

MIXED-USE DEVELOPMENT ROUTE 9 TAX MAP 234, LOT 77


NOT FOR CONSTRUCTION

Wood Turtle

(New Hampshire Species of Special Concern)

Turtles may be attracted to disturbed ground during nesting season (May 15th - June 30th).

Turtles are most active from April 15th - October 15th.

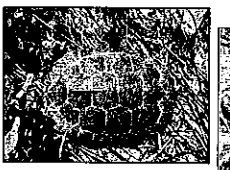



Identifying traits

- Neck and forelimbs are orange.
- Characterized by its highly sculpted shell with each large scute taking on an irregular pyramidal shape.
- Adults can be 5-6 inches long.

Habitat Use

- wooded areas near streams
- uplands surrounding streams

NOTE: It is illegal to remove a wood turtle from the wild.

Observations shall be reported to NH Fish & Game at NHFGreview@wildlife.nh.gov or at 603-271-2461. Photo documentation, location and date/time of observation is helpful.


State laws pertaining to NH species RSA 2076, FS 604.02, FS 1401.63 (a)

PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting observations of the following turtle species


Turtles may be attracted to disturbed ground during nesting season (May 15th - June 30th).

Turtles are most active from April 15th - October 15th.



Blanding's turtle (State Endangered)

- Large, dark/black domed shell with lighter scutes.
- Distinct yellow throat/chin.
- Aquatic but often moves on land.

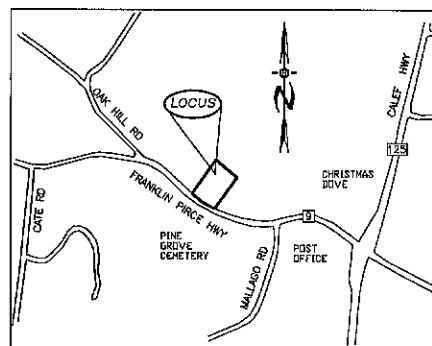


Spotted turtle (State Threatened)

- Small, mostly aquatic with black or dark brown with yellow spots.
- Flatly flat shell compared to Blanding's turtle.
- Spots vary in color and number.

FS 1401.63 (a) No person shall take or possess a spotted turtle (Common spotted), Blanding's turtle (Endangered), or any egg or part thereof.

Report sightings immediately to NHFG Wildlife Division at 603-271-2461 (NH F B-1) or to NHFG Wildlife Division Website: www.nh.gov (NH F B-1) website. Please report promptly, noting specific location and date. Photographs strongly encouraged.



LOCATION MAP

New Hampshire Fish and Game Recommended Permit Conditions:

1. Blanding's turtle (state endangered) and spotted turtle (state threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. See this sheet.
 2. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement.
 3. Turtles may be attracted to disturbed ground during nesting season. Turtle nesting season occurs approximately May 15th - June 30th. All turtle species nests are protected by NH laws. If a nest is observed or suspected, operators shall contact Melissa Winters (603-479-1129) or Josh Megyesy (978-578-0602) at NHFG immediately for further consultation. The nest or suspected nest shall be marked (surrounding topod off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
 4. A CMP that has a diameter of 18" or larger shall be used for the wetland crossing.
 5. 50 foot wetland buffers shall be no-cut, no-disturb except for the areas explicitly identified on the site plans dated 7/31/2023.
 6. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.
 7. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at <mailto:NHFGreview@wildlife.nh.gov> with the email subject line containing the NH DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
 8. Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.
 9. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
- Site operators shall be allowed to relocate wildlife encountered if discovered within the active work zone if in direct harm from project activities. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading. NHFG shall be contacted immediately if this action occurs.
- The NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit

PLAN INDEX

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WAIVERS GRANTED

At the September 8, 2022, Planning Board Meeting, Board approved waivers for:

- i) The requirement of an Illumination Plan in Article 3, Section 3.8 Illumination Plans of the Site Plan Review Regulations.
- ii) The requirement for landscaping in Parking Lots in Article 4, Section 4.97(4) Internal shade trees of the Site Plan Review Regulations.
- iii) The requirement for landscaping in Parking Lots in Article 4, Section 4.97(5) perimeter shade trees of the Site Plan Review Regulations.

At the December 6, 2022, Planning Board Meeting, Board approved waivers for:

- i) The requirement for landscaping and Screening in Article 3, section 3.5.10 of the Site Plan Review Regulations.
- ii) The requirement for a full traffic impact analysis per Section 4.14 of the Site Plan Review Regulations.
- iii) The requirement for intersection sight distance to be shown on the plan in Article 4, Section 4.6.6 of the Site Plan Review Regulations.
- iv) The requirement for intersection stopping sight distance to be shown on the plan in Article 4, Section 4.6.7 of the Site Plan Review Regulations.

NOTES:

At the December 6, 2022, Planning Board Meeting, Board approved the installation of a 15,000-gallon cistern for this project per Town of Barrington Fire Chief.

9.6 Special permit approved for construction in wetland buffer for an impact size of 3,500 square feet.



**PLANNING BOARD
BARRINGTON, NH**

- APPROVED -

File Number 234-77-TC-22-5R

Date 10/23/2023

Chairman [Signature]

WETLAND/SOIL CONSULTANT:

JOHN P. HAYES III CSS, CWS
7 LIMESTONE WAY
NORTH HAMPTON, NH 03820
PHONE: 603-205-4396
JOHNPHAYES@COMCAST.NET

LAND SURVEYORS:

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
1-603-664-5786

CIVIL ENGINEERS:

BA
BEALS
ASSOCIATES, P.L.L.C.

70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX: 603-583-4863

OWNER OF RECORD

THIBODEAU PAUL & LINDA
THIBODEAU FAMILY REV TRUST
76 YOUNG RD.
BARRINGTON, NH 03825

[Signature] 10/10/23
SIGNATURE DATE

REQUIRED PERMITS

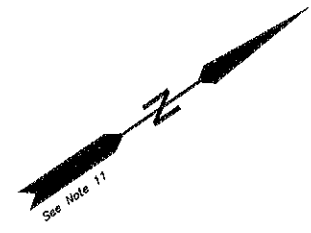
NHDES WETLANDS BUREAU APPROVAL NUMBER: 2023-00930
NHDES SEPTIC APPROVAL NUMBER: sSA2023091902
NH DOT PERMIT NUMBER: (06-027-214)

REVISIONS:	DATE:
REVISED PER ENGINEERING REVIEW	10/21/22
REVISED PER ENGINEERING REVIEW	11/16/22
PER NHDES REVIEW	6-6-23
PER NHFG REVIEW	7-31-23

NH-1387 SITE PLAN
ISSUED AUG., 2022

- Legend:**
- SCRD Strafford County Registry of Deeds
 - Iron Pipe Found
 - Iron Rod Found
 - ⊕ Drill Hole Found
 - ⊙ Utility Pole
 - D— Culvert
 - Stone Wall
 - Building Setback
 - Septic System Setback
 - Edge of Wetlands

- Notes:**
- 1.) This plan does not represent a determination of title and the purpose of this plan is to depict the existing conditions of the subject property per the boundaries depicted on a plan entitled, "Existing Features Plan for Thomas Emmerling, NH Route 9, Barrington, NH," dated August 2005, prepared by Norwey Plains Associates Inc. of Rochester NH, File No. 308. Existing conditions shown hereon are as field located May/June 2021.
 - 2.) Field Procedure: Topcon (DM-105) Electronic Total Station Instrument & Carlson Surveyor + Data Collector, Adjusted Closed Traverse Performed May 2021, Least Squares Balance.
 - 3.) Error of Closure Better Than 1:20,000.
 - 4.) Parcel is shown as Lot 77 on the Town of Barrington Assessor's Map 234.
 - 5.) Parcel is located in the Town Center District and a portion of the parcel is located in the Wetlands Protection District Overlay and Aquifer Protection Zone.
 - 6.) Owners of Record: The Thibodeau Family Revocable Trust
Paul F. & Linda A. Thibodeau Trustees
76 Young Road
Barrington, NH 03825
SCRD Bk 4937, Pg 292
Also See SCRD Bk 3376, Pg 232
 - 7.) This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent, visible uses of the land; however this does not constitute that no such easements exist.
 - 8.) Parcel is not located in a Flood Hazard Zone as depicted on Flood Insurance Rate Map, No. 33017C0285D, Strafford County, NH, (All Jurisdictions), Effective Date: May 17, 2005.
 - 9.) The wetland boundaries shown hereon were field delineated John P. Hayes, II, NH Wetland Scientist #18 of 7 Limestone Way, North Hampton, NH 03862.
 - 10.) Record Lot Area: 148,935 square feet or 3.42 Acres
 - 11.) Horizontal Datum is based upon NAD83-85 New Hampshire State Plane Coordinates and Vertical Datum is based upon NAVD83.



**PLANNING BOARD
BARRINGTON, NH**

- APPROVED -

File Number 234-77-TC-22-SR

Date 10/23/2023

Chairman John F. Smith

- Construction Notes:**
- 1.) If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.
 - 2.) 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.
 - 3.) All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction.

EXISTING CONDITIONS PLAN
PREPARED FOR
**THIBODEAU FAMILY
REVOCABLE TRUST**
OF
TAX MAP 234 / LOT 77
LOCATED AT
**FRANKLIN PIERCE HIGHWAY
(NH ROUTE 9)
COUNTY OF STRAFFORD
BARRINGTON, NH**



SCALE: 1" = 40' DATE: AUGUST 23, 2022

DAVID W. VINCENT, LLS
LAND SURVEYING SERVICES
PO BOX 1622
DOVER, NH 03821
TEL (603) 684-5786

NO.	DATE	DESCRIPTION	BY
1	10/24/22	add aquifer protection zone	dvw

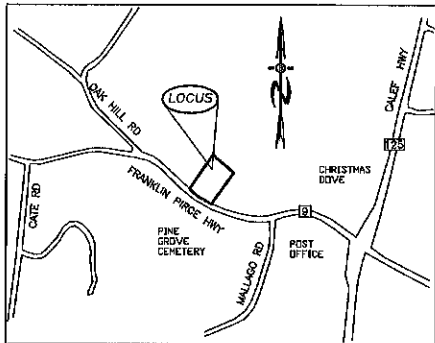
The licensed surveyor of this plan does not warrant or guarantee the location of utilities shown or not shown on this plan. Pursuant to New Hampshire State RSA 374, Sections 47-56, the contractor, prior to the commencement of any construction, shall verify the location of all utilities and contact "DigSafe" at 1-800-344-7233 or dial 811.

ZONING REQUIREMENTS

ZONE	TOWN CENTER
LOT AREA MIN.	20,000 S.F.
LOT FRONTAGE WIDTH MIN.	40 FT.
FRONT YARD	50 FT.
SIDE & REAR YARD	15 FT.*
WETLAND BUFFER	50 FT.
MAX. BUILDING HEIGHT	40 FT.
MAX. BUILDING STORIES	3

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION

Date: 9/19/2023



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'

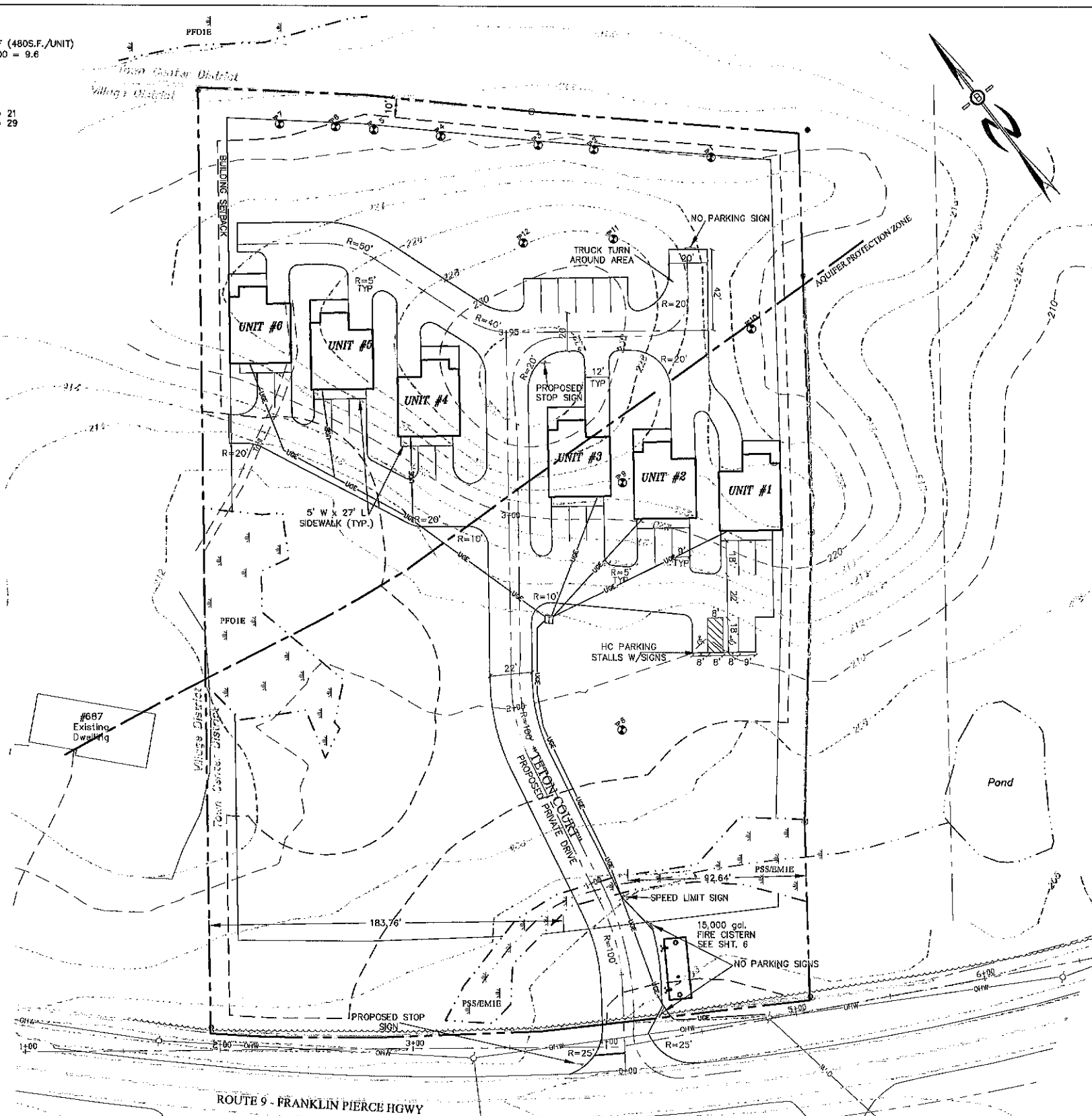
PROPOSED 3-STORY UNITS
 MAX. ALLOWED 3

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

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 486-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/nodes/stormwater/nof/nofsearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

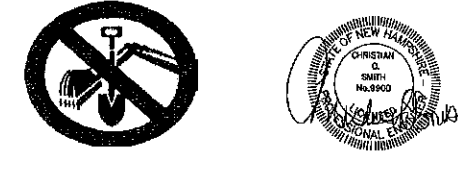
IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.

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.

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, 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).



PER NHDES REVIEW	6-6-23
REVISED PER ENGINEERING REVIEW	11/16/22
REVISED PER ENGINEERING REVIEW	10/21/22
REVISIONS:	DATE:

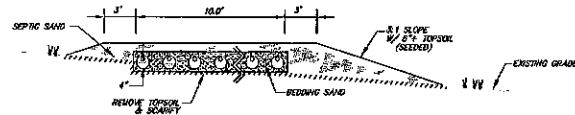
PARKING & PAVEMENT PLAN	
FOR: MIXED-USE DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG., 2022	SCALE: 1"=30'
PROJ. NO: NH-1387	SHEET NO. 2

PLANNING BOARD
 BARRINGTON, NH
APPROVED
 File Number 234-77-TC-22-SR
 Date 10/23/2023
 Chairman [Signature]



ENVIRO-SEPTIC DESIGN CALCULATIONS

PROPOSED LOADING = 372 GPD/UNIT (2-BR HOME WITH 480 S.F. COMMERCIAL)
 7-40 MIN/IN DESIGN PERC RATE
 PER FRESEY MANUAL: 183 LF REQUIRED/UNIT
 210 LF/UNIT PROVIDED: 7 ROWS @ 1.5' O.C. X 30' PER ROW
 (FIELD FOR UNITS 1 & 2 = 7 ROWS @ 1.5' O.C. X 60' PER ROW)



DESIGN INTENT
 BOTTOM OF EFFLUENT DISPOSAL AREA TO BE NO MORE THAN 4" BELOW THE ORIGINAL GRADE ON THE HIGH SIDE.

NOTES
 1) SEE SITE PREPARATION AND FILL NOTES
 2) MINIMUM FILL EXTENSION WHERE APPLICABLE IS 3"
 3) ALL FILL UNDER BACKFILL SYSTEMS MUST BE PLACED IN 6" LAYERS TO BE REMOVED TO COARSE SEPTIC SAND
 4) ALL CONCRETE PRODUCTS ARE TO BE MANUFACTURED BY ALCONEX INC. OF BARRINGTON, NH OR EQUAL.

SITE PREPARATION AND FILL

- CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND (UPSLOPE SIDE) BEFORE DISTURBING SITE. THE DESIGN INTENT MUST BE MAINTAINED.
- REMOVE ALL TREES, BRUSH, BOLLERS, AND DEBRIS FROM THE AREA TO BE FILLED. STUMPS NOT TO BE BURIED WITHIN 75' OF EFFLUENT DISPOSAL AREA, UNLESS UPSLOPE (30' MIN.).
- REMOVE TOPSOIL, LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. SCARIFY WITH TEETH OF EXCAVATOR BEFORE PLACING FILL. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. SOIL MUST BE DRY PRIOR TO PREPARATION.
- MATERIAL SPECIFICATIONS:**
 TOPSOIL: 6" OF CLEAN LOAM TO BE PLACED AS BLANKET ON TOP AND SIDE SLOPES.
 CLEAN FILL: PERMISSIBLE SOIL FREE OF ROOTS, DEBRIS, ORGANICS, AND STONES GREATER THAN 3".
 SEPTIC SAND: FILL TO RAISE THE SYSTEM AND FOR THE SIDE SLOPES AS SHOWN ON THE SCHEMATIC. FILL SECTION 4'-4" TO MEET THE FOLLOWING SPECIFICATION: MEDIUM TO COARSE TEXTURED SAND, NO GREATER THAN 3/8 PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 3".
 BEDDING SAND: USE CLEAN COARSE SAND MEETING ASTM STANDARD C-33 (CONCRETE SAND). BEDDING SAND USED BETWEEN 6" MINIMUM AROUND, ABOVE & BELOW TUBES.
 SAND FILL TO BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW COMPACTON ON THE SCARIFIED SOIL SURFACE. FILL BETWEEN TUBES TO BE CAREFULLY PLACED WITH EXCAVATOR.
- WHEN FILL IS REQUIRED TO EXTEND BED BOTTOM BEYOND ORIGINAL GRADE, PLACE FILL IN 12" LOOSE LAYERS USING A TRACK TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 3" OF FILL MATERIAL BETWEEN TRACKS OF TRACTOR TO MINIMIZE COMPACTION OF NATURAL SOIL. EACH LAYER TO BE SPREAD IN UNIFORM THICKNESS PRIOR TO PLACING NEXT LAYER. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY THROUGHOUT EACH LAYER.
- ENTIRE FILLED AREA SHOULD BE COVERED WITH TOPSOIL, SEEDED, AND MULCHED IMMEDIATELY AFTER BACKFILLING TO PREVENT EROSION.
- BACKFILL DEPTH OVER SYSTEM TO BE 12"-24". CROWN 2% MIN. TO PROVIDE RUNOFF. SYSTEM BACKFILLED WITH MORE THAN 18" MUST BE VENTED.

WETLAND DELINEATION WAS CONDUCTED BY JOHN P. HAYES III ON MAY 17, 2021 IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL USING THE ROUTINE DETERMINATIONS METHOD, AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES WETLANDS BUREAU AND THE US ARMY CORPS OF ENGINEERS.

- THE FOLLOWING STANDARDS WERE USED TO DETERMINE JURISDICTION UNDER THE MANUAL AND TO CLASSIFY THE WETLAND SYSTEMS ON THE SITE:
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN THE UNITED STATES VERSION 7.0, 2010.
 - CENTRAL AND NORTHEAST REGION VERSION 2.0, 2012.
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 2012 NEW HAMPSHIRE, UNITED STATES DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, NERC-88/18.29.
 - CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987, WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
 - CLASSIFICATION OF WETLANDS AND DEEP WATER HABITATS OF THE UNITED STATES, DECEMBER 1979, US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, FWS/OBS-79/31.

HSS STANDARDS:

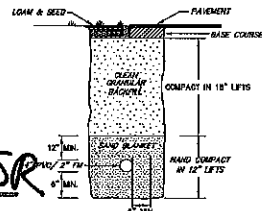
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED FEBRUARY 9, 2022, AND WAS PREPARED BY JOHN P. HAYES III, CSS, CWS. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011.

SOIL LEGEND:

SOIL SERIES	MAP UNIT	SOIL NO.	HYDROLOGIC GROUP
DEERFIELD	Do	(313)	B
GLOUCESTER	Gs	(111)	A
SAUGATUCK	Ss	(18)	C
SAUGATUCK	Ss/P	(18)	C

SLOPE CLASS:
 0-8% = B
 8-15% = C
 15-25% = D
 25-50% = E
 >50% = F

DRAINAGE CLASS:
 /P = POORLY DRAINED SOIL
 /VP = VERY POORLY DRAINED



NOTES:
 1. MINIMUM COVER SHALL BE 6" FOR FLOWED AREAS, 4" FOR CROSS COUNTRY.
 2. MULTIPLE PIPES IN THE SAME TRENCH SHALL BE SEPARATED BY 12".

STANDARD TRENCH DETAIL FOR STEELWIRE COVER OR PORCENAM N.E.S.

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'

PREPARED FOR:

THE THIBODIAU FAMILY REV. TRUST
 PAUL F. & LINDA A. THIBODIAU TRUSTEES
 76 YOUNG ROAD
 BARRINGTON, NH 03825



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-5474.
- 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 486-A:17 IS NOT REQUIRED AS THE TOTAL LAND DISTURBANCE IS LESS THAN 100,000 SF.
- THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
- ALL 50' WETLAND BUFFER OUTSIDE OF WHAT IS REQUIRED TO BE DISTURBED FOR CONSTRUCTION WILL BE MAINTAINED AS NO-OUT, NO-DISTURBANCE AS REQUIRED BY THE BARRINGTON ZONING ORDINANCE.

LEGEND

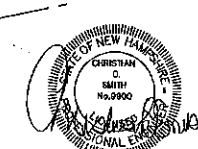
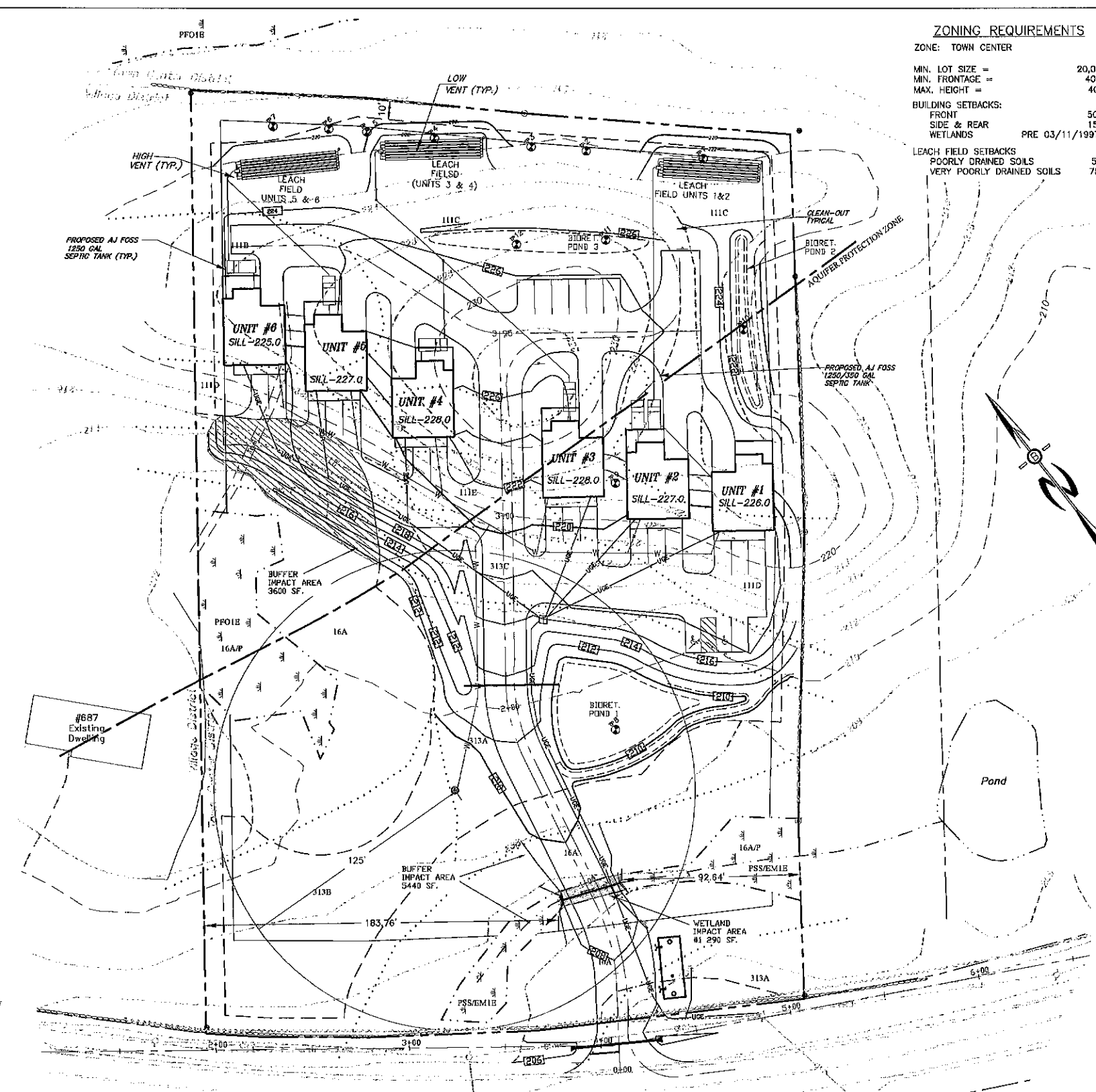
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND SETBACK LINE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- 4000 SF SEPTIC RESERVE AREA
- PROP. WELL W/ 125' PROTECTIVE RAD.

REVISIONS:	DATE:
PER NH&G REVIEW	7-31-23
PER NHDES REVIEW	6-6-23
REVISED PER ENGINEERING REVIEW	11/16/22
REVISED PER ENGINEERING REVIEW	10/21/22

GRADING PLAN

FOR:
 MIXED-USE DEVELOPMENT
 ROUTE 9
 BARRINGTON, NH

DATE: AUG, 2022	SCALE: 1"=30'
PROJ. NO: NH-1387	SHEET NO. 3



PLANNING BOARD
 BARRINGTON, NH
APPROVED

File Number **234-77-TC-22-SR**
 Date **10/23/2023**
 Chairman **John Ball**

PLANNING BOARD
BARRINGTON, NH

APPROVED

File Number **234-77-TC-22-SK**
Date **10/23/2023**
Chairman *[Signature]*

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

TABLE 7-24-RECOMMENDED RIP RAP GRADATION PERCENTAGES

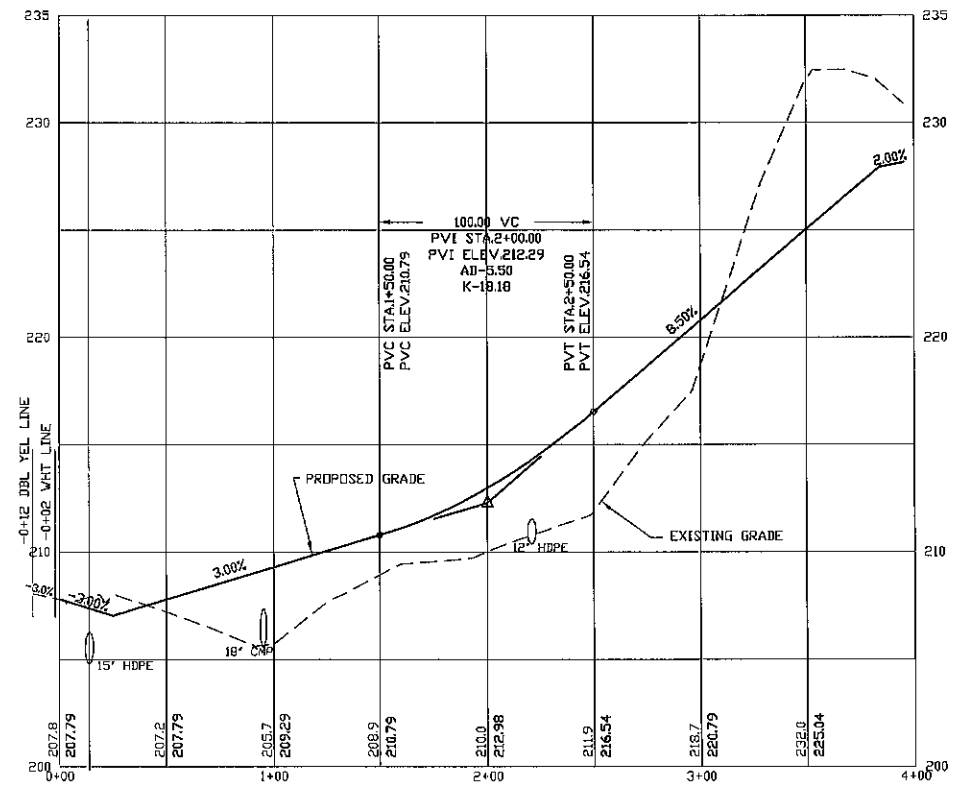
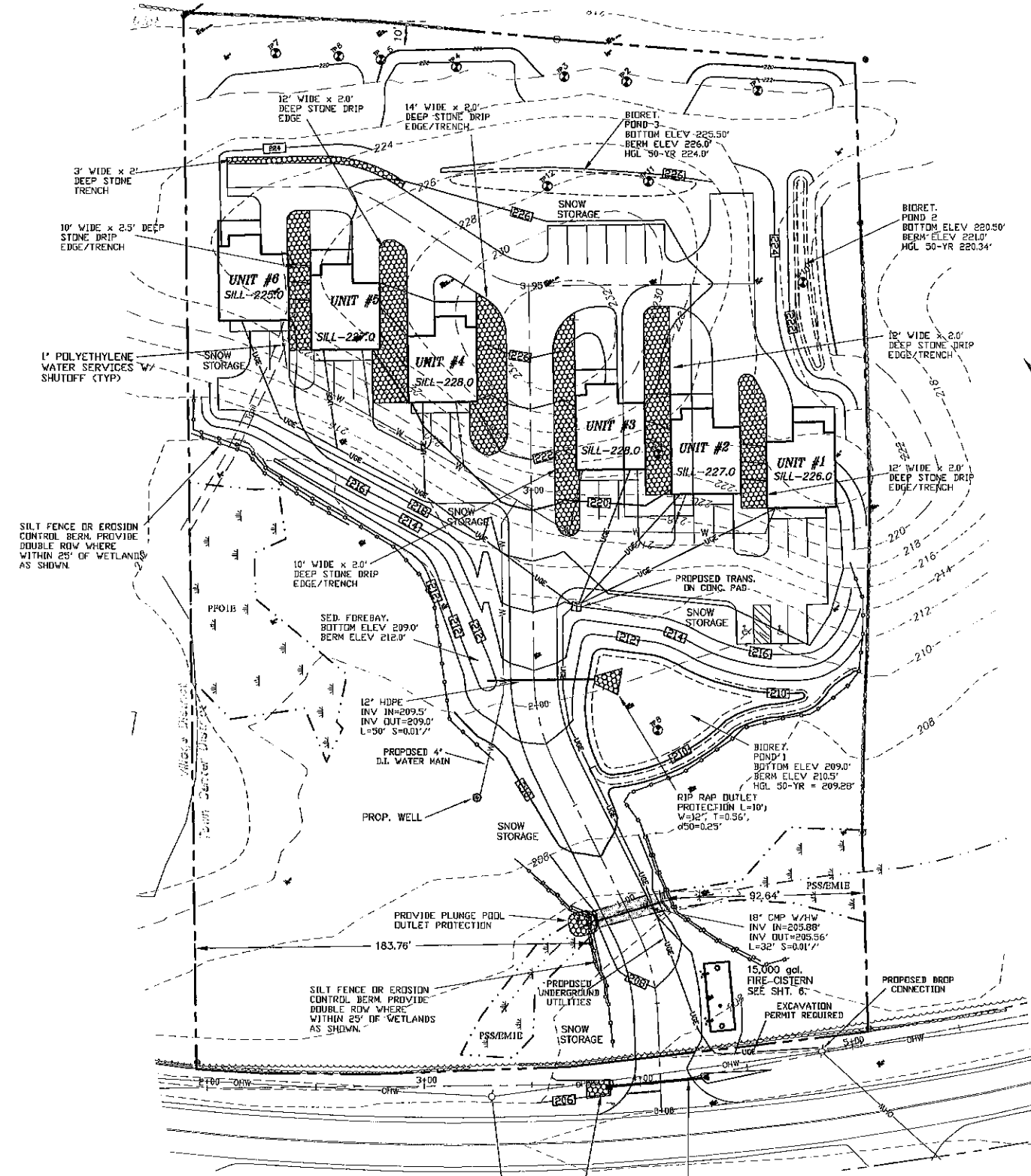
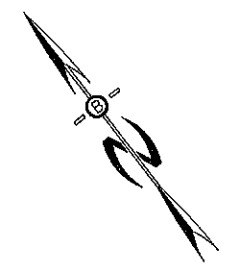
PIPE SIZE	0.25 FEET	3 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN #50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	5	5
85%	4	5
50%	3	5
15%	1	2

NOTES

- THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM LENGTH VEHICLES AND TRUCKS (BOX TRUCK/FIRE TRUCK), EITHER DELIVERING TO, OR USING THE PROPERTY.
- ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN PARKING LOTS OR TRAVEL AISLES.
- ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY.
- 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.

TEMPORARY STONE CHECK DAM LOCATIONS

STATION 2+50 TO 5+00 L&R-EVERY 23'
(SEE SHEET 7 FOR DETAIL)



PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'

PIPE SUMMARY TABLE

PIPE STA	SIZE	INV IN	INV OUT	HGL 25-YR STORM
0+13	15" HDPE	205.0'	204.78'	205.62'
0+95	18" CMP	205.88'	205.56'	206.62'
2+11	12" HDPE	209.50'	209.00'	210.08'

PLAN SCALE:
1"=30'

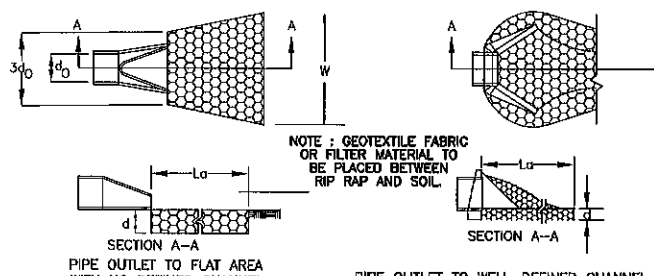


PER NH&G REVIEW	7-31-23
PER NHDES REVIEW	6-6-23
PER NHDOT REVIEW	3-2-23
REVISED PER ENGINEERING REVIEW	11/16/22
REVISED PER ENGINEERING REVIEW	10/21/22
REVISIONS:	DATE:

DRAINAGE & PROFILE PLAN

FOR:
MIXED-USE DEVELOPMENT
ROUTE 9
BARRINGTON, NH

DATE: AUG, 2022 SCALE: 1"=30'
PROJ. NO: NH-1387 SHEET NO. 4



NOTE: GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN RIP RAP AND SOIL.

CONSTRUCTION SPECIFICATIONS

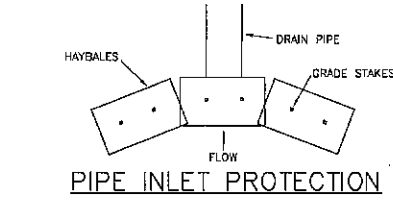
1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. STONE FOR RIP RAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT.
6. FLAT ROCKS SHALL NOT USED FOR RIP RAP. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

MAINTENANCE

1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

TABLE 7-24-RECOMMENDED RIP RAP GRADATION RANGES

Ø50 SIZE=	0.25 FEET	3 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN Ø50 SIZE	SIZE OF STONE(INCHES) FROM	TO
100%	5	6
85%	4	5
50%	3	5
15%	1	2



PIPE INLET PROTECTION

SPECIFICATIONS

SEDIMENT BARRIERS SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

BALES SHOULD BE PLACED IN A SINGLE ROW LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT DALES TIGHTLY ADJUTING ONE ANOTHER. THE ENDS OF THE BARRIER SHOULD BE FLARED UP SLOPE.

BARRIERS SHOULD NOT BE CONSTRUCTED MORE THAN ONE BALE HIGH.

ALL BALES SHOULD BE EITHER WIRE-BOUND OR STRING-TIED. BALES SHOULD BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES, PARALLEL TO THE GROUND SURFACE TO PREVENT DETERIORATION OF THE BINDINGS.

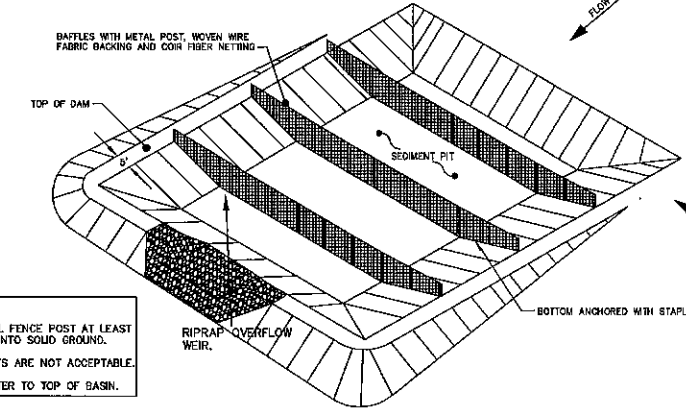
THE BARRIER SHOULD BE EXTENDED AND BACKFILLED, A TRENCH SHOULD BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES.

AFTER THE BALES ARE STAYED AND CHAINED, THE EXCAVATED SOIL SHOULD BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHOULD CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHOULD BE BUILT UP 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. IDEALLY, BALES SHOULD BE PLACED 10 FEET AWAY FROM THE TOE OF SLOPE.

AT LEAST TWO STAKES SHOWN THROUGH THE BALE AND PENETRATING AT LEAST 18 INCHES INTO THE GROUND, SHOULD SECURELY ANCHOR EACH BALE.

THE FIRST STAKE IN EACH BALE SHOULD BE DRIVEN TOWARD THE PREVIOUSLY LAID DALES TO FORCE THE BALES TOGETHER. STAKES SHOULD BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.

INSPECTOR SHOULD BE FREQVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. BALE BARRIERS SHOULD BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.



NOTES:

1. DRIVE STEEL FENCE POST AT LEAST 18 INCHES INTO SOLID GROUND.
2. WOOD POSTS ARE NOT ACCEPTABLE.
3. DIRECT WATER TO TOP OF BASIN.

PERSPECTIVE VIEW
TEMPORARY SEDIMENT BASIN

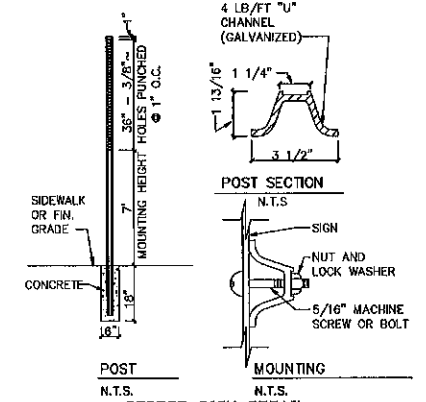
TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R2-1	STOP	18" 24"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-B	STOP	12" 18"	BLUE & GREEN	CHANNEL	7'-0"	REFLECTORIZED SIGN

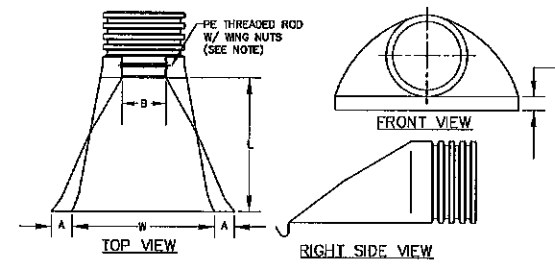
PREPARED FOR:
THE THIBODEAU FAMILY REV TRUST
PAUL F. & LINDA A. THIBODEAU TRUSTEES
76 YOUNG ROAD
BARRINGTON, NH 03825

BA BEALS ASSOCIATES, P.L.L.C.

70 PORTSMOUTH AVE,
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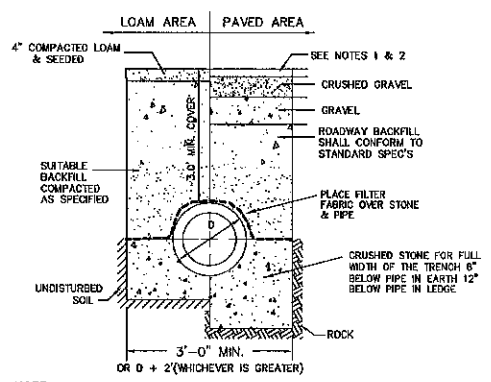
PIPE OUTLET PROTECTION



PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
1810-NP	18"	7.5"	15"	6.5"	32"	35"
2410-NP	24"	7.5"	18"	6.5"	36"	45"
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
3610-NP	36"	10.5"	N/A	7.0"	53"	68"

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

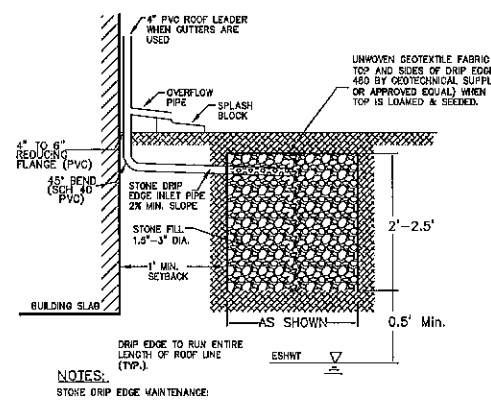
ADS N-12 FLARED END SECTIONS
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



NOTE:

1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECS.
3. BACKFILL MATERIALS SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN 6".

TYPICAL DRAINAGE TRENCH DETAIL



NOTE:

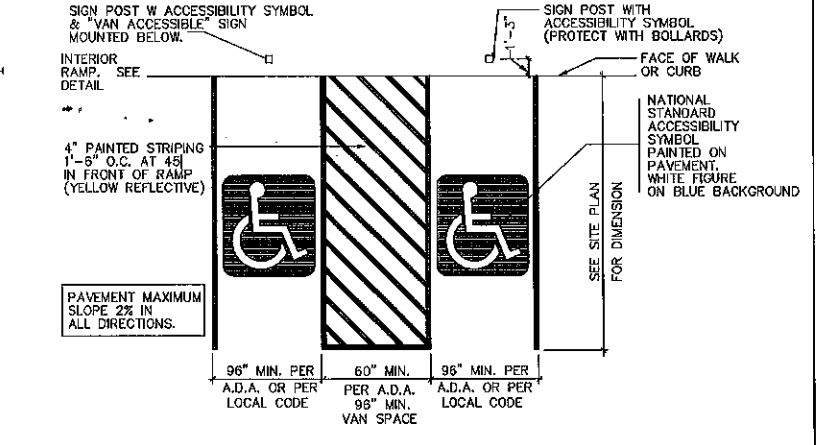
STONE DRIP EDGE MAINTENANCE:

THE DRIP EDGES WILL BE INSPECTED WITHIN THE FIRST THREE MONTHS AFTER CONSTRUCTION. THEREAFTER THE DRIP EDGES WILL BE INSPECTED 2 TIMES PER YEAR TO ENSURE THAT THEY ARE DRAINING WITHIN 72 HOURS OF A RAIN EVENT EQUIVALENT TO 2.5" OR MORE.

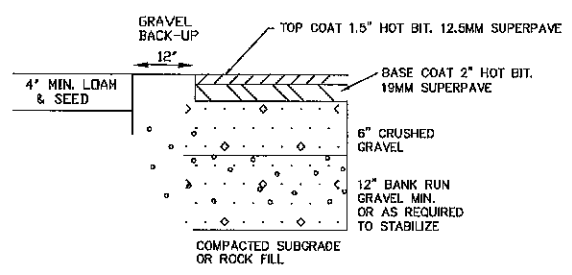
REMOVE AND DISPOSE OF SEDIMENTS OR DEBRIS AS NEEDED.

TOTAL REHABILITATION OF A DRIP EDGE SHOULD BE CONDUCTED TO MAINTAIN STORAGE CAPACITY WITHIN 2/3 OF THE DESIGN VOLUME AND 72-HOUR EXPIRATION RATE LIMIT. TRENCH WALLS SHOULD BE EXCAVATED TO EXPOSE CLEAN SOIL UPON FAILURE, AND THE SOIL SCOURED PRIOR TO REPLACEMENT OF CLEAN STONE.

STONE DRIP EDGE SECTION
NOT TO SCALE

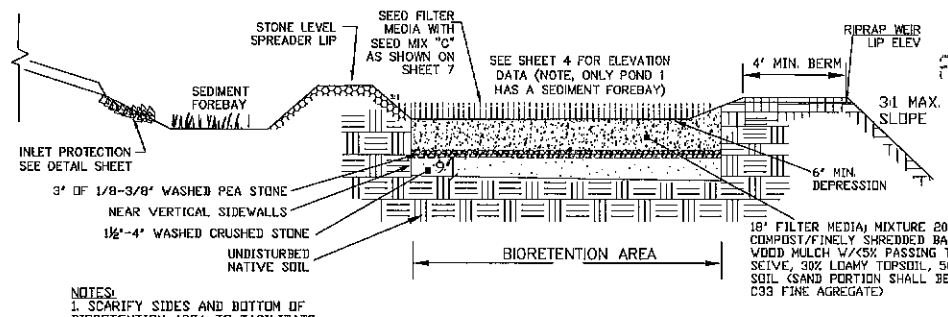


PARKING STALL FOR THE PHYSICALLY CHALLENGED
NOT TO SCALE
DEC. 15, 1991



NOTE: IN AREAS OF ROCK EXCAVATION, MINIMUM 9" BANK RUN GRAVEL SHALL BE PLACED

TYPICAL PAVEMENT SECTION
NEW ASPHALT - NTS



NOTE:

1. SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.
2. POND SURFACE TO BE FINISHED WITH 4" LOAM & SEED

BIORETENTION POND PROFILE DETAIL
NOT TO SCALE

PLANNING BOARD
BARRINGTON, NH

- APPROVED -

File Number **234-77-TC-22-SR**

Date **10/23/2023**

Chairman *[Signature]*



REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

[Signature]
Date: 9/19/2023

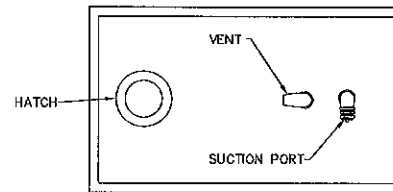
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REVISIONS:	DATE:
REVISED PER ENGINEERING REVIEW	10/21/22
CONSTRUCTION DETAILS	
FOR: MIXED-USE DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG., 2022	SCALE: N/A
PROJ. NO: NH-1387	SHEET NO. 5

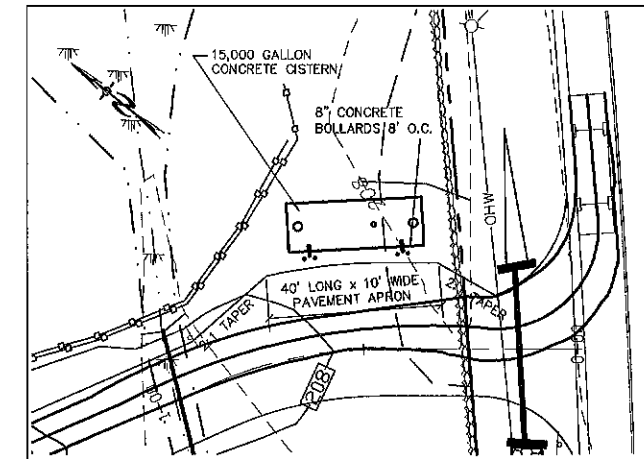
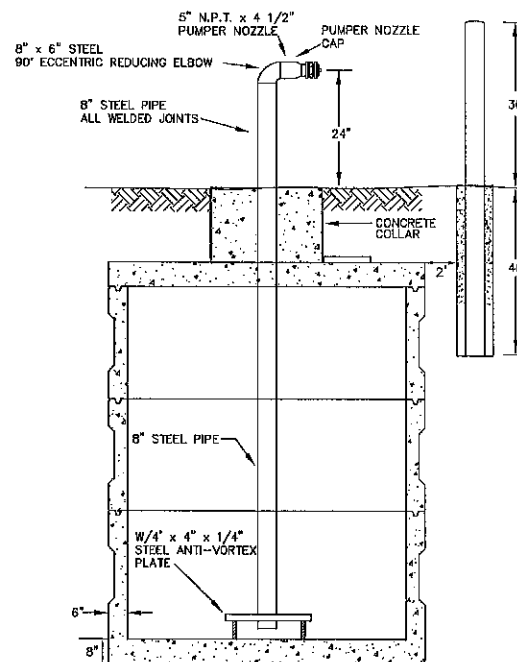
CISTERN SPECIFICATIONS

1. THE CISTERN SHALL BE DESIGNED TO BE TROUBLE FREE, AND IT SHALL BE DESIGNED TO LAST 50 YEARS.
2. THE MINIMUM CAPACITY SHALL BE 10,000 GALLONS, DEPENDING ON THE DEVELOPMENT LAYOUT/CONFIGURATION, ADDITIONAL GALLON REQUIREMENTS MAY BE IMPOSED AT THE DISCRETION OF THE FIRE CHIEF. ALL EXCEPTIONS, ADDITIONS, OR DELETIONS WILL BE IN WRITING.
3. THE SUCTION CAPACITY SHALL BE CAPABLE OF DELIVERING 1,000 GALLONS PER MINUTE (GPM) FOR THREE-QUARTERS OF THE CISTERN CAPACITY.
4. THE ENTIRE CISTERN AND APPURTENANCES SHALL BE RATED FOR HS-20 HIGHWAY LOADING.
5. DRAWINGS OF THE DESIGN ARE FOR ESTIMATING GENERAL REQUIREMENT AND DESIGN PURPOSES ONLY AND ARE NOT INTENDED FOR USE AS DESIGN.
6. EACH CISTERN SHALL BE DESIGNED, SITED TO THE PARTICULAR LOCATION, STAMPED BY A REGISTERED ENGINEER, AND APPROVED BY THE FIRE CHIEF.
7. ALL SUCTION AND FILL PIPING SHALL BE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) SCHEDULE 40 STEEL. ALL VENT PIPING SHALL BE ASTM SCHEDULE 40 STEEL WITH WELDED JOINTS. ALL PIPING LOCATED WITHIN THE TANK SHALL BE ASTM SCHEDULE 40 STEEL WITH WELDED JOINTS. ALL PIPING LEADING FROM THE TANK TO THE HYDRANT SHALL BE ASTM SCHEDULE 40 STEEL.
8. THE FINAL SUCTION CONNECTION SHALL BE FIVE INCH PUMPER NOZZLE WITH A CAP. THE SUCTION PIPE SHALL BE BRACED TO ENSURE DURABILITY DURING PUMPING OPERATIONS. THE FIRE CHIEF SHALL APPROVE BRACE CONFIGURATION AND INSTALLATION. THE SUCTION PIPE CONNECTION SHALL BE TWENTY-FOUR INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
9. THE FILLER CONNECTION SHALL BE INSTALLED INTO THE EIGHT INCH VENT WITH 4" MALE STEEL STORZ FITTING. THIS FITTING SHALL BE 24" ABOVE FINISH GRADE AND FACE THE ROAD. A THIRTY-TWO INCH DIAMETER MANHOLE WITH COVER WILL BE LOCATED ON TOP OF THE CISTERN. THE CONFIGURATION OF THIS MANHOLE SHALL ALLOW THE UNIT TO BE SECURED WITH TWO PADLOCKS AND SHALL BE APPROVED BY THE FIRE CHIEF. THE PADLOCKS WILL BE SUPPLIED BY THE FIRE DEPARTMENT.
10. THE DISTANCE FROM THE BOTTOM OF THE SUCTION PIPE TO THE PUMPER CONNECTION SHALL NOT EXCEED FOURTEEN FEET VERTICAL.
11. ALL HORIZONTAL SUCTION PIPING SHALL SLOPE SLIGHTLY UPHILL TOWARD THE PUMPER CONNECTION.
12. BEDDING FOR THE CISTERN SHALL CONSIST OF A MINIMUM OF TWELVE INCHES OF 3/4" TO 1 1/2" WASHED PEA STONE, COMPACTED. NO FILL SHALL BE USED UNDER THE STONE. OVER EXCAVATION SHALL BE FILLED WITH THE SAME STONE BEDDING MATERIAL.
13. ALL BACKFILL MATERIALS SHALL BE SCREENED GRAVEL WITH NO STONES LARGER THAN SIX INCHES AND SHALL BE COMPACTED TO 95 PERCENT OF ITS ORIGINAL VOLUME IN ACCORDANCE WITH ASTM D 1557, 16. THE TOP OF CISTERN SHALL BE INSULATED WITH VERMIN RESISTANT FOAM INSULATION AND TWO FEET OF BACKFILL WITH A MINIMUM WEIGHT OF 120 PCF, COMPACTED. FOAM USED FOR THIS INSTALLATION SHALL BE CLOSED CELL POLYURETHANE FOAM WITH AN INSULATION FACTOR OF R=5 PER INCH. ALL BACKFILL SHALL EXTEND TEN FEET BEYOND THE EDGE OF THE VEHICLE PAD AND THEN HAVE A MAXIMUM OF 3:1 SLOPE, LOAM AND SEEDED.
14. BEFORE ANY BACKFILLING IS DONE THE ENTIRE CISTERN SHALL BE COMPLETED AND INSPECTED BY THE FIRE CHIEF.
15. AFTER BACKFILLING, BOLLARDS OR LARGE STONES SHALL BE PLACED TO PROTECT THE TANK AND APPURTENANCES.
16. THE PITCH OF THE SHOULDER AND VEHICLE PAD FROM THE EDGE OF THE PAVEMENT TO THE PUMPER SUCTION CONNECTION SHALL BE ONE PERCENT TO THREE PERCENT DOWNGRADE.
17. THE SHOULDER AND VEHICLE PAD SHALL BE OF A SUFFICIENT LENGTH TO ALLOW CONVENIENT ACCESS TO THE SUCTION CONNECTION WHEN THE PUMPER IS SET AT 45 DEGREES TO THE ROAD. THE SHOULDER AND VEHICLE PAD SECTION SHALL CONSIST OF 3" BITUMINOUS PAVING, REFER TO SITE PLAN FOR REQUIREMENTS.
18. THE SUCTION FITTING SHALL BE LOCATED BETWEEN 22 AND 24 FEET FROM THE NEAREST RUNNING EDGE OF ROAD PAVEMENT. TWO CONCRETE FILLED STEEL BOLLARDS SHALL BE PLACED IN A MANNER TO PROTECT THE HYDRANT. THE BASE OF THESE BOLLARDS SHALL EXTEND BELOW THE FROST LINE. THE UPPER PORTION OF THE BOLLARDS SHALL EXTEND THIRTY SIX INCHES ABOVE THE LEVEL OF THE VEHICLE PAD WHERE VEHICLE WHEELS WILL BE LOCATED WHEN THE CISTERN IS IN USE.
19. ALL CONSTRUCTION, BACKFILL, AND GRADING MATERIALS SHALL BE IN ACCORDANCE WITH PROPER CONSTRUCTION PRACTICES AND SHALL BE ACCEPTABLE TO THE FIRE CHIEF.
20. THE FIRE CHIEF (OR REPRESENTATIVE) AND THE ENGINEER'S INSPECTOR WILL BE NOTIFIED BY THE CONTRACTOR TO OBSERVE THE FOLLOWING POINTS OF INSTALLATION:
 - A. EXCAVATION COMPLETE.
 - B. CRUSHED STONE INSTALLED AND COMPACTED
 - C. BACKFILLING COMPLETE PRIOR TO PLACEMENT OF INSULATION.
 - D. PLACEMENT OF INSULATION.
 - E. START AND FINISH OF LEAKAGE TEST.
 - F. PIPING MANWAYS AND BOLLARDS IN PLACE AND PAINTED.
 - G. ALL BACKFILLING LOAM, SEED, ETC. COMPLETE WITH TURNOUT PLACE AND GRADED.
 - H. PAVEMENT COMPLETE, AND ALL OTHER WORK 100% COMPLETE.
21. THE FIRE CHIEF SHALL BE NOTIFIED OF THE DATE THAT SITE WORK IS TO BEGIN.
22. ANY EXCEPTION, ADDITIONS, OR DELETIONS ARE DATED AND NOTED BELOW.
23. CONCRETE MUST HAVE A MINIMUM OF 150 PCF.
24. STONE AND GRAVEL BACKFILL MUST HAVE A MINIMUM OF 120 PCF.

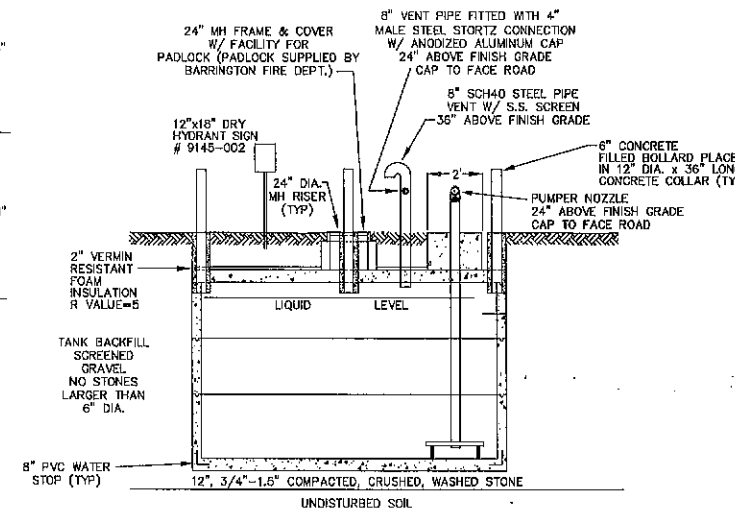
PLANNING BOARD
BARRINGTON, NH
APPROVED
File Number 234-77-TC-22-SR
Date 10/23/2023
Chairman [Signature]



CISTERN DETAILS
NOT TO SCALE



CISTERN PLAN



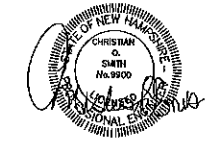
BOLLARD DETAIL
NOT TO SCALE

- NOTES:
- 1.) 15,000 GAL. CONCRETE TANK AVAILABLE AT WILLIAM N. LAMARRE CONCRETE PRODUCTS, INC. OR EQUIV.
 - 2.) HYDRANT STRUCTURE AVAILABLE FROM GOLI'D SUPPLY OR EQUIV.
 - 3.) THE INSTALLER IS RESPONSIBLE FOR FILLING THE TANKS AFTER INSTALLATION.
 - 4.) TANK CAPACITY: 10' x 29' x 8' = 2,320 CU.FL. x 7.48 = 17,353 GALS.
 - 5.) SEE TOWN OF BARRINGTON FIRE PROTECTION CISTERN SPECIFICATIONS (40 PARAGRAPH LISTING)

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



REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 9/19/2023
#eSA2023091902

REVISIONS:	10/21/22
DATE:	DATE:
CISTERN DETAIL SHEET	
FOR: MIXED-USE DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: AUG., 2022	SCALE: NONE
PROJ. NO: NH-1387	SHEET NO. 6

PLANNING BOARD
BARRINGTON, NH

- APPROVED -

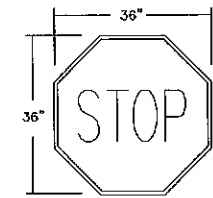
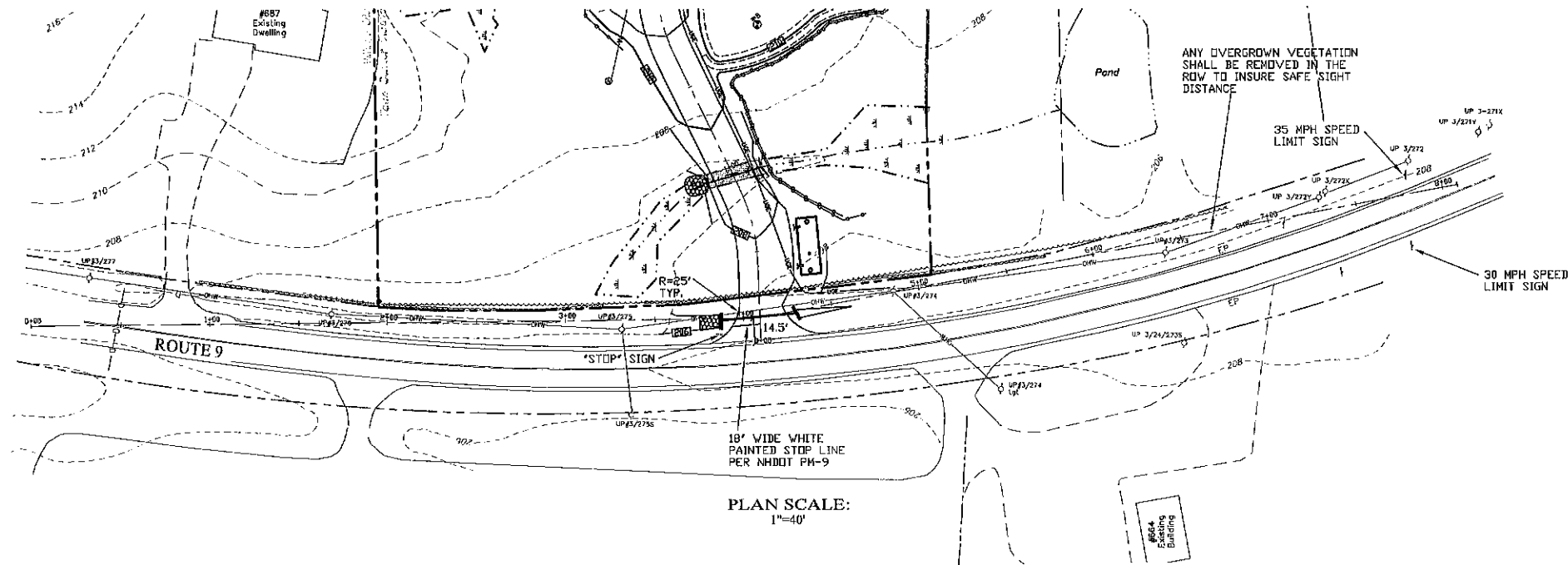
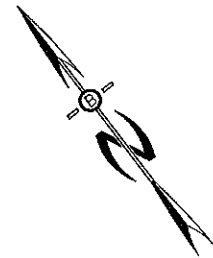
File Number **234-77-TC-22-SR**

Date **10/23/2023**

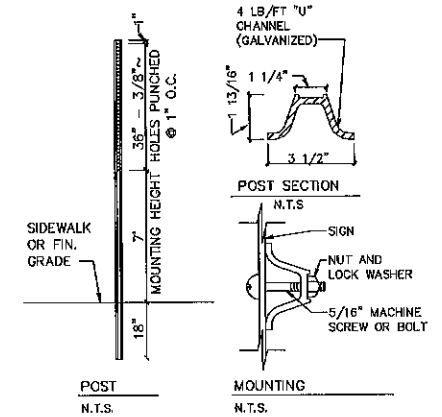
Chairman *[Signature]*

PREPARED FOR:
THE THIBODEAU FAMILY REV. TRUST
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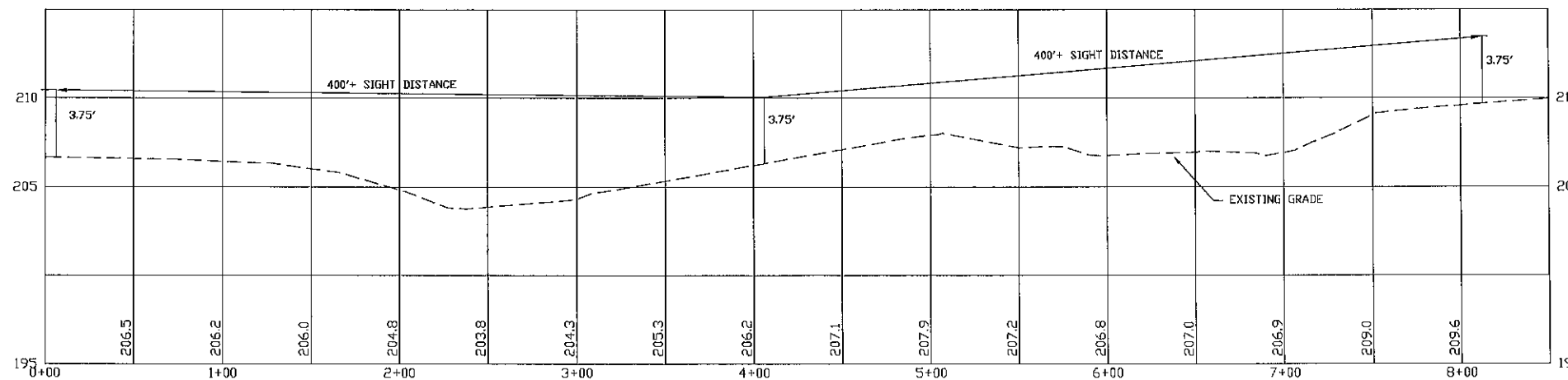
R1-1
WHITE LETTERING
ON RED



SIGN DETAIL



PROFILE SCALES:
HORIZONTAL: 1"=40' VERTICAL: 1"=4'



REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
[Signature]
Date: 9/19/2023
#eSA2023091902

REVISIONS:		DATE:
HIGHWAY ACCESS PLAN-H1		
FOR: MIXED-USE DEVELOPMENT ROUTE 9 BARRINGTON, NH		
DATE:	DEC 2022	SCALE: 1"=40'
PROJ. NO:	NH-1388	SHEET NO. 8

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

BA BEALS
 ASSOCIATES, PLLC

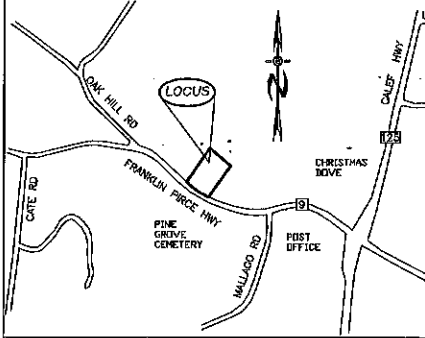
70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,
 FAX: 603-583-4863

- 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 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 UGDS DATUM NAVD 1985, 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/nps/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 876:13. 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.
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- WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).



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 = 8x2 = 12
 PROVIDED = 12

TOTAL SPACES REQUIRED = 21
 TOTAL SPACES PROVIDED = 29



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

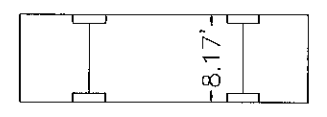
PLANNING BOARD
BARRINGTON, NH
- APPROVED -

File Number **234-77-TC-22-SR**
 Date **10/23/2023**
 Chairman *[Signature]*

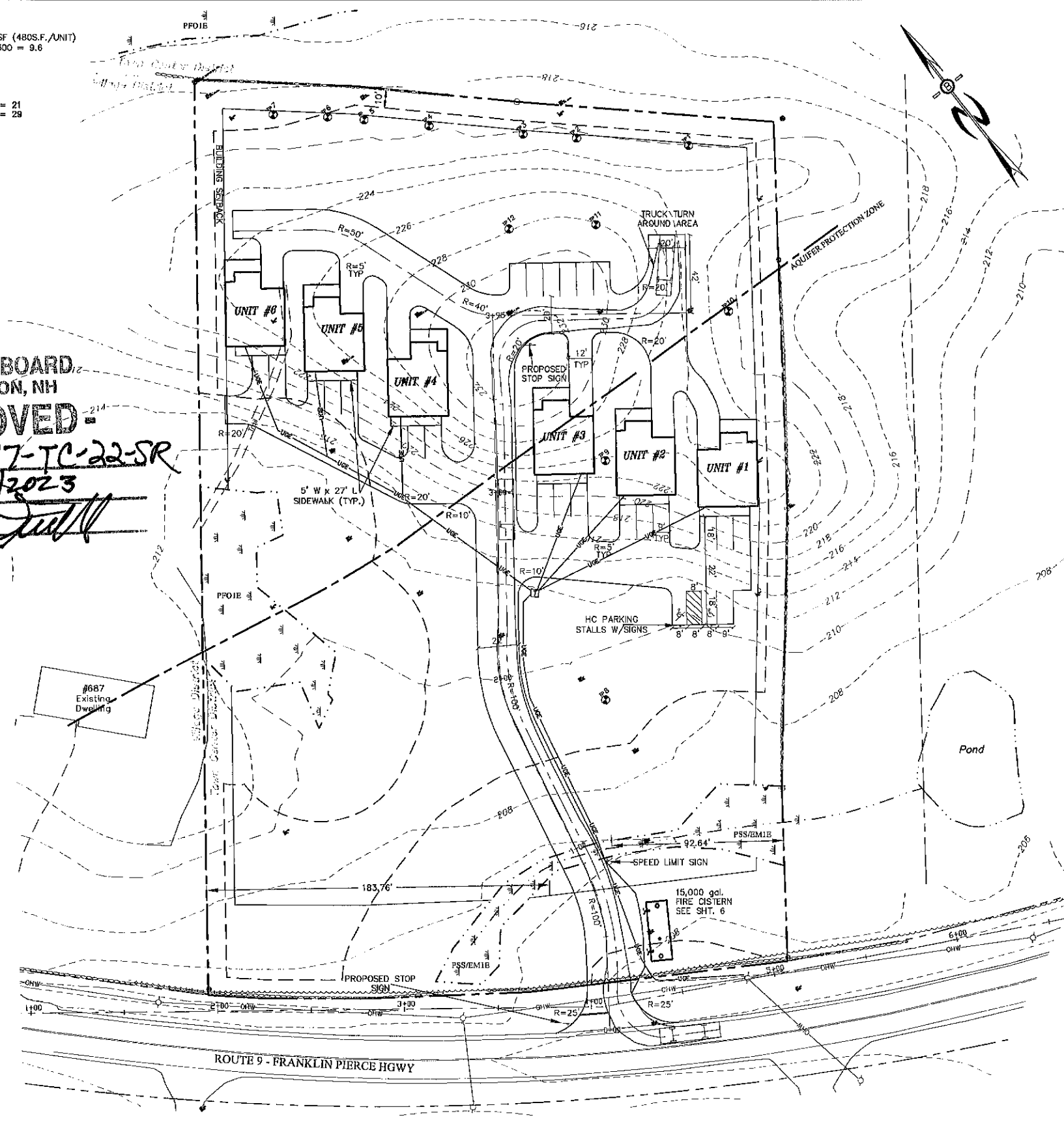
LEGEND

- 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

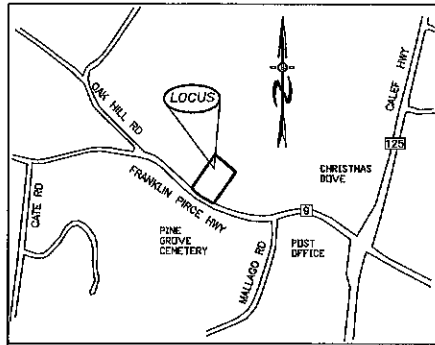
8.25' — 17.20' — 7.00'



Tire Diameter: 3 FEET



REVISED PER ENGINEERING REVIEW	10/21/22
REVISIONS:	DATE:
Ladder Truck Turning Exhibit	
FOR: MIXED-USE DEVELOPMENT ROUTE 9 BARRINGTON, NH	
DATE: OCT., 2022	SCALE: 1"=60'
PROJ. NO: NH-1387	SHEET NO. 1 of 1



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'

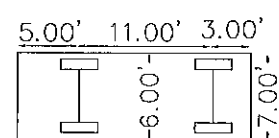
LOT COVERAGE:
 37,031 S.F. IMPERVIOUS PROPOSED
 37,031/148,935 = 24.8%
 MAX. ALLOWED = 80%

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



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

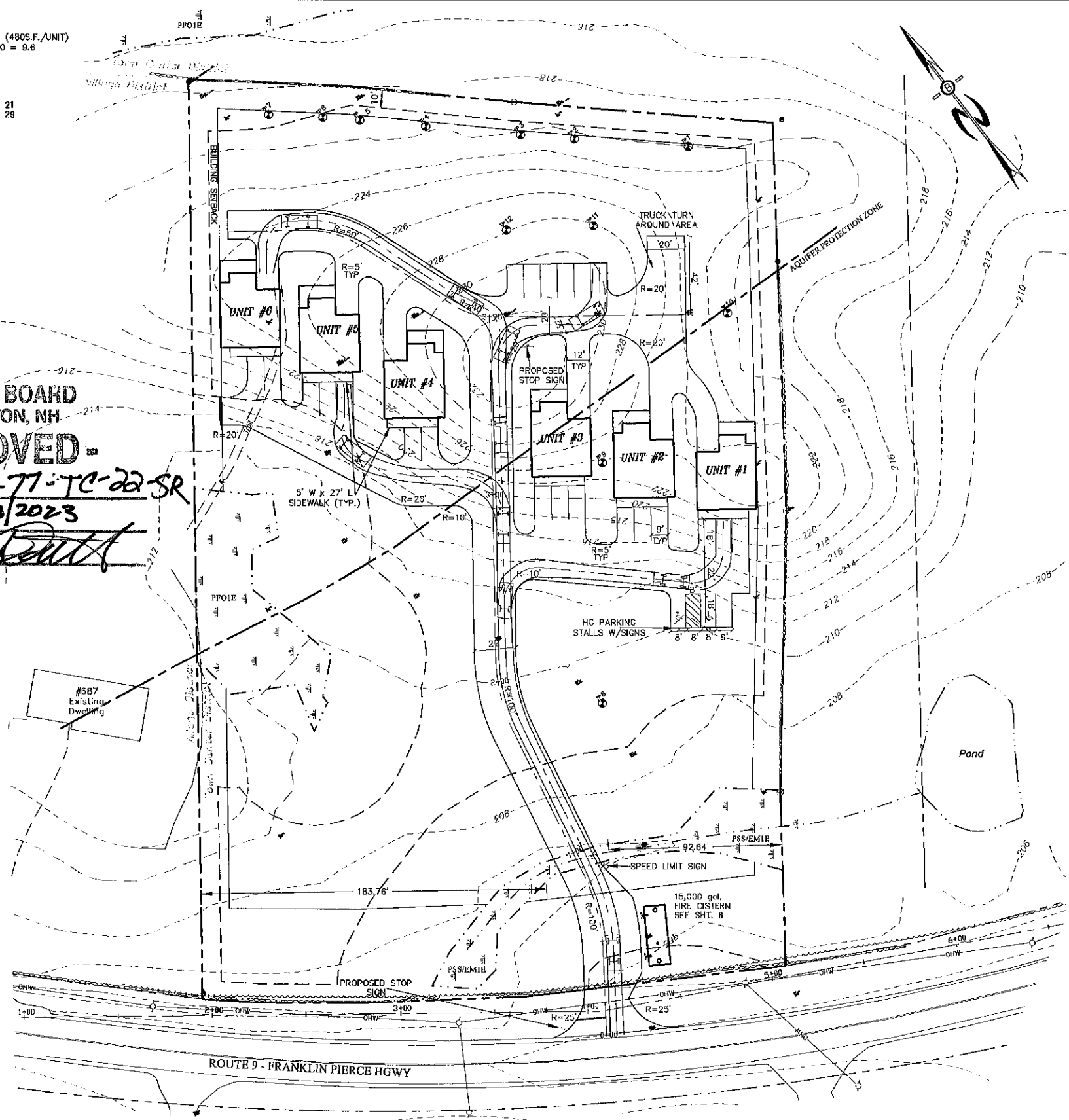
TOTAL SPACES REQUIRED = 21
 TOTAL SPACES PROVIDED = 29

PLANNING BOARD
 BARRINGTON, NH
 - APPROVED -

File Number 234-77-TC-22-SR

Date 10/23/2023

Chairman *[Signature]*



PREPARED FOR:
 THE THIBODEAU FAMILY REV. TRUST
 PAUL F. & LINDA A. THIBODEAU TRUSTEES
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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