

**REFERENCE PLANS:**

- 1.) SUBDIVISION PLAT AND AMENDED SITE PLAN, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR ROBERT E. & DEBORAH A. MARTIN; SCALE: 1" = 80'; DATED: JULY 19, 2004, REVISED THROUGH 3/25/05; BY: ORVIS/DREW, LLC; RECORDED S.C.R.D. PLAN 79-59.

**NOTES:**

- 1.) OWNER OF RECORD:  
HEATHER M. COOPER  
336 OLD CONCORD TURNPIKE  
BARRINGTON, NEW HAMPSHIRE 03825  
S.C.R.D. VOLUME 3303, PAGE 683
- 2.) 269 / 11-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 80,951 S.F. / 1.86 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCELS BOUNDARIES AND EXISTING SITE CONDITIONS AS OF JUNE 6, 2022.
- 5.) ZONING DISTRICT:  
REGIONAL COMMERCIAL DISTRICT  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT SIZE = 40,000 S.F.  
MINIMUM FRONTAGE = 200 FEET  
BUILDING SETBACK REQUIREMENTS:  
FRONT SETBACK = 75 FEET  
SIDE SETBACK = 30 FEET  
REAR SETBACK = 30 FEET  
MAXIMUM BUILDING HEIGHT = 3 STORIES  
MAXIMUM LOT COVERAGE = 50 PERCENT  
WETLAND BUFFER = 50 FEET
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0295D, EFFECTIVE DATE 5/17/2005.
- 7.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES, ON APRIL 22, 2022 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
- 8.) THE SOIL TYPES ON THE SUBJECT PARCEL ARE:  
Csb - CHARLTON FINE SANDY LOAM, 3-8% SLOPES;  
HdC - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM, 8-15% SLOPES;  
LcB - LEICESTER FINE SANDY LOAM, 3-8% SLOPES.  
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY  
<http://websolssurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

269 / 8  
JAMES HALEY  
CARINA HALEY  
366 OLD CONCORD TURNPIKE  
BARRINGTON, NH 03825

269 / 10  
JOHN DUYON  
MELISSA DUYON  
22 WARREN ROAD  
BARRINGTON, NH 03825  
2963 / 842

269 / 11-2  
DANIEL E. AYER  
P.O. BOX 1679  
DOVER, NH 03821  
3180 / 481



- LEGEND**
- S.F. - SQUARE FEET
  - Ac. - ACRE
  - (TYP.) - TYPICAL
  - ± - MORE OR LESS
  - Ø - DIAMETER
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
  - UP 8/631 - UTILITY POLE WITH ID NUMBER
  - OHU - OVERHEAD UTILITY LINES
  - ⊙ - SEPTIC TANK COVER
  - CMP - CORRUGATED METAL PIPE
  - I.P.(fnd) - IRON PIPE FOUND
  - I.R.(fnd) - IRON ROD FOUND
  - - ORNAMENTAL TREE
  - - CONTOUR LINE (2 FOOT INTERVAL)
  - HdC --- - SOIL BOUNDARY AND TYPE
  - - WETLAND BOUNDARY AND SYMBOL

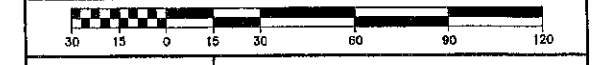
No.	Bearing	Distance
L1	N81°45'36"W	34.06'

269 / 2  
ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADSBURY, NH 03823  
4480 / 869

RECEIVED  
SEP 06 2022  
LAND USE OFFICE

EXISTING CONDITIONS PLAN  
PREPARED FOR  
CUCCIA ASPHALT  
TAX MAP 269, LOT No. 11-1  
336 OLD CONCORD TURNPIKE (NH ROUTE 4)  
TOWN of BARRINGTON  
COUNTY of STRAFFORD  
STATE of NEW HAMPSHIRE

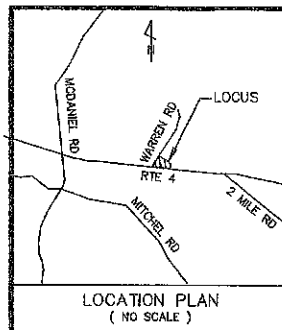
DRAWN BY: KJP FILE: MSA\2441\DWG\22-2441  
SCALE: 1" = 30' DATE: JUNE 7, 2022



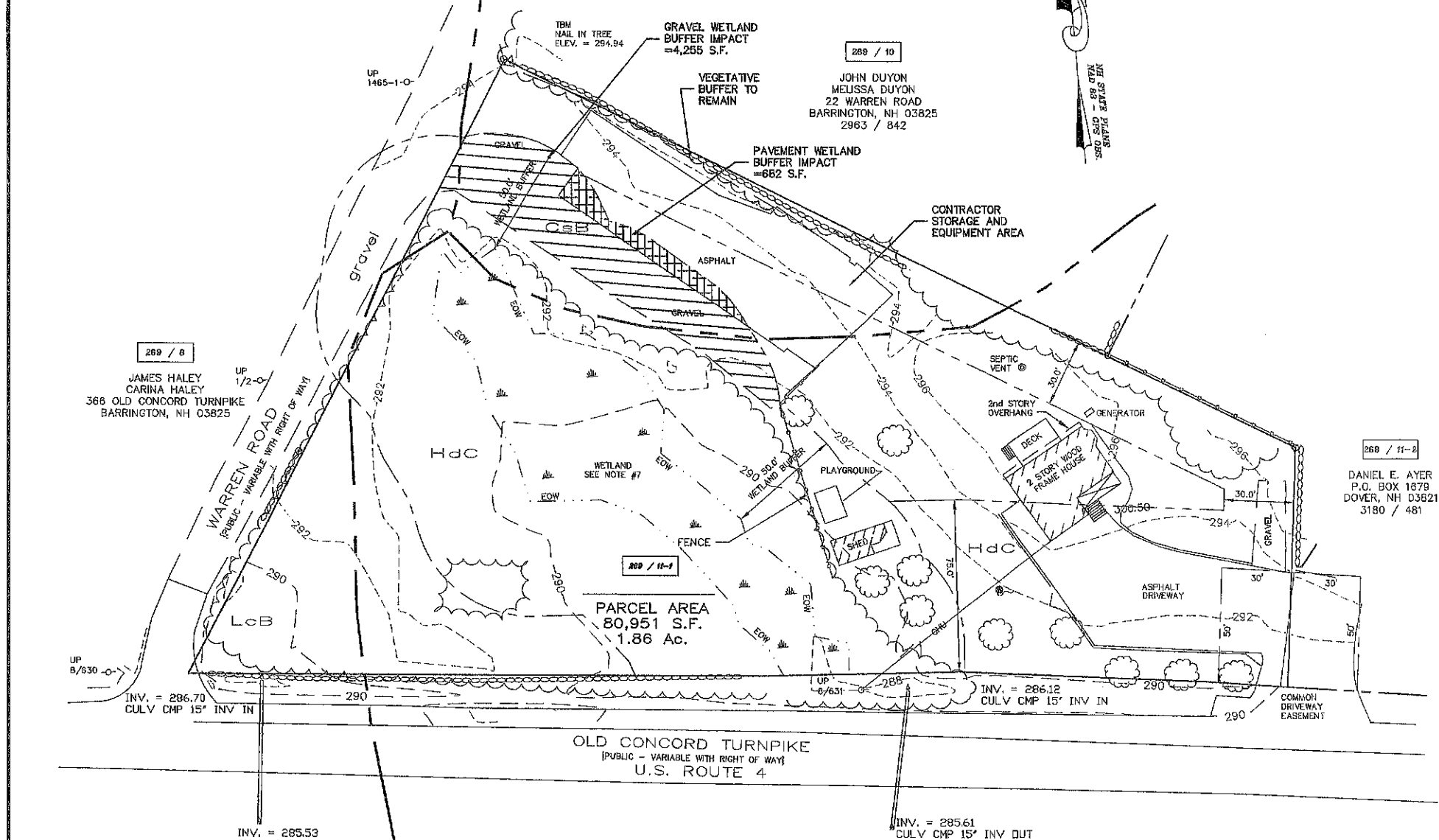
**McGneaney Survey Associates**  
of NEW ENGLAND  
P.O. Box 681 - 24 CHESTNUT STREET  
DOVER, NH 03820 (603) 742-0911  
SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

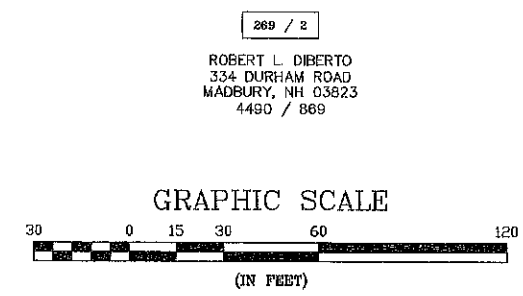
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
22-2244	EC	22-04	64-68	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



LOCATION PLAN  
(NO SCALE)



- LEGEND**
- S.F. - SQUARE FEET
  - Ac. - ACRE
  - (TYP.) - TYPICAL
  - ± - MORE OR LESS
  - ∅ - DIAMETER
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
  - UP B/631 - UTILITY POLE WITH ID NUMBER
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  - ⊙ - SEPTIC TANK COVER
  - CMP - CORRUGATED METAL PIPE
  - EOW - EDGE OF WETLAND
  - I.P. (fnd) - IRON PIPE FOUND
  - I.R. (fnd) - IRON ROD FOUND
  - HdC - EDGE OF WETLAND
  - OR - ORNAMENTAL TREE
  - 45 — - CONTOUR LINE (2 FOOT INTERVAL)
  - — — - WETLAND BOUNDARY AND SYMBOL (EOW)



269 / 2  
ROBERT L. DIBERTO  
334 DURHAM ROAD  
MADBURY, NH 03823  
4490 / 869

**GENERAL NOTES**

- 1.) OWNER OF RECORD:  
HEATHER M. COOPER  
336 OLD CONCORD TURNPIKE  
BARRINGTON, NEW HAMPSHIRE 03825  
S.C.R.D. VOLUME 3303, PAGE 683
- 2.) 269 / 11-1 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 80,951 S.F. / 1.86 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE CONTRACTOR'S STORAGE AND EQUIPMENT YARD FOR CUCCIA PAVING.
- 5.) ZONING DISTRICT:  
REGIONAL COMMERCIAL DISTRICT  
DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT SIZE = 40,000 S.F. EXISTING 80,951 S.F.  
MINIMUM FRONTAGE = 200 FEET EXISTING 1,269.6'  
BUILDING SETBACK REQUIREMENTS:  
FRONT SETBACK = 75 FEET EXISTING 58.6'  
SIDE SETBACK = 30 FEET EXISTING 74.7'  
REAR SETBACK = 30 FEET EXISTING 31.5'  
MAXIMUM BUILDING HEIGHT = 3 STORIES EXISTING 2 STORIES  
MAXIMUM LOT COVERAGE = 50 PERCENT EXISTING <50%  
WETLAND BUFFER = 50 FEET
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0295D, EFFECTIVE DATE 5/17/2005.
- 7.) WETLANDS SHOWN WERE DELINEATED BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES, ON APRIL 22, 2022 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.
- 8.) THE SOIL TYPES ON THE SUBJECT PARCEL ARE:  
CdB - CHARLTON FINE SANDY LOAM, 3-8% SLOPES;  
HdC - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM, 8-15% SLOPES;  
LcB - LEICESTER FINE SANDY LOAM, 3-8% SLOPES;  
THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 9.) HOURS OF OPERATION MONDAY - FRIDAY 6:30 AM TO 6:00 PM
- 10.) NO SITE LIGHTING IS PROPOSED.
- 11.) NO CLEARING OR VEGETATION REMOVAL IS REQUIRED OR PROPOSED.
- 12.) PARKING FOR THE BUSINESS IS AT THE CONTRACTOR STORAGE AND EQUIPMENT YARD AREA AND THE EMPLOYEE PARKING IS SHARED WITH THE EQUIPMENT STORAGE.
- 13.) NO ADDITIONAL LANDSCAPING IS PROPOSED. THE EXISTING VEGETATED BUFFER TO REMAIN.
- 14.) THE STORAGE & EQUIPMENT YARD IS GREATER THAN 75' FROM ROUTE 4

**REFERENCE PLAN:**

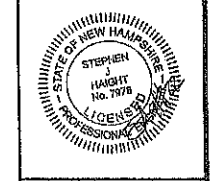
- 1.) EXISTING CONDITIONS PLAN PREPARED FOR CUCCIA ASPHALT TAX MAP 269, LOT 11-1 336 OLD CONCORD TURNPIKE (NH ROUTE 4), TOWN OF BARRINGTON, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE; SCALE: 1"=30' DATED: JUNE 7, 2022; PREPARED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND; P.O. BOX 681, 24 CHESTNUT STREET, DOVER, NH 03821 (603) 742-0911



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND  
181 Watson Road, PO Box 1166  
Dover, New Hampshire 03821  
603.745.0443

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE STATE	DWG NO.	REVISION	DATE
9-1-22	1"=30'	SRD	SRD	SRD	2022	2022			



THOMAS CUCCIA &  
HEATHER COOPER  
CONTRACTOR & EQUIPMENT  
STORAGE YARD  
336 OLD CONCORD TURNPIKE  
BARRINGTON, NH 03825

SITE PLAN

C-1

RECEIVED  
SEP 06 2022  
LAND USE OFFICE