

PLAN REFERENCES

- "LOT LINE ADJUSTMENT PLAN" TAX MAP 220 LOT 3 & 4 CALEF HIGHWAY (NH ROUTE 125) & GREENHILL ROAD, BARRINGTON, NH PREPARED FOR DARYL LANDRY JANUARY 11, 2016 SCALE: 1"=50'. PREPARED BY ERIC C. MITCHELL & ASSOC. INC.
- "RIGHT OF WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. SCALE: 1" = 100' JUNE 30, 1914" 68NH SHEETS 90 & 91.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PROJECT NO. S2095-A SHEET 8 OF 12" DATED 11-3-77 S.C.R.D. PLAN 19-89.
- "PLAN OF PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM JAMES W. & JOAN LANDRY IN BARRINGTON, N.H. STRAFFORD COUNTY SCALE: 1" = 50' 7 MARCH 1978 PROJECT: BARRINGTON-ROCHESTER S-2095-A" S.C.R.D. PLAN 20-23.
- "PLAN OF LAND JAMES W. LANDRY JR. JOAN M. LANDRY BARRINGTON, N.H. SCALE: 1" = 30' APRIL, 1992" PREPARED BY FREDERICK E. DREW ASSOCIATES, BARRINGTON N.H. S.C.R.D. PLAN 32A-85.
- "LAND IN BARRINGTON, N.H. BOSTON AND MAINE CORPORATION TO JAMES W. LANDRY JR. SCALE: 1" = 100' DATE: JULY 23, 1998" PREPARED BY BERRY SURVEYING & ENGINEERING, ROCHESTER, N.H. S.C.R.D. PLAN 45-58.
- "SUBDIVISION PLAN PREPARED FOR FAA INVESTMENT PROPERTIES LLC OF LAND IN THE NAME OF DORRIS J. PATCH OF MAP 12/LOT 1350" PREPARED BY DAVID W. VINCENT, LLC LAND SURVEYING SERVICES, BARRINGTON, NH S.C.R.D. PLAN 73-85.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FEDERAL AID PROJECT X-A001(81) & X-A001(284) NH PROJECT NO. S 16201 & 16413" 9/27/2013 PREPARED BY MCFARLAND JOHNSON CONCORD, NH.
- AUTOCAD DRAWING SUPPLIED BY NORWAY PLAINS ASSOCIATES REGARDING "PROPOSED SITE PLAN ROUTE 125 BARRINGTON, NH FOR THOMAS EMERLING" SCALE: 1" = 30' OCTOBER 2006" PREPARED BY NORWAY PLAINS ASSOCIATES, INC. ON FILE AT THE TOWN OF BARRINGTON PLANNING DEPARTMENT.

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED SITE IMPROVEMENTS TO LOT 3 ON TAX MAP 220 TO ALLOW FOR THE STORAGE OF MARINE CONSTRUCTION CRANES, TRUCKS AND CONSTRUCTION SUPPLIES. NO BUILDINGS OR PAVEMENT ARE PROPOSED. THE EXISTING GRAVEL WILL BE REGRADED.
- LOT 3 IS CURRENTLY VACANT AND WAS FORMERLY AN AUTO SALVAGE BUSINESS.
- PRESENT ZONING: REGIONAL COMMERCIAL 1-125
MIN. LOT SIZE: 40,000 S.F.
MIN. LOT FRONTAGE: 200'
SETBACKS:
FRONT: 75'
SIDE: 30'
REAR: 30'
WETLAND BUFFER: 50'
- LOT 3 IS SUBJECT TO SLOPE EASEMENTS GRANTED TO THE STATE OF NEW HAMPSHIRE IN ACCORDANCE WITH PLAN REF. #3. SEE S.C.R.D. BOOK 1029 PAGE 269.
- NO STATE PERMITS ARE REQUIRED.
- PRIME WETLANDS ARE NOT LOCATED ON THE SUBJECT PARCEL AS DEPICTED ON SHEET 5 OF THE TOWN OF BARRINGTON PRIME WETLANDS MAP, DATED JAN. 1991, PREPARED BY IEF, INC. OF PORTSMOUTH, NH.
- SUBJECT LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 3301700305E, EFFECTIVE SEPTEMBER 30, 2015.
- 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'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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SITE REVIEW REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, 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.

Approval of this plot 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 plot or otherwise evidenced in the files of the Town of Barrington relating to this approval.

In consideration for approval of this plot, the applicant agrees on behalf of herself, her 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 plan, including any work made necessary by unforeseen 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 plot for streets, drainage, or other purposes as agreed upon.
- To indemnify and hold harmless from any and all liability it may incur arising from any failure of the applicant to comply with any of the foregoing provisions, or with any condition of approval of this site plan.

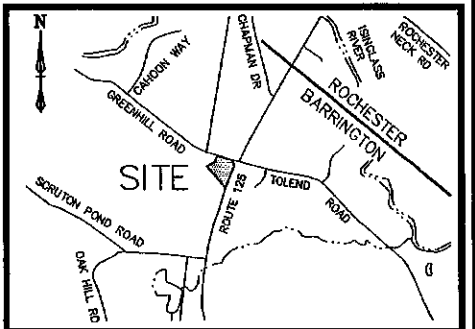
SHEET INDEX

- SITE PLAN
- DRIVEWAY SIGHT DISTANCE PLAN

PLANNING BOARD APPROVAL BLOCK

REV.	DATE	DESCRIPTION	BY

REV.	DATE	DESCRIPTION	BY



RECEIVED

AUG 17 2021

LAND USE OFFICE

PRESENT OWNER OF RECORD:
LOT 3 TAX MAP 220
S.C.R.D. VOL. 2651 PG. 384
DARYL LANDRY
23 GREENHILL ROAD
BARRINGTON, NH 03825

MINOR SITE PLAN
TAX MAP 220 LOT 3
CALEF HIGHWAY (NH ROUTE 125)
& GREENHILL ROAD
BARRINGTON, NH

OWNER OF RECORD:
DARYL LANDRY
23 GREENHILL ROAD, BARRINGTON, NH 03825
S.C.R.D. BOOK 2651 PAGE 384

APPLICANT:
RIVERSIDE & PICKERING
MARINE CONTRACTORS
34 PATTERSON LANE
NEWINGTON, NH 03801

AUGUST 17, 2021

SCALE: 1" = 50'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 1029B, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

X:\DWG\2021\15-44\15-44-11-11-2021.PLAN: 11/11/2021 11:28:44 AM

MAP 220 LOT 22
WILLIAM T. CASEY
38 GREENHILL ROAD
BARRINGTON, NH 03025
4188/444

MAP 220 LOT 27
RICHARD JR. & WANDA LEE WALKER
24 GREENHILL ROAD
BARRINGTON, NH 03025
4840/7501
RURAL

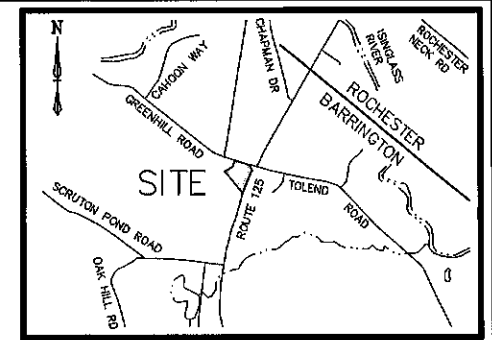
MAP 220 LOT 28.2
TERRANCE &
SUSAN MILTNER
600 PICKERING ROAD
ROCHESTER, NH 03825
2851/384
COMMERCIAL 1-125

MAP 220 LOT 28
TERRANCE &
SUSAN MILTNER
600 PICKERING ROAD
ROCHESTER, NH 03867
4385/510
COMMERCIAL 1-125

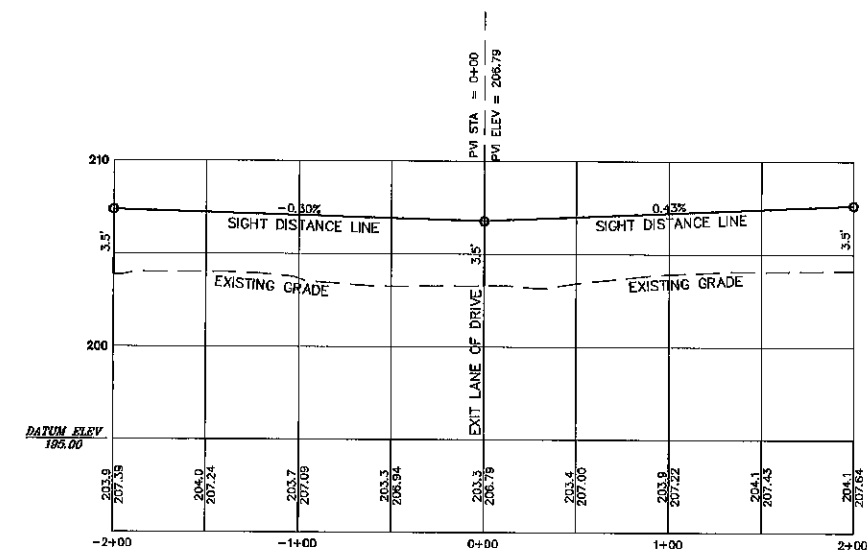
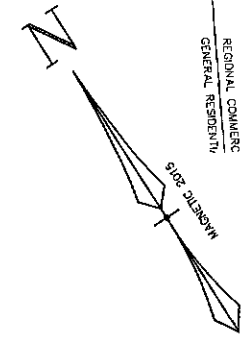
MAP 220 LOT 50
PEH AND SONS LLC
128 MAIN STREET
EPRING, NH 03042
4855/723
COMMERCIAL 1-125

MAP 220 LOT 4
DARYL LANDRY
23 GREENHILL ROAD
BARRINGTON, NH 03025
2851/0384
RURAL

MAP 220 LOT 60
WAYNE & JENNIFER BRULOTTE
55 DATE ROAD
BARRINGTON, NH 03025
RURAL ROUTE 125



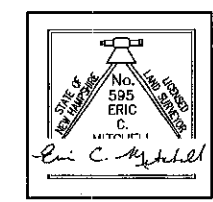
VICINITY PLAN
SCALE: 1" = 2,500'



SITE DISTANCE PROFILE

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF BARRINGTON IS MET AS SHOWN ON THIS PLAN.

Eric C. Mitchell 8/17/21
ERIC C. MITCHELL # 595 DATE



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AUG 17 2021

LAND USE OFFICE
SIGHT DISTANCE PLAN

TAX MAP 220 LOT 3
CALEF HIGHWAY (NH ROUTE 125)
& GREENHILL ROAD

BARRINGTON, NH

OWNER OF RECORD:
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S.C.R.D. BOOK 2851 PAGE 384

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SHEET 2 OF 2 REV: DWG: D15044WA/FLD. BK/PG:533/39 JOB NO. 15-44

LEGEND

- OBS GRANITE BOUND SET
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- NHHB NEW HAMPSHIRE HIGHWAY BOUND
- SSF STEEL STAKE FOUND
- STONE WALL
- STOCKADE FENCE
- PROPERTY LINE
- RIGHT OF WAY
- ABUTTERS LOT LINE
- BUILDING SETBACK
- EDGE OF PAVEMENT
- EDGE OF TREELINE
- EDGE OF GRAVEL
- EDGE OF WETLAND

REV.	DATE	DESCRIPTION	BY

REVISIONS

PLANNING BOARD APPROVAL BLOCK

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