



Wilcox & Barton INC.
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

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REVISION HISTORY
1.

ISSUED FOR
OWNER

SITE
103 NH RTE 13 BROOKLINE, NH PARCEL ID: H-025

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**RGGS REALTY, LLC
& MYS REALTY LLC.
71 MOMOTH ROAD
WINDHAM, NH 03087**

**103 NH RTE 13
BROOKLINE, NH
PARCEL ID: H-025**

DRAWING TITLE
SITE PLAN
SCALE
1" = 20'
DATE
08/10/2023
DRAFTED BY
DLF
CHECKED BY
DLF
PROJECT MGR
DLF
PROJECT NO.
RGGS0006
SHEET NO.
C1.1
03 OF 04

GENERAL NOTES:

- PLAN INTENT IS TO PROVIDE A PLAN OF AN APPLICATION FOR AN APPROVAL TO DEPICT EXISTING AND PROPOSED CONDITIONS AND USES AS FURTHER DESCRIBED BELOW (SEE NOTE 2) AND AS DEPICTED HEREON.
- THE PROJECT SCOPES INCLUDES THE CHANGE OF USE OF THE 855 SF RETAIL SPACE TO A TAKE-OUT RESTAURANT AND THE LICENSING OF AUTO SALES FROM THE EXISTING AUTOMOTIVE REPAIR STRUCTURE.
- THE PROJECT PARCELS ARE SHOWN AS MAP H-025, TOWN OF BROOKLINE TAX ASSESSOR'S MAPS.
- OWNER OF RECORD:
RGGS REALTY, LLC & MYS REALTY, LLC
71 MOMOTH ROAD
WINDHAM, NH 03087
- DEED REFERENCE - HILLSBOROUGH REGISTRY OF DEEDS (HCRD)
BOOK NO. 9678, PAGE NO. 2888
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
ZONING DISTRICT = INDUSTRIAL/COMMERCIAL
MIN. LOT SIZE = 1 ACRES (EXISTING LOT = 0.467 ACRES, 20,343 SF)
MIN. YARD SETBACKS = 30 FT (FRONT), 25 FT (SIDE), 15 FT (REAR)
MAX. LOT COVERAGE = 75% (EXISTING LOT COVERAGE = 84%)
MAX. BLDG. HEIGHT = 35 FT (EXISTING BUILDINGS CONFORM)
MIN. LOT FRONTAGE = 150 FT
- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON A PLAN TITLED "EXISTING CONDITIONS PLAN LAND OF RGGS REALTY, LLC & MYS REALTY, LLC," DATED FEBRUARY 2023, BY DOUCHET SURVEY, LLC. THE PLAN IS BASED ON A TOTAL STATION SURVEY OF THE PREMISES.
- NORTH ORIENTATION IS LOCAL MAGNETIC FROM THE EXISTING CONDITIONS PLAN

BY DOUCHET SURVEY, LLC, THE COORDINATE GRID IS ASSUMED AND THE VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS, AS NOTED BY SURVEYOR'S PLAN.

- THE SUBJECT PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0610D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- PROPOSED USES: TAKE-OUT RESTAURANT, AUTO SALES, AUTOMOTIVE FUELING SERVICE & REPAIR.
- PARKING SPACES REQUIRED (PER ITE PARKING GENERATION MANUAL, 5TH EDITION):
TAKE-OUT RESTAURANT (USE 933): 14 SPACES (9.9 SPACES/ 1000 SF + 1 PER EMPLOYEE)
AUTOMOTIVE FUELING, SERVICE & REPAIR (NO LISTED USE): 3 SPACES FOR EMPLOYEES & 5 SPACES FOR VEHICLE STORAGE
AUTOMOBILE SALES (USE 841): 2 SPACES FOR EMPLOYEE & 5 SPACES FOR VEHICLE STORAGE/DISPLAY
- NEW EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER THE ZONING REGULATIONS AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. EXTERIOR LIGHTING SHALL COMPLY WITH ZONING ARTICLE 2300.
- FACILITY IS PROPOSED TO BE ENCLOSED WITH A 6-FOOT HIGH CHAIN LINK FENCE WITH LOCKED GATES SURROUND THE FUEL STORAGE AREAS.
- ALL NEW ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVED BY ON-SITE WELL AND SEPTIC SYSTEM.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE CODES.
- NHDOT PERMIT# ????? ISSUED #####
- NHDES INDIVIDUAL SEWAGE DISPOSAL SYSTEM CONSTRUCTION APPROVAL #????, DATED #####
- HOURS OF OPERATION ARE 7 AM TO 7 PM FOR THE AUTO SALES/AUTOMOTIVE FUELING, SERVICE AND REPAIR AND 5 AM TO 10 PM FOR THE TAKE-OUT RESTAURANT.
- THE SITE ANTICIPATES 10 EMPLOYEES; 5 RESTAURANT STAFF, 3 AUTOMOTIVE FUELING, SERVICE & REPAIR EMPLOYEES AND 2 AUTO SALES EMPLOYEES.

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "LAND OF RGGS, REALTY, LLC & MYS REALTY, LLC" DATED FEBRUARY, 2023, PROVIDED TO WILCOX & BARTON, INC. BY DOUCHET SURVEY, LLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

