

NOTES:

- OWNER: NHBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
- APPLICANT: TURBOCAM, INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
- TAX MAP 238, LOT 44-1
- LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
- S.C.R.D. BOOK 3688, PAGE 754
- ZONING: VILLAGE DISTRICT (NON-RESIDENTIAL)
MINIMUM FRONTAGE ~ 75'
MINIMUM LOT SIZE ~ 30,000 Sq. Ft.
GREENBELT BUFFER ALONG ROUTE 125 ~ 50'
FRONT SETBACK ~ 20'
REAR SETBACK ~ 15'
SIDE SETBACK ~ 15'
MAX. BUILDING HEIGHT: 40'
MAX. LOT COVERAGE: 60%
STRATIFIED DRIFT AQUIFER OVERLAY
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA, COMMUNITY # = 330178, MAP # = 3301700305E, DATED: SEPT. 30, 2015.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2023, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW SITE PLAN OF A PROPOSED 62,967 Sq.Ft. LIGHT MANUFACTURING FACILITY WITH INTERNAL WAREHOUSE. THIS USE IS PERMITTED IN THE VILLAGE DISTRICT WITH AN APPROVED CONDITIONAL USE PERMIT (CUP) FOR A BUILDING LARGER THAN 50,000 Sq.Ft. THE BUILDING PROPOSES TO HAVE 3,900 Sq.Ft. (GROSS) OFFICE AND MEETING SPACE AT THE FRONT OF THE BUILDING WHICH IS A PERMITTED USE WITHIN THE VILLAGE DISTRICT.
- SEE SHEET 2 OF 51, PROJECT NOTES, FOR MORE SITE PLAN NOTES.
- ADDITIONAL PARKING IS PROPOSED ON LOT 44 TO SUPPORT THE LAND USE ON LOT 44-1. PARKING IS SHOWN IN SEPARATE SITE PLAN REVIEW APPLICATION.

PARKING REQUIREMENTS:

INDUSTRIAL:
INDUSTRY & LIGHT INDUSTRY - 1.5 SPACES PER 1,000 Sq.Ft.
66,887 Sq.Ft. / 1,000 Sq.Ft. x 1.5 = 101 SPACES

TOTAL REQUIRED = 101 SPACES
TOTAL PROPOSED = 101 SPACES ON LOTS 44-1 & 44
REQUIRED ACCESSIBLE PARKING SPACES - 5 SPACES
PROPOSED ACCESSIBLE PARKING SPACES - 5 SPACES

LOT COVERAGE:

EXISTING BUILDING: 0 Sq.Ft. 0%
EXISTING IMPERVIOUS (GRAVEL, CURB & PAVEMENT): 5,394 Sq.Ft., 1.56%
TOTAL EXISTING COVERAGE: 5,394 Sq.Ft., 1.56%

PROPOSED BUILDING: 66,867 Sq.Ft., 19.28%
PROPOSED IMPERVIOUS (GRAVEL, CURB & PAVEMENT): 67,872 Sq.Ft., 19.57%
TOTAL PROPOSED COVERAGE: 134,739 Sq.Ft., 38.85%

SNOW STORAGE:

** STORAGE CALCULATION (6:1 RATIO USED)
... PAVED AREA = 50,638 Sq.Ft. / 6 = 8,440 Sq. Ft.
... > 8,484 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 FULLY

RECEIVED
FOR PLANNING BOARD APPROVAL PURPOSES:
FEB 14 2024

LAND USE OFFICE

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.

VARIANCE REQUESTS:
ZONING ARTICLE 4.2.2(B): TO CONDUCT DEVELOPMENT IN THE GREENBELT BUFFER: PENDING

WAIVER REQUESTS:
SITE REVIEW REGULATION ARTICLE 4.9.4(1) TABLE #3: DRIVE ISLE WIDTH: PENDING
SITE REVIEW REGULATION ARTICLE 4.12.2 TABLE #6: UTILIZE MEDIUM ACTIVITY LIGHTING LEVELS FOR A LOW ACTIVITY USE & AVERAGE LEVELS ABOVE: PRESCRIBED: PENDING
SITE REVIEW REGULATION ARTICLE 4.9.12(1): SATELLITE PARKING GREATER THAN 300' AWAY: PENDING
SITE REVIEW REGULATION ARTICLE 4.9.7(6): CONIFER SCREENING TREES ALONG PUBLIC ROW: PENDING
SITE REVIEW REGULATION ARTICLE 4.7.7(2): MINIMUM DRAINAGE PIPE DESIGN VELOCITY: PENDING

CONDITIONAL USE PERMITS:
ARTICLE 19, TABLE 1: TABLE OF USES
(LIGHT MANUFACTURING FACILITY IN THE VILLAGE DISTRICT): (PENDING)
ARTICLE 4.2.2(5) NON-RESIDENTIAL STRUCTURE EXCEEDING 50,000 Sq. Ft.: (PENDING)

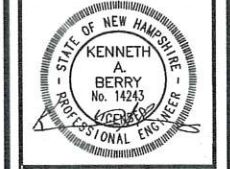
SPECIAL PERMIT FOR CONSTRUCTION IN A WETLAND BUFFER:
ARTICLE 5.8 (PENDING) TOTAL PERM. - 15,300 Sq.Ft., TOTAL TEMP. - 2,084 Sq.Ft.
12,742 Sq.Ft. OF PERMANENT WETLAND BUFFER DISTURBANCE, LOT 44-1
1,617 Sq.Ft. OF TEMPORARY WETLAND BUFFER DISTURBANCE, LOT 44-1
2,558 Sq.Ft. OF PERMANENT WETLAND BUFFER DISTURBANCE, LOT 44
1467 Sq.Ft. OF TEMPORARY WETLAND BUFFER DISTURBANCE, LOT 44

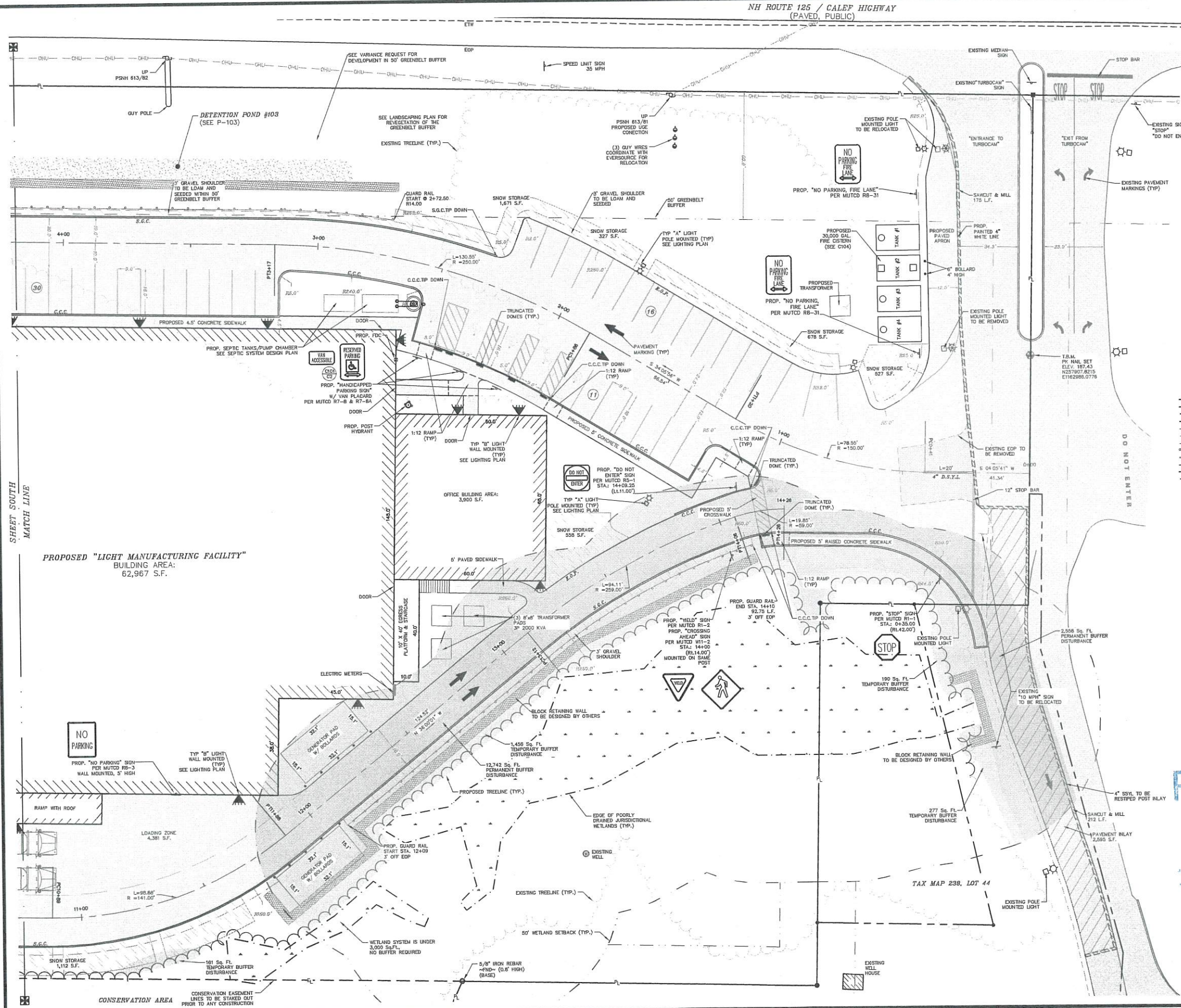
- LEGEND:**
- IRON BOUND/REBAR ~FND~
 - GRANITE BOUND ~TBS~
 - 3/4" REBAR W/D CAP ~TBS~
 - 1/2" REBAR W/EASEMENT CAP ~TBS~
 - UTILITY POLE
 - LIGHT TYPE "A" MOUNTED ON POLE
 - LIGHT TYPE "B" MOUNTED ON BUILDING
 - SIGNAGE
 - POORLY DRAINED JURISDICTIONAL WETLAND
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
 - WETLAND BUFFER
 - EXISTING CONSERVATION EASEMENT LINE
 - BUILDING SETBACK LINE
 - PROPOSED SHOULDER
 - PROPOSED CENTER LINE
 - PROPOSED GUARD RAIL
 - LIMIT OF STORM TECH SC-740 CHAMBERS
 - PROPOSED ACCESS TRAIL
 - PROPOSED EASEMENT LINE
 - MATCH LINE
 - MATCH POINT
 - FIRE DEPARTMENT CONNECTION
 - STORMWATER BEST MANAGEMENT PRACTICE (BMP)
 - SNOW STORAGE AREA
 - BLOCK RETAINING WALL
 - PERMANENT WETLAND BUFFER IMPACT
 - TEMPORARY WETLAND BUFFER IMPACT
 - POORLY DRAINED WETLAND
 - VERY POORLY DRAINED WETLAND

REVISION	DATE	DESCRIPTION

OVERVIEW SITE PLAN
FOR
TURBOCAM, INC.
LAND OF
NHBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: FEBRUARY 5, 2024
FILE NO.: DB 2023 - 017

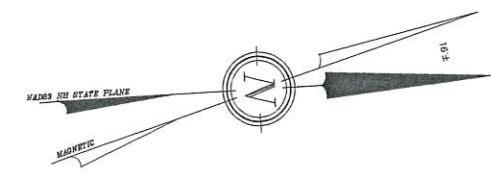




- NOTES:**
- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1A.) APPLICANT: TURBOCAM, INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,738 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW A DETAIL VIEW OF THE SOUTH END OF THE SITE PLAN PREPARED ON TAX MAP 238, LOT 44-1.
 - 6.) SEE OVERVIEW SITE PLAN, SHEET 8 OF 51, AND SHEET 2 OF 51, PROJECT NOTES, FOR STANDARD NOTES.
 - 7.) SEE LANDSCAPING PLAN, SHEET 32 OF 51 FOR LANDSCAPING DETAILS.
 - 8.) SEE LIGHTING PLAN, SHEET 33 OF 51 FOR LIGHTING DETAILS.

LEGEND:

- IRON BOUND/REBAR ~FND~
- GRANITE BOUND ~TBS~
- 3/4" REBAR W/D CAP ~TBS~
- 1/2" REBAR W/EASEMENT CAP ~TBS~
- UTILITY POLE
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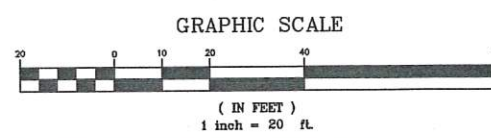
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FEB 14 2024

LAND USE

FOR PLANNING BOARD APPROVAL PURPOSES:

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REVISION	DATE	DESCRIPTION

INDUSTRIAL SITE PLAN - DETAIL NORTH

FOR TURBOCAM, INC.
LAND OF NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

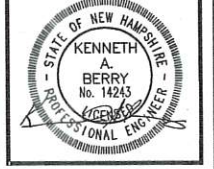
BERRY SURVEYING & ENGINEERING

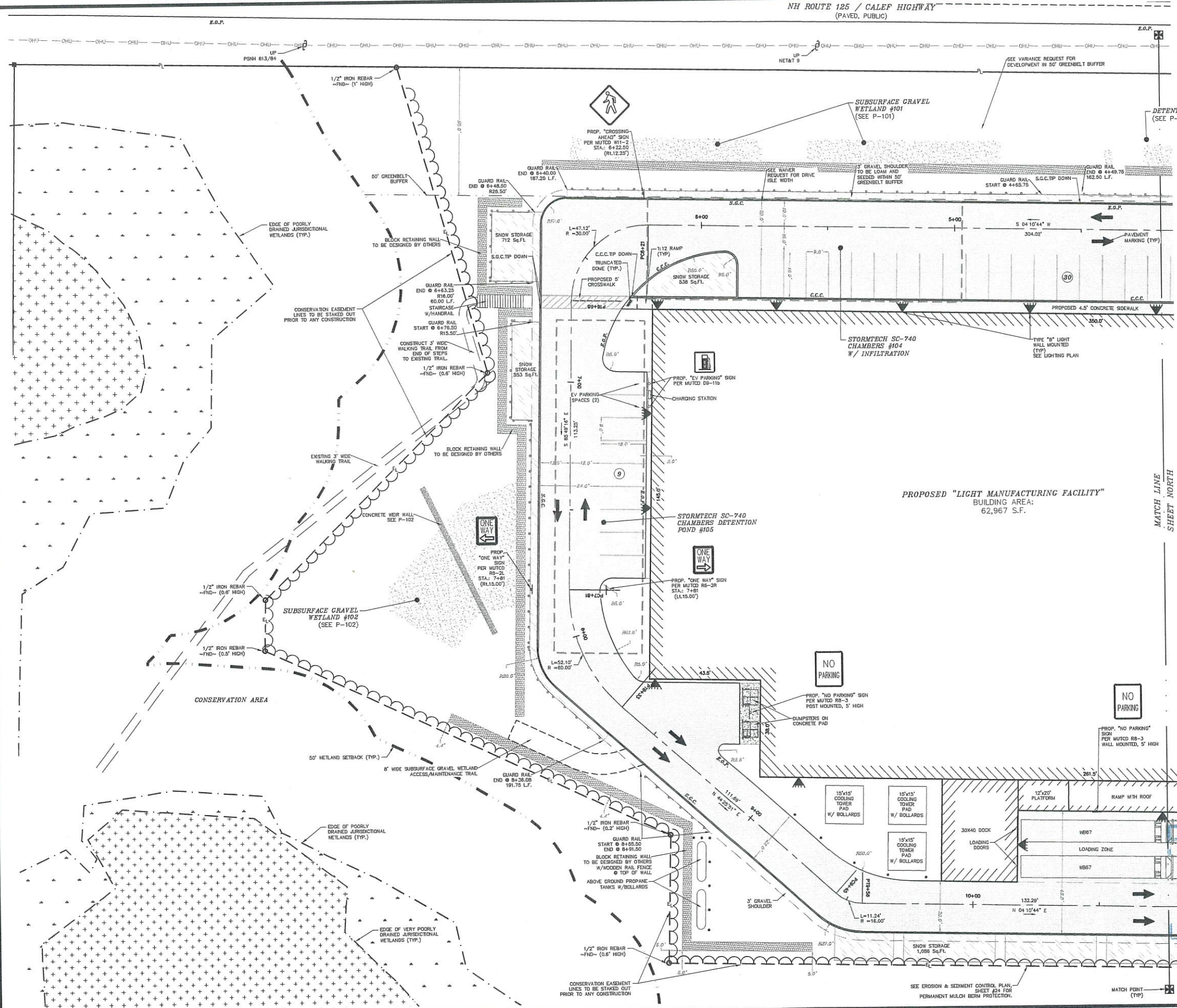
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE: 1 IN. EQUALS 20 FT.

DATE: FEBRUARY 5, 2024

FILE NO.: DB 2023 - 017

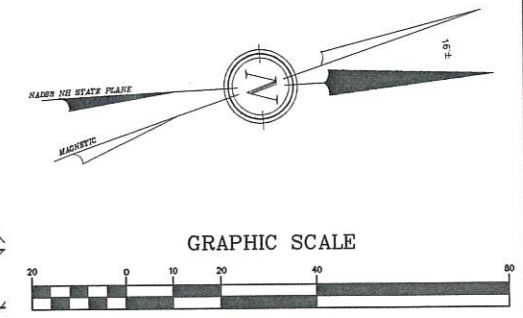




- NOTES:**
- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1A.) APPLICANT: TURBOCAM, INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,738 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW A
DETAIL VIEW OF THE SOUTH END OF THE
SITE PLAN PREPARED ON TAX MAP 238,
LOT 44-1.
 - 6.) SEE OVERVIEW SITE PLAN, SHEET 8 OF 51,
AND SHEET 2 OF 51, PROJECT NOTES, FOR
STANDARD NOTES.
 - 7.) SEE LANDSCAPING PLAN, SHEET 32 OF 51
FOR LANDSCAPING DETAILS.
 - 8.) SEE LIGHTING PLAN, SHEET 33 OF 51 FOR
LIGHTING DETAILS.

LEGEND:

- IRON BOUND/REBAR ~FND~
- GRANITE BOUND ~TBS~
- 3/4" REBAR W/D CAP ~TBS~
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- UTILITY POLE
- LIGHT TYPE "A" MOUNTED ON POLE
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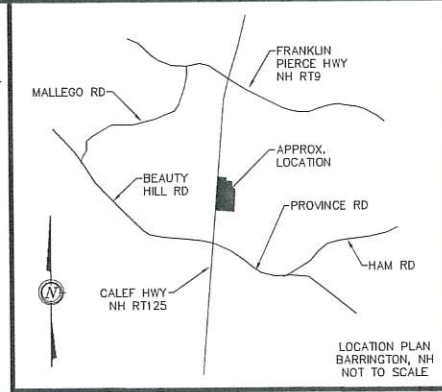
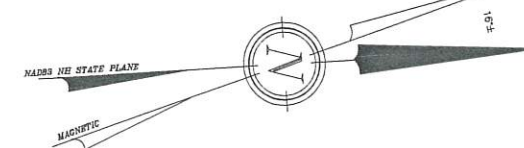
REVISION	DATE	DESCRIPTION

INDUSTRIAL SITE PLAN - DETAIL SOUTH
FOR
TURBOCAM, INC.
LAND OF
NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

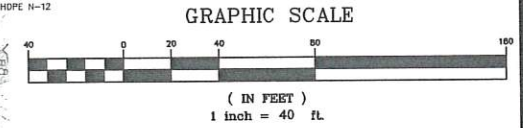
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 20 FT.
DATE: FEBRUARY 5, 2024
FILE NO.: DB 2023 - 017

N/F KERAVICH, PETER JR. & JAN
327 MALLEGO RD
658 CALEF HWY
BARRINGTON, NH 03825
TAX MAP 250, LOT 132
S.C.R.D. BOOK 2369, PAGE 59

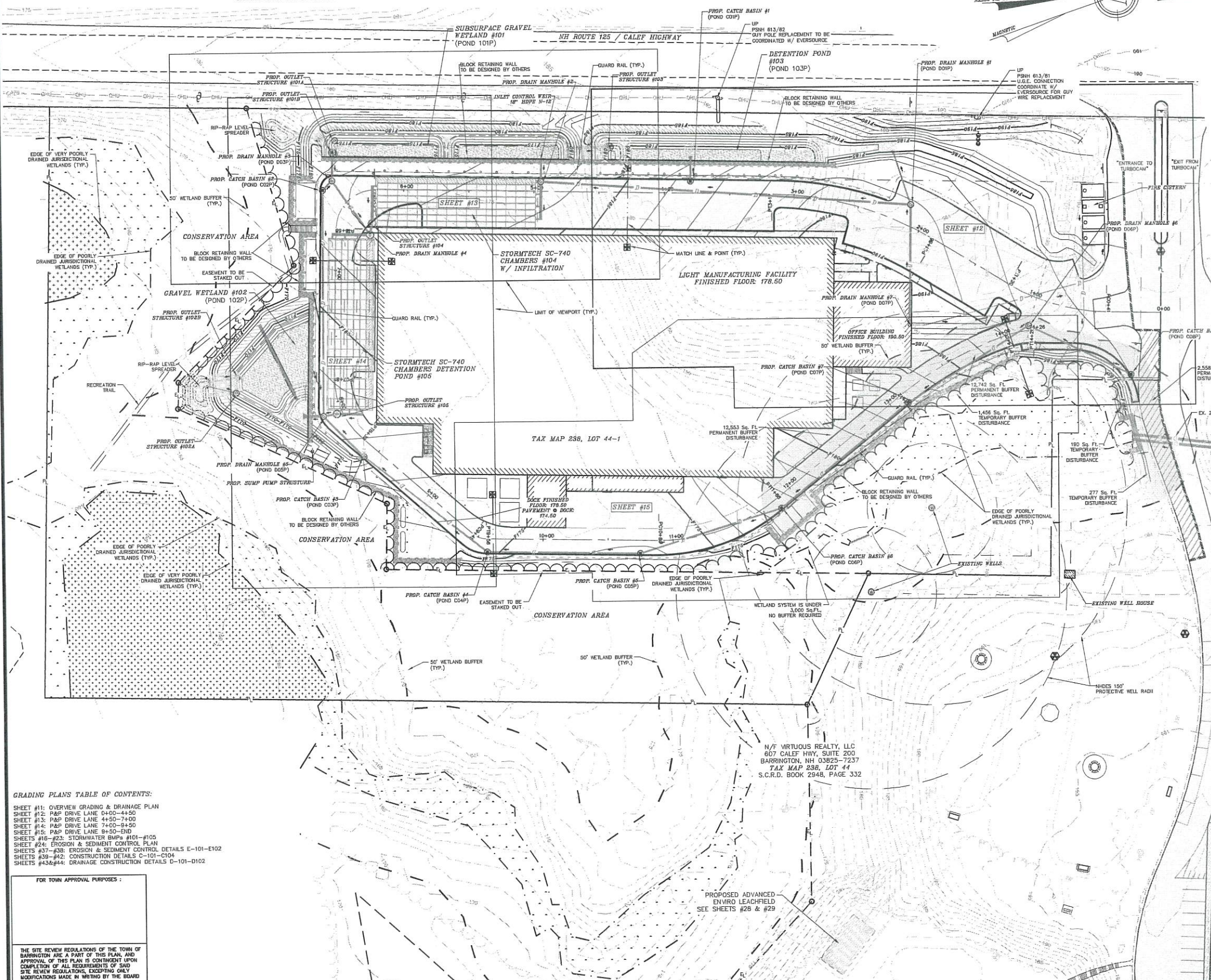
N/F LOCKHARDT TR, MADELINE
73 DURHAM POINT ROAD
DURHAM, NH 03824
TAX MAP 238, LOT 45
S.C.R.D. BOOK 2369, PAGE 59



- NOTES:**
- OWNER: NHBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - APPLICANT: TURBOCAM, INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - TAX MAP 238, LOT 44-1
 - THE INTENT OF THIS PLAN IS TO PROVIDE AN OVERVIEW OF GRADING AND DRAINAGE ACTIVITIES IN SUPPORT OF THE SITE PLAN. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 5' INTERVALS WITH DRAINAGE FEATURES AT MORE PRECISE INTERVALS.
 - SEE EROSION & SEDIMENT CONTROL PLANS FOR DETAILS ON PERIMETER CONTROL (QUILCH BERM / FENCE / SILT SOCK), BSAE IS TO PROVIDE ADDITIONAL BENCHMARKS PRIOR TO CONSTRUCTION.
 - ALL BASINS AND DRAINS ARE PROPOSED WITH NO SLUMPS OR HOODS. BASINS WITHIN ANY GRASS LINED AREAS OUTSIDE THE ROADWAY WILL HAVE "BEE HIVE" GRATES TO NOT ALLOW FOR ENTRAPMENT OF ANIMALS IN THE STRUCTURE. OUTLET CONTROL STRUCTURES WILL NOT HAVE SLUMPS. IF REQUIRED TO BE INSTALLED DURING THE PRE-CASTING PROCESS, THEY ARE TO BE FILLED WITH STONE ON SITE. BASINS ARE TO HAVE NH STANDARD FRAMES AND GRATES MADE IN NORTH AMERICA. PLEASE NOTE SOME GRATES ARE SPECIALIZED FOR THE LOCATION AND USE AND ARE CALLED OUT ON THE GRADING PLANS. GRATES ARE TO BE INSTALLED BINDER FRESH PRIOR TO BASE PAVE. UPON PROJECT COMPLETION FRAMES AND GRATES ARE TO BE CUT AND RIM RAISED TO FINAL PAVEMENT SURFACE. THIS IS TO ENSURE STORMWATER ENTERS THE SYSTEM AS DESIGN DURING THE INTERIM CONSTRUCTION PERIOD.
 - SEE SHEET #2 FOR GRADING AND DRAINAGE NOTES.



- EXISTING LEGEND:**
- IRON BOUND/IRON ROD (FND)
 - IRON PIPE (FND)
 - STONE BOUND (FND)
 - UTILITY POLE / GUY WIRE
 - SINGLE POST SIGN
 - TEMPORARY BENCHMARK
 - WELL
 - TESTHOLE
 - PERIMETER BOUNDARY LINE
 - EXISTING CONSERVATION EASEMENT LINE
 - BUILDING SETBACK LINE
 - NHDES PROTECTIVE WELL RADIUS
 - OVERHEAD UTILITIES
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - POORLY DRAINED WETLAND LINE
 - VERY POORLY DRAINED WETLAND LINE
 - 50' WETLAND BUFFER LINE
 - TREE LINE
 - FOUND
 - TYPICAL
 - S.C.R.D.
 - STRAFFORD COUNTY
 - REGISTRY OF DEEDS
- PROPOSED LEGEND:**
- TEMPORARY BENCHMARK (T.B.M.)
 - DETAIL SHEET / DETAIL
 - CONTOUR MINOR, PROPOSED
 - CONTOUR MAJOR, PROPOSED
 - ROAD CENTERLINE
 - SHOULDER
 - PAVEMENT SEAM
 - DRAIN CULVERT W/ FLARED END SECTION (F.E.S.)
 - UNDERDRAIN
 - GUARD RAIL
 - EXISTING SPOT GRADE
 - PROPOSED SPOT GRADE
 - FLOW ARROW
 - RIP-RAP
 - STORMWATER BEST MANAGEMENT PRACTICE (BMP)
 - BERM
 - RETAINING WALL
 - STORMTECH CHAMBERS/SOLIDS RO
 - DRAIN MANHOLE W/ STRUCTURE
 - CATCH BASIN W/ STRUCTURE
 - STORMWATER BMP OUTLET STRUCTURE



GRADING PLANS TABLE OF CONTENTS:

SHEET #11:	OVERVIEW GRADING & DRAINAGE PLAN
SHEET #12:	P&P DRIVE LANE 0+00-4+50
SHEET #13:	P&P DRIVE LANE 4+50-7+00
SHEET #14:	P&P DRIVE LANE 7+00-8+50
SHEET #15:	P&P DRIVE LANE 9+50-END
SHEETS #16-#23:	STORMWATER BMPs #101-#105
SHEET #24:	EROSION & SEDIMENT CONTROL PLAN
SHEETS #27-#38:	EROSION & SEDIMENT CONTROL DETAILS E-101-E102
SHEETS #39-#42:	CONSTRUCTION DETAILS C-101-C104
SHEETS #43,:	DRAINAGE CONSTRUCTION DETAILS D-101-D102

FOR TOWN APPROVAL PURPOSES:

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N/F VIRTUOUS REALTY, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825-7237
TAX MAP 238, LOT 44
S.C.R.D. BOOK 2948, PAGE 332

OVERVIEW GRADING & DRAINAGE PLAN

FOR TURBOCAM, INC. LAND OF NHBC, LLC NH ROUTE 125/CALEF HIGHWAY BARRINGTON, N.H. TAX MAP 238, LOT 44-1

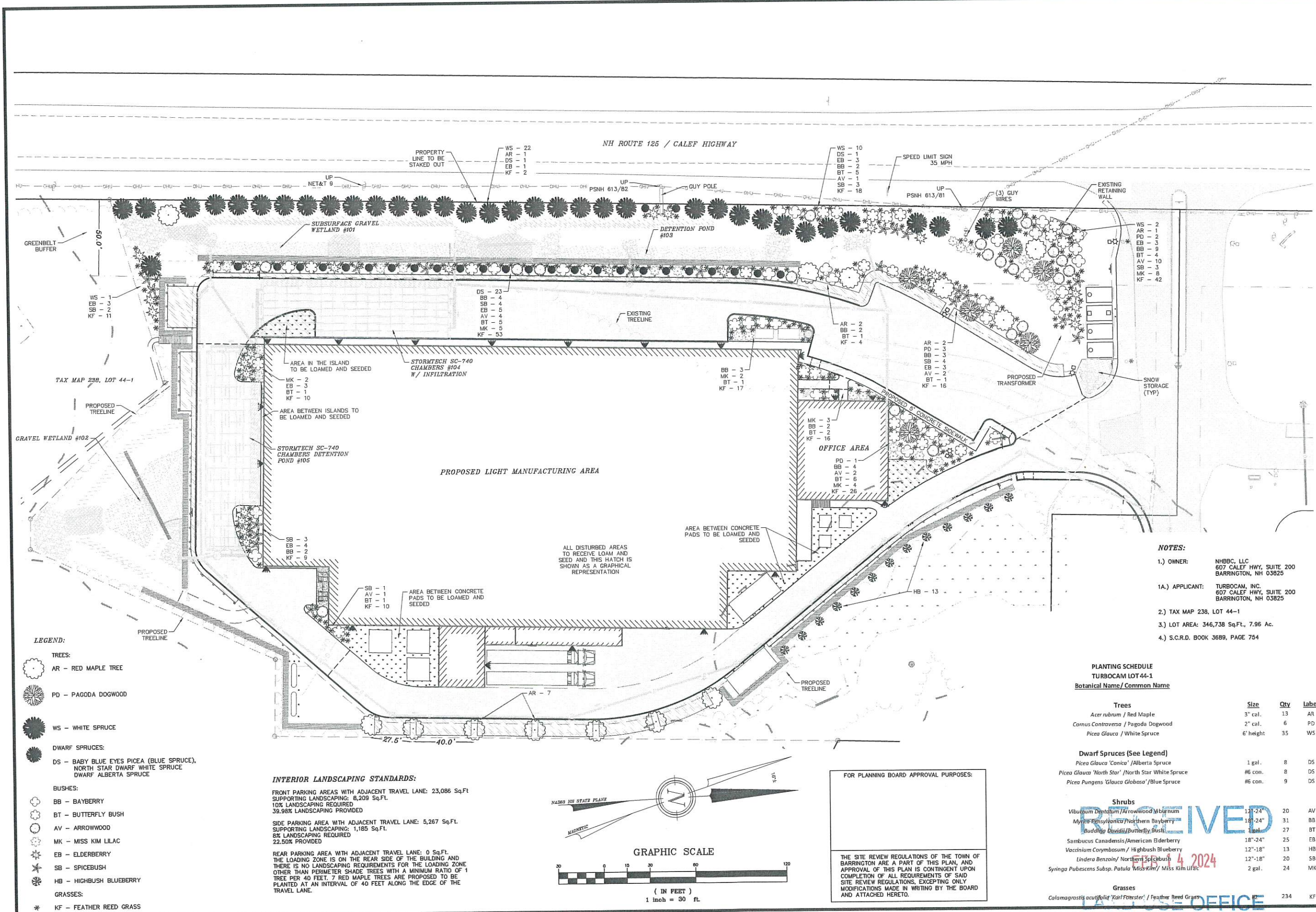
REVISION	DATE	DESCRIPTION

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 40 FT.
DATE: FEBRUARY 5, 2024
FILE NO.: DB 2023 - 017

RECEIVED
FEB 14 2024
AND USE OFFICE

KENNETH A. BERRY
No. 14243
PROFESSIONAL ENGINEER

SHEET 11 OF 51



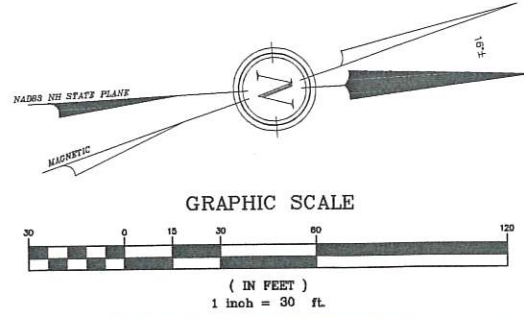
- LEGEND:**
- TREES:**
- AR - RED MAPLE TREE
 - PD - PAGODA DOGWOOD
 - WS - WHITE SPRUCE
- DWARF SPRUCES:**
- DS - BABY BLUE EYES PICEA (BLUE SPRUCE), NORTH STAR DWARF WHITE SPRUCE, DWARF ALBERTA SPRUCE
- BUSHES:**
- BB - BAYBERRY
 - BT - BUTTERFLY BUSH
 - AV - ARROWWOOD
 - MK - MISS KIM LILAC
 - EB - ELDERBERRY
 - SB - SPICEBUSH
 - HB - HIGHBUSH BLUEBERRY
- GRASSES:**
- KF - FEATHER REED GRASS

INTERIOR LANDSCAPING STANDARDS:

FRONT PARKING AREAS WITH ADJACENT TRAVEL LANE: 23,086 Sq.Ft. SUPPORTING LANDSCAPING: 8,209 Sq.Ft. 10% LANDSCAPING REQUIRED 39.98% LANDSCAPING PROVIDED

SIDE PARKING AREA WITH ADJACENT TRAVEL LANE: 5,267 Sq.Ft. SUPPORTING LANDSCAPING: 1,185 Sq.Ft. 8% LANDSCAPING REQUIRED 22.50% PROVIDED

REAR PARKING AREA WITH ADJACENT TRAVEL LANE: 0 Sq.Ft. THE LOADING ZONE IS ON THE REAR SIDE OF THE BUILDING AND THERE IS NO LANDSCAPING REQUIREMENTS FOR THE LOADING ZONE OTHER THAN PERIMETER SHADE TREES WITH A MINIMUM RATIO OF 1 TREE PER 40 FEET. 7 RED MAPLE TREES ARE PROPOSED TO BE PLANTED AT AN INTERVAL OF 40 FEET ALONG THE EDGE OF THE TRAVEL LANE.



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 - 1A.) APPLICANT: TURBOCAM, INC. 607 CALEF HWY, SUITE 200 BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,738 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754

PLANTING SCHEDULE
TURBOCAM LOT 44-1

Botanical Name / Common Name	Size	Qty	Label
Trees			
Acer rubrum / Red Maple	3" cal.	13	AR
Cornus Contraversa / Pagoda Dogwood	2" cal.	6	PD
Picea Glauca / White Spruce	6' height	35	WS
Dwarf Spruces (See Legend)			
Picea Glauca 'Conica' / Alberta Spruce	1 gal.	8	DS
Picea Glauca 'North Star' / North Star White Spruce	#6 con.	8	DS
Picea Pungens 'Glauca Globosa' / Blue Spruce	#6 con.	9	DS
Shrubs			
Viburnum Dentatum / Arrowwood	12"-24"	20	AV
Myrica Pensylvanica / Northern Bayberry	18"-24"	31	BB
Buddleia Davidii / Butterfly Bush	1 gal.	27	BT
Sambucus Canadensis / American Elderberry	18"-24"	25	EB
Vaccinium Corymbosum / Highbush Blueberry	12"-18"	13	HB
Lindera Benzoin / Northern Spicebush	12"-18"	20	SB
Syringa Pubescens Subsp. Patula 'Miss Kim' / Miss Kim Lilac	2 gal.	24	MK
Grasses			
Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass		234	KF

LANDSCAPING PLAN

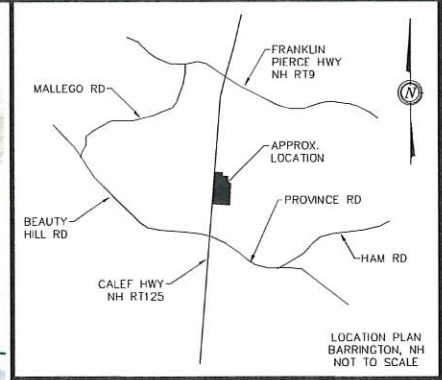
FOR
TURBOCAM, INC.
LAND OF
NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

REVISION	DATE	DESCRIPTION

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)532-2863
SCALE: 1 IN. EQUALS 30 FT.
DATE: FEBRUARY 5, 2024
FILE NO.: DB 2023 - 017

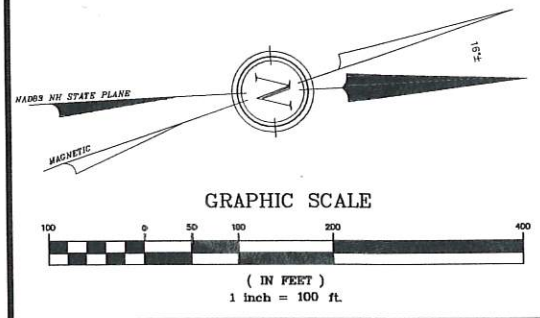
RECEIVED
FEB 14 2024
PLANNING BOARD OFFICE

SHEET 32 OF 51



EXISTING CONSERVATION EASEMENT LOT 44
 N/F TOWN OF BARRINGTON
 P.O. BOX 660
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 2948, PAGE 337
 AREA:
 416,236 Sq.Ft.
 9.56 Ac.

EXISTING CONSERVATION EASEMENT LOT 44-1
 N/F TOWN OF BARRINGTON
 P.O. BOX 660
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 2948, PAGE 337
 AREA:
 121,544 Sq.Ft.
 2.79 Ac.



- NOTES:**
- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1A.) APPLICANT: TURBOCAM INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE CONSERVATION EASEMENTS IN PRE DEVELOPMENT CONDITION ON TAX MAP 238, LOTS 44-1 & 44 IN RELATION TO OVERVIEW SITE OPERATIONS OF TAX MAP 238 LOT 44-1 & 44.

LEGEND:

	IRON BOUND - FND - UTILITY POLE / GUY WIRE
	POORLY DRAINED JURISDICTIONAL WETLAND
	VERY POORLY DRAINED JURISDICTIONAL WETLAND
	PROPERTY LINE
	EXISTING CONSERVATION EASEMENT
	EXISTING TRAIL
	WETLAND BUFFER
	NHDES PROTECTIVE WELL RADIUS
	WETLAND AREA
	VPD WETLAND AREA
	GRAVEL AREA
	WOODLAND AREA
	GRASS AREA
	PAVED AREA
	INDUSTRIAL BUILDING
	PROPOSED WORK ON LOT 44
	CONSERVATION AREA
	POORLY DRAINED JURISDICTIONAL WETLAND HATCH
	VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH

CONSERVATION EASEMENT COLOR RENDERING EXISTING CONDITIONS

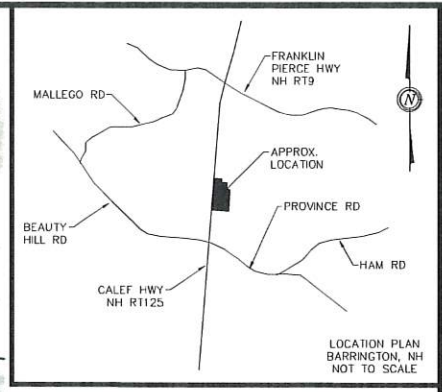
FOR
TURBOCAM, INC.
LAND OF
NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

REVISION	DATE	DESCRIPTION

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 100 FT.
 DATE: FEBRUARY 5, 2024
 FILE NO.: DB 2023 - 017

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LAND USE OFFICE

SHEET 1 OF 6



EXISTING CONSERVATION EASEMENT LOT 44
 N/F TOWN OF BARRINGTON
 P.O. BOX 660
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 2948, PAGE 337
 AREA:
 416,236 Sq.Ft.
 9.55 Ac.

EXISTING CONSERVATION EASEMENT LOT 44-1
 N/F TOWN OF BARRINGTON
 P.O. BOX 660
 BARRINGTON, NH 03825
 S.C.R.D. BOOK 2948, PAGE 337
 AREA:
 121,544 Sq.Ft.
 2.78 Ac.

PROPOSED "LIGHT MANUFACTURING FACILITY"
 BUILDING AREA:
 62,967 S.F.
 TAX MAP 238, LOT 44-1
 7.96 Ac.

EXISTING "TURBOCAM"
 BUILDING AREA:
 115,753 S.F.
 TAX MAP 238, LOT 36

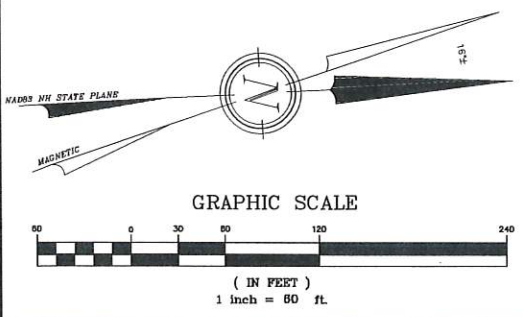
TAX MAP 238, LOT 44-1
 27.94 Ac.

TAX MAP 251, LOT 1

- NOTES:**
- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1A.) APPLICANT: TURBOCAM INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE CONSERVATION EASEMENTS IN POST DEVELOPMENT CONDITION ON TAX MAP 238, LOTS 44-1 & 44 IN RELATION TO OVERVIEW SITE OPERATIONS OF TAX MAP 238 LOT 44-1 & 44.

LEGEND:

	IRON BOUND - FND -
	UTILITY POLE / GUY WRE
	POORLY DRAINED JURISDICTIONAL WETLAND
	VERY POORLY DRAINED JURISDICTIONAL WETLAND
	PROPERTY LINE
	EXISTING CONSERVATION EASEMENT
	EXISTING TRAIL
	WETLAND BUFFER
	NHDES PROTECTIVE WELL RADIUS
	WETLAND AREA
	VPD WETLAND AREA
	GRAVEL AREA
	WOODLAND AREA
	GRASS AREA
	PAVED AREA
	INDUSTRIAL BUILDING
	PROPOSED WORK ON LOT 44-1
	CONSERVATION AREA
	POORLY DRAINED JURISDICTIONAL WETLAND HATCH
	VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH



CONSERVATION EASEMENT COLOR RENDERING PROPOSED CONDITIONS

REVISION	DATE	DESCRIPTION

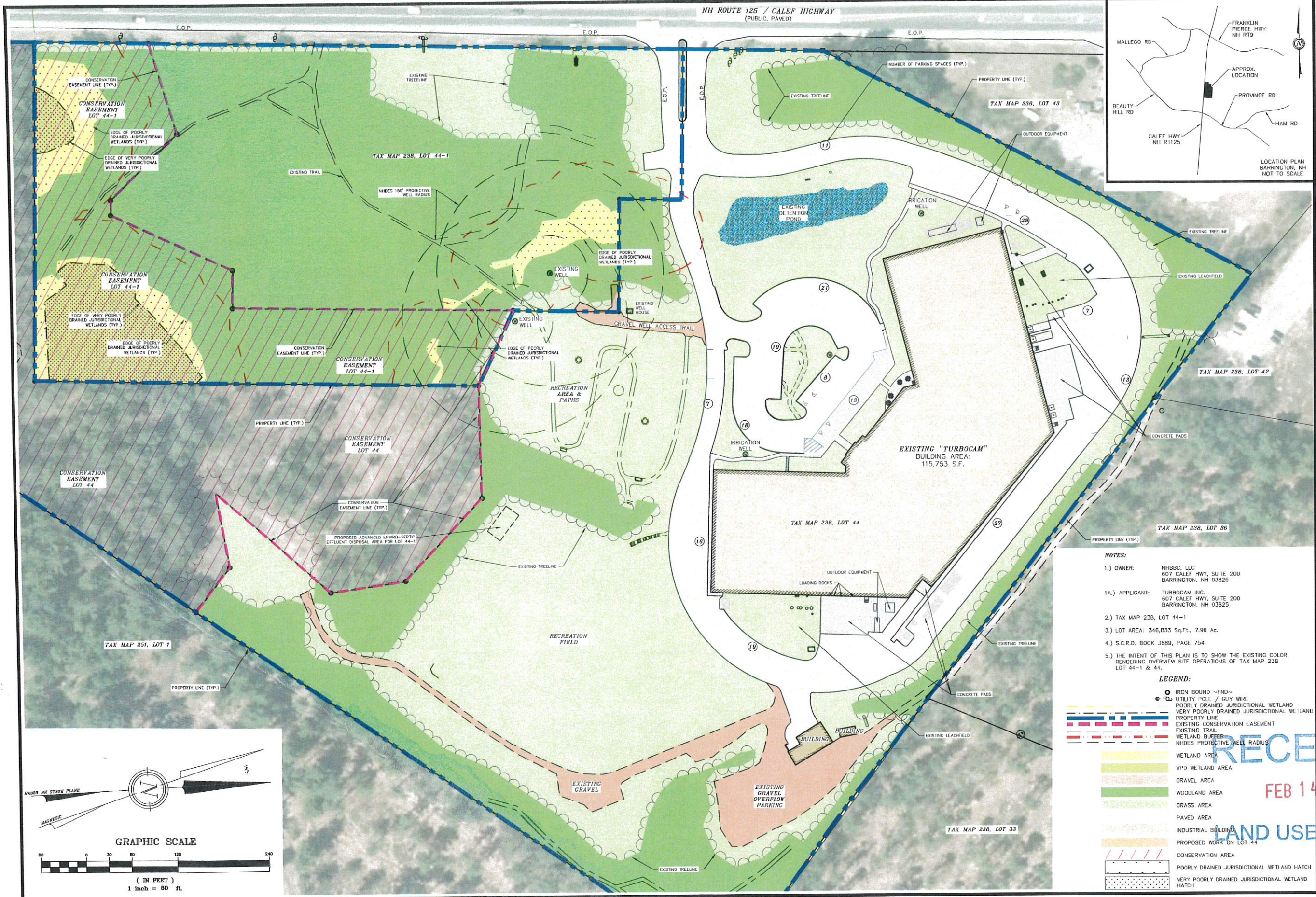
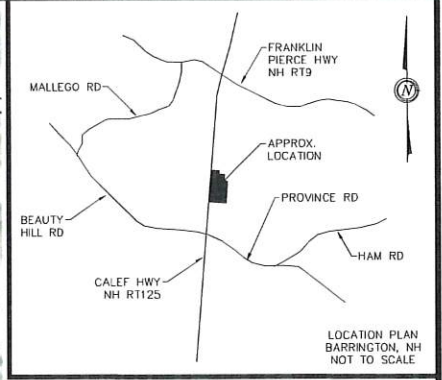
FOR
 TURBOCAM, INC.
 LAND OF
 NHBBC, LLC
 NH ROUTE 125/CALEF HIGHWAY
 BARRINGTON, N.H.
 TAX MAP 238, LOT 44-1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 100 FT.
 DATE: FEBRUARY 5, 2024
 FILE NO.: DB 2023 - 017

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SHEET 2 OF 6

NH ROUTE 125 / CALEF HIGHWAY
(PUBLIC, PAVED)



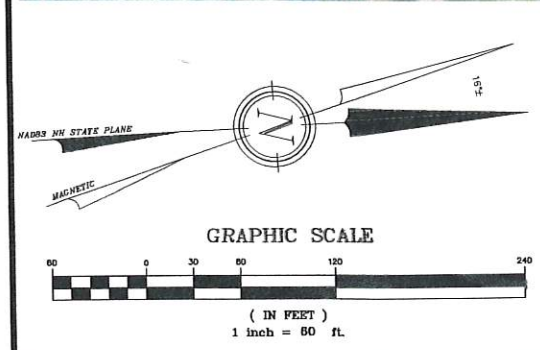
REVISION	DATE	DESCRIPTION

EXISTING TURBOCAM OPERATIONS COLOR RENDERING
FOR
TURBOCAM, INC.
LAND OF
NHBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

- NOTES:**
- 1.) OWNER: NHBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1A.) APPLICANT: TURBOCAM INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING COLOR RENDERING OVERVIEW SITE OPERATIONS OF TAX MAP 238 LOT 44-1 & 44.

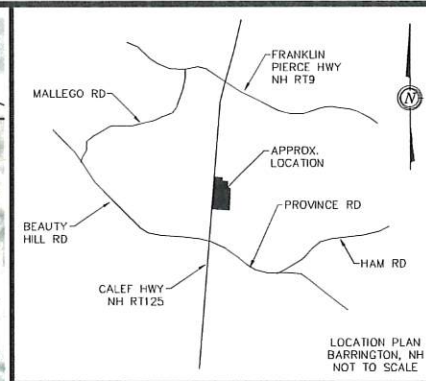
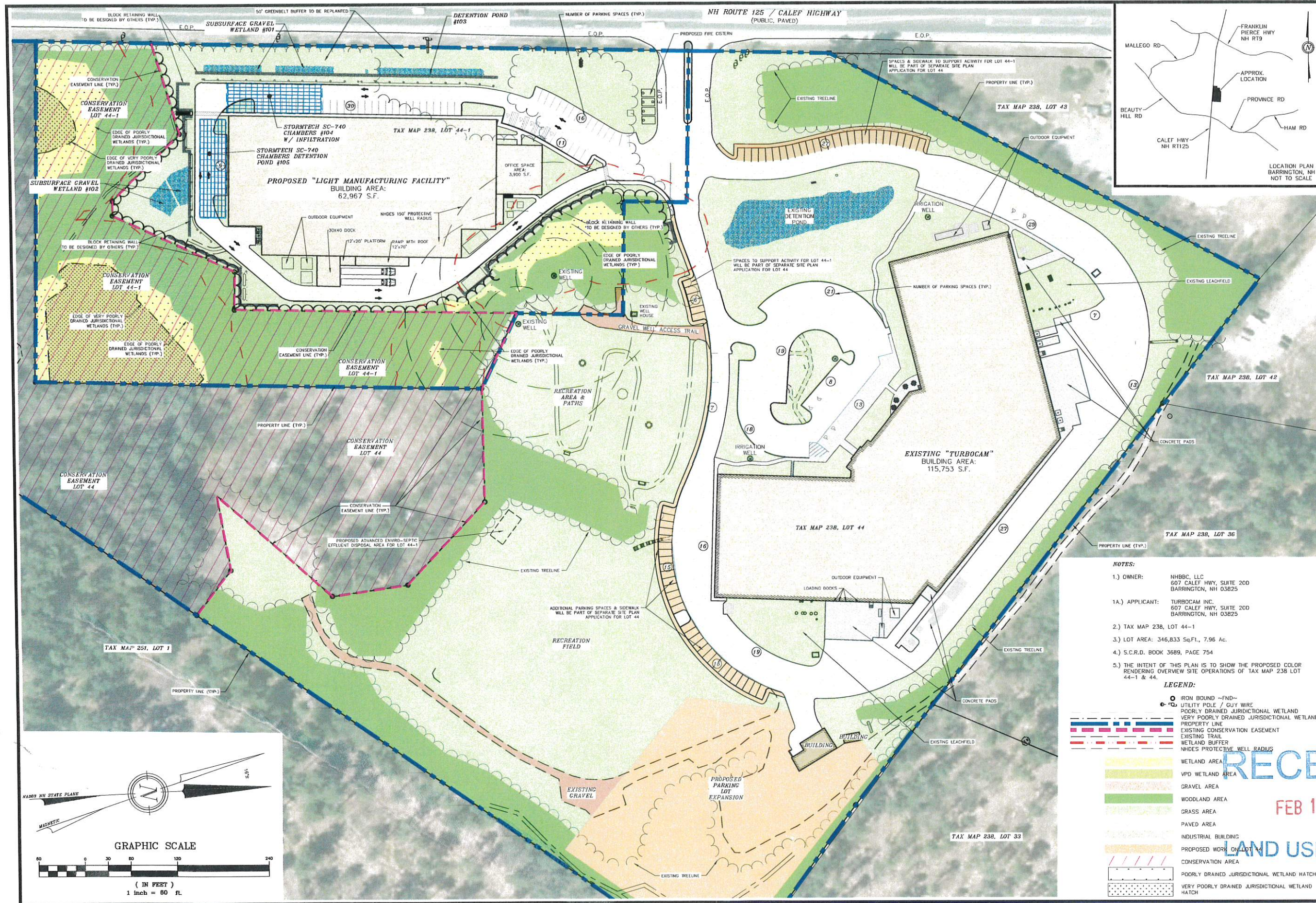
LEGEND:

	IRON BOUND ~FND~
	UTILITY POLE / GUY WIRE
	POORLY DRAINED JURISDICTIONAL WETLAND
	VERY POORLY DRAINED JURISDICTIONAL WETLAND
	PROPERTY LINE
	EXISTING CONSERVATION EASEMENT
	EXISTING TRAIL
	WETLAND BUFFER
	NHDES PROTECTIVE WELL RADIUS
	WETLAND AREA
	VPD WETLAND AREA
	GRAVEL AREA
	WOODLAND AREA
	GRASS AREA
	PAVED AREA
	INDUSTRIAL BUILDING
	PROPOSED WORK ON LOT 44
	CONSERVATION AREA
	POORLY DRAINED JURISDICTIONAL WETLAND HATCH
	VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH



BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: FEBRUARY 5, 2024
FILE NO.: DB 2023 - 017

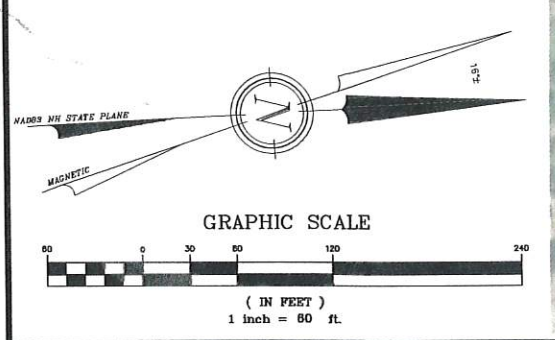
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LAND USE OFFICE



- NOTES:**
- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1A.) APPLICANT: TURBOCAM INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED COLOR RENDERING OVERVIEW SITE OPERATIONS OF TAX MAP 238 LOT 44-1 & 44.

LEGEND:

	IRON BOUND - ND -
	UTILITY POLE / GUY WIRE
	POORLY DRAINED JURISDICTIONAL WETLAND
	VERY POORLY DRAINED JURISDICTIONAL WETLAND
	PROPERTY LINE
	EXISTING CONSERVATION EASEMENT
	EXISTING TRAIL
	WETLAND BUFFER
	NHDES PROTECTIVE WELL RADIUS
	WETLAND AREA
	VPD WETLAND AREA
	GRAVEL AREA
	WOODLAND AREA
	GRASS AREA
	PAVED AREA
	INDUSTRIAL BUILDING
	PROPOSED WORK ON LOT 44
	CONSERVATION AREA
	POORLY DRAINED JURISDICTIONAL WETLAND HATCH
	VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH



PROPOSED TURBOCAM OPERATIONS COLOR RENDERING

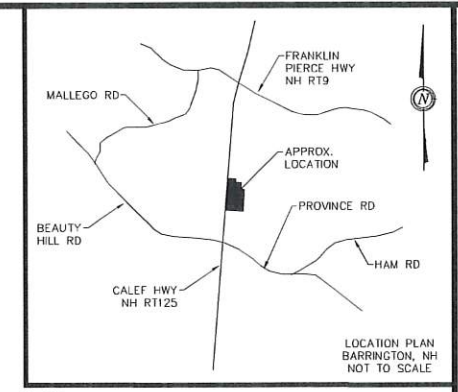
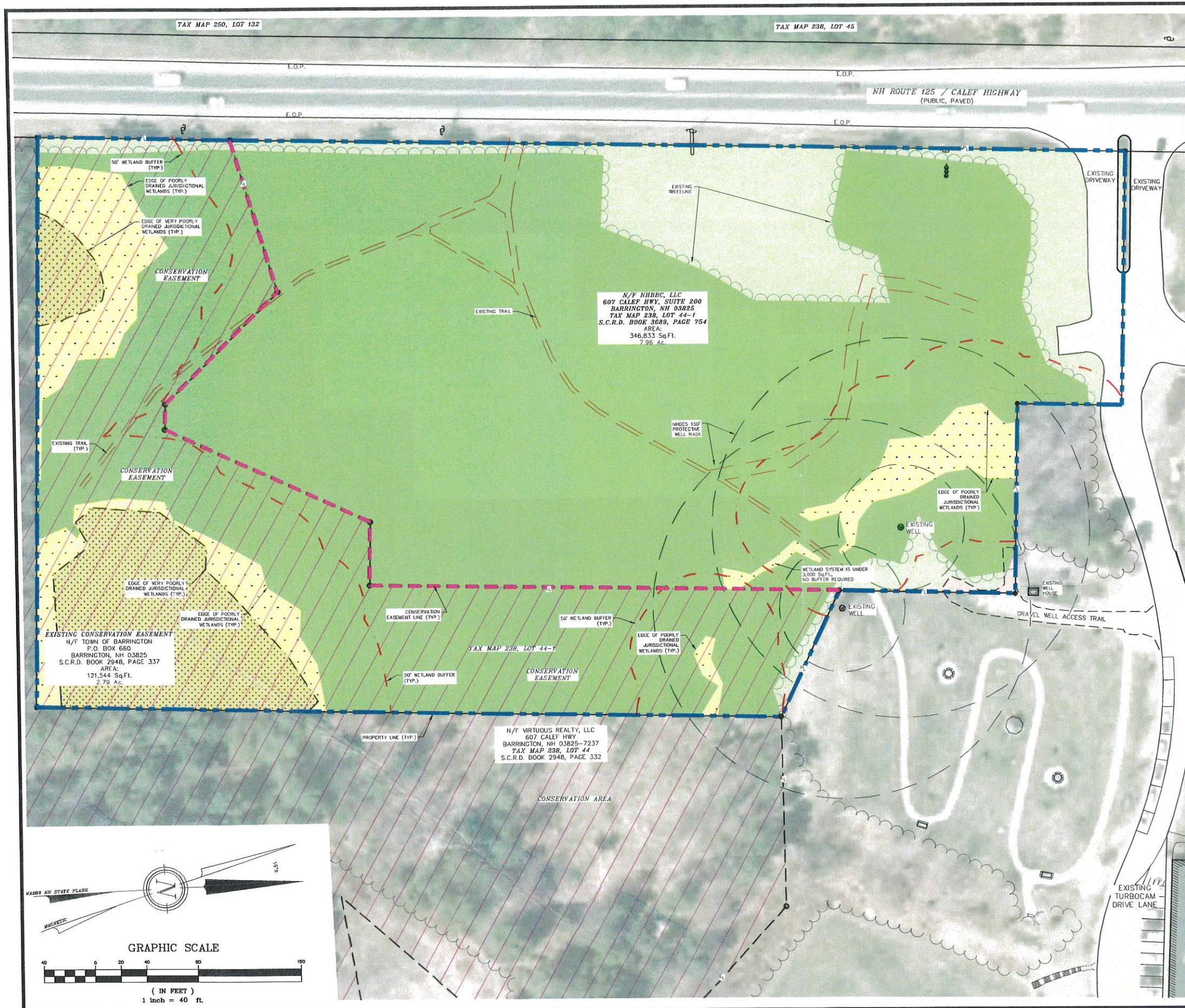
FOR
TURBOCAM, INC.
LAND OF
NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

REVISION	DATE	DESCRIPTION

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 60 FT.
DATE: FEBRUARY 5, 2024
FILE NO.: DB 2023 - 017

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FEB 11 2024
LAND USE OFFICE

SHEET 4 OF 6



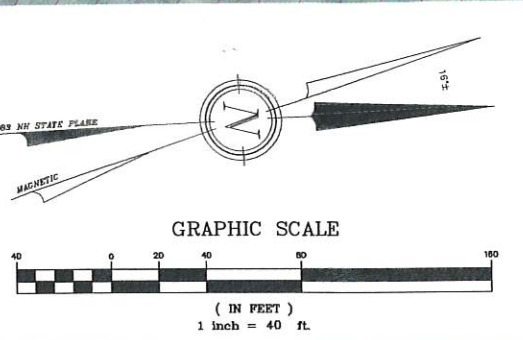
NOTES:

- OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
- APPLICANT: TURBOCAM INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
- TAX MAP 238, LOT 44-1
- LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
- S.C.R.D. BOOK 3689, PAGE 754

THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING COLOR RENDERING DETAIL OF TAX MAP 238 LOT 44-1.

LEGEND:

	IRON BOUND - END-UTILITY POLE / GUY WIRE
	POORLY DRAINED JURISDICTIONAL WETLAND
	VERY POORLY DRAINED JURISDICTIONAL WETLAND
	PROPERTY LINE
	EXISTING CONSERVATION EASEMENT
	EXISTING TRAIL
	WETLAND BUFFER
	NHDES PROTECTIVE WELL RADIUS
	WETLAND AREA
	VPD WETLAND AREA
	GRAVEL AREA
	WOODLAND AREA
	GRASS AREA
	PAVED AREA
	INDUSTRIAL BUILDING
	PROPOSED WORK ON LOT 44
	CONSERVATION AREA
	POORLY DRAINED JURISDICTIONAL WETLAND HATCH
	VERY POORLY DRAINED JURISDICTIONAL WETLAND HATCH



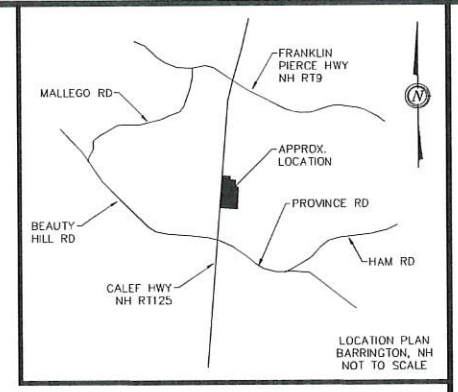
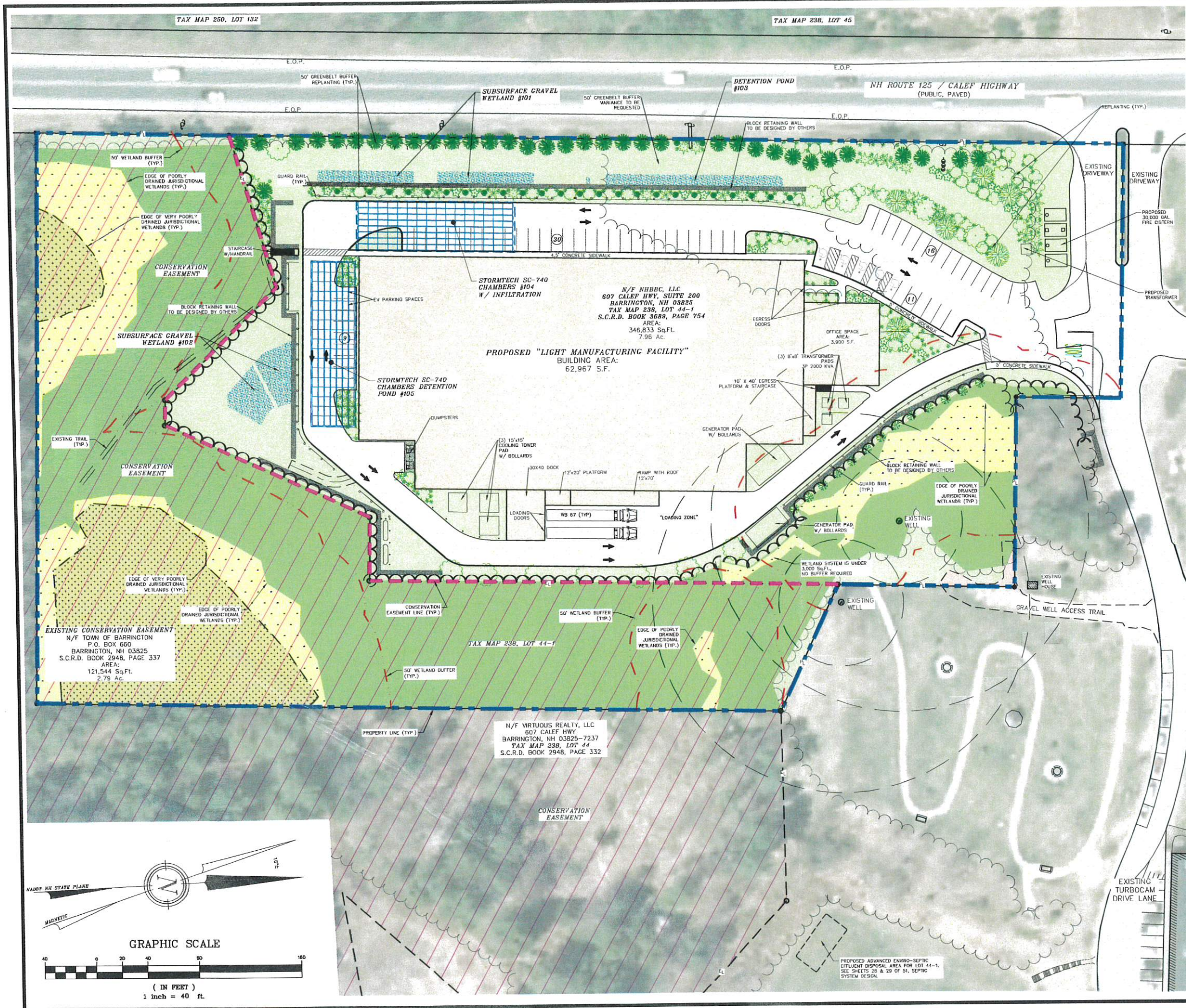
REVISION	DATE	DESCRIPTION

EXISTING COLOR RENDERING FOR TURBOCAM, INC. LAND OF NHBBC, LLC NH ROUTE 125/CALEF HIGHWAY BARRINGTON, N.H. TAX MAP 238, LOT 44-1

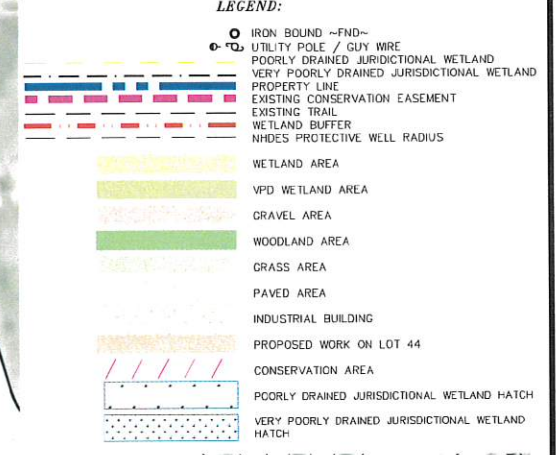
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 5, 2024
FILE NO. : DB 2023 - 017

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SHEET 5 OF 6
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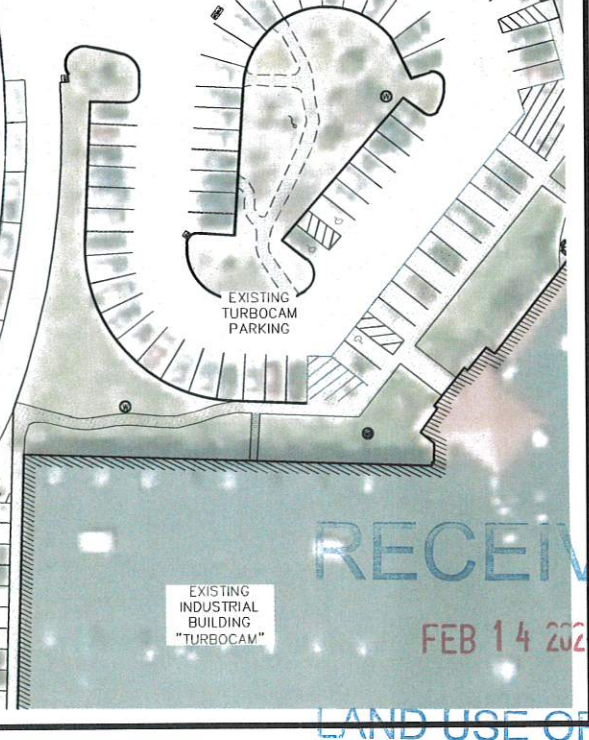
- NOTES:**
- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 1.A.) APPLICANT: TURBOCAM INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
 - 2.) TAX MAP 238, LOT 44-1
 - 3.) LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
 - 4.) S.C.R.D. BOOK 3689, PAGE 754
 - 5.) THE INTENT OF THIS PLAN IS TO SHOW THE COLOR RENDERING DETAIL OF TAX MAP 238 LOT 44-1.



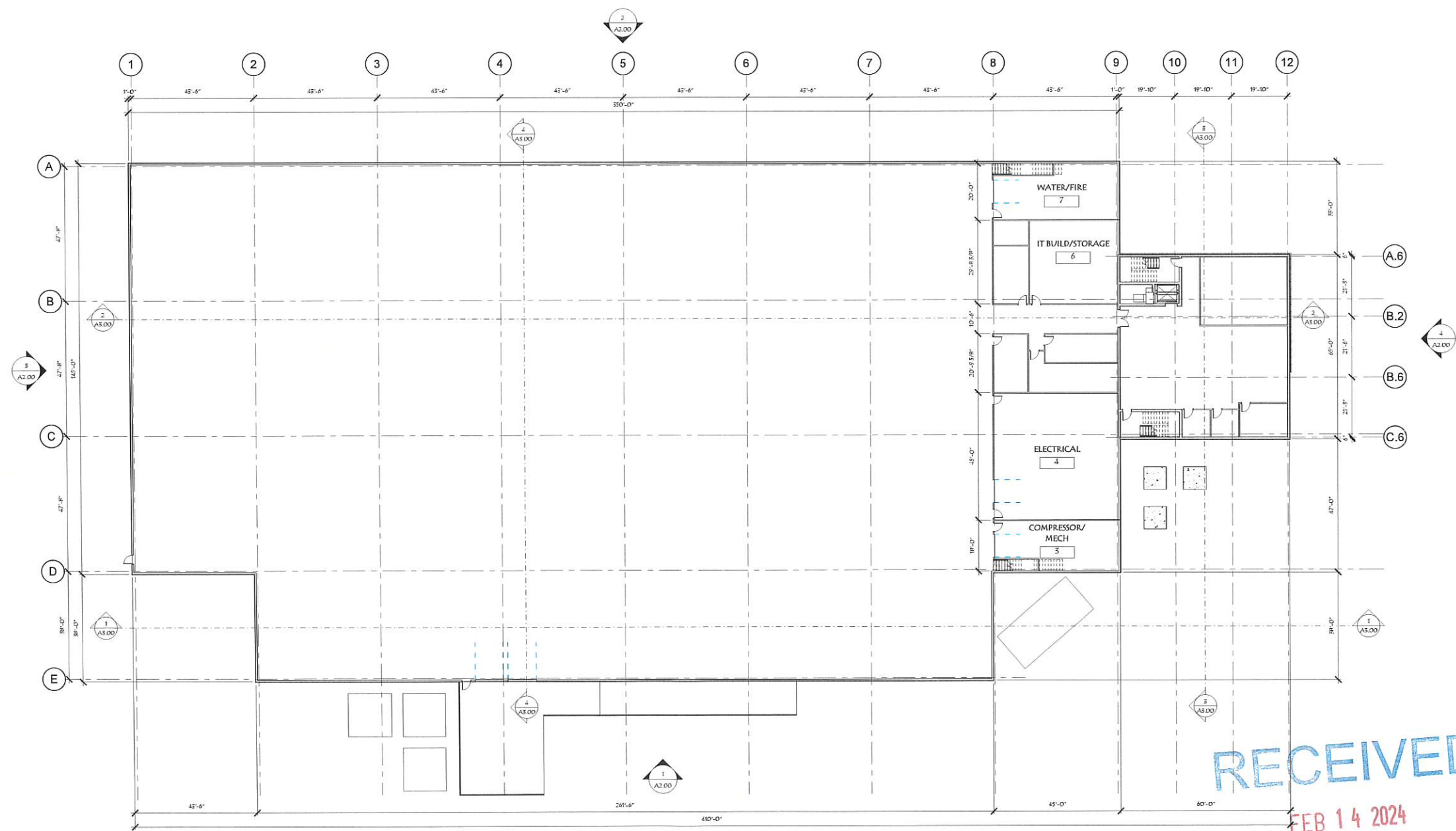
REVISION	DATE	DESCRIPTION

PROPOSED COLOR RENDERING
FOR
TURBOCAM, INC.
LAND OF
NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 5, 2024
FILE NO. : DB 2023 - 017



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FEB 14 2024
LAND USE OFFICE



1 GROUND LEVEL PLAN
 SCALE: 1/16" = 1'-0"

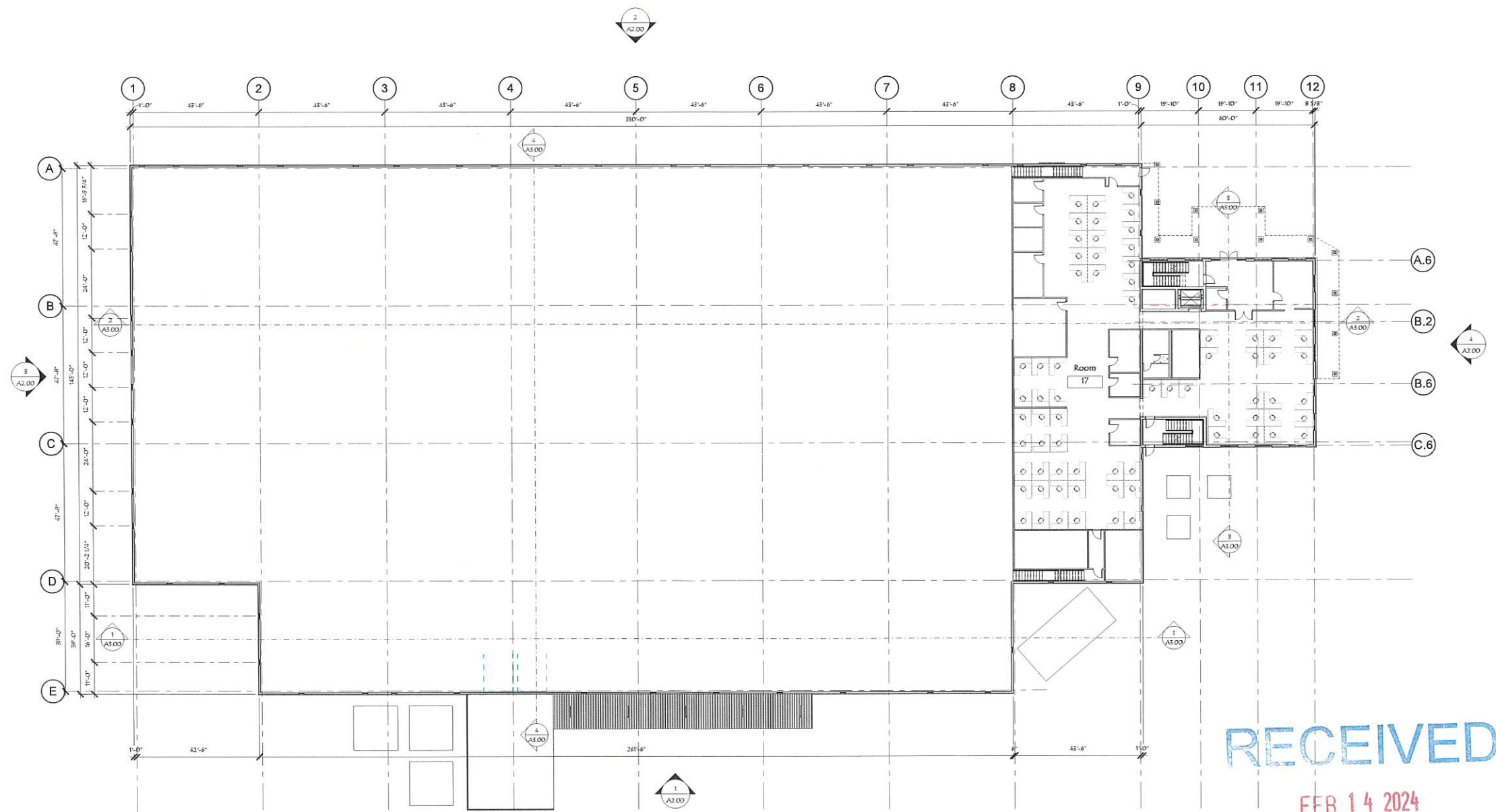
NOT FOR CONSTRUCTION

Scale:	1/16" = 1'-0"
Drawn By:	GMB/AH
Checked By:	ALW
Project No.:	2023009
Date:	02.12.24
Revisions:	
#	
Description	
Date	

Title:	OVERALL GROUND LEVEL PLAN
Scale:	A1.00

2025 Market Square Architects 2/12/2024 4:04:45 PM

Turbocam
 BARRINGTON, NH 03825

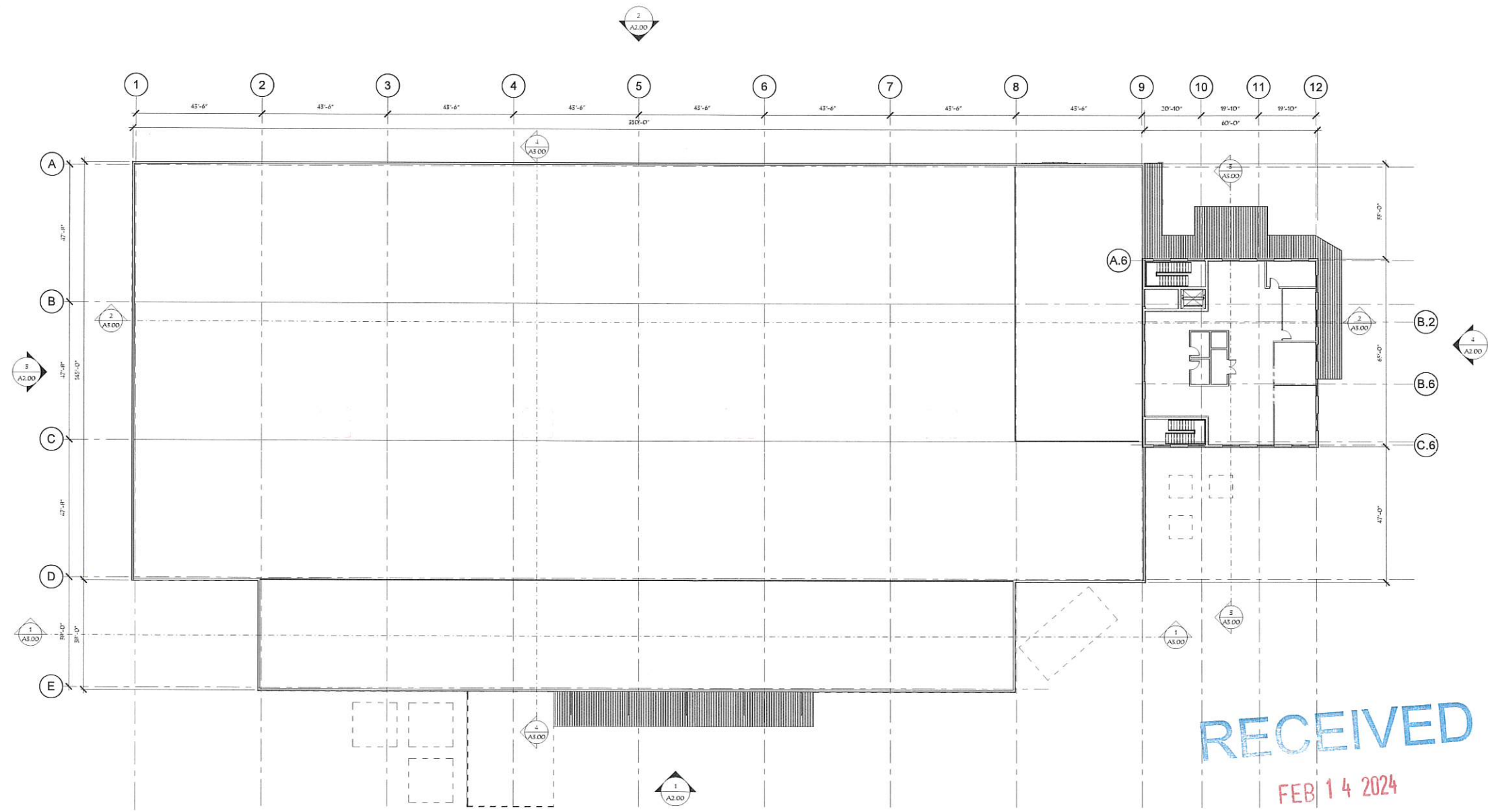


1 LEVEL 1 - OVERALL
 SCALE: 1/16" = 1'-0"

RECEIVED
 FEB 14 2024
 LAND USE OFFICE

NOT FOR CONSTRUCTION

Title: OVERALL FIRST FLOOR PLAN	Scale:	1/16" = 1'-0"
	Drawn By:	GMH/AH
A1.01	Checked By:	ALW
	Project No.:	2023089
	Date:	02.12.24
	REVISIONS	
	Reception	Date



1 LEVEL 2
SCALE: 1/16" = 1'-0"

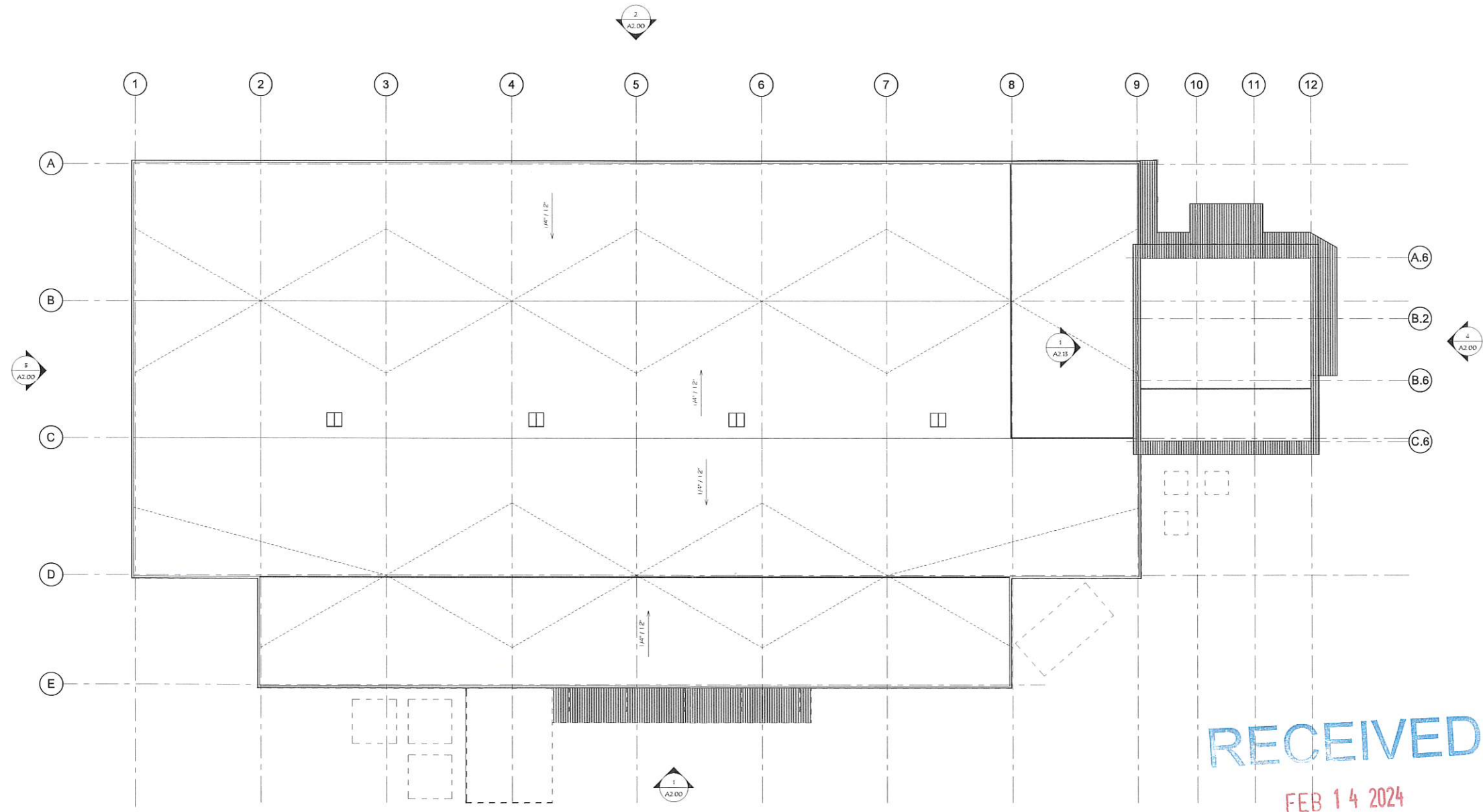
NOT FOR CONSTRUCTION

REVISIONS	Description	Date
1	1/16" = 1'-0"	
2	GMB/AH	
3	ALIV	
4	2023099	
5	SCHEMATIC DESIGN	02.12.24

Title:	OVERALL LEVEL 2 PLAN
Scale:	1/16" = 1'-0"
Drawn By:	GMB/AH
Checked By:	ALIV
Project No.:	2023099
Date:	02.12.24
A1.02	

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Turbocam
 BARRINGTON, NH 05825



1 ROOF PLAN
 SCALE: 1/16" = 1'-0"

RECEIVED
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 LAND USE OFFICE

NOT FOR CONSTRUCTION

Title: OVERALL ROOF PLAN	Scale:	1/16" = 1'-0"
	Drawn By:	GMW/AH
A1.03	Checked By:	ALW
	Project No.:	202309P
	Schematic Design	Date: 02.12.24
	Revisions:	
	Date:	

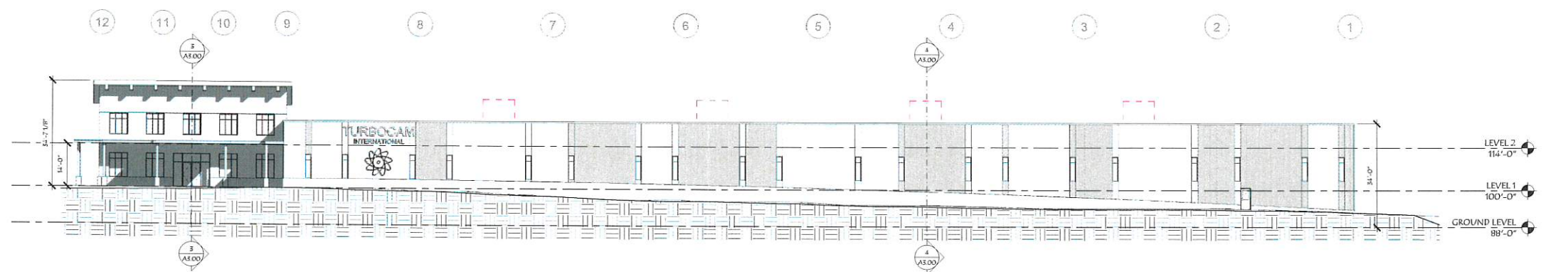
Turbocam
 BARRINGTON, NH 05825



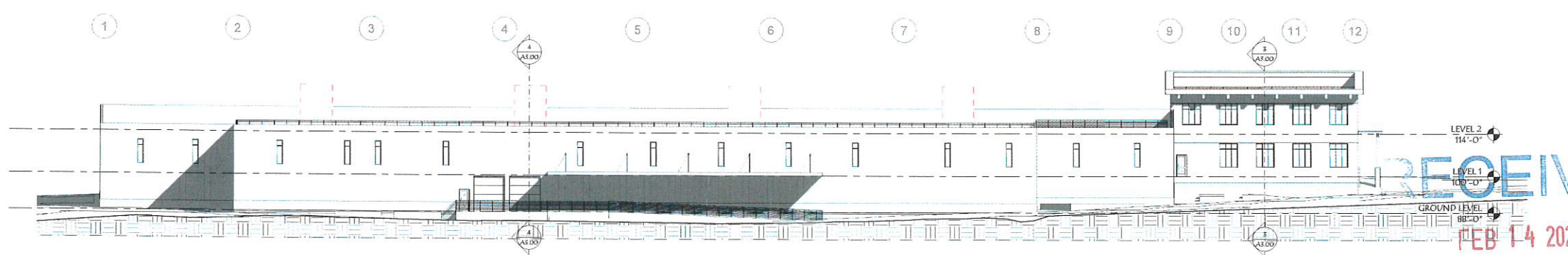
4 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION OVERALL
 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION OVERALL
 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS	Date
1/16" = 1'-0"	02.12.24
GNB/AH	2023099
AWJ	
Checked By:	SCHEMATIC DESIGN
Project No.:	
Date:	

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 LAND USE OFFICE

Title: EXTERIOR ELEVATIONS
 A2.00

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Turbocam
 BARRINGTON, NH 03825

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
01	SCHEMATIC DESIGN	02.12.24

Scale:
 Drawn By: GMB/AH
 Checked By: ALW
 Project No.: 2023009
 Date: 02.12.24



FEB 14 2024

LAND USE OFFICE

Title: RENDERINGS
 AO