

Memo

To: Vanesa Price, Town Planner
From: Joseph Wichert
CC: File
Date: 26 September 2023
Re: Goris Revocable Trust - Change of Use Site Plan

Vanessa

Enclosed please find 3 full sized and 12 reduced copies of the revised site plan for the above referenced application.

We have made the following revisions to the plan:

1. Added wet flags, wetlands scientist certification and revised note 8
2. Made some minor drafting edits to hatch type for the pavement in poor condition
3. Added labels to the existing culverts on New Town Plains Road

With this submission, we can withdraw the waiver request regarding not updating the wetlands from the previously approved plans.

Thank you for your time and assistance in this matter, please feel free to contact me if you have any questions or concerns.

RECEIVED

Joe Wichert

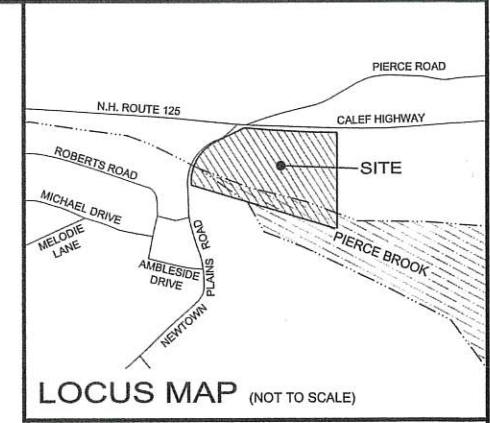
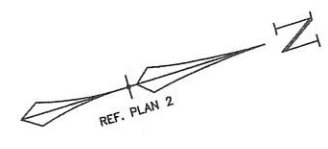
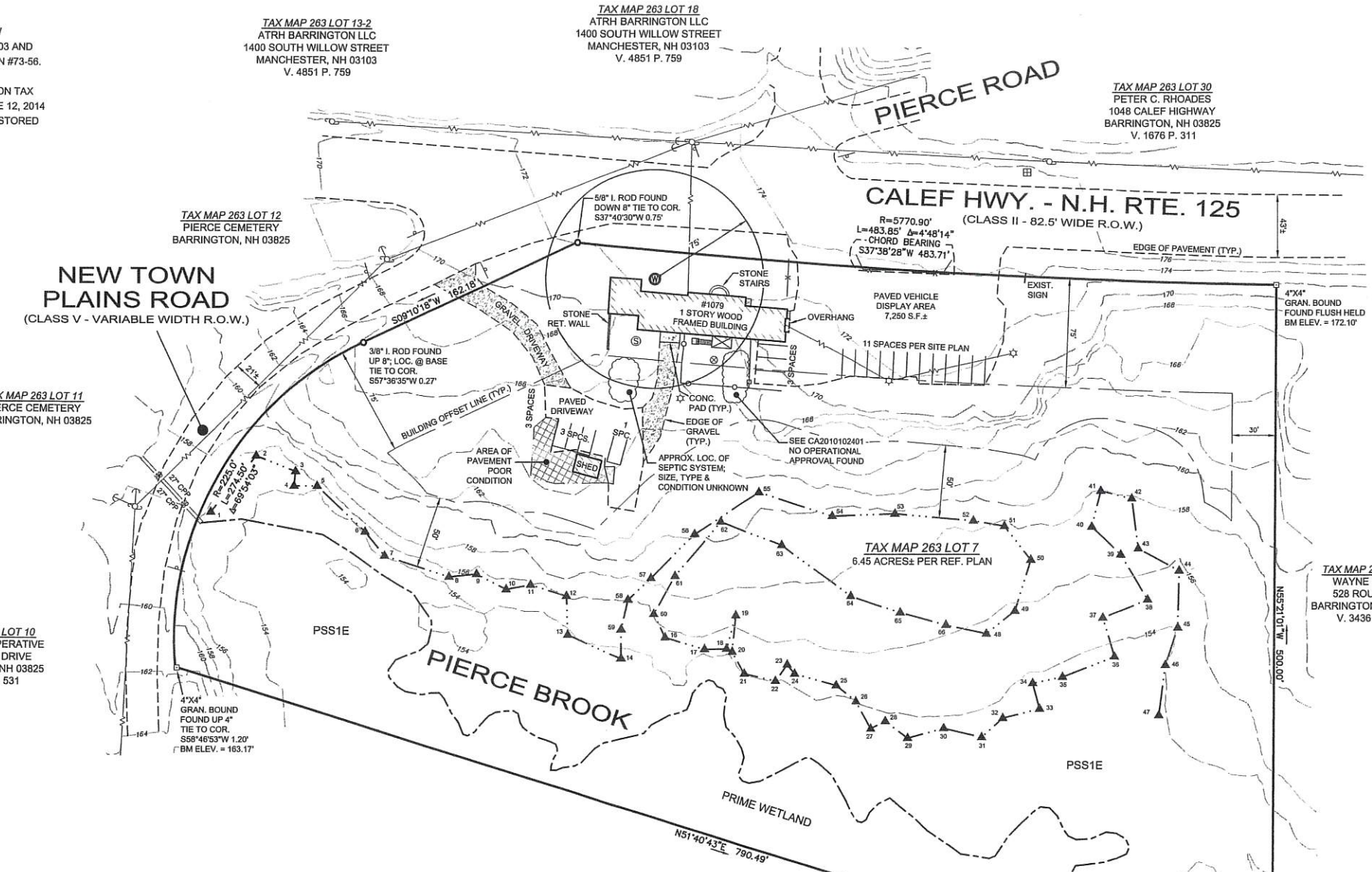
SEP 26 2023

LAND USE OFFICE

802 Amherst Street
Manchester, New Hampshire 03104-5427
Ph (603) 647-4282 Fax (603) 623-1910
Email: Joewichert@jmwlls.com

PLAN REFERENCES:

- 1.) "REVISED BOUNDARY SURVEY, FRANCIS BARBARISI AND KENNETH E. DAVIS," DATED JUNE 1976 BY FREDERICK E. DREW ASSOCIATES. SEE SCRD PLAN #17A-80.
- 2.) "SUBDIVISION PLAT, BARRINGTON STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR RICHARD GIBB," DATED JULY 15, 2003 AND LAST REVISED ON 11/17/03 BY ORVIS/DREW, LLC. SEE SCRD PLAN #73-56.
- 3.) "SITE PLAN FOR RICHARD A. & CATHERINE A. GIBB LOCATED ON TAX MAP 263 LOT 7" DATED MAY 10, 2014 AND LAST REVISED ON JUNE 12, 2014 BY JASON POHOPEK DESIGN & CONSTRUCTION, LLC. SEE PLAN STORED AT THIS OFFICE.

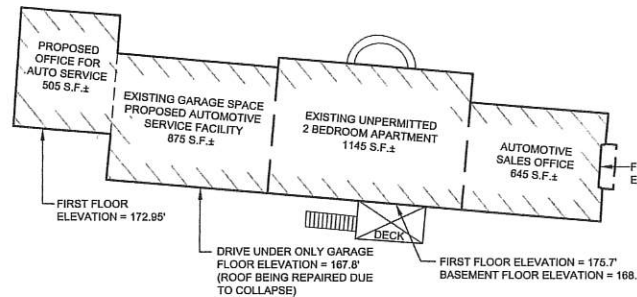


NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 7 ON THE TOWN OF BARRINGTON TAX MAP 263. THE OWNER OF RECORD IS THE GORIS REVOCABLE TRUST, EDUARD L. FANDUNYAN AND MARIYA FANDUNYAN TRUSTEES OF 340 LINDSTROM LANE MANCHESTER, NEW HAMPSHIRE 03104. SEE SCRD V. 5094 P. 537.
- 2.) THE SUBJECT PARCEL IS ZONED REGIONAL COMMERCIAL AND IS IN THE ROUTE 125 OVERLAY. MINIMUM LOT SIZE IS 40,000 SQ. FT. MINIMUM LOT FRONTAGE = 200'. SETBACKS ARE AS FOLLOWS: FRONT = 75', SIDE = 30' AND REAR = 30'. A GREENBELT SHALL BE MAINTAINED ALONG THE FRONTAGE OF PARCELS ON ROUTE 125 IN ACCORDANCE WITH SUBSECTION 4.2.2(8) OF THE ZONING ORDINANCE. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF ACTUAL FIELD SURVEY WORK PERFORMED BY THIS OFFICE IN JULY AND AUGUST OF 2023. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THE BOUNDARY LINES SHOWN ON THIS PLAN ARE TAKEN FROM REFERENCE PLAN 2 AND NOT A NEW SURVEY BY THIS OFFICE.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING IMPROVEMENTS ON THE SUBJECT PARCEL RELATIVE TO ITS BOUNDARY LINES AS ESTABLISHED BY REFERENCE PLAN 2 IN SUPPORT OF A CHANGE OF USE SITE PLAN APPLICATION. THE INTENT OF THIS APPLICATION IS TO ALLOW FOR A NEW RESIDENTIAL APARTMENT AND AUTO SERVICE GARAGE WITH OFFICE SPACE IN ADDITION TO THE EXISTING AUTO SALES USE. NO NEW BUILDING PROPOSED OTHER THAN REPAIRING AND INCREASING THE HEIGHT OF THE AUTO GARAGE AND REPAVING WHERE NEEDED.
- 5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0295D, EFFECTIVE DATE MAY 17, 2005.
- 6.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS REFERENCE PLAN 2. THE DATUM WAS ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JULY OF 2023. CONTOURS SHOWN FROM LIDAR DATA AND SPOT FIELD CHECKED WITH CONVENTIONAL SURVEY.
- 7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND AVAILABLE PLANS. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) THE WETLANDS WERE DELINEATED BY LUKE POWELL, NHGWS OF POWELL ASSET MAPPING, LLC. WET FLAGS WERE FIELD LOCATED BY THIS OFFICE.
- 9.) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- 10.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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.
- 11.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SITE REVIEW REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

SYMBOL LEGEND

- IRON ROD FOUND
- GRANITE BOUND FOUND
- SIGN
- ▣ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ POST
- ☆ LIGHT POLE
- ⊙ WELL
- ⊙ UTILITY POLE
- ▲ WET FLAG
- GUY WIRE
- DRAINAGE LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- POST AND BEAM FENCE



BUILDING USE BREAKDOWN
(SCALE 1" = 20')

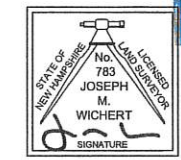
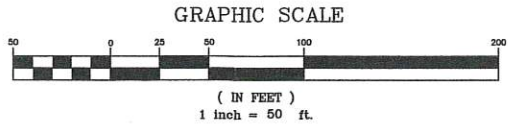
PARKING SCHEDULE:

RESIDENTIAL USE = 2 SPACES/UNIT; 2 SPACES REQD.
 AUTO SERVICE FACILITY = 1 SPACE/400 SF; 875/400 = 2.2 SPACES REQD.
 OFFICE FOR GARAGE = 1 SPACE/300 SF; 505/300 = 1.7 SPACES REQD.
 AUTO SALES OFFICE = 1 SPACE/ 300 SF; 645/300 = 2.2 SPACES REQD.
 AUTO SALES DISPLAY AREA = 1 SPACE/ 5,000SF; 7250/5000 = 1.5 SPACES REQD.
 TOTAL NUMBER OF SPACES REQUIRED = 9.6 - USE 10 SPACES
 18 SPACES PROVIDED
 *PARKING SPACES ARE NOT STRIPED AT THIS TIME

WETLANDS NOTE:

WETLANDS WERE DELINEATED ON SEPTEMBER 19, 2023 BY LUKE POWELL, CERTIFIED WETLAND SCIENTIST #50, ACCORDING TO THE STANDARDS PUBLISHED IN THE US ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION (VERSION 2.0, JANUARY 2012). HYDRIC SOILS WERE DETERMINED UTILIZING FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 4, APRIL 2019).

THE CLASSIFICATION IS PSS1E - PALUSTRINE, SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS, SEASONALLY SATURATED.



Revised RECEIVED
 SEP 26 2023
 LAND USE OFFICE

CHANGE OF USE SITE PLAN FOR THE GORIS REVOCABLE TRUST
 EDUARD L. FANDUNYAN & MARIYA FANDUNYAN, TRUSTEES
 TAX MAP 263 LOT 7
 1079 CALEF HIGHWAY - NH ROUTE 125
 BARRINGTON, NEW HAMPSHIRE
 DATE: 15 AUGUST, 2023 SCALE: 1" = 50'

CHANGE OF USE SITE PLAN BY:
 802 AMHERST STREET
 MANCHESTER, NH 03104
 TEL: (603) 647-4282 OR 736-8203
 FAX: (603) 623-1910
 WEB: WWW.JMWLLS.COM
Joseph M. Wichert
 LLS, INC.
 LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

NO.	DATE	DESCRIPTION	BY
1	9/22/23	ADD WETFLAGS & CERT.	TP