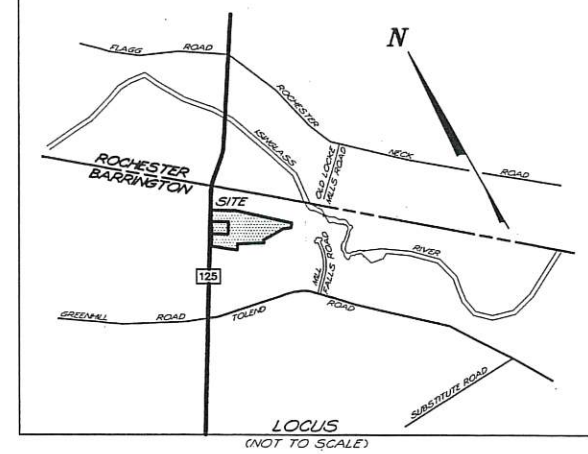
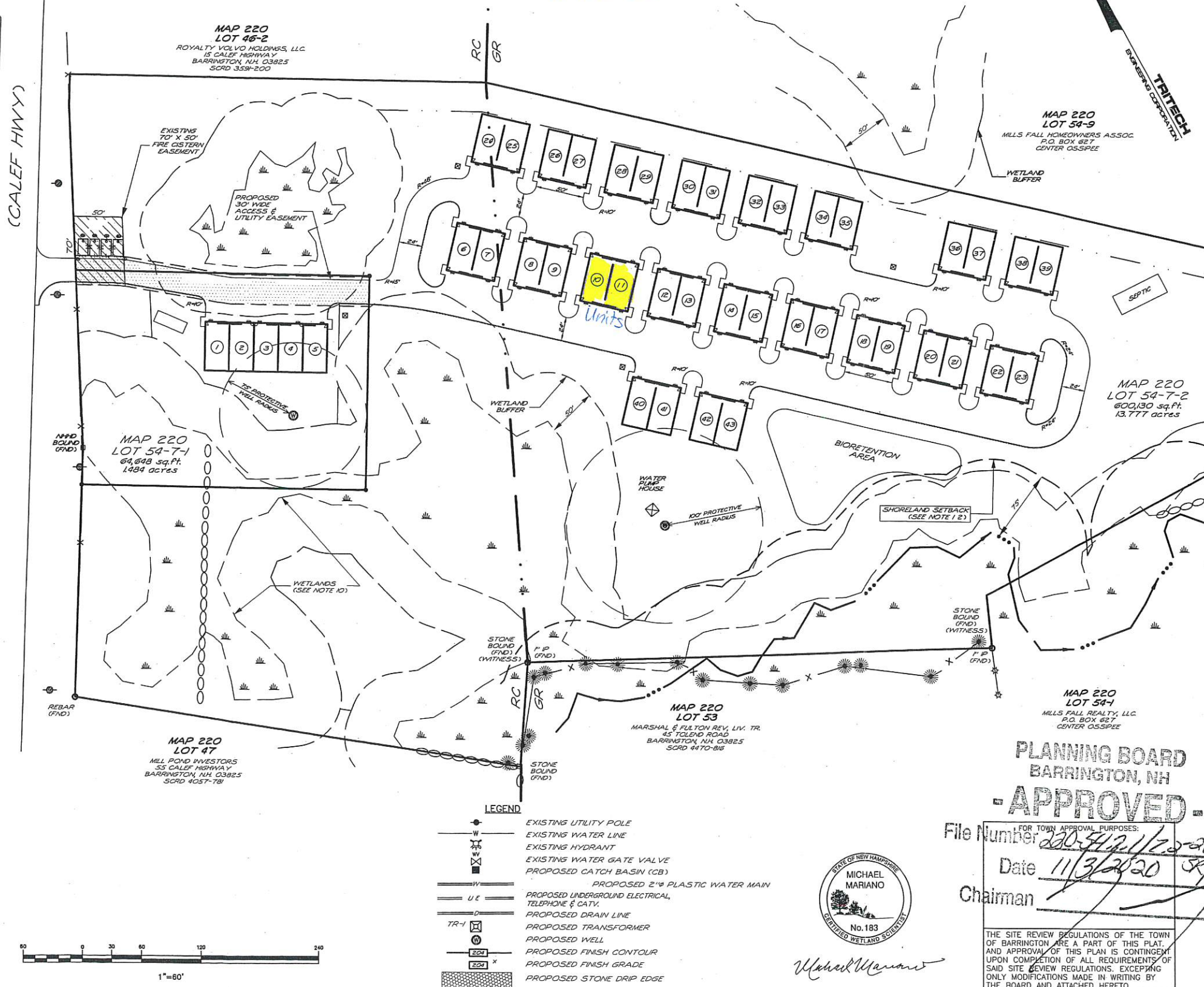


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LAND USE OFFICE



NOTES

- INTENT: TO SHOW THE PROPOSED DEVELOPMENT OF BARRINGTON TAX MAP 220 LOTS 54-7-1 & 54-7-2, SPECIFICALLY: 43 COMMERCIAL STORAGE-OFFICE UNITS WITH ASSOCIATED INFRASTRUCTURE AND UTILITIES.
- CURRENT OWNER OF RECORD: MILL FALLS REALTY, LLC P.O. BOX 627 CENTER OSSISPEE, N.H. APPLICANT: MILL FALLS REALTY, LLC P.O. BOX 627 CENTER OSSISPEE, N.H.
- TOTAL LOT AREA: MAP 220 LOT 54-7-1 64,848 SQ.FT. - 1.484 ACRES MAP 220 LOT 54-7-2 600,130 SQ.FT. - 13.777 ACRES
- TAX MAP 220 LOTS 54-7-1 & 54-7-2
- PROJECT DEED REFERENCE: BOOK 2821 PAGE 327
- PROJECT PLAN REFERENCE: BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAN MILL FALLS REALTY, LLC. & DOROTHY A. PURVIS REVOCABLE LIVING TRUST ROUTE 125 & MILL FALLS ROAD BARRINGTON, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION MAY 19, 2004 SCR 77-22
- BASIS OF BEARING: BEARING SYSTEM BASED ON GPS FIELD OBSERVATIONS ON MARCH 28, 2019 USING TOPCON HIPER SR RECEIVERS AND OPUS CORRECTED ON APRIL 1, 2019. DATUM BASED ON NEW HAMPSHIRE STATE PLANE COORDINATES SPC (2800 NH), (VERTICAL DATUM: NAVD 83).
- ZONING: REGIONAL COMMERCIAL - RC GENERAL RESIDENTIAL - GR
MIN. LOT SIZE: 40,000 SQ.FT. MIN. LOT SIZE: 80,000 SQ.FT.
MIN. FRONTAGE: 200 FT. MIN. FRONTAGE: 200 FT.
MIN. SETBACKS: FRONT: 75 FT. SIDE: 40 FT. REAR: 30 FT. OVERLAY DISTRICTS: GROUNDWATER PROTECTION (STRATIFIED DRIFT AQUIFER).
- THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 22,000, AND WAS ACCOMPLISHED USING A SOKKIA SET3100 TOTAL STATION, DURING THE MONTH OF MAY, 2002.
- DURING 2019, HIGHLAND SOILS (MICHAEL MARIANO, STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #76) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE TOWN OF BARRINGTON ZONING ORDINANCE (ARTICLE 9) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987). ON THIS SITE, WETLANDS BASED ON LOCAL CRITERIA SHARE THE SAME BOUNDARIES WITH THOSE BASED ON STATE AND FEDERAL CRITERIA.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE A - PANEL 0305E, MAP No. 33017C0305E, DATE: 9-30-2015).
- SEE SHORELAND PROTECTION DISTRICT OVERLAY (SDO), (BARRINGTON ZONING ORDINANCE ARTICLE 11)
- NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT 2004-01983, EXPIRATION DATE: 09/28/2009.
- NHDES SUBDIVISION APPROVAL NO.: 2004005422 (TAX MAP 12 LOT 132), DATED 09/20/2004 & NHDES SUBDIVISION APPROVAL NO.: 2004005423 (TAX MAP 12 LOT 97D-15), DATED 09/20/2004. NHDES SUBDIVISION APPROVAL NO.: 65A2020091701 (BOUNDARY LINE ADJUSTMENT). NHDES ISDS CONSTRUCTION APPROVAL NO. (TAX MAP 220 LOT 54-7-1): 6CA2020100913 NHDES ISDS CONSTRUCTION APPROVAL NO. (TAX MAP 220 LOT 54-7-2): 6CA2020101221 NHDES AOT APPROVAL NO.: 20200605-079; AOT-1867 NHDES WATER SUPPLY APPROVAL NO. DR 005871 BOUNDARY LINE ADJUSTMENT FOR 220-54-7-1 & 54-7-2 WAS APPROVED ON 12-3-2019. CONDITIONAL USE PERMIT WAS APPROVED ON 12-3-2019. A 9.6 SPECIAL PERMIT FOR CONSTRUCTION IN A WETLAND BUFFER WAS APPROVED ON JULY 7, 2020.
- NHDOT DRIVEWAY PERMIT NO: 06-027-426, DATED SEPTEMBER 22, 2004.
- LOTS ARE SERVICED BY PRIVATE WATER AND PRIVATE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
- PARKING REQUIREMENTS OUTLINED IN SECTION 4.9. REQUIRED PARKING SPACES PER EACH UNIT:
250 SQ.FT. OFFICE 1 PER 300 = 1 SPACE
1,000 SQ.FT. WAREHOUSE 1 PER 1000 = 1 SPACE
TOTAL REQUIRED PARKING SPACES PER UNIT = 2 SPACES
MINIMUM PARKING SPACES PROVIDED PER UNIT = 2 SPACES (UNSTRIPED)
- LOT COVERAGE:
ALLOWABLE: 50%
PROVIDED:
MAP 220 LOT 54-7-1 24%
MAP 220 LOT 54-7-2 19%
- CONSTRUCTION TIMETABLE:
CONSTRUCTION IS EXPECTED TO BEGIN UPON APPROVALS WITH A MULTI-YEAR BUILD OUT ANTICIPATED.
- 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.
- APPROVED USES INCLUDE: SELF STORAGE FACILITY; INCLUDING THE STORAGE OF WATERCRAFT AND VEHICLE STORAGE, REPAIR SERVICE (AS DESCRIBED: 3-2020 ZONING ORDINANCE) AND OFFICE.

PLANNING BOARD BARRINGTON, NH APPROVED

File Number 220-54-7-1/2-20-RC/GR Date 11/3/2020 Chairman

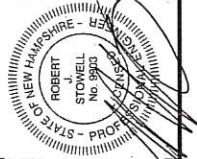


Michael Mariano

TRITECH ENGINEERING CORPORATION

765 CENTRAL AVENUE COVER NEW HAMPSHIRE 03880 TELEPHONE 603 742 8107 FAX 603 742 8180

REVISIONS	DATE	DESCRIPTION
12-2-19	REVISION PER PLANNING COMMENTS	
5-29-20	GENERAL REVISIONS	
6-30-20	REVISION PER PEER REVIEW	
10-5-20	REVISION PER NOD	



GENERAL SITE PLAN

BARRINGTON STORAGE-OFFICE

ROUTE #125 BARRINGTON, NEW HAMPSHIRE

NOVEMBER 11, 2019 JOB No. 19107 SCALE: 1" = 60'

SHEET NO.

SP-1