



6100

January 3, 2018

1-12-2018  
REV. 1

Barrington, NH

1 inch = 500 Feet

0 500 1000 1500

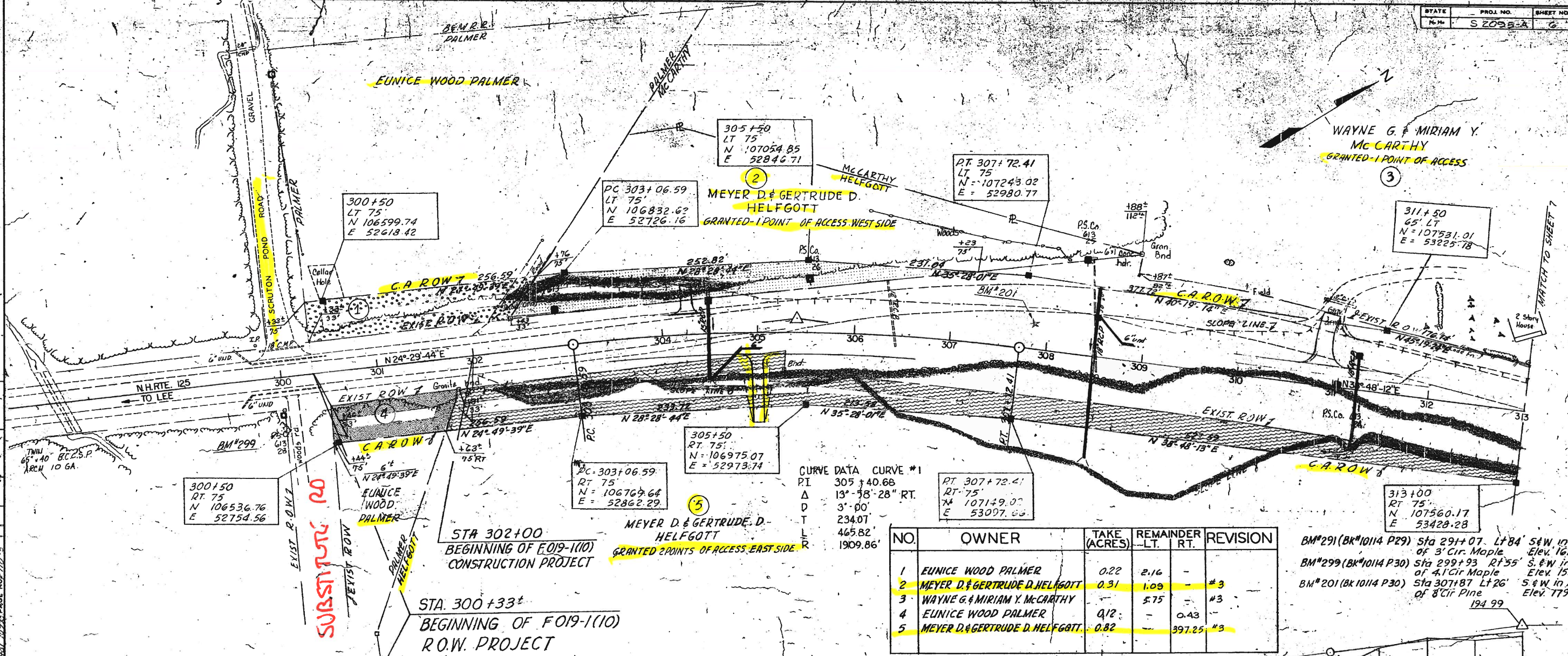


www.cai-tech.com



The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

PLAN TRACED: J. Gilligan DATE: 2-27-77  
 PLAN CHECKED: C. Roches DATE: 8-23-77  
 PROFILE TRACED: J. Gilligan BOOK NO. 716 PAGE NO. 9-23-77  
 PROFILE CHECKED: J. Gilligan BOOK NO. 716 PAGE NO. 9-23-77  
 INKED: DATE: 10-14-1988  
 CHECKED: DATE: 10-22-1988

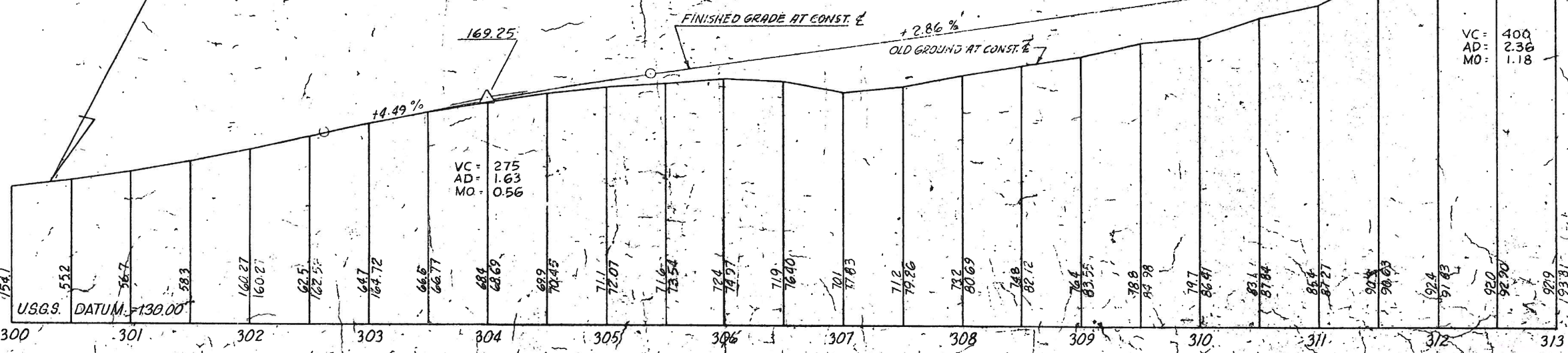


CURVE DATA CURVE #1

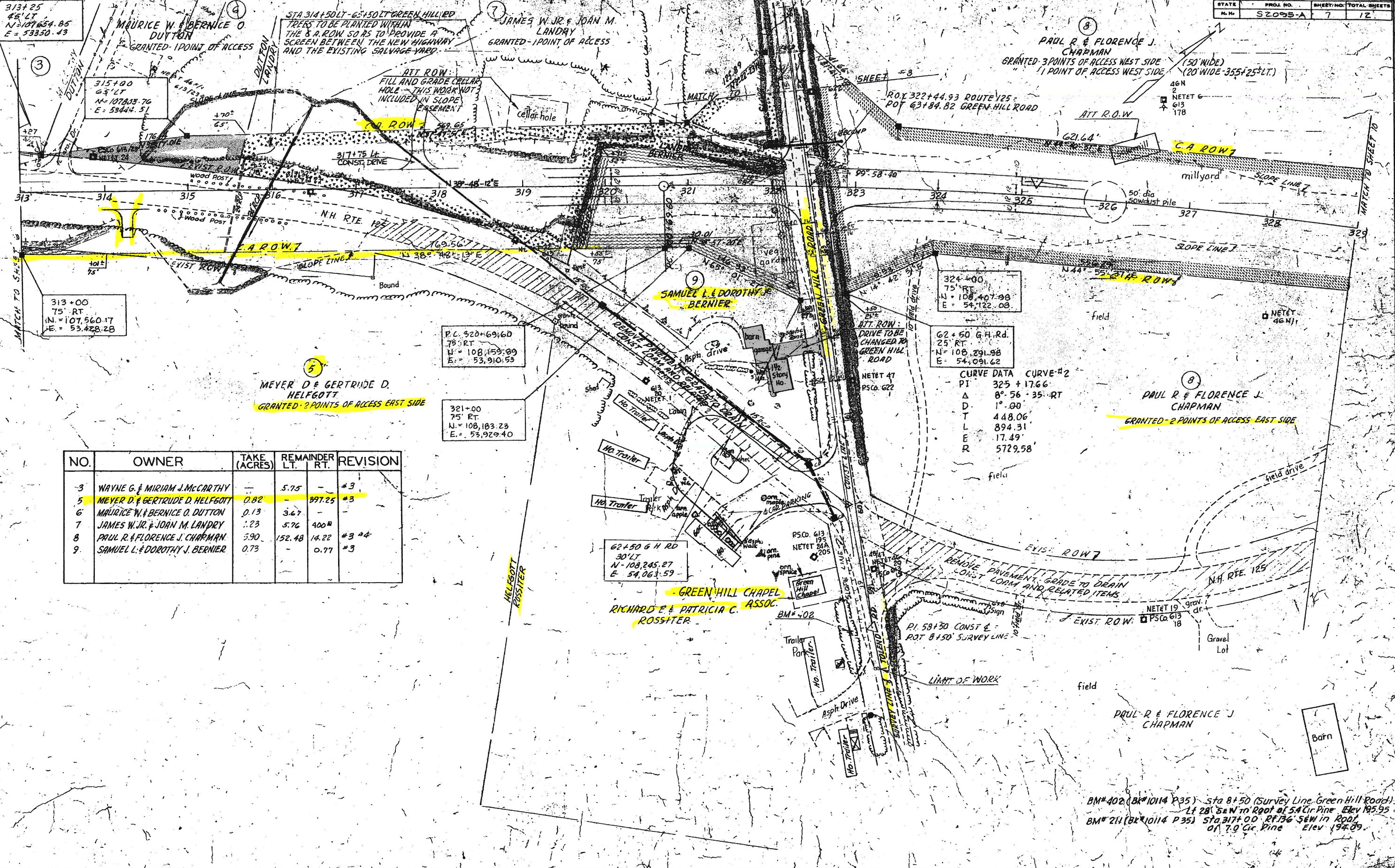
PI	305+40.68
Δ	13°-58'-28" RT.
D	3°-00'
T	234.01'
L	465.82'
R	1909.86'

NO.	OWNER	TAKE (ACRES)	REMAINDER LT.	REMAINDER RT.	REVISION
1	EUNICE WOOD PALMER	0.22	2.16	-	
2	MEYER D. & GERTRUDE D. HELFGOTT	0.31	1.09	-	#3
3	WAYNE G. & MIRIAM Y. MCCARTHY	-	5.75	-	#3
4	EUNICE WOOD PALMER	0.12	-	0.43	
5	MEYER D. & GERTRUDE D. HELFGOTT	0.82	-	397.25	#3

BM#291 (BK#10114 P29) Sta 291+07. Lt 84' S&W in Root of 3' Cir. Maple Elev. 161.25  
 BM#299 (BK#10114 P30) Sta 299+93 Rt 55' S&W in Root of 4.1' Cir Maple Elev. 150.56  
 BM#201 (BK#10114 P30) Sta 307+87 Lt 26' S&W in Root of 8' Cir Pine Elev. 779.15  
 194.99



10/21



NO.	OWNER	TAKE (ACRES)	REMAINDER LT.	REMAINDER RT.	REVISION
3	WAYNE G. & MIRIAM J. MCCARTHY	—	5.75	—	#3
5	MEYER D. & GERTRUDE D. HELFGOTT	0.82	—	597.25	#3
6	MAURICE W. & BERNICE O. DUTTON	0.13	3.67	—	—
7	JAMES W. JR. & JOAN M. LANDRY	1.23	5.76	400 <sup>sq</sup>	—
8	PAUL R. & FLORENCE J. CHAPMAN	5.90	152.48	14.22	#3 #4
9	SAMUEL L. & DOROTHY J. BERNIER	0.73	—	0.77	#3

REVISIONS AFTER PROPOSAL

NO.	DATE	STATION	DESCRIPTION

PLAN TRACED  
PLAN CHECKED  
PROFILE TRACED  
PROFILE CHECKED  
INVEST  
CHECKED

BM# 402 (BK# 10114 P35) Sta 8+50 (Survey Line Green Hill Road)  
 Lt 28' 56" S 67° 13' 54" W to Root of 5.4" Cir Pine Elev 195.95  
 BM# 211 (BK# 10114 P35) Sta 317+00 Rt 136' S 67° 13' 54" W in Root  
 of 7.0" Cir Pine Elev 194.09

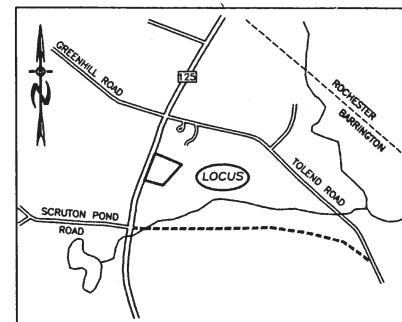
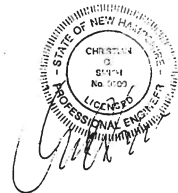
11/21

COMMERCIAL SITE PLAN  
 ROUTE 125  
 TAX MAP 220, LOT 57-19

RECEIVED  
 FEB 12 2018  
 DISTRICT SIX

CIVIL ENGINEERS:

**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE,  
 STRATHAM, NEW HAMPSHIRE  
 PHN. 603-583-4860, FAX. 603-583-4863



LOCATION MAP  
 1"=1500'

INDEX

TITLE SHEET	—
EXISTING CONDITIONS PLAN	1
COMMERCIAL SITE PLAN	2
LIGHTING\LANDSCAPE PLAN	3
HIGHWAY ACCESS PLAN	4
CONSTRUCTION DETAILS	5
SEPTIC DESIGN PLAN	1

WETLAND / SOIL  
 CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
 8 CONTINENTAL DRIVE,  
 BLDG 2 UNIT H  
 EXETER, NH 03833  
 1-603-778-0644

DEVELOPER  
 KEN MAURICE  
 VT STONE SCULPTURING, INC.  
 68 GEORGE RD  
 WILLIAMTOWN VT 05679  
 PHONE # (802-461-6755

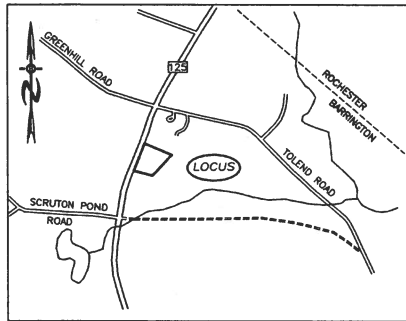
OWNER:  
 CHESTNUT WOODS, LLC  
 JOSEPH FALZONE  
 7B EMERY LANE  
 STRATHAM, N.H. 03885

*Joseph Falzone*  
 SIGNATURE DATE 1/10/2017

REVISIONS:	DATE:

NH-1073 COMMERCIAL SITE PLAN

12/21



LOCATION MAP  
1"=1500'

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- - - EXISTING CONTOUR - 10'
- - - EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE

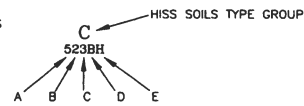
KEY TO SOIL TYPES

- SYMBOL A : DRAINAGE CLASS
- 1- EXCESSIVELY DRAINED
  - 2- WELL DRAINED
  - 3- MODERATELY WELL DRAINED
  - 4- SOMEWHAT POORLY DRAINED
  - 5- POORLY DRAINED
  - 6- VERY POORLY DRAINED

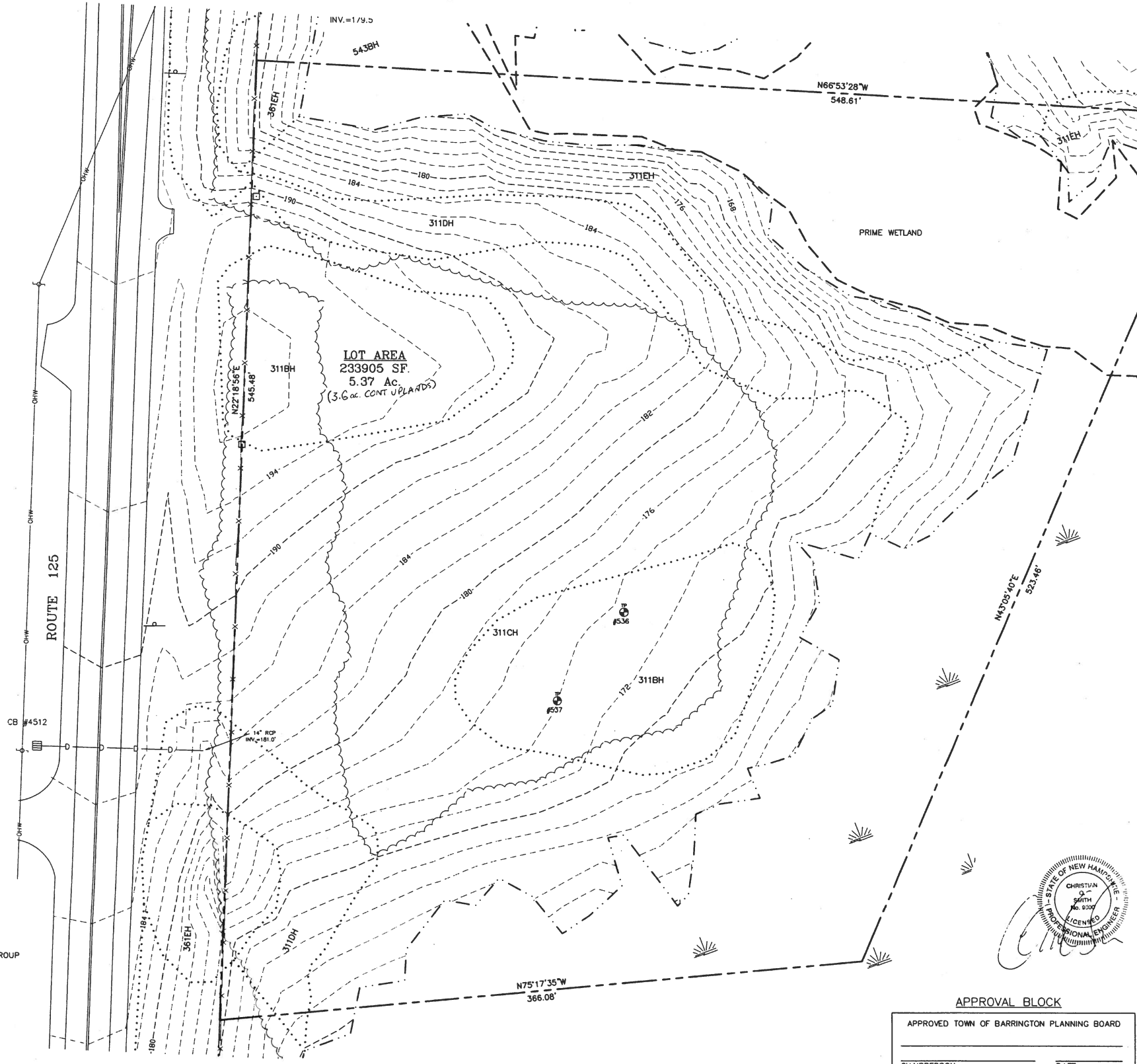
- SYMBOL B: PARENT MATERIAL
- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
  - 2- GLACIAL TILL
  - 3- VERY FINE SAND AND SILT DEPOSITS
  - 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
  - 5- SILT AND CLAY DEPOSITS
  - 6- EXCAVATED, REGRADED, OR FILLED
  - 7- ALLUVIAL DEPOSITS
  - 8- ORGANIC MATERIALS - FRESHWATER
  - 9- ORGANIC MATERIALS - TIDAL MARSH

- SYMBOL C: RESTRICTIVE FEATURES
- 1- NONE
  - 2- BOULDERY
  - 3- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
  - 4- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
  - 5- SUBJECT TO FLOODING (FLOODPLAIN)
  - 6- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
  - 7- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
  - 8- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

- SYMBOL D: SLOPE CLASS
- B- 0% TO 8%
  - C- 8% TO 15%
  - D- 15% TO 25%
  - E- 25% TO 35%
  - F- 35%+



- SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER
- H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
  - P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS



- NOTES
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
  2. THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
  3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
  6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
  7. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
  8. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
  9. DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT REG. 485-A-17 IS NOT REQUIRED.
  10. ALL FERTILIZER SHALL BE NO-PHOSPHATE, SLOW RELEASE NITROGEN AND SHALL NOT INCREASE ANY FERTILIZER LOADING OF THE PRIME WETLAND.

PREPARED FOR:  
KEN MAURICE  
VT STONE SCULPTURING, INC.  
68 GEORGE RD  
WILLIAMTOWN VT 05679

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863

REVISIONS:	DATE:

EXISTING CONDITIONS PLAN

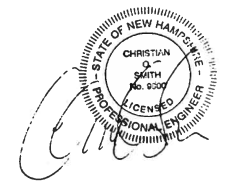
FOR:  
COMMERCIAL DEVELOPMENT  
ROUTE 125  
BARRINGTON, NH

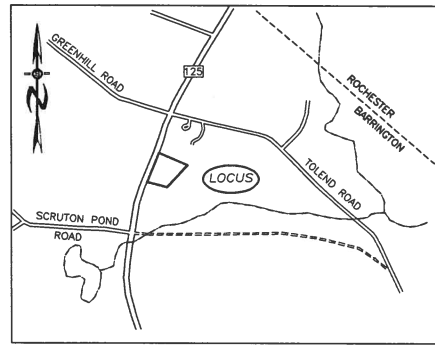
DATE: JAN. 2018	SCALE: 1"=30'
PROJ. NO: NH-1073	SHEET NO. 1 OF 5

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_





LOCATION MAP  
1"=1500'

**ZONING REQUIREMENTS**

ZONE: REGIONAL COMMERCIAL  
STRATIFIED DRIFT AQUIFER OVERLAY

USE:	RESIDENTIAL	COMMERCIAL
MIN. LOT SIZE =	80,000 SF	40,000 SF
MIN. FRONTAGE =	200'	200'
MAX. HEIGHT =	35'	40'

**BUILDING SETBACKS:**

	RESIDENTIAL	COMMERCIAL
FRONT	40'	75'
SIDE & REAR	30'	30'
POORLY DRAINED SOILS	50'	50'
VERY POORLY DRAINED SOILS	100'	100'

**LEACH FIELD SETBACKS**

	RESIDENTIAL	COMMERCIAL
POORLY DRAINED SOILS	50'	50'
VERY POORLY DRAINED SOILS	100'	100'

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

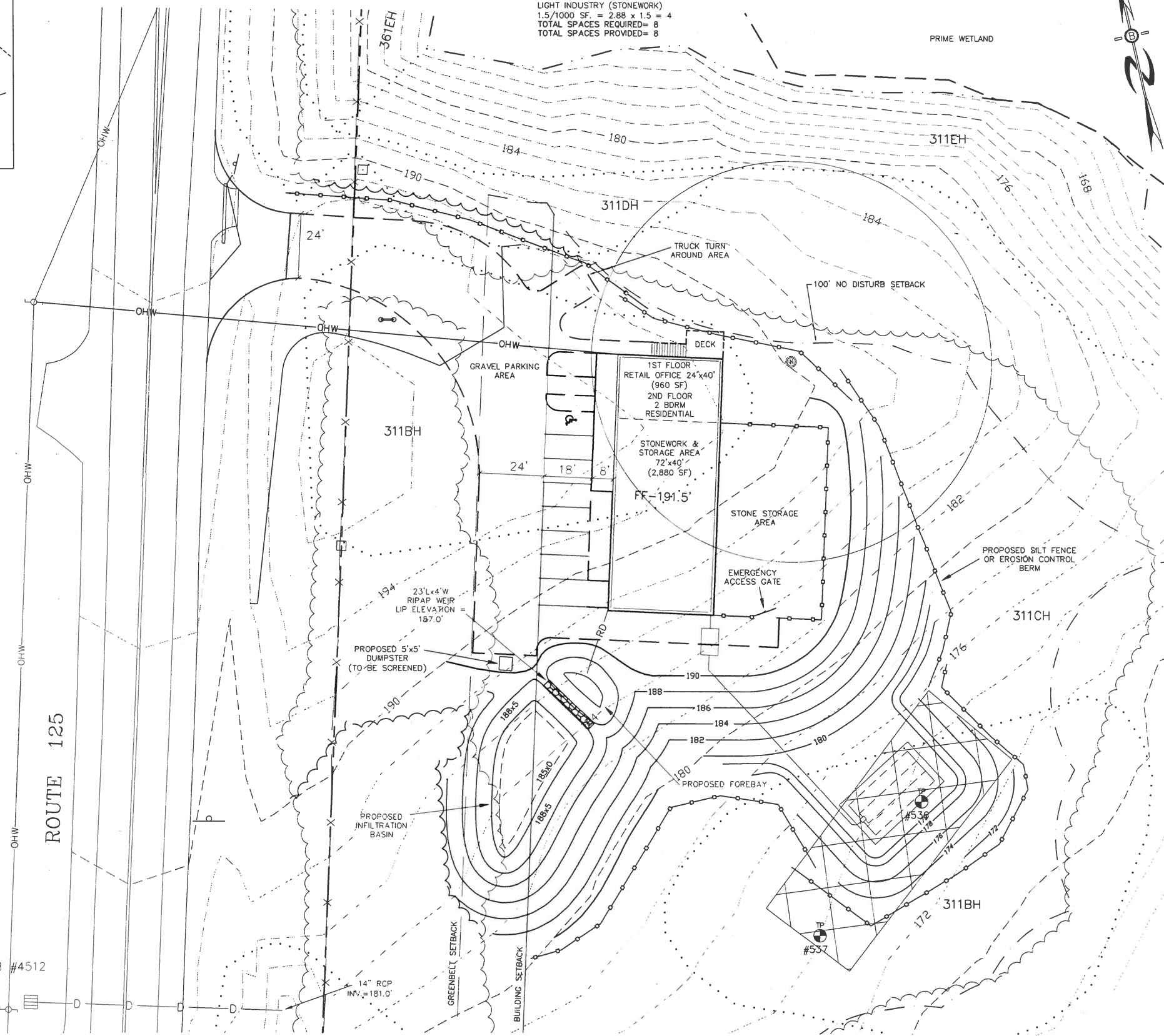
WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).



**LEGEND**

	UTILITY POLE
	TEST PIT W/ NO.
	STONE WALL
	TREE LINE
	EXISTING CONTOUR - 10'
	EXISTING CONTOUR - 2'
	OVERHEAD UTILITIES
	SOILS BOUNDARY LINE
	BUILDING SETBACK LINE
	WETLAND SETBACK LINE
	WETLAND BOUNDARY
	PRIME WETLAND BOUNDARY
	ABUTTING PROPERTY LINE
	EXISTING PROPERTY LINE
	4000 SF SEPTIC RESERVE AREA
	PROP. WELL W/ 75' PROTECTIVE RAD.

**PARKING CALCULATIONS:**  
RETAIL/OFFICE  
1/250 SF = 960 SF/250 = 4  
LIGHT INDUSTRY (STONEWORK)  
1.5/1000 SF = 2.88 x 1.5 = 4  
TOTAL SPACES REQUIRED= 8  
TOTAL SPACES PROVIDED= 8



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PHONE: 603-583-4860, FAX: 603-583-4863

- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
  - THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
  - PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
  - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
  - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
  - DISTURBANCE IS UNDER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 485-A-17 IS NOT REQUIRED.
  - ALL FERTILIZER SHALL BE NO-PHOSPHATE, SLOW RELEASE NITROGEN AND SHALL NOT INCREASE ANY FERTILIZER LOADING OF THE PRIME WETLAND.
  - THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
  - THIS PLAN REQUIRES COMPLIANCE WITH ARTICLE 12.4.2 "PERFORMANCE STANDARDS FOR THE STRATIFIED DRIFT AQUIFER AREA BOUNDARIES" OF THE BARRINGTON ZONING ORDINANCE.

**TOWN NOTES**

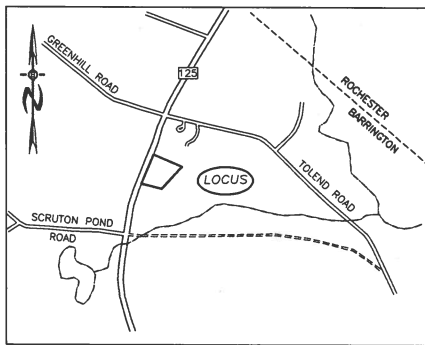
IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE 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.

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 STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

REVISIONS:	DATE:
<b>COMMERCIAL SITE PLAN</b>	
FOR: <b>COMMERCIAL DEVELOPMENT</b> ROUTE 125 BARRINGTON, NH	
DATE: JAN. 2018	SCALE: 1"=20'
PROJ. NO: NH-1073	SHEET NO. 2 OF 5

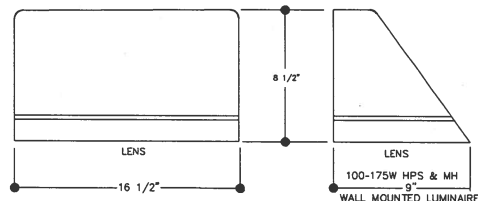
14/21



LOCATION MAP  
1"=1500'

LIGHTING NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE SO DIRECTED & SHIELDED THAT NO GLARE WILL SPILL OUT ONTO RESIDENTIALLY ZONED PROPERTIES.
2. AFTER 10:00 PM ONLY THAT AMOUNT OF LIGHT NECESSARY FOR THE SECURITY OF THE PREMISES SHALL BE PERMITTED.

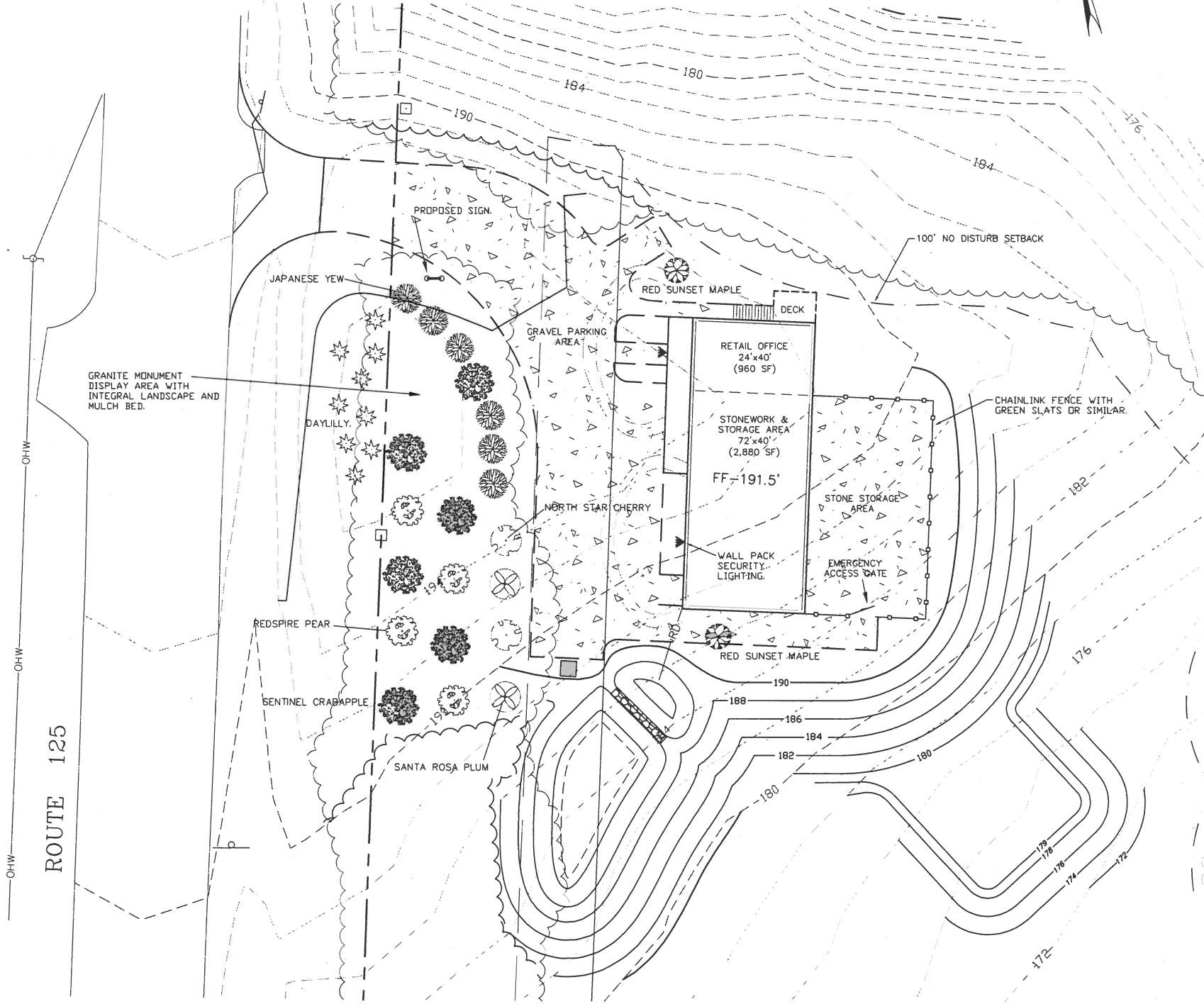


WALLPACK DETAIL

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATION
<b>TREES</b>			
	ACER REBRUM RED SUNSET	RED SUNSET MAPLE	2.5"-3" CAL. B&B
	MALUS SENTINEL	SENTINEL CRABAPPLE	2" CAL. B&B
	PYRUS CALLERYANA REDSPIRE	REDSPIRE PEAR	2.5"-3" CAL. B&B
	PRUNUS SALICINA 'SANTA ROSA'	SANTA ROSA PLUM	2.5"-3" CAL. B&B
	PRUNUS CERASUS 'NORTH STAR'	NORTH STAR CHERRY	2.5"-3" CAL. B&B
<b>SHRUBS AND GROUNDCOVERS</b>			
	HEMEROCALLIS	DAYLILLY	1 GAL.
	TAXUS MEDIA DENSIFORMIS	JAPANESE YEW	18" HGT.

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATION
<b>TREES</b>			
	ACER REBRUM RED SUNSET	RED SUNSET MAPLE	2.5"-3" CAL. B&B
	MALUS SENTINEL	SENTINEL CRABAPPLE	2" CAL. B&B
	PYRUS CALLERYANA REDSPIRE	REDSPIRE PEAR	2.5"-3" CAL. B&B
	PRUNUS SALICINA 'SANTA ROSA'	SANTA ROSA PLUM	2.5"-3" CAL. B&B
	PRUNUS CERASUS 'NORTH STAR'	NORTH STAR CHERRY	2.5"-3" CAL. B&B
<b>SHRUBS AND GROUNDCOVERS</b>			
	HEMEROCALLIS	DAYLILLY	1 GAL.
	TAXUS MEDIA DENSIFORMIS	JAPANESE YEW	18" HGT.



PREPARED FOR:  
**KEN MAURICE**  
 VT STONE SCULPTURING, INC.  
 68 GEORGE RD  
 WILLIAMTOWN VT 05679

**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860. FAX: 603-583-4863

PLANTING NOTES:

1. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A 4-INCH DEEP SHREDDED PINE BARK SHALL BE INSTALLED UNDER ALL SHRUBS, AND IN ALL PLANTING BEDS, AS DIRECTED BY OWNER. ALL TREES SHALL BE BAILED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER.
3. OTHERWISE NOTED, OR APPROVED BY THE OWNER.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
5. LOAM AND SEED ALL AREAS NOT OTHERWISE NOTED.
6. DO NOT INSTALL LOAM IN AREAS OF EXISTING TREES TO REMAIN. THE LANDSCAPING OF THE SITE DEPICTED ON THIS PLAN IS INTEGRAL TO THE APPROVAL BY THE BARRINGTON PLANNING BOARD AND SHALL BE REASONABLY MAINTAINED AND WHEN DEAD OR REMOVED, MUST BE REASONABLY REPLACED.

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND SETBACK LINE
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE

PLANNING BOARD APPROVAL BLOCK

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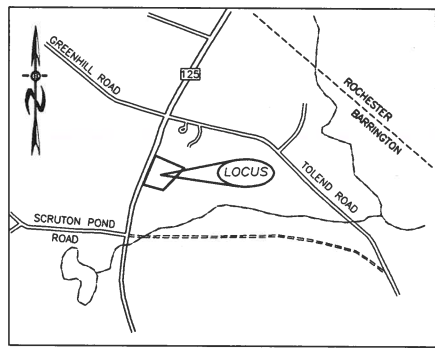
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REVISIONS:	DATE:
<b>LIGHTING LANDSCAPE PLAN</b>	
FOR: COMMERCIAL DEVELOPMENT ROUTE 125 BARRINGTON, NH	
DATE: JAN. 2018	SCALE: 1"=20'
PROJ. NO: NH-1073	SHEET NO. 3 OF 5

15/21



LOCATION MAP  
1"=1500'



NOTES

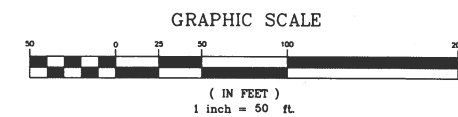
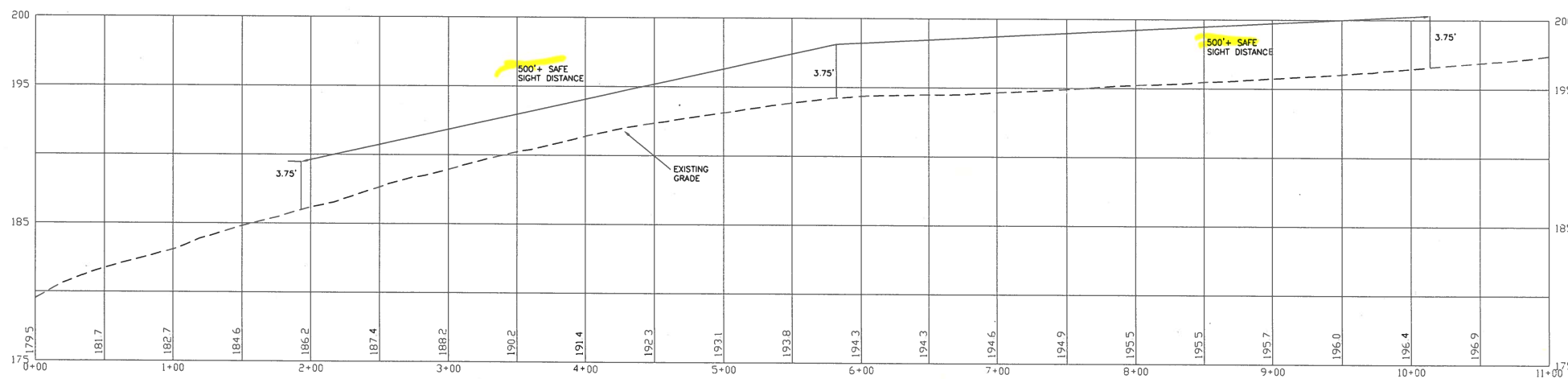
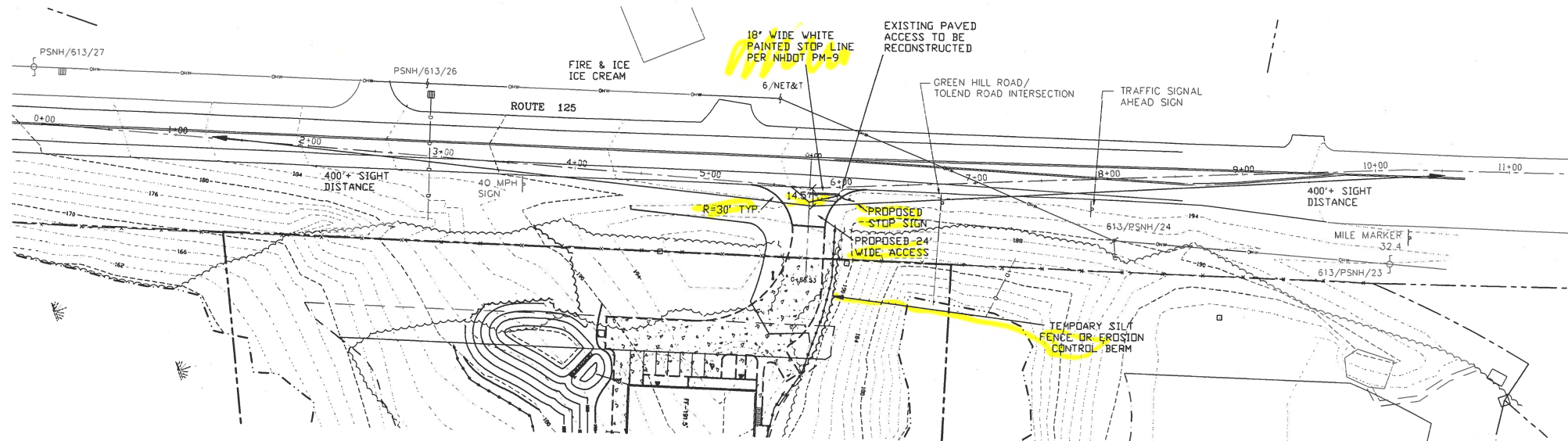
1. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND ALARM LINES TO BE PLACED AS DIRECTED BY THE APPROPRIATE UTILITY COMPANY.
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
3. ALL CONSTRUCTION METHODS AND MATERIALS WILL CONFORM TO THE TOWN STANDARD SPECIFICATIONS AND TO N.H.D.O.T. STANDARDS AND REGULATIONS.
4. ALL DRAINAGE STRUCTURES AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.

PREPARED FOR:

KEN MAURICE  
VT STONE SCULPTURING, INC.  
68 GEORGE RD  
WILLIAMTOWN VT 05679

**BEALS ASSOCIATES PLLC**

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863



PROFILE SCALES:  
HORIZONTAL: 1"=50' VERTICAL: 1"=5'

PER NHDOT REVIEW	2-8-18
PER NHDOT REVIEW	1-31-18
REVISIONS:	DATE:

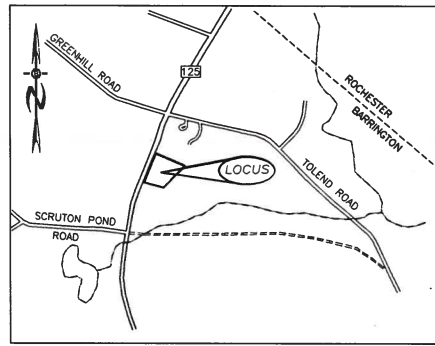
HIGHWAY ACCESS PLAN-H1

FOR:  
COMMERCIAL DEVELOPMENT  
ROUTE 125  
BARRINGTON, NH

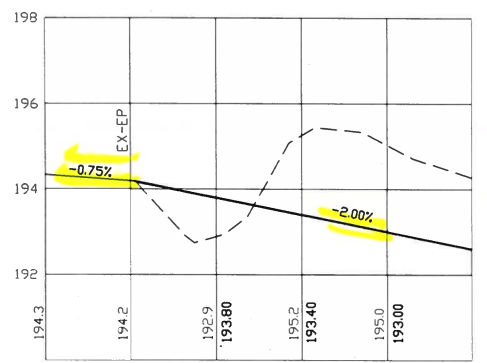
DATE: JAN. 2018	SCALE: 1"=50'
PROJ. NO: NH-1073	SHEET NO. 4 OF 5

16/21

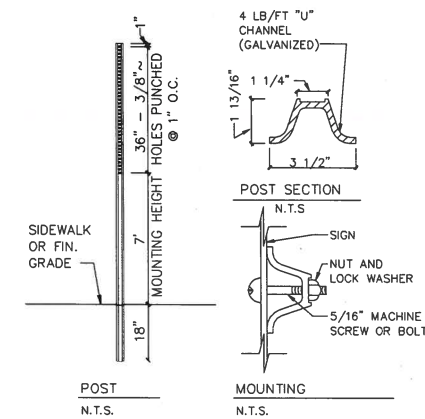
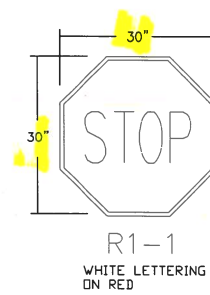




LOCATION MAP  
1"=1500'



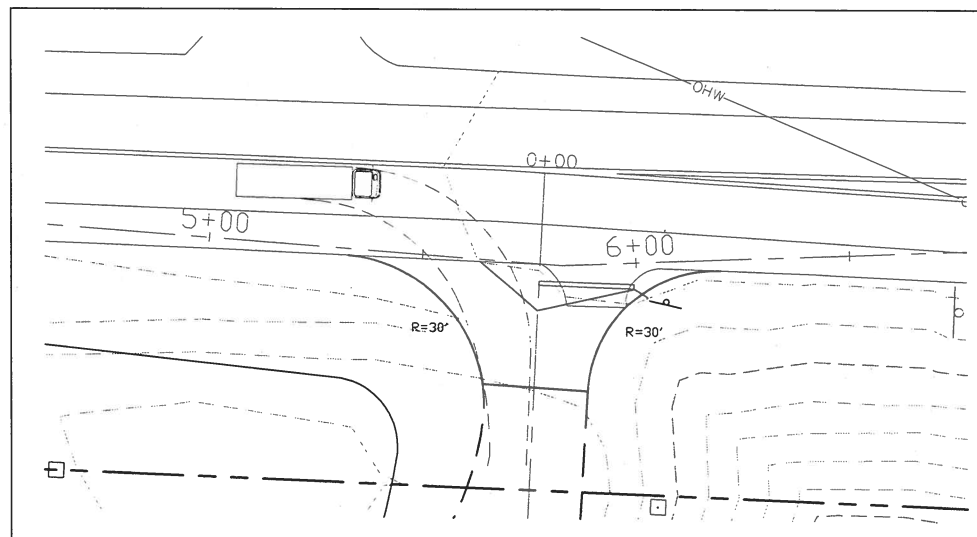
DRIVEWAY PROFILE SCALES:  
HORIZONTAL: 1"=20' VERTICAL: 1"=2'



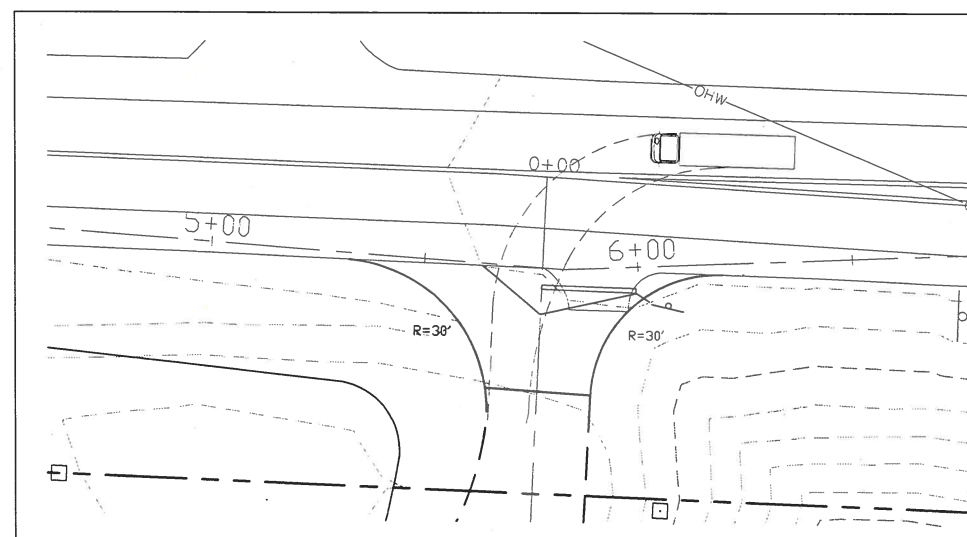
SIGN DETAIL

PREPARED FOR:  
KEN MAURICE  
VT STONE SCULPTURING, INC.  
68 GEORGE RD  
WILLIAMTOWN VT 05679

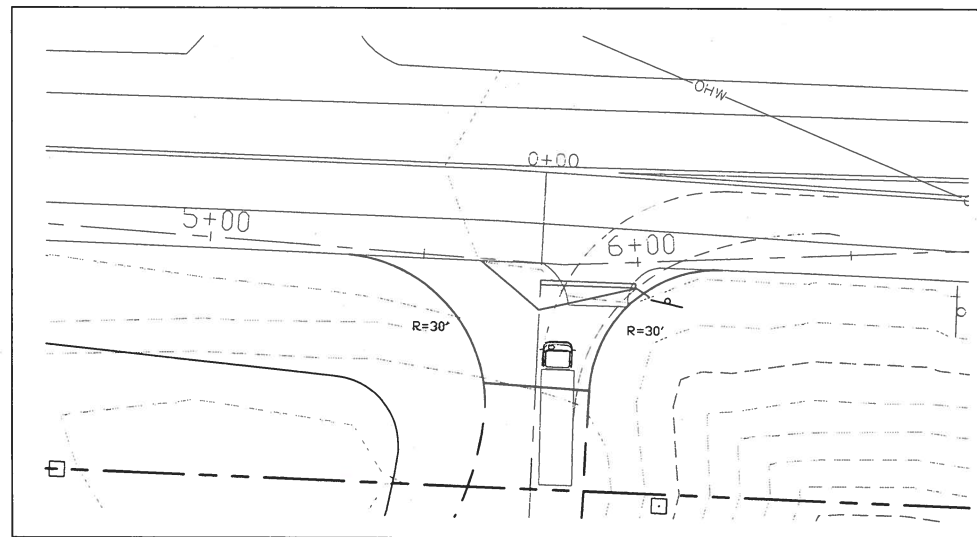
**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863



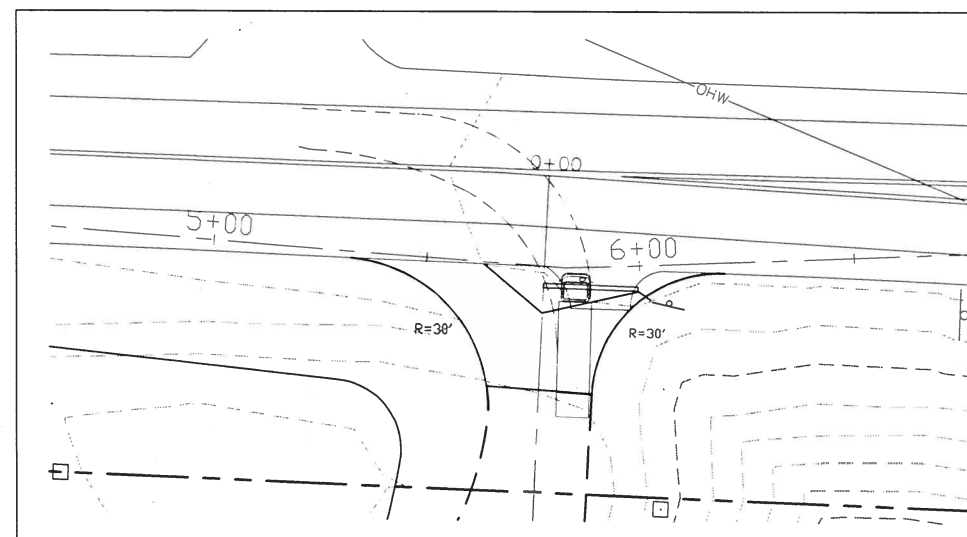
SU UTILITY TRUCK ENTERING NORTHBOUND DETAIL  
SCALE: 1"=20'



SU UTILITY TRUCK ENTERING SOUTHBOUND DETAIL  
SCALE: 1"=20'



SU UTILITY TRUCK EXITING NORTHBOUND DETAIL  
SCALE: 1"=20'



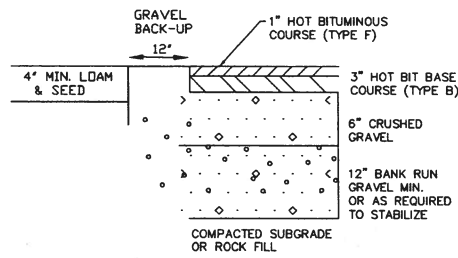
SU UTILITY TRUCK EXITING SOUTHBOUND DETAIL  
SCALE: 1"=20'

PER NHDOT REVIEW	2-8-18
PER NHDOT REVIEW	1-31-18
REVISIONS:	DATE:
<b>HIGHWAY ACCESS PLAN-H2</b>	
FOR: COMMERCIAL DEVELOPMENT ROUTE 125 BARRINGTON, NH	
DATE: JAN. 2018	SCALE: 1"=50'
PROJ. NO: N11-1073	SHEET NO. 4A OF 5

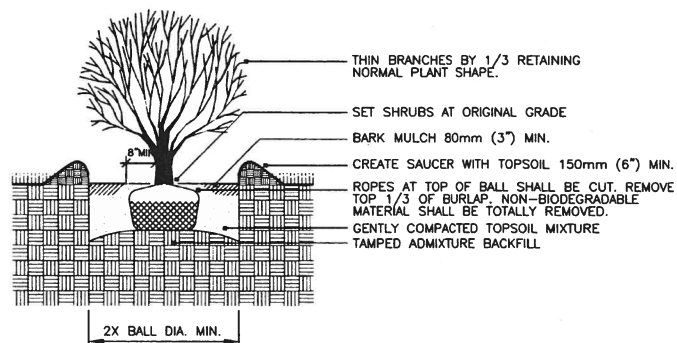
17/21

PREPARED FOR:  
**KEN MAURICE**  
 VT STONE SCULPTURING, INC.  
 68 GEORGE RD  
 WILLIAMTOWN VT 05679

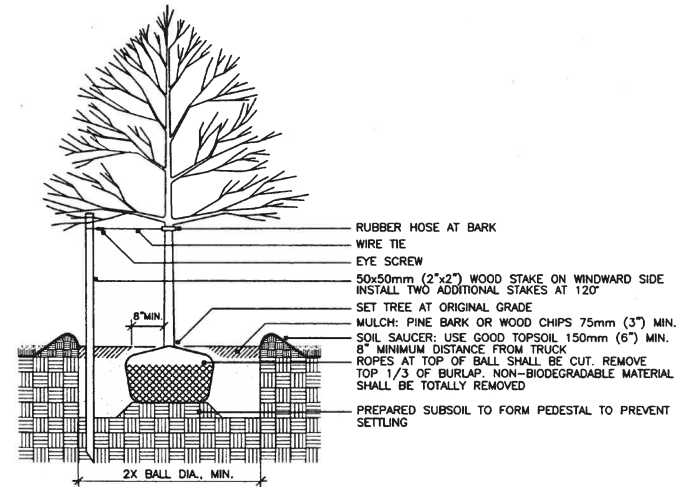
**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863



TYPICAL PAVEMENT/GRAVEL SECTION  
 NEW ASPHALT - NTS



SHRUB PLANTING - BALL & BURLAP  
 NOT TO SCALE



DECIDUOUS TREE PLANTING WITH STAKE AND WIRE TIE - HEAVY DUTY

NOTE: STAKING TO BE USED IN PARKING ISLANDS AND OTHER CONFINED AREAS AS NECESSARY TO AVOID CONFLICTS WITH PEDESTRIANS

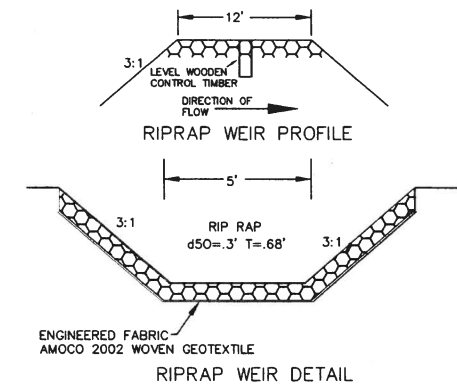
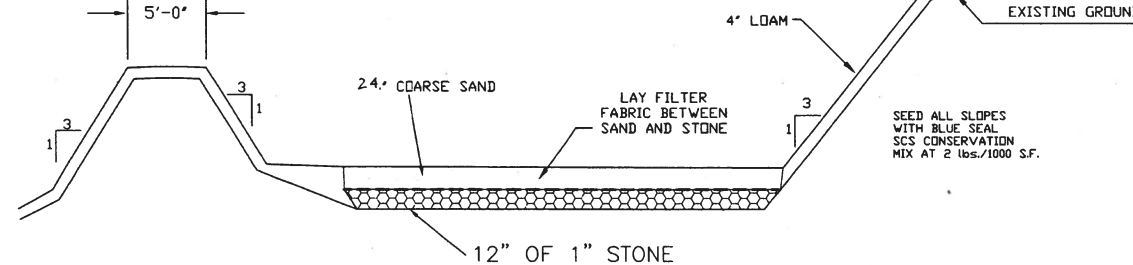


TABLE 7-24-RECOMMENDED RIP RAP GRADATION RANGES  
 THICKNESS OF RIP RAP = 0.25 FEET

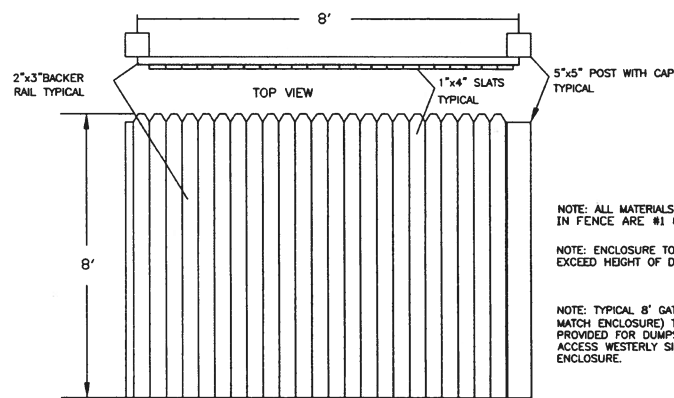
d50 SIZE =	0.25 FEET	3 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	5	6
85%	4	5
50%	3	5
15%	1	2

**INFILTRATION BASIN NOTES**

1. THE TOP OF THE BERM SHALL BE 158.00'
2. THE POND BOTTOM ELEVATION SHALL BE 155.00'
3. THE FILL MATERIAL UNDER THE POND BOTTOM SHALL BE PLACED IN ONE FOOT LIFTS AND MODERATELY COMPACTED SELECT FILL, FREE OF FROST, ORGANICS, AND SHALL HAVE LESS THEN 15% PASSING THE #200 SIEVE.
4. DO NOT DIRECT ANY FLOW TO BASIN UNTIL THE SIDE SLOPES ARE STABILIZED WITH VEGETATION.
5. PER THE O.M.P., THIS BASIN WILL BE MOWED BY HAND WHEN NEEDED AND THE GRASS SHALL NOT BE CUT TO A LENGTH LESS THAN 4".

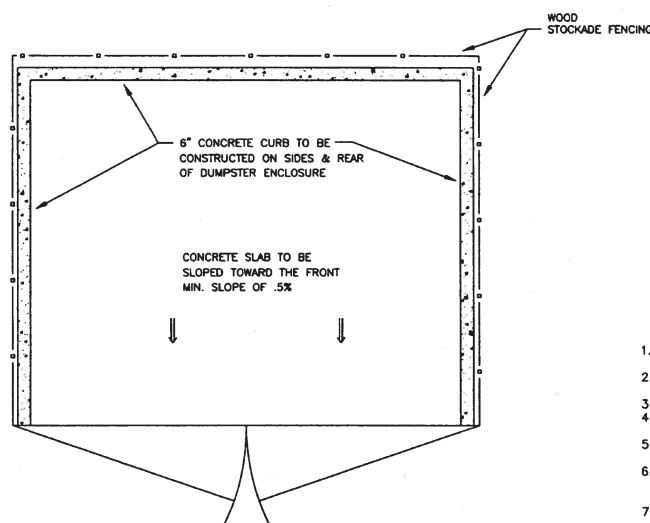


CROSS SECTION OF INFILTRATION BASIN  
 NOT TO SCALE

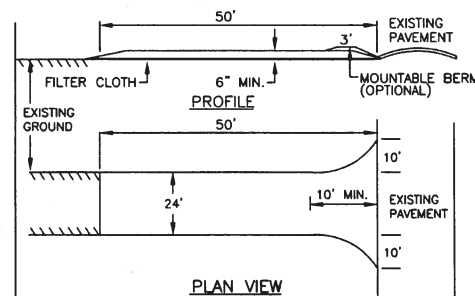


FRONT VIEW  
 STOCKADE FENCE DETAIL  
 N.T.S.

NOTE: ALL MATERIALS USED IN FENCE ARE #1 CEDAR.  
 NOTE: ENCLOSURE TO MATCH OR EXCEED HEIGHT OF DUMPSTER  
 NOTE: TYPICAL 8' GATE TO MATCH ENCLOSURE TO BE PROVIDED FOR DUMPSTER ACCESS WESTERLY SIDE OF THE ENCLOSURE.

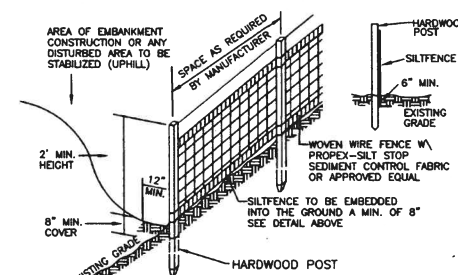


DUMPSTER SLAB DETAILS  
 N.T.S.



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. 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. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE



**SILT FENCE CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A
2. MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER.
3. THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT
4. REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE
5. FOR SEDIMENT STORAGE SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND
6. THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED

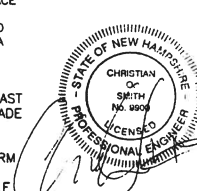
**SILT FENCE MAINTENANCE**

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME
2. INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT.
3. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE
4. FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

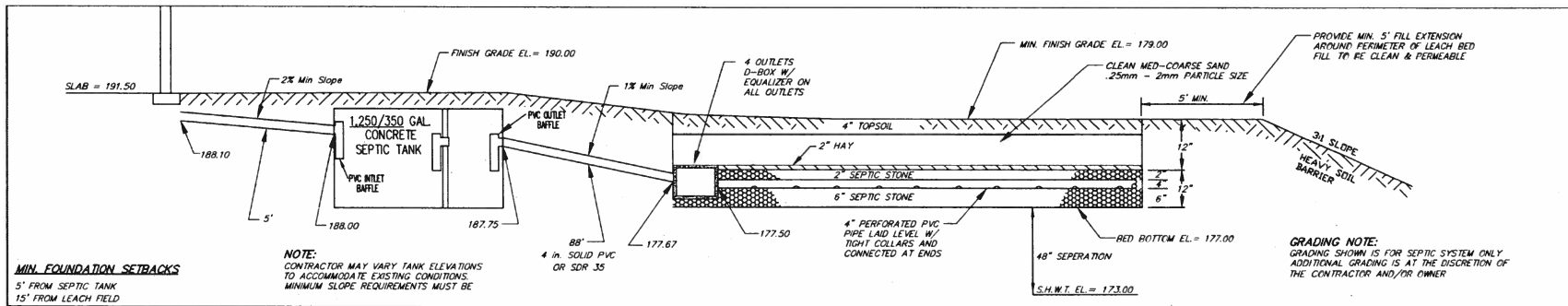
**TEMPORARY EROSION CONTROL MEASURES**

1. NO MORE THAN 3.5 ACRES OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
3. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
4. SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.5" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.

REVISIONS:	DATE:
<b>CONSTRUCTION DETAILS</b>	
FOR: COMMERCIAL DEVELOPMENT ROUTE 125 BARRINGTON, NH	
DATE: JAN. 2018	SCALE: 1"=20'
PROJ. NO: NH-1073	SHEET NO. 5 OF 0.5



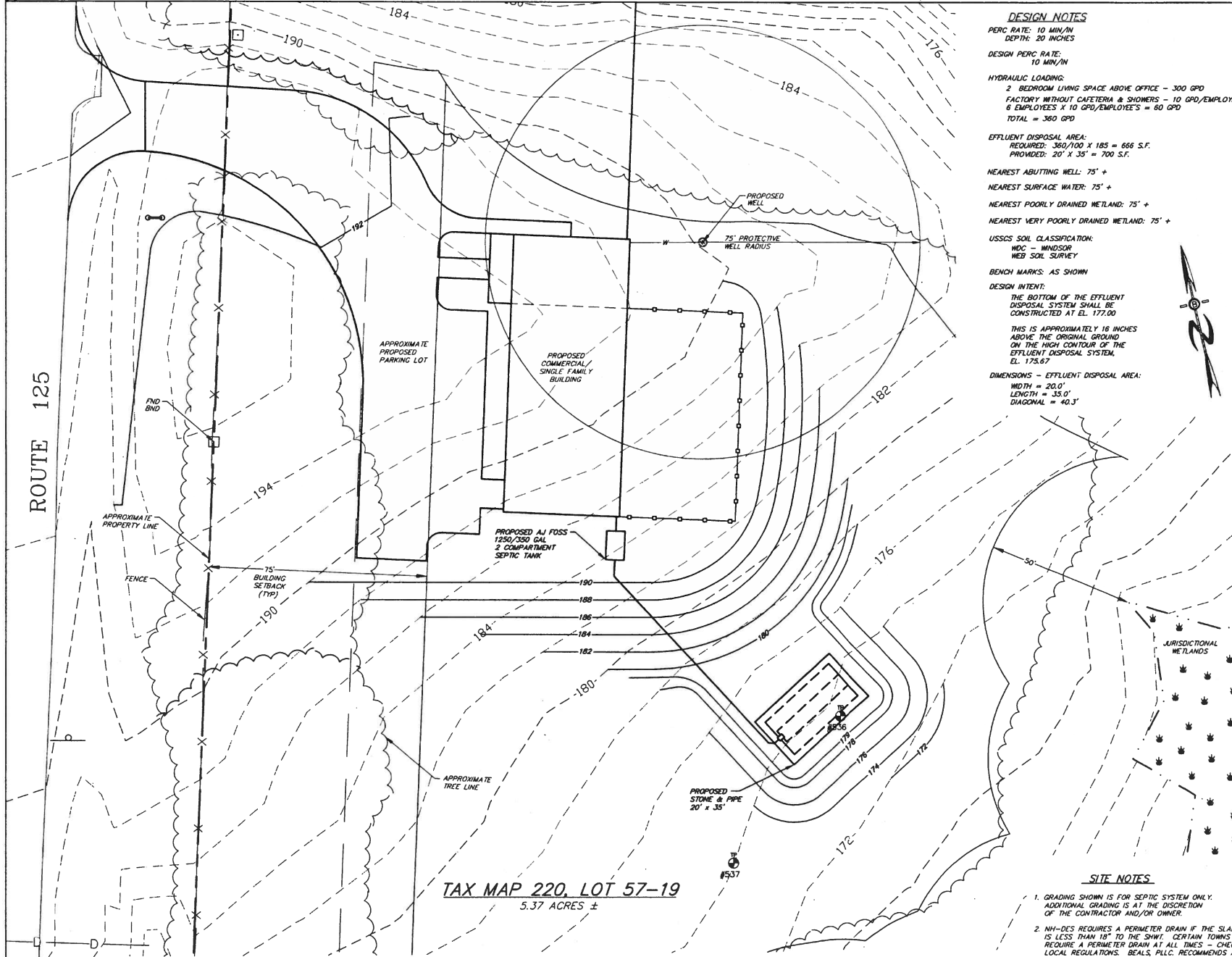
10/21



**MIN. FOUNDATION SETBACKS**  
5' FROM SEPTIC TANK  
15' FROM LEACH FIELD

**NOTE:**  
CONTRACTOR MAY VARY TANK ELEVATIONS TO ACCOMMODATE EXISTING CONDITIONS. MINIMUM SLOPE REQUIREMENTS MUST BE MAINTAINED.

**GRADING NOTE:**  
GRADING SHOWN IS FOR SEPTIC SYSTEM ONLY. ADDITIONAL GRADING IS AT THE DISCRETION OF THE CONTRACTOR AND/OR OWNER.



**DESIGN NOTES**  
PERC RATE: 10 MIN/IN  
DEPTH: 20 INCHES  
DESIGN PERC RATE: 10 MIN/IN  
HYDRAULIC LOADING:  
2 BEDROOM LIVING SPACE ABOVE OFFICE - 300 GPD  
FACTORY WITHOUT CAFETERIA & SHOWERS - 10 GPD/EMPLOYEE  
6 EMPLOYEES X 10 GPD/EMPLOYEE = 60 GPD  
TOTAL = 360 GPD  
EFFLUENT DISPOSAL AREA:  
REQUIRED: 360/100 X 185 = 666 S.F.  
PROVIDED: 20' X 35' = 700 S.F.  
NEAREST ABUTTING WELL: 75' +  
NEAREST SURFACE WATER: 75' +  
NEAREST POORLY DRAINED WETLAND: 75' +  
NEAREST VERY POORLY DRAINED WETLAND: 75' +  
USSCS SOIL CLASSIFICATION:  
MDC - WINDSOR  
MBS SOIL SURVEY  
BENCH MARKS: AS SHOWN  
DESIGN INTENT:  
THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT EL. 177.00  
THIS IS APPROXIMATELY 16 INCHES ABOVE THE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE EFFLUENT DISPOSAL SYSTEM, EL. 175.67  
DIMENSIONS - EFFLUENT DISPOSAL AREA:  
WIDTH = 20.0'  
LENGTH = 35.0'  
DIAGONAL = 40.3'

**WETLANDS NOTE:**  
OBTAIN ALL PERMITS, AND CHECK ALL TOWN & STATE REGULATIONS BEFORE ANY WORK OR DISTURBANCE IS PERFORMED IN OR ADJACENT TO WETLAND AREAS. APPROPRIATE EROSION CONTROL TO BE IN PLACE BEFORE START OF CONSTRUCTION.

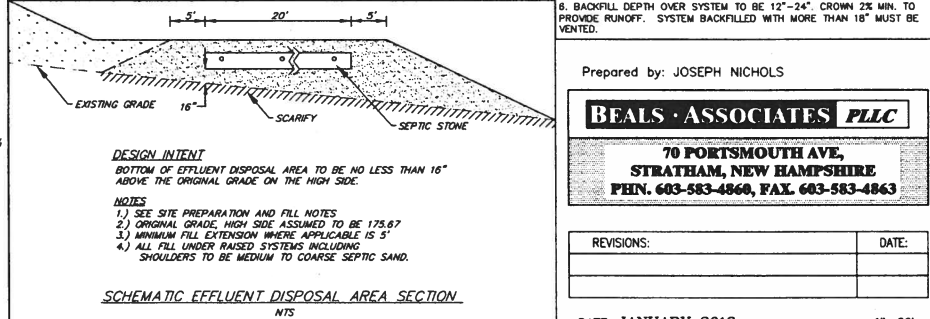
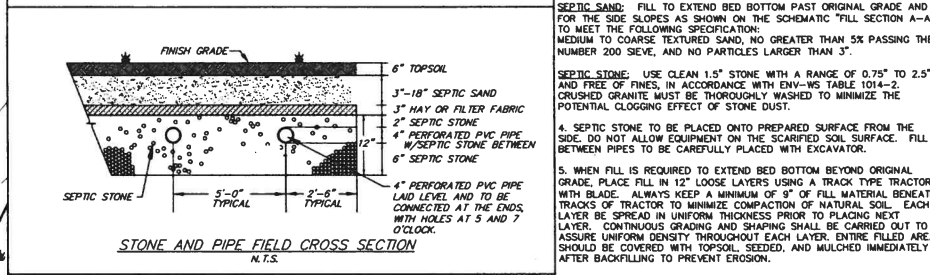
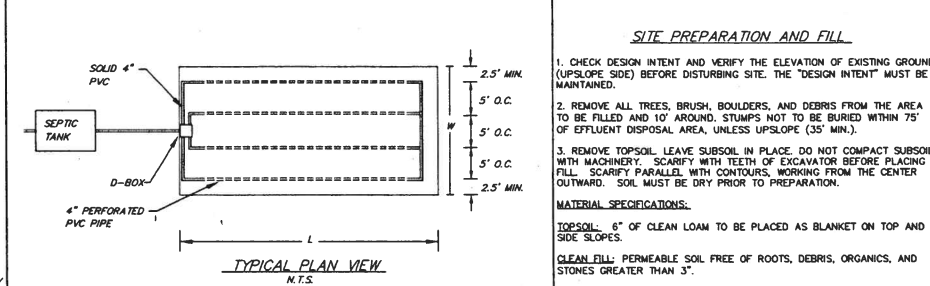
**SITE NOTES**  
1. GRADING SHOWN IS FOR SEPTIC SYSTEM ONLY. ADDITIONAL GRADING IS AT THE DISCRETION OF THE CONTRACTOR AND/OR OWNER.  
2. NH-DES REQUIRES A PERIMETER DRAIN IF THE SLAB IS LESS THAN 18" TO THE SHWT. CERTAIN TOWNS REQUIRE A PERIMETER DRAIN AT ALL TIMES - CHECK LOCAL REGULATIONS. BEALS & ASSOCIATES RECOMMENDS A PERIMETER DRAIN BE INSTALLED REGARDLESS.  
3. BEST MANAGEMENT PRACTICES ARE TO BE FOLLOWED DURING ALL CONSTRUCTION TO PREVENT SITE ALTERATION THAT MAY CAUSE EROSION AND/OR DRAINAGE ISSUES.  
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE FOUNDATION IN SUCH A MANNER AS TO PREVENT WATER INFILTRATION IN THE BASEMENT.

**TEST PIT LOGS**

Test Pit # 536	Test Pit # 537
0' - 9" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable	0' - 13" 10YR 3/3 Dark Brown, Fine Sandy Loam, Granular, Friable
9' - 32" 10YR 5/6 Yellowish Brown, Loamy Sand Granular, Friable	13' - 28" 10YR 5/6 Yellowish Brown, Loamy Sand Granular, Friable
32' - 47" 10YR 4/4 Dark Yellowish Brown, Single Grain, Loose W/redox	28' - 50" 10YR 4/4 Dark Yellowish Brown, Single Grain, Loose W/redox
47' - 72" 2.5Y 5/2 Grayish Brown, Very Fine Silt Loam Blocky, Firm W/redox	50' - 72" 2.5Y 5/2 Grayish Brown, Very Fine Silt Loam Blocky, Firm W/redox
ESHWI = 32 inches Roots to 32 Observed Ground Water - None Restrictive @ 47 inches No Retard Perc Rate = 10 min/inch @ 20"	ESHWI = 28 inches Roots to 28 Observed Ground Water - None Restrictive @ 50 inches No Retard Perc Rate = 10 min/inch @ 20"

**GENERAL NOTES**

- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION
- PROPOSED SEPTIC TANKS AND D-BOX TO BE SUPPLIED BY: AJ FOSS OF FARRINGTON, NH OR EQUAL
- NO VEHICULAR NOR LIVESTOCK TRAVEL NOR SNOW REMOVAL ALLOWED IN AREA OF SYSTEM.
- RECOMMENDED CLEANING SEPTIC TANK AT LEAST ONCE EVERY 2 YEARS
- CONCRETE STRUCTURE TO BE WATER TIGHT ALL JOINTS, WELDS, OUTLETS, ETC. TO BE SEALED WITH NON-SHINKING GROUT - "WATER PLUG", "BLOCK BOND", OR EQUAL
- 4 INCH GRAVITY SEWER TO BE SDR 35 OR SCHEDULE 40 PVC. WHERE WELL IS <75' FROM SEPTIC TANK, 4" GRAVITY SEWER TO BE SDR 26, SCHEDULE 40 PVC, OR POLYETHYLENE PIPE ("POLY PIPE") 100-150 PSI RATING.
- MINIMUM PIPE SLOPES: BUILDING TO TANK = 2% TANK TO D-BOX = 1%
- EFFLUENT DISPOSAL AREA MAY BE REBUILT IN PLACE, SHOULD FAILURE OCCUR, PROVIDED THAT THE REQUIREMENTS OF ADMINISTRATIVE RULE ENV.95 1003.10 ARE MET.



**DESIGNER STAMP**

**OWNER OF RECORD**  
CHESTNUT WOOD, LLC  
78 EMERY LANE  
STRATHAM, NH 03885  
BK 4345, PG 0405

**APPROVALS**  
STATE SUBDIVISION APPROVAL SA2015122302  
STATE NAME: CHESTNUT FOREST

Prepared by: JOSEPH NICHOLS

**BEALS & ASSOCIATES PLLC**  
70 PORTSMOUTH AVE.  
STRATHAM, NEW HAMPSHIRE  
PHN. 603-583-4866, FAX. 603-583-4863

REVISIONS:	DATE:

DATE: JANUARY 2018 SCALE: 1"=20'

Title: **COMMERCIAL DEVELOPMENT  
ROUTE 125  
TAX MAP 220, LOT 57-19  
BARRINGTON, NH  
EFFLUENT DISPOSAL PLAN**

PROJECT NUMBER: NH-1073 SHEET NUMBER: 1 OF 1

19/21

FIRE & ICE  
ICE CREAM

18" WIDE WHITE  
PAINTED STOP LINE  
PER NHDOT PM-9

EXISTING PAVED  
ACCESS TO BE  
RECONSTRUCTED

GREEN HILL ROAD/  
TOLEND ROAD INTERSECTION

TRAFFIC  
AREA

125

6/NET&T

4+00

5+00

0+00

6+00

7+00

8+00

14.5'

R=30' TYP.

PROPOSED  
STOP SIGN

PROPOSED 24'  
WIDE ACCESS

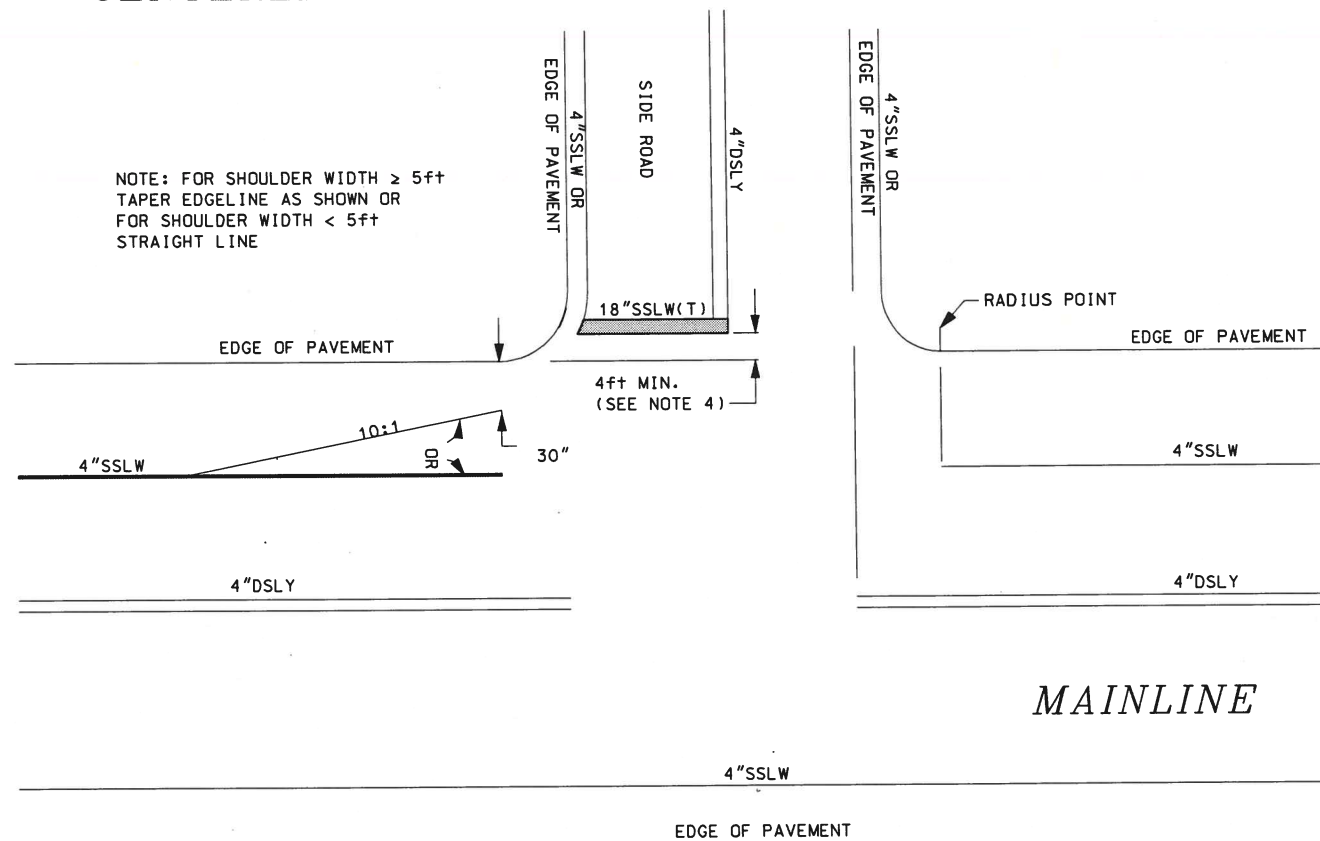
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188

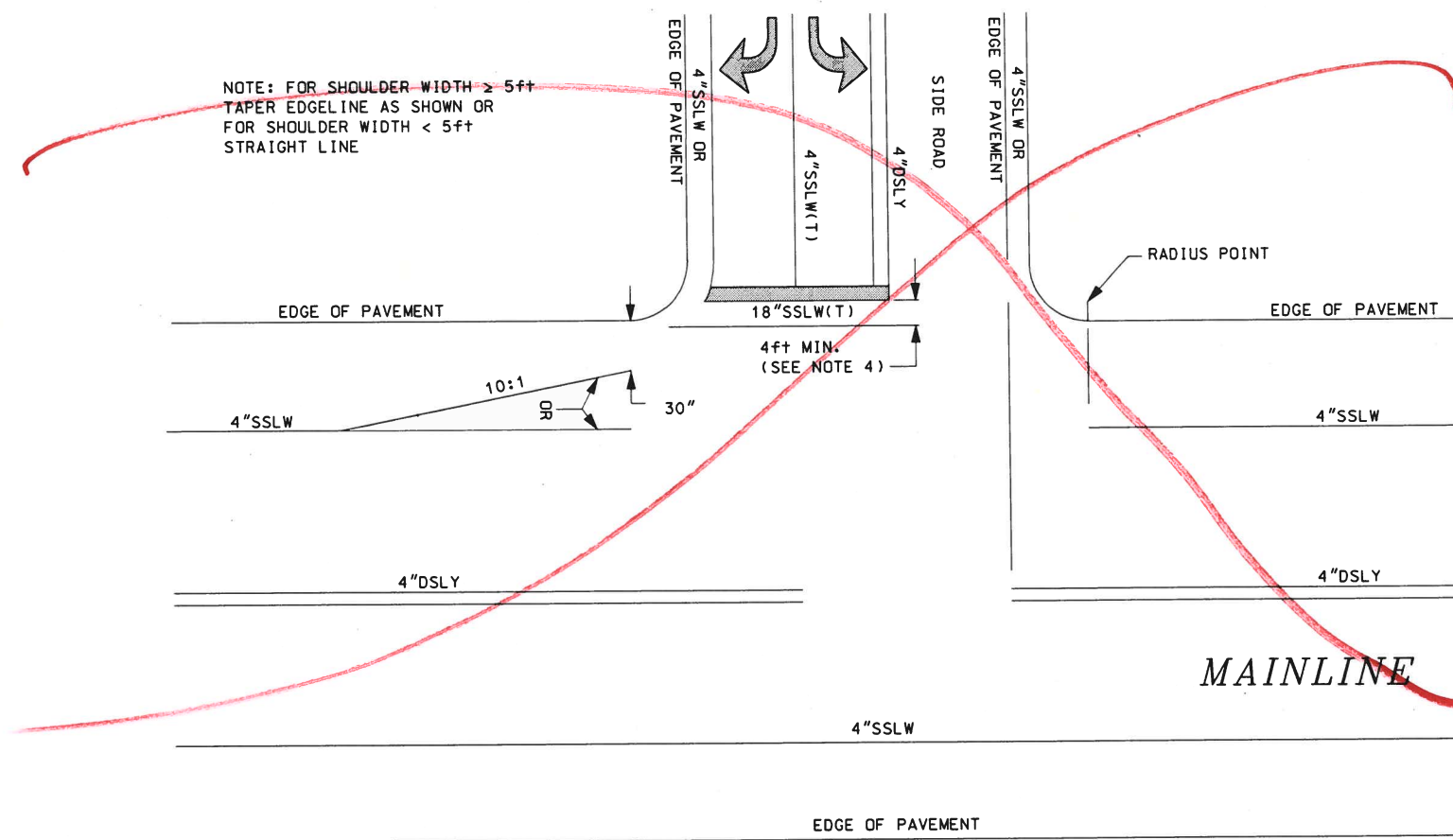
0+88.53

TEMPORARY SILT  
FENCE OR EROSION  
CONTROL BERM

# CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD



# CENTERLINE AND EDGELINE "CUTS" AT SIDE ROAD W/ TURN LANES



## GENERAL NOTES

1. EDGELINE DETAILS SHOWN ARE FOR MAINLINE ROADWAYS WITHOUT TURN LANES. THE PRESENCE OF TURN LANES MAY REQUIRE DIFFERENT EDGELINE TREATMENTS.
2. EDGELINES ON SIDE ROADS, WHEN CALLED FOR, SHALL FOLLOW THE ABOVE MAINLINE TYPICALS. EDGELINES SHALL NOT BE CONTINUOUS AROUND THE MAINLINE/SIDE ROAD RADIUS. EDGELINES SHALL END AT STOP BARS.
3. CENTERLINE AND EDGELINE SHALL BE CONTINUOUS PAST RESIDENTIAL DRIVEWAYS. CENTERLINE AND EDGELINE SHALL BREAK FOR COMMERCIAL DRIVES W/TRAFFIC CONTROLS, MINOR SIDE ROADS OR PRIVATE ROAD INTERSECTIONS.
4. LOCATION OF THE STOP LINE MAY VARY DUE TO INTERSECTION SIGHT DISTANCE AND VEHICLE TURNING RADUIS. AND MAY NOT ALWAYS COINCIDE WITH THE LOCATION OF THE STOP SIGN.
5. IF THERE IS NO EDGELINE, END STOP BAR 12" FROM EDGE OF PAVEMENT.
6. STOP BARS, WORDS, LANE LINES, SYMBOLS AND ARROWS SHALL BE THERMOPLASTIC (T).

PAVEMENT MARKING STANDARD

PAVEMENT MARKINGS  
AT MINOR INTERSECTIONS

STANDARD  
NO. PM-9

REVISION DATE  
07-13-2001  
02-26-2010

\*DGN FILE NAME  
PM-9

STANDARD PLANS



STANDARD  
NO. PM-9