

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 % |

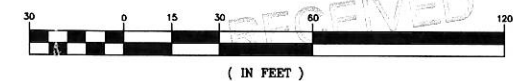
* NON-RESIDENTIAL DIMENSIONAL REQUIREMENTS ARE SHOWN TO REFLECT THE PROPOSED USE.

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



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

MSC
CIVIL ENGINEERS &
LAND SURVEYORS, INC.

Project No.: 14051

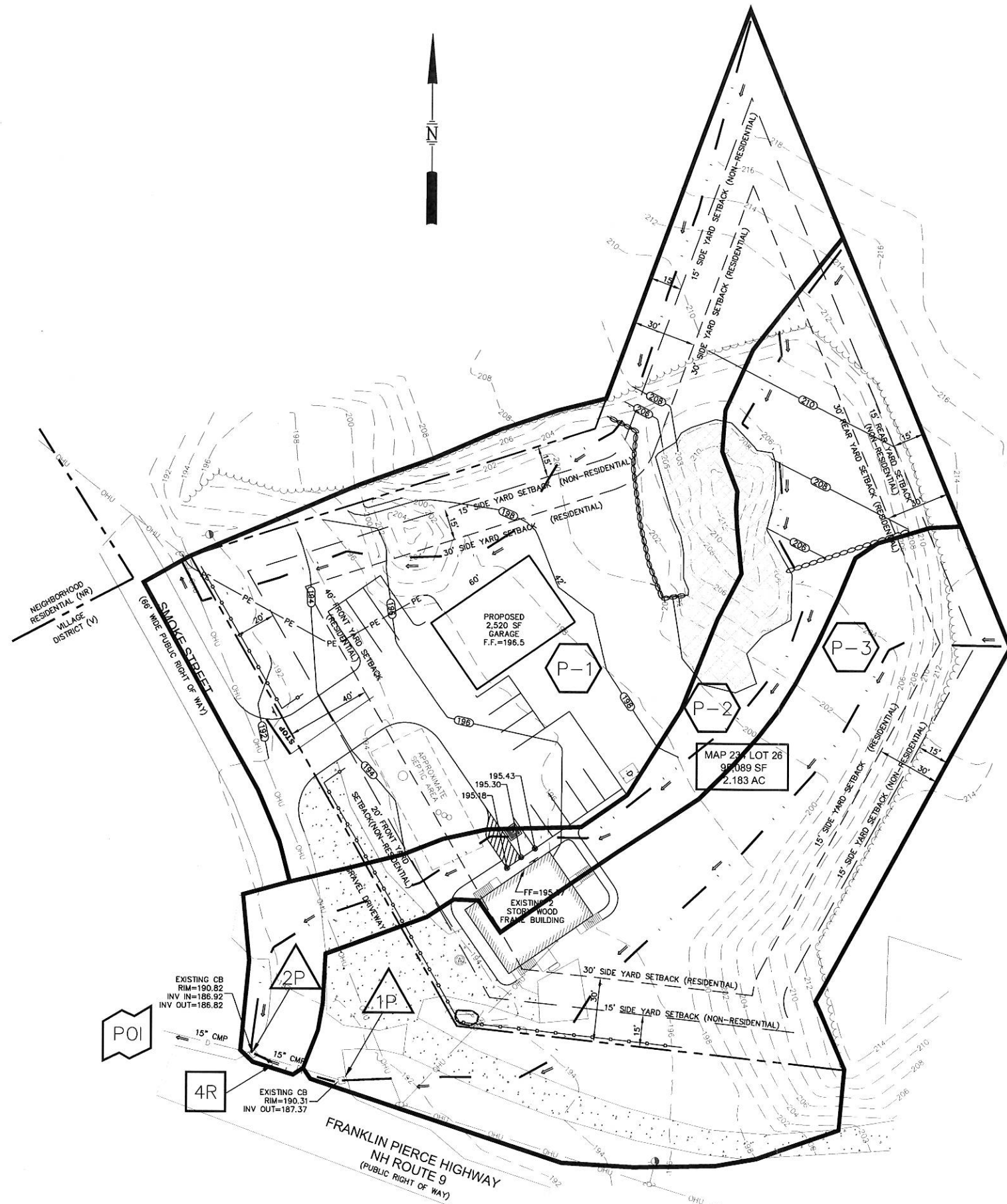
Date: XXX

Scale: 1" = 30' (22X34)
1" = 60' (11X17)

**SITE DRAINAGE
PLAN**

D-1

Rev. Date DMM Description Checked by: JPL



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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 % |

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PARKING REQUIREMENTS

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|----------------------------------|--------------|-----------------------------|
| 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') |
| AISE WIDTH | 24 FT | 24+ FT |

PARKING CALCULATIONS

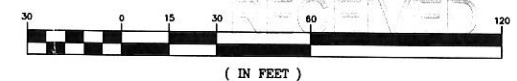
| | |
|--|--|
| REQUIRED PARKING RATIO: | |
| RESIDENTIAL: 1 SPACE PER DWELLING UNIT | |
| RETAIL: 1 SPACE PER 250 SF | |
| REPAIR: 1 SPACE PER 600 SF | |

| | |
|----------------------------|------------|
| 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

| | | |
|------|-----------------------------------|---------------------------|
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SITE DRAINAGE
PLAN

D-2