

MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

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**Re: Flawless Floors at Post Office Drive
8 Post Office Drive
Map F Lot 4-3
Brookline, NH 03033**

Site Plan Application

**Project Narrative
February 14, 2023**

I) INTRODUCTION

The subject property is located on the north side of Post office Drive, Brookline, NH and is described as lot F-4-3. The total property area is 49,815 sf with the project area being the front half the property. Flawless Floors intends to move their facilities to Brookline by construction a 2,200 sf +/- building with associated site improvements.

II) EXISTING CONDITIONS

The site is currently vacant with a transformer pad and a catch basin located at the front. The topography slopes upwards away from the road with elevations ranging from 300' +/- at the roadway to 340 +/- at the rear of the property. The existing stormwater generally slopes to the catch basin and is conveyed to the master drainage system located on Lot F-155.

III) WETLAND AND WETLAND BUFFER IMPACTS

No wetlands were found on the site.

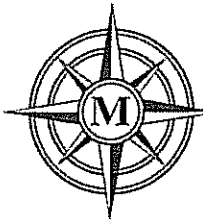
IV) STORMWATER MANAGEMENT

When the was created property via the subdivision HCRD Plan # 30698 an easement for a stormwater design and analysis was completed for the lots within the subdivision. A master stormwater easement was provided on lot F-155 to treat and attenuate the generated stormwater. This master stormwater basin was constructed with the safety complex. The design for the basin assumed an impervious land coverage for the subject property of 35%. The proposed site has an impervious land coverage of 20.01% meaning the site is in conformance with the previous design. No further design is required.

V) ACCESS AND PARKING

The access to the site is proposed to be a 24' wide driveway from Post Office Drive. With slopes up to 8%.

The required parking based on parking calculations is 7 spaces. Due to the storage of work vehicles the parking has been increased to 11 to allow for extra space so that employees can park and pick up the work vehicles.



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VI) UTILITIES

The site will be served by onsite well and septic system with underground electric and other utilities.

VIII) LANDSCAPING

A landscape plan in compliance with the Brookline Site Plan Regulations has been provided.