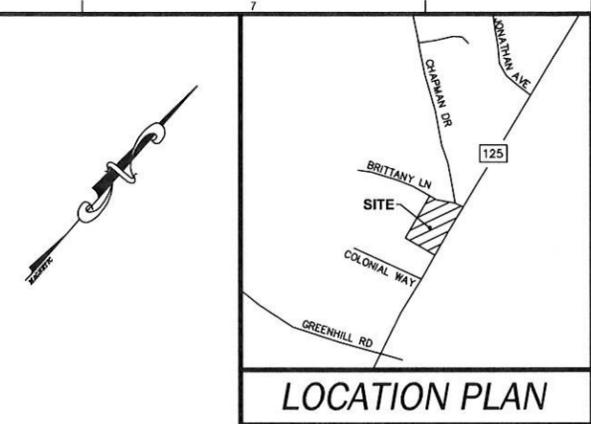


LEGEND			
●	3/4" REBAR W/L.D. CAP TO BE SET	---	SETBACK LINE
⊗	NEW HAMPSHIRE HIGHWAY BOUND FOUND	---	WETLAND LINE
⊠	GRANITE BOUND FOUND	---	GREENBELT
○	CAPPED REBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND BENT	---	ABUTTER LINE
⊕	UTILITY POLE	---	CENTER LINE
N/F	NOW OR FORMERLY	---	WETLANDS
SCRD	STRAFFORD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

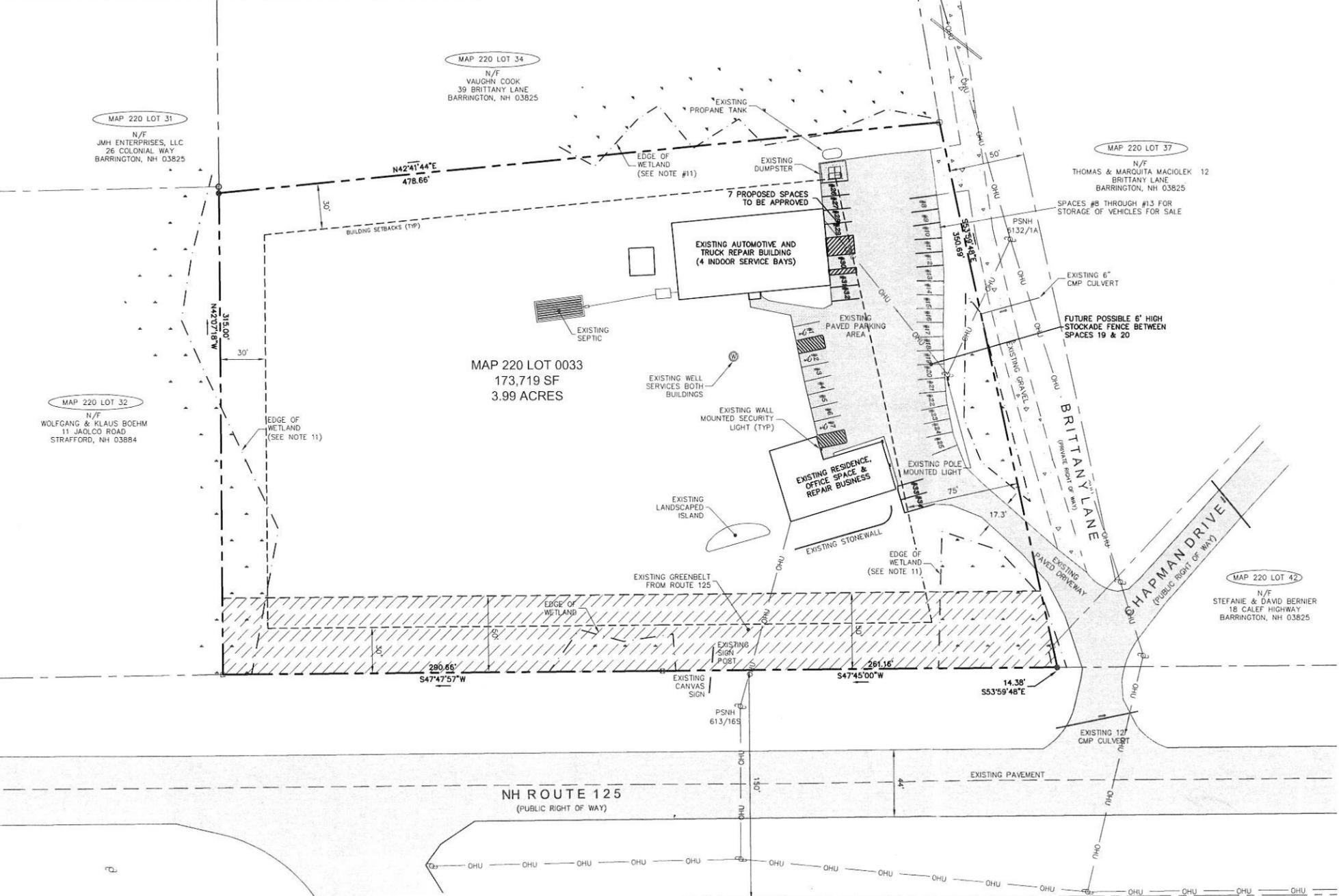
THE PURPOSE OF THIS PLAN IS TO ADD 7 ADDITIONAL PARKING SPACES DEDICATED TO THE EXISTING AUTOMOTIVE & TRUCK REPAIR BUILDING.



- 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 33017C03050, PANEL 3050, 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 SCRD 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 = 6 SPACES REQUIRED
- TOTAL = 18 SPACES REQUIRED
34 SPACES PROVIDED, INCLUDING 3 ADA VAN ACCESSIBLE SPACES
- SPACES #1-3 DEDICATED TO SERVICE STATION AND REPAIR GARAGE
SPACES #4-7 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 #26-32 TO BE DEDICATED TO SERVICE STATION AND REPAIR GARAGE

- 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-B5
 - "REVISED BOUNDARY PLAN ALICE COOK & PAUL CHAPMAN BARRINGTON, N.H." BY: FREDERICK E. DREW ASSOCIATES DATED: JUNE 1986 S.C.R.D. PLAN #26-B4
 - "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
 - "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



TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON _____ DATE _____

LAND USE OFFICE

AUG 13 2014

RECEIVED

- 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: 603-434-2222
 FAX: 603-434-0910
 www.msccivilengineers.com

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

SITE

1 of 1

Aug 13, 2014 - 10:10am
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Rev.	Date	Description	Checked by:
1	08/12/2014	REVISE PER TOWN REVIEW	JRW