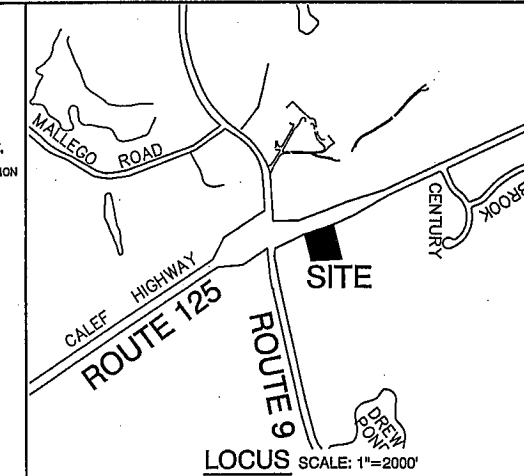


# SITE NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF BARRINGTON TAX MAP 238 LOT 4 WITH A 5,000 S.F. 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.
- CURRENT OWNER/APPLICANT OF RECORD:  
TAX MAP 238 / LOT 4  
THE THREE SOCIOS, LLC  
3210 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 03925
- TAX MAP 238 LOT 4, BOOK 3937 PAGE 0522  
TAX MAP 238 LOT 5
- TOTAL PARCEL AREA: 1.84 ACRES
- 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)
- 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
- 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 ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33017C 0305 D, DATED MAY 17, 2005.
- 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 ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- 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.
- 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.
- 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.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKID BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TIP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING SHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- 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.
- ALL OUTDOOR DISPLAY AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFF-SITE TO AN APPROVED SNOW DUMPING LOCATION.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ADJUTING NEIGHBORS.
- NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- PROPERTY IS LOCATED IN THE STRATIFIED DRIFT AQUIFER OVERLAY DISTRICT AND STORAGE TANKS MUST COMPLY WITH THE TOWN'S ZONING ORDINANCE.
- SUBJECT PROPERTY TO BE SERVICED BY ON-SITE SEPTIC AND WELL.
- THIS PLAN DEPICTS SUFFICIENT CUEING (AT ORDERING BOARD) FOR SEVEN (7) VEHICLES, FROM ORDERING BOARD TO DRIVE ALONG FRONT OF BUILDING.
- SPILL CONTAINMENT GROOVES SHALL BE SIZED TO CONTAIN FIVE (5) GALLONS MINIMUM PER DISPENSER, PER NHDES ADMINISTRATIVE RULE ENV-WM 1401.28V.



OWNERS SIGNATURE - MAP 238 / LOT 4

OWNERS SIGNATURE - MAP 238 / LOT 5

OWNERS SIGNATURE - MAP 235 / LOT 83

LAND USE OFFICE

JUL 17 2013

RECEIVED

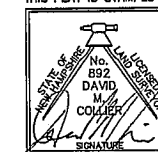
CERTIFICATION:

"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.

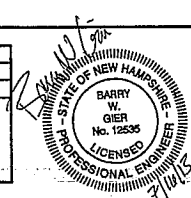


DAVID M. COLLIER, LLS 892

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.



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

**J/B 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  
CALEF HIGHWAY (RTE. 125), BARRINGTON, NH**  
Owner of Record: **THE THREE SOCIOS, LLC  
321D LAFAYETTE ROAD, HAMPTON, NH 03842**

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