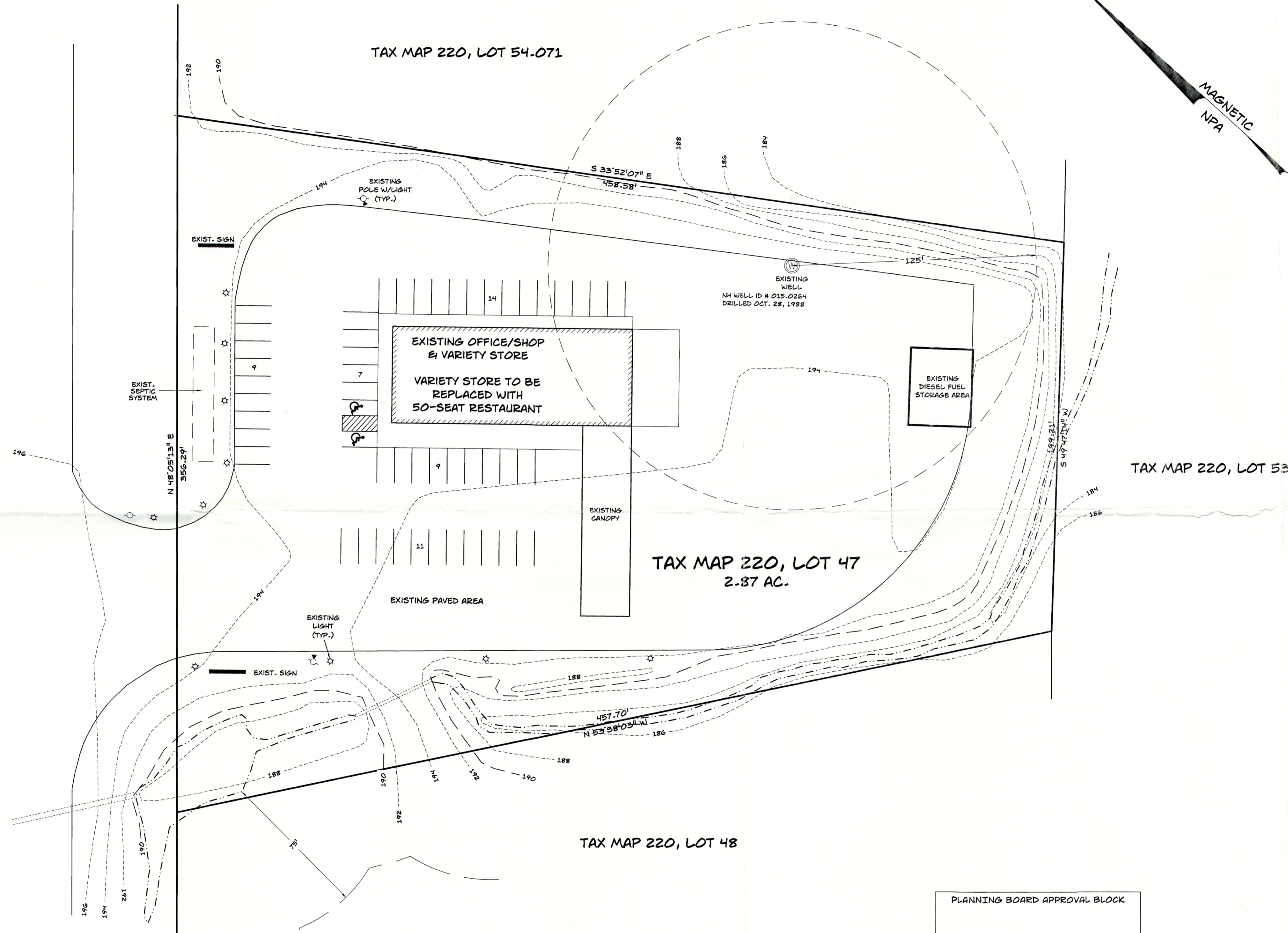


ROUTE 125



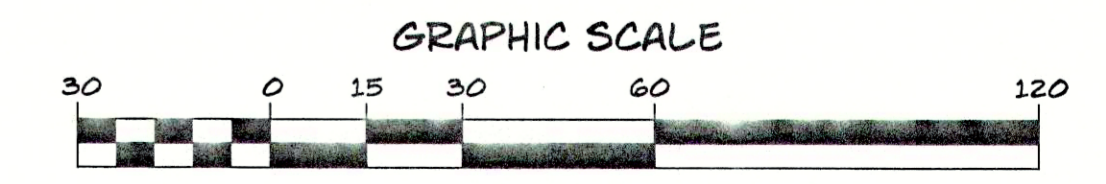
MAGNETIC
NPA

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO DEPICT A CHANGE OF USE FROM GAS STATION/VARIETY STORE TO RESTAURANT AND OFFICE WITH WAREHOUSE/SHOP.
 - TOTAL PARCEL AREA: MAP 220, LOT 47 2.87 ACRES
 - PARCEL IS ZONED REGIONAL COMMERCIAL.
 - MINIMUM LOT REQUIREMENTS:
LOT SIZE = 40,000 SF.
FRONTAGE = 200'
 - BUILDING SETBACKS: FY. = 75', SY. = 30', RY. = 30'
 - THE LOT IS SERVICED BY AN ONSITE WELL AND SEPTIC SYSTEM.
 - THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BARRINGTON.
 - PARKING REQUIREMENTS:
50 SEAT/2000 SF. RESTAURANT
1 SPACE PER 100 SF. = 20 SEATS REQUIRED
2,500 SF. OFFICE
1 SPACE PER 300 SF. = 9 SPACES REQUIRED
4,000 SF. SHOP/WAREHOUSE
1 SPACE PER 1000 SF. = 4 SPACES REQUIRED
TOTAL SPACES REQUIRED = 33
TOTAL SPACES PROVIDED = 50
 - EMPLOYEES:
RESTAURANT: 5 EMPLOYEES
OFFICE/SHOP: 5 EMPLOYEES
 - TRAFFIC GENERATION COMPARISON
PREVIOUS DEVELOPMENT - 2,000 SF. CONVENIENCE STORE W/GAS FUELING POSITIONS
TRAFFIC GENERATION BASED ON ITS LAND USE #853, CONVENIENCE MARKET W/GAS PUMPS:
AM PEAK HOUR TRIPS = 17.17 TRIPS/FUELING POSITION X 6 = 103, OR
45.58 TRIPS/1000 SF. X 2 = 91
TOTAL AVERAGE PEAK HOUR TRIPS = 97
PROPOSED DEVELOPMENT - 50 SEAT BREAKFAST/LUNCH RESTAURANT BASED ON ITS LAND USE #932, HIGH TURNOVER, SIT-DOWN RESTAURANTS:
AM PEAK HOUR TRIPS = 0.47 TRIPS/SEAT X 50 SEATS = 24 TRIPS
PROPOSED RESTAURANT WILL PRODUCE 73 LESS TRIPS DURING THE AM PEAK HOUR THAN THE CONVENIENCE STORE/GAS STATION THAT PREVIOUSLY EXISTED.
 - HOURS OF OPERATION: 6 A.M. - 12 A.M., SUNDAY - SATURDAY
 - NHDES SEPTIC SYSTEM APP. #C42009099008.
 - NHDES NEWS APP. # 999244.
 - NHDOT DRIVEWAY PERMIT #06-027-202

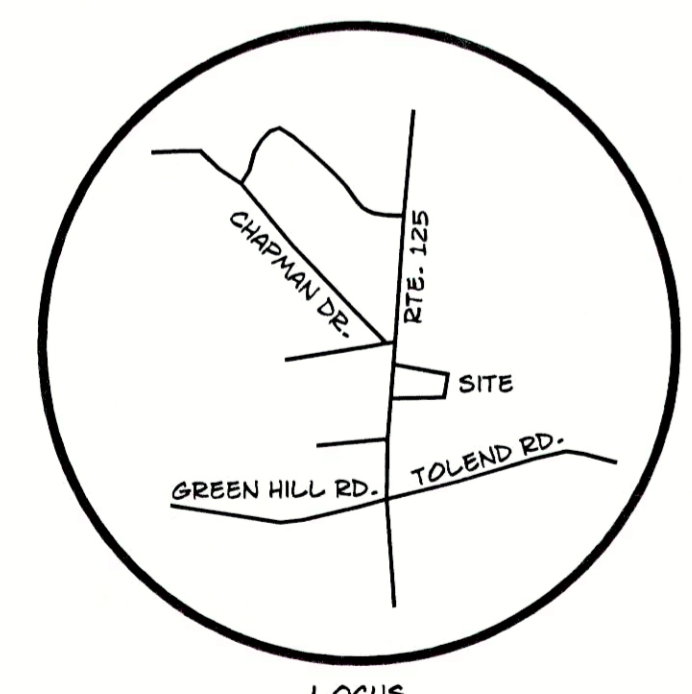
TAX MAP 220, LOT 47
OWNER OF RECORD:
VING L.L.C.
90 CALEF HIGHWAY
BARRINGTON, NH 03825
BK. 3284, PG. 442

SITE PLAN
ROUTE 125
TAX MAP 220, LOT 27
BARRINGTON, NH

PREPARED FOR
VING, L.L.C.
1"=30' APRIL 2009



(IN FEET)
1 INCH = 30 FT.
REVISION DATE:
6/16/09 - ADD NOTES, LIGHTS, WELL, ETC.



- REFERENCE PLAN:
- "REVISED SITE PLAN, BARRINGTON, NH FOR GEORGE & LINDA SKOOLICAS" DATED: JAN. 1993 BY NORWAY PLAINS ASSOC., INC.

FILE NO. 194
PLAN NO. C-1430-B6
DWG. NO. 09007/SP-1
F.B. NO. #

PLANNING BOARD APPROVAL BLOCK

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number SR 091368
Date 10/27/2009
Chairman Clara Hatch Sec.

- TOWN OF BARRINGTON SITE PLAN APPROVAL NOTES:
- 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 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.
 - IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - IN ACCORDANCE WITH BARRINGTON SITE PLAN REGULATIONS AND RSA 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE PLANS (IF ANY) SHALL BE CONSTRUCTED, COMPLETED, AND APPROVED BY THE TOWN OF BARRINGTON (AND/OR THE NHDOT, (IF APPLICABLE) PROPER TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.