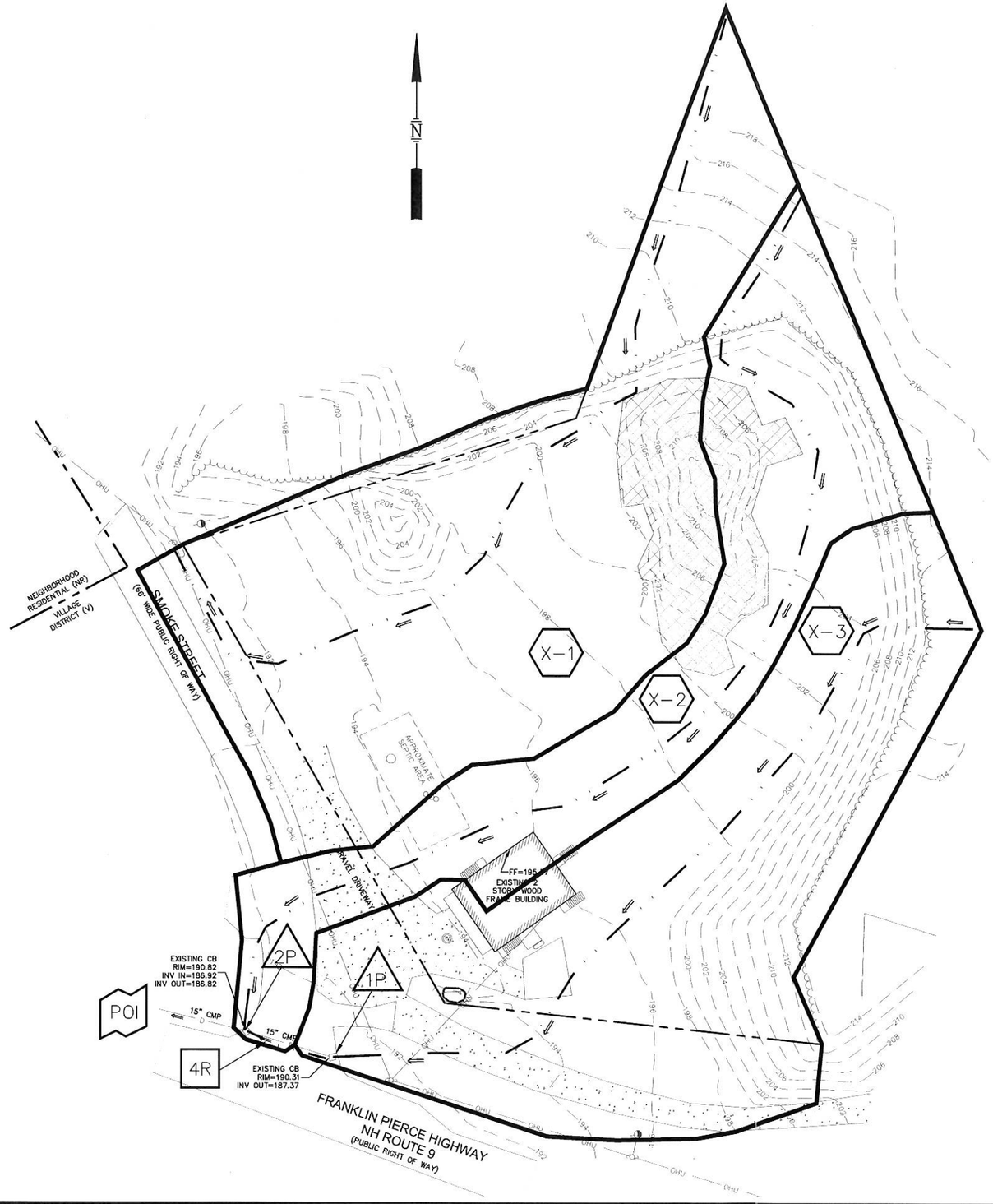

SITE DATA

ZONED: VILLAGE DISTRICT (VD) AND PARTIALLY STRATIFIED DRIFT AQUIFER OVERLAY (SDAO)
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL AND RETAIL

DIMENSIONAL REQUIREMENTS

	REQUIRED:*
MINIMUM LOT DIMENSIONS:	
LOT AREA	30,000 SF
STREET FRONTAGE	75 FT
MINIMUM YARD DIMENSIONS:	
FRONT	20 FT
SIDE	15 FT
REAR	15 FT
MAXIMUM STRUCTURE DIMENSIONS:	
STRUCTURE HEIGHT	40 FT
MAXIMUM IMPERVIOUS COVERAGE	60 %

* NON-RESIDENTIAL DIMENSIONAL REQUIREMENTS ARE SHOWN TO REFLECT THE PROPOSED USE.

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	12 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	1 SPACES
PARKING SPACE SIZE	9 FT x 18 FT
AISLE WIDTH	24 FT

LEGEND

EP	PROPOSED EDGE OF PAVEMENT
LF	LINEAR FEET
PSSY	PROPOSED SINGLE SOLID YELLOW LINE
R	RADIUS
SF	SQUARE FEET
SGC	SLOPED GRANITE CURB
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING GUY WIRE
	EXISTING SIGN
	PROPOSED SIGN
LP	PROPOSED LIGHTPOLE BASE
B	PROPOSED BOLLARD
18	PROPOSED PARKING COUNT
D	PROPOSED DUMPSTER
T	PROPOSED TRANSFORMER PAD
	ACCESSIBLE PARKING
X-1	SUBCATCHMENT NODE
2P	POND NODE
4R	REACH NODE
POI	POINT OF INTEREST
	PROPOSED PAINTED ARROW
OR	PROPOSED CROSSWALK
	PROPOSED PAINT
	PROPOSED RIP RAP
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPERTY LINE
	PROPOSED EDGE OF WETLANDS
	EDGE OF WETLANDS BUFFER
	SETBACK LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING GUARD RAIL
	PROPOSED GUARD RAIL
	EXISTING FENCE
	PROPOSED FENCE
	SUBCATCHMENT BOUNDARY
	SUBCATCHMENT FLOW PATH

30 0 15 30 60 120
(IN FEET)

LAND USE OFFICE
FEB 05 2015
RECEIVED

Rev.	Date	Description
Drawn by: DMM		Checked by: JPL

PRE-DEVELOPMENT DRAINAGE PLANS
B.R. PETERSON REALTY, LLC
4 SMOKE STREET
BARRINGTON, NEW HAMSPHIRE

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.: 14051
Date: XXX
Scale: 1" = 30' (22X34)
1" = 60' (11X17)

SITE DRAINAGE PLAN

D-1

Jan 21, 2015 - 4:46pm
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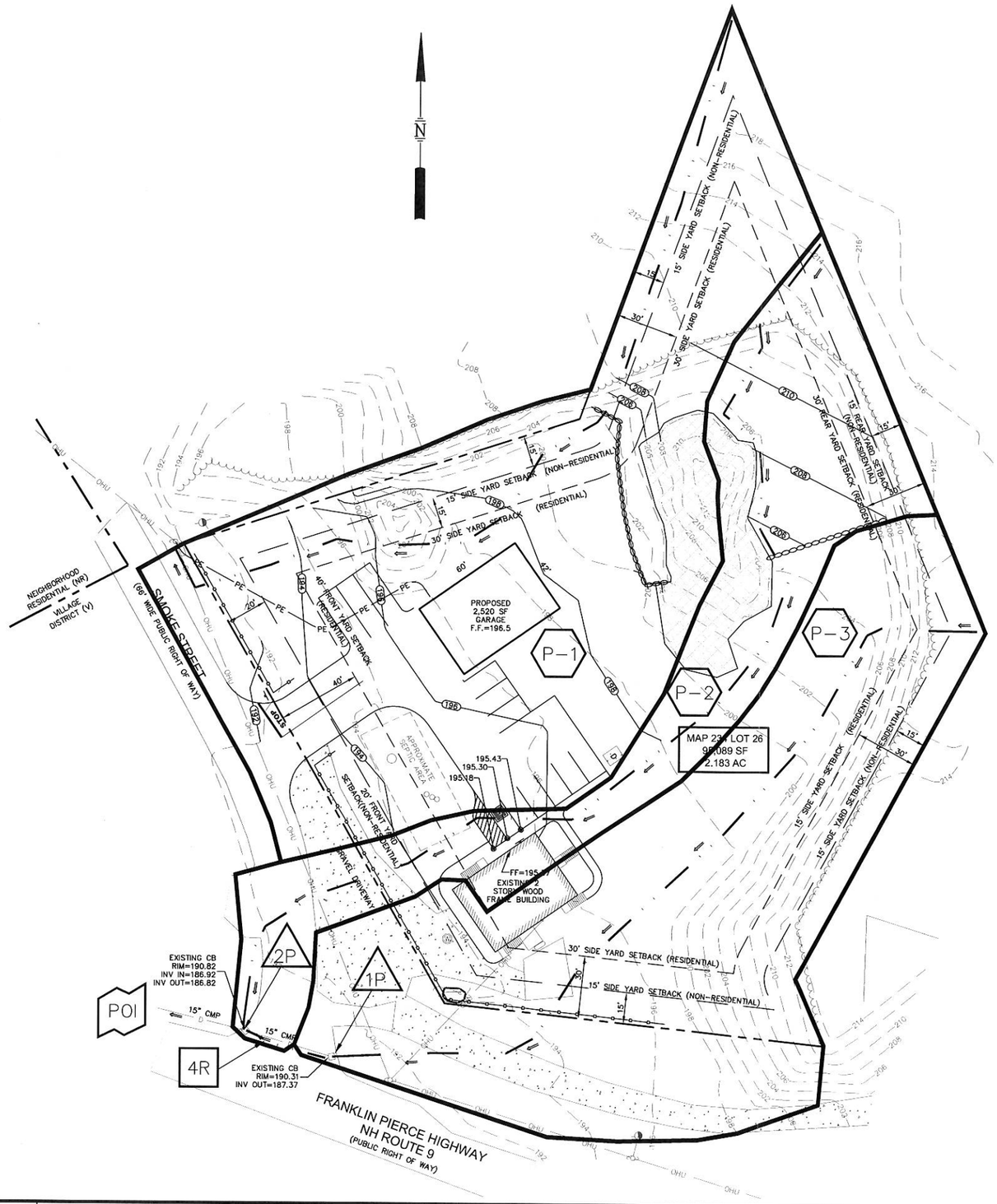

SITE DATA

ZONED: VILLAGE DISTRICT (VD) AND PARTIALLY STRATIFIED DRIFT AQUIFER OVERLAY (SDAO)
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL AND RETAIL

DIMENSIONAL REQUIREMENTS

	REQUIRED: *	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	30,000 SF	95,089 SF
STREET FRONTAGE	75 FT	254 FT
MINIMUM YARD DIMENSIONS:		
FRONT	20 FT	>20 FT
SIDE	15 FT	>15 FT
REAR	15 FT	>15 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	40 FT	<40 FT
MAXIMUM IMPERVIOUS COVERAGE	60 %	<60 %

* NON-RESIDENTIAL DIMENSIONAL REQUIREMENTS ARE SHOWN TO REFLECT THE PROPOSED USE.

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	12 SPACES	12 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	1 SPACES	1 SPACES
PARKING SPACE SIZE	9 FT x 18 FT	10 FT x 18 FT (3 @ 10'x30')
AISLE WIDTH	24 FT	24+ FT

PARKING CALCULATIONS

REQUIRED PARKING RATIO:
RESIDENTIAL: 1 SPACE PER DWELLING UNIT
RETAIL: 1 SPACE PER 250 SF
REPAIR: 1 SPACE PER 600 SF

REQUIRED PARKING SPACES:
RESIDENTIAL DWELLING UNITS = 2
SF OF RETAIL = 1,728 SF
SF OF REPAIR = 1,728 SF

TOTAL REQUIRED = 2 D.U. * 1 SPACE/D.U. = 2 SPACES +
1,728 SF RETAIL * 1 SPACE/250 SF = 6.9 SPACES +
1,728 SF REPAIR * 1 SPACE/600 SF = 2.9 SPACES
TOTAL = 11.8 = 12 SPACES

LEGEND

EP	PROPOSED EDGE OF PAVEMENT		PROPOSED PAINTED ARROW
LF	LINEAR FEET		PROPOSED CROSSWALK
PSSY	PROPOSED SINGLE SOLID YELLOW LINE		PROPOSED PAINT
R	RADIUS		PROPOSED RIP RAP
SF	SQUARE FEET		EXISTING CONCRETE
SGC	SLOPED GRANITE CURB		PROPOSED CONCRETE
TYP	TYPICAL		PROPERTY LINE
VGC	VERTICAL GRANITE CURB		PROPOSED EDGE OF WETLANDS
	EXISTING UTILITY POLE		EDGE OF WETLANDS BUFFER
	PROPOSED UTILITY POLE		SETBACK LINE
	EXISTING GUY WIRE		EXISTING TREELINE
	EXISTING SIGN		PROPOSED TREELINE
	PROPOSED SIGN		EXISTING GUARD RAIL
LP	PROPOSED LIGHTPOLE BASE		PROPOSED GUARD RAIL
B	PROPOSED BOLLARD		EXISTING FENCE
18	PROPOSED PARKING COUNT		PROPOSED FENCE
D	PROPOSED DUMPSTER		SUBCATCHMENT BOUNDARY
T	PROPOSED TRANSFORMER PAD		SUBCATCHMENT FLOW PATH
	ACCESSIBLE PARKING		
P-1	SUBCATCHMENT NODE		
2P	POND NODE		
4R	REACH NODE		
POI	POINT OF INTEREST		

OR

30 0 15 30 60 120
(IN FEET)

LAND USE OFFICE
FEB 05 2015
RECEIVED

Rev.	Description	Date	Drawn by: JRW	Checked by: JPL

POST-DEVELOPMENT DRAINAGE PLANS

B.R. PETERSON REALTY, LLC
4 SMOKE STREET
BARRINGTON, NEW HAMSPHIRE

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.: 14051
Date: XXX
Scale: 1" = 30' (22X34)
1" = 60' (11X17)

SITE DRAINAGE PLAN

D-2

Jan 21, 2015 - 4:47pm
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