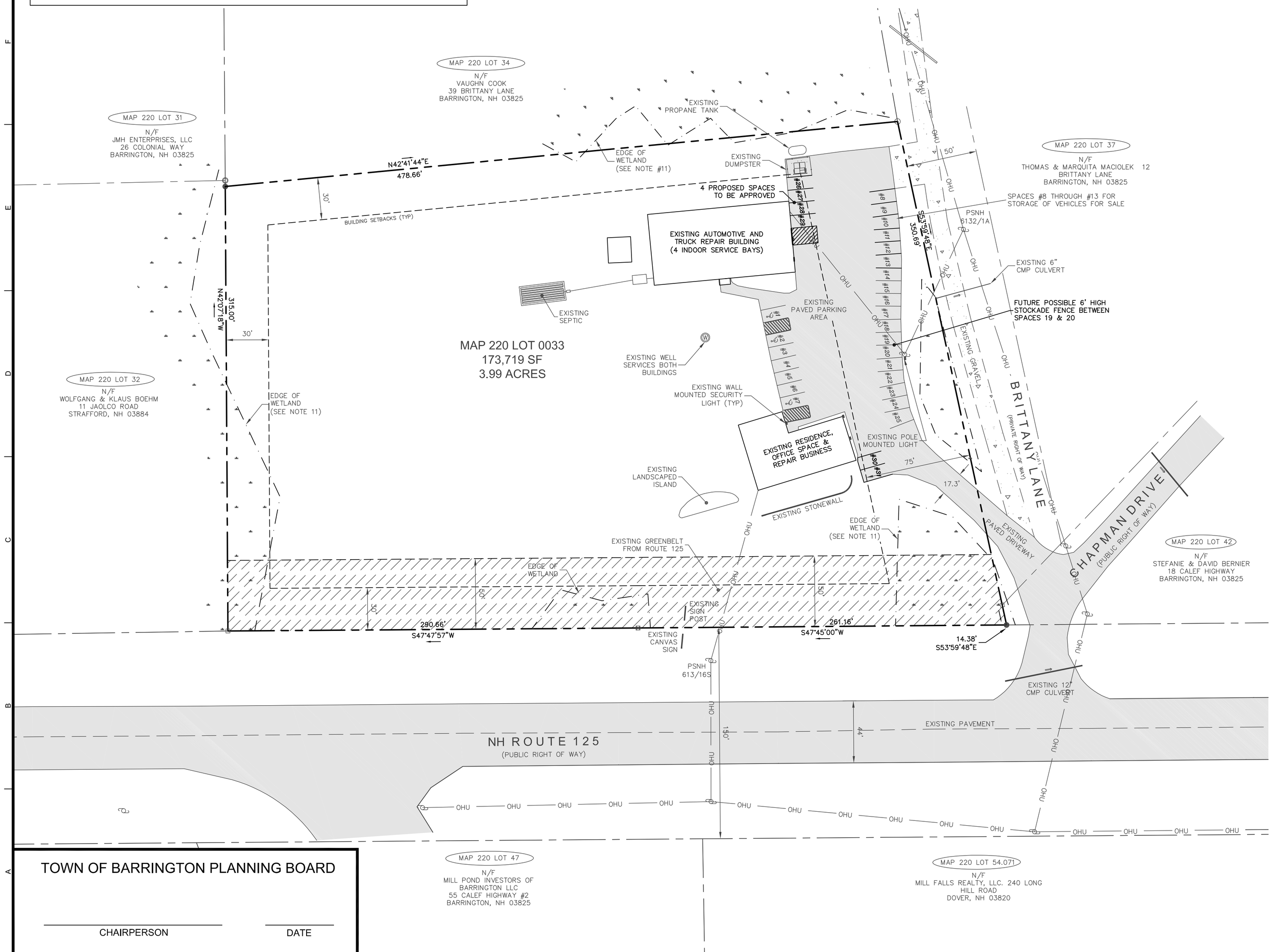
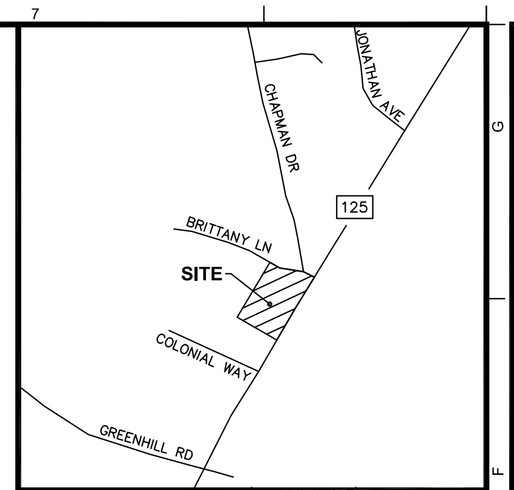
LEGEND

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.





LOCATION PLAN

NOTES

1. THIS PARCEL IS LOCATED IN THE REGIONAL COMMERCIAL (RC) AND STRATIFIED DRIFT AQUIFER OVERLAY.
2. THE PARCEL IS SHOWN ON THE TOWN OF BARRINGTON ASSESSORS MAP 220, LOT 33.
3. THE PARCEL IS NOT LOCATED IN FLOOD ZONE AS SHOWN ON INSURANCE RATE MAP COMMUNITY – PANEL NUMBER 33017C0305D, PANEL 305D, DATED MAY 17, 2005.
4. OWNER OF RECORD: JOHN AND ALICE COOK
   PO BOX 422
   BARRINGTON, NH 03828–0422
   SCRD BOOK 1258, PAGE 670
5. ZONING REQUIREMENTS:
   BUILDING SETBACKS:
   75' FRONT
   30' SIDE & REAR
   50' WETLAND
6. TOTAL PARCEL AREA: 173,719 SF
   3.99 ACRES
7. 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.
8. A MAINTENANCE AGREEMENT HAS BEEN RECORDED AT SCRD BOOK 3931, PAGE 426.
9. 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.
10. EXISTING SEPTIC APPROVAL #CA2006084526 AND #CA91286.
11. 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 NORTEAST REGION.
12. 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

1. "SUBDIVISION PLAN PAUL R. CHAPMAN BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: SEPTEMBER 1980 S.C.R.D. PLAN #22A–39
2. "SUBDIVISION PLAN PAUL R. CHAPMAN BARRINGTON, N.H. BY: FREDERICK E. DREW ASSOCIATES DATED: OCTOBER 1985 S.C.R.D. PLAN #28A–85
3. "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
4. "SUBDIVISION OF LAND CHAPMAN DRIVE BARRINGTON, N.H. FOR LEONARD VIGEANT" BY: NORWAY PLAINS ASSOCIATES, INC. DATED: JUNE 1995 S.C.R.D. PLAN #47–28
5. "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

40 0 20 40 80 160
(IN FEET)

TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON DATE

Rev.	Date	Description
2	09/10/2014	REVISE PER TOWN FIRE CHIEF COMMENTS
1	08/13/2014	REVISE PER TOWN REVIEW

Drawn by: JRW Checked by: SMO

AMENDED SITE PLAN
FOR
GEORGE FREDETTE
BARRINGTON GENERAL REPAIR, LLP
9 BRITTANY 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.mscengineers.com

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

SITE

1 of 1

Sep 11, 2014 - 9:25am
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