

# PROPOSED SITE PLAN FOR 2A TACTICAL, LLC

TAX MAP 251, LOT 63  
PROJECT LOCATION:

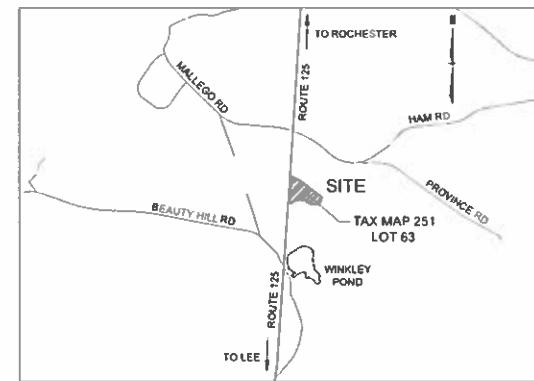
ROUTE 125 & BUMFORD ROAD,  
BARRINGTON, NH 03825

STRAFFORD CO.

RECEIVED  
MAY 12 2022  
NHDOT DISTRICT 6

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED COMMERCIAL RETAIL, MANUFACTURING AND EDUCATIONAL BUILDING FOR 2A TACTICAL, LLC
- THE PROPERTY IS DESIGNATED AS TAX MAP 251, LOT 63
- THE AREA OF THE EXISTING LOT 63 IS 8.60 ACRES (374,448 SQ FT)
- THE ZONING DESIGNATION FOR THE PROPERTY IS REGIONAL COMMERCIAL DISTRICT (RC)
- DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (RC) DISTRICT  
 MIN ROAD FRONTAGE = 200'  
 MIN LOT SIZE = 40,000 SF (0.92 ACRES)  
 MIN ROAD SETBACK = 75'  
 MIN SIDE YIELD SETBACK = 30'  
 WETLAND/WATERBODY SETBACK = 50'  
 PRIME WETLANDS = 100'  
 MAXIMUM STRUCTURE HEIGHT = 40'  
 SEPTIC SETBACK = 50'/75' HYDRIC SOILS  
 OVERLAY DISTRICTS (WCO, SOO, GDO)
- THE EXISTING USE OF THE 251 LOT 63 IS VACANT LAND PROPOSED USE IS A PROPOSED COMMERCIAL RETAIL, MANUFACTURING AND EDUCATIONAL BUILDING FOR 2A TACTICAL, LLC
- HOURS OF OPERATION: 10 AM TO 7:00 PM MON-THURS  
10 AM TO 8:00 PM FRI-SAT  
 EMPLOYEES HOURS: 9 AM TO 7:30 PM MON-THURS  
9 AM TO 8:30 PM FRI-SAT  
 RETAIL: 10 AM TO 7 PM MON-THURS  
10 AM TO 8 PM FRI-SAT  
 NO. OF EMPLOYEES: 6-FULL TIME  
8-PART TIME
- MSDS (MATERIAL SAFETY DATA SHEETS) WILL BE LOCATED IN THE WAREHOUSE, AND OPERATIONS MANAGEMENT OFFICE LOCATED ON THE 2ND FLOOR
- PARKING REQUIREMENTS: STANDARD PARKING SIZE IS 18' x 9'. THERE WILL BE NO ON-STREET PARKING. SEE SITE PLAN FOR SPECIFIC REQUIREMENTS. SPECIAL EVENT NOTES: ADDITIONAL PARKING AND TRANSPORTATION WILL BE PROVIDED AT BARRINGTON SAHO AND GRATEL PVT OFF OF BUMFORD ROAD
- % IMPERVIOUS COVERAGE: 43.042 SF IMPERVIOUS, (11.5%)
- SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS
- WATER TO BE PROVIDED BY ON-SITE WELLS
- NO REQUESTED ZONING VARIANCES
- THE FEMA MAP NUMBER FOR THIS SITE IS 33017C0305E, EFFECTIVE DATE: SEPTEMBER 30, 2015. AREA IS WITHIN ZONE X. AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN
- LIST OF REQUIRED PERMITS AND PERMIT APPROVAL NUMBERS  
 NHDES SEPTIC APPROVAL NO: PENDING  
 NHDOT DRIVEWAY APPROVAL: PENDING
- APPROVED PLANNING BOARD WAIVERS  
 1. ARTICLE 3 (SITE PLAN SPECIFICATIONS & DOCUMENTS) SECTION 3.2.7  
 2. ARTICLE 4 (DESIGN AND CONSTRUCTION STANDARDS) SECTION 4.14.1  
 (SEE SITE PLAN FOR COMPLETE WAIVER REQUESTS)
- CONSTRUCTION TIMETABLE FROM SPRING TO FALL OF 2022
- 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
- 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 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 PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION
- IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED AND COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- THE CURRENT OWNER FOR LOT 63 STEVEN & PAMELA LENZI, TRS REV TRUST, 34 YOUNG ROAD, BARRINGTON, NH 03825, BK 4502, PG 1000
- RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE
- ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITEXA.UMH.EDU
- ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON MARCH 30, 2021 FROM DATA COLLECTED BY THIS OFFICE ON APRIL 1, 2021. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF FRAME AND THE NAVD 88
- HRC'S SOILS DATA  
 M08-MINKLEY LOAMY, 0 TO 3 PERCENT SLOPES  
 M0C-MINKLEY LOAMY, 3 TO 8 PERCENT SLOPES  
 S04-SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES  
 M0-FREETOAN AND SAANSEA MUCKY PEATS, 0 TO 2 PERCENT SLOPES



LOCATION PLAN  
SCALE 1"=2,500'

**SHEET INDEX**

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 18	COVER SHEET
ECP	2 OF 18	EXISTING CONDITIONS
PSP	3 OF 18	SITE LAYOUT PLAN
PCP	4 OF 18	PARKING & CIRCULATION PLAN
PGP	5 OF 18	GRADING, DRAINAGE & EROSION CONTROL PLAN
PCP	6 OF 18	DRIVEWAY & BUMFORD ROAD PLAN & PROFILES
POTP	7 OF 18	UTILITY PLAN
PLSC	8 OF 18	LANDSCAPING PLAN
PLTP	9 OF 18	LIGHTING PLAN
VPAP-1	10 OF 18	VEHICLE PEDESTRIAN ACCESS (LOT 63)
VPAP-2	11 OF 18	VEHICLE PEDESTRIAN ACCESS (BUMFORD ROAD)
DET-1	12 OF 18	SITE DETAILS - 1
DET-2	13 OF 18	SITE DETAILS - 2
DET-3	14 OF 18	LANDSCAPE & LIGHTING DETAILS
DET-4	15 OF 18	DRAINAGE DETAILS - 1
DET-5	16 OF 18	DRAINAGE POND DETAILS
DET-6	17 OF 18	EROSION CONTROL NOTES & DETAILS - 1
DET-7	18 OF 18	EROSION CONTROL NOTES & DETAILS - 2

**PROFESSIONAL CONSULTANTS LIST**

<b>SURVEYOR:</b> NEW HAMPSHIRE LAND CONSULTANTS, PLLC. 683C FIRST NH TURNPIKE (RT.4) NORTHWOOD, NH 03261 PH: (603) 942-9220	 N.H. LAND CONSULTANTS A VETERAN OWNED COMPANY	<b>DEVELOPER:</b> 2A TACTICAL, LLC 99 TOLAND ROAD, BARRINGTON, NH 03825
<b>WETLAND SCIENTIST:</b> FRAGGLE ROCK ENVIRONMENTAL, DAMON E. BURT, CWS, CPESC, 38 GARLAND ROAD, STRAFFORD, NH 03884 PH: (603) 969-5574	 STATE OF NEW HAMPSHIRE DAMON E. BURT LICENSED WETLAND SCIENTIST No. 163	<b>GEOTECH:</b> S.W. COLE ENGINEERING, INC. TYLER DEMERS, PE 10 CENTRE ROAD, SOMERSWORTH NH 03878 PH: (603) 692-0088
<b>BUILDER:</b> UNIFIED BUILDERS, INC. 688 CALEF HIGHWAY, BARRINGTON, NH 03825		<b>STRUCTURAL ENGINEERS:</b> TEAM ENGINEERING NANCY NICHOLS, PE 82 PALOMINO LANE, SUITE 503 BEDFORD NH, 03110, PH: (603)-497-3137
<b>PROFESSIONAL ENGINEER:</b> BERNIE TEMPLE, PE, CPESC P.O. BOX 7 GILMINGTON IRON WORKS, NH 03837 PH: (603) 630-1008		<b>TRAFFIC:</b> STEPHEN PERNAW & COMPANY, INC. STEPHEN PERNAW, PE 78 BERRY ROAD, LOUDON, NH 03307 PH: (603) 731-8500

**PLANNING BOARD APPROVAL BLOCK**

\_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**INITIAL PLAN SET SUBMISSION DATE**

**JULY 13, 2021**  
Latest revision date:  
**MARCH 8, 2022**

- SITE PLAN WAIVER(S) APPROVED: (PB MEETING 1-5-22)**
- REQUESTED AND RECEIVED APPROVAL FOR A WAIVER TO CANOLEFOOT ALLOWED TO BE 0.7 MIN WHERE 0.9 MIN IS REQUIRED
- SITE PLAN WAIVER(S) APPROVED: (PB MEETING 1-4-22)**
- Article 3 (Site Plan Specifications & Documents) Section 3.2.7. LEGENDS ARE SHOWN 1-8 AND WE ARE REQUESTING A WAIVER FROM SHOWING A LEGEND ON SHEETS 9-18 SHEETS 9-18 ARE VARIOUS DETAILS SHEETS
  - Article 4 (Design and Construction standards) Section 4.14.1 TO WAIVE THE REQUIREMENT OF A FULL TRAFFIC IMPACT ANALYSIS AND ALLOW THE APPLICANT TO PROVIDE A SHORT TRAFFIC IMPACT ANALYSIS ALTHOUGH THE PROPOSED PROJECT TRIPS EXCEEDS THE 10,000 SOFT, IF DOESN'T MEET OR EXCEED THE 1,000 AVERAGE DAILY PEAK HOUR TRIPS
- SITE PLAN WAIVER(S) APPROVED: (PB MEETING 2-1-22)**
- Article 4 (Design and Construction standards) Section 4.9.7 (4) Internal Shade trees TO WAIVE THE REQUIREMENT OF INTERNAL SHADE TREES
  - Article 4 (Design and Construction standards) Section 4.9.7 (5) Perimeter Shade trees TO WAIVE THE REQUIREMENT OF PERIMETER TREES EVERY 20' OF THE PARKING LOT

**OWNER:**

STEVEN & PAMELA LENZI  
TRS REV TRUST  
304 YOUNG ROAD,  
BARRINGTON NH, 03825  
BK 4502 PG 1000

**APPLICANT:**

2A TACTICAL, LLC  
99 TOLAND ROAD,  
BARRINGTON NH, 03825

**AGENCY APPROVALS**

NHDES SEPTIC : PENDING  
NHDOT DRIVEWAY : PENDING

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233)

NO	DATE	DESCRIPTION	BY
1	8/17/2021	REVISED PER TOWN DESIGN REVIEW	TDB
2	9/14/2021	SITE PLAN SUBMITTAL	TDB
3	12/15/2021	REVISIONS OF SITE & BUMFORD ROAD	TDB
4	02/10/2022	REVISIONS PER REVIEW COMMENTS	TDB
5	03/08/2022	REVISIONS PER REVIEW COMMENTS	TDB

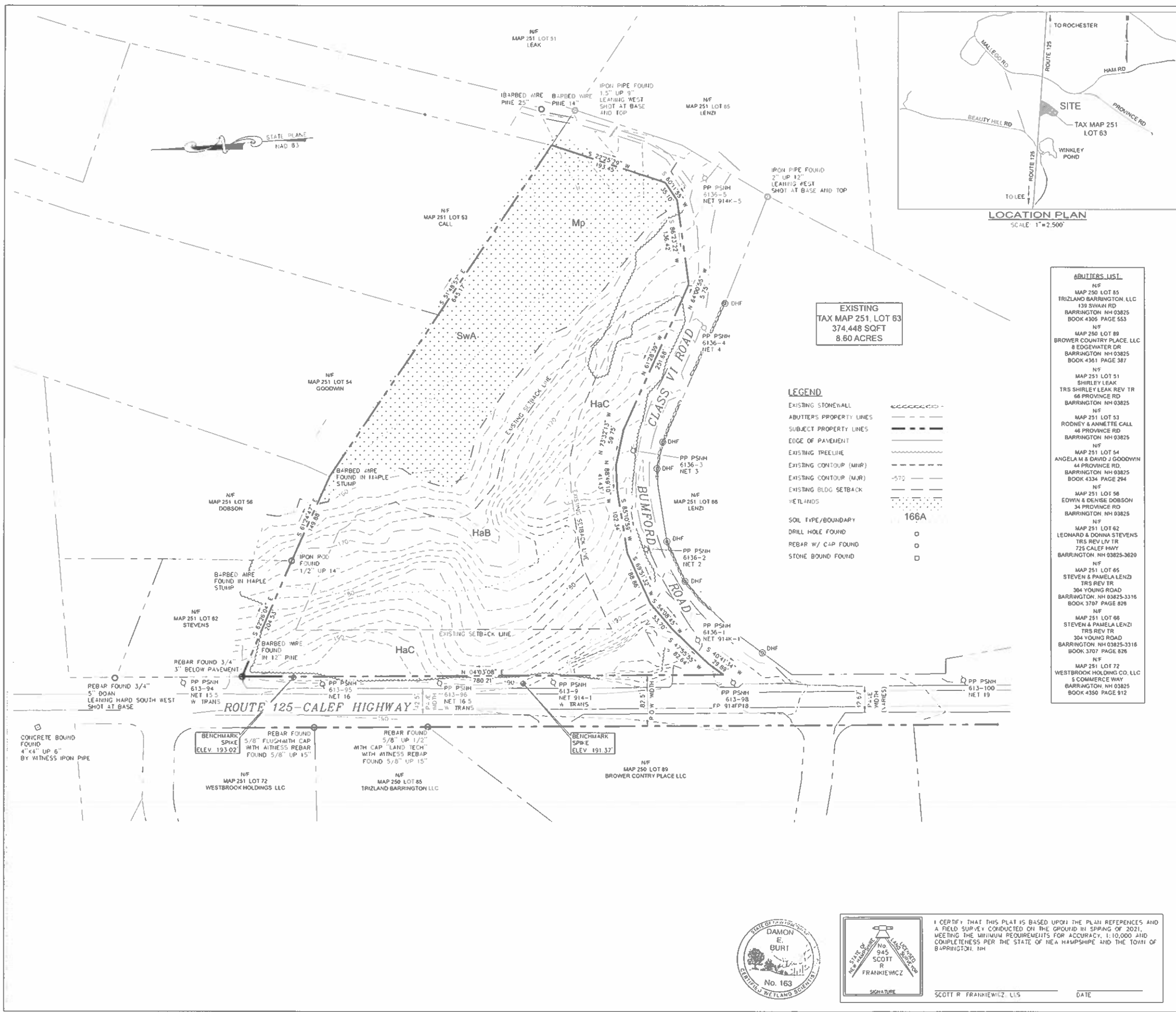
**N.H. LAND CONSULTANTS**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A VETERAN OWNED COMPANY  
683C FIRST NH TURNPIKE E, NORTHWOOD, NH 03261 PH: 603-942-9220 AEGSITE@NHLANDCONSULTANTS.COM



COVER SHEET  
TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
99 TOLAND ROAD, BARRINGTON, NH 03825  
OWNED BY  
**STEVEN & PAMELA LENZI TRS REV TRUST**  
304 YOUNG ROAD, BARRINGTON, NH 03825  
BOOK 4502 PAGE 1000

STRAFFORD CO.
JOB NO: 400.00
DATE: JULY 13, 2021
<b>CVR</b>
SHT. 1 of 18

11/26



EXISTING  
TAX MAP 251, LOT 63  
374,448 SQFT  
8.60 ACRES

**LEGEND**

- EXISTING STONEWALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- EDGE OF PAVEMENT
- EXISTING TREELINE
- EXISTING CONTOUR (MIR)
- EXISTING CONTOUR (MUR)
- EXISTING BLDG SETBACK
- WETLANDS
- SOIL TYPE/BOUNDARY
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND

**ABUTTERS LIST**

- NF MAP 250 LOT 85 TRIZLAND BARRINGTON, LLC 139 SWAN RD BARRINGTON NH 03825 BOOK 4305 PAGE 553
- NF MAP 250 LOT 89 BROWER COUNTRY PLACE, LLC 8 EDGEWATER DR BARRINGTON NH 03825 BOOK 4361 PAGE 387
- NF MAP 251 LOT 51 SHIRLEY LEAK TRS SHIRLEY LEAK REV TR 66 PROVINCE RD BARRINGTON NH 03825
- NF MAP 251 LOT 53 RODNEY & ANNETTE CALL 46 PROVINCE RD BARRINGTON NH 03825
- NF MAP 251 LOT 54 ANGELA M & DAVID J GOODWIN 44 PROVINCE RD BARRINGTON NH 03825 BOOK 4334 PAGE 294
- NF MAP 251 LOT 56 EDWIN & DENISE DOBSON 34 PROVINCE RD BARRINGTON NH 03825
- NF MAP 251 LOT 62 LEONARD & DONNA STEVENS TRS REV LV TR 725 CALEF HWY BARRINGTON NH 03825-3620
- NF MAP 251 LOT 65 STEVEN & PAMELA LENZI TRS REV TR 304 YOUNG ROAD BARRINGTON NH 03825-3316 BOOK 3707 PAGE 828
- NF MAP 251 LOT 68 STEVEN & PAMELA LENZI TRS REV TR 304 YOUNG ROAD BARRINGTON NH 03825-3316 BOOK 3707 PAGE 828
- NF MAP 251 LOT 72 WESTBROOK HOLDING CO, LLC 5 COMMERCE WAY BARRINGTON NH 03825 BOOK 4350 PAGE 912

**NOTES:**

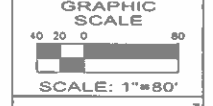
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RETAIL: 10 AM TO 7 PM MON-THURS, 10 AM TO 8 PM FRI-SAT  
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- 16 CONSTRUCTION SCHEDULE: FROM SPRING TO FALL OF 2022
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- 22 THE CURRENT OWNER FOR LOT 63: STEVEN & PAMELA LENZI, TRS REV TRUST, 34 YOUNG ROAD, BARRINGTON, NH 03825, BK 4502, PG 1000
- 22 RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE
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- 25 NRCS SOILS DATA:  
HOB-HINCKLEY LOAM, 0 TO 3 PERCENT SLOPES  
HOC-HINCKLEY LOAM, 3 TO 8 PERCENT SLOPES  
SWA-SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES  
H1P-FRETOWN AND SWAISE-MUCKY PEATS, 0 TO 2 PERCENT SLOPES

**PLAN REFERENCES:**

- 1 S.C.R.D. PLAN #224-180 (SUBJECT LOT), RECORDED SEPT 13, 1982, TITLED: "PLAN OF LAND, VERNON T. SWAIN, BARRINGTON, NH", DATED: JUNE 1982, SCALE: 1"=100', PREPARED BY: FREDERICK E DREW ASSOCIATES
- 2 S.C.R.D. PLAN #004371 RECORDED APRIL 3, 1990, TITLED: "BARRINGTON COMMERCE CENTER, LIGHT INDUSTRIAL & COMMERCIAL SUBDIVISION", PREPARED FOR: SAMUEL CIOFFI & CHRISTOPHER SHERIDAN, BARRINGTON, NH 03825, SCALE: 1"=100', DATED: JUNE 1, 1989, PREPARED BY: HEINRICH AND BERLIND ASSOCIATES, INC., APPROVED BY BARRINGTON PLANNING BOARD ON FEB 28, 1990
- 3 S.C.R.D. PLAN #000417, RECORDED JAN 10, 1994, TITLED: "PLAN OF LAND EVANGELINE G. POTHAEHL, BARRINGTON NH.", SCALE: 1"=50', DATED: 1994, SCALE: 1"=50', PREPARED BY: FREDERICK E DREW ASSOCIATES, BARRINGTON, NH
- 4 S.C.R.D. PLAN #011693, RECORDED JULY, 1998, TITLED: "SUBDIVISION PLAN FOR DOUGLAS M & PATRICIA A CALL, BARRINGTON NH, PREPARED BY: ORVIS DREW, LLC, SCALE: 1"=50', DATED: APRIL 1998, APPROVED BY BARRINGTON PLANNING BOARD ON 7/7/98
- 5 S.C.R.D. PLAN #031605, RECORDED SEPTEMBER 9, 2003, TITLED: "LOT LINE ADJUSTMENT PLAN PREPARED FOR ANTHONY & MOUZOURAKIS & PAULINE S SAJJIN", PREPARED BY: DAVID W VINCENT, LLS, BARRINGTON, NH, DATED: MAY 21, 2003, SCALE: 1"=50', APPROVED BY BARRINGTON PLANNING BOARD ON 8/3/2003

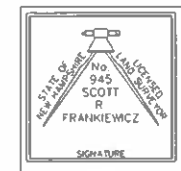
**REVISIONS**

NO	DATE	DESCRIPTION	BY
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**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

**EXISTING CONDITIONS PLAN**  
TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
99 TOLAND ROAD, BARRINGTON, NH 03825  
OWNED BY  
**STEVEN & PAMELA LENZI**  
**TRS REV TRUST**  
304 YOUNG ROAD, BARRINGTON, NH 03825  
BOOK: 4502 PAGE: 1000

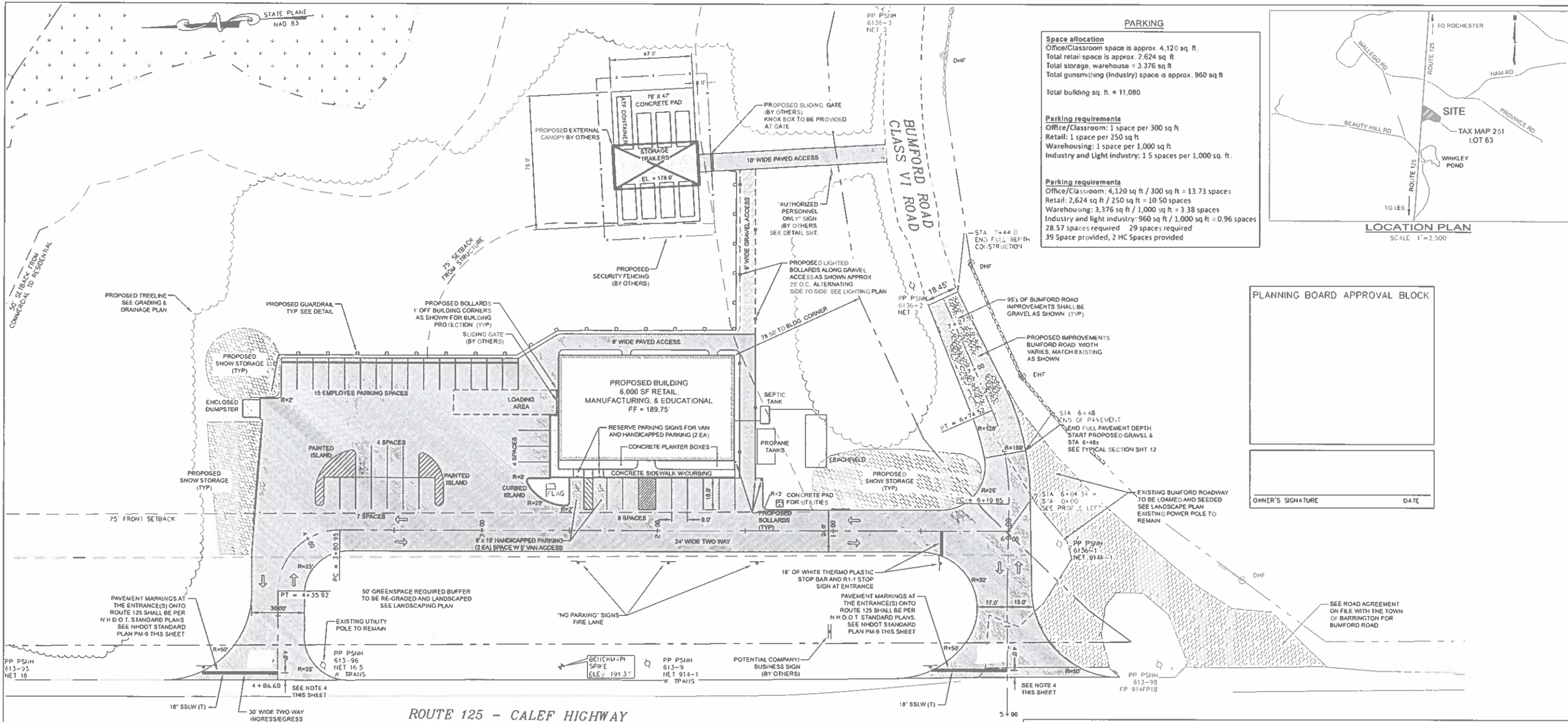


I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2021, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY: 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF BARRINGTON, NH.

SCOTT R. FRANKIEWICZ, LLS DATE

STRAFFORD CO.  
JOB NO: 400.00  
DATE: JULY 13, 2021  
**ECP**  
SHT. 2 of 18

12/26



**REVISIONS**

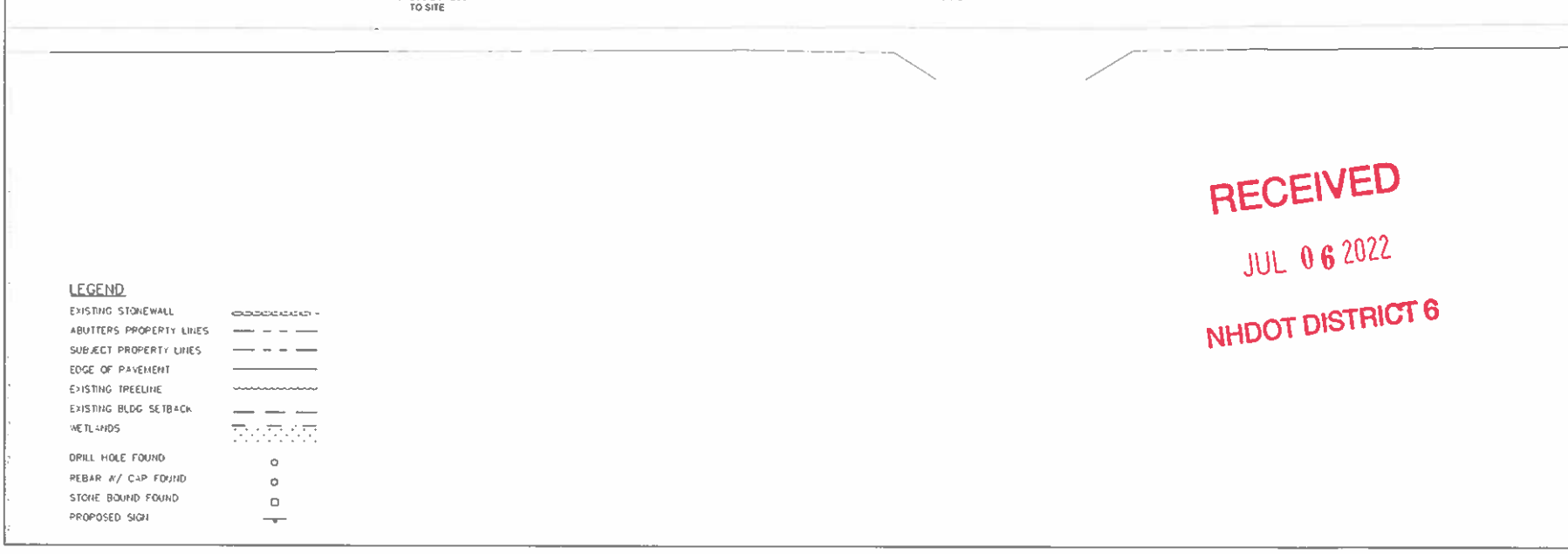
NO.	DATE	DESCRIPTION
1	03/08/2022	REVISED PER REVIEW COMMENTS
2	05/13/2022	REVISED PER N.H.D.O.T. COMMENTS
3	07/16/2022	EDITS PER N.H.D.O.T. DISTRICT 6

**GRAPHIC SCALE**  
15 75 0 30  
SCALE: 1"=30'

**GRAPHIC SCALE**  
15 75 0 30  
SCALE: 1"=30'

**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

6832 FIRST ST. BARRINGTON, N.H. 03825  
PH: 603-942-9720  
WEBSITE: NH.LANDCONSULTANTS.COM



**RECEIVED**  
**JUL 06 2022**  
**NHDOT DISTRICT 6**

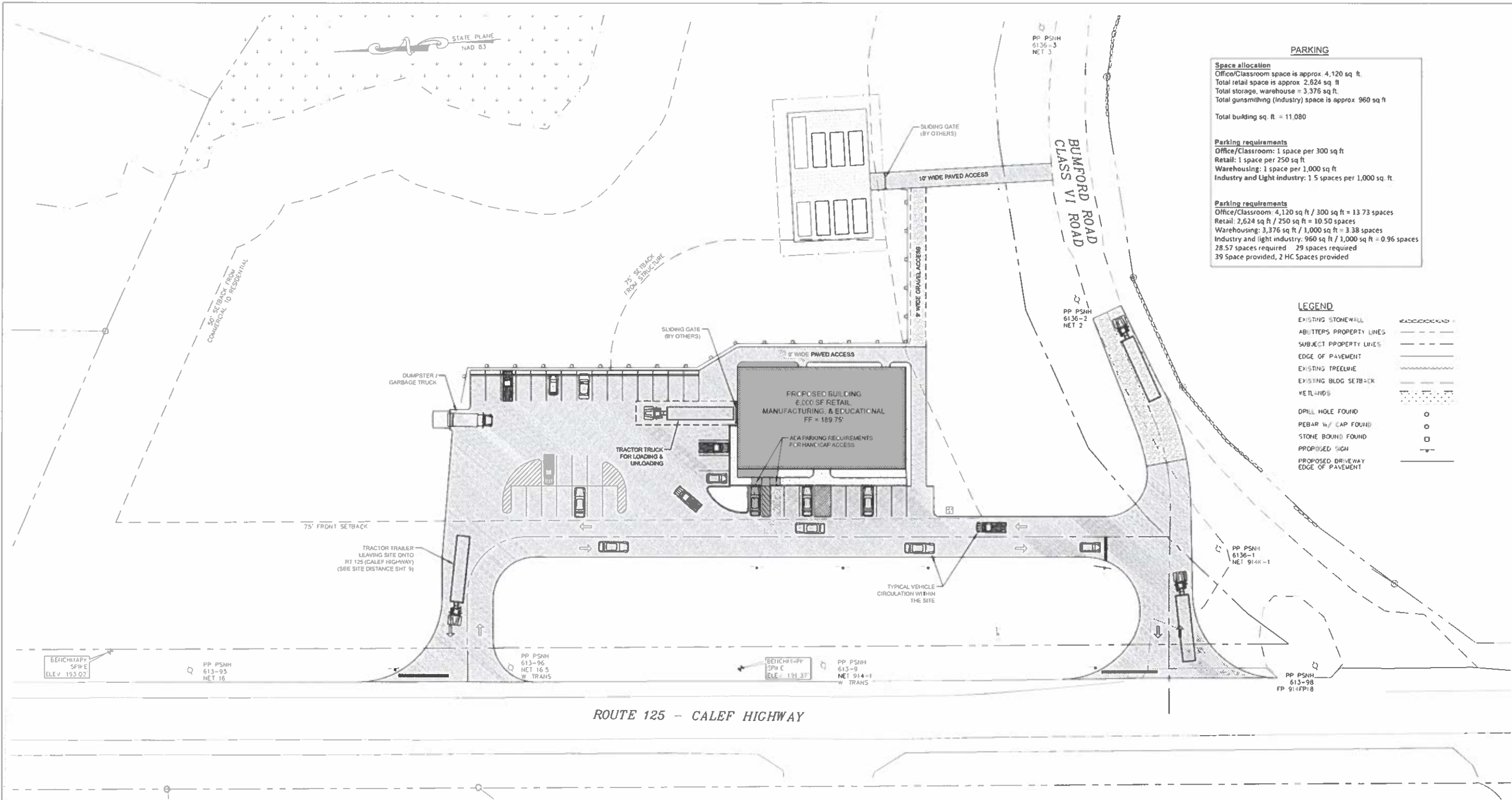
**STRAFFORD CO.**  
JOB NO: 400 00  
DATE: JULY 13, 2021

**2A TACTICAL, LLC**  
99 TOLAND ROAD, BARRINGTON, NH 03825  
OWNED BY  
**STEVEN & PAMELA LENZI**  
TRS REV TRUST  
304 YOUNG ROAD, BARRINGTON, NH 03825  
BOOK 4502 PAGE 1000

**DOT**

**SHT. 3 of 18**

13/26



**PARKING**

Space allocation  
 Office/Classroom space is approx. 4,120 sq. ft.  
 Total retail space is approx. 2,624 sq. ft.  
 Total storage, warehouse = 3,376 sq. ft.  
 Total gunsmithing (Industry) space is approx. 960 sq. ft.  
 Total building sq. ft. = 11,080

Parking requirements  
 Office/Classroom: 1 space per 300 sq ft  
 Retail: 1 space per 250 sq ft  
 Warehousing: 1 space per 1,000 sq ft  
 Industry and Light industry: 1.5 spaces per 1,000 sq. ft.

Parking requirements  
 Office/Classroom: 4,120 sq ft / 300 sq ft = 13.73 spaces  
 Retail: 2,624 sq ft / 250 sq ft = 10.50 spaces  
 Warehousing: 3,376 sq ft / 1,000 sq ft = 3.38 spaces  
 Industry and light industry: 960 sq ft / 1,000 sq ft = 0.96 spaces  
 28.57 spaces required 29 spaces required  
 39 Spaces provided, 2 HC Spaces provided

**LEGEND**

EXISTING STONEWALL	-----
ADJUTERS PROPERTY LINES	-----
SUBJECT PROPERTY LINES	-----
EDGE OF PAVEMENT	-----
EXISTING TREETRUE	-----
EXISTING BLDG SETBACK	-----
WETLANDS	-----
DRILL HOLE FOUND	o
REBAR W/ CAP FOUND	o
STONE BOUND FOUND	o
PROPOSED SIGN	+
PROPOSED DRIVEWAY	-----
EDGE OF PAVEMENT	-----

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8/17/2021	REVISED PER TOWN DESIGN REVIEW	TDB
2	9/14/2021	SITE PLAN SUBMITTAL	TDB
3	12/15/2021	REVISIONS OF SITE & BUMFORD ROAD	TDB
4	02/10/2022	REVISED PER REVIEW COMMENTS	TDB
5	03/08/2022	REVISIONS PER REVIEW COMMENTS	TDB

**GRAPHIC SCALE**

15 7.5 0 30

SCALE: 1"=30'

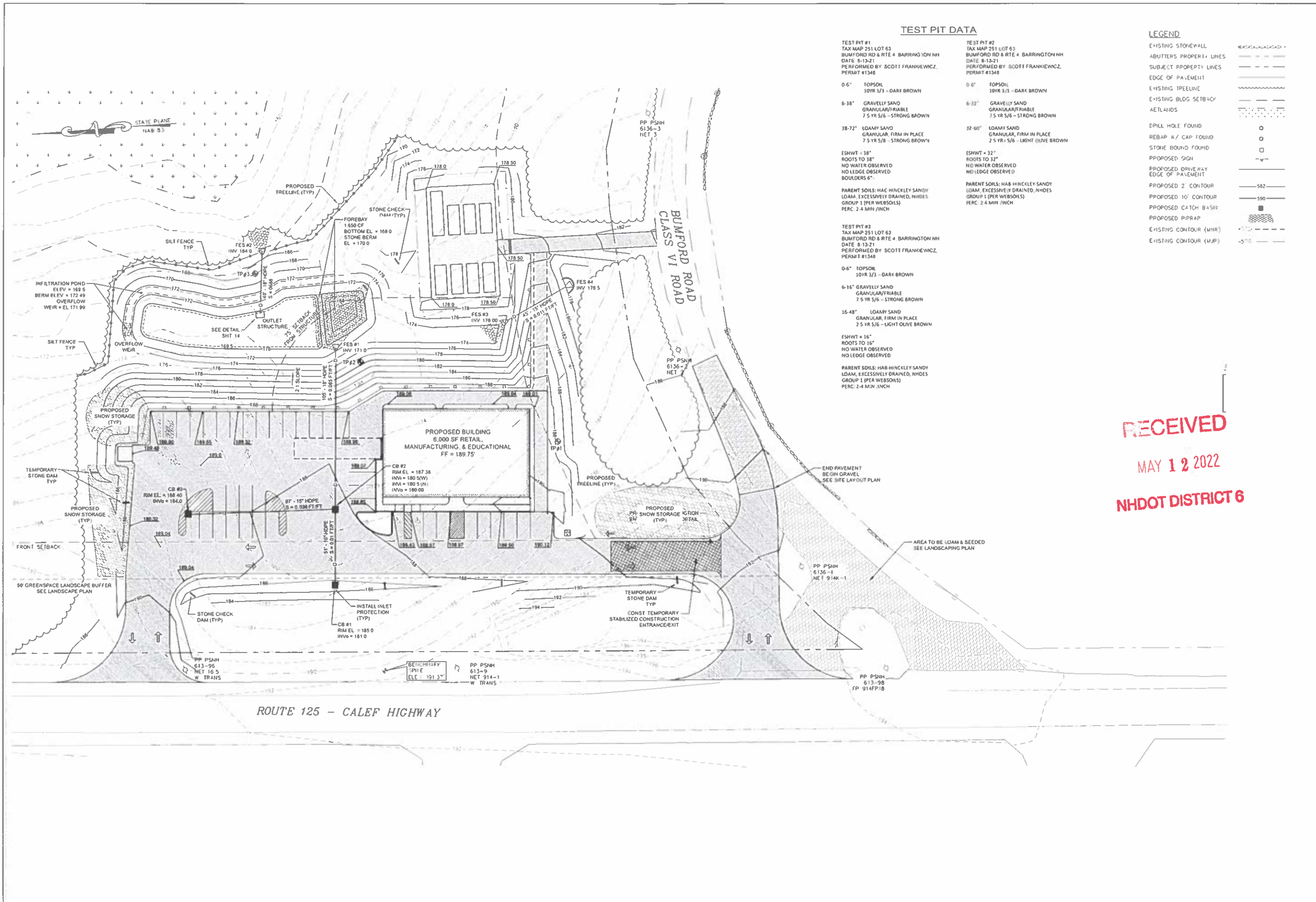
**N.H. LAND Consultants**  
 SURVEYING-LAND PLANNING-REAL ESTATE  
 A Veteran Owned Company

PARKING & CIRCULATION PLAN  
 TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
 99 TOLAND ROAD, BARRINGTON, NH 03825  
 OWNED BY  
**STEVEN & PAMELA LENZI**  
**TRS REV TRUST**  
 304 YOUNG ROAD, BARRINGTON, NH 03825  
 BOOK #502 PAGE 1000

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**NHDOT DISTRICT 6**

STRAFFORD CO.  
 JOB NO: 400.00  
 DATE: JULY 13, 2021  
**PCP**  
 SHT 4 of 18

14/26



**TEST PIT DATA**

**TEST PIT #1**  
 TAX MAP 251 LOT 63  
 BUMFORD RD & RTE 4 BARRINGTON NH  
 DATE 8-13-21  
 PERFORMED BY SCOTT FRANKIEWCZ.  
 PERMIT #1348

0-6" TOPSOIL  
 10YR 3/3 - DARK BROWN

6-38" GRAVELLY SAND  
 GRANULAR/FRIABLE  
 7.5 YR 5/6 - STRONG BROWN

38-72" LOAMY SAND  
 GRANULAR, FIRM IN PLACE  
 7.5 YR 5/8 - STRONG BROWN

ESHWI = 38"  
 ROOTS TO 38"  
 NO WATER OBSERVED  
 NO LEDGE OBSERVED  
 BOULDERS 6"

PARENT SOILS: MAC HICKLEY SANDY  
 LOAM, EXCESSIVELY DRAINED, NHDES  
 GROUP 1 (PER WEBSOILS)  
 PERC: 2.4 MIN./INCH

**TEST PIT #2**  
 TAX MAP 251 LOT 63  
 BUMFORD RD & RTE 4 BARRINGTON NH  
 DATE 8-13-21  
 PERFORMED BY SCOTT FRANKIEWCZ.  
 PERMIT #1348

0-6" TOPSOIL  
 10YR 3/3 - DARK BROWN

6-32" GRAVELLY SAND  
 GRANULAR/FRIABLE  
 7.5 YR 5/6 - STRONG BROWN

32-80" LOAMY SAND  
 GRANULAR, FIRM IN PLACE  
 2.5 YR 5/6 - LIGHT OLIVE BROWN

ESHWI = 32"  
 ROOTS TO 32"  
 NO WATER OBSERVED  
 NO LEDGE OBSERVED

PARENT SOILS: MAC HICKLEY SANDY  
 LOAM, EXCESSIVELY DRAINED, NHDES  
 GROUP 1 (PER WEBSOILS)  
 PERC: 2.4 MIN./INCH

**TEST PIT #3**  
 TAX MAP 251 LOT 63  
 BUMFORD RD & RTE 4 BARRINGTON NH  
 DATE 8-13-21  
 PERFORMED BY SCOTT FRANKIEWCZ.  
 PERMIT #1348

0-6" TOPSOIL  
 10YR 3/3 - DARK BROWN

6-16" GRAVELLY SAND  
 GRANULAR/FRIABLE  
 7.5 YR 5/6 - STRONG BROWN

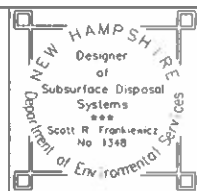
16-48" LOAMY SAND  
 GRANULAR, FIRM IN PLACE  
 2.5 YR 5/6 - LIGHT OLIVE BROWN

ESHWI = 16"  
 ROOTS TO 16"  
 NO WATER OBSERVED  
 NO LEDGE OBSERVED

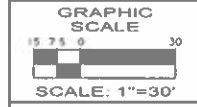
PARENT SOILS: MAC HICKLEY SANDY  
 LOAM, EXCESSIVELY DRAINED, NHDES  
 GROUP 1 (PER WEBSOILS)  
 PERC: 2.4 MIN./INCH

**LEGEND**

- EXISTING STONEWALL
- ADJUTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- EDGE OF PAVEMENT
- EXISTING TPEELINE
- EXISTING BLOG SETBACK  
AETLAIDS
- DRILL HOLE FOUND
- REBAR #4 / CAP FOUND
- STONE BOUND FOUND
- PROPOSED SIGN
- PROPOSED DRIVEWAY  
EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED PIRAP
- EXISTING CONTOUR (MNR)
- EXISTING CONTOUR (M,R)



REVISIONS	
NO.	DESCRIPTION
1	REVISED PER TOWN DESIGN REVIEW
2	SITE PLAN SUBMITTAL
3	REVISIONS OF SHEET & BUMFORD ROAD
4	REVISED PER REVIEW COMMENTS
5	REVISIONS PER REVIEW COMMENTS



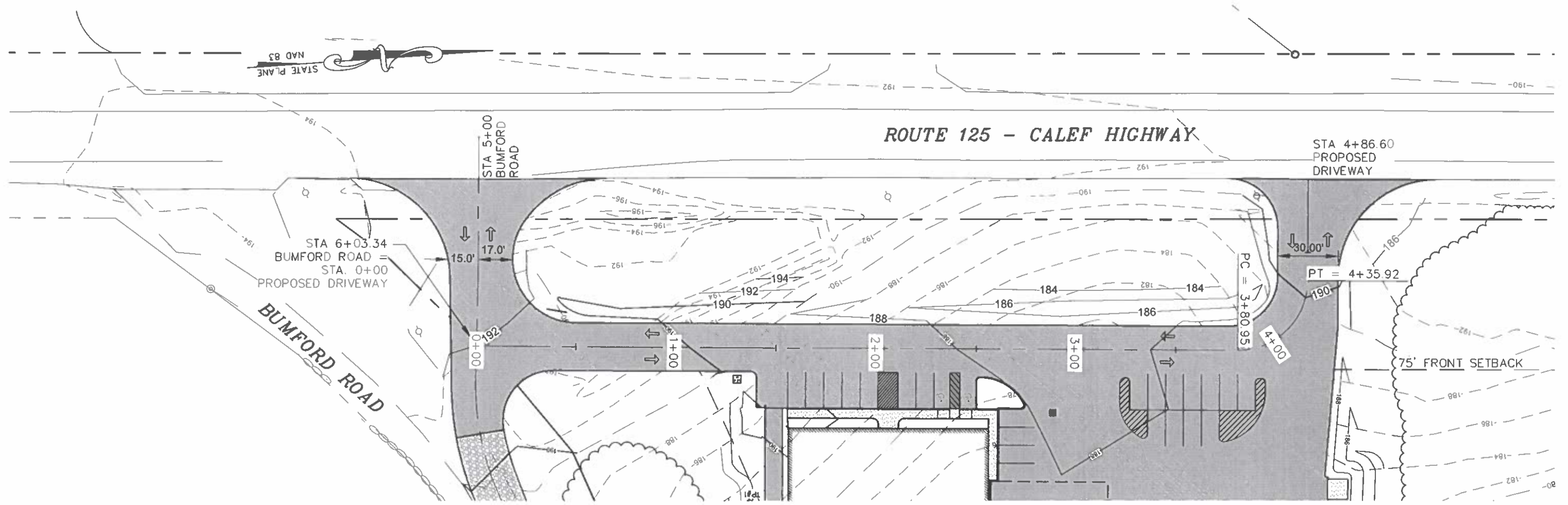
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**NHDOT DISTRICT 6**

**N.H. LAND Consultants**  
 SURVEYING-LAND PLANNING-REAL ESTATE  
 A Veteran Owned Company

GRADING, DRAINAGE & EROSION CONTROL PLAN  
 TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
 99 TOLAND ROAD, BARRINGTON, NH 03825  
 OWNED BY  
**STEVEN & PAMELA LENZI**  
 TRS REV TRUST  
 304 YOUNG ROAD, BARRINGTON, NH 03825  
 BOOK #502 PAGE 1003

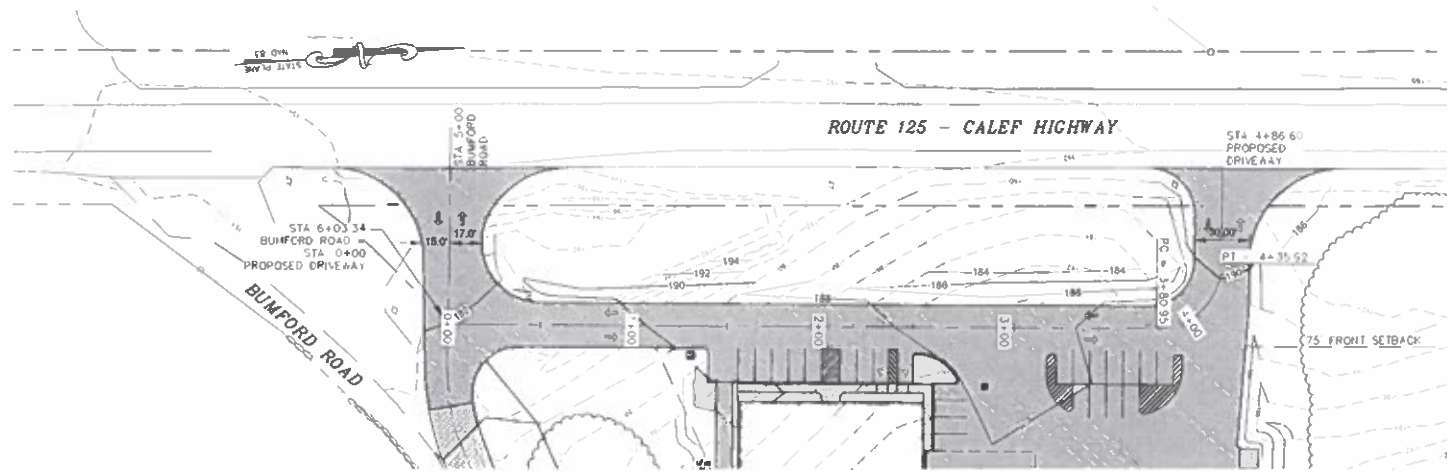
STRAFFORD CO.  
 JOB NO: 400.00  
 DATE: JULY 13, 2021  
**PGP**  
 SHEET 5 of 18

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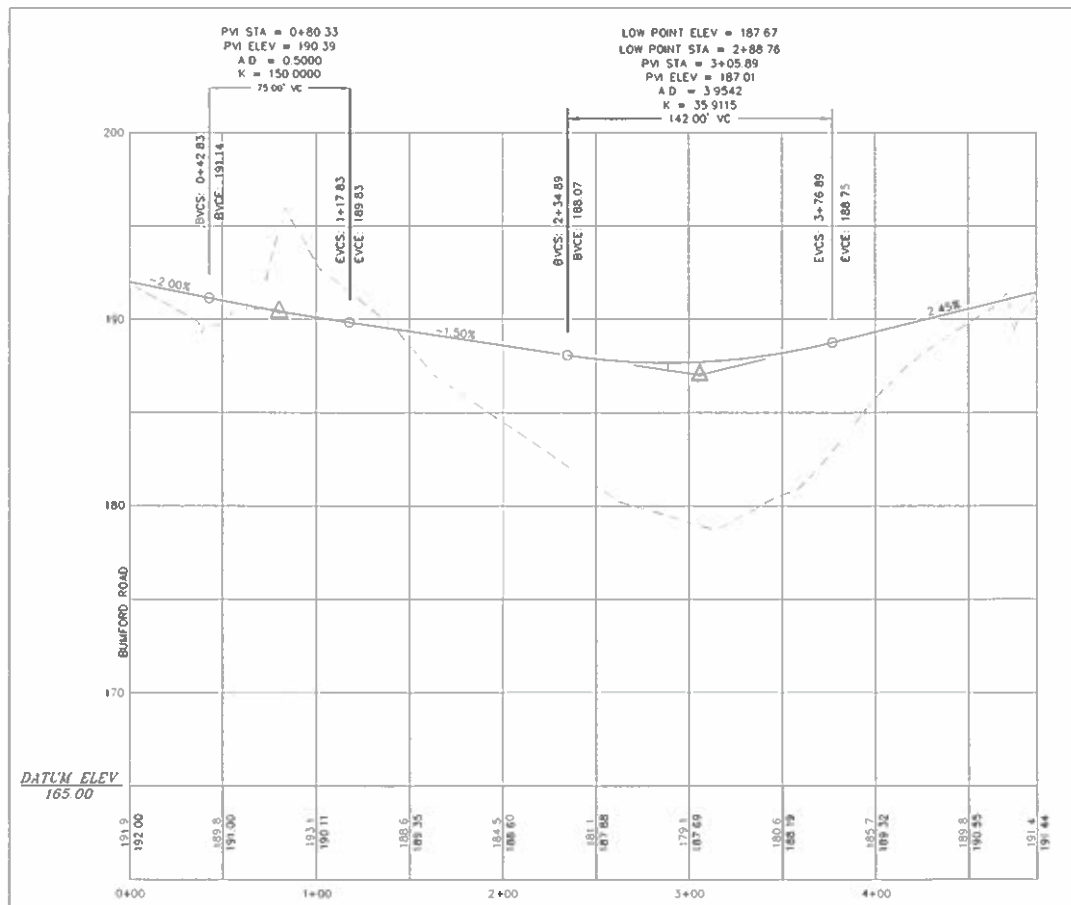
16/  
 26



NOTE: THIS VIEW HAS BEEN ROTATED TO MATCH PROFILE BELOW

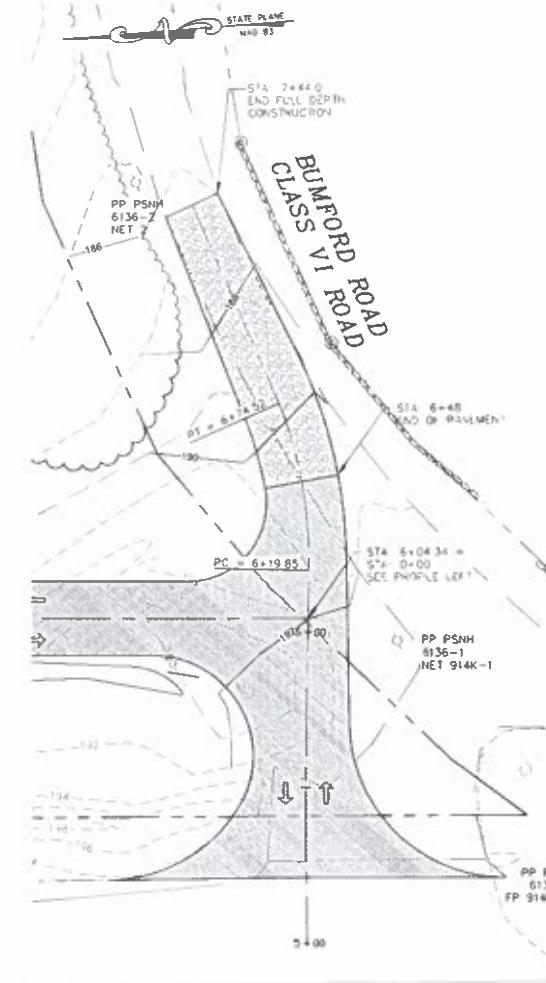
PROPOSED DRIVEWAY PLAN

SCALE: 1"=30'



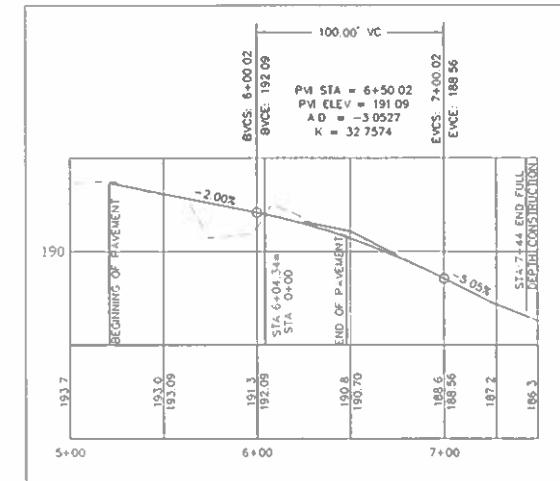
PROPOSED DRIVEWAY PROFILE

SCALE 1"=50' H  
1"=5' V



PROPOSED BUMFORD ROAD PLAN

SCALE 1"=50' H  
1"=5' V



PROPOSED BUMFORD ROAD PROFILE

SCALE 1"=50' H  
1"=5' V

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NHDOT DISTRICT 8

REVISIONS				
NO	DATE	DESCRIPTION	BY	TITLE
1	8/17/2021	REVISED PER TOWN DESIGN REVIEW	TDB	TDB
2	9/14/2021	SITE PLAN SUBMITTAL	TDB	TDB
3	12/15/2021	REVISIONS OF SITE & BUMFORD ROAD	TDB	TDB
4	02/02/2022	REVISED PER REVIEW COMMENTS	TDB	TDB
5	03/09/2022	REVISIONS PER REVIEW COMMENTS	TDB	TDB

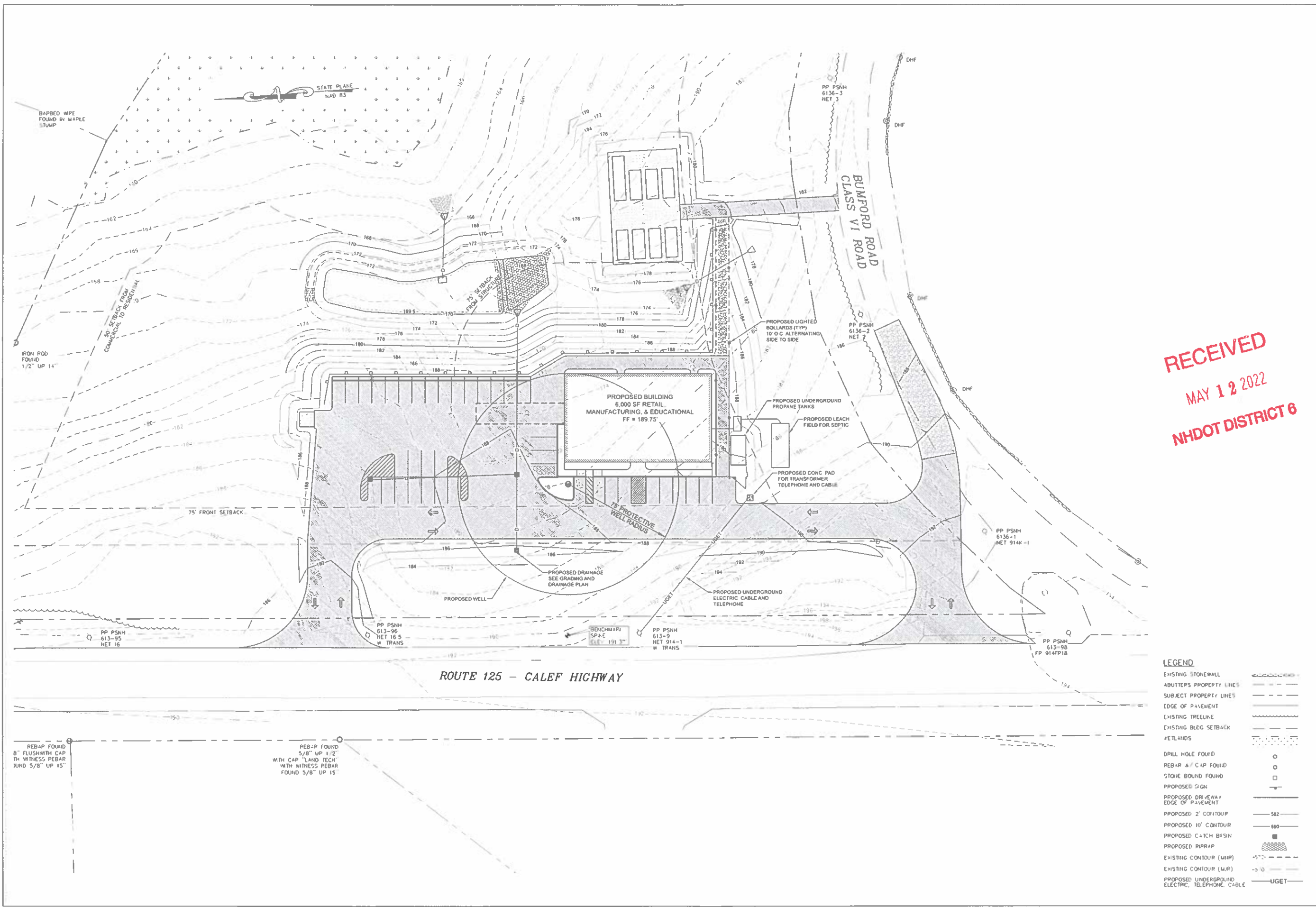
GRAPHIC SCALE  
SCALE: 1"=30'

**N.H. LAND Consultants**  
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A Veteran Owned Company

DRIVEWAY & BUMFORD ROAD PLAN & PROFILES  
TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
99 TOLLAND ROAD, BARRINGTON, NH 03825  
OWNED BY  
**STEVEN & PAMELA LENZI**  
TRS REV TRUST  
304 YOUNG ROAD, BARRINGTON, NH 03825  
BOOK 4502 PAGE 1000

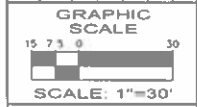
STRAFFORD CO.  
JOB NO: 400.00  
DATE: JULY 13, 2021  
**PDPP**  
SHT. 6 of 18

17/26



REVISIONS

NO	DATE	DESCRIPTION	BY
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UTILITY PLAN  
 TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
 99 TOLAND ROAD, BARRINGTON, NH 03825  
 OWNED BY  
**STEVEN & PAMELA LENZI**  
**TRS REV TRUST**  
 304 YOUNG ROAD, BARRINGTON, NH 03825  
 BOOK 4502 PAGE 1000

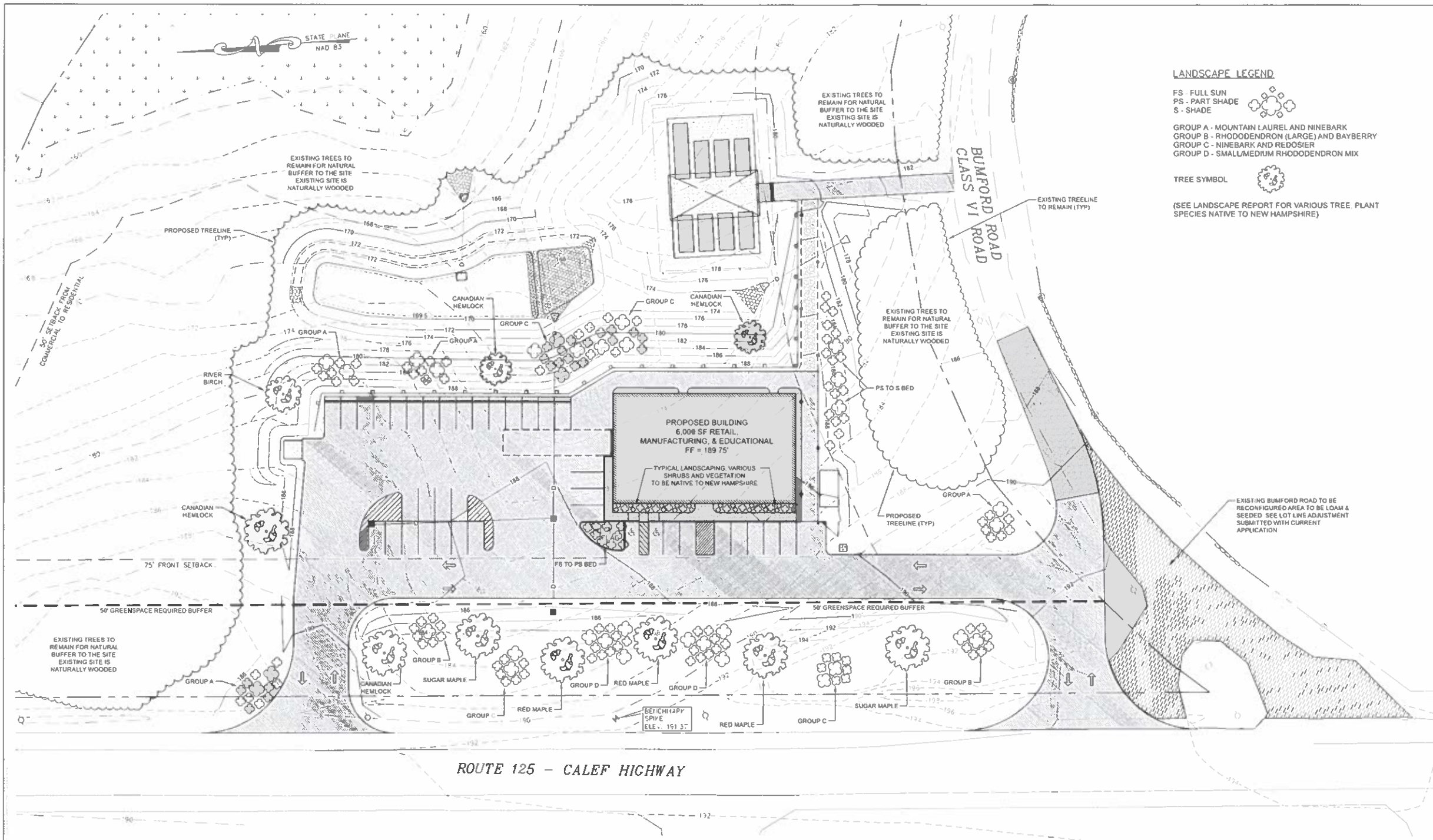
STRAFFORD CO.  
 JOB NO. 400.00  
 DATE: JULY 13, 2021  
**PUTP**  
 SHT. 7 of 18

LEGEND

EXISTING STONEWALL	-----
ABUTTERS PROPERTY LINES	-----
SUBJECT PROPERTY LINES	-----
EDGE OF PAVEMENT	-----
EXISTING TREELINE	-----
EXISTING BLDG SETBACK	-----
WETLANDS	-----
DRILL HOLE FOUND	o
REBAR A/CAP FOUND	o
STONE BOUND FOUND	o
PROPOSED SIGN	— —
PROPOSED DRIVEWAY	— —
EDGE OF PAVEMENT	— —
PROPOSED 2' CONTOUR	—52—
PROPOSED 10' CONTOUR	—500—
PROPOSED CATCH BASIN	■
PROPOSED RIPRAP	■
EXISTING CONTOUR (MHP)	---5'---
EXISTING CONTOUR (MHP)	---5'---
PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, CABLE	—UGET—

10/26





**LANDSCAPE LEGEND**

- FS - FULL SUN
  - PS - PART SHADE
  - S - SHADE
- GROUP A - MOUNTAIN LAUREL AND NINEBARK**  
**GROUP B - RHODODENDRON (LARGE) AND BAYBERRY**  
**GROUP C - NINEBARK AND REDOSIER**  
**GROUP D - SMALL/MEDIUM RHODODENDRON MIX**
- TREE SYMBOL**  
 (SEE LANDSCAPE REPORT FOR VARIOUS TREE PLANT SPECIES NATIVE TO NEW HAMPSHIRE)

**LEGEND**

- EXISTING STONEWALL
- BUTTEPS PROPERTY LINES
- SUBJECT PROPERTY LINES
- EDGE OF PAVEMENT
- EXISTING TREELINE
- EXISTING BLDG SETBACK
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- PROPOSED SIGN
- PROPOSED DRIVEWAY
- EDGE OF PAVEMENT
- PROPOSED 2" CONTOUR
- PROPOSED 10" CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED PIRRAP
- EXISTING CONTOUR (HWP)
- EXISTING CONTOUR (HLP)

**PLANNING BOARD APPROVAL BLOCK**

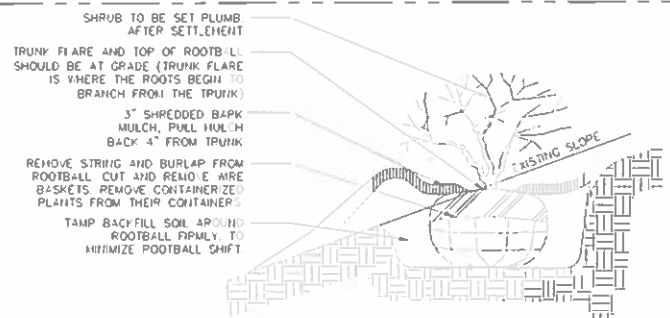
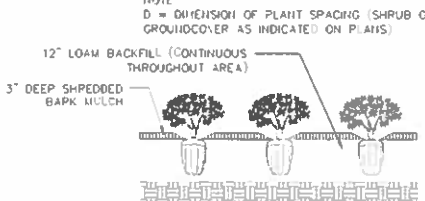
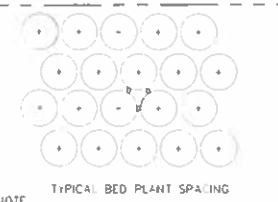
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1	8/17/2021	REVISED PER TOWN DESIGN REVIEW	TDB
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5	03/08/2022	REVISIONS PER REVIEW COMMENTS	TDB

**GRAPHIC SCALE**  
 15 7.5 0 30  
 SCALE 1" = 30'

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MAINTENANCE**

ALL LANDSCAPE SHALL RECEIVE REGULAR MAINTENANCE AND KEEP SEVERELY DAMAGED, DISEASED, OR DEAD PLANT MATERIALS MUST BE REPLACED IN KIND IN PERPETUITY (AVOID REPLACING LANDSCAPE MATERIALS IN THE PERIOD FROM NOVEMBER TO MARCH). BEST MANAGEMENT PRACTICES TO MINIMIZE ENVIRONMENTAL IMPACTS, INCLUDING THE USE OF ORGANIC COMPOST IF THE OWNERSHIP OF THE SITE IS CONVEYED TO A NEW PROPERTY OWNER, THE NEW OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITH THE APPROVED FINAL LANDSCAPING PLAN.



- NOTE**
- DO NOT HEAVILY PRUNE SHRUB AT PLANTING PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES
  - BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT
  - SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY DETAILS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENROACH INTO THE CITY SIDEWALK.

SEE ADDITIONAL DETAILS SHEET 14

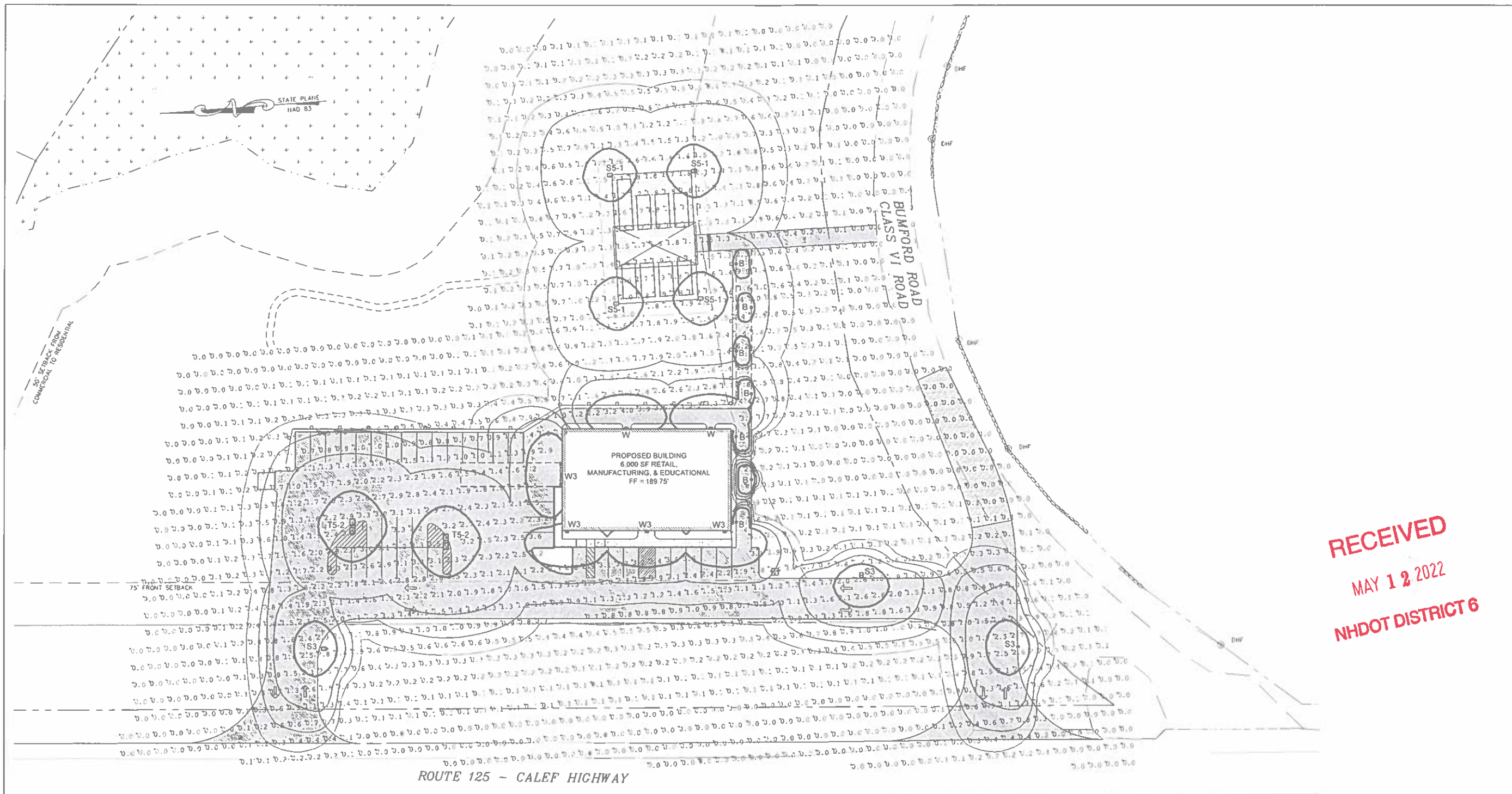
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**NHDOT DISTRICT 6**

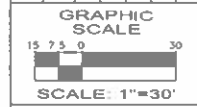
LANDSCAPE PLAN  
 TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
 99 TOLAND ROAD, BARRINGTON, NH 03825  
 OWNED BY  
**STEVEN & PAMELA LENZI**  
 TRS REV TRUST  
 304 YOUNG ROAD, BARRINGTON, NH 03825  
 BOOK 4502 PAGE 1000

STRAFFORD CO.  
 JOB NO: 400 00  
 DATE: JULY 13, 2021  
**PLSC**  
 SHT. 8 of 18

19/26



REVISIONS				
NO.	DATE	DESCRIPTION	BY	TITLE
1	8/17/2021	REVISED PER TOWN DESIGN REVIEW	TDB	TDB
2	9/14/2021	SITE PLAN SUBMITTAL	TDB	TDB
3	12/15/2021	REVISIONS OF SITE & BUMFORD ROAD	TDB	TDB
4	02/10/2022	REVISED PER REVIEW COMMENTS	TDB	TDB
5	03/09/2022	REVISIONS PER REVIEW COMMENTS	TDB	TDB



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LIGHTING PLAN  
 TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
 99 TOLAND ROAD, BARRINGTON, NH 03825  
 OWNED BY  
**STEVEN & PAMELA LENZI**  
 TRS REV TRUST  
 304 YOUNG ROAD, BARRINGTON, NH 03825  
 BOOK #502 PAGE 1000

STRAFFORD CO.  
 JOB NO: 400.00  
 DATE: JULY 13, 2021  
**PLTP**  
 SHT. 9 of 18

Symbol	Qty	Label	Arrangement	Description
⊙	7	B	Single	BRT6-A2-740-U-T3-42-BK
⊞	3	S3	Single	GLEON-SA1C-740-U-T3 / SSS4A20SFN1 (20' AFG)
⊞	4	S5-1	Single	GLEON-SA1C-740-U-5WQ / SSS4A20SFN1 (20' AFG)
⊞	2	T5-2	Back-Back	GLEON-SA1D-740-U-5WQ / SSS4A20SFN2 (20' AFG)
⊞	2	W	Single	GWC-SA1C-740-U-SL4 / WALL MTD 15' AFG
⊞	4	W3	Single	GWC-SA1D-740-U-SL4 / WALL MTD 15' AFG

StatArea\_1  
 PARKING LOT  
 Illuminance (Fc)  
 Average = 1.93  
 Maximum = 3.6  
 Minimum = 0.7  
 Avg/Min Ratio = 2.76  
 Max/Min Ratio = 5.14

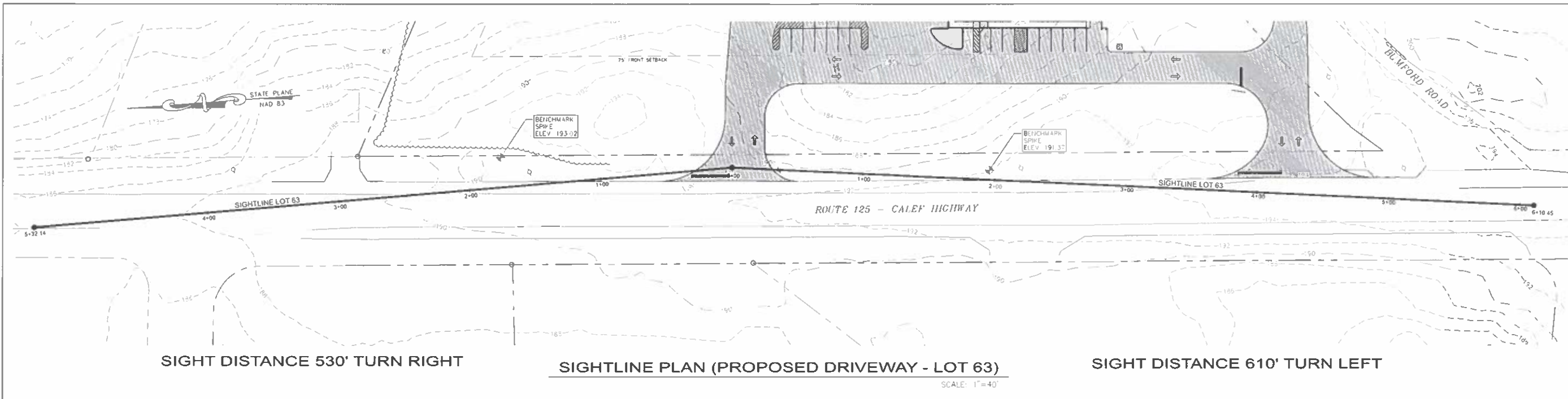
Additional fixtures to building not included in lighting design:

⊞	2	N/A	SINGLE	NUVO-62-1144R1 (SEE DETAIL SHEET FOR ADDITIONAL FIXTURES)
N/A	1	N/A	SINGLE	SINGLE WAFER LED I (SEE DETAIL SHEET FOR SPECIFICATIONS)

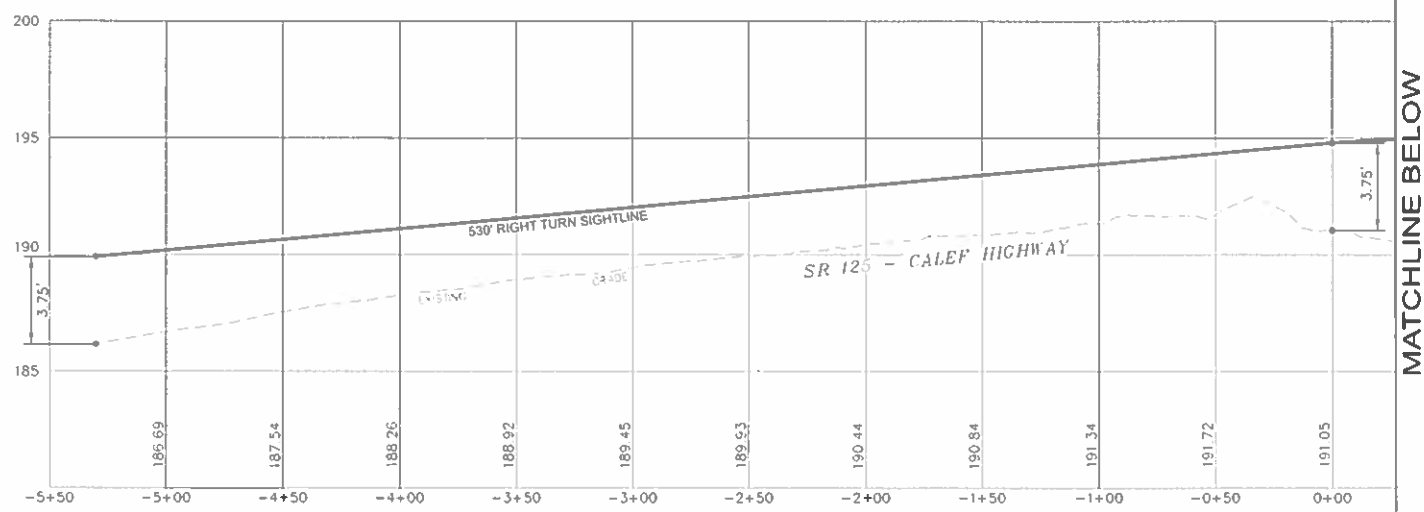
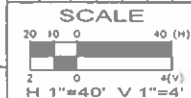
**LEGEND**

- EXISTING STONEWALL
- ADJUTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- EDGE OF PAVEMENT
- EXISTING TIE/ELELINE
- EXISTING BLDG SETBACK
- WETLANDS
- DRILL HOLE FOUND
- REBAR // CAP FOUND
- STONE BOUND FOUND
- PROPOSED SIGN
- PROPOSED DRIVEWAY
- EDGE OF PAVEMENT
- POLE MOUNTED FIXTURES W
- SHALLER POLE FIXTURES S5-1 S3

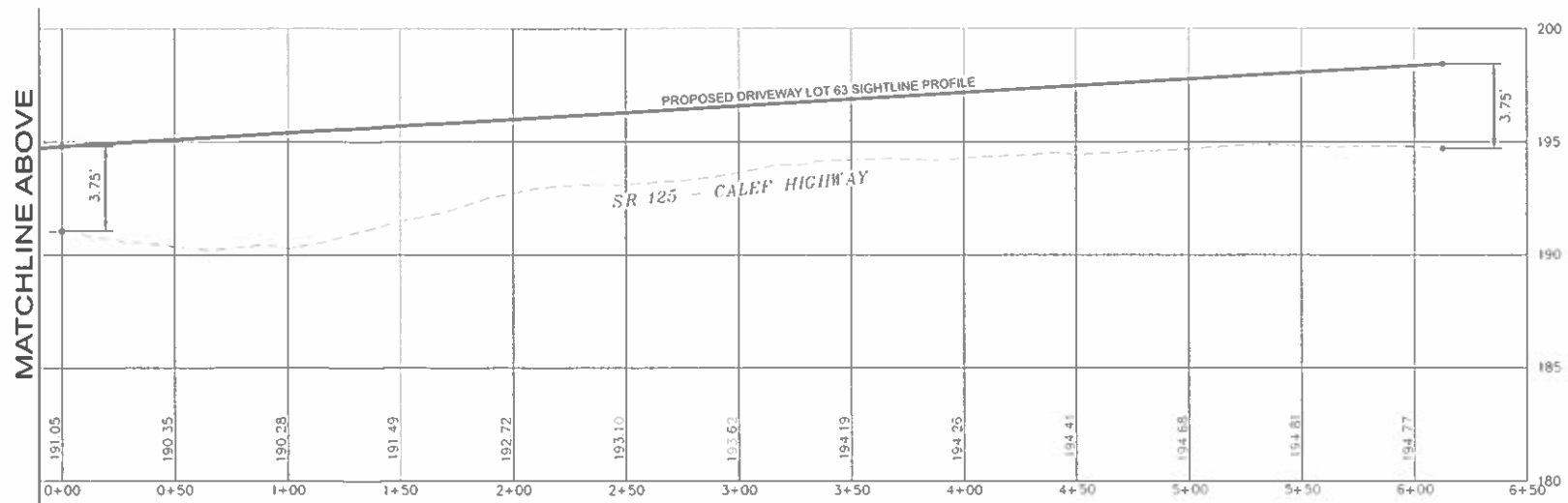
20/26



REVISIONS			
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3	12/15/2021	REVISIONS OF SITE & BLANFORD ROAD	TDB
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5	03/08/2022	REVISIONS PER REVIEW COMMENTS	TDB



SIGHTLINE PROFILE - 530' RIGHT TURN SIGHTLINE  
SCALE: 1"=40'H, 1"=4'V



SIGHTLINE PROFILE - 610' LEFT TURN SIGHTLINE  
SCALE: 1"=40'H, 1"=4'V

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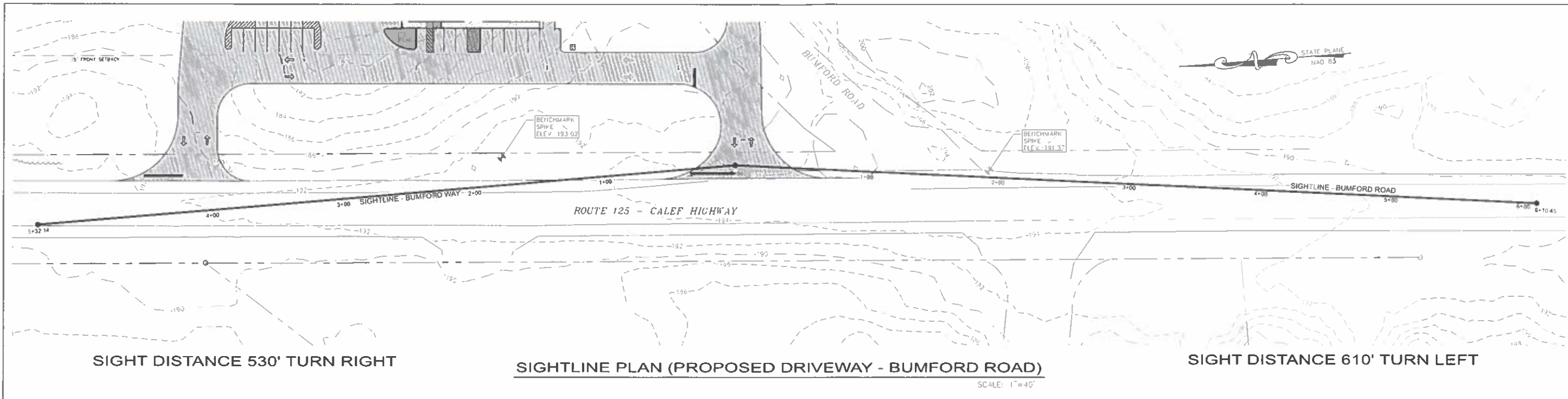
**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A Veteran Owned Company

VEHICLE PEDESTRIAN ACCESS (LOT 63) PLAN  
TAX MAP 251 LOT 63  
2A TACTICAL, LLC  
99 TOLAND ROAD, BARRINGTON, NH 03825  
OWNED BY  
STEVEN & PAMELA LENZI  
TRS REV TRUST  
304 YOUNG ROAD, BARRINGTON, NH 03825  
BODR# 4502, PAGE 1.000

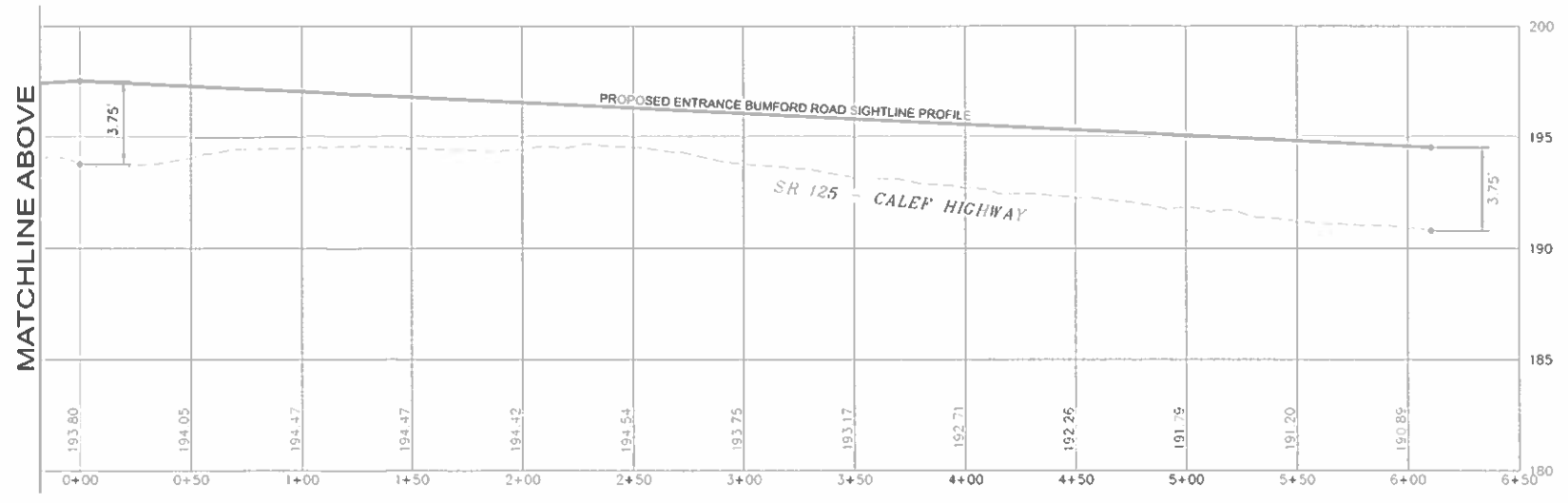
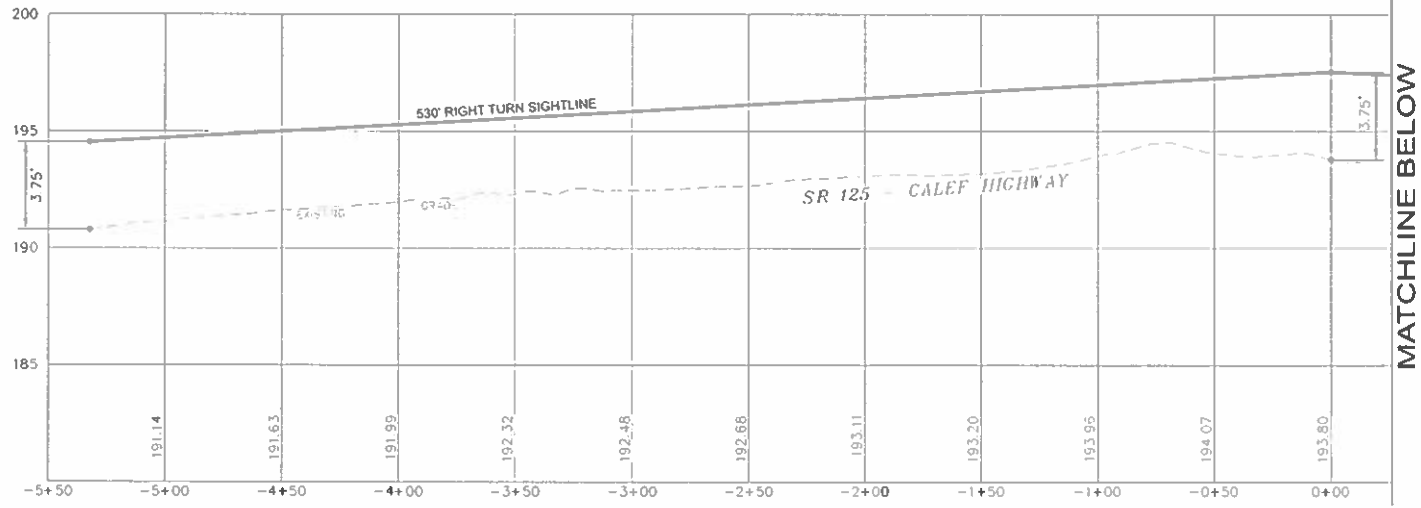
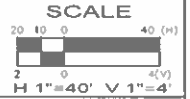
STRAFFORD CO.  
JOB NO: 400.00  
DATE: JULY 13, 2021

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SHT. 10 of 18

21/26



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8/17/2021	REVISED PEP TOWN DESIGN REVIEW	TDB
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5	03/09/2022	REVISIONS PER REVIEW COMMENTS	TDB



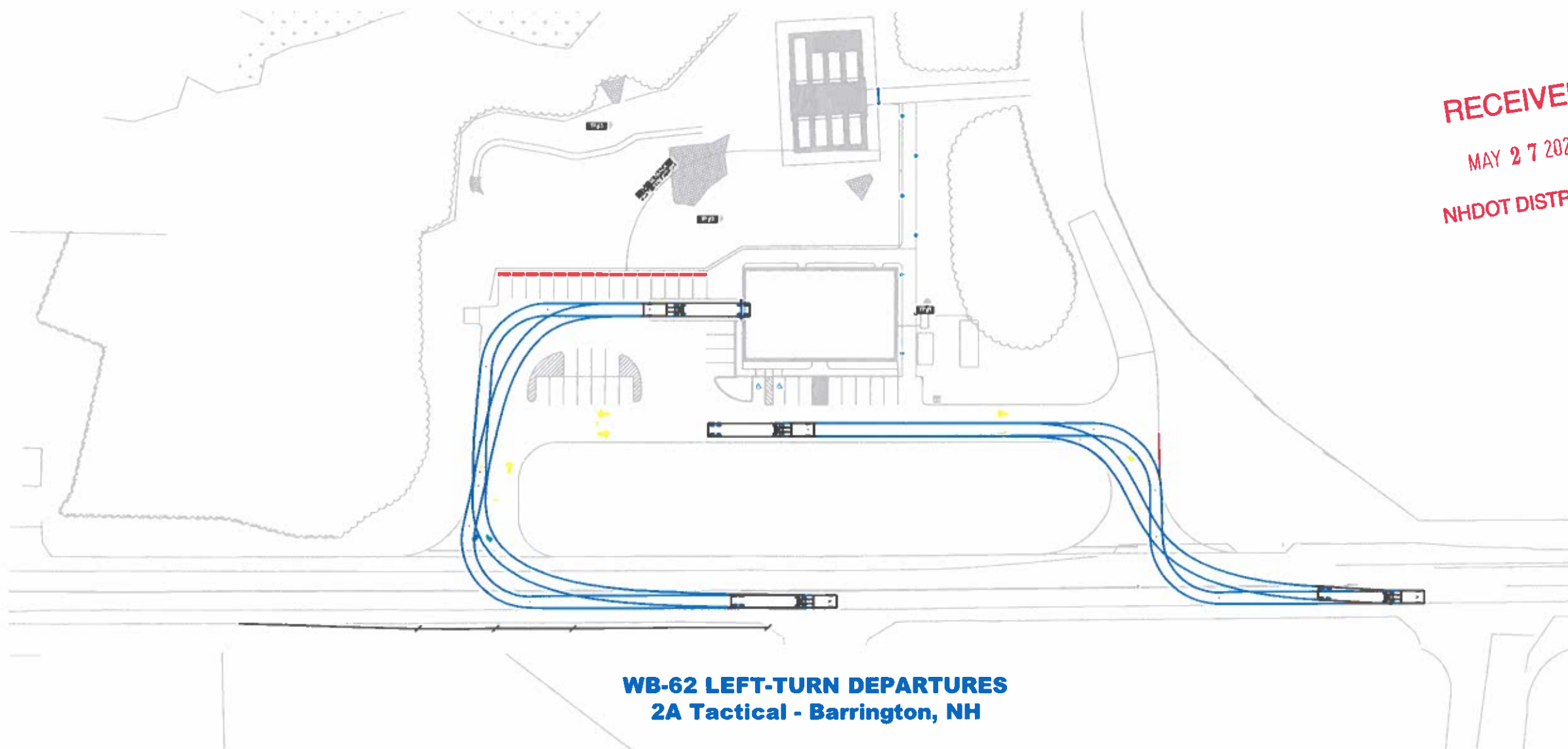
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SURVEYING - LAND PLANNING - REAL ESTATE  
A Veteran Owned Company

VEHICLE PEDESTRIAN ACCESS (BUMFORD ROAD) PLAN  
TAX MAP 251 LOT 63  
**2A TACTICAL, LLC**  
99 TOLAND ROAD, BARRINGTON, NH 03825  
OWNED BY  
**STEVEN & PAMELA LENZI**  
TRS REV TRUST  
304 YOUNG ROAD, BARRINGTON, NH 03825  
BOOK #502 PAGE 1000

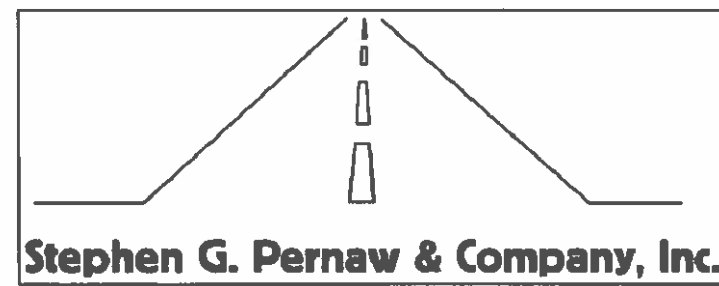
STRAFFORD CO  
JOB NO: 400 00  
DATE JULY 13, 2021  
**VPAP-2**  
SHT. 11 of 18

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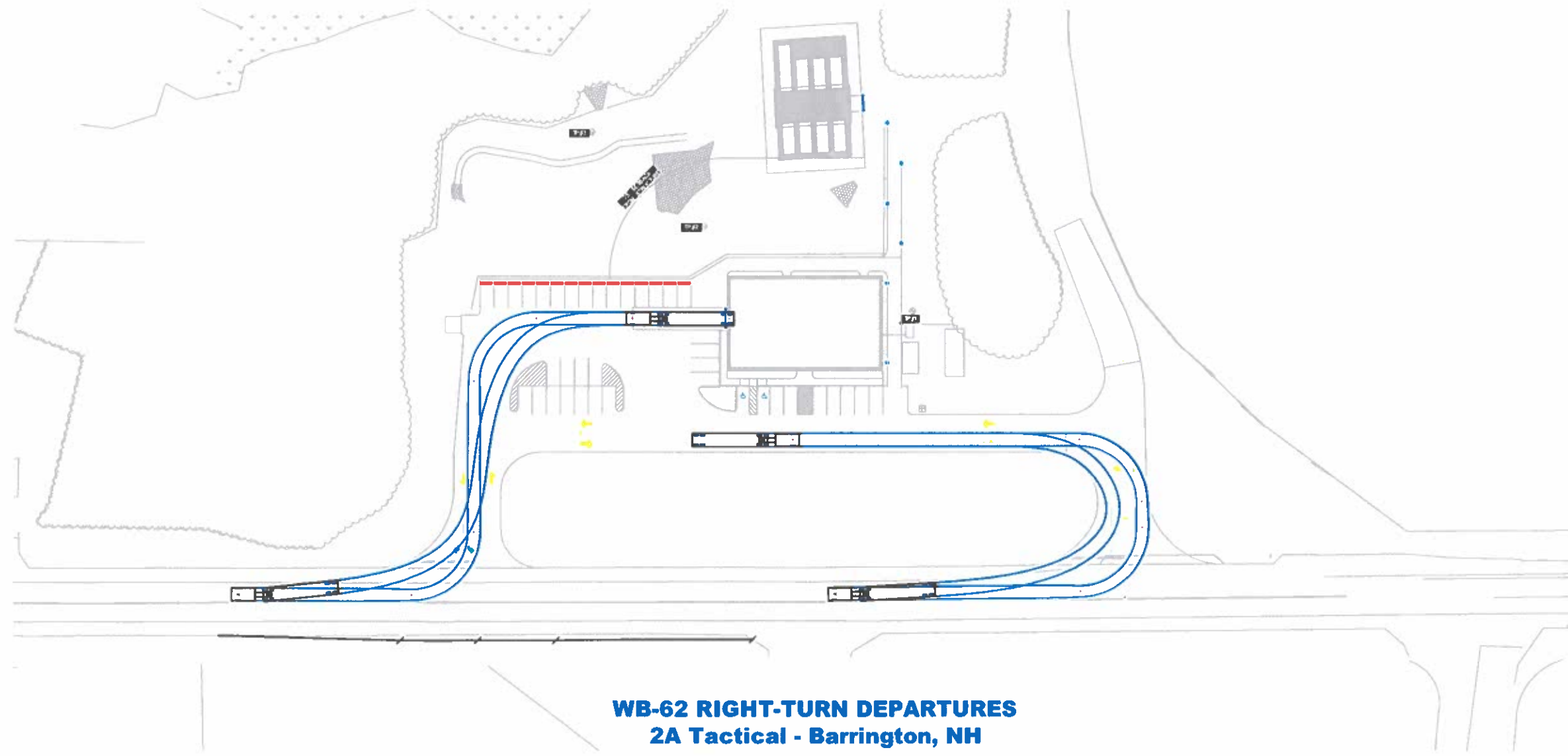


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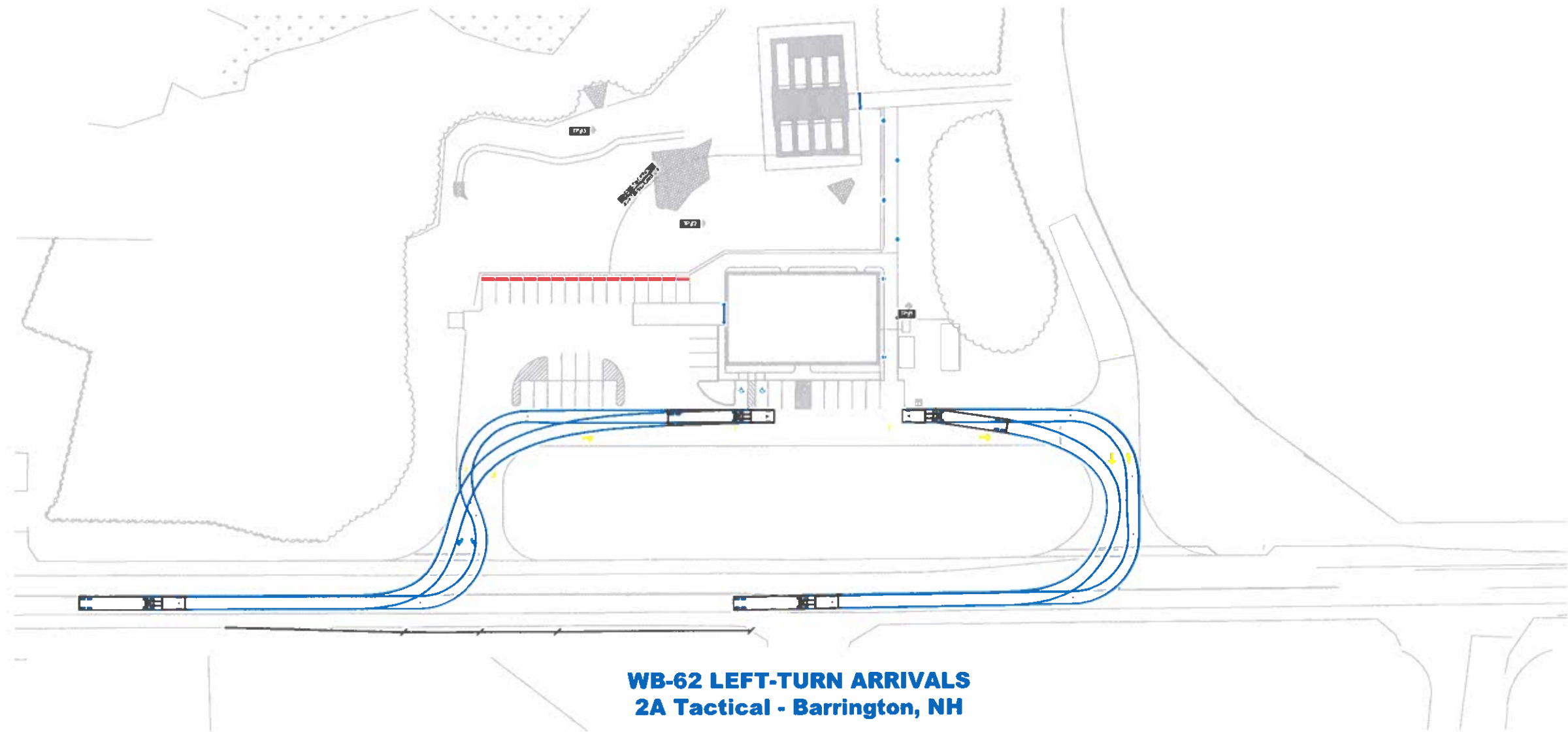


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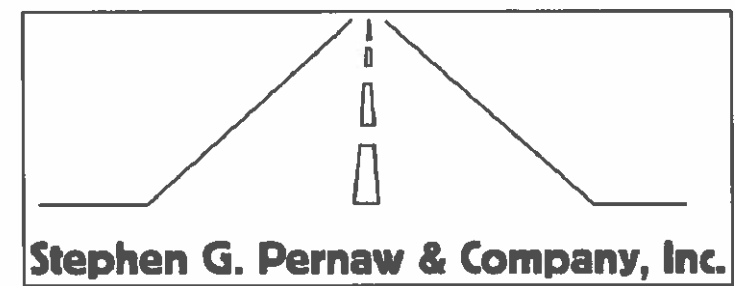
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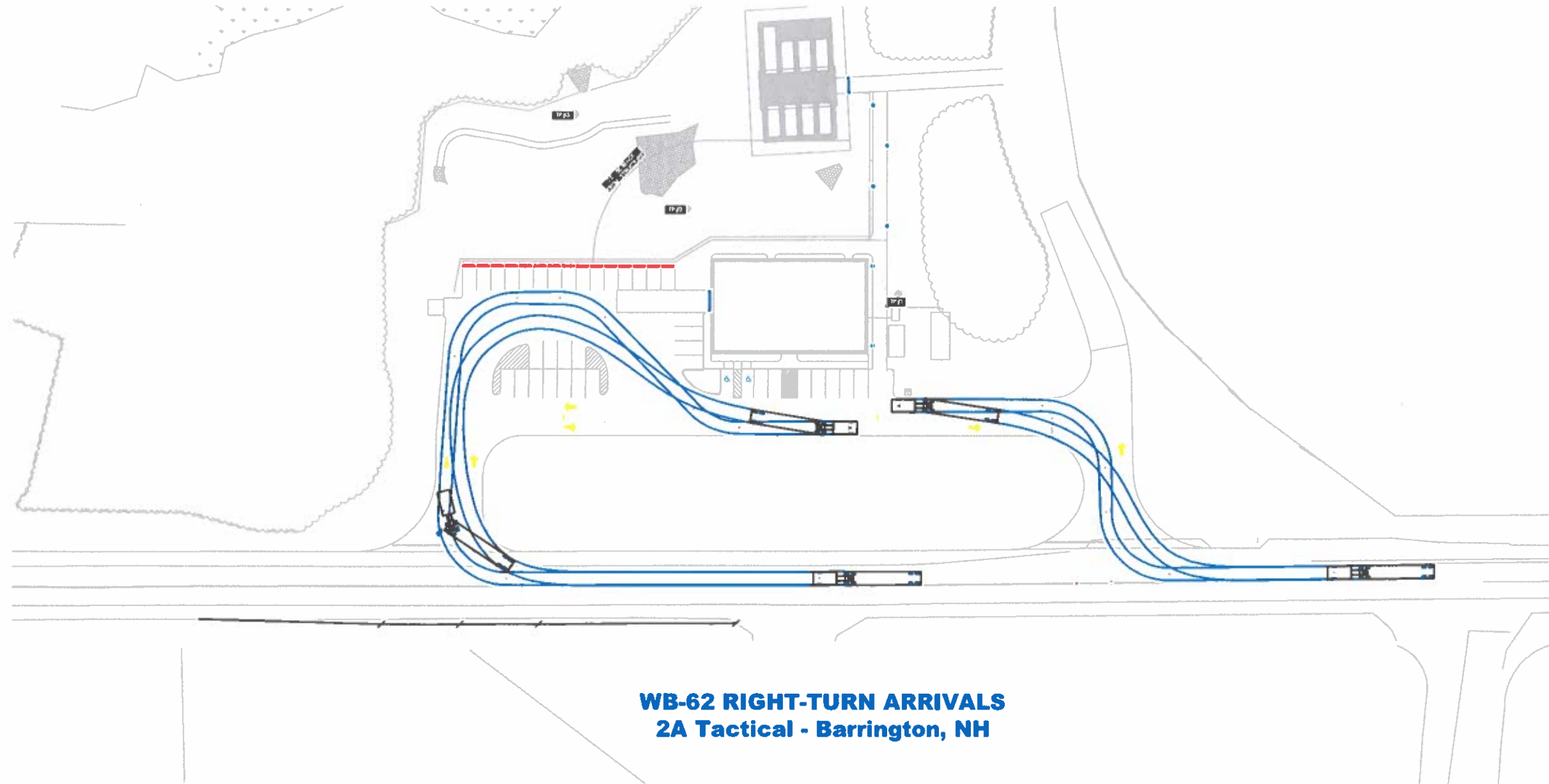
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**WB-62 RIGHT-TURN ARRIVALS  
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