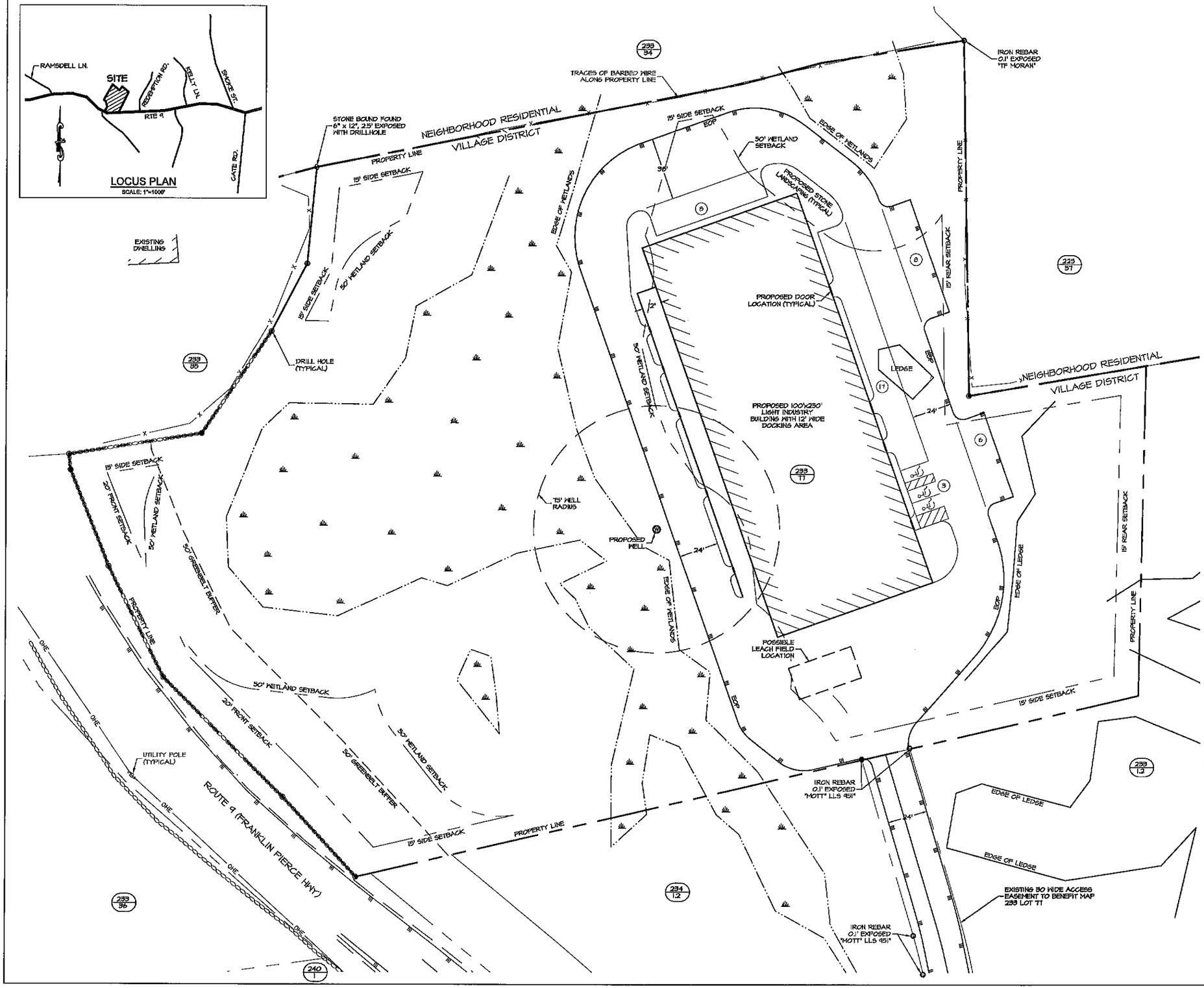

NOTES:

1. OWNER OF RECORD:
   TAX MAP 233 LOT 77
   TOWN OF BARRINGTON
   P.O. BOX 660
   BARRINGTON, NH 03825
   RCRD BK4342 P60041
2. THE INTENT OF THIS PLAN IS TO SHOW THE PRELIMINARY CONSTRUCTION OF A 100FT x 250FT BUILDING, AND ASSOCIATED IMPROVEMENTS.
3. PARCEL IS ZONED VILLAGE DISTRICT (VD) PER THE TOWN OF BARRINGTON, NH ZONING MAP AMENDED JUNE 6, 2014.
4. PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33017C0285D, DATED MAY 17, 2005.
5. FIELDWORK CONDUCTED BY JONES & BEACH ENGINEERS, INC. IN SPRING 2019.
6. WETLANDS WERE DELINEATED BY JONES & BEACH ENGINEERS INC. IN SPRING 2014.
7. PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
8. ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
9. THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
10. BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
11. ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
12. TOWN OF BARRINGTON, NEW HAMPSHIRE ZONING ORDINANCE AS AMENDED MARCH 13, 2018 DIMENSIONAL REQUIREMENTS FOR THE VILLAGE DISTRICT (NON-RESIDENTIAL):
    - MINIMUM LOT SIZE = 30,000 SF
    - MINIMUM LOT FRONTAGE = 75 FT
    - MINIMUM FRONT SETBACK = 30 FT
    - MINIMUM SIDE SETBACK = 15 FT
    - MINIMUM REAR SETBACK = 15 FT
    - MAXIMUM BUILDING HEIGHT = 35 FT
    - MAXIMUM BUILDING STORIES = 3
    - MAXIMUM LOT COVERAGE = 60%
    - MAXIMUM BUILDING SIZE = 50,000 SF
    - BUFFER FOR EXISTING RESIDENTIAL USES = 50 FT
    - GREENBELT BUFFER = 50 FT
13. 2018 SITE PLAN OFF-STREET PARKING AND LOADING STANDARDS:
    - PARKING SPACE DIMENSIONS:
      MINIMUM 9 FT WIDE 18 FT LONG
    - MINIMUM AISLE WIDTHS SHALL BE 22 FT FOR ONE-WAY AND 24 FT FOR TWO-WAY AISLES.
    - SEE NOTE 14 FOR REQUIRED PARKING SPACES.
14. PARKING REQUIRED/PROPOSED:
    - PROPOSED BUILDING (LIGHT INDUSTRY)
    - GROSS FLOOR AREA = 27,340 SF
    - REQUIREMENT = 1.5 SPACES / 1,000 SF
    - 27,340 SF x 1.5 SPACES/1,000 SF = 41.01 SPACES
    - TOTAL SPACES REQUIRED = 42 SPACES
    - TOTAL SPACES PROVIDED = 42 SPACES
15. ALL KNOX BOX, FIRE ALARM SYSTEM AND FIRE SPRINKLER INSTALLATION & INSPECTIONS TO BE COORDINATED WITH THE BARRINGTON FIRE DEPARTMENT.
16. 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.
17. REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY 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 ADDITION 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.

LEGEND:

▣	GRANITE BOUND FOUND
○	IRON PIPE FOUND
◉	DRILL HOLE FOUND
(TYP)	TYPICAL
(TBR)	TO BE REMOVED
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
PPP	PROPOSED POROUS PAVEMENT
PTP	PROPOSED TRADITIONAL PAVEMENT
	PROPERTY LINE
	EDGE OF PAVEMENT (EOP)
	SOIL DELINEATION
OHE	OVERHEAD UTILITIES
UG	UNDERGROUND UTILITIES
	UTILITY POLE
	GUY WIRE
	WELL
W	WATER LINE
D	DRAIN LINE
S	SEPTIC LINE
GAS	GAS LINE
	STONEWALL
	GUARD RAIL
	WETLANDS
	TREELINE
	TREE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ISS.	DATE:	DESCRIPTION OF ISSUE:	CHK.
1	APR 30, 2019	PRELIMINARY	

DRAWN: JJM | DESIGN: JJM
CHECKED: BDS | CHECKED: BDS

EMANUEL ENGINEERING
civil & structural consultants, land planners
118 Portsmouth Avenue, Ste 202
Stratham, NH 03885
Ph 603-772-4488 F: 603-772-4487
www.emanuelengineering.com

CLIENT:
TURBOCAM INTERNATIONAL
607 CALEF HIGHWAY
BARRINGTON, NH 03825

SEAL:
LAND USE OFFICE
APR 30 2019
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TITLE:
PRELIMINARY SITE PLAN
FOR
TAX MAP 233 LOT 77
TURBOCAM INTERNATIONAL
ROUTE 9 (SITE)
BARRINGTON, NH 03825
& TOWN OF BARRINGTON
PO BOX 660
BARRINGTON, NH 03825

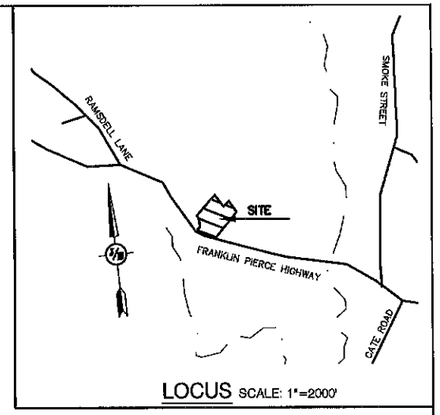
PROJECT:	SCALE:	SHEET:
19-020	1"=30'	SK1

LEGEND

- PROPERTY LINES
- STONE WALL
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EASEMENT
- EDGE OF PAVEMENT
- OHE — OVERHEAD ELECTRIC
- IRON PIPE/IRON ROD
- IRON PIPE/IRON ROD
- BOUND FOUND
- MONUMENT TO BE SET
- SINGLE POST SIGN
- UTILITY POLE
- EXISTING TREES
- IRF — IRON ROD FOUND
- D.H. FND. — DRILL HOLE FOUND
- IPF — IRON PIPE FOUND

PLAN REFERENCES

1. "TAX MAP 234 LOT 1 SUBDIVISION PLAN OF LAND CLARK-GOODWILL LOT BARRINGTON, NEW HAMPSHIRE PREPARED FOR OWNER TOWN OF BARRINGTON" PREPARED BY TFM, DATED DECEMBER 14, 2007, SCRD PLAN DRAWER 84-058.
2. "PROPOSED SUBDIVISION, LAND OF PONDVIEW ACRES INC., LAURETTE FLAHERTY, ROUTE 9, BARRINGTON, NH" BY BERRY SURVEYING & ENGINEERING, DATED JUNE 2, 2000, SCRD PLAN 0060-039.
3. "LOT CONSOLIDATION AND SUBDIVISION PLAN ON LAND OWNED BY DAVID W. EDSALL AND SAMUEL A. CIOFFI AND UNDER CONTRACT TO CHRISTOPHER L. KELLIHER, SUZANNE L. KELLIHER AND PETER DEMAS BARRINGTON, NH" BY FREDERICK E. DREW ASSOCIATES, DATED FEB. 1992, SCRD PLAN 0040-085.
4. "IRVING CLARK LLOYD GOODWILL, BARRINGTON, NH" BY FREDERICK E. DREW ASSOCIATES, DATED JANUARY 1986, SCRD PLAN 0040-084.
5. "SUBDIVISION PLAT BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR JEFFRY A. WATSON" BY ORVIS/DREW, LLC, DATED JULY 21, 2005, SCRD PLAN 0082-076.
6. "SUBDIVISION PLAT, TOWN OF BARRINGTON; PREPARED BY JONES & BEACH ENGINEERS, INC; DATED JANUARY 16 2013; SCRD PLAN 0104-085-087.
7. "LOT LINE ADJUSTMENT, TURBOCAM, INC; PREPARED BY JONES & BEACH ENGINEERS, INC.;DATED APRIL 14, 2014; SCRD PLAN 0107-018



LOCUS SCALE: 1"=2000'

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 233, LOT 7.
2. ZONING DISTRICT: VILLAGE DISTRICT W/ STRATIFIED DRIFT AQUIFER OVERLAY
   LOT AREA MINIMUM = 30,000 SF
   LOT FRONTAGE MINIMUM = 75'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 20'
   SIDE SETBACK = 15'
   REAR SETBACK = 15'
   WETLAND BUFFER = 50'
3. HORIZONTAL DATUM IS MAGNETIC. VERTICAL DATUM IS NAVD 88.
4. RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSORS OFFICE, THE STRAFFORD COUNTY REGISTRY OF DEEDS AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
5. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
7. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
8. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAT IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON.
9. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAT MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE. ANY USE OF THIS PLAT AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
10. THE SURVEY TIE LINES SHOWN ON THIS PLAT ARE NOT BOUNDARY LINES, THEY ONLY SHOULD BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY SURVEY.
11. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY.
12. ALL SURFACE EVIDENCE OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN (CB, SMH, ELEC. RAN, ETC.) WERE LOCATED BY THIS SURVEY. UNDERGROUND PORTIONS OF FACILITIES & UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
13. ORIGINAL FIELD SURVEY PERFORMED WITH A TOPCON GPT-250 AND HAS A CONTROL TRAVERSE ERROR OF 1:46,123.

TAX MAP 233 LOT 34
DANIEL & CRISTIN WAGNER
911 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
BK 3729 PG 0372

TAX MAP 225 LOT 57
CHRISTOPHER & SUZANNE KELLIHER
58 CHRISSY CIRCLE
BARRINGTON, NH 03825
NO REFERENCE

TAX MAP 234 LOT 1.1
TOWN OF BARRINGTON
PO BOX 660
333 CALEF HIGHWAY
BARRINGTON, NH 03825
BK 2326 PG 0758

TAX MAP 233 LOT 77
AREA
217,857 SF
5.00 AC

TAX MAP 233 LOT 35
TOWN OF BARRINGTON
PO BOX 660
333 CALEF HIGHWAY
BARRINGTON, NH 03825

TAX MAP 234 LOT 1.2
TOWN OF BARRINGTON
PO BOX 660
333 CALEF HIGHWAY
BARRINGTON, NH 03825
BK 2326 PG 0758

30' WIDE ACCESS EASEMENT FOR LOT 2
ACCESS FOR LOT 77

NH ROUTE 9

REDEMPTION ROAD

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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Design: BWG	Draft: CWW	Date: XX/XX/XX	
Checked: DMC	Scale: AS NOTED	Project No.: 19038	
Drawing Name: 19038-EXISTING-CONDITIONS.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
0	---	ISSUED FOR REVIEW	---

Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	ROUTE 9 BARRINGTON, NH
Owner of Record:	EMANUEL ENGINEERING 118 PORTSMOUTH AVE, UNIT A202 STRATHAM, NH 03885

DRAWING No.
C1
SHEET X OF X
JBE PROJECT NO. 19038