

LOCATION MAP
1"=1500'

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

MAPPING STANDARDS:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. 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 SEPTEMBER 2022, AND WAS PREPARED BY JAMES GOVE, OF GOVE ENVIRONMENTAL SERVICES, INC. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011.

SOIL LEGEND:

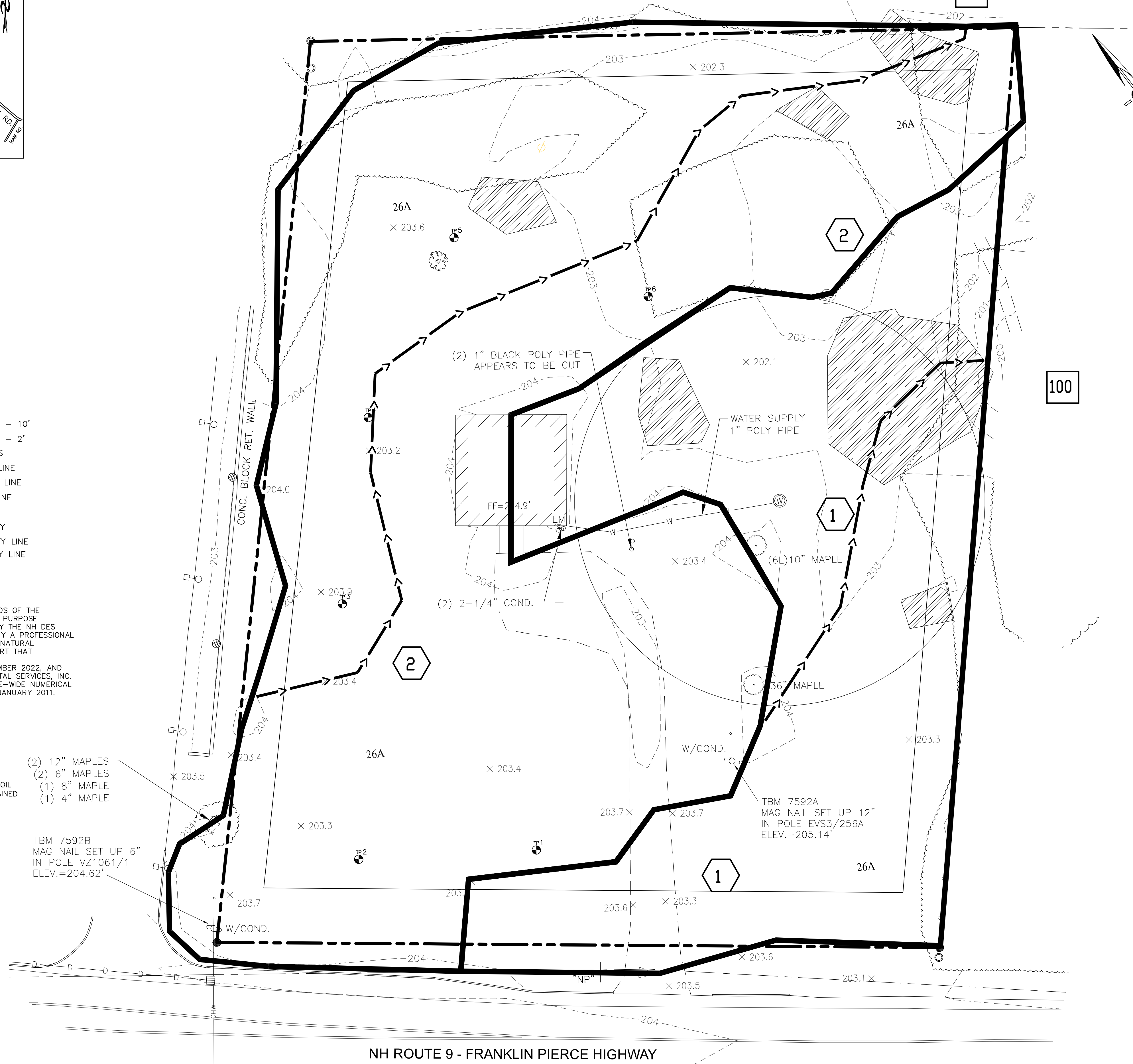
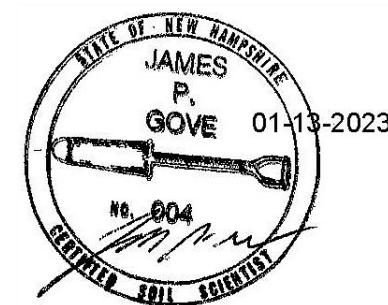
SOIL SERIES	MAP UNIT	SOIL NO.	HYDROLOGIC GROUP
WINDSOR	WdA	(111)	A

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

- (2) 12" MAPLES
- (2) 6" MAPLES
- (1) 8" MAPLE
- (1) 4" MAPLE

TBM 7592B
 MAG NAIL SET UP 6"
 IN POLE VZ1061/1
 ELEV.=204.62'



NH ROUTE 9 - FRANKLIN PIERCE HIGHWAY

PREPARED FOR:
 GEORGE N. TSOUKALAS
 565 FRANKLIN PIERCE HIGHWAY
 (NH ROUTE 9)
 BARRINGTON, NEW HAMPSHIRE



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

NOTES

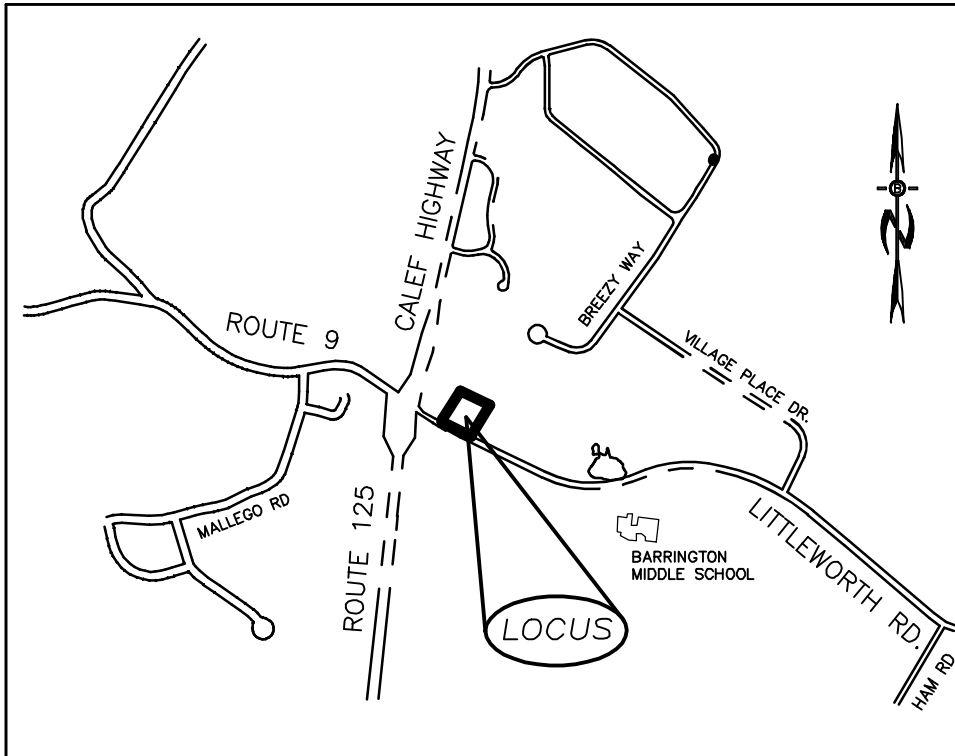
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. 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.
2. 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.
3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
4. ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
6. PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
7. 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.
8. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
9. NHDES ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS NOT REQUIRED.

****THIS DRAWING IS FOR DRAINAGE PURPOSES ONLY WATERSHED KEY**

- SUBCATCHMENT
- REACH
- POND
- LIMIT OF SUBCATCHMENT
- FLOW PATH

Record Area
 148,935± s.f.
 3.42± Acres
 Contiguous Uplands
 139,620± s.f.

REVISIONS:	DATE:
EXISTING CONDITIONS PLAN	
COMMERCIAL DEVELOPMENT ROUTE 9 BARRINGTON, NH TAX MAP 228, LOT 8	
DATE: JAN., 2023	SCALE: 1"=30'
PROJ. NO: NH-1445	SHEET NO. 1



LOCATION MAP
1"=1500'

ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL

USE:	REGIONAL	COMMERCIAL
MIN. LOT SIZE =		40,000 SF
MIN. FRONTAGE =		200'
MAX. HEIGHT =		40'
BUILDING SETBACKS:		
FRONT		75'
SIDE & REAR		30'
WETLANDS		50'
LEACH FIELD SETBACKS		
POORLY DRAINED SOILS		50'
VERY POORLY DRAINED SOILS		75'

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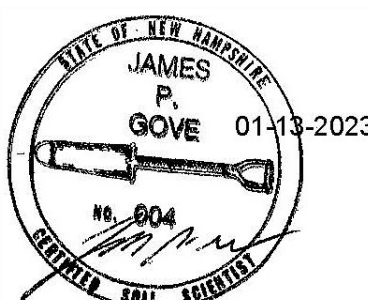
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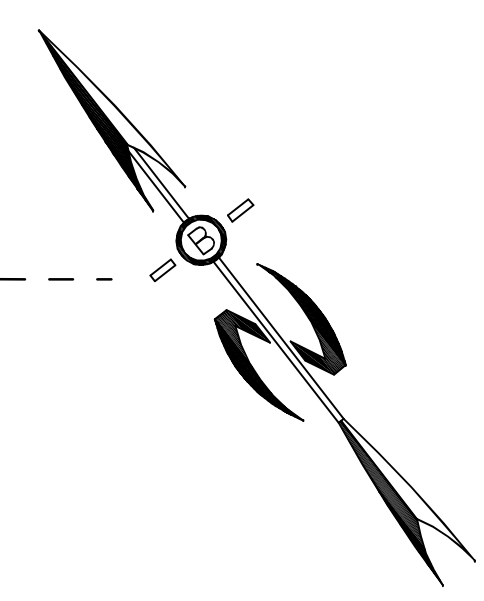
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 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
 - ALTERATION OF TERRAIN PERMIT RSA 485:A-17 IS REQUIRED.
 - THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

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 BARRINGTON, NH
 TAX MAP 228, LOT 8

DATE:	JAN., 2023	SCALE:	1"=30'
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