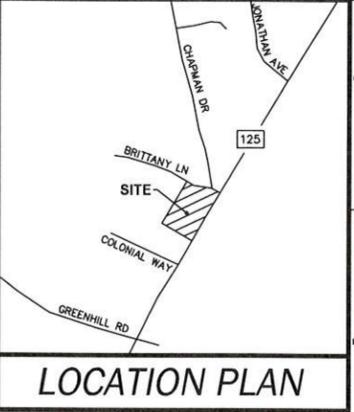


LEGEND	
●	3/4" REBAR W/I.D. CAP TO BE SET
⊠	NEW HAMPSHIRE HIGHWAY BOUND FOUND
□	GRANITE BOUND FOUND
○	CAPPED REBAR FOUND
○	IRON PIPE FOUND BENT
⊙	UTILITY POLE
N/F	NOW OR FORMERLY
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
---	SETBACK LINE
---	WETLAND LINE
---	GREENBELT
---	PROPERTY LINE
---	ABUTTER LINE
---	CENTER LINE
---	WETLANDS
---	GREENBELT

THE PURPOSE OF THIS PLAN IS TO ADD 6 ADDITIONAL PARKING SPACES FOR THE LOT.



NOTES

- THIS PARCEL IS LOCATED IN THE REGIONAL COMMERCIAL (RC) AND STRATIFIED DRIFT AQUIFER OVERLAY.
- THE PARCEL IS SHOWN ON THE TOWN OF BARRINGTON ASSESSORS MAP 220, LOT 33.
- THE PARCEL IS NOT LOCATED IN FLOOD ZONE AS SHOWN ON INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 33017C0305D, PANEL 305D, DATED MAY 17, 2005.
- OWNER OF RECORD: JOHN AND ALICE COOK
PO BOX 422
BARRINGTON, NH 03828-0422
SCRD BOOK 1258, PAGE 670
- ZONING REQUIREMENTS:
BUILDING SETBACKS:
75' FRONT
30' SIDE & REAR
50' WETLAND
- TOTAL PARCEL AREA: 173,719 SF
3.99 ACRES
- PER ORDER OF THE BARRINGTON FIRE CHIEF, MATERIAL SAFETY DATA SHEETS WILL BE KEPT ON SITE AT ALL TIMES FOR ALL MATERIALS STORED ON SITE.
- A MAINTENANCE AGREEMENT HAS BEEN RECORDED AT SCR D BOOK 3931, PAGE 426.
- HOURS OF OPERATION FOR THE SERVICE OF AUTOS AND TRUCKS AND THE SALE OF AUTOMOBILES, PARTS AND SUPPLIES IS MONDAY THROUGH SATURDAY, 7:00 AM TO 5:00 PM.
- EXISTING SEPTIC APPROVAL #CA2006084526 AND #CA91286.
- WETLANDS DELINEATION WAS DONE BY MARC E. JACOBS, CWS, CSS IN ACCORDANCE WITH US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION.
- EXISTING CONDITIONS AS SHOWN ON PLAN PROVIDED BY BERRY SURVEY & ENGINEERING (SEE PLAN REFERENCE 5) AND SITE WALK TO VERIFY CURRENT CONDITIONS DONE BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC.

PARKING CALCULATIONS

REQUIRED PARKING RATIO:
 GENERAL RESIDENTIAL UNIT - 1 SPACE PER DWELLING UNIT = 1 SPACE REQUIRED
 OFFICE - 1 SPACE PER 300 SF = 6 SPACES REQUIRED
 REPAIR SERVICE OR SHOP = 1 SPACE PER 600 SF = 3 SPACES REQUIRED
 AUTO SERVICE STATION AND REPAIR GARAGE - 2 SPACES PER SERVICE BAY = 8 SPACES REQUIRED

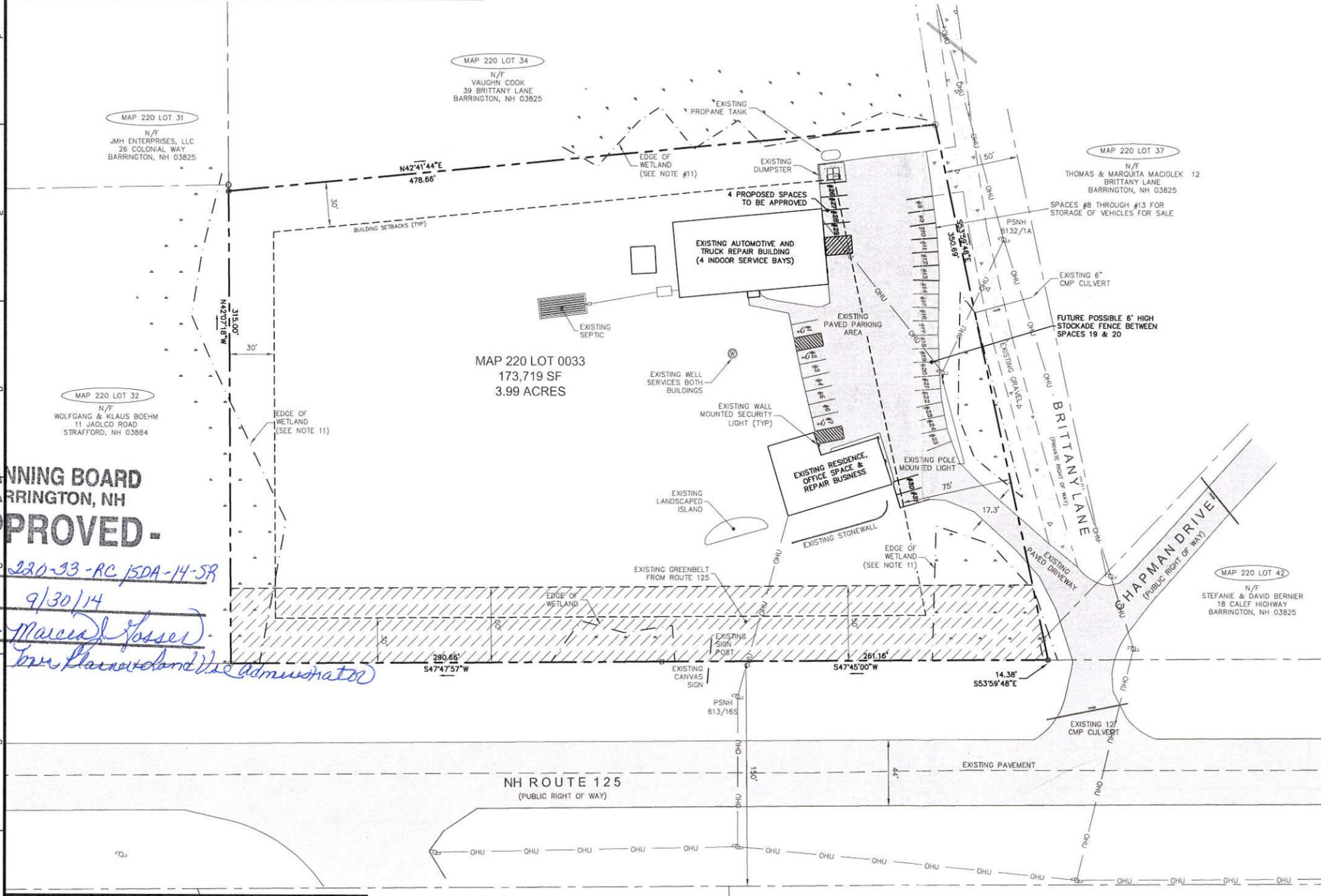
TOTAL = 18 SPACES REQUIRED
 31 SPACES PROVIDED, INCLUDING 3 ADA VAN ACCESSIBLE SPACES

SPACES #1-7 DEDICATED TO RESIDENTIAL, REPAIR & OFFICE SPACE
 SPACES #8-13 DEDICATED FOR VEHICLES FOR SALE
 (ONLY 6 VEHICLES FOR SALE WILL BE STORED ON SITE AT ANY ONE TIME)
 SPACES #14-19 DEDICATED TO SERVICE STATION AND REPAIR GARAGE
 SPACES #20-25 DEDICATED TO RESIDENTIAL, REPAIR & OFFICE SPACE

ADDITIONAL SPACES #26-29 TO BE DEDICATED TO SERVICE STATION AND REPAIR GARAGE
 ADDITIONAL SPACES #30-31 TO BE DEDICATED TO RESIDENTIAL, REPAIR & OFFICE SPACE

PLAN REFERENCES

- "SUBDIVISION PLAN PAUL R. CHAPMAN BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: SEPTEMBER 1980 S.C.R.D. PLAN #22A-39
- "SUBDIVISION PLAN PAUL R. CHAPMAN BARRINGTON, N.H. BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER 1985 S.C.R.D. PLAN #28A-85
- "REVISED BOUNDARY PLAN ALICE COOK & PAUL CHAPMAN BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1986 S.C.R.D. PLAN #26-84
- "SUBDIVISION OF LAND CHAPMAN DRIVE BARRINGTON, N.H. FOR LEONARD VIGANT" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 1995 S.C.R.D. PLAN #47-28
- "MINOR SITE PLAN/CHANGE OF USE LAND OF ALICE T. COOK ROUTE 125 BARRINGTON, N.H. TAX MAP 220, LOT 33" BY: BERRY SURVEYING & ENGINEERING DATED APRIL 15, 2011 WITH REVISION DATED 5-5-11, AS APPROVED BY THE TOWN OF BARRINGTON PLANNING BOARD ON 6-29-11



**PLANNING BOARD
BARRINGTON, NH
-APPROVED-**

File Number 220-33-RC 15DA-14-5R
 Date 9/30/14
 Chairman Marcia Gossel
for the Board and the Administrator

TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON _____ DATE _____

Rev.	Date	Description	Checked by:
1	08/13/2014	REVISE PER TOWN FIRE CHIEF COMMENTS	JRW
2	08/10/2014	REVISE PER TOWN FIRE CHIEF COMMENTS	JRW

**AMENDED SITE PLAN
FOR
GEORGE FREDETTE
BARRINGTON GENERAL REPAIR, LLP
9 BRITANNY LANE
BARRINGTON, NEW HAMPSHIRE**

**MSC
CIVIL ENGINEERS &
LAND SURVEYORS, INC.**
 170 COMMERCE WAY
SUITE 102
PORTSMOUTH, NH 03801
 PHONE: 603-431-2222
FAX: 603-431-0910
www.msccivilengineers.com

Project No.: 14071
 Date: August 11, 2014
 Scale: 22x34 1" = 40'
 11x17 1" = 80'

SITE

1 of 1