

PLAN INDEX:

PLAN SHEETS INCLUDED IN THIS PACKAGE ARE:
 L1 - PROPOSED SITE PLAN
 L2 - CONSTRUCTION DETAILS AND NOTES
 L3 - CONSTRUCTION DETAILS

NOTE: IF WOOD, SPOTTED OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN A WORK AREA, PLEASE CONTACT MELISSA DOPERALSKI (CELL 603-479-1129) OR JOSH MEGYESY (CELL 978-578-0802 OR OFFICE 603-271-1125) FOR FURTHER INSTRUCTIONS. SEE SHEET L3 FOR MORE INFORMATION.

LEGEND

- (R 110.77) RECORD DISTANCE
- PROPERTY LINE
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- WETLAND
- EDGE OF WETLAND
- WETLAND BUFFER
- WELL
- TEST PIT
- SIGN
- CATCH BASIN
- UTILITY POLE
- OHW
- OVERHEAD WIRE
- HYDRANT
- PROPOSED 2FT CONTOURS
- PROPOSED DETAIL 1FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALKWAY
- PROPOSED LIGHT POLE
- PROPOSED LP LINE
- PROPOSED UNDERGROUND ELEC
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SHRUBBERY
- PROPOSED DECIDUOUS TREE
- X PROPOSED EROSION BARRIER

REFERENCE PLANS:

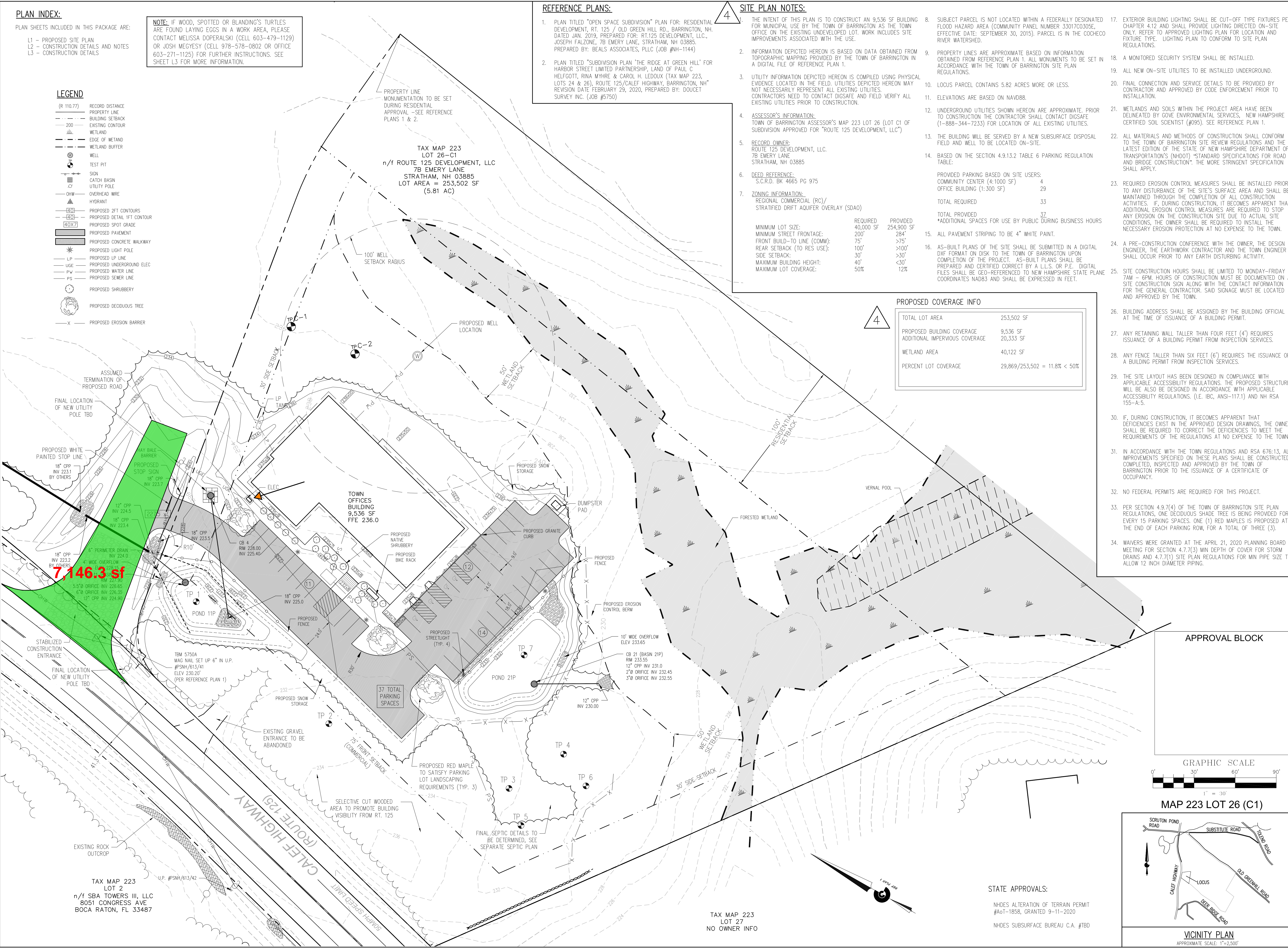
- PLAN TITLED "OPEN SPACE SUBDIVISION" PLAN FOR: RESIDENTIAL DEVELOPMENT, RT. 125 / OLD GREEN HILL RD., BARRINGTON, NH. DATED JAN. 2019, PREPARED FOR: RT125 DEVELOPMENT, LLC., JOSEPH FALZONE, 7B EMERY LANE, STRATHAM, NH 03885. PREPARED BY: BEALS ASSOCIATES, PLLC (JOB #NH-1144)
- PLAN TITLED "SUBDIVISION PLAN 'THE RIDGE AT GREEN HILL' FOR HARBOR STREET LIMITED PARTNERSHIP, LAND OF PAUL C HELFGOTT, RINA MYHRE & CAROL H. LEDOUX (TAX MAP 223, LOTS 24 & 26), ROUTE 125/CALEF HIGHWAY, BARRINGTON, NH" REVISION DATE FEBRUARY 29, 2020, PREPARED BY: DOUCET SURVEY INC. (JOB #5750)

SITE PLAN NOTES:

- THE INTENT OF THIS PLAN IS TO CONSTRUCT AN 9,536 SF BUILDING FOR MUNICIPAL USE BY THE TOWN OF BARRINGTON AS THE TOWN OFFICE ON THE EXISTING UNDEVELOPED LOT. WORK INCLUDES SITE IMPROVEMENTS ASSOCIATED WITH THE USE.
 - INFORMATION DEPICTED HEREON IS BASED ON DATA OBTAINED FROM TOPOGRAPHIC MAPPING PROVIDED BY THE TOWN OF BARRINGTON IN A DIGITAL FILE OF REFERENCE PLAN 1.
 - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ASSESSOR'S INFORMATION:**
TOWN OF BARRINGTON ASSESSOR'S MAP 223 LOT 26 (LOT C1 OF SUBDIVISION APPROVED FOR "ROUTE 125 DEVELOPMENT, LLC")
 - RECORD OWNER:**
ROUTE 125 DEVELOPMENT, LLC.
7B EMERY LANE
STRATHAM, NH 03885
 - DEED REFERENCE:**
S.C.R.D. BK 4665 PG 975
 - ZONING INFORMATION:**
REGIONAL COMMERCIAL (RC)/
STRATIFIED DRIFT AQUIFER OVERLAY (SDAO)
- MINIMUM LOT SIZE: REQUIRED 40,000 SF PROVIDED 254,900 SF
 MINIMUM STREET FRONTAGE: 200' 284'
 FRONT BUILD-TO-LINE (COMM): 75' >75'
 REAR SETBACK (TO RES USE): 100' >100'
 SIDE SETBACK: 30' >30'
 MAXIMUM BUILDING HEIGHT: 40' <30'
 MAXIMUM LOT COVERAGE: 50% 12%
- PROPERTY LINE MONUMENTATION TO BE SET DURING RESIDENTIAL APPROVAL - SEE REFERENCE PLANS 1 & 2.
- 100' WELL SETBACK RADIUS
- PROPOSED WELL LOCATION
- 50' WETLAND SETBACK
- 100' RESIDENTIAL SETBACK
- VERNAL POOL
- FORESTED WETLAND
- 30' SIDE SETBACK
- 75' FRONT SETBACK (COMMERCIAL)
- SELECTIVE CUT WOODED AREA TO PROMOTE BUILDING VISIBILITY FROM RT. 125
- PROPOSED RED MAPLE TO SATISFY PARKING LOT LANDSCAPING REQUIREMENTS (TYP. 3)
- FINAL SEPTIC DETAILS TO BE DETERMINED, SEE SEPARATE SEPTIC PLAN
- PROVIDED PARKING BASED ON SITE USERS:
 COMMUNITY CENTER (4:1000 SF) 4
 OFFICE BUILDING (1:300 SF) 29
 TOTAL REQUIRED 33
 TOTAL PROVIDED 37
 *ADDITIONAL SPACES FOR USE BY PUBLIC DURING BUSINESS HOURS
15. ALL PAVEMENT STRIPING TO BE 4" WHITE PAINT.
16. AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON DISK TO THE TOWN OF BARRINGTON UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
17. EXTERIOR BUILDING LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 4.12 AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. REFER TO APPROVED LIGHTING PLAN FOR LOCATION AND FIXTURE TYPE. LIGHTING PLAN TO CONFORM TO SITE PLAN REGULATIONS.
18. A MONITORED SECURITY SYSTEM SHALL BE INSTALLED.
19. ALL NEW ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND.
20. FINAL CONNECTION AND SERVICE DETAILS TO BE PROVIDED BY CONTRACTOR AND APPROVED BY CODE ENFORCEMENT PRIOR TO INSTALLATION.
21. WETLANDS AND SOILS WITHIN THE PROJECT AREA HAVE BEEN DELINEATED BY GOVE ENVIRONMENTAL SERVICES, NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST (#095). SEE REFERENCE PLAN 1.
22. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SITE REVIEW REGULATIONS AND THE LATEST EDITION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S (NHDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". THE MORE STRINGENT SPECIFICATION SHALL APPLY.
23. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT 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.
24. A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
25. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM - 6PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE TOWN.
26. BUILDING ADDRESS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
27. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
28. ANY FENCE TALLER THAN SIX FEET (6') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
29. THE SITE LAYOUT HAS BEEN DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANS-117.1) AND NH RSA 155-A:5.
30. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
31. IN ACCORDANCE WITH THE TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
32. NO FEDERAL PERMITS ARE REQUIRED FOR THIS PROJECT.
33. PER SECTION 4.9.7(4) OF THE TOWN OF BARRINGTON SITE PLAN REGULATIONS, ONE DECIDUOUS SHADE TREE IS BEING PROVIDED FOR EVERY 15 PARKING SPACES. ONE (1) RED MAPLES IS PROPOSED AT THE END OF EACH PARKING ROW, FOR A TOTAL OF THREE (3).
34. WAIVERS WERE GRANTED AT THE APRIL 21, 2020 PLANNING BOARD MEETING FOR SECTION 4.7.7(3) MIN DEPTH OF COVER FOR STORM DRAINS AND 4.7.7(1) SITE PLAN REGULATIONS FOR MIN PIPE SIZE TO ALLOW 12 INCH DIAMETER PIPING.

PROPOSED COVERAGE INFO

TOTAL LOT AREA	253,502 SF
PROPOSED BUILDING COVERAGE	9,536 SF
ADDITIONAL IMPERVIOUS COVERAGE	20,333 SF
WETLAND AREA	40,122 SF
PERCENT LOT COVERAGE	29,869/253,502 = 11.8% < 50%



OWNER:
TOWN OF BARRINGTON, NH

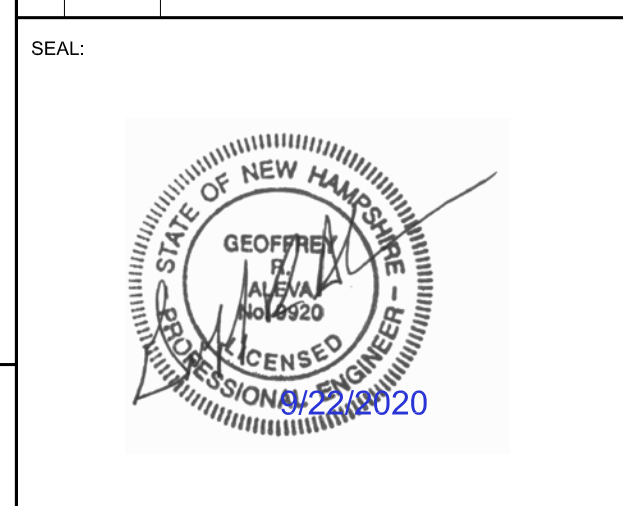
DESIGN BUILDER:
Careno Construction Company, LLC
 Design Build / Construction Managers / General Contractors
 270 West Road - Suite 4A
 Portsmouth, NH 03801
 p. 603.436.1006 f. 603.436.6020
 e. bld@carenoconstruction.com

ARCHITECT:
PORT ONE ARCHITECTS
 959 Islington Street
 Portsmouth, NH 03801
 603.436.8891
 info@portonearchitects.com

CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

REVISION HISTORY:

#	DATE	ISSUANCE
1	3-23-2020	REVISED FOR NH DES SUBMITTAL
2	6-17-2020	REVISED BUILDING FOOTPRINT
3	7-14-2020	REVISED PER DES REVIEW COMMENTS AND MODIFIED BUILDING FOOTPRINT
4	7-31-2020	REVISED PLAN NOTES - SHEET L-1
5	9-11-2020	ADD ALT OF TERRAIN APPROVAL NUMBER



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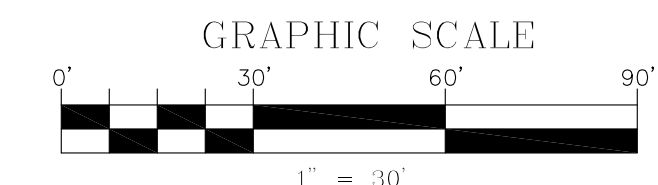
APPROVAL BLOCK

PROJECT NAME:
Barrington Town Hall

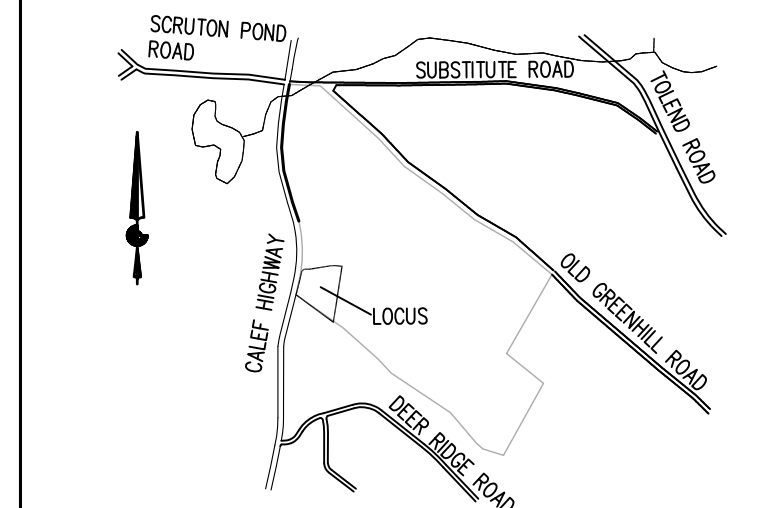
DRAWING TITLE:
SITE PLAN

PROJECT No.: CC1933600 **PORT19-062**
DATE: 03/17/2020
DRAWING SCALE: 1" = 30 FT
SHEET NUMBER:

L-1



MAP 223 LOT 26 (C1)



STATE APPROVALS:
 NHDES ALTERATION OF TERRAIN PERMIT #A07-1858, GRANTED 9-11-2020
 NHDES SUBSURFACE BUREAU C.A. #TBD

TAX MAP 223
 LOT 27
 NO OWNER INFO

TAX MAP 223
 LOT 2
 n/f SBA TOWERS III, LLC
 8051 CONGRESS AVE
 BOCA RATON, FL 33487