

LOCATION MAP
1"=1000'

ZONING REQUIREMENTS

ZONE: TOWN CENTER
 MIN. LOT SIZE = 20,000 SF
 MIN. FRONTAGE = 40'
 MAX. HEIGHT = 40'
 BUILDING SETBACKS:
 FRONT 50'
 SIDE & REAR 15'
 WETLANDS PRE 03/11/1997
 LEACH FIELD SETBACKS
 POORLY DRAINED SOILS 50'
 VERY POORLY DRAINED SOILS 75'

LOT COVERAGE:
 37,031 S.F. IMPERVIOUS PROPOSED
 37,031/148,935 = 24.9%
 MAX. ALLOWED = 80%

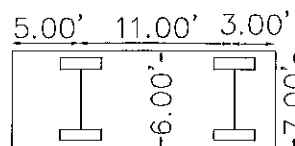
BUILDING HEIGHT:
 PROPOSED 35'
 MAX. ALLOWED = 40'

PROPOSED 3-STORY UNITS
 MAX. ALLOWED 3

LEGEND

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

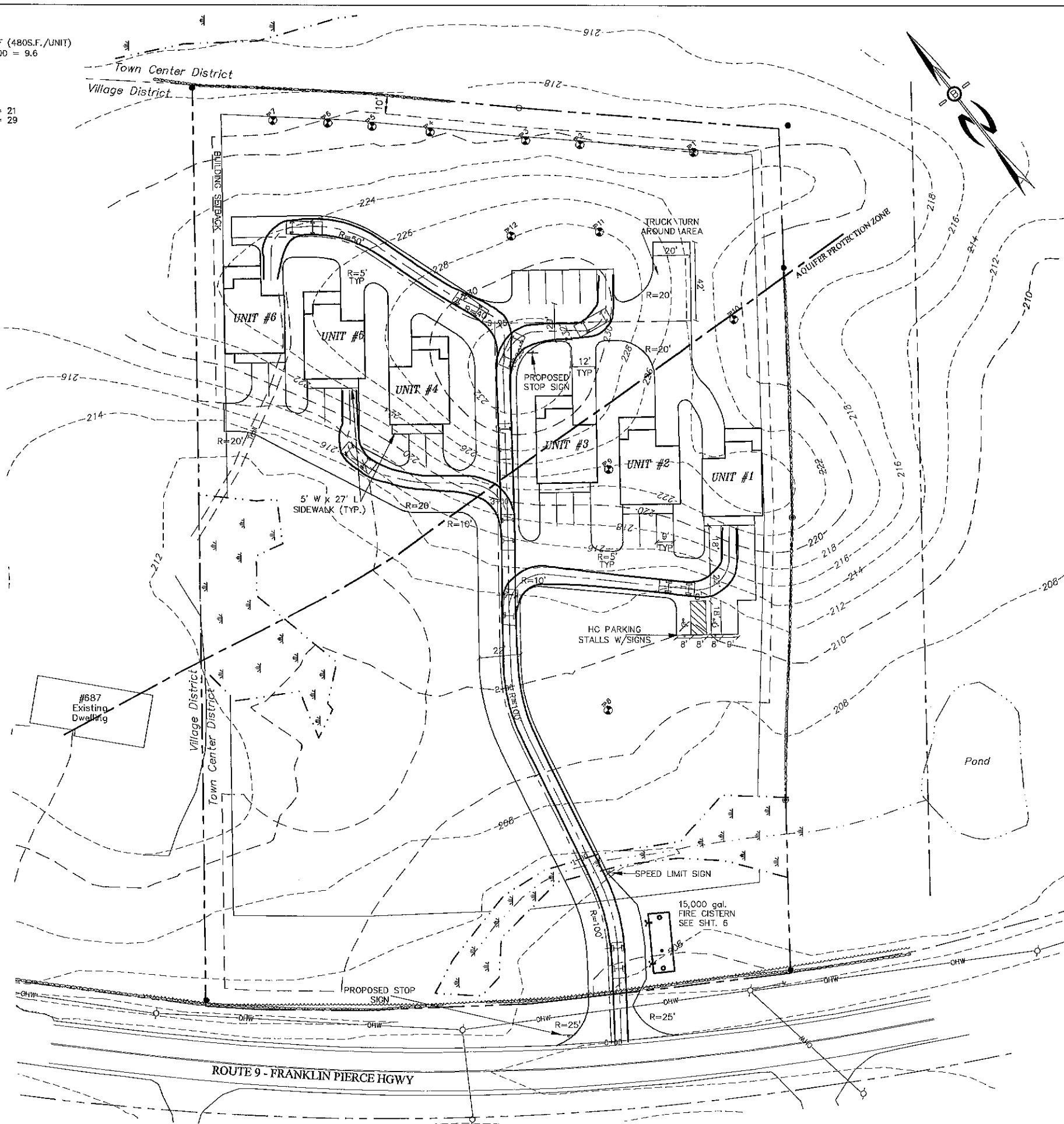
Passenger Vehicle



FEET
Tire Diameter: 1.83

PARKING CALCULATIONS:
 OFFICE SPACE = 2,880 SF (480S.F./UNIT)
 1/300 SF = 2,880 SF/300 = 9.6
 PROVIDED = 17
 RESIDENTIAL USE
 2/UNIT = 6x2 = 12
 PROVIDED = 12

TOTAL SPACES REQUIRED = 21
 TOTAL SPACES PROVIDED = 29



PREPARED FOR:
 THE THIBODEAU FAMILY REV. TRUST
 PAUL F. & LINDA A. THIBODEAU TRUSTEES
 76 YOUNG ROAD
 BARRINGTON, NH 03825

BA BEALS
 ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 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.
 - ALTERATION OF TERRAIN PERMIT RSA 485-A-17 IS NOT REQUIRED AS THE TOTAL LAND DISTURBANCE IS LESS THAN 100,000 S.F.
 - THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.

THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

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 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 REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, 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.

RECEIVED
 NOV 21 2022
 LAND USE OFFICE

REVISIONS:	DATE:
Passenger Vehicle Turning Exhibit	
FOR: MIXED-USE DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: NOV, 2022	SCALE: 1"=60'
PROJ. NO: NH-1387	SHEET NO. 1 of 1