

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

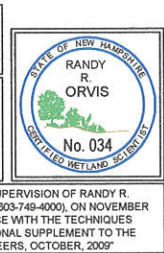
WAIVER REQUEST:
PER SECTION 4.9.9 OF THE TOWN OF BARRINGTON SITE PLAN REGULATIONS, WE REQUEST THAT THE CONSTRUCTION OF 12 ADDITIONAL PARKING SPACES BE WAIVED DUE TO THE NATURE OF THE BUSINESS IN OPERATION ON THE SITE, THE EXISTING PARKING SPACES ARE ADEQUATE, AND AN AREA FOR THE EXPANSION OF PARKING ON SITE HAS BEEN RESERVED IN THE EVENT THAT EXISTING PARKING BECOMES INSUFFICIENT IN THE FUTURE.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

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 OF BARRINGTON.

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE 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 OF BARRINGTON.

NOTE: WETLAND AREAS WERE FIELD DELINEATED BY ASHLEY ROWE, UNDER THE DIRECT SUPERVISION OF RANDY R. ORVIS, C.W.S. #64 OF GEOMETRES BLUE HILLS, LLC, P.O. BOX 277, FARMINGTON, N.H. (TEL. 603-749-4000), ON NOVEMBER 19TH 2013. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLED "NORTH-CENTRAL AND NORTHEAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2009".



IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTE TO EXCAVATOR

UTILITY NOTIFICATION
GEOMETRES BLUE HILLS, LLC MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES THAT HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT DIG SAFE BE CONTACTED 72 HOURS BEFORE CONSTRUCTION AT: 1-888-344-7233, OR BY DIALING 811.

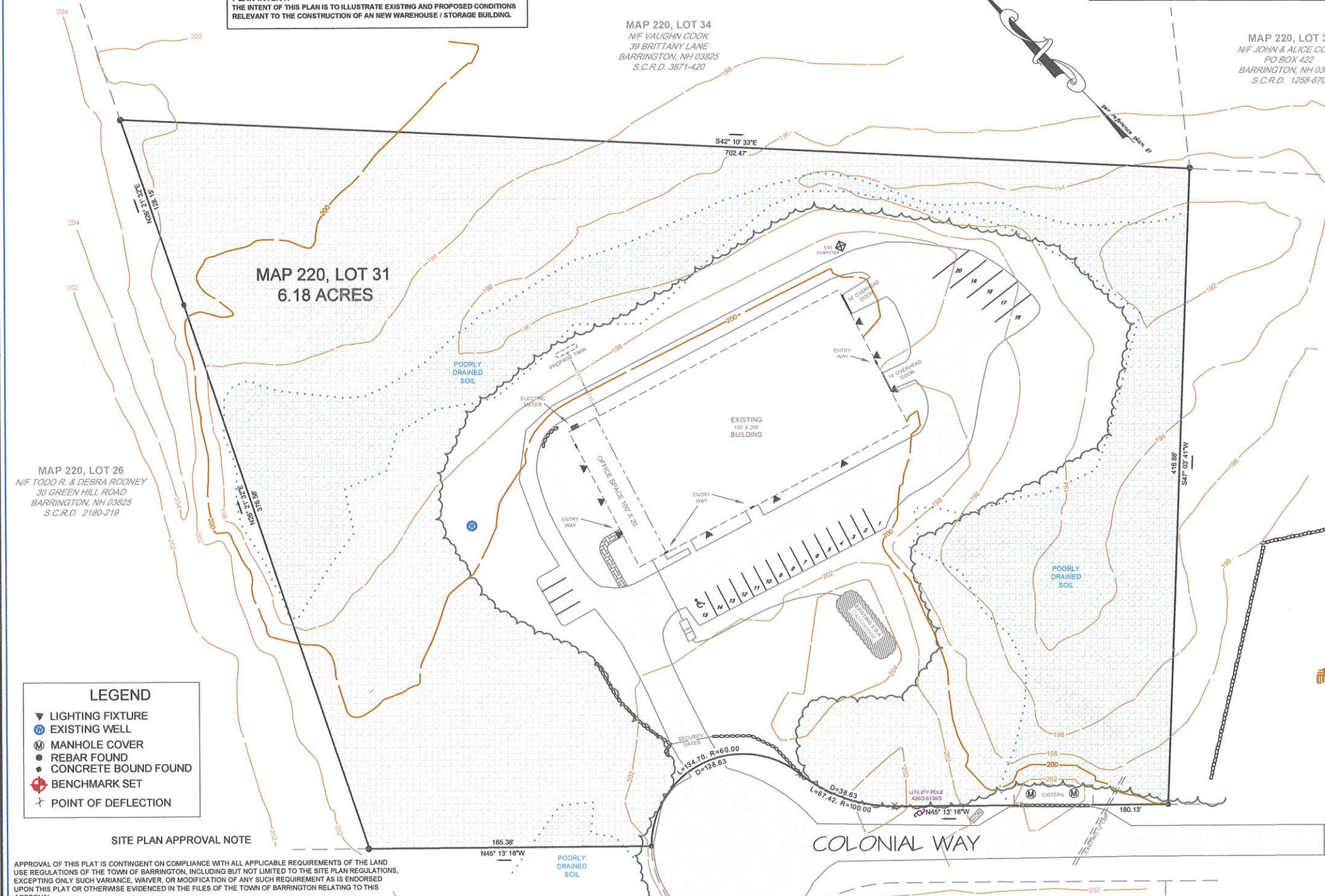
SIGN DETAIL

EXISTING 4' X 6' CARVED GRANITE SIGN

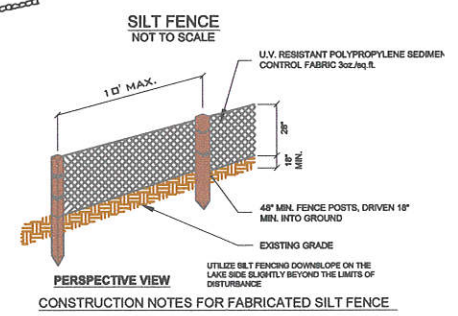
WILLIAM C. HUFF
1908
STORAGE

- SITE PLAN NOTES**
- BUILDING COLOR: BEIGE & GREEN.
 - BUILDING MATERIAL: STEEL
 - SIGN: SEE SIGN DETAIL
 - DRIVEWAY AND PARKING SURFACES: PAVEMENT.
 - NUMBER OF EXISTING PARKING SPACES: (14) 9'X18', (1) 14'X18', & (5) 12'X30'
 - EXTERIOR LIGHTING: DOWNCAST FLOODS.
 - TRASH REMOVAL: DUMPSTER
 - BUSINESS HOURS: 9am - 5pm
MONDAY THRU FRIDAY
 - CONSTRUCTION TO BEGIN IMMEDIATELY UPON APPROVAL.
 - THIS BUSINESS DOES NOT DEAL WITH ANY HAZARDOUS WASTE OR TOXINS. NOISE, SMOKE, ODORS, OR FUMES WILL NOT BE GENERATED.

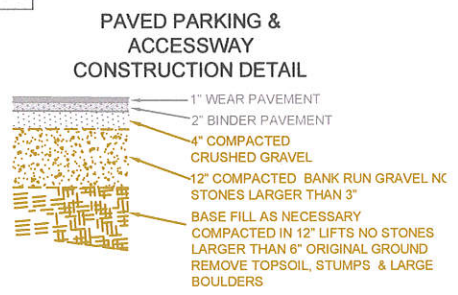
PLAN INTENT:
THE INTENT OF THIS PLAN IS TO ILLUSTRATE EXISTING AND PROPOSED CONDITIONS RELEVANT TO THE CONSTRUCTION OF AN NEW WAREHOUSE / STORAGE BUILDING.



LAND USE OFFICE
FEB 10 2014
RECEIVED
MAP 220 LOT 32
N/F WOLFGANG L. & KLAUS BOEHM
11 JOALCO ROAD
STRAFFORD, NH 03884
S.C.R.D. 1304-15



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTIONS, AND BOTTOM.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



- LEGEND**
- ▼ LIGHTING FIXTURE
 - ⊙ EXISTING WELL
 - ⊙ MANHOLE COVER
 - REBAR FOUND
 - CONCRETE BOUND FOUND
 - ⊕ BENCHMARK SET
 - ✱ POINT OF DEFLECTION

SITE PLAN APPROVAL NOTE

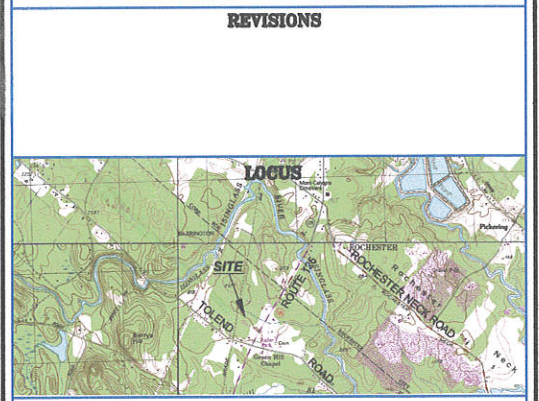
APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE REGULATIONS OF THE TOWN OF BARRINGTON, INCLUDING BUT NOT LIMITED TO THE SITE PLAN REGULATIONS, EXCEPTING ONLY SUCH VARIANCE, WAIVER, OR MODIFICATION OF ANY SUCH REQUIREMENT AS IS ENDORSED UPON THIS PLAT OR OTHERWISE EVIDENCED IN THE FILES OF THE TOWN OF BARRINGTON RELATING TO THIS APPROVAL.

IN CONSIDERATION FOR APPROVAL OF THIS PLAT, THE APPLICANT AGREES ON BEHALF OF HIMSELF, HIS HEIRS, SUCCESSORS AND ASSIGNS, TO BE BOUND BY THE FOLLOWING GENERAL CONDITIONS:

- TO CARRY OUT THE IMPROVEMENTS AGREED UPON AND AS SHOWN AND INTENDED BY SAID PLAT, INCLUDING ANY WORK MADE NECESSARY BY UNFORSEEN CONDITIONS WHICH BECOME APPARENT DURING CONSTRUCTION OF THE SITE PLAN.
- TO POST ALL INTERIOR SUBDIVISION ROADS "PRIVATE" UNLESS AND UNTIL SAID ROADS ARE LAID OUT OR ACCEPTED AS TOWN ROADS, AND INSTALL STREET SIGNS AS APPROVED BY THE SELECTMEN FOR ALL INTERSECTIONS.
- TO GIVE THE TOWN ON DEMAND, PROPER DEEDS FOR LAND OR RIGHT-OF-WAYS RESERVED ON THE PLAT FOR STREETS, DRAINAGE, OR OTHER PURPOSES AS AGREED UPON.
- TO INDEMNIFY AND HOLD THE TOWN HARMLESS FROM ANY AND ALL LIABILITY IT MAY INCUR ARISING FROM ANY FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE FORGOING PROVISIONS, OR WITH ANY OTHER CONDITION OF APPROVAL OF THE SITE PLAN.

PLAN SET INDEX
SHEET 1 - EXISTING CONDITIONS
SHEET 2 - PROPOSED CONDITIONS
SHEET 3 - NOTES & DETAILS

- NOTES**
- ZONING: (RC) REGIONAL / COMMERCIAL - STRATIFIED DRIFT AQUIFER OVERLAY
 - TAX MAP & LOT NUMBER: MAP 220, LOT 31
 - DEED REFERENCE: S.C.R.D. 2262-325
 - OWNER OF RECORD: JMH ENTERPRISES, LLC
26 COLONIAL WAY
BARRINGTON, N.H. 03825
 - TOTAL PARCEL AREA: 6.18 ACRES
TOTAL AREA CURRENTLY DEVELOPED: 1.39 ACRES
PROPOSED AREA OF NEW DEVELOPMENT: 0.44 ACRES
PROPOSED TOTAL DEVELOPED AREA: 1.83 ACRES
EXISTING LOT COVERAGE: 22.5%
PROPOSED LOT COVERAGE: 29.61%
TOTAL EXISTING IMPERVIOUS AREA: 45,756 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA: 70,569 SQ. FT.
- REFERENCES**
- "SITE PLAN, BARRINGTON, STRAFFORD COUNTY, N.H. FOR ROGER CREIEREY" BY: ORVIS/DREW, LLC. DATED: DECEMBER 17, 1997. ORVIS/DREW PLAN #726.
 - "PROPOSED SITE PLAN BARRINGTON, NEW HAMPSHIRE FOR WEDGEWOOD BUILDERS" BY: DURGIN/SCHOFIELD ASSOCIATES. DATED: JUNE 1 1988. NOT RECORDED.
 - "SUBDIVISION PLAN PAUL R. CHAPMAN BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATED. DATED: OCT 1985. S.C.R.D. PLAN 28A-55
 - "AS-BUILT, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR WILLIAM C. HUFF MOVING AND STORAGE." BY: ORVIS/DREW, LLC. DATED: NOVEMBER 25, 2002. ORVIS/DREW PLAN #894.

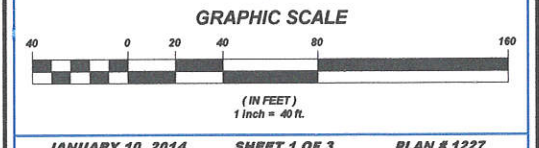


SITE PLAN - EXISTING CONDIDTIONS
TAX MAP 220, LOT 31
26 COLONIAL WAY
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
JMH ENTERPRISES

PLANNING BOARD APPROVAL BLOCK

STATE OF NEW HAMPSHIRE
No. 652
RANDY R. ORVIS
R
ORVIS

THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, RANDY R. ORVIS L.L.S. #652 P.O. BOX 277 FARMINGTON, N.H. 03835



Geomètres Blue Hills, LLC

Land Surveying
Land Use Consulting
Septic System Design
Environmental Consulting

PO Box 277
Farmington, NH 03835
(603)659-2367

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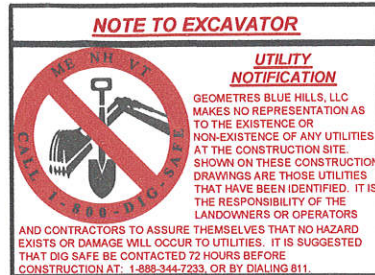
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NOTE: WETLAND AREAS WERE FIELD DELINEATED BY ASHLEY ROWE, UNDER THE DIRECT SUPERVISION OF RANDY R. ORVIS, C.W.S. #34 OF GEOMETRES BLUE HILLS, LLC, P.O. BOX 277, FARMINGTON, NH, (TEL. 603-749-4000), ON NOVEMBER 10TH 2013. DELINEATION OF THE WETLAND BOUNDARIES WERE CONDUCTED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND THE REGIONAL SUPPLEMENT TO THE MANUAL TITLED "NORTH-CENTRAL AND NORTHEAST REGIONS, U.S. ARMY CORPS OF ENGINEERS, OCTOBER, 2009"



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SITE PLAN NOTES

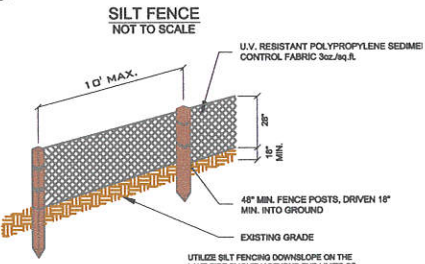
1. BUILDING COLOR: BEIGE & GREEN.
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3. SIGN: SEE SIGN DETAIL
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LAND USE OFFICE

FEB 10 2014

RECEIVED

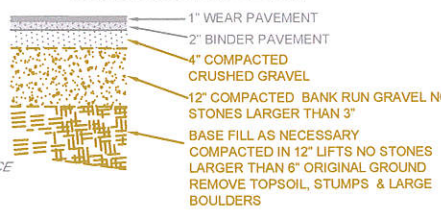
MAP 220 LOT 32
N/F WOLFGANG L. & KLAUS BOEHM
11 JOHLCROFT RD
STRAFFORD, NH 03884
S.C.R.D. 1304-15
LAND USE - AUTOMOTIVE RETAIL



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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PAVED PARKING & ACCESSWAY CONSTRUCTION DETAIL



MAP 220, LOT 34
N/F VAUGHN COOK
39 BRITTANY LANE
BARRINGTON, NH 03825
S.C.R.D. 3871-420

MAP 220, LOT 33
N/F JOHN & ALICE COOK
PO BOX 422
BARRINGTON, NH 03825
S.C.R.D. 1258-670
LAND USE - COMMERCIAL RETAIL

MAP 220, LOT 26
N/F TODD R. & DEBRA RODNEY
30 GREEN HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. 2180-219
LAND USE -
R.O.W. TO RESIDENTIAL

MAP 220, LOT 29
N/F RICHARD JR. & WANDA LEE WALKER
24 GREEN HILL ROAD
BARRINGTON, NH 03825
S.C.R.D. 1962-702
LAND USE - VACANT

MAP 220, LOT 28-1
N/F FAA INVESTMENT PROPERTIES, LLC
9 COLONIAL WAY, SUITE A
BARRINGTON, NH 03825
S.C.R.D. 2918-705
LAND USE - COMMERCIAL / OFFICE

LEGEND

- ▼ LIGHTING FIXTURE
- EXISTING WELL
- ⊙ MANHOLE COVER
- REBAR FOUND
- CONCRETE BOUND FOUND
- ⊕ BENCHMARK SET
- ✱ POINT OF DEFLECTION

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3. TO GIVE THE TOWN ON DEMAND, PROPER DEEDS FOR LAND OR RIGHT-OF-WAYS RESERVED ON THE PLAT FOR STREETS, DRAINAGE, OR OTHER PURPOSES AS AGREED UPON.
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NOTES

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28 COLONIAL WAY
BARRINGTON, N.H. 03825
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TOTAL PROPOSED IMPERVIOUS AREA: 70,568 SQ. FT.

REFERENCES

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REVISIONS

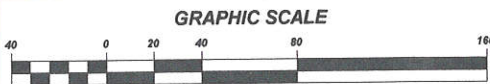


SITE PLAN - PROPOSED CONDITIONS
TAX MAP 220, LOT 31
28 COLONIAL WAY
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE
PREPARED FOR
JMH ENTERPRISES



PLANNING BOARD APPROVAL BLOCK

THIS SURVEY WAS PERFORMED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
RANDY R. ORVIS L.L.S. #652
P.O. BOX 277
FARMINGTON, N.H. 03835

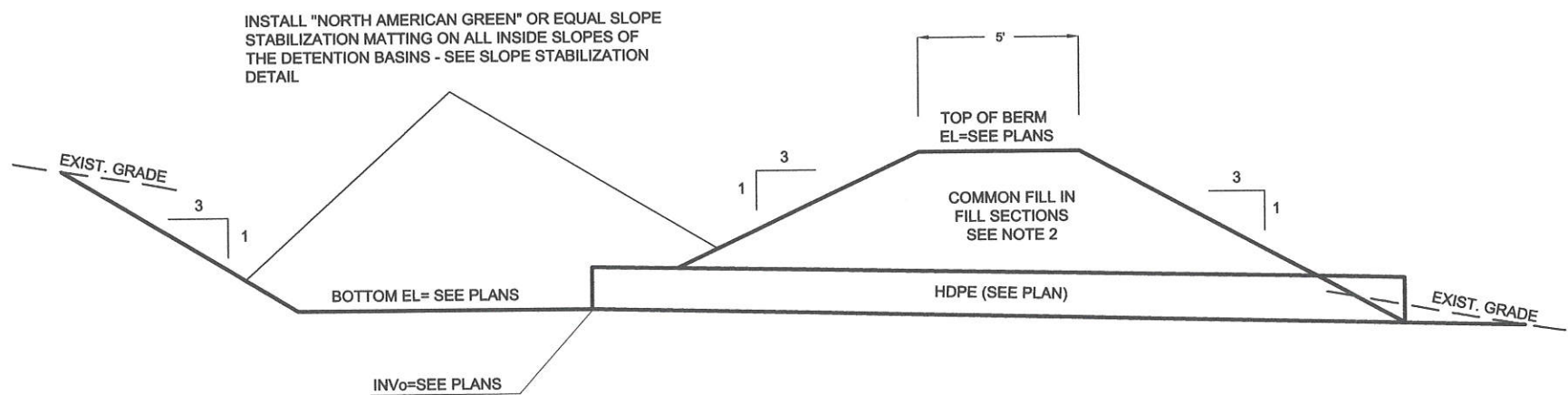


JANUARY 10, 2014 SHEET 2 OF 3 PLAN # 1227



Land Surveying
Land Use Consulting
Septic System Design
Environmental Consulting
PO Box 277
Farmington, NH 03835
(603)859-2367

PLANNING BOARD
APPROVAL BLOCK



LAND USE OFFICE
FEB 10 2014
RECEIVED

DETENTION BASIN CONSTRUCTION NOTES

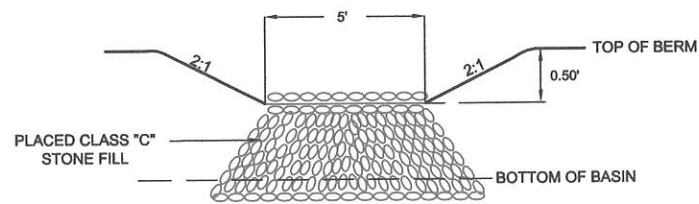
1. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD AND RUBBISH. SCARIFY SURFACE BEFORE PLACING FILL. THE AREA SHALL BE MOIST FOR GOOD BONDING OF THE NEW FILL. KEEP STANDING WATER FROM FORMING ON OR NEAR THE FILL AREA.
2. THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES LARGER THAN 6 INCHES AND OTHER OBJECTIONABLE MATERIAL. CRUSHED GRAVEL (3/4") SHALL BE PLACED AROUND PIPES AND CONCRETE STRUCTURES.
3. THE PLACING AND SPREADING OF FILL SHALL BE STARTED AT THE LOWEST POINT IN THE BERM AREA AND BROUGHT UP IN HORIZONTAL LAYERS (LIFTS) OF ABOUT 12" SO THAT REQUIRED COMPACTION CAN BE OBTAINED. THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL.
4. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION.
5. CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER AREAS OR EACH LAYER OF FILL TO INSURE REQUIRED COMPACTION. USE SPECIAL EQUIPMENT IF NECESSARY. FILL ADJACENT TO PIPES AND STRUCTURES SHALL BE COMPACTED BY HAND TAMPING OR PLATE VIBRATOR. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL CONCRETE HAS CURED STRONG ENOUGH TO SUPPORT THE LOAD.
6. FOR PROTECTION ALL EXPOSED AND DISTURBED SURFACES SHALL HAVE A COVER OF VEGETATION, PREFERABLY TOPSOIL AND SEED. FOLLOW SEEDING SPECIFICATIONS AND GENERAL NOTES IN THE EROSION CONTROL DETAILS SECTION IN THIS PLANSET.

SAFETY

1. PONDS THAT ARE EASILY ACCESSIBLE IN POPULATED AREAS SHOULD INCORPORATE ALL POSSIBLE SAFETY PRECAUTIONS. DUE TO ONLY TEMPORARY WATER LEVELS IN THESE BASINS, FENCING IS NOT NECESSARY.

MAINTENANCE

1. MAINTENANCE IS NECESSARY IF THE BASIN IS TO CONTINUE TO FUNCTION AS DESIGNED. THE LANDOWNER MUST BE AWARE OF THE REQUIREMENTS FOR A PROPERLY OPERATIONAL BASIN AND A PLAN BE DEVELOPED FOR REGULAR SCHEDULED MAINTENANCE.
2. THE EMBANKMENT SHOULD BE INSPECTED TO DETERMINE IF RODENT BURROWS, WET AREAS OR EROSION OF THE FILL IS TAKING PLACE.
3. THE VEGETATION SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
4. PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
5. PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE, THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
6. SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.



TYPICAL EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

DETENTION BASIN DETAIL

SECTION

NOT TO SCALE

SITE PLAN - PROPOSED CONDITIONS
DETENTION BASIN DETAIL

TAX MAP 220, LOT 31
26 COLONIAL WAY
BARRINGTON, STRAFFORD COUNTY
NEW HAMPSHIRE

PREPARED FOR

JMH ENTERPRISES

RJB ENGINEERING, LLC.

R. JEFFREY BURD, P.E.

15 PLEASANT STREET, SUITE 5
CONCORD N.H. 03301
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PLAN # 1227

JANUARY 22, 2014

STAMP

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Land Surveying
Land Use Consulting
Septic System Design
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