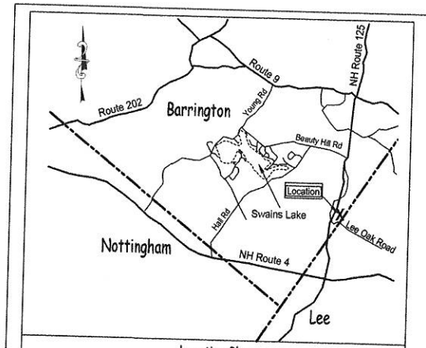


Location Plan
not to scale

Statement of Compliance

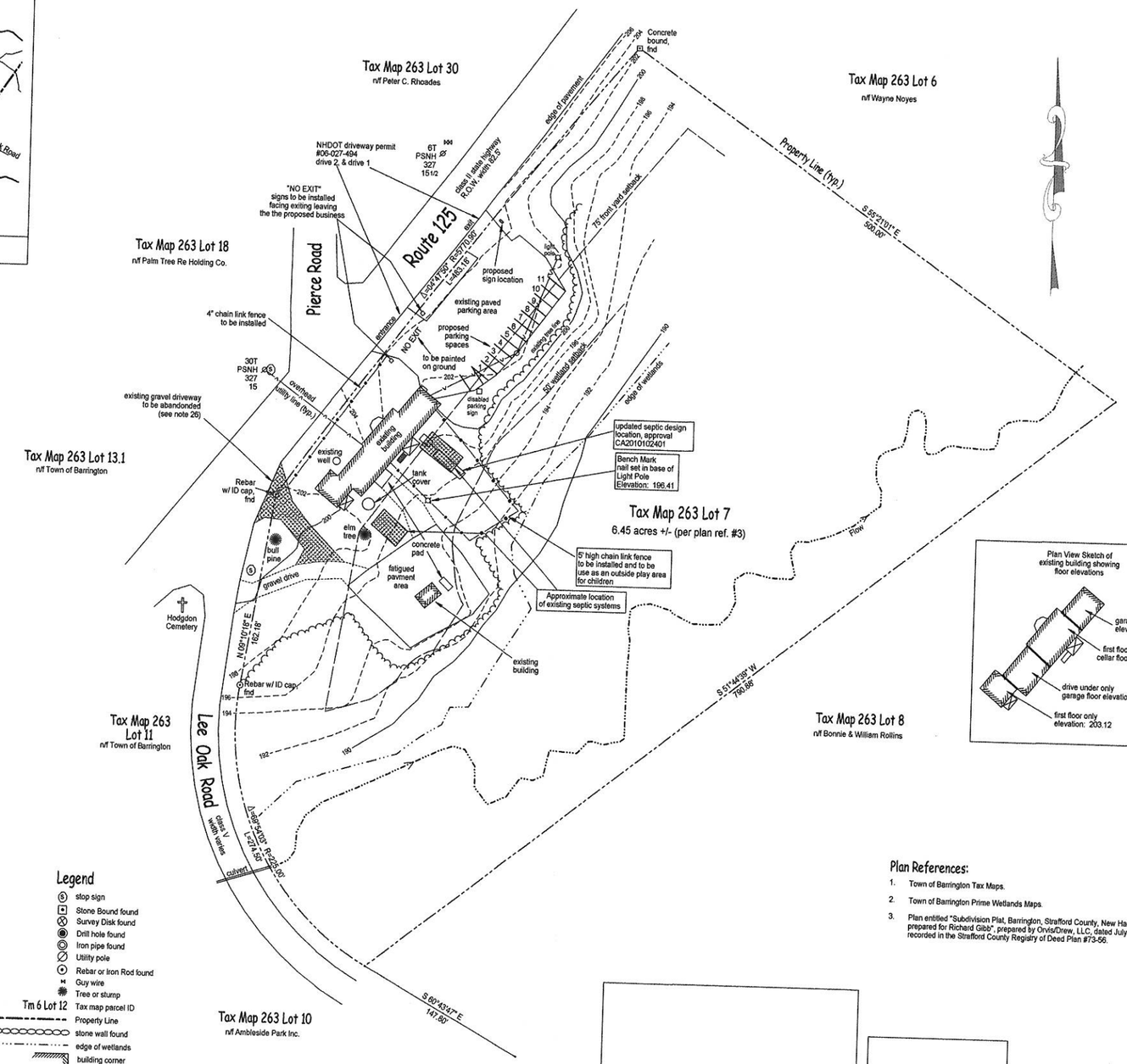
The Site Plan Regulations are part of this plat and approval of the plat is contingent on completion of all the requirements set forth in the applicable regulations, excepting only any variance or modifications made in writing by the Board and attached hereto.

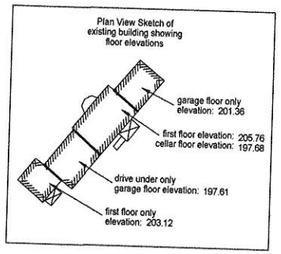
This approval is granted on compliance with all applicable Site Review Regulations, Subdivision Regulations, and Zoning Ordinance.

In consideration for approval and the privileges accruing there to, the application thereby agrees:

1. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan.
2. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
3. To give the Town on demand, proper deeds for land or right-of-ways reserved on the plat for streets, drainage, or other purposes as agreed upon.
4. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out of the foregoing provisions.

SIGNATURE OF OWNER DATE





Site Plan Notes:

1. The intent of this plan is to show the existing and proposed improvements of Tax Map 263 Lot 7, as permited by the Barrington Planning Board, necessary to operate the "GIBB AUTO SALES" , an automobile retail business.
2. Current Owners of Record: Richard & Catherine Gibb
   #71 Old Mill Road
   Lee, NH 03824
   S.C.R.D. Bk 1919 Pg 327
3. Proposed hours of operation:
   Monday - Friday 6:30 AM - 6:00 PM
4.
5. The wetlands were delineated by David J. Allain, C.S.S. in 2003 for the purpose of a subdivision, identified as Plan Ref. #3. The delineation method was in accordance with S.S.S.N.E. Special publication #1, rev. Sept. 2002 was w/ respect to the drainage class. Poorly Drained Soil lines were located by flagging & total station survey, for the applicant, in 2003. This plan represents a scaled location of that same line, as shown on plan ref. #2. The wetlands beyond those shown were delineated by Bruce L. Pohopek, NH Certified Wetland Scientist #24, in June 2010 in accordance with methods identified in Army Corps of Engineers Wetland Delineation Manual Technical Reprot Y-87-1 and Field indicators for identifying Hydric Soils in New England, Version 3, April 2004, and all wetland flags were located by this office.
6. The locus parcel is located within the town's Regional Commercial Zoning District (RC)and also falls within the Stratified Drift Aquifer Overlay District (SDA).
7. Regional Commercial dimentional statndards:

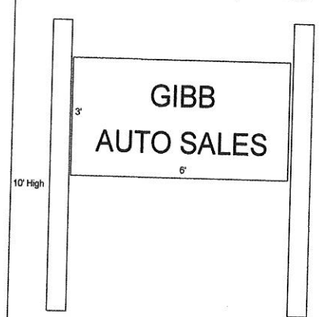
Minimum Lot Area:	40,000 sq ft
Minimum Lot Frontage:	200 feet
Minimum front yard setback:	75 feet
Minimum side yard setback:	30 feet
Minimum rear yard setback:	30 feet
Minimum setback from wetlands:	50 feet
Maximum building height:	40 feet
Maximum # of stories:	3
Maximum Lot Coverage:	50%

8. If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations.
9. 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 the approval for operation.
10. In accordance with Barrington Site Plan Review Regulations and RSA 676:12, all off-site improvements specified on these site plans shall be constructed, completed, inspected and approved by the Town of Barrington (and/or the NHDOT, if applicable) prior to the issuance of the approval for operation.
11. Erosion control protection, compliant with the Stormwater Managment & Erosion & Sediment Control Handbook for Urban & Developing Areas in New Hampshire shall be installed prior to the construction of, and shall be maintained throughout the construction process and until the site has stabilized. The installation and maintaince of the erosion control protection must be done in accordance with best managment practices.
12. Meridian per plan reference #3.
13. All of the proposed improvements, will be constructed immediately after the approval thereof.
14. There are no vernal pools located on the subject parcel.
15. A portion of the locus parcel is located within a designated prime wetland, as shown on the Town of Barrington Prime Wetlands Maps, sheet 14.
16. No portion of the subject parcel is located within the special flood hazard zone, as shown on the Flood Insruance Rate Map #33017C0295D, panel 295 of 405, effective date May 17, 2005.
17. All garbage will be stored inside the existing garage shown on this plan.
18. There are no proposed changes to the exisitng conditions that warrant excavation or site work.
19. Elevation datum is assumed.
20. The proposed sign, as shown on plan view, to comply with Town of Barrington Site Review Regulations. The time of installation of the proposed sign will be at the desecration of the owner. The sign is to be lit with a solar powered light from the ground.
21. There are no additional utilites proposed.
22. There is no additional landscaping proposed.
23.
24. There will be no residential occupants in the building.
25. Both paved curb cuts, to be used as the entrance and the exit of this proposed business, have the requried 400' sight distance in both the north and south direction of NH Route 125.
26.

Proposed Sign

(not to scale)
(see note #20)

sign dimentions: 4' X 8' size
sign colors: white background with black lettering
details: colored crayon graphic in top left corner
double sided, mounted on two wooden beams
lighting from gound directed upward toward sign



Legend

- stop sign
- Stone Bound found
- Survey Disk found
- Drill hole found
- Iron pipe found
- Utility pole
- Rebar or Iron Rod found
- Guy wire
- Tree or stump
- Tm 6 Lot 12 — Tax map parcel ID
- Property Line
- stone wall found
- edge of wetlands
- building corner
- n/f — present or former owner of record
- edge of gravel driveway
- tree line
- contour line
- edge of wetlands
- approximate centerline of stream flow

Plan References:

1. Town of Barrington Tax Maps.
2. Town of Barrington Prime Wetlands Maps.
3. Plan entitled "Subdivision Plat, Barrington, Strafford County, New Hampshire prepared for Richard Gibb", prepared by Orvis/Drew, LLC, dated July 15, 2003 recorded in the Strafford County Registry of Deed Plan #73-56.

LAND USE OFFICE
MAY 14 2014
RECEIVED

Revision Block	
date	description
9/2/2010	many revisions JBP
9/28/2010	building elevation sketch
11/10/2010	engineering review suggested edits

Barrington Planning Board

PREPARED BY:
POHOPEK LAND SURVEYORS
& SEPTIC SYSTEM DESIGN, LLC
42 FLAGG ROAD
ROCHESTER , NH 03839
(603) 330-3262

Site Plan
FOR
Richard A. & Catherine A. Gibb
LOCATED ON
Tax Map 263 Lot 7
#74 Route 125
Strafford County, Barrington, NH

Date: May 10, 2014 Scale: 1" = 50'

25 13 0 25 50 75 100 125 150 175 200

FN: 1302 10 GIGG
SP1.PCS
SOKKIA SDR33