

UNIT DENSITY CALCULATION: ARTICLE 4, SECTION 2.1(1-3)

TEST #1
TOTAL AREA = 586,793 Sq.Ft.
(6) 2+ BEDROOM UNITS ARE PERMITTED

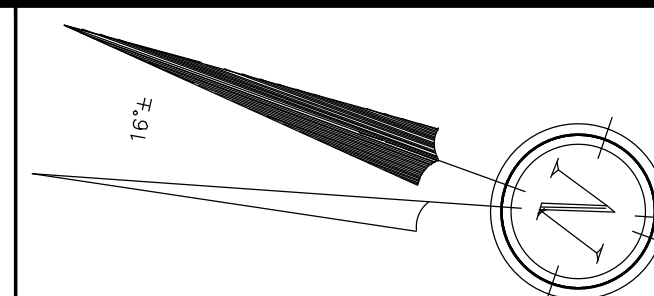
TEST #2
TOTAL AREA FREE OF HYDRIC SOILS = 390,783 Sq.Ft.
(6) 2+ BEDROOM UNITS ARE PERMITTED

TEST #3
AREA #1 CONTAINS 88,435 Sq.Ft. OF CONTIGUOUS UPLAND
(2) 2+ BEDROOM UNITS ARE PERMITTED

AREA #2 CONTAINS 92,689 Sq.Ft. OF CONTIGUOUS UPLAND
(2) 2+ BEDROOM UNITS ARE PERMITTED

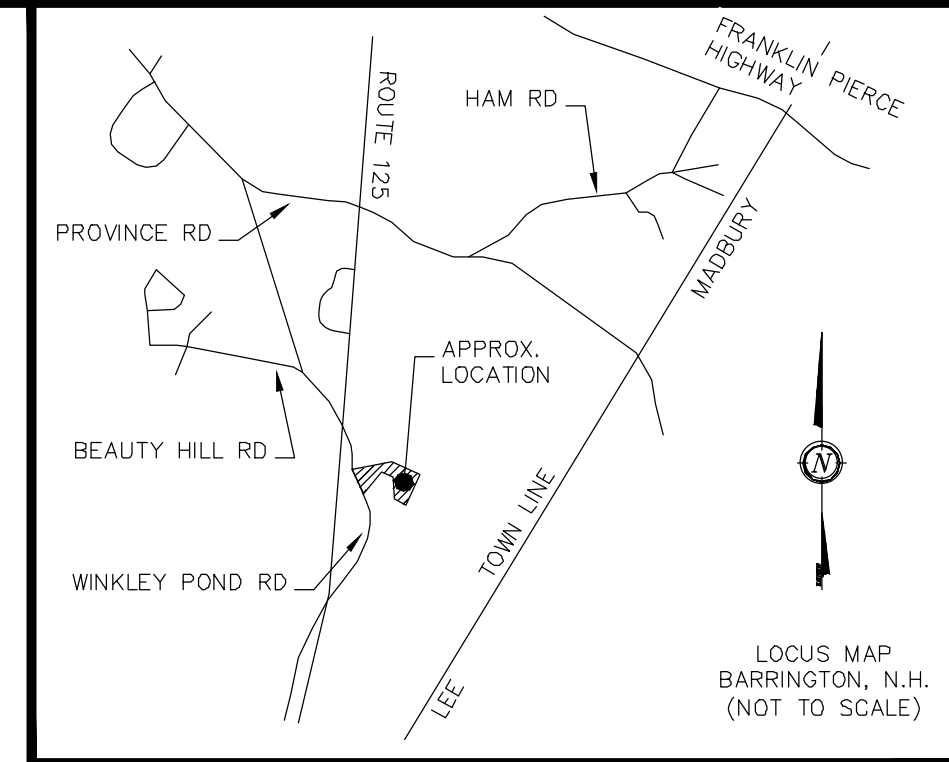
AREA #3 CONTAINS 149,788 Sq.Ft. OF CONTIGUOUS UPLAND
(4) 2+ BEDROOM UNITS ARE PERMITTED

TOTAL PERMITTED DENSITY:
(6) 2+ BEDROOM UNITS ARE PERMITTED ON THE PARCEL.
UNITS 1 - 6 ARE PROPOSED TO BE 2-BEDROOM UNITS.



NOTES:

- OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- TAX MAP: TAX MAP 253, LOT 14
- LOT AREA: 586,793 Sq. Ft. 13.47 Ac.
- S.C.R.D. BOOK 4976, PAGE 1023
- ZONING: GR - GENERAL RESIDENTIAL
W/ STRATIFIED DRIFT AQUIFER OVERLAY
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND BUFFER ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN OVERVIEW OF TAX MAP 253, LOT 14.
- THE EXISTING USE OF THE SUBJECT PARCEL IS SINGLE-FAMILY RESIDENTIAL. THE PROPOSED USE OF THE SUBJECT PARCEL IS MULTI-FAMILY RESIDENTIAL.



SITE PLAN NOTES:

- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 33017B, MAP# - 33017C0305E, DATED: SEPTEMBER 30, 2015.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN OCTOBER OF 2022 WITH AN ERROR OF CLOSURE GREATER THAN 1 IN 10,000 UNDER NO SNOW CONDITIONS.
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE TOWN OF BARRINGTON PLANNING OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- TOPOGRAPHIC SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING IN OCTOBER OF 2022 UNDER NO SNOW CONDITIONS AND IS SHOWN AT 2 FOOT INTERVALS.
- DATUM: PROJECT DATUM IS BASED ON GPS COORDINATES ESTABLISHED WITH A TOPCON HIPER SR RECEIVER IN JUNE 2017 AND REPRESENTED IN NEW HAMPSHIRE STATE PLANE COORDINATES NAD 1983 AND VERTICALLY BY NAVD 1988.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVE AND BELOW GROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY CONFLICTS SHOULD BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND WITH THE EXCEPTION OF POSSIBLY ONE DROP POLES REQUIRED BY EVERSOURCE.
- THE SUBJECT PARCELS ARE SERVED BY ON SITE WATER AND EFFLUENT DISPOSAL.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN AND STATE CODES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAD SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE, AND RATES FOR FERTILIZERS, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH TOWN OF BARRINGTON, LAND USE OFFICE.
- A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
EPA NOTICE OF INTENT (NOI): PENDING
NHDES SUBSURFACE DISPOSAL PERMIT: eCA202311319
NH DIVISION OF HISTORICAL RESOURCES: R&C 15436
- NOTE THAT THE PROJECT IS SUBJECT TO THE EPA NPDES PHASE II. THE NOTICE OF INTENT (NOI) MUST BE FILED ALONG WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). WEEKLY INSPECTIONS WILL BE CONDUCTED BY THE DESIGN ENGINEER OR AFTER A STORM EVENT OF GREAT THAN 0.25". THIS SITE PLAN PROPOSES 53,500 Sq. Ft. (1.23 Ac.) OF DISTURBANCE.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE TOWN OF BARRINGTON POLICIES AND PRACTICES, AND TOWN OF BARRINGTON SITE PLAN REVIEW REGULATIONS.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- THERE IS CLEAR SIGHT DISTANCE IN BOTH THE NORTH AND SOUTH DIRECTIONS AT THE ENTRANCE OF BRIDLE PATH WAY ONTO WINKLEY POND ROAD.
- EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE AT (603) 436-7708. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. A 48-HOUR MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS AT (603) 427-5525, AS APPLICABLE.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH ATLANTIC BROADBAND.
- IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.

N/F THE BARDWELL FAMILY REVOCABLE TRUST
BRIAN H. & LORI J. BARDWELL, TRUSTEES
40 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 3
S.C.R.D. BOOK 4306, PAGE 080

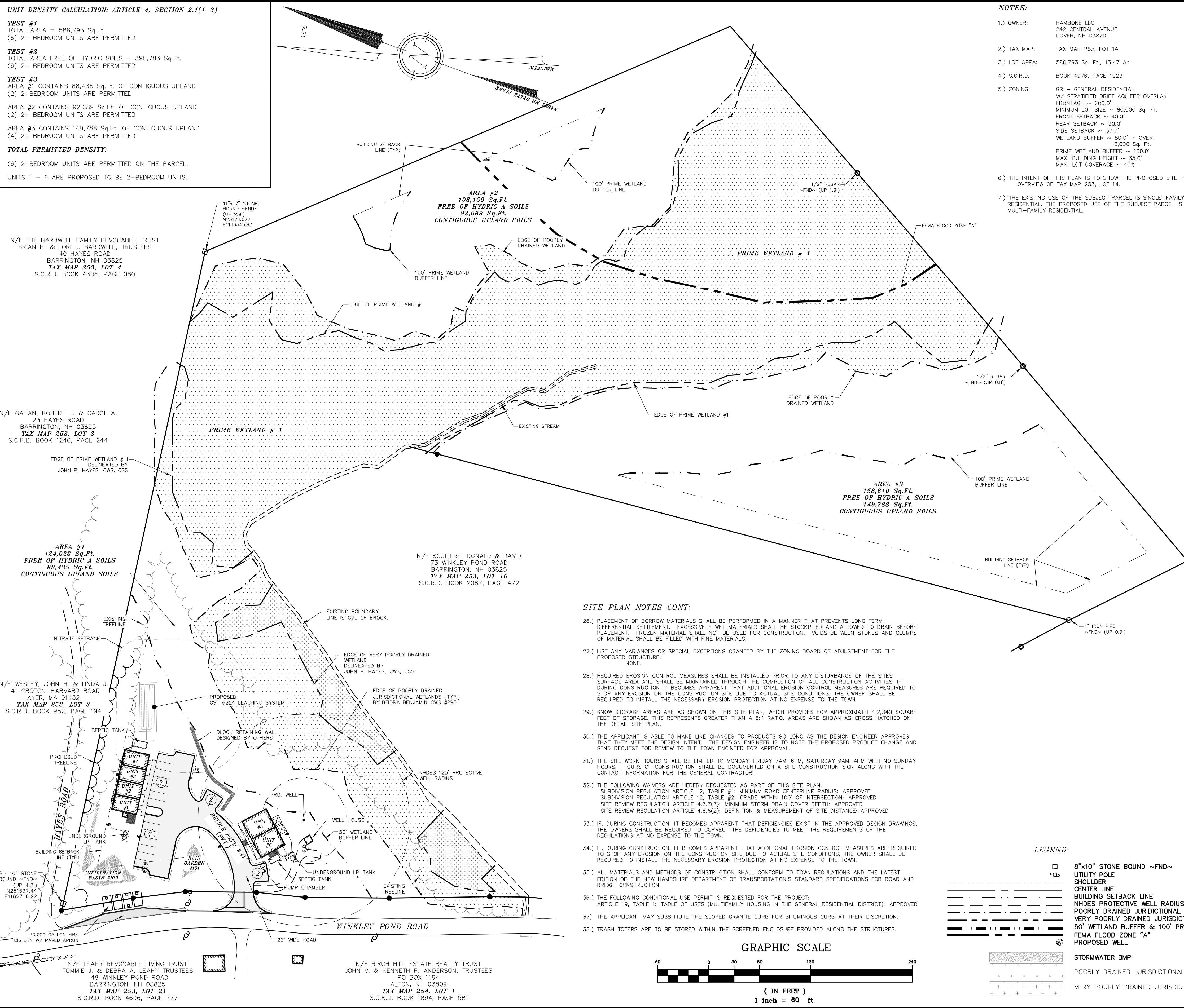
N/F GAHAN, ROBERT E. & CAROL A.
23 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 3
S.C.R.D. BOOK 1246, PAGE 244

N/F SOULIERE, DONALD & DAVID
73 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 16
S.C.R.D. BOOK 2067, PAGE 472

N/F WESLEY, JOHN H. & LINDA J.
41 GROTON-HARVARD ROAD
AYER, MA 01432
TAX MAP 253, LOT 3
S.C.R.D. BOOK 952, PAGE 194

N/F LEAHY REVOCABLE LIVING TRUST
TOMMIE J. & DEBRA A. LEAHY TRUSTEES
48 WINKLEY POND ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 21
S.C.R.D. BOOK 4696, PAGE 777

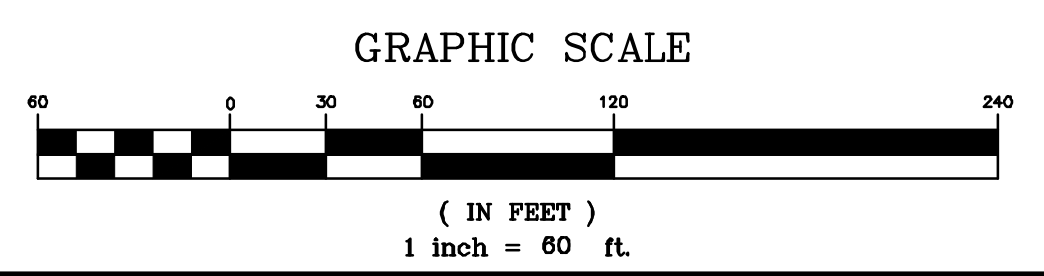
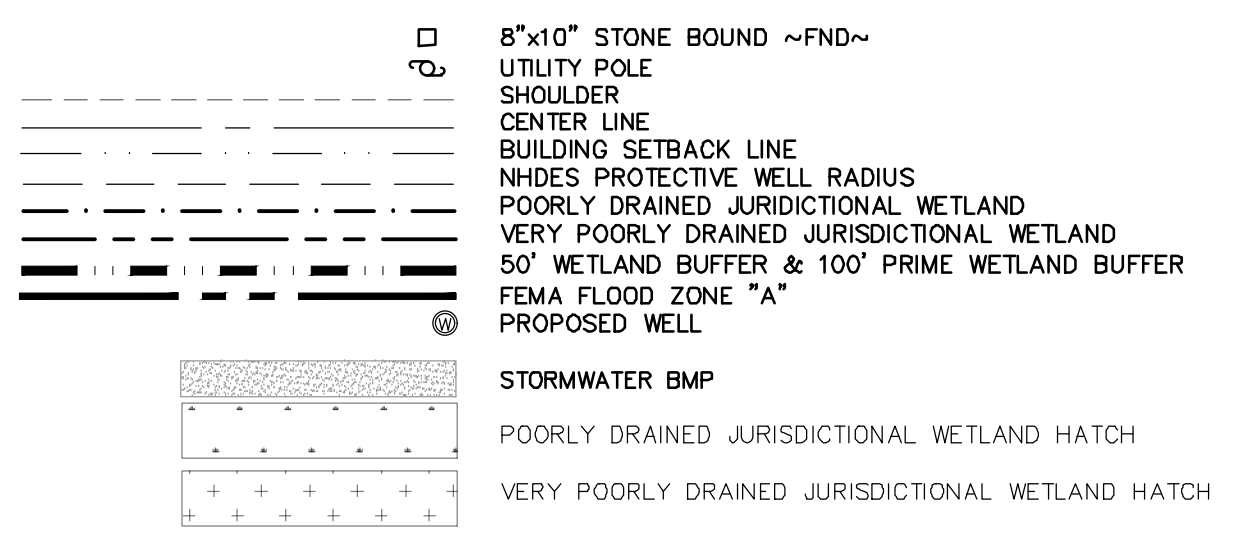
N/F BIRCH HILL ESTATE REALTY TRUST
JOHN V. & DEBRA A. ANDERSON, TRUSTEES
PO BOX 11394
ALTON, NH 03809
TAX MAP 254, LOT 1
S.C.R.D. BOOK 1894, PAGE 681



SITE PLAN NOTES CONT:

- PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. VOIDS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT FOR THE PROPOSED STRUCTURE:
NONE.
- 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.
- SNOW STORAGE AREAS ARE AS SHOWN ON THIS SITE PLAN, WHICH PROVIDES FOR APPROXIMATELY 2,340 SQUARE FEET OF STORAGE. THIS REPRESENTS GREATER THAN A 6:1 RATIO. AREAS ARE SHOWN AS CROSS HATCHED ON THE DETAILED SITE PLAN.
- THE APPLICANT IS ABLE TO MAKE LIKE CHANGES TO PRODUCTS SO LONG AS THE DESIGN ENGINEER APPROVES THAT THEY MEET THE DESIGN INTENT. THE DESIGN ENGINEER IS TO NOTE THE PROPOSED PRODUCT CHANGE AND SEND REQUEST FOR REVIEW TO THE TOWN ENGINEER FOR APPROVAL.
- THE SITE WORK HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9AM-4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- THE FOLLOWING WAIVERS ARE HEREBY REQUESTED AS PART OF THIS SITE PLAN:
SUBDIVISION REGULATION ARTICLE 12, TABLE #1: MINIMUM ROAD CENTERLINE RADIUS: APPROVED
SUBDIVISION REGULATION ARTICLE 12, TABLE #2: GRADE WITHIN 100' OF INTERSECTION: APPROVED
SITE REVIEW REGULATION ARTICLE 4.7.7(3): MINIMUM STORM DRAIN COVER DEPTH: APPROVED
SITE REVIEW REGULATION ARTICLE 4.8.6(2): DEFINITION & MEASUREMENT OF SITE DISTANCE: APPROVED
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNERS 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.
- THE FOLLOWING CONDITIONAL USE PERMIT IS REQUESTED FOR THE PROJECT:
ARTICLE 19, TABLE 1: TABLE OF USES (MULTIFAMILY HOUSING IN THE GENERAL RESIDENTIAL DISTRICT): APPROVED
- THE APPLICANT MAY SUBSTITUTE THE SLOPED GRANITE CURB FOR BITUMINOUS CURB AT THEIR DISCRETION.
- TRASH TOTES ARE TO BE STORED WITHIN THE SCREENED ENCLOSURE PROVIDED ALONG THE STRUCTURES.

LEGEND:



REVISION	DATE	DESCRIPTION
#3	01-10-24	PARKING, LIGHTING, LANDSCAPING REVISIONS
#2	12-19-23	PLAN MODIFICATIONS TO CONFORM TO CUP.
#1	11-8-23	REVISED PER CMA ENGINEERS REVIEW

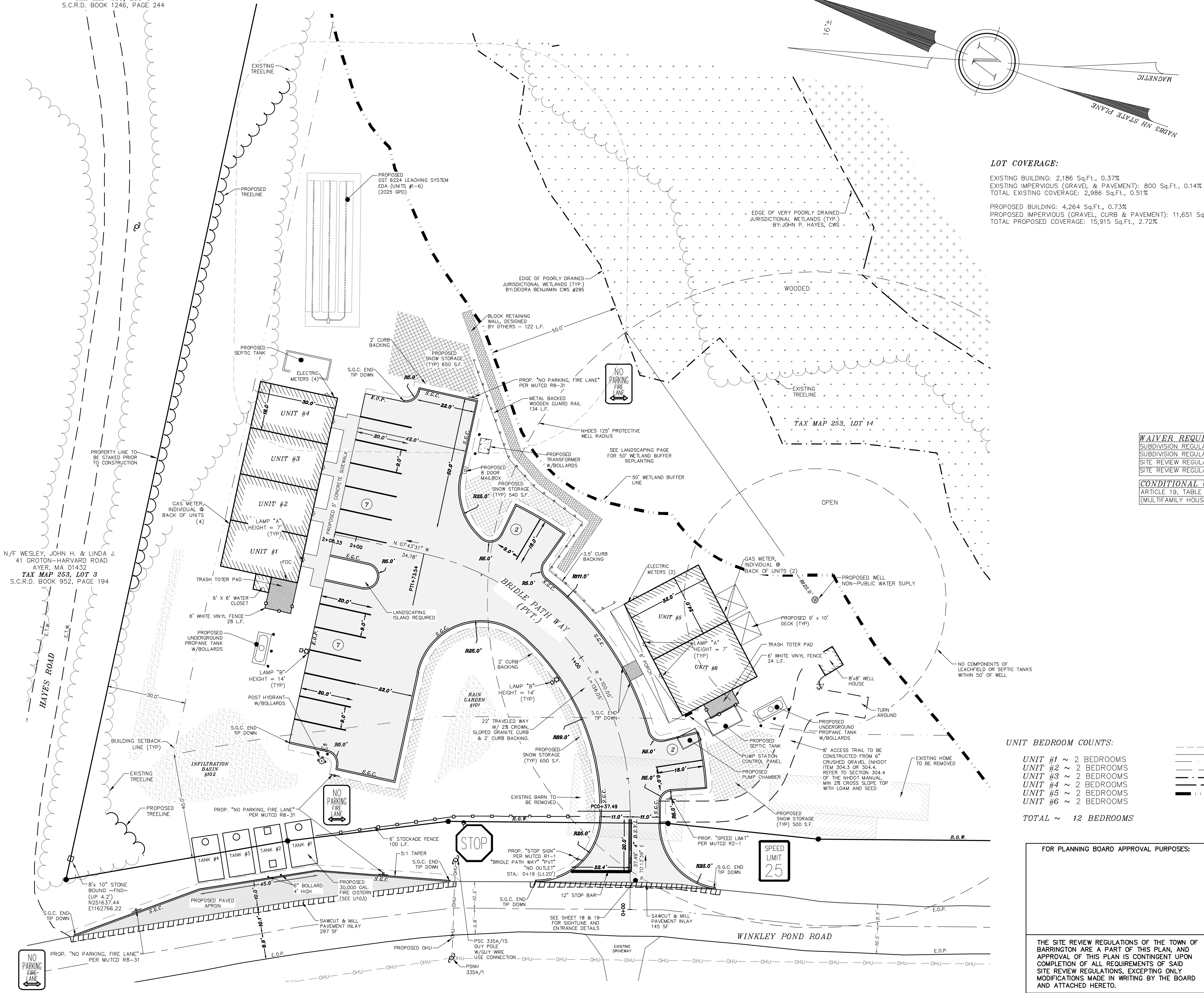
OVERVIEW SITE PLAN
LAND OF
HAMBONE LLC
49 WINKLEY POND ROAD
BARRINGTON, NH
TAX MAP 253, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: AUGUST 16, 2023
FILE NO.: DB 2021-163

THE SITE REVIEW REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SITE REVIEW REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

N/F GAHAN, ROBERT E. & CAROL A.
23 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 3
S.C.R.D. BOOK 1246, PAGE 244

N/F WESLEY, JOHN H. & LINDA J.
41 GROTON-HARVARD ROAD
AYER, MA 01432
TAX MAP 253, LOT 3
S.C.R.D. BOOK 952, PAGE 194



LOT COVERAGE:
EXISTING BUILDING: 2,186 Sq.Ft., 0.37%
EXISTING IMPERVIOUS (GRAVEL & PAVEMENT): 800 Sq.Ft., 0.14%
TOTAL EXISTING COVERAGE: 2,986 Sq.Ft., 0.51%
PROPOSED BUILDING: 4,264 Sq.Ft., 0.73%
PROPOSED IMPERVIOUS (GRAVEL, CURB & PAVEMENT): 11,651 Sq.Ft., 1.99%
TOTAL PROPOSED COVERAGE: 15,915 Sq.Ft., 2.72%

- NOTES:**
- OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - TAX MAP: TAX MAP 253, LOT 14
 - LOT AREA: 586,793 Sq. Ft., 13.47 Ac.
 - S.C.R.D. BOOK 4976, PAGE 1023
 - ZONING: GR - GENERAL RESIDENTIAL
W/ STRATIFIED DRIFT AQUIFER OVERLAY
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND BUFFER ~ 50.0' IF OVER
3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
 - THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DETAIL, TAX MAP 253, LOT 14.
 - THE EXISTING USE OF THE SUBJECT PARCEL IS SINGLE-FAMILY RESIDENTIAL. THE PROPOSED USE OF THE SUBJECT PARCEL IS MULTI-FAMILY RESIDENTIAL.
 - SEE OVERVIEW SITE PLAN FOR NOTES.

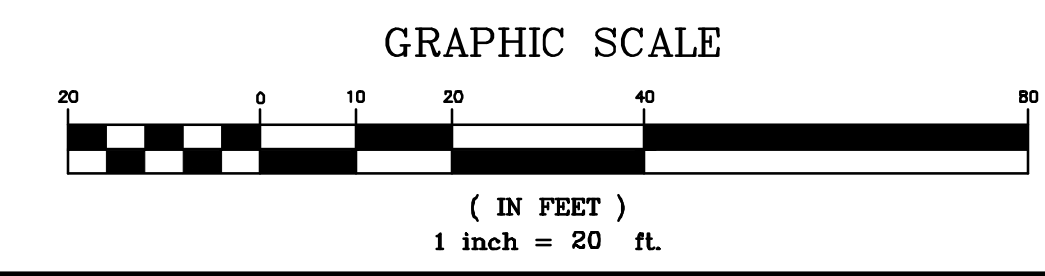
WAIVER REQUESTS:
SUBDIVISION REGULATION ARTICLE 12, TABLE #1: MINIMUM ROAD CENTERLINE RADIUS: APPROVED
SUBDIVISION REGULATION ARTICLE 12, TABLE #2: GRADE WITHIN 100' OF INTERSECTION: APPROVED
SITE REVIEW REGULATION ARTICLE 4.7.7(3): MINIMUM STORM DRAIN COVER DEPTH: APPROVED
SITE REVIEW REGULATION ARTICLE 4.8.6(2): DEFINITION & MEASUREMENT OF SIGHT DISTANCE: APPROVED

CONDITIONAL USE PERMIT:
ARTICLE 19, TABLE 1: TABLE OF USES
(MULTIFAMILY HOUSING IN THE GENERAL RESIDENTIAL DISTRICT): APPROVED

SNOW STORAGE:
STORAGE CALCULATION (6:1 RATIO USED)
... PAVED AREA = 10,288 Sq.Ft. / 6 = 1,715 Sq. Ft.
... >2,340 Sq. Ft. PROVIDED
... THIS CALCULATION BASED ON THE TOTAL SITE.
... SNOW SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS ONCE IDENTIFIED AREAS ARE FULL.

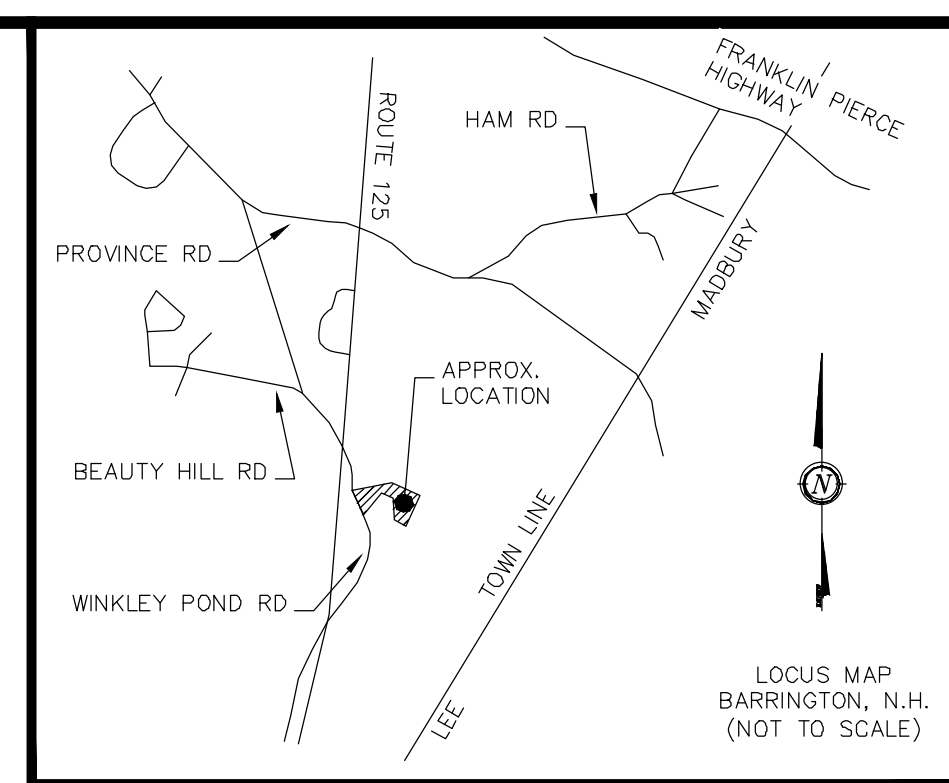
PARKING REQUIREMENTS:
RESIDENTIAL:
... TOWNHOUSE 2 SPACES PER UNIT:
... 6 UNITS x 2 SPACES = 12 SPACES
TOTAL REQUIRED = 12 SPACES
TOTAL PROVIDED = 18 SPACES

- LEGEND:**
- 8"x10" STONE BOUND ~FND~
 - UTILITY POLE
 - ⊕ LIGHT TYPE "A" MOUNTED ON BUILDING
 - ⊕ LIGHT TYPE "B" MOUNTED ON POLE
 - ⊕ SIGNAGE
 - SHOULDER
 - CENTER LINE
 - BUILDING SETBACK LINE
 - NHDES PROTECTIVE WELL RADIUS
 - POORLY DRAINED JURISDICTIONAL WETLAND
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
 - 50' WETLAND BUFFER & 100' PRIME WETLAND BUFFER
 - PROPOSED WELL
 - ⊕ TRANSFORMER
 - ▨ SNOW STORAGE AREA
 - ▨ STORMWATER BMP
 - ▨ POORLY DRAINED JURISDICTIONAL WETLAND HATCH
 - ▨ VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH
 - ⊕ EFFLUENT DISPOSAL AREA
 - E.O.P. EDGE OF PAVEMENT
 - S.G.C. SLOPED GRANITE CURB
 - E.T.W. EDGE OF TRAVELED WAY



UNIT BEDROOM COUNTS:
UNIT #1 ~ 2 BEDROOMS
UNIT #2 ~ 2 BEDROOMS
UNIT #3 ~ 2 BEDROOMS
UNIT #4 ~ 2 BEDROOMS
UNIT #5 ~ 2 BEDROOMS
UNIT #6 ~ 2 BEDROOMS
TOTAL ~ 12 BEDROOMS

FOR PLANNING BOARD APPROVAL PURPOSES:
THE SITE REVIEW REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SITE REVIEW REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



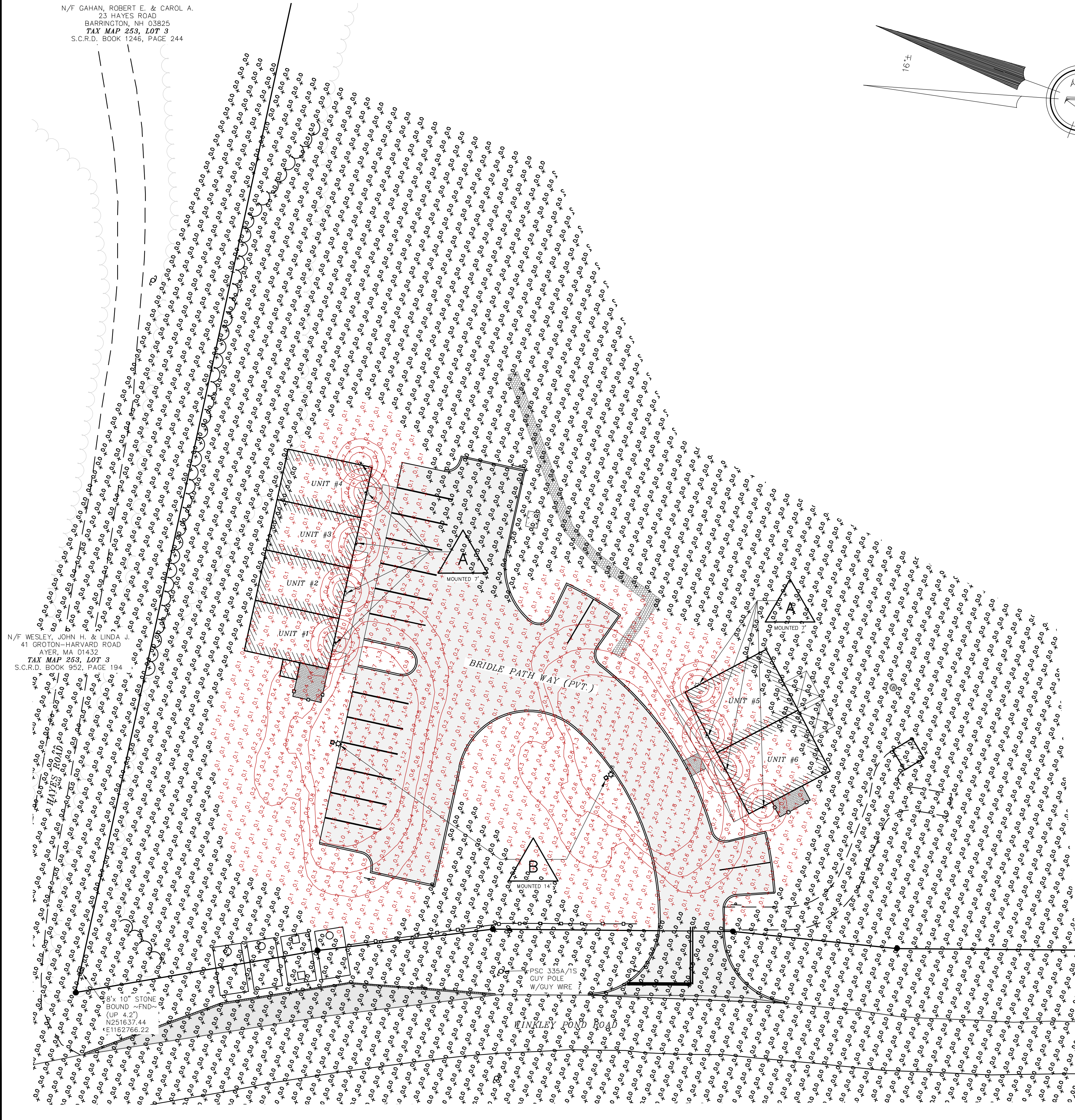
REVISION	DATE	DESCRIPTION
#3		
#2		
#1		

DETAIL SITE PLAN
LAND OF
HAMBONE LLC
49 WINKLEY POND ROAD
BARRINGTON, N.H.
TAX MAP 253, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: AUGUST 16, 2023
FILE NO.: DB 2021-163

N/F GAHAN, ROBERT E. & CAROL A.
 23 HAYES ROAD
 BARRINGTON, NH 03825
 TAX MAP 253, LOT 3
 S.C.R.D. BOOK 1246, PAGE 244

N/F WESLEY, JOHN H. & LINDA J.
 41 GROTON-HARVARD ROAD
 AYER, MA 01432
 TAX MAP 253, LOT 3
 S.C.R.D. BOOK 952, PAGE 194



NOTES:

- 1.) OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
- 2.) TAX MAP: TAX MAP 253, LOT 14
- 3.) LOT AREA: 586,793 Sq. Ft., 13.47 Ac.
- 4.) S.C.R.D. BOOK 4976, PAGE 1023
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LIGHTING DESIGN.
- 6.) LAMP "A" IS MOUNTED 7' HIGH.
LAMP "B" IS POLE MOUNTED AT 14' HIGH.
- 7.) SEE CONSTRUCTION DETAILS FOR LIGHT OUT SHEETS.
- 8.) EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER THE TOWN OF BARRINGTON SITE REVIEW REGULATIONS AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

LEGEND:

- 8"x10" STONE BOUND ~FND~
- UTILITY POLE
- ⊕ LIGHT TYPE "A" MOUNTED ON BUILDING
- ⊕ LIGHT TYPE "B" MOUNTED ON POLE
- ⊕ SIGNAGE
- ⊕ EXISTING TREELINE
- ⊕ PROPOSED TREELINE
- ⊕ PROPOSED WELL

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A	A		8	Lithonia Lighting	ODS110 SRC	CRAFTSTON WALL MOUNTED SMALL DECORATIVE LANTERN, ONE LAMP 13W SPIRAL COMPACT FLUORESCENT, WHITE GLASS DIFFUSER 4.25" DIA. X 6.62" HIGH, ELECTRONIC BALLAST	1	900	1	12.6
B	B		2	Lithonia Lighting	DSX1 LED P1 30K TSM MVOLT	DSX1 LED P1 30K TSM MVOLT	1	6279	1	94

FOR PLANNING BOARD APPROVAL PURPOSES:

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GRAPHIC SCALE

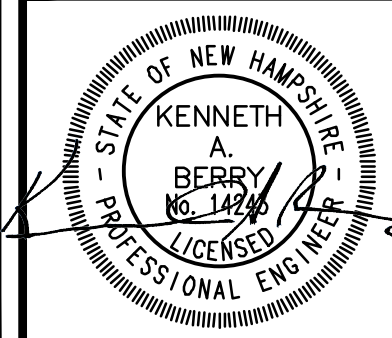


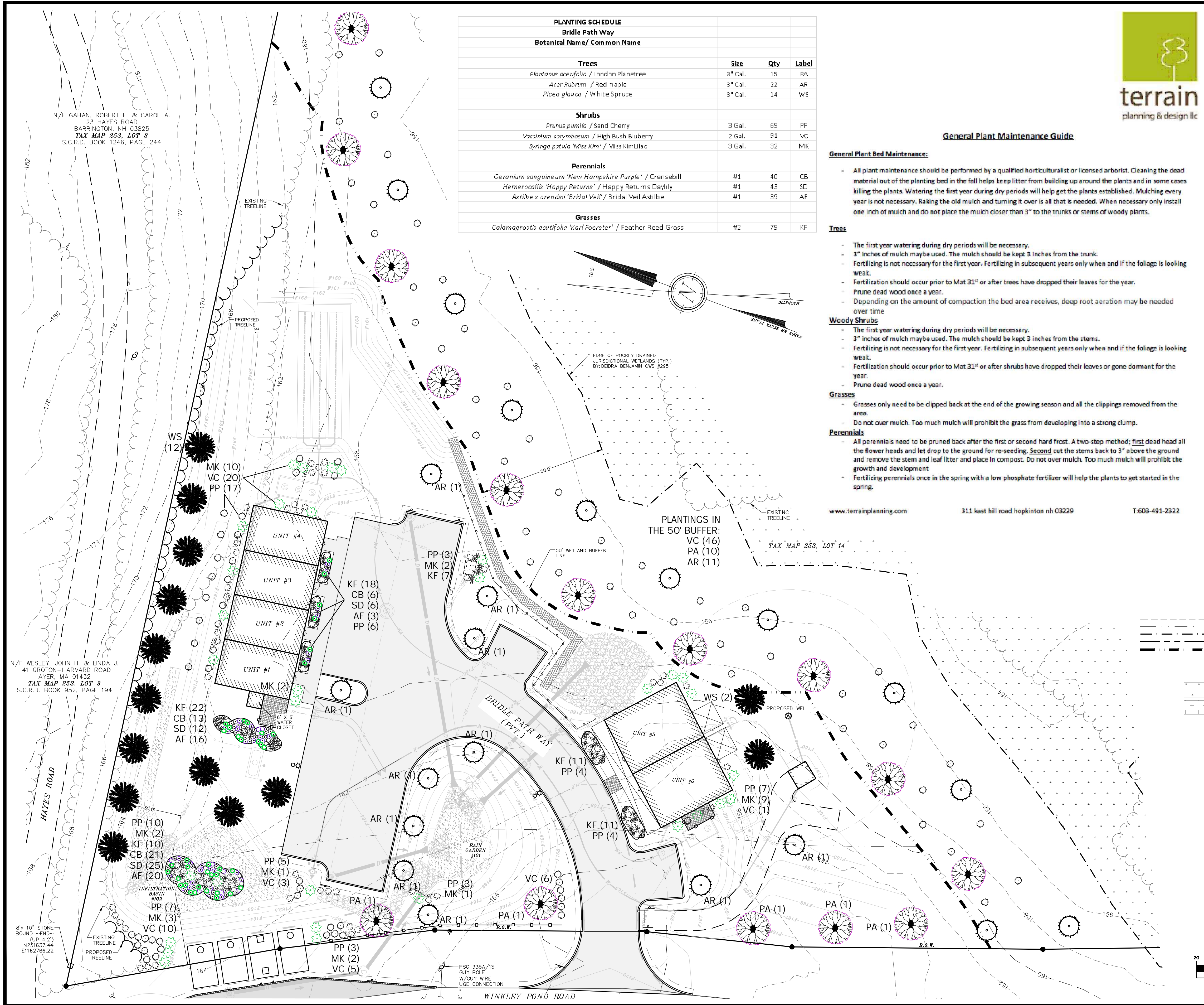
(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
#3	01-10-24	PARKING, LIGHTING, LANDSCAPING REVISIONS
#2	12-19-23	PLAN MODIFICATIONS TO CONFORM TO C.U.P.
#1	11-8-23	REVISED PER CMA ENGINEERS REVIEW

LIGHTING PLAN
 LAND OF
 HAMBONE LLC
 49 WINKLEY POND ROAD
 BARRINGTON, N.H.
 TAX MAP 253, LOT 14

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 20 FT.
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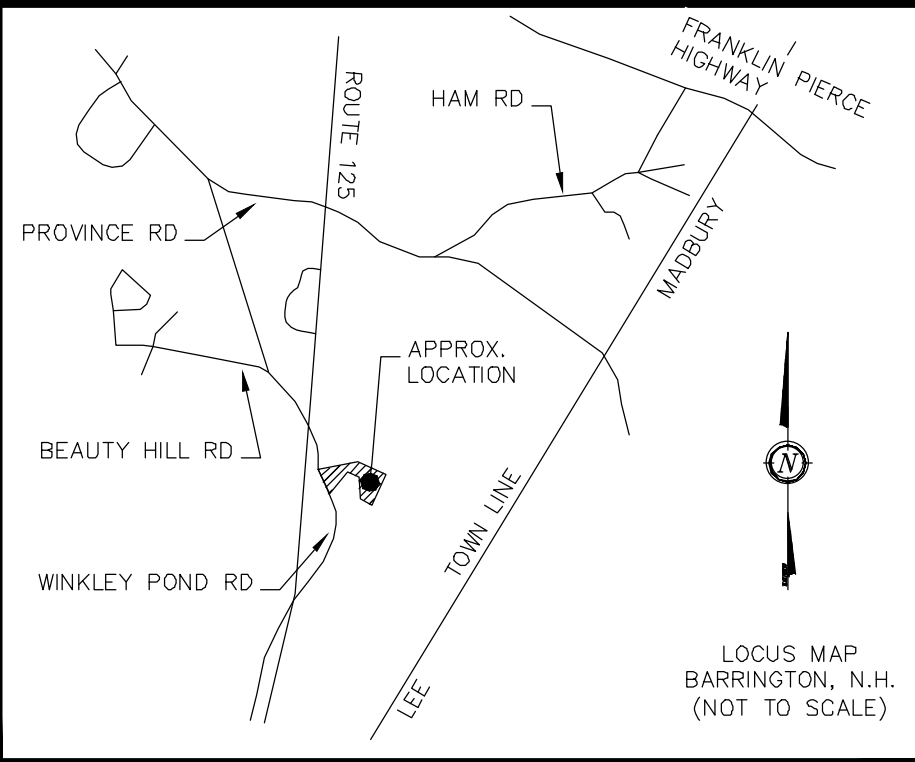


PLANTING SCHEDULE			
Bridle Path Way			
Botanical Name/ Common Name			
Trees			
<i>Plantanus acerifolia</i> / London Planetree	3" Cal.	15	PA
<i>Acer Rubrum</i> / Red maple	3" Cal.	22	AR
<i>Picea glauca</i> / White Spruce	3" Cal.	14	WS
Shrubs			
<i>Prunus pumila</i> / Sand Cherry	3 Gal.	69	PP
<i>Vaccinium corymbosum</i> / High Bush Blueberry	2 Gal.	91	VC
<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	3 Gal.	32	MK
Perennials			
<i>Geranium sanguineum</i> 'New Hampshire Purple' / Cransebill	#1	40	CB
<i>Hemerocallis</i> 'Happy Returns' / Happy Returns Daylily	#1	43	SD
<i>Astilbe x arendsii</i> 'Bridal Veil' / Bridal Veil Astilbe	#1	39	AF
Grasses			
<i>Calamagrostis acutifolia</i> 'Karl Foerster' / Feather Reed Grass	#2	79	KF



General Plant Maintenance Guide

- General Plant Bed Maintenance:**
- All plant maintenance should be performed by a qualified horticulturalist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is not necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.
- Trees**
- The first year watering during dry periods will be necessary.
 - 3" inches of mulch may be used. The mulch should be kept 3 inches from the trunk.
 - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
 - Fertilization should occur prior to Mat 31st or after trees have dropped their leaves for the year.
 - Prune dead wood once a year.
 - Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time.
- Woody Shrubs**
- The first year watering during dry periods will be necessary.
 - 3" inches of mulch may be used. The mulch should be kept 3 inches from the stems.
 - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
 - Fertilization should occur prior to Mat 31st or after shrubs have dropped their leaves or gone dormant for the year.
 - Prune dead wood once a year.
- Grasses**
- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
 - Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.
- Perennials**
- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3' above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development.
 - Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.



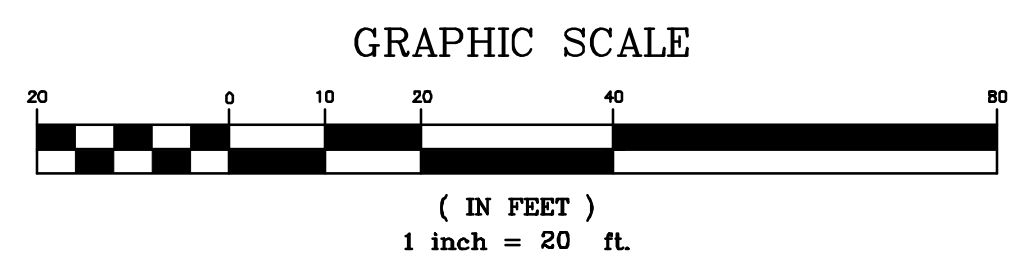
- NOTES:**
- OWNER: HAMBONE LLC
242 CENTRAL AVENUE
DOVER, NH 03820
 - TAX MAP: TAX MAP 253, LOT 14
 - LOT AREA: 586,793 Sq. Ft., 13.47 Ac.
 - S.C.R.D. BOOK 4976, PAGE 1023
 - THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LANDSCAPING PLAN FOR TAX MAP 253, LOT 14.
 - WHERE EXISTING VEGETATION EXISTS DO NOT REMOVE TO ADD SHOWN PLANTINGS SIMPLY DISREGARD THE PROPOSED PLANTINGS.

- LEGEND:**
- TREES:**
- AR - RED MAPLE TREE
 - PA - LONDON PLANETREE
 - WS - WHITE SPRUCE
- BUSHES:**
- PP - SAND CHERRY
 - VC - HIGH BUSH BLUEBERRY
 - MK - MISS KIM LILAC
- PERENNIALS:**
- CB - CRANSEBILL
 - SD - HAPPY RETURNS DAYLILY
 - AF - BRIDAL VEIL ASTILBE
- GRASSES:**
- KF - FEATHER REED GRASS

- LEGEND:**
- 8"x10" STONE BOUND ~FND~
 - UTILITY POLE
 - LIGHT TYPE "A" MOUNTED ON BUILDING
 - SIGNAGE
 - SHOULDER
 - BUILDING SETBACK LINE
 - POORLY DRAINED JURISDICTIONAL WETLAND
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
 - 50' WETLAND BUFFER
 - PROPOSED WELL
 - TRANSFORMER
 - POORLY DRAINED JURISDICTIONAL WETLAND HATCH
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH

FOR PLANNING BOARD APPROVAL PURPOSES:

THE SITE REVIEW REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SITE REVIEW REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.



N/F GAHAN, ROBERT E. & CAROL A.
23 HAYES ROAD
BARRINGTON, NH 03825
TAX MAP 253, LOT 3
S.C.R.D. BOOK 1246, PAGE 244

N/F WESLEY, JOHN H. & LINDA J.
41 GROTON-HARVARD ROAD
AYER, MA 01432
TAX MAP 253, LOT 3
S.C.R.D. BOOK 952, PAGE 194

8" x 10" STONE BOUND ~FND~ (UP 4.2")
N251837.44
E1162766.22

www.terrainplanning.com 311 last hill road hopkinton nh 03229 T:603-491-2322

PLANTINGS IN THE 50' BUFFER:
VC (46)
PA (10)
AR (11)

REVISION	DATE	DESCRIPTION
#3		
#2		
#1		

LANDSCAPING PLAN
LAND OF
HAMBONE LLC
49 WINKLEY POND ROAD
BARRINGTON, N.H.
TAX MAP 253, LOT 14

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : AUGUST 16, 2023
FILE NO. : DB 2021-163