

COMMERCIAL SITE PLAN "VENTURE POWERSPORTS"

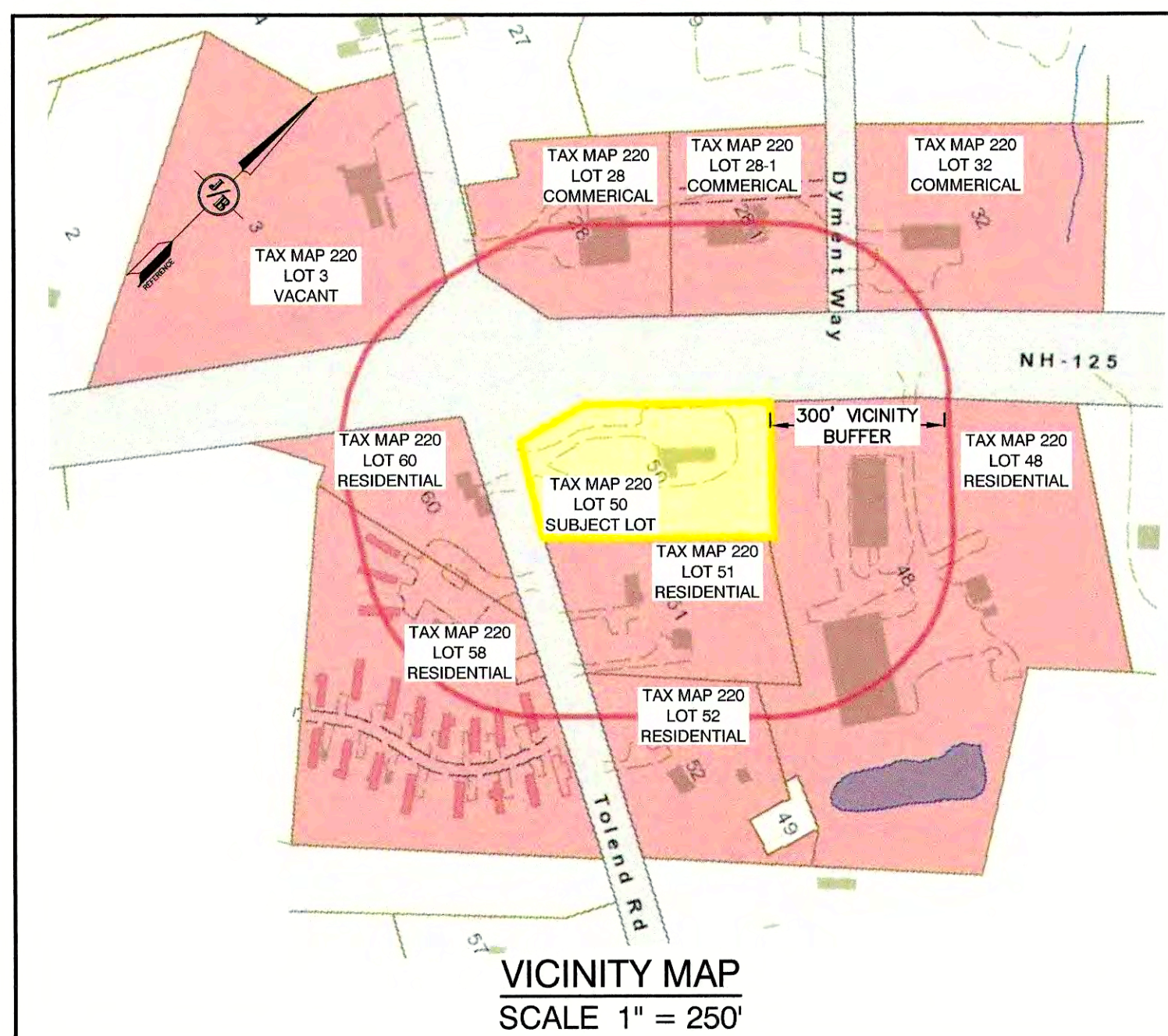
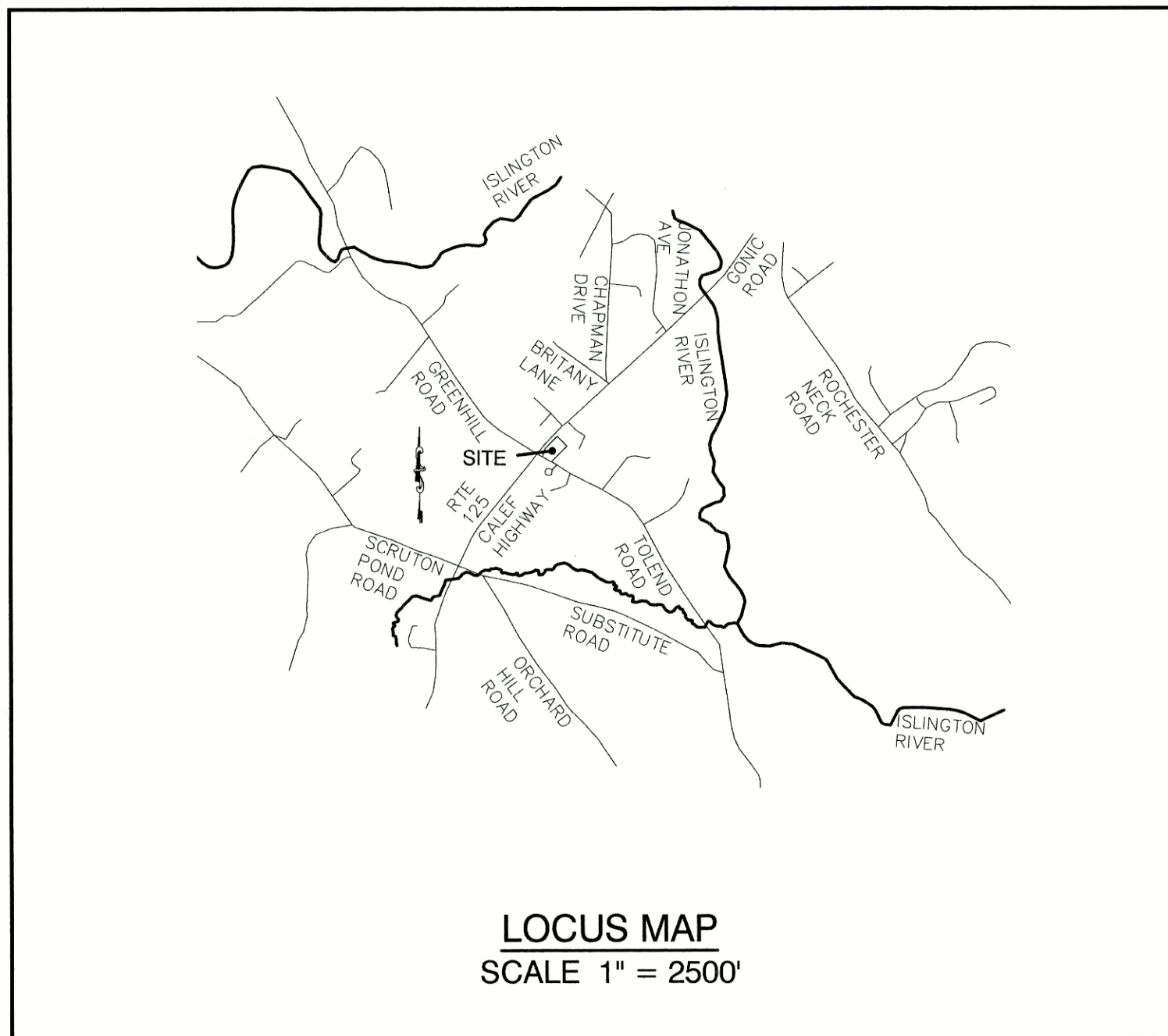
TAX MAP 220, LOT 50 7 TOLEND ROAD, BARRINGTON, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LIGHTING PLAN
L2	LANDSCAPE PLAN
D1	DETAIL SHEET
A1	FLOOR PLAN
A2	ARCHITECTURAL ELEVATIONS
E1	EROSION AND SEDIMENT CONTROL DETAILS



NOTES (3.2.10)

PURPOSE OF PLAN: SEE SHEET C2
 TAX MAP 220, LOT 50
 AREA OF SUBJECT PARCEL: SEE BELOW
 ZONING DESIGNATION: SEE SHEET C1
 ZONING REQUIREMENTS: SEE SHEET C1
 EXISTING USE: RECREATIONAL
 PROPOSED USE: SEE SHEET C2
 PARKING REQUIREMENTS: SEE SHEET C2
 LOT COVERAGE: SEE SHEET C2
 SANITARY SEWER SOURCE: ON-SITE SEPTIC SYSTEM
 WATER SUPPLY SOURCE: ON-SITE WELL
 ZONING VARIANCES: NONE
 FLOODPLAIN INFORMATION: SEE SHEET C1
 STATE PERMITS REQUIRED: NONE
 PLANNING BOARD WAIVERS: NONE REQUESTED

- 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.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITEDUE 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 REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

CIVIL ENGINEER / SURVEYOR
 JONES & BEACH ENGINEERS, INC.
 85 PORTSMOUTH AVENUE
 PO BOX 219
 STRATHAM, NH 03885
 (603) 772-4746
 CONTACT: JOSEPH CORONATI
 EMAIL: JCORONATI@JONESANDBEACH.COM

WETLAND CONSULTANT
 GOVE ENVIRONMENTAL SERVICES, INC.
 8 CONTINENTAL DR., BUILDING 2, UNIT H
 EXETER, NH 03833-7526
 (603) 778-0644
 CONTACT: JAMES GOVE

ELECTRIC
 EVERSOURCE
 74 OLD DOVER ROAD
 ROCHESTER, NH 03867
 (603) 332-4227

TELEPHONE
 FAIRPOINT COMMUNICATIONS
 100 TRI CITY ROAD
 SOMERWORTH, NH 03878
 ATTN: DAVE KESTNER
 (603) 743-1114

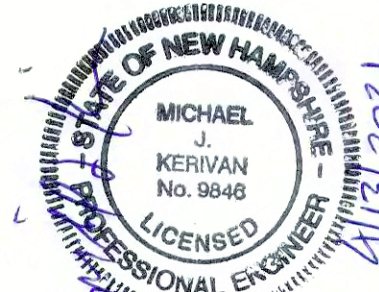
CABLE TV
 METROCAST CORPORATION
 21 JARVIS AVE.
 ROCHESTER, NH 03868
 (603) 335-4106

PLANNING BOARD APPROVAL BLOCK

TOTAL LOT AREA
 87,207 SQ. FT. ±
 2.00 ACRES ±

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Design: JAC Draft: DJM Date: 10/30/20
 Checked: JAC Scale: AS NOTED Project No.: 20656.1
 Drawing Name: 20656-PLAN.dwg
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Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 Civil Engineering Services
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **COVER SHEET**
 Project: **VENTURE POWERSPORTS
 7 TOLEND ROAD, BARRINGTON, NH**
 Owner of Record: **PEH AND SON, LLC
 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723**

DRAWING No. **CS**
 SHEET 1 OF 12
 JBE PROJECT NO. 20656.1

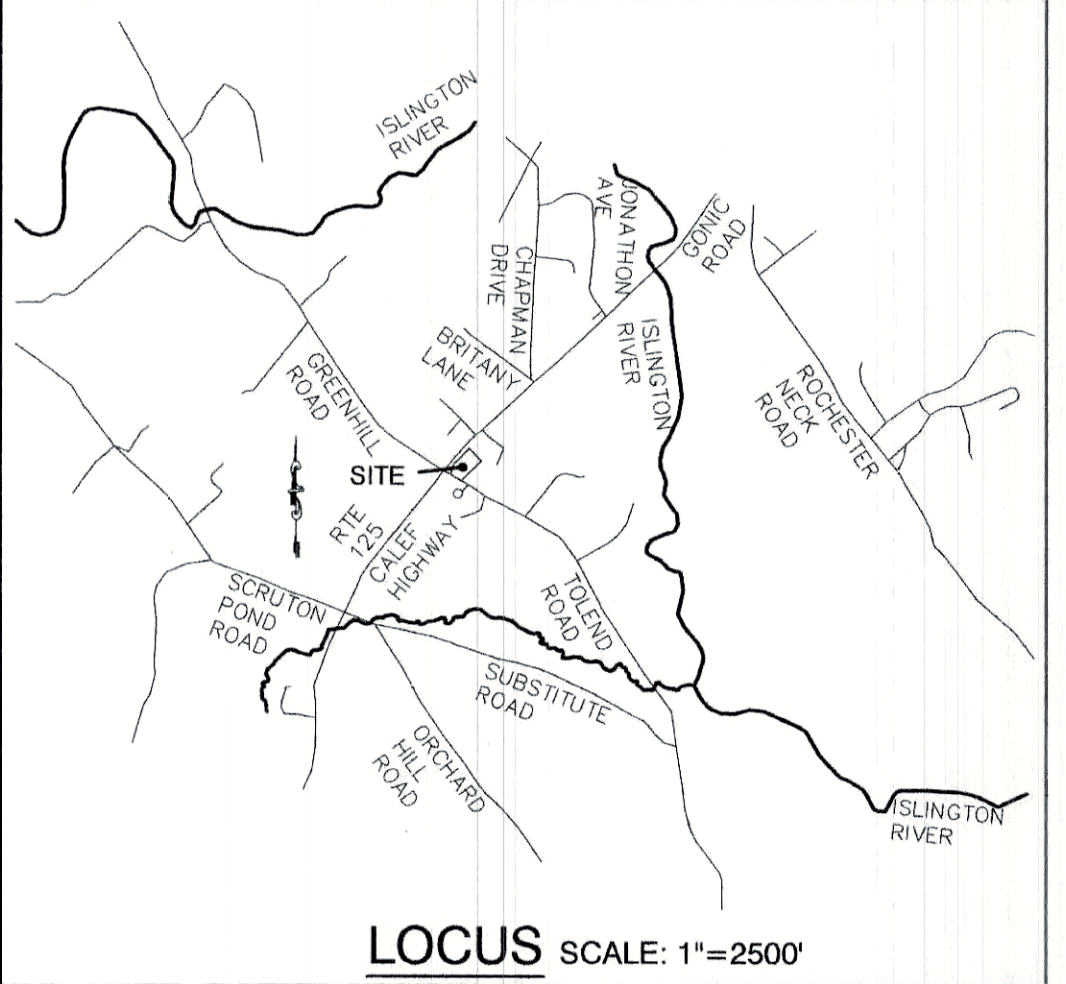
VENTURE POWERSPORTS, 7 TOLEND ROAD, BARRINGTON, NH
 JBE # 20656.1 REVISION 2 3/10/21

NH ROUTE 125
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

PLAN REFERENCES:

- "REVISED BOUNDARY PLAN; LOT 1 & LOT 6 FOR PAUL R. BROWN"; PREPARED BY FREDERICK E. DREW ASSOCIATES LAND SURVEYORS & ENGINEERS; DATED MAY 7 1987; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAT P028A-114.
- "RESUBDIVISION OF LOT 6 FOR PAUL R. CHAPMAN"; PREPARED BY FREDERICK E. DREW ASSOCIATES; DATED SEPT. 26, 1983; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAT P017E-18.
- "REVISED SITE PLAN ROUTE 125 BARRINGTON, NH FOR ROCHESTER SPORTS CENTER"; PREPARED BY NORWAY PLAINS ASSOCIATES, INC. DATED FEBRUARY 25, 2002; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAT P0064-0082.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS ROW PLANS PROPOSED FEDERAL AID PRIMARY PROJECT F 019-1(10); NH PROJECT NO. S-2095-A; DATED NOV 18, 1977.

PLANNING BOARD APPROVAL BLOCK



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON LOT 50 DEPICTED HEREON TAX MAP 220.
- ZONING DISTRICT: REGIONAL COMMERCIAL
LOT AREA MINIMUM = 40,000 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 75' ALONG RTE 125, 40' ALONG TOLEND ROAD
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK = 50'
MAX. BUILDING HEIGHT = 40'
MAX. LOT COVERAGE = 50%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT WITHIN AN AREA HAVING A ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301700305E, WITH EFFECTIVE DATE OF SEPTEMBER 30, 2015, FOR COMMUNITY PANEL NO. 305 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL - PLAN REF #1 . VERTICAL - ASSUMED.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS. TAX MAP AND LOT NUMBERS ARE BASED ON TOWN OF BARRINGTON TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
- 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 PLAN IS TO TRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN 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.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING FALL 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPUS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 300,000.

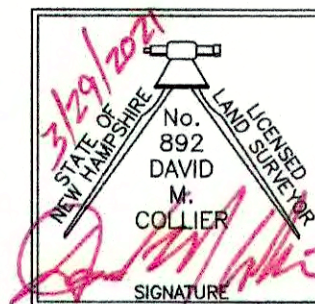
CERTIFICATION:

TAX MAP 220, LOT 48
ROBERT CIOCCETTO
71 CALEF HWY.
BARRINGTON, NH 03825

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEED BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

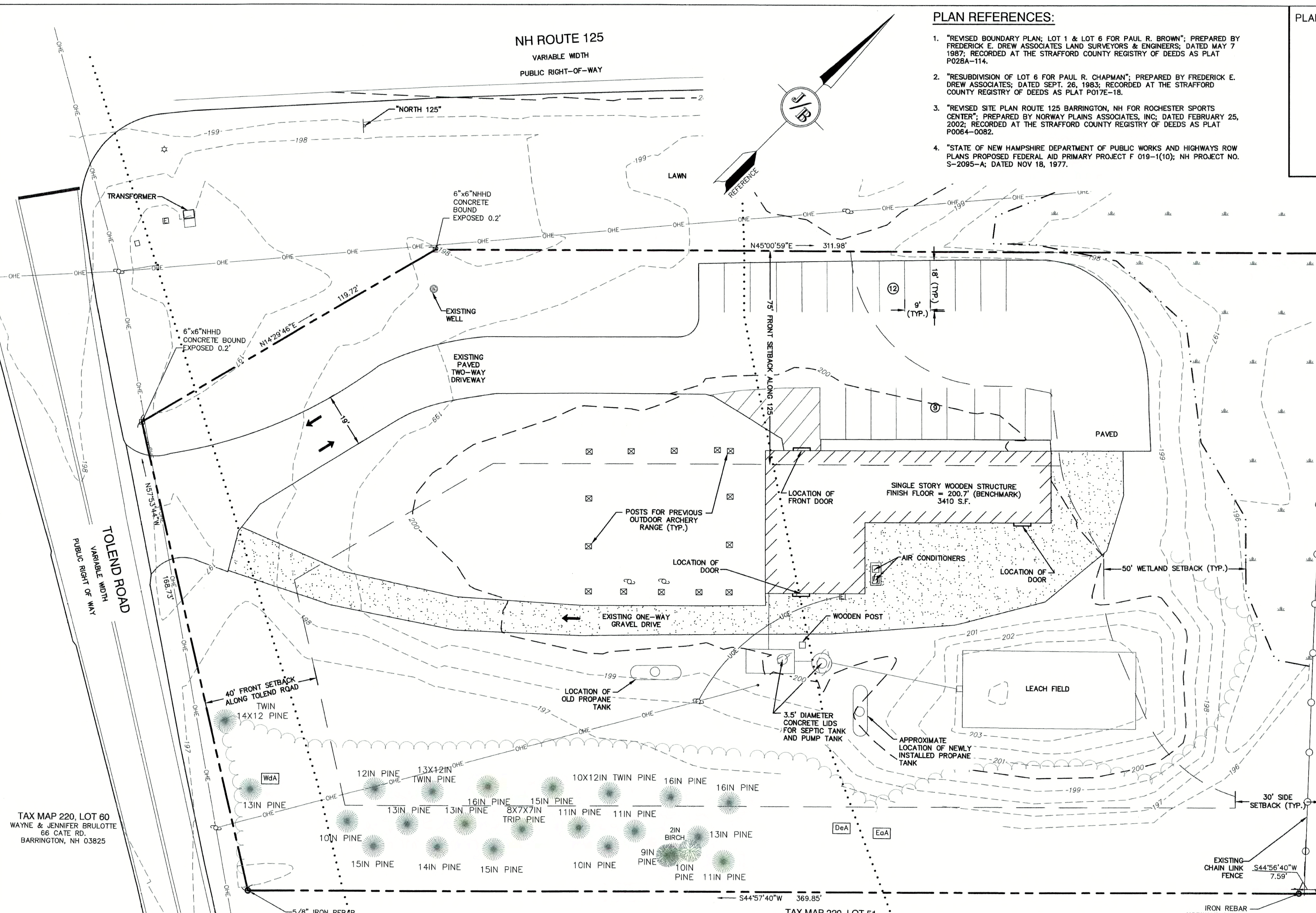
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

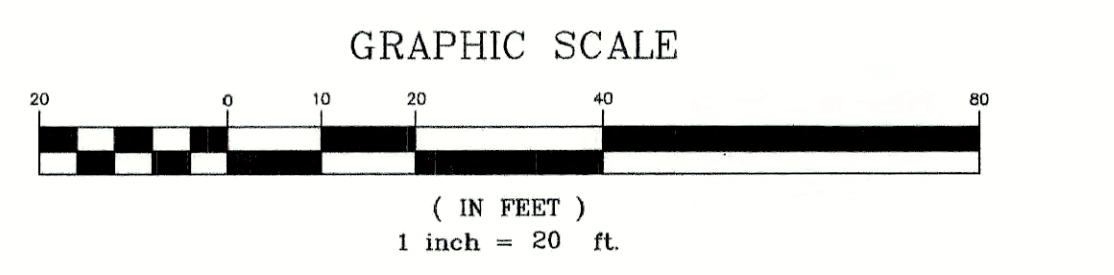
3/29/2021
DATE:

TOTAL LOT AREA
87,207 SQ. FT. ±
2.00 ACRES ±



GENERAL LEGEND

EXISTING	DESCRIPTION	STONE/GRAVITE BOUND	CONCRETE
	PROPERTY LINES		
	SETBACK LINES		
	TREE LINE		
	MAJOR CONTOUR		
	MINOR CONTOUR		
	OVERHEAD ELECTRIC		
	IRON PIPE/IRON ROD		
	DRILL HOLE		
	EDGE OF PAVEMENT		
	UNDERGROUND ELECTRIC		
	FENCE		



Design: JAC Draft: DJM Date: 10/30/20
Checked: JAC Scale: AS NOTED Project No.: 20656.1
Drawing Name: 20656-PLAN.dwg

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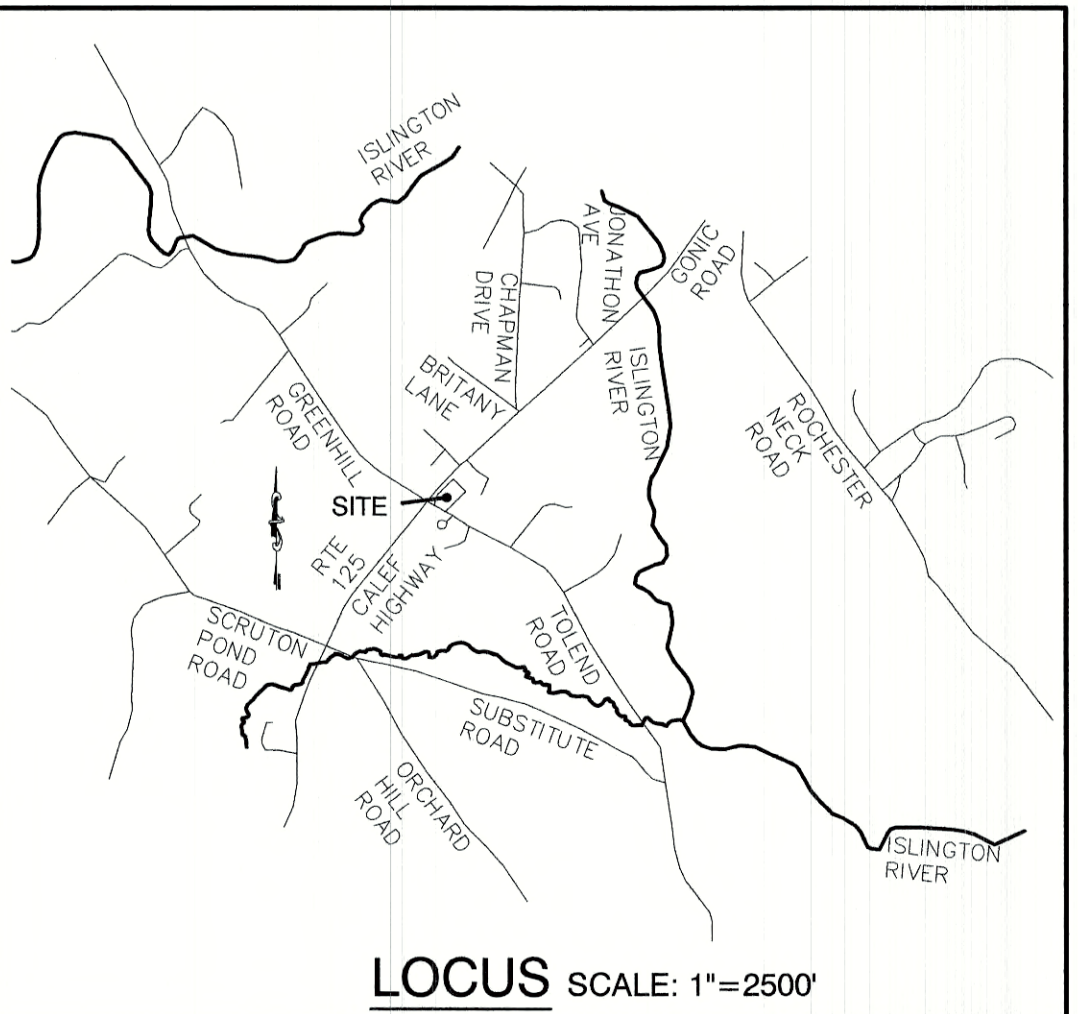
85 Portsmouth Ave. Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN TAX MAP 22 LOT 50
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.
C1
SHEET 2 OF 12
JBE PROJECT NO. 20656.1

NH ROUTE 125
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

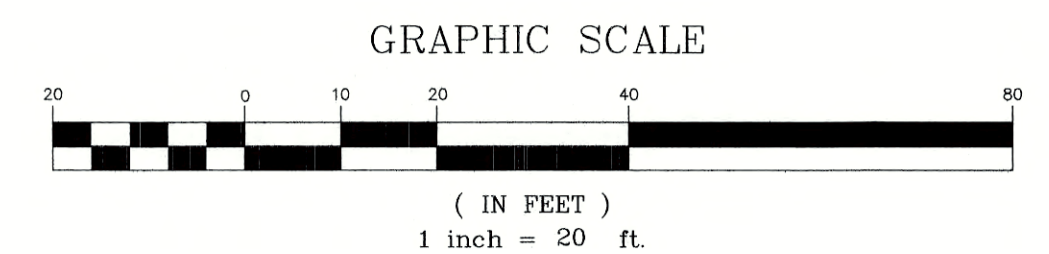
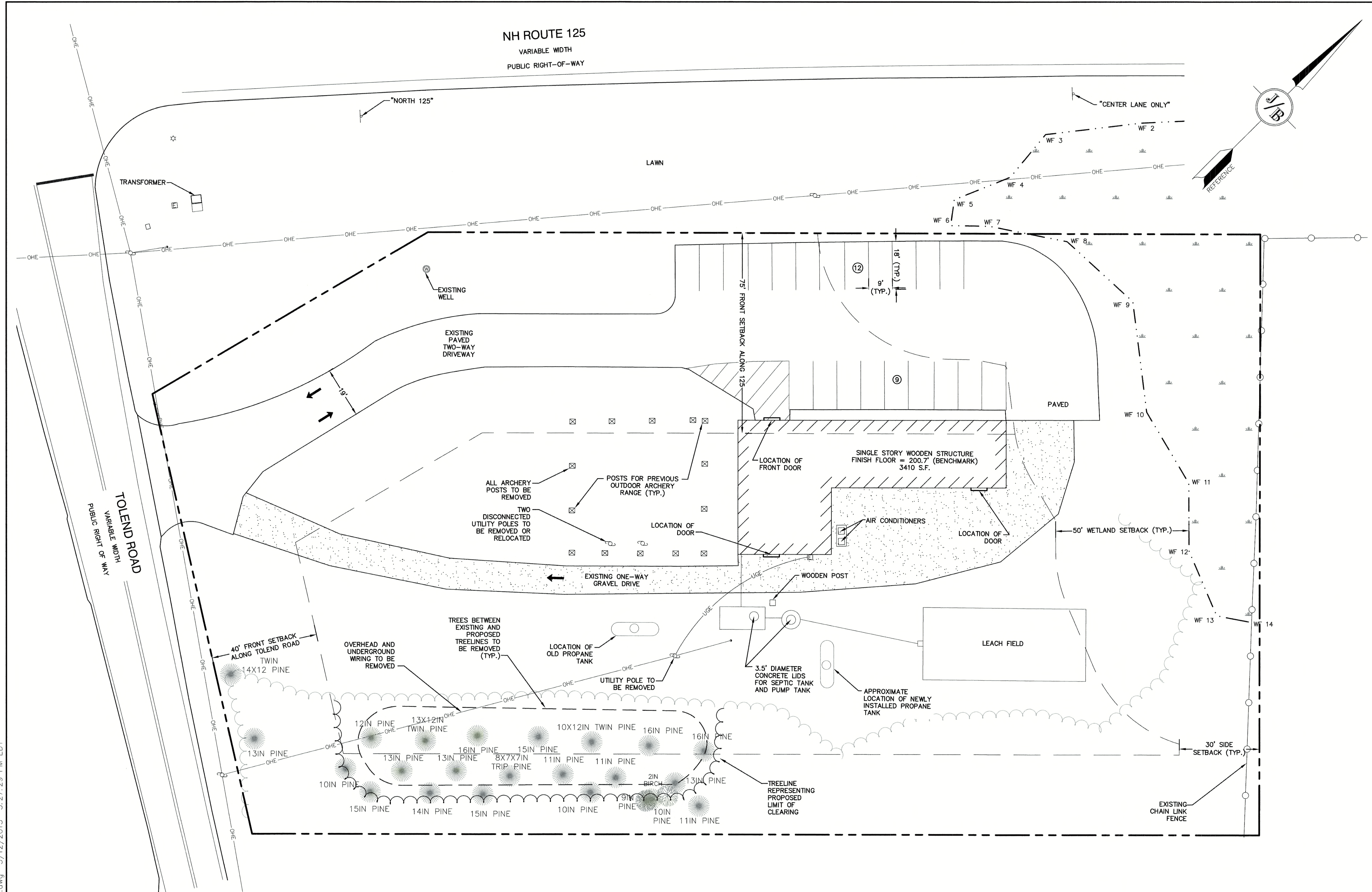
1/6/20



LOCUS SCALE: 1"=2500'

DEMOLITION NOTES:

1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON 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.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
3. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
4. ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. (SEE ALSO LANDSCAPE PLAN).
5. SEE LANDSCAPE PLAN FOR "TREES TO BE SAVED" AND DETAILS ASSOCIATED WITH LANDSCAPED AREAS.
6. THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION (IF REQUIRED).
7. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEET E1.
9. EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.

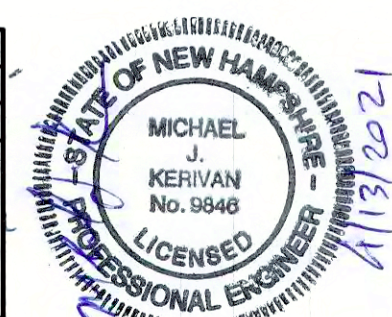


TOTAL LOT AREA
87,207 SQ. FT. ±
2.00 ACRES ±

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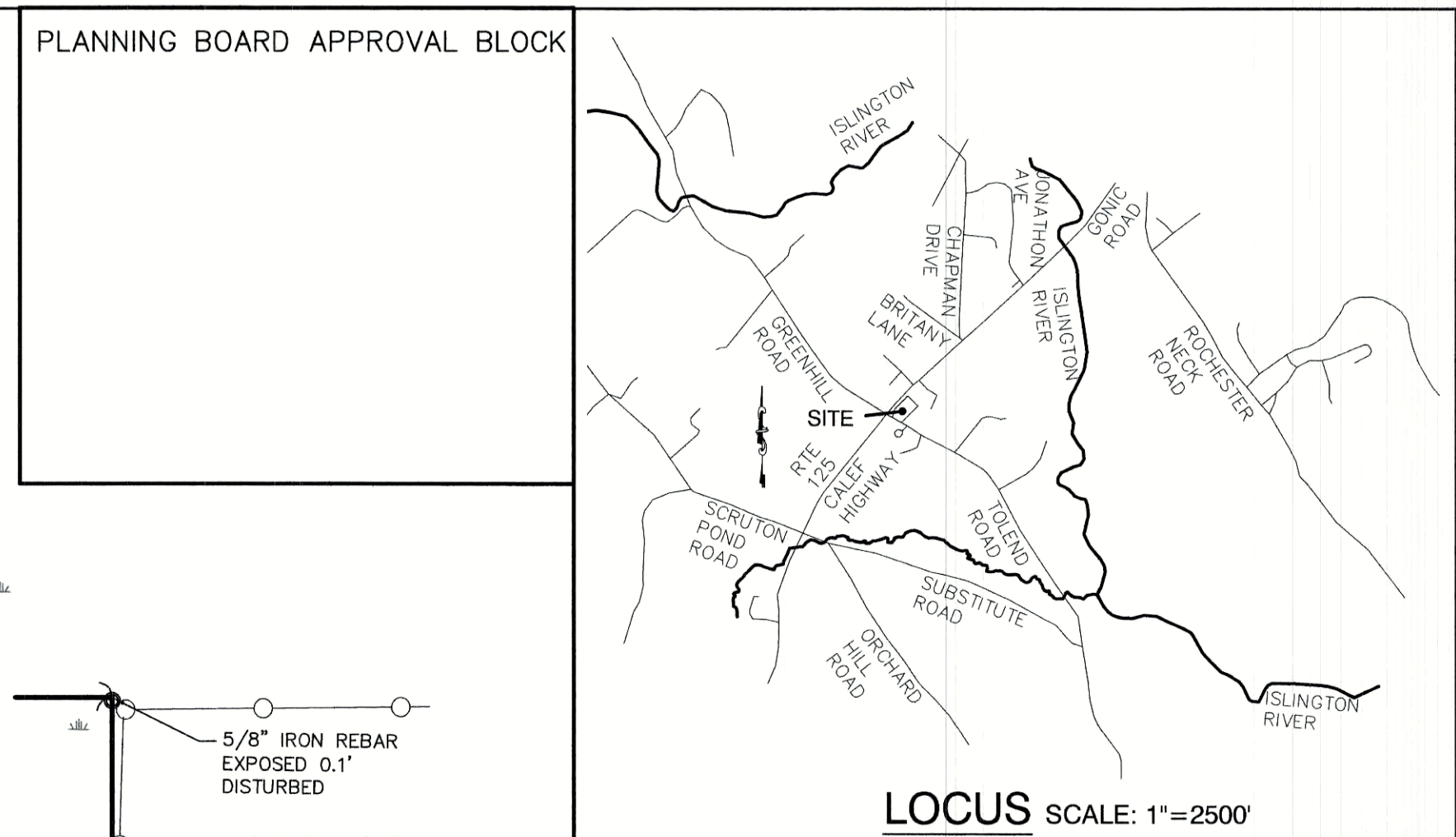
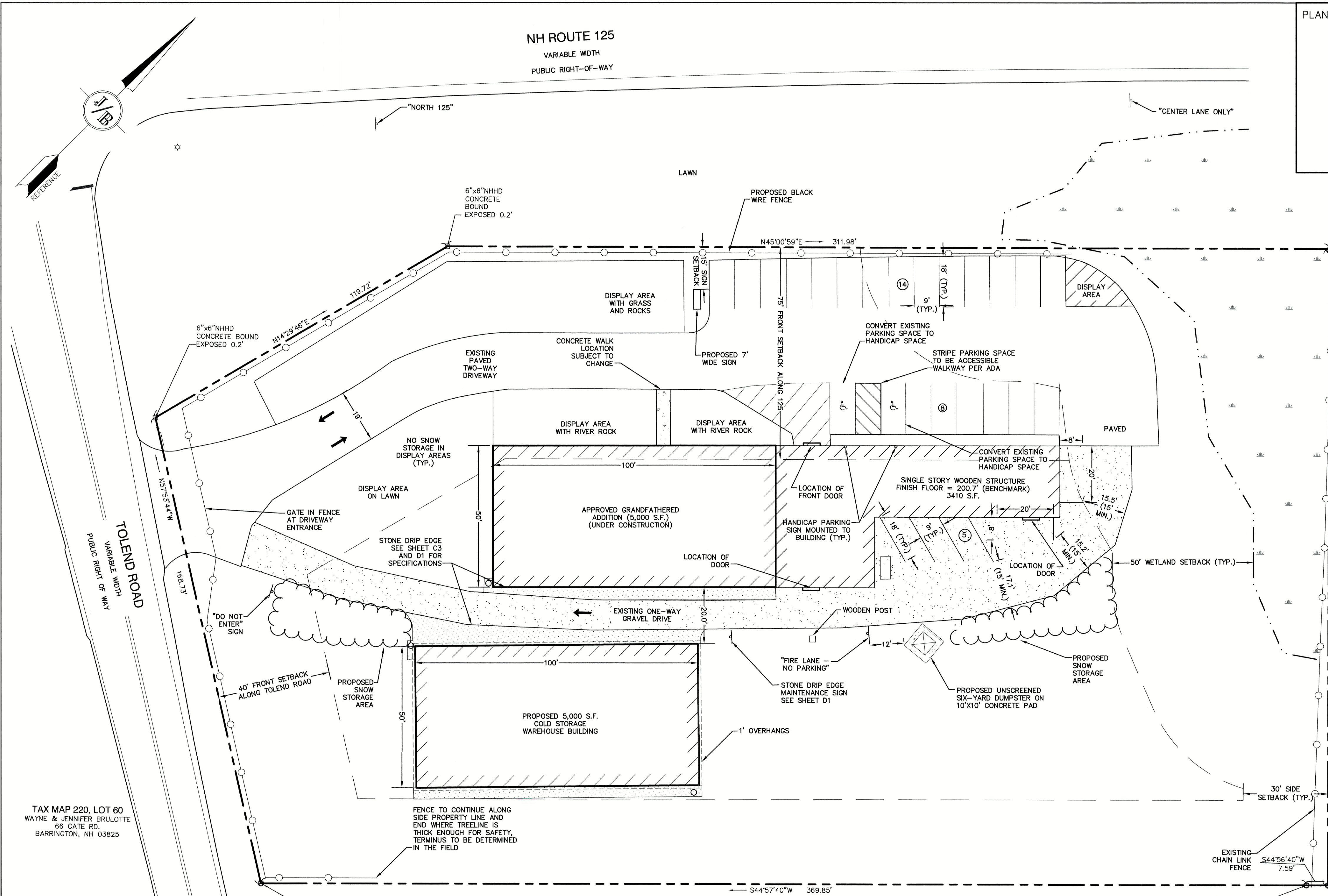
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Civil Engineering Services

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FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DEMOLITION PLAN**
Project: **VENTURE POWERSPORTS
7 TOLEND ROAD, BARRINGTON, NH**
Owner of Record: **PEH AND SON, LLC
17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723**

DRAWING No.
DM-1
SHEET 3 OF 12
JBE PROJECT NO. 20656.1



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE BUILD OUT OF THE VESTED PREVIOUSLY APPROVED BUILDING FOR RECREATIONAL VEHICLE SALES, PARTS & SERVICE, AND A NEWLY PROPOSED 5,000 S.F. BUILDING ON SITE.
 - ZONING DISTRICT: REGIONAL COMMERCIAL
 LOT AREA MINIMUM = 40,000 SF
 LOT FRONTAGE MINIMUM = 200'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 75' ALONG RTE 125, 40' ALONG TOLEND ROAD
 SIDE SETBACK = 30'
 REAR SETBACK = 30'
 WETLAND SETBACK = 50'
 MAX. BUILDING HEIGHT = 40'
 MAX. LOT COVERAGE = 50%
 EXISTING LOT COVERAGE = 23,810 S.F. = 27.3%
 PROPOSED LOT COVERAGE = 34,900 S.F. = 40.0%
 - PARKING CALCULATIONS:
 RETAIL: 1 SPACE REQUIRED PER 250 S.F.
 5,000 S.F. RETAIL / 250 S.F. = 20 SPACES REQUIRED
 REPAIR SERVICE: 1 SPACE REQUIRED PER 600 S.F.
 3,000 S.F. REPAIR SERVICE / 600 S.F. = 5 SPACES REQUIRED
 OFFICE: 1 SPACE REQUIRED PER 300 S.F.
 410 S.F. OFFICE / 300 S.F. = 2 SPACES REQUIRED
 20+5+2 = 27 SPACES REQUIRED
 27 SPACES PROVIDED
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., 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, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYL BACIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - ALL WASTE OIL, ENGINE FLUIDS, AND GASOLINE TO BE STORED WITHIN SERVICE BUILDING IN SMALL QUANTITIES AND DISPOSED OF THROUGH LICENSED HANDLERS.
 - SNOW TO BE STORED AT EDGE OF PAVEMENT IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
 - HOURS OF OPERATION FOR MOTOR SPORTS BUSINESS:
 TUESDAY - FRIDAY 8AM - 5PM
 SATURDAY 8AM - 1PM
 CLOSED SUNDAY AND MONDAY
 - BUSINESS AND STORAGE BUILDING TO HAVE FIRE ALARMS. STORED ITEMS IN WAREHOUSE NOT TO EXCEED 12' IN HEIGHT.
 - REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA.

TAX MAP 220, LOT 60
 WAYNE & JENNIFER BRULOTTE
 66 CATE RD.
 BARRINGTON, NH 03825

TAX MAP 220, LOT 51
 PUREZA & MANUEL MARTINEZ
 4209 95TH ST.
 LUBBOCK, TX 79423

ADDITIONAL ABUTTERS:
 TAX MAP 220, LOT 3
 DARYL LANDRY
 23 GREENHILL RD.
 BARRINGTON, NH 03825

TAX MAP 220, LOT 28
 MILNER FAMILY LIVING TRUST
 TERENCE W. JR. & SUSAN
 MILNER, TRUSTEES
 600 PICKERING RD.
 ROCHESTER, NH 03867

TAX MAP 220, LOT 28-1
 FAA INVESTMENT PROPERTIES
 LLC SITE E
 9 COLONIAL WAY
 BARRINGTON, NH 03825

TAX MAP 220, LOT 48
 ROBERT CICCHETTO
 71 CALEF HWY.
 BARRINGTON, NH 03825

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

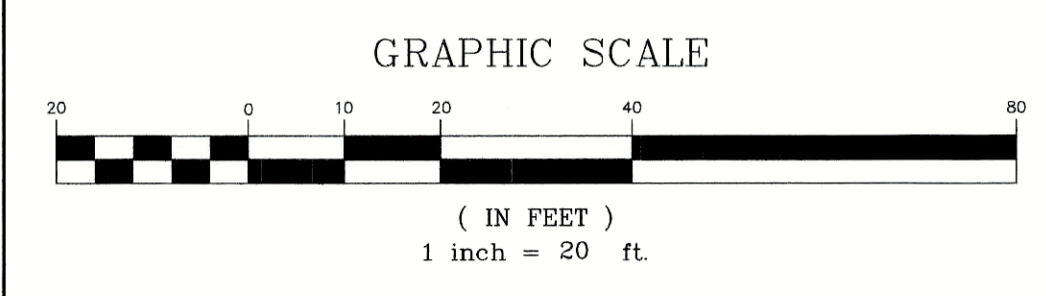
DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 4/13/2021

TOTAL LOT AREA
 87,207 SQ. FT. ±
 2.00 ACRES ±

GENERAL LEGEND

EXISTING	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
---	PROPERTY LINES	□	STONE/GRANITE BOUND	▨
- - -	SETBACK LINES	⊕	BENCHMARK (TBM)	▨
~ ~ ~	TREE LINE	⊕	DOUBLE POST SIGN	▨
— 0 —	MAJOR CONTOUR	⊕	SINGLE POST SIGN	▨
— 0.25 —	MINOR CONTOUR	⊕	WELL	▨
— 0.5 —	OVERHEAD ELECTRIC	⊕	TREES AND BUSHES	▨
— 0.75 —	IRON PIPE/IRON ROD	⊕	UTILITY POLE	▨
— 1.0 —	DRILL HOLE	⊕	LIGHT POLES	▨
— 1.25 —	EDGE OF PAVEMENT	⊕	WATER GATE	▨
— 1.5 —	UNDERGROUND ELECTRIC	⊕	WATER SHUT OFF	▨
— 1.75 —	FENCE	⊕	SINGLE GRATE CATCH BASIN	▨
— 2.0 —		⊕		▨
— 2.25 —		⊕		▨
— 2.5 —		⊕		▨
— 2.75 —		⊕		▨
— 3.0 —		⊕		▨
— 3.25 —		⊕		▨
— 3.5 —		⊕		▨
— 3.75 —		⊕		▨
— 4.0 —		⊕		▨
— 4.25 —		⊕		▨
— 4.5 —		⊕		▨
— 4.75 —		⊕		▨
— 5.0 —		⊕		▨
— 5.25 —		⊕		▨
— 5.5 —		⊕		▨
— 5.75 —		⊕		▨
— 6.0 —		⊕		▨
— 6.25 —		⊕		▨
— 6.5 —		⊕		▨
— 6.75 —		⊕		▨
— 7.0 —		⊕		▨
— 7.25 —		⊕		▨
— 7.5 —		⊕		▨
— 7.75 —		⊕		▨
— 8.0 —		⊕		▨
— 8.25 —		⊕		▨
— 8.5 —		⊕		▨
— 8.75 —		⊕		▨
— 9.0 —		⊕		▨
— 9.25 —		⊕		▨
— 9.5 —		⊕		▨
— 9.75 —		⊕		▨
— 10.0 —		⊕		▨



Design: JAC	Draft: DJM	Date: 10/30/20
Checked: JAC	Scale: AS NOTED	Project No.: 20656.1
Drawing Name: 20656-PLAN.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
4	4/9/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
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2	3/11/21	REVISED PER PLANNING BOARD COMMENTS	DJM
1	2/9/21	ISSUED FOR REVIEW	DJM
0	1/20/21	ISSUED CONCEPT TO CLIENT	DJM
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN TAX MAP 220 LOT 50
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.

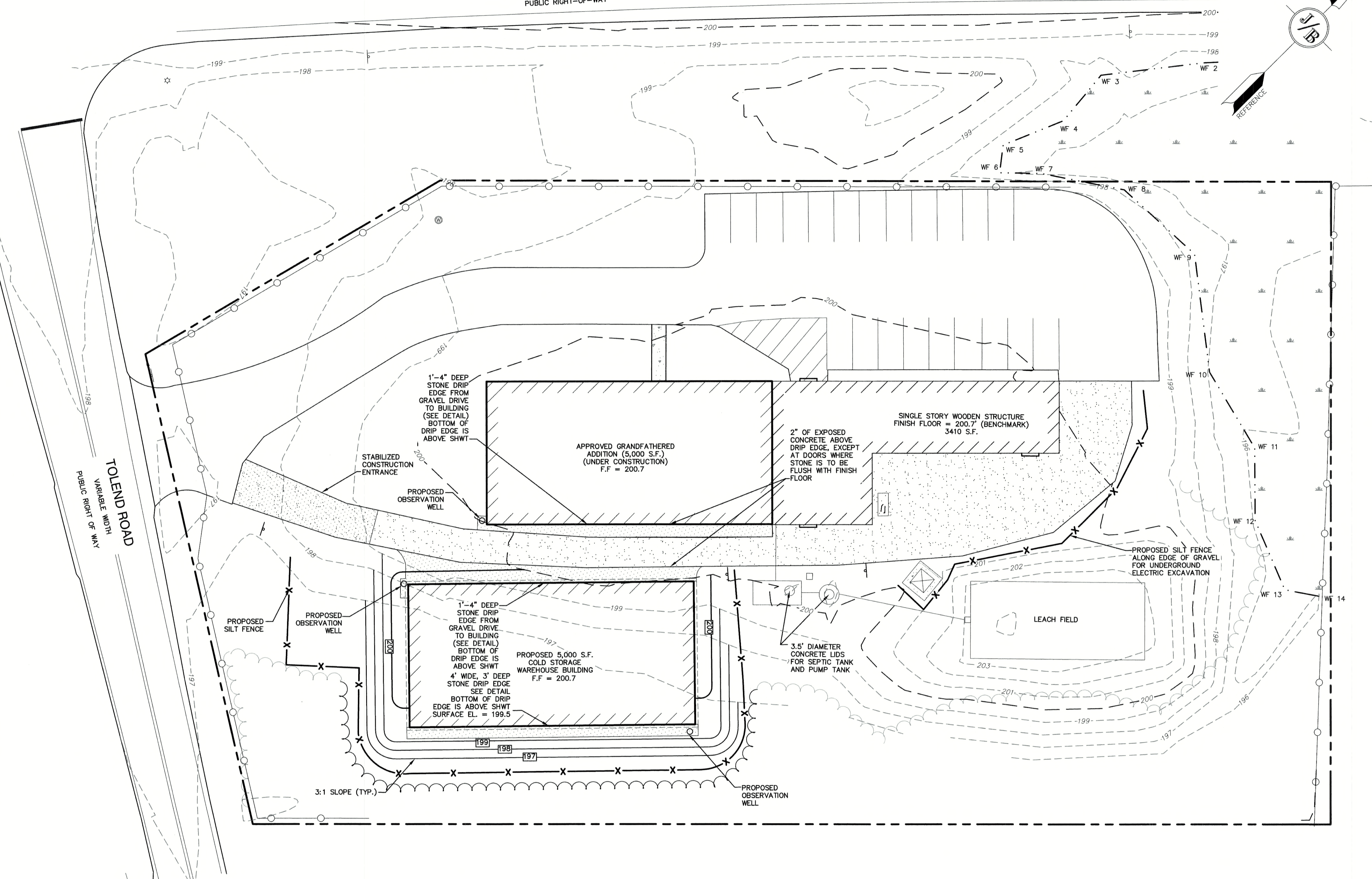
C2

SHEET 4 OF 12
 JBE PROJECT NO. 20656.1

NH ROUTE 125
 VARIABLE WIDTH
 PUBLIC RIGHT-OF-WAY

GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/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 888-DIG-SAFE (888-344-7233).
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- SEE SHEET D1 FOR DRAINAGE DETAILS.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2"$ PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- AREA OF DISTURBANCE = 17,300 S.F.



1'-4" DEEP STONE DRIP EDGE FROM GRAVEL DRIVE TO BUILDING (SEE DETAIL) BOTTOM OF DRIP EDGE IS ABOVE SHWT

APPROVED GRANDFATHERED ADDITION (5,000 S.F.) (UNDER CONSTRUCTION) F.F. = 200.7

2" OF EXPOSED CONCRETE ABOVE DRIP EDGE, EXCEPT AT DOORS WHERE STONE IS TO BE FLUSH WITH FINISH FLOOR

SINGLE STORY WOODEN STRUCTURE FINISH FLOOR = 200.7' (BENCHMARK) 3410 S.F.

1'-4" DEEP STONE DRIP EDGE FROM GRAVEL DRIVE TO BUILDING (SEE DETAIL) BOTTOM OF DRIP EDGE IS ABOVE SHWT

4' WIDE, 3" DEEP STONE DRIP EDGE SEE DETAIL BOTTOM OF DRIP EDGE IS ABOVE SHWT SURFACE EL. = 199.5

PROPOSED 5,000 S.F. COLD STORAGE WAREHOUSE BUILDING F.F. = 200.7

3.5" DIAMETER CONCRETE LIDS FOR SEPTIC TANK AND PUMP TANK

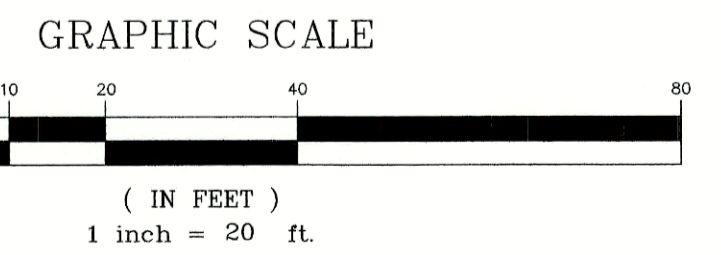
PROPOSED SILT FENCE ALONG EDGE OF GRAVEL FOR UNDERGROUND ELECTRIC EXCAVATION

LEACH FIELD

3:1 SLOPE (TYP.)

PROPOSED OBSERVATION WELL

PROPOSED OBSERVATION WELL



TOTAL LOT AREA
 87,207 SQ. FT. ±
 2.00 ACRES ±

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Design: JAC	Draft: DJM	Date: 10/30/20
Checked: JAC	Scale: AS NOTED	Project No.: 20656.1
Drawing Name: 20656-PLAN.dwg		
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1	2/9/21	ISSUED FOR REVIEW	DJM
0	1/20/21	ISSUED CONCEPT TO CLIENT	DJM
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

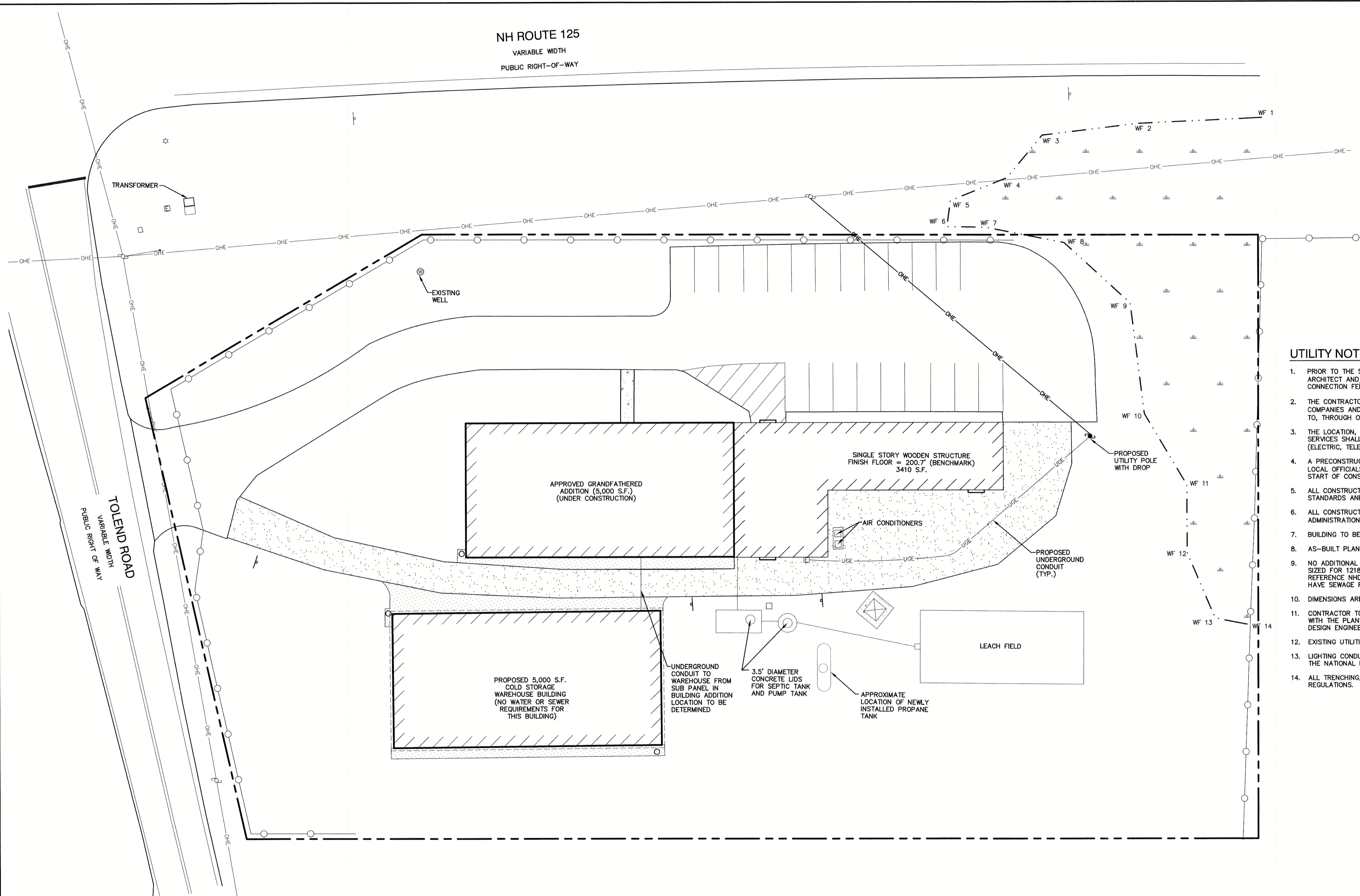
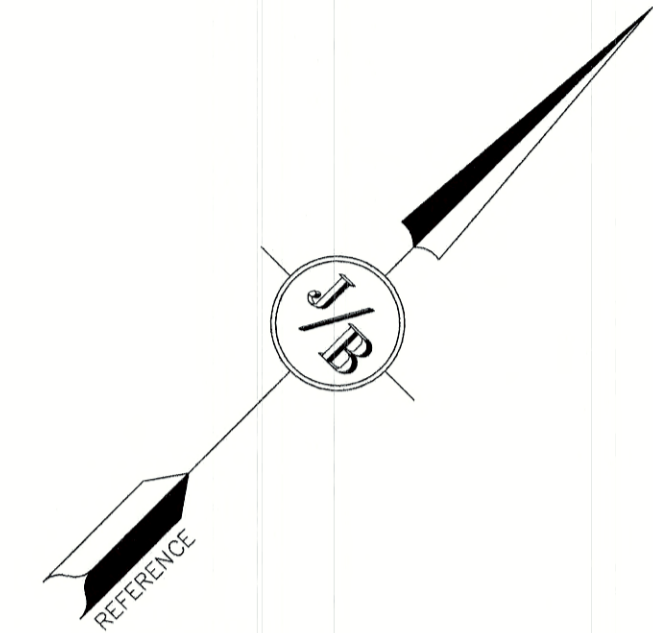
Plan Name:	GRADING AND DRAINAGE PLAN
Project:	VENTURE POWERSPORTS 7 TOLAND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.

C3

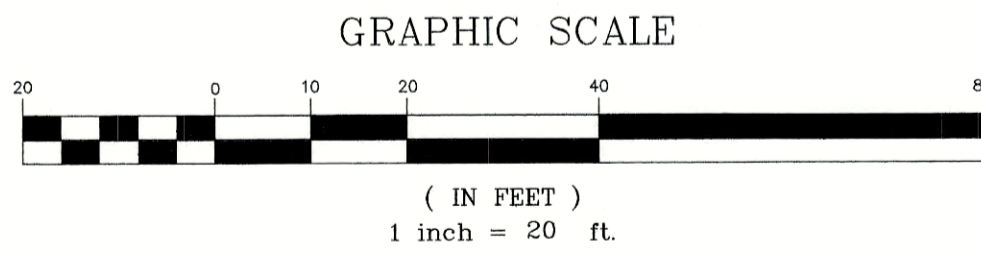
SHEET 5 OF 12
 JBE PROJECT NO. 20656.1

NH ROUTE 125
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY



UTILITY NOTES:

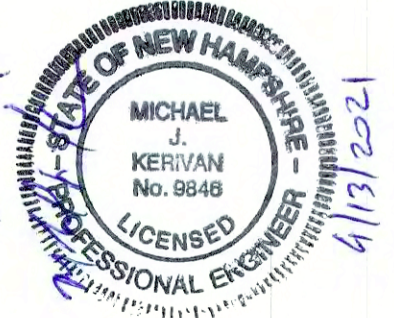
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
9. NO ADDITIONAL SEPTIC FLOW WILL RESULT FROM THIS CONSTRUCTION. THE EXISTING LEACH FIELD IS SIZED FOR 1218 GPD FOR THE EXISTING BUILDING AND THE PREVIOUSLY APPROVED ADDITION. REFERENCE NHDES SUBSURFACE APPROVAL #158476. THE NEW COLD STORAGE BUILDING DOES NOT HAVE SEWAGE REQUIREMENTS.
10. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
11. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
12. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
13. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
14. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.



TOTAL LOT AREA
87,207 SQ. FT. ±
2.00 ACRES ±

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Design: JAC Draft: DJM Date: 10/30/20
Checked: JAC Scale: AS NOTED Project No.: 20656.1
Drawing Name: 20656-PLAN.dwg
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0	1/20/21	ISSUED CONCEPT TO CLIENT	DJM

Designed and Produced in NH

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Civil Engineering Services

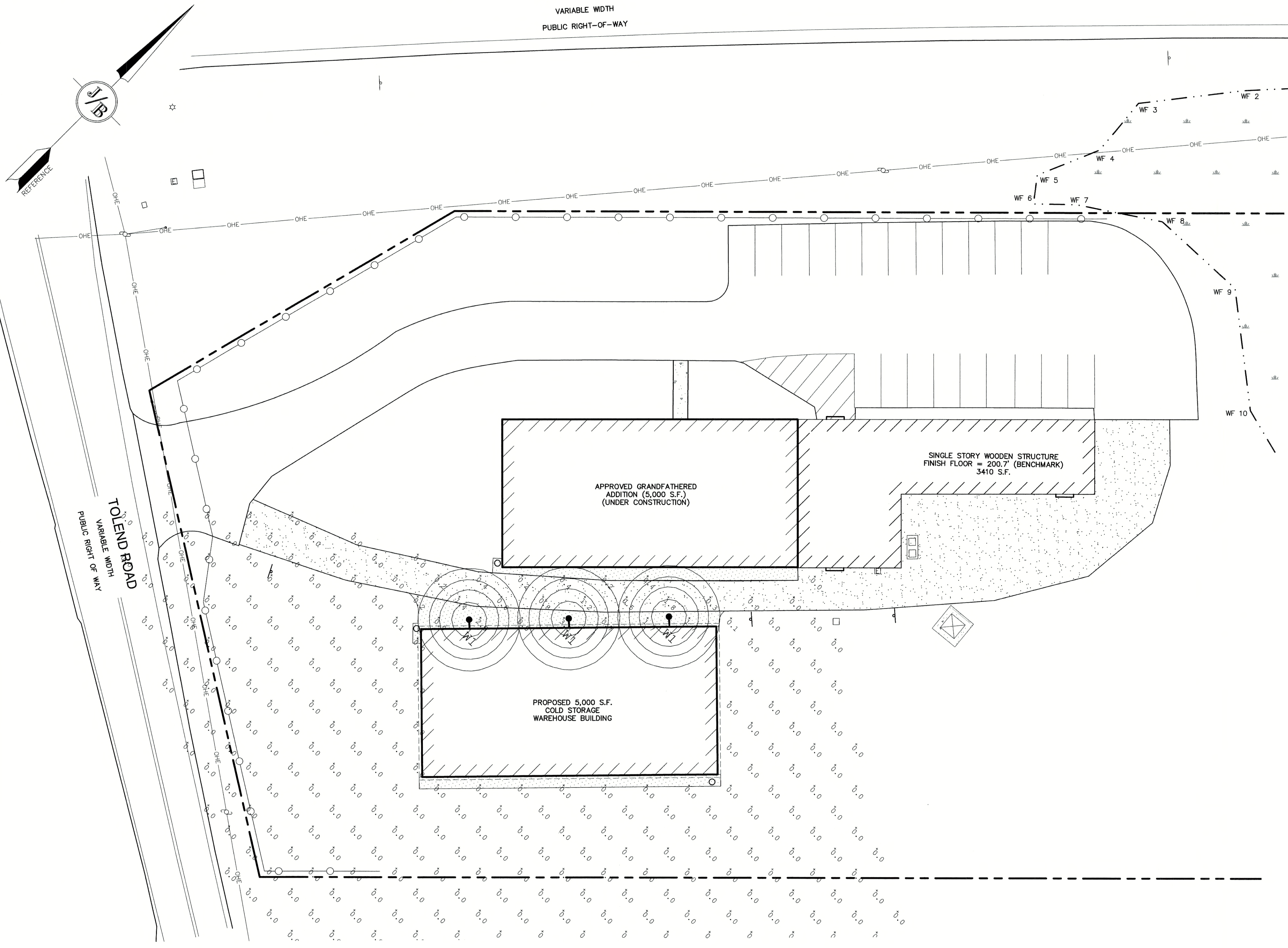
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

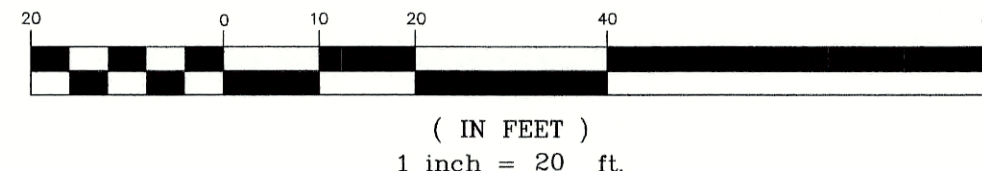
Plan Name:	UTILITY PLAN
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.
C4
SHEET 6 OF 12
JBE PROJECT NO. 20656.1

NH ROUTE 125
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE



TOTAL LOT AREA
87,207 SQ. FT. ±
2.00 ACRES ±

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
	3	W1	SINGLE	2W-0-19LED-40K-XXX-WM-XXX

Calvin Wall

TMSLIGHTING
ESTABLISHED 1923



Construction
High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

Lamp
Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 300K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only. LED modules do not require a socket, and are wired directly to the integral driver. Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

Diffuser
Clear, clear and prismatic, elongated, glass globes are available.

Lens: the clear, flat lens provides slight diffusion, and protects any components located in the reflector.

Note: G3 is used with 100W, 300K, and 16LED max. Only prismatic globes are compatible with LED systems. Globes are not available with the 17W LED PAR 38 lamps.

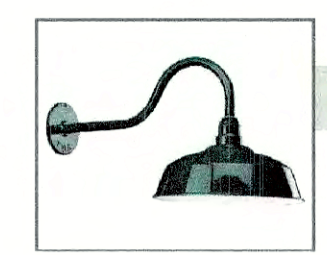
Option
Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, and serves as a vandal deterrent.

Ballast/LED Driver
Ballasts are efficient with a high power factor greater than 90%, and quiet with an 'A' sound rating. The LED source is controlled by an advanced electronic driver that delivers consistent power. Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.

- Features**
- Provides excellent coverage and uniformity with cut-off
 - Practical and aesthetic options for application and design flexibility
 - Weatherproof construction to withstand the elements
 - Quality components combined with the most current technology for high efficiency and reduced lighting costs

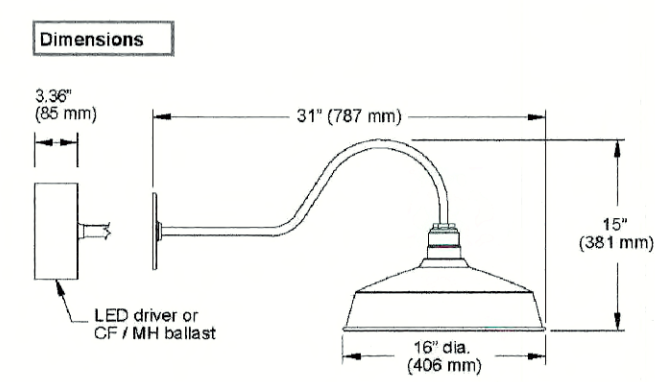
Applications
The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area. Calvin is also available as a pendant-style model.

CE IP23



Calvin Wall

TMSLIGHTING
ESTABLISHED 1923



Custom
TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://tmslighting.com/infoagents>

TMS Lighting Inc.
2474 Summerlea Road,
Stratford, Ontario,
Canada L6T 4E1
Web Site: tmslighting.com

North America: (805) 793-1174
Toll-free: (866) 793-1174
Fax: (805) 793-1175
UK & Europe: 44-1474-250-854

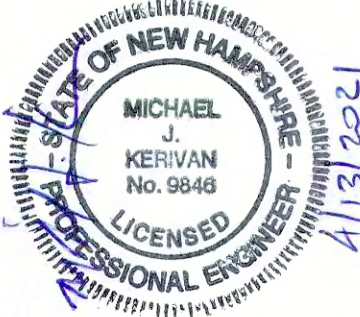
LIGHTING AND ELECTRICAL NOTES:

1. SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
2. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
3. ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELES.
4. LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
5. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
6. THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY OR ONE OF THEIR SUPPLIERS, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

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Design: JAC Draft: DJM Date: 10/30/20
Checked: JAC Scale: AS NOTED Project No.: 20656.1
Drawing Name: 20656-PLAN.dwg

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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: jbe@jonesandbeach.com

Plan Name: **LIGHTING PLAN**

Project: **VENTURE POWERSPORTS
7 TOLAND ROAD, BARRINGTON, NH**

Owner of Record: **PEH AND SON, LLC
17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723**

DRAWING No. **L1**

SHEET 7 OF 12
JBE PROJECT NO. 20656.1

NH ROUTE 125
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED.
9. ALL WORK AND PLANTS SHALL BE DONE, INSTALLED AND DETAILED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
12. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
13. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE DRIPLINE OF THE TREE. THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
15. ALL LANDSCAPED AREAS SHALL HAVE SELECT MATERIALS REMOVED TO A DEPTH OF AT LEAST 9" BELOW FINISH GRADE. THE RESULTING VOID IS TO BE FILLED WITH A MINIMUM OF 9" HIGH-QUALITY SCREENED LOAM AMENDED WITH 3" OF AGED ORGANIC COMPOST.
16. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.

TOLEND ROAD
VARIABLE WIDTH
PUBLIC RIGHT OF WAY

SINGLE STORY WOODEN STRUCTURE
FINISH FLOOR = 200.7' (BENCHMARK)
3410 S.F.

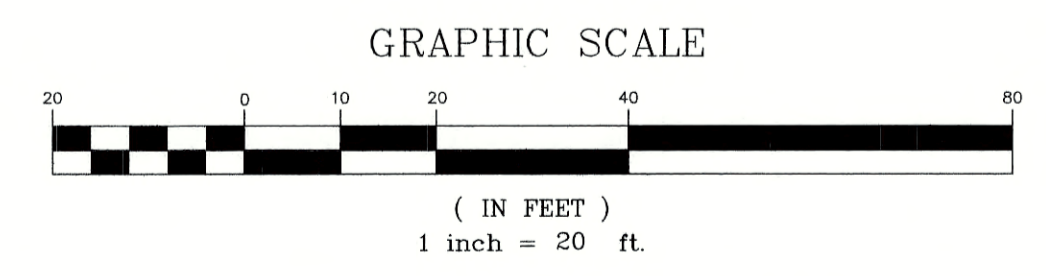
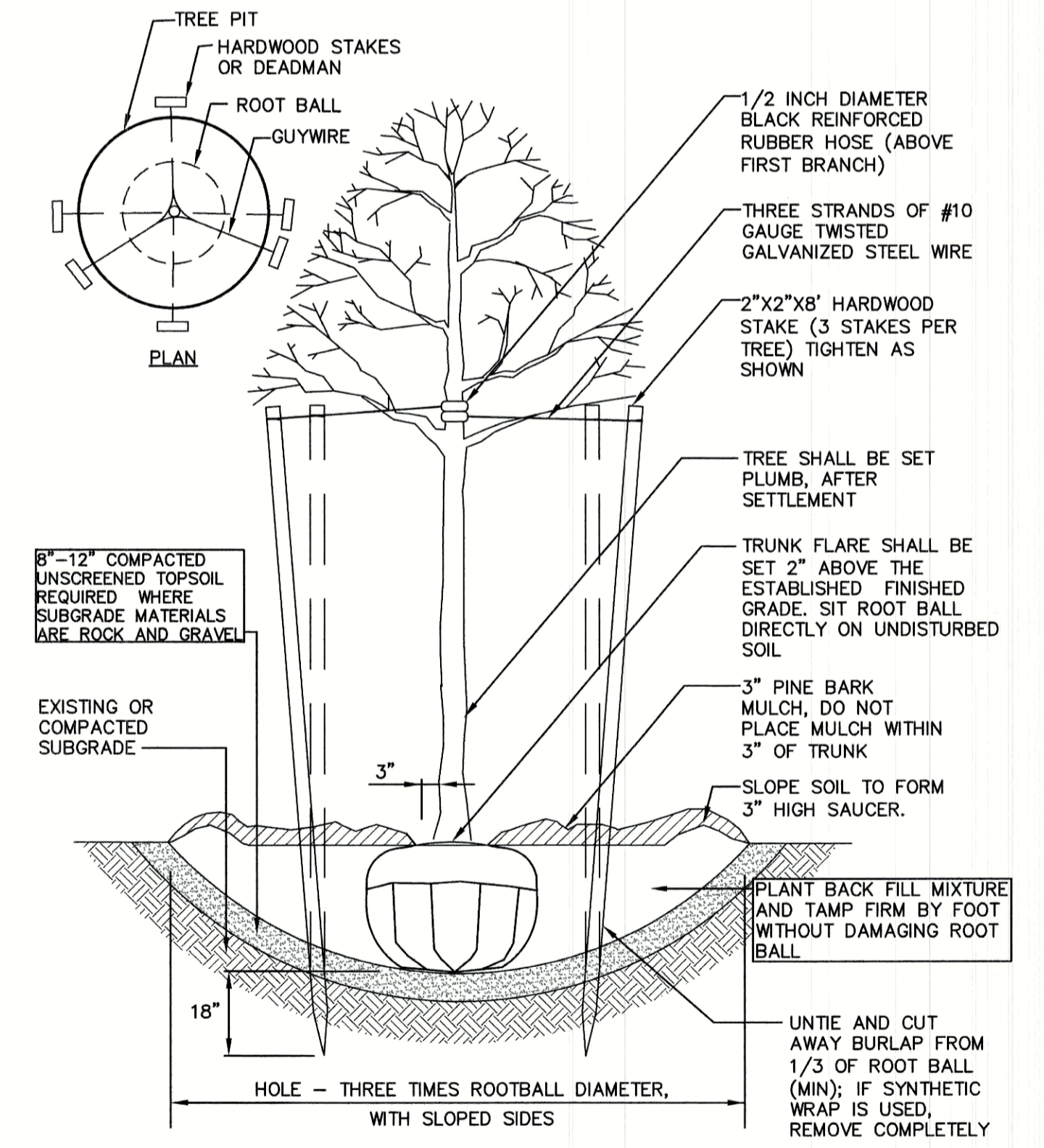
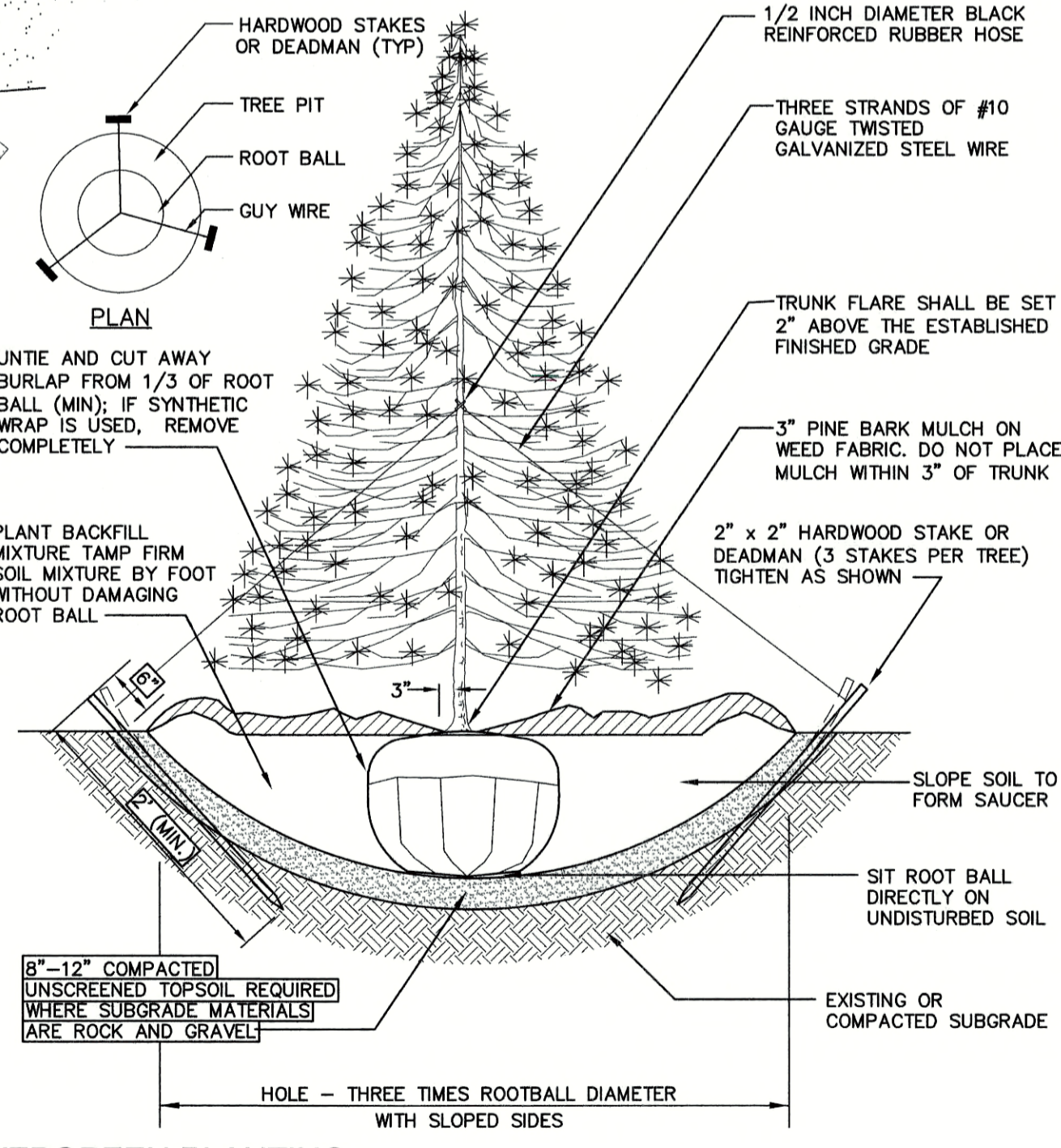
APPROVED GRANDFATHERED
ADDITION (5,000 S.F.)
(UNDER CONSTRUCTION)

PROPOSED 5,000 S.F.
COLD STORAGE
WAREHOUSE BUILDING

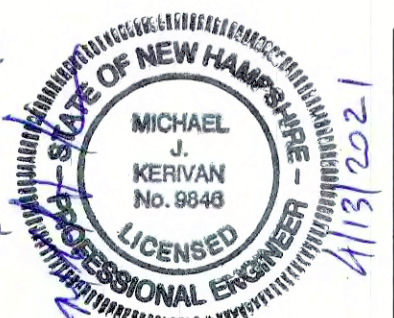
6'-8" TALL BALSAM FIR (TYP.)

6'-8" TALL BLUE SPRUCE (TYP.)

ALTERNATE BALSAM FIR AND
BLUE SPRUCE ALONG SIDE
AND REAR OF BUILDING.
TREES TO BE 10' FROM
BUILDING, 10' O.C. (TYP.)



Design: JAC Draft: DJM Date: 10/30/20
Checked: JAC Scale: AS NOTED Project No.: 20656.1
Drawing Name: 20656-PLAN.dwg
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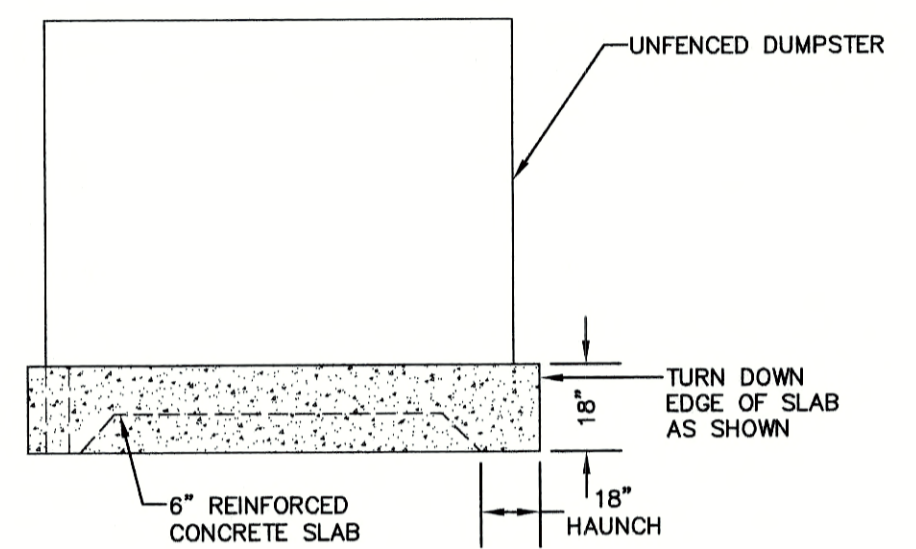
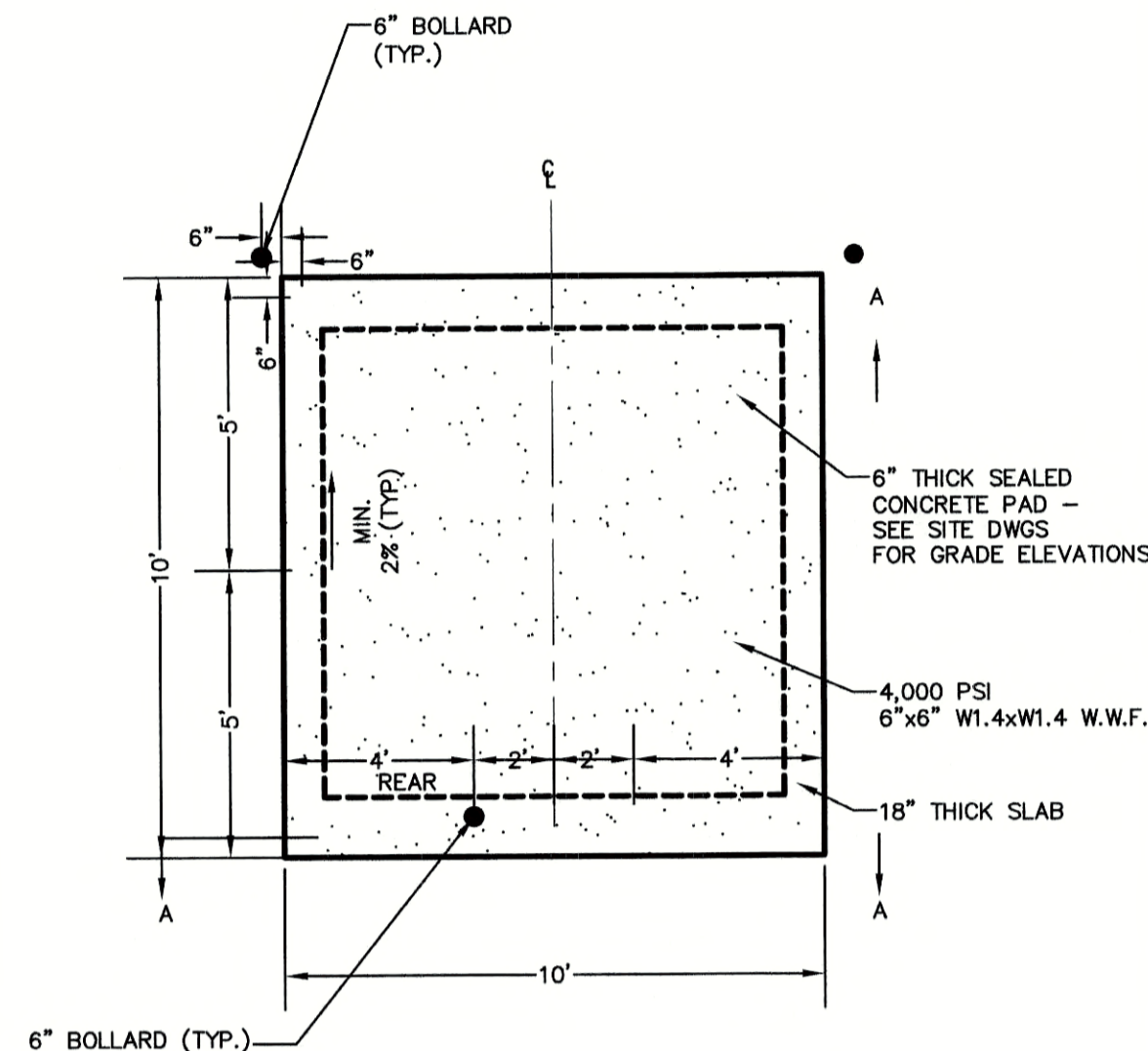
REV.	DATE	REVISION	BY
4	4/9/21	REVISED PER ENGINEERING AND PLANNING DEPT COMMENTS	DJM
3	3/29/21	REVISED PER ENGINEERING COMMENTS	DJM
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Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **LANDSCAPE PLAN**
Project: **VENTURE POWERSPORTS**
7 TOLEND ROAD, BARRINGTON, NH
Owner of Record: **PEH AND SON, LLC**
17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No. **L2**
SHEET 8 OF 12
JBE PROJECT NO. 20656.1

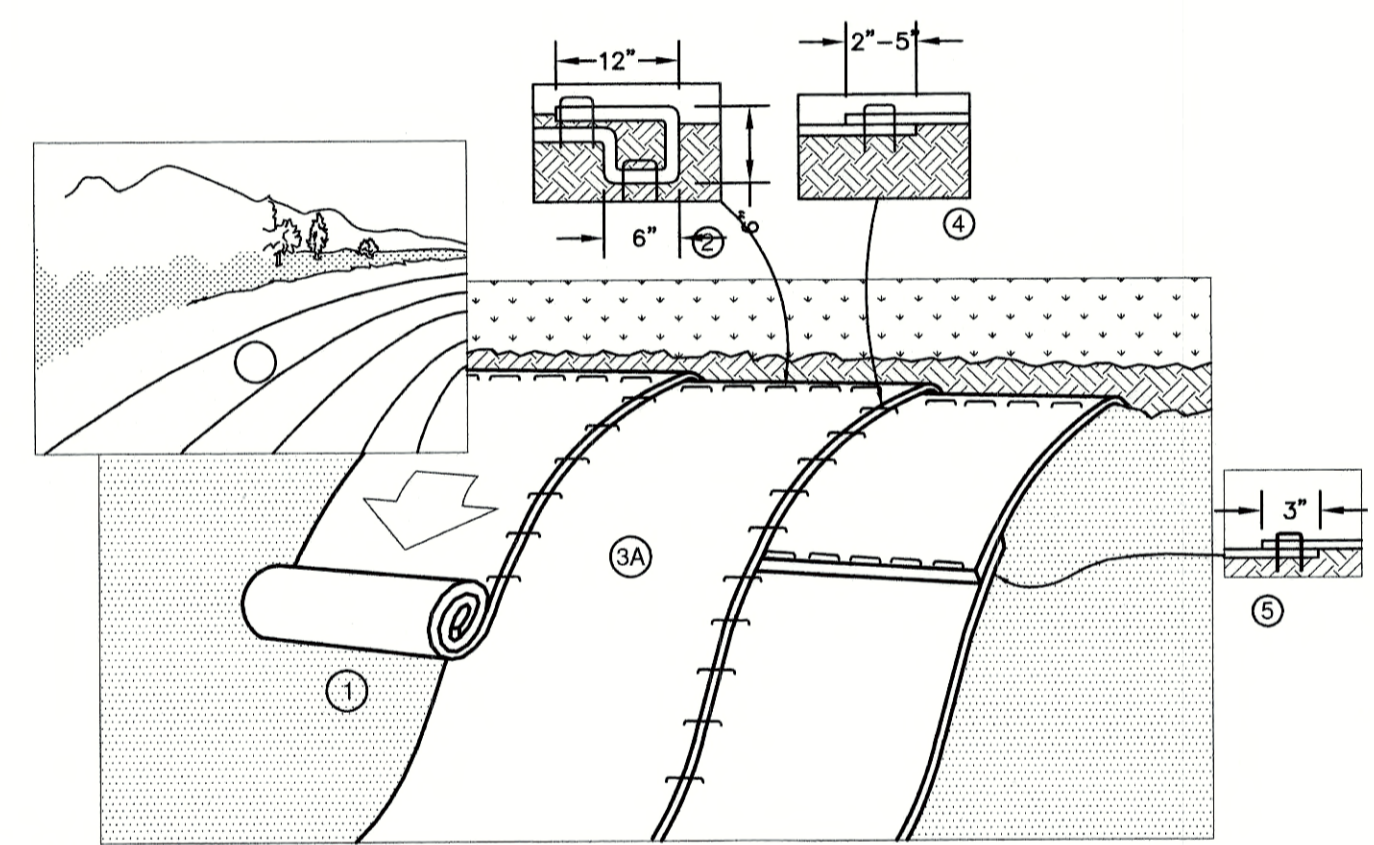
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SECTION A-A

DUMPSTER SLAB PLAN

NOT TO SCALE

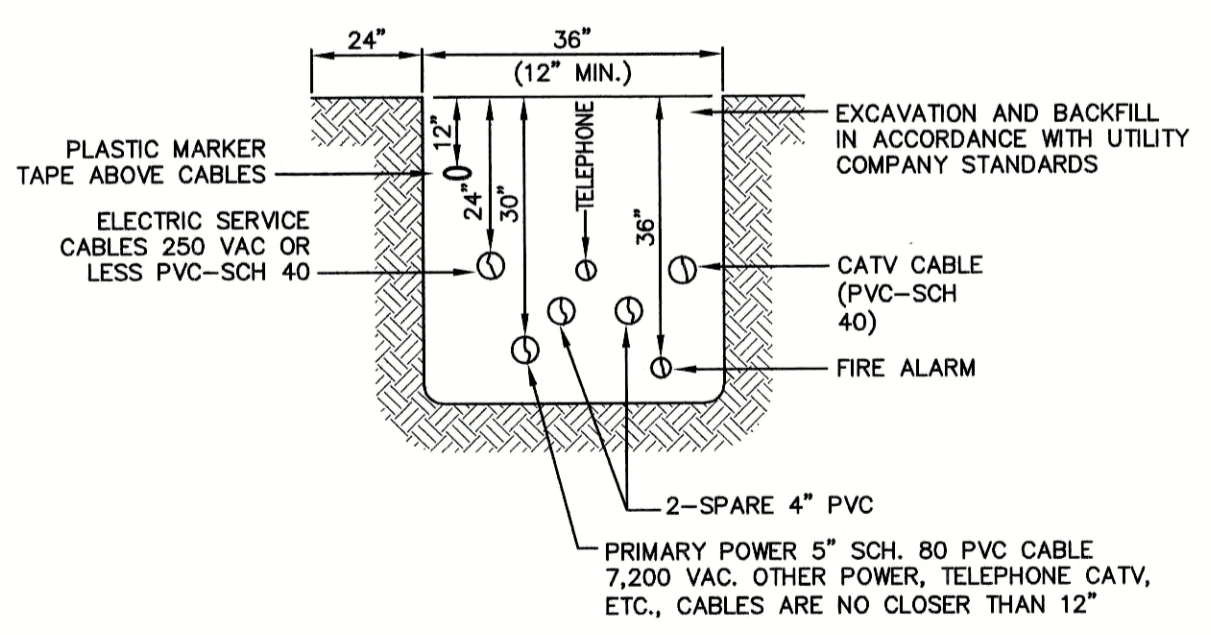


- NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

NORTH AMERICAN GREEN
 14649 HIGHWAY 41 NORTH
 EVANSVILLE, INDIANA 47725
 1-800-772-2040

EROSION CONTROL BLANKET SLOPE INSTALLATION
 (North American Green)

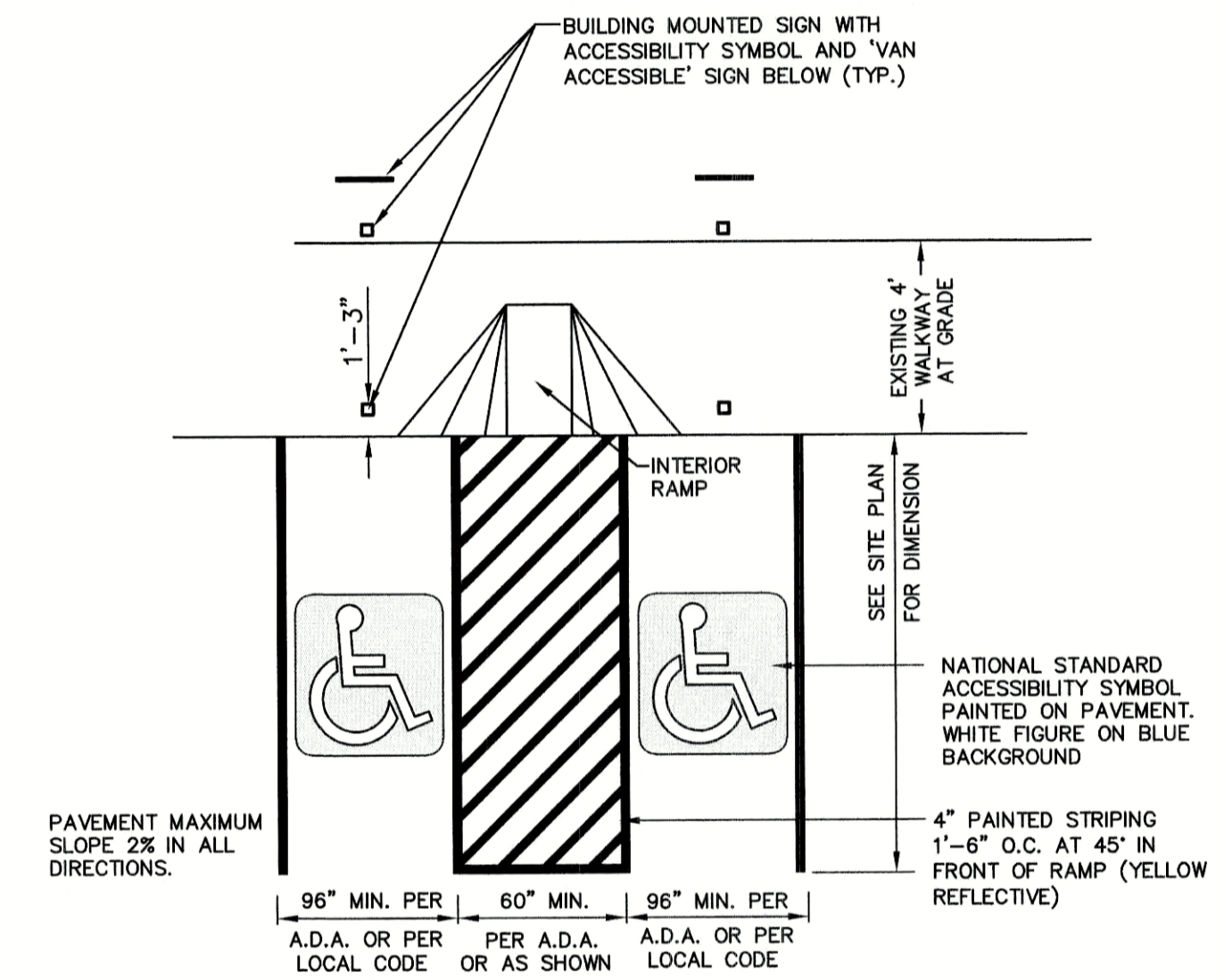
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

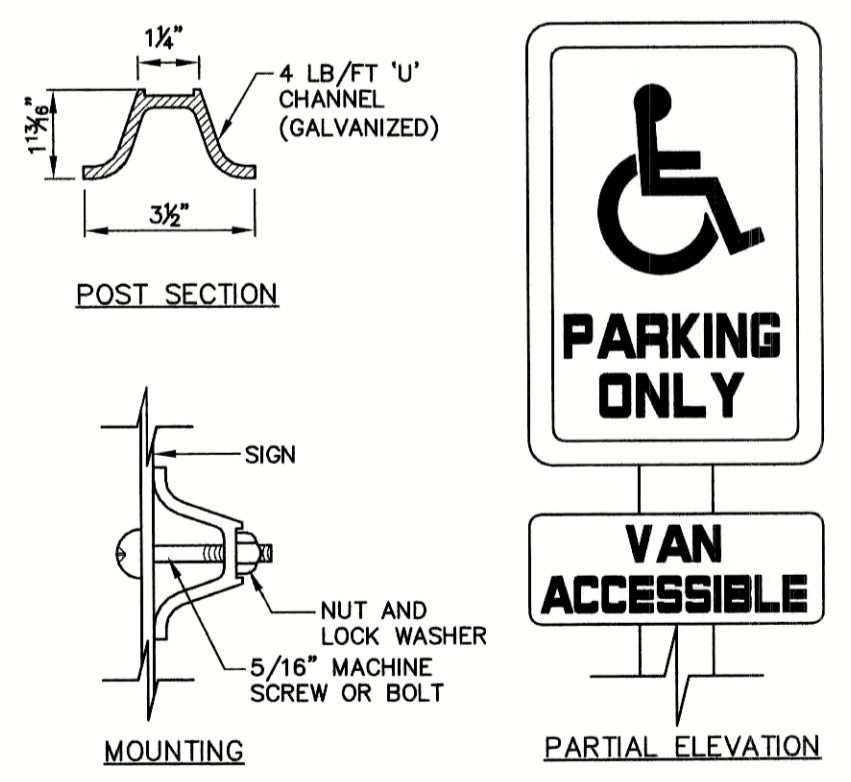
UTILITY TRENCH

NOT TO SCALE



HANDICAP PARKING LAYOUT

NOT TO SCALE



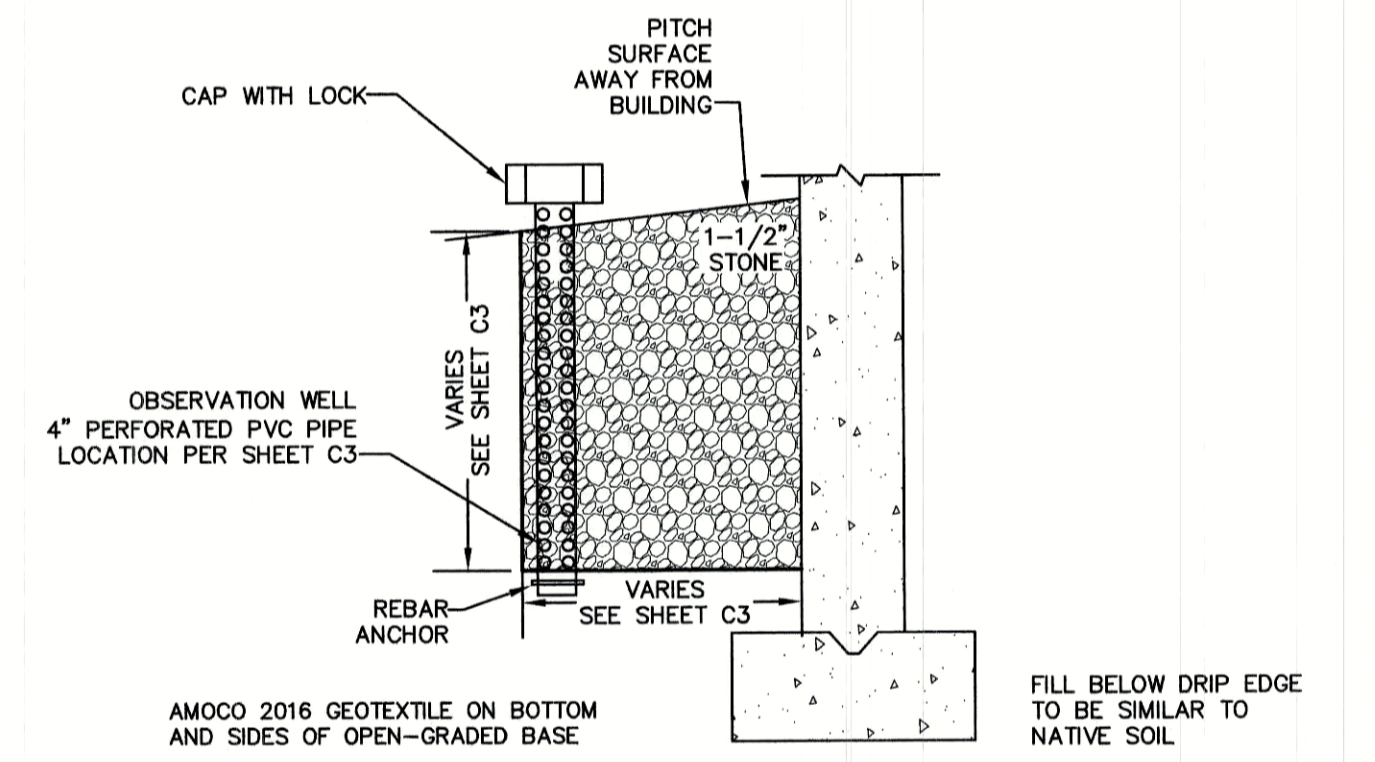
HANDICAP SIGN DETAILS

NOT TO SCALE

STONE DRIP EDGE FOR STORM WATER MANAGEMENT
 DO NOT PARK ON SYSTEM
 SHOULD THERE BE ANY SIGNS OF EROSION OR COMPACTION, USE SMALL STONES TO STABILIZE THE SYSTEM

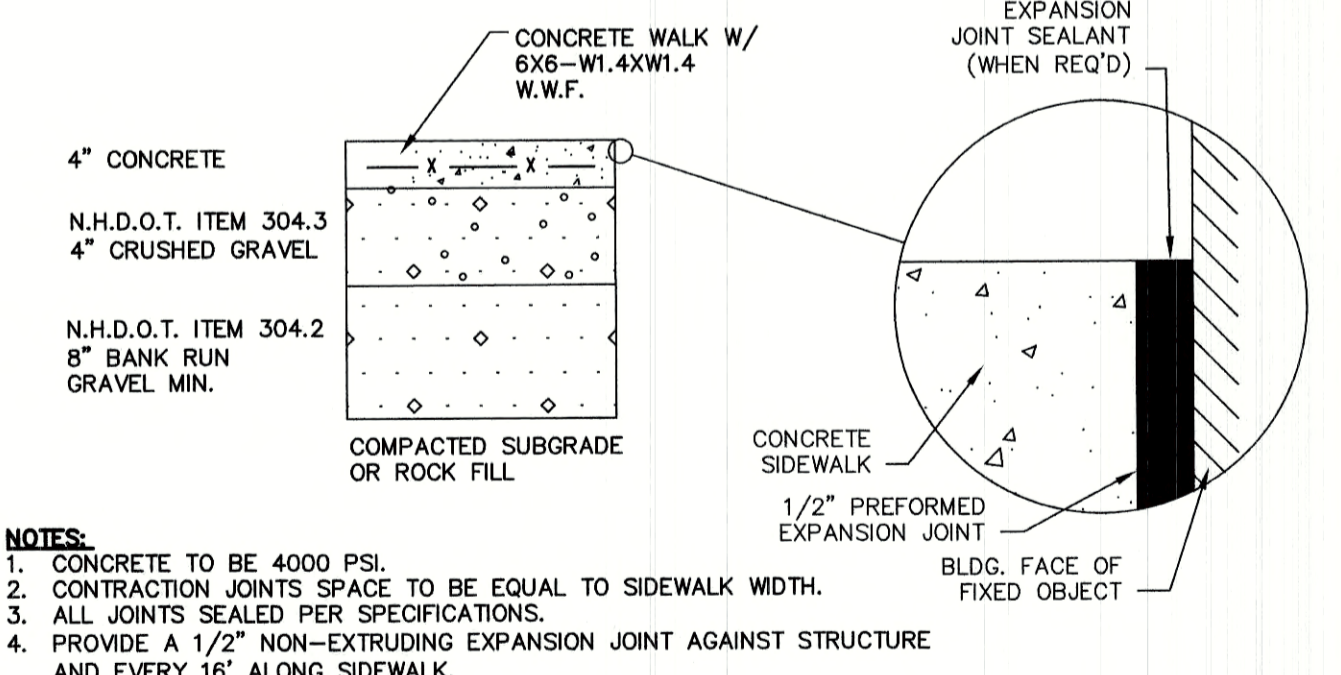
TYPICAL STONE DRIP EDGE MAINTENANCE SIGN

NOT TO SCALE



DRIP EDGE INFILTRATION DETAIL

NOT TO SCALE



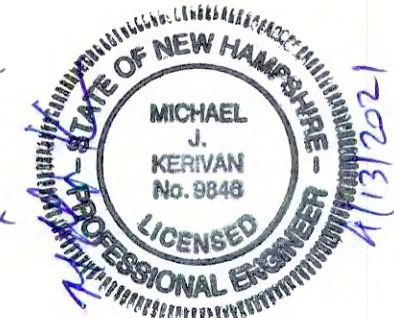
- NOTES:
1. CONCRETE TO BE 4000 PSI.
 2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
 3. ALL JOINTS SEALED PER SPECIFICATIONS.
 4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.

CONCRETE WALKWAY

NOT TO SCALE

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Drawing Name: 20656-PLAN.dwg		
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 E-MAIL: JBE@JONESANDBEACH.COM

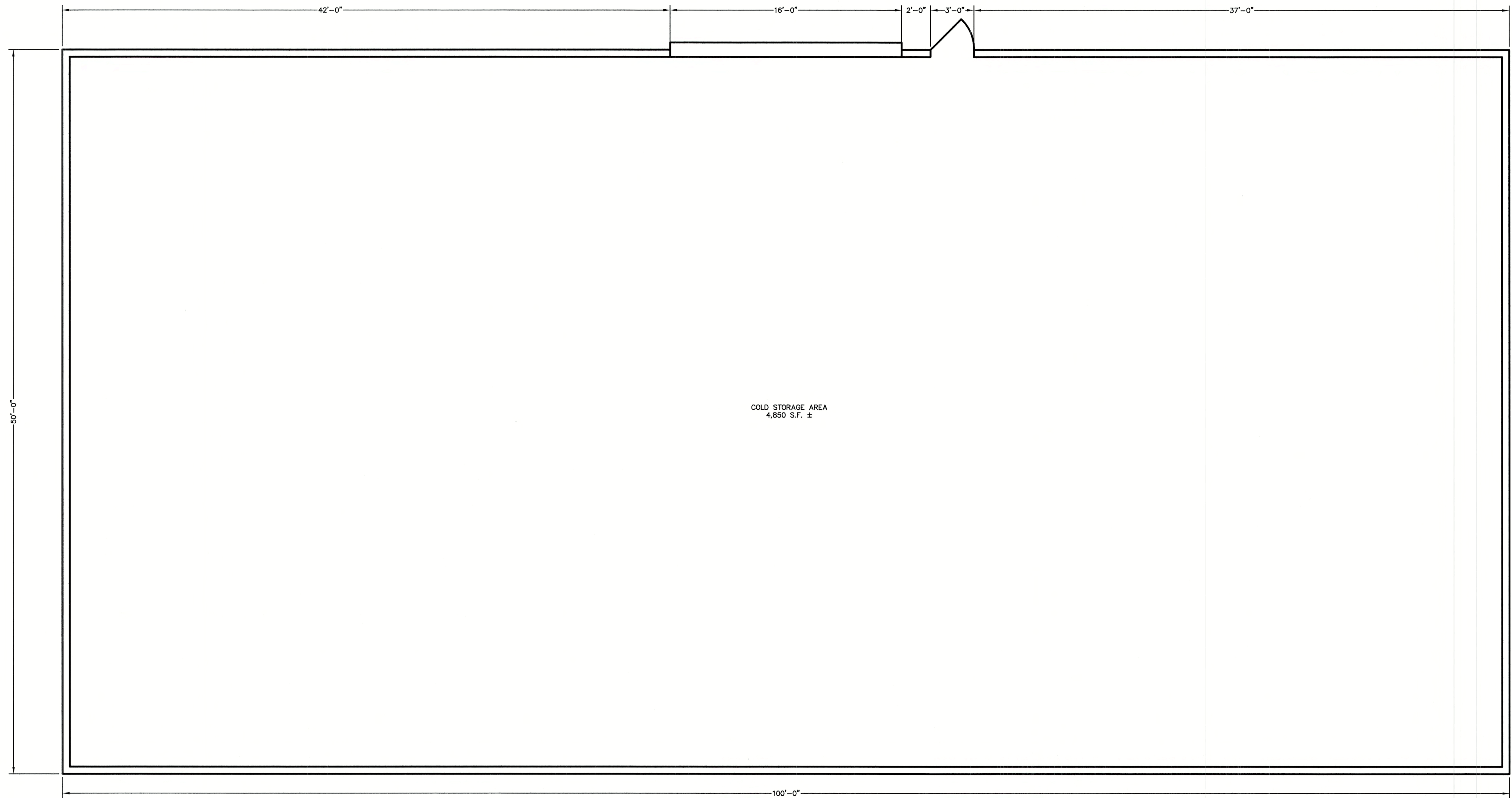
Plan Name:	DETAIL SHEET
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

DRAWING No.

D1

SHEET 9 OF 12
 JBE PROJECT NO. 20656.1

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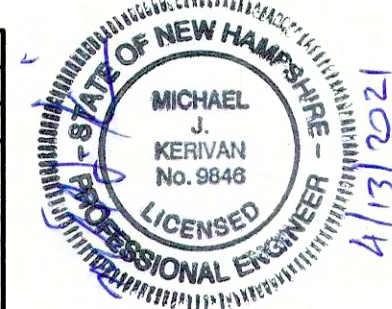
COLD STORAGE AREA
4,850 S.F. ±

FLOOR PLAN FOR PROPOSED BUILDING

1/4" = 1'-0"

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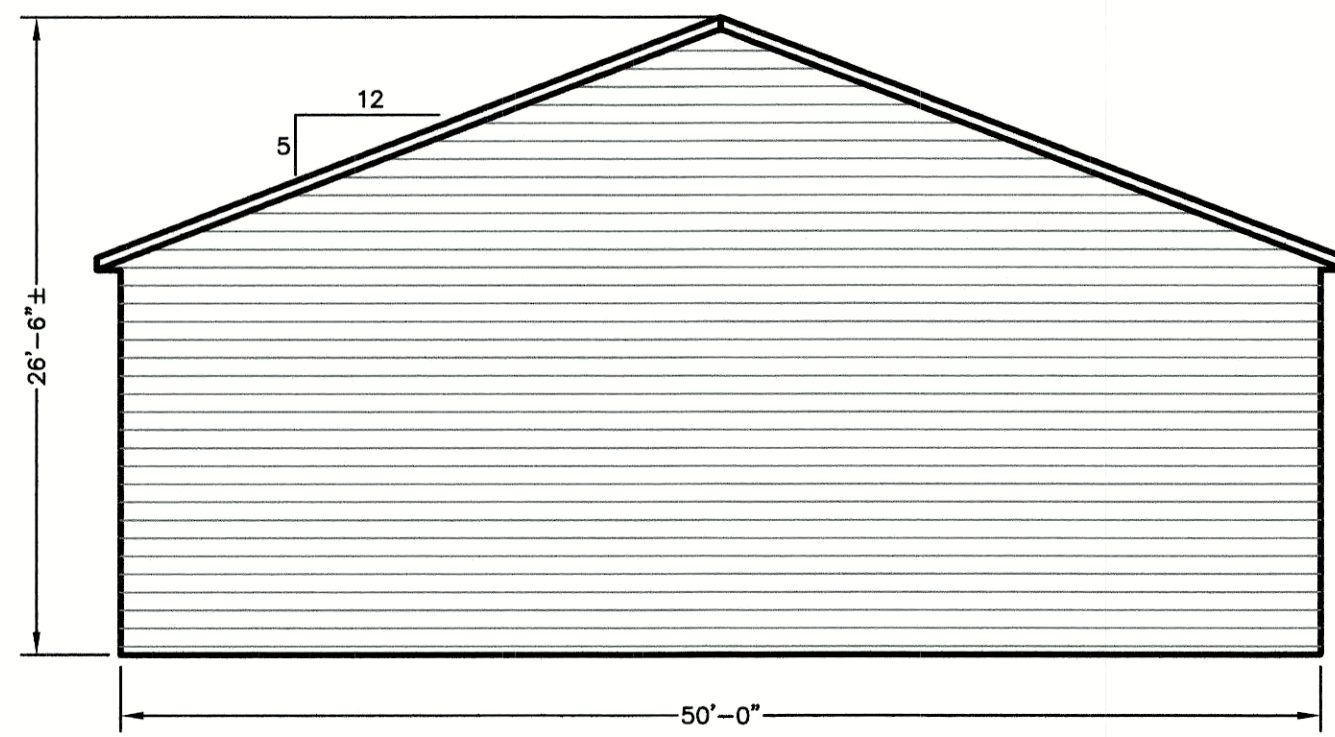
85 Portsmouth Ave. 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	FLOOR PLAN
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

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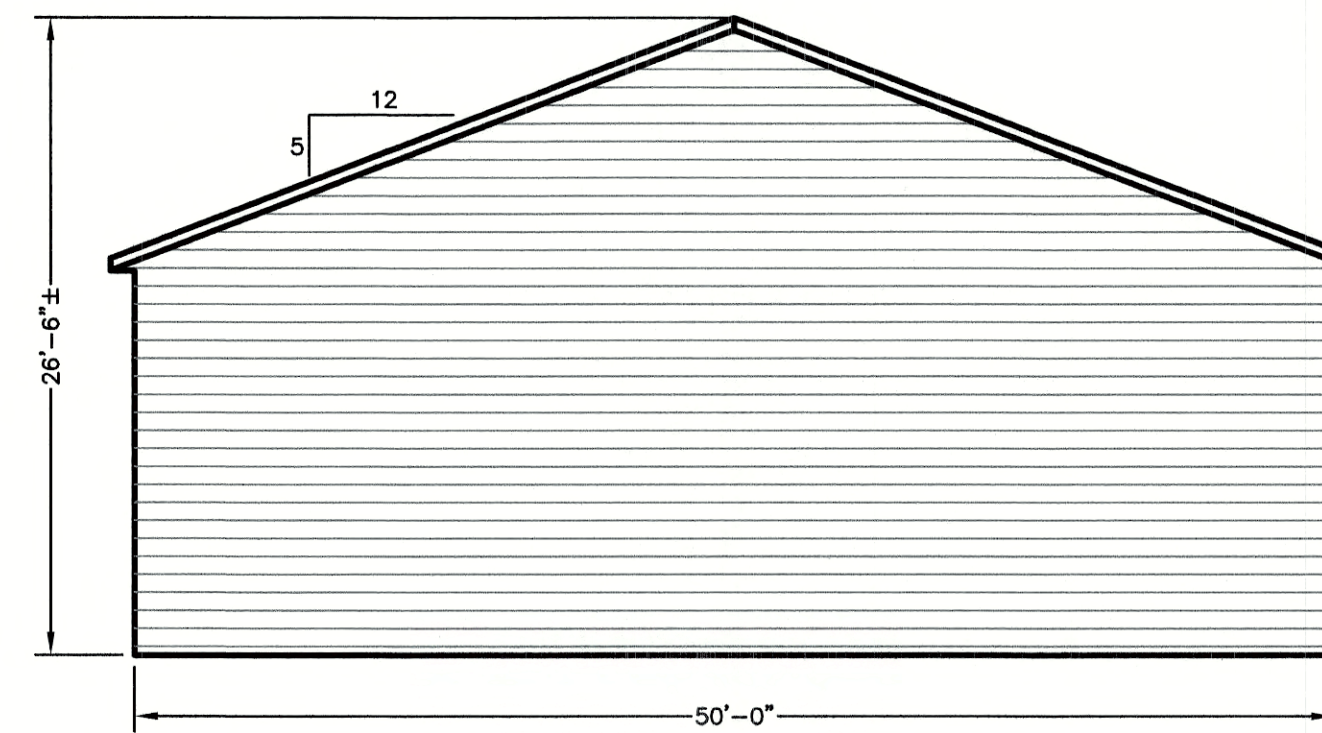
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SHEET 10 OF 12
JBE PROJECT NO. 20656.1



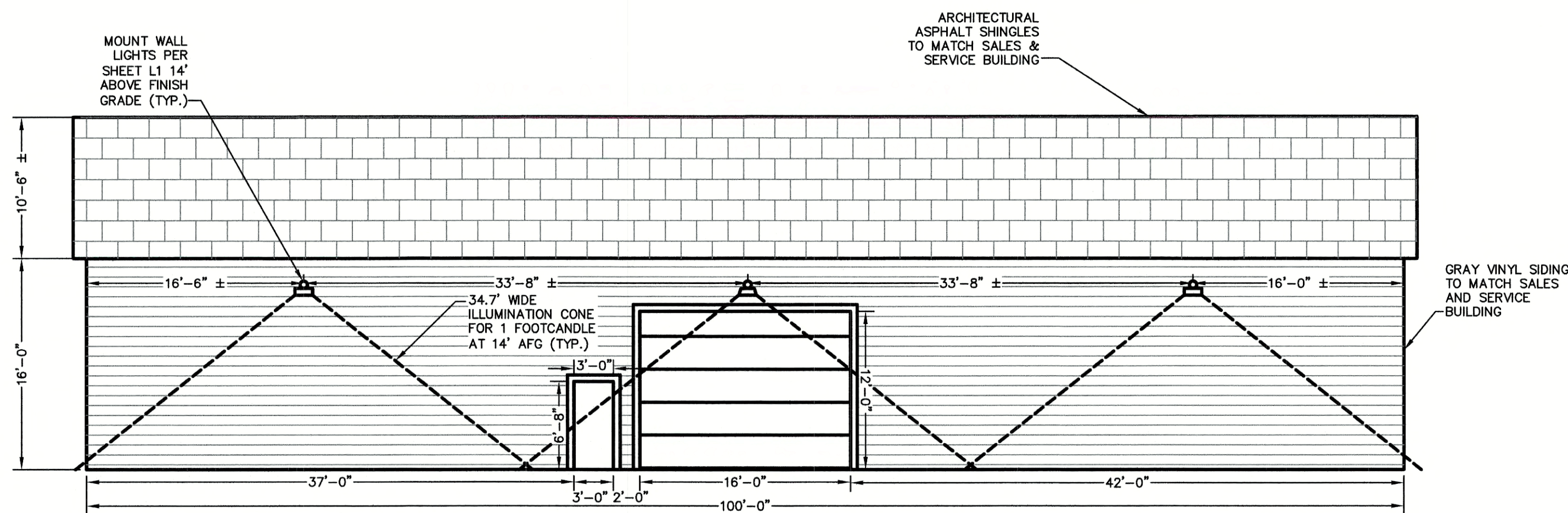
SOUTHWEST ELEVATION

1/8" = 1'-0"



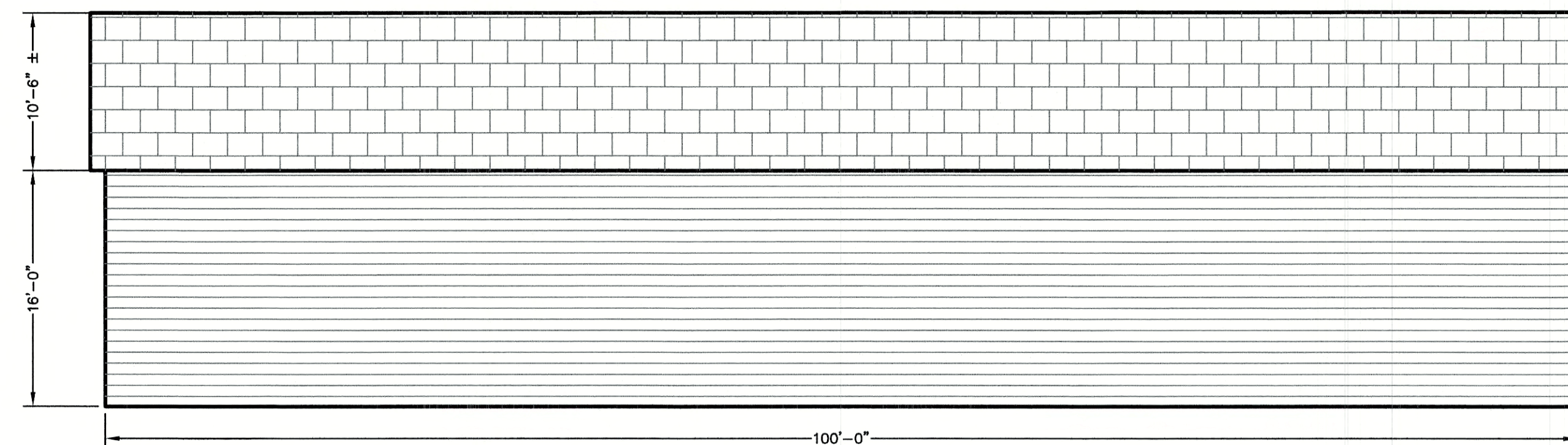
NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

1/8" = 1'-0"



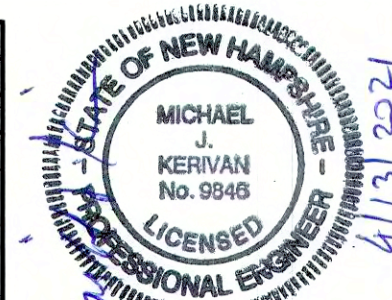
SOUTHEAST ELEVATION

1/8" = 1'-0"

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Drawing Name: 20656-PLAN.dwg		

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Civil Engineering Services

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Plan Name:	ARCHITECTURAL ELEVATIONS
Project:	VENTURE POWERSPORTS 7 TOLEND ROAD, BARRINGTON, NH
Owner of Record:	PEH AND SON, LLC 17 DUDLEY ROAD, BRENTWOOD, NH 03833 BK 4855 PG 0723

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A2

SHEET 11 OF 12
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