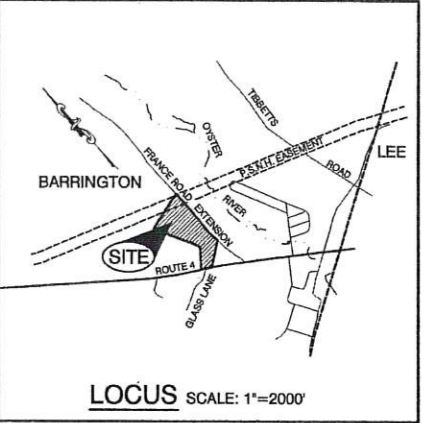


PLAN REFERENCES:

- "BOUNDARY PLAN, BARRINGTON, STRAFFORD COUNTY, NH, FOR HELEN C. ROBINSON," BY ORVIS/DREW, LLC PLAN #855. DATED MARCH 30, 2001, S.C.R.D. PLAN #63-27.
- "BOUNDARY PLAT LAND OF SAT SR. LIMITED PARTNERSHIP, BARRINGTON, NH," BY TODD LAND USE CONSULTANTS, DATED AUGUST 27, 2001, REVISED SEPT. 18, 2001 S.C.R.D. PLAN #63-31.
- "SITE PLAN FOR PROPERTY AT 366 NH ROUTE 4, BARRINGTON, STRAFFORD COUNTY, NH, OWNED BY THE CHILDREN'S WORKSHOP," BY EASTERLY SURVEYING, INC. DATED SEPT. 28, 2005.

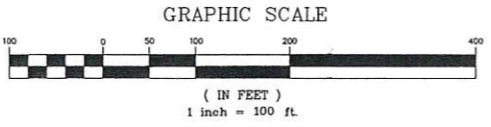
EXISTING CONDITIONS NOTES:

- 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 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).
- PROJECT DATUM: USGS NAVD
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO 330178 0285 D, DATED MAY 17, 2005.
- WETLANDS WERE DELINEATED BY ROUND POND SOIL SURVEY (RPSS) DURING SPRING, 2005, PERFORMED TO THE STANDARDS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1982) AND THE NHDES WETLANDS BUREAU CODE OF ADMINISTRATIVE RULES.
- DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY RPSS UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3 (2003: NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE).
- DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY RPSS UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1) (1988: U.S. FISH AND WILDLIFE SERVICE).
- WETLANDS WERE CLASSIFIED BY RPSS UTILIZING THE CRITERIA OF CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (1979: U.S. FISH AND WILDLIFE SERVICE).
- 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. CLEARING LIMITS ARE THE EDGE OF THE PROPERTY AND THE LIMITS OF WORK.
- THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION (IF REQUIRED).
- 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.
- TEST PITS PERFORMED BY ORVIS/DREW, LLC
- 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.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.
- SEE SHEET A2 FOR TEST PIT DATA.



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	ZONELINE
---	EASEMENT
100	MAJOR CONTOUR
25	MINOR CONTOUR
D	EDGE OF PAVEMENT
---	DRAINAGE LINE
OHE	OVERHEAD ELECTRIC
o	IRON PIPE/IRON ROD
o	DRILL HOLE
o	STONE/GRANITE BOUND
TP 1	TEST PIT
o	UTILITY POLE
o	OPEN WATER
o	FRESHWATER WETLANDS
CsB	SCS SOIL GROUP



I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND THAT THE ACCURACY OF THE CLOSED TRAVERSE EXCEEDS A PRECISION OF 1:15,000.
 STEVEN O'NEIL, LLS 5/7/08 DATE

RECEIVED
 AUG 17 2021
 LAND USE OFFICE

PROJECT PARCEL TOWN OF BARRINGTON TAX MAP 270, LOT 74
APPLICANT/OWNER KJ FRANCE ROAD EXTENSION, LLC 27 ASHBROOK DRIVE HAMPTON, NH 03842 BK 3252, PG 0168
EXISTING LOT AREA (TOTAL) 1,070,530 SQ. FT. 24.57 ACRES
PROPOSED LOT AREA (TOTAL) 1,054,388 SQ. FT. 24.20 ACRES

Design: JAC Draft: MTL Date: 11/29/06
 Checked: JSR Scale: 1"=100' Project No.: 05230
 Drawing Name: 05230-PLAN-NEW 8-7-07.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
1	12/07/08	ISSUED FOR REVIEW	BDC

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: **EXISTING CONDITIONS PLAN**
 Project: **TAX MAP 270, LOT 74 FRANCE ROAD EXTENSION, BARRINGTON, NH**
 Client: **KJ FRANCE ROAD EXTENSION, LLC P.O. BOX 147, HAMPTON, NH 03842**

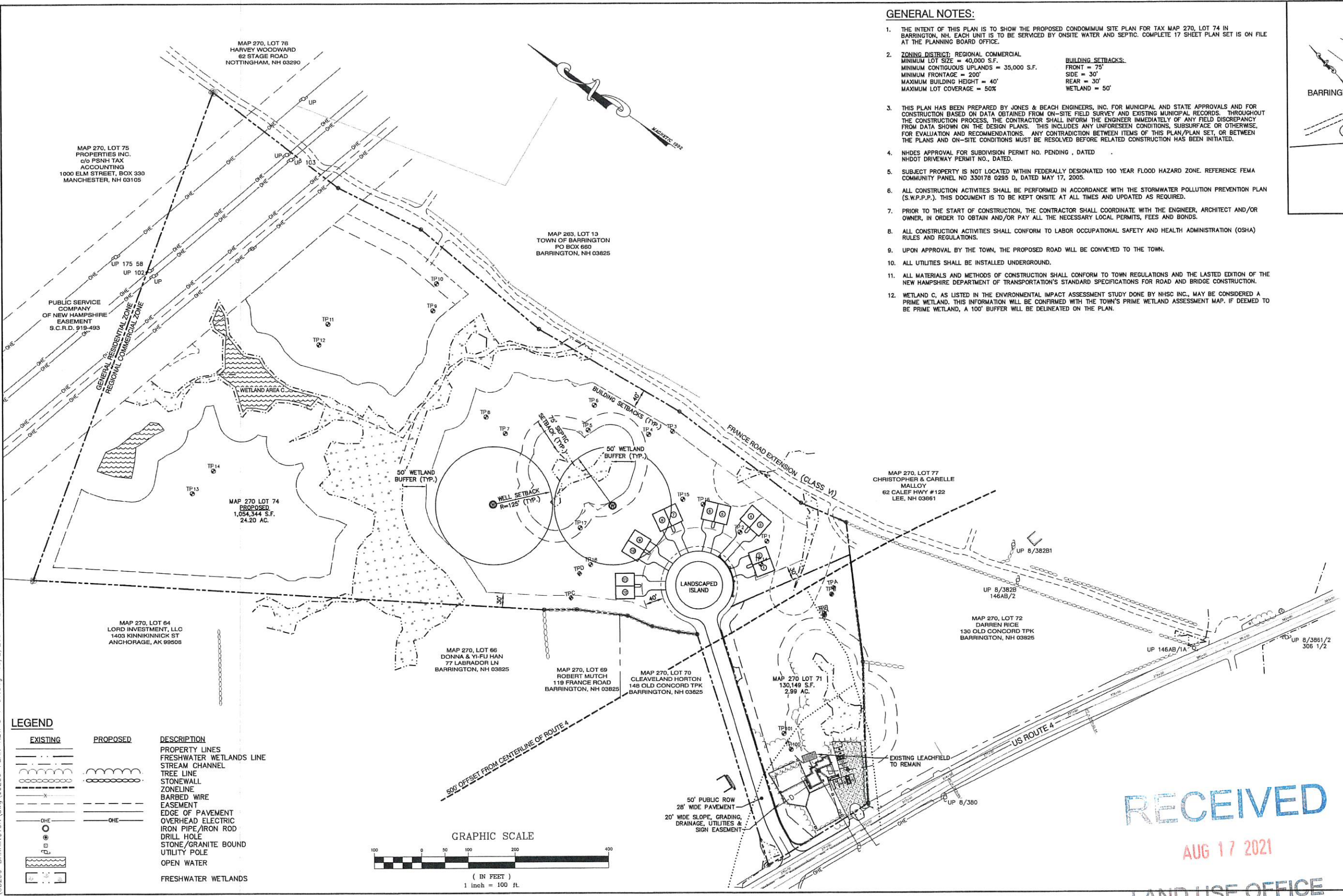
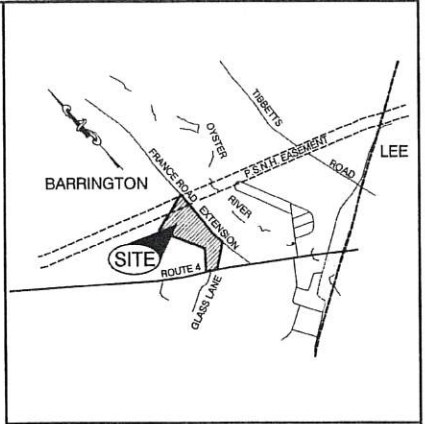
DRAWING No. **C1**
 SHEET 2 OF 18
 JBE PROJECT NO. 05230

F:\Land Projects\3\05230--BARRINGTON.dwg\05230--PLAN.dwg 12/16/2008 9:32:08 AM EST

F:\Lund Projects\3\05230-BARRINGTON.dwg\05230-PLAN-NEW 8-7-07.dwg 10/2/2007 12:43:37 PM EDT

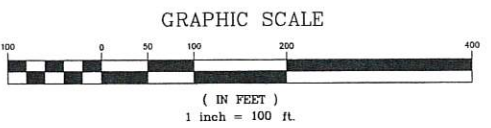
GENERAL NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONDOMINIUM SITE PLAN FOR TAX MAP 270, LOT 74 IN BARRINGTON, NH. EACH UNIT IS TO BE SERVICED BY ON-SITE WATER AND SEPTIC. COMPLETE 17 SHEET PLAN SET IS ON FILE AT THE PLANNING BOARD OFFICE.
- ZONING DISTRICT:** REGIONAL COMMERCIAL
 MINIMUM LOT SIZE = 40,000 S.F.
 MINIMUM CONTIGUOUS UPLANDS = 35,000 S.F.
 MINIMUM FRONTAGE = 200'
 MAXIMUM BUILDING HEIGHT = 40'
 MAXIMUM LOT COVERAGE = 50%
BUILDING SETBACKS:
 FRONT = 75'
 SIDE = 30'
 REAR = 30'
 WETLAND = 50'
- THIS PLAN 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 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.
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. PENDING, DATED
 NHDOT DRIVEWAY PERMIT NO., DATED
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO 330178 0295 D, DATED MAY 17, 2005.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- 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, FEES AND BONDS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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.
- WETLAND C, AS LISTED IN THE ENVIRONMENTAL IMPACT ASSESSMENT STUDY DONE BY NHSC INC., MAY BE CONSIDERED A PRIME WETLAND. THIS INFORMATION WILL BE CONFIRMED WITH THE TOWN'S PRIME WETLAND ASSESSMENT MAP, IF DEEMED TO BE PRIME WETLAND, A 100' BUFFER WILL BE DELINEATED ON THE PLAN.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	FRESHWATER WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	ZONELINE
---	---	BARBED WIRE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	OVERHEAD ELECTRIC
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	UTILITY POLE
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS



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AUG 17 2021

LAND USE OFFICE

PROJECT PARCEL TOWN OF BARRINGTON TAX MAP 270, LOT 74
APPLICANT/OWNER KJ FRANCE ROAD EXTENSION, LLC 27 ASHBROOK DRIVE HAMPTON, NH 03842 BK 3252, PG 0158
LOT AREA (TOTAL) 1,054,344 SQ. FT. 24.20 ACRES

Design: WGM	Draft: GDR	Date: 6/7/21
Checked: WGM	Scale: AS SHOWN	Project No.: 21119
Drawing Name: 21119-CONCEPT5.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	6/7/21	ISSUED FOR REVIEW	GDR

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL PLAN #5
Project:	TAX MAP 270, LOT 74 FRANCE ROAD EXTENSION, BARRINGTON, NH
Client:	KJ FRANCE ROAD EXTENSION, LLC P.O. BOX 147, HAMPTON, NH 03842

DRAWING No.	CP5
SHEET 1 OF 1	JBE PROJECT NO. 21119



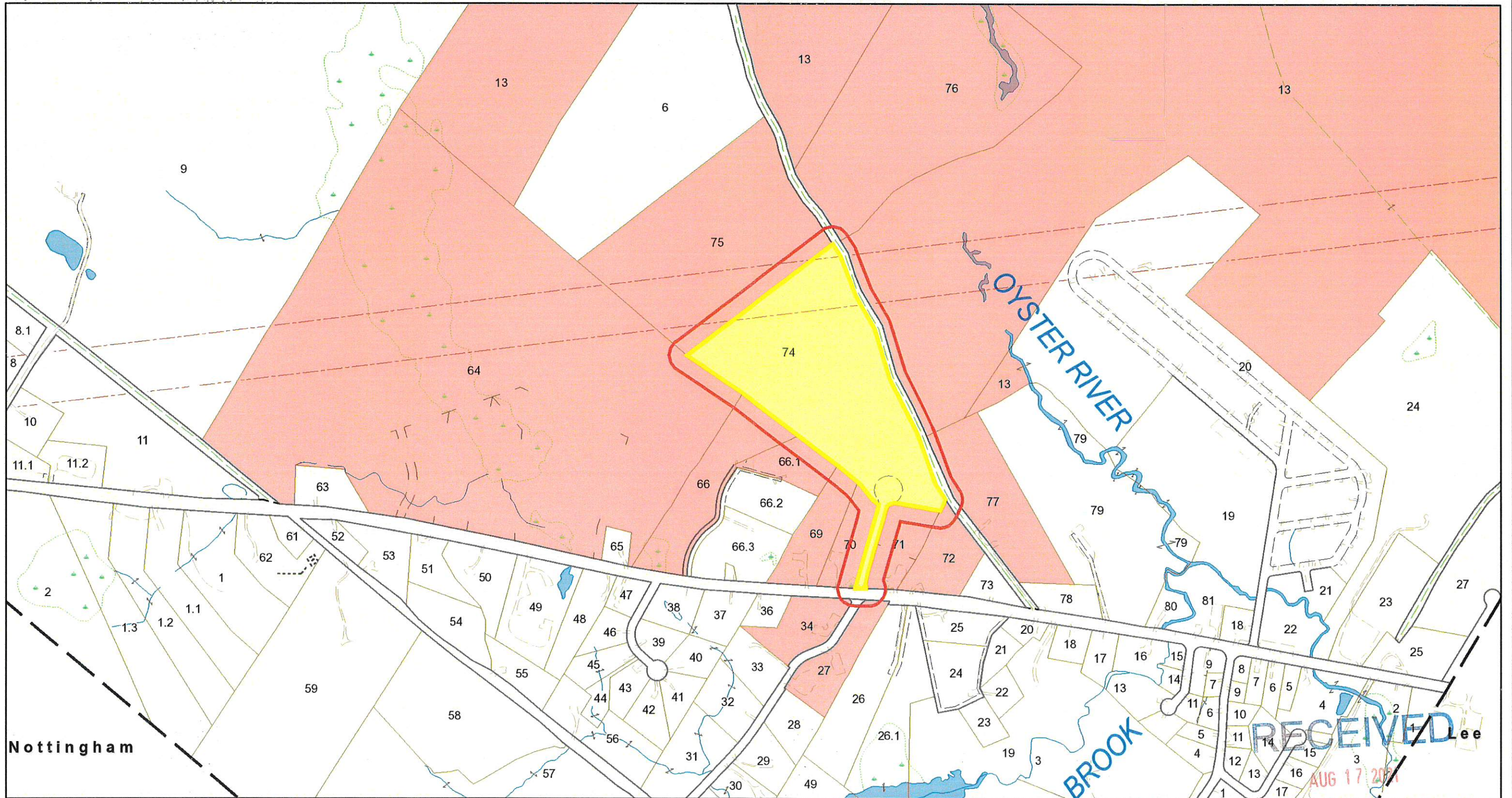
Barrington, NH

1 inch = 549 Feet



July 20, 2021

www.cai-tech.com



Nottingham

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AUG 17 2021
Lee

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.

LAND USE OFFICE