

REFERENCE PLAN:

1."LOCATION PLAN - LAND IN BROOKLINE, N.H. - OWNED BY - BINGHAM LUMBER CO., INC.", SCALE 1"=50', DATED NOVEMBER 10, 1975 BY WILLIAM R. BINGHAM & ASSOC.

2."SUBDIVISION PLAN - TAX MAP H, LOT 90 - BINGHAM - LUMBER, INC. - 89 ROUTE 13 - BROOKLINE, NEW HAMPSHIRE" SCALE: 1"=100' DATED JULY 18, 2017, REVISED THROUGH 8-28-17 BY MERIDIAN LAND SERVICES, INC., H,C,R,D, PLAN #39461.

LEGEND:

- RIGHT-OF-WAY LINE
BOUNDARY LINE
10' CONTOUR INTERVAL
2' CONTOUR INTERVAL
ABUTTING LOT LINE (APPROXIMATE)
STONE WALL
EDGE OF WETLANDS
BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
1%± CHANCE FLOOD HAZARD
AQUIFER PROTECTION LINE
PREFERRED DRIVEWAY LOC. & STREET NUMBER
UTILITY POLE AND GUY WIRE
IRON PIPE FOUND
IRON PIN FOUND
DRILL HOLE FOUND
IRON PIN TO BE SET OR
DRILL HOLE TO BE SET
GRANITE BND. TO BE SET

PROP. 4K SEPTIC AREA

TEST PIT

PROPOSED 75' WELL RADIUS

COMMON DRIVEWAY EASEMENT

POTENTIAL STUMP COMPOSTING AREA

EXISTING BUILDING

TOPOGRAPHIC DATA:

THE TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF A PARTIAL TOPOGRAPHIC SURVEY BY THIS OFFICE IN 1997 COMPILED WITH RECORD FIELD SURVEY DATA BY THOMAS F. MORAN, INC., DATUM NGVD OF 1929.

SOILS LEGEND:

HsB HICKLEY LOAMY SAND, 3-8% SLOPES
RP RIPPWAM FINE SANDY LOAM

SOILS INFORMATION SHOWN WAS DEVELOPED FROM THE U.S.D.A. S.C.S. SOILS SURVEY OF HILLSBOROUGH COUNTY, N.H. EASTERN PART MAP 31 ISSUED OCT., 1981.

GRAPHIC SCALE



D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--
REV.	DATE	DESCRIPTION	C/O	DR	CK

G-55
ZEBRA OIL, LLC
18 NEWSANE RD
BEDFORD, N.H. 03110
VOL. 8897 PG. 1153 9/16/16

G-53
PAUL D. ANDRES REVOCABLE TRUST
P.O. BOX 727
BROOKLINE, NH 03033 0727
VOL. 8797 PG. 2818 10/9/15

G-52-1
JOHN NASR BORDERLINE TR.
18 NEWSANE RD
BEDFORD, NH 03110
VOL. 8836 PG. 1970 3/10/16

H-35
IAWL REAL ESTATE HOLDINGS, LLC
18 MAIN ST., UNIT 19
TOWNSEND, MA 01469
VOL. 8731 PG. 1027 3/26/15

H-33
CHARLES COREY, JR REV. TR. OF 2023
5 MAIN STREET
BROOKLINE, NH 03033
VOL. 9689 PG. 2222 3/23/23

H-36
NISSITISSIT RIVER LAND TRUST
P.O. BOX 86
HOLLIS, NH 03049 0086
VOL. 9680 PG. 688 1/26/23

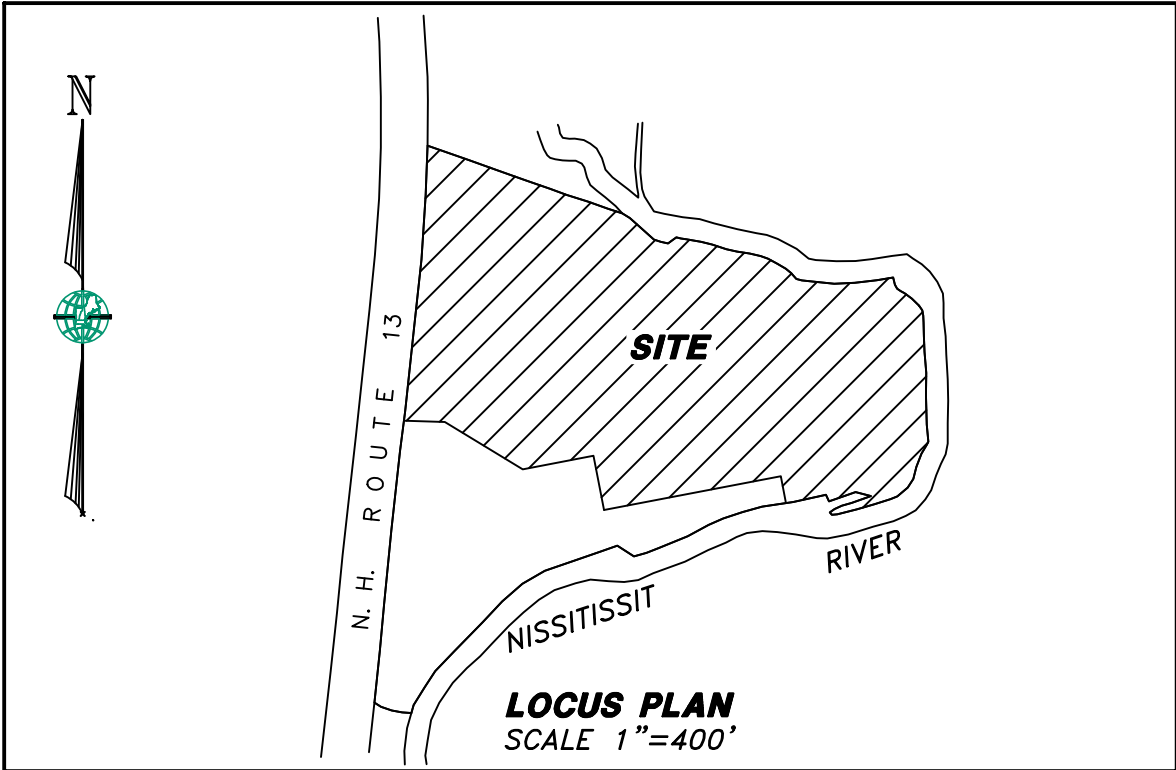
H-38
NEIL S. & KATHLEEN D. RHODES
29 MAIN ST., P.O. BOX 236
BROOKLINE, NH 03033 0626
VOL. 4371 PG. 78 8/31/87

H-89
BENAY WATTS & CHRIS KEMPTON REVOCABLE TR. OF 2020
33 MAIN STREET
BROOKLINE, NH 03033
VOL. 9343 PG. 2463 9/2/20

H-27
JOSHUA D. & AIMME E. JOKI
39 MAIN STREET
BROOKLINE, NH 03033
VOL. 8800 PG. 2267 10/20/15

H-91
DAVID A., SUSAN E. & CYNTHIA A. JOKI REVOCABLE TR.
5 SOUTH MAIN STREET
BROOKLINE, NH 03033
VOL. 9577 PG. 2635 1/12/22

H-90-1
PSG REALTY 393-435, LLC
133 LEONISTER-SHIRLEY RD.
LUNENBURG, MA 01462
VOL. 9022 PG. 671 1/14/18



NOTES:

1. THE OWNER OF RECORD IS BINGHAM LUMBER, INC. - 89 ROUTE 13 - P.O. BOX 327 - BROOKLINE, NEW HAMPSHIRE. DEED REFERENCE IS VOL. 2306 PG. 441 DATED JUNE 11, 1973 IN THE H.C.R.D.

DEVELOPER FOR THE SITE IS BELLETETES, INC., 51 PETERBOROUGH STREET, JAFFREY, N.H. 03452.

2. THE PURPOSE OF THIS PLAN IS TO DEPICT A CONCEPTUAL SITE DESIGN FOR A PROPOSED RETAIL AND DRIVE-THRU LUMBERYARD ON MAP H LOT 90.

3. TOTAL AREA OF THE SITE IS 13.5± ACRES OR 589,100± SQ.FT.

(H-90) DENOTES TAX MAP PAGE AND PARCEL NUMBER.
(89) DENOTES STREET NUMBER.

4. ZONING FOR THE SITE IS COMMERCIAL/INDUSTRIAL & RESIDENTIAL/AGRICULTURAL. MINIMUM LOT SIZE BEING 43,560 SQ.FT. WITH 150' OF FRONTAGE. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE & REAR AND 50' FROM WETLANDS.

5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND A BOUNDARY TIE-IN SURVEY BY THIS OFFICE.

6. THE SITE IS PRESENTLY SERVICED BY ONSITE WELLS AND SEPTIC SYSTEMS.

7. DRAINAGE FOR THE SITE PRESENTLY IS SHEET FLOW EASTERLY AWAY FROM N.H. ROUTE 13 INTO SEVERAL LEACHING CATCH BASINS WITHIN THE SITE.

8. THE SITE PRESENTLY PROVIDES THREE POINTS OF ACCESS FOR FIRE PROTECTION FROM THE NISSITISSIT RIVER AND HAS PROVIDED FOR A FUTURE CISTERN AREA.

9. THE SITE LIES WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO ALL OF ITS PROVISIONS.

10. TAX MAP H LOT 90 PARTIALLY LIES WITHIN ZONE A OF THE SPECIAL FLOOD HAZARD AREA PER THE FEMA FLOOD INSURANCE RATE MAP 33011C0610D, EFFECTIVE 09/25/2009.

11. THE SITE IS A LUMBER PROCESSING, RETAIL BUILDING MATERIALS, WHOLESALE FURNITURE ASSEMBLY (BINGHAM LUMBER COMPANY, INC.).

12. PARKING REQUIREMENTS:

USE	REQUIREMENT	NO. OF SPACES REQ.	PRO.
RETAIL	41,475 S.F. @ 1 SPACE/300 S.F.	138.25	66
STORAGE	40 EMPLOYEES @ 1 SPACE/EMPLOYEE	40	0
	20 VEHICLES @ 1 SPACE/VEHICLE	20	0
TOTAL		199	66(4)

12.1. PARKING REQUIREMENTS PER THE TOWN OF BROOKLINE SITE PLAN REGULATIONS APPENDIX A.

12.2. (#) REPRESENTS THE NUMBER OF ACCESSIBLE SPACES PROVIDED.

CONCEPTUAL SITE DESIGN 'C'

TAX MAP H, LOT 90

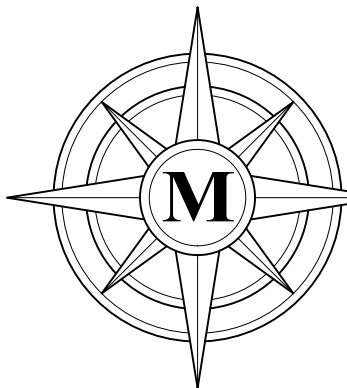
PREPARED FOR

BELLETETES, INC.

89 ROUTE 13

BROOKLINE, NEW HAMPSHIRE

SCALE: 1" = 100' JUNE 30, 2023



MERIDIAN LAND SERVICES, INC.

ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN

31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:1264W04-C.dwg

PROJECT NO. 1264.04

SHEET NO. 1 OF 2

Plotted: 6/30/2023 10:50 AM By: JJA
H:\MIS\1264\1264.04\Drawings\ENG\1264W04-C.dwg

GRAPHIC SCALE				
D	--	--	--	--
C	--	--	--	--
B	--	--	--	--
A	--	--	--	--
REV.	DATE	DESCRIPTION	C/O	DR
CK				

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- GRANITE BND. TO BE SET
- PROP. 4K SEPTIC AREA
- TEST PIT
- PROPOSED 75' WELL RADIUS
- COMMON DRIVEWAY EASEMENT
- POTENTIAL STUMP COMPOSTING AREA
- EXISTING BUILDING

OPTION B:
POTENTIAL RELOCATED
ACCESS (WILL NEED TO
CONFIRM WITH NHDOT)
(CLOSE EXISTING ACCESS)

OPTION A:
EXISTING ACCESS
TO REMAIN

G-52-1

ROUTE 13

G-55

G-53

H-35

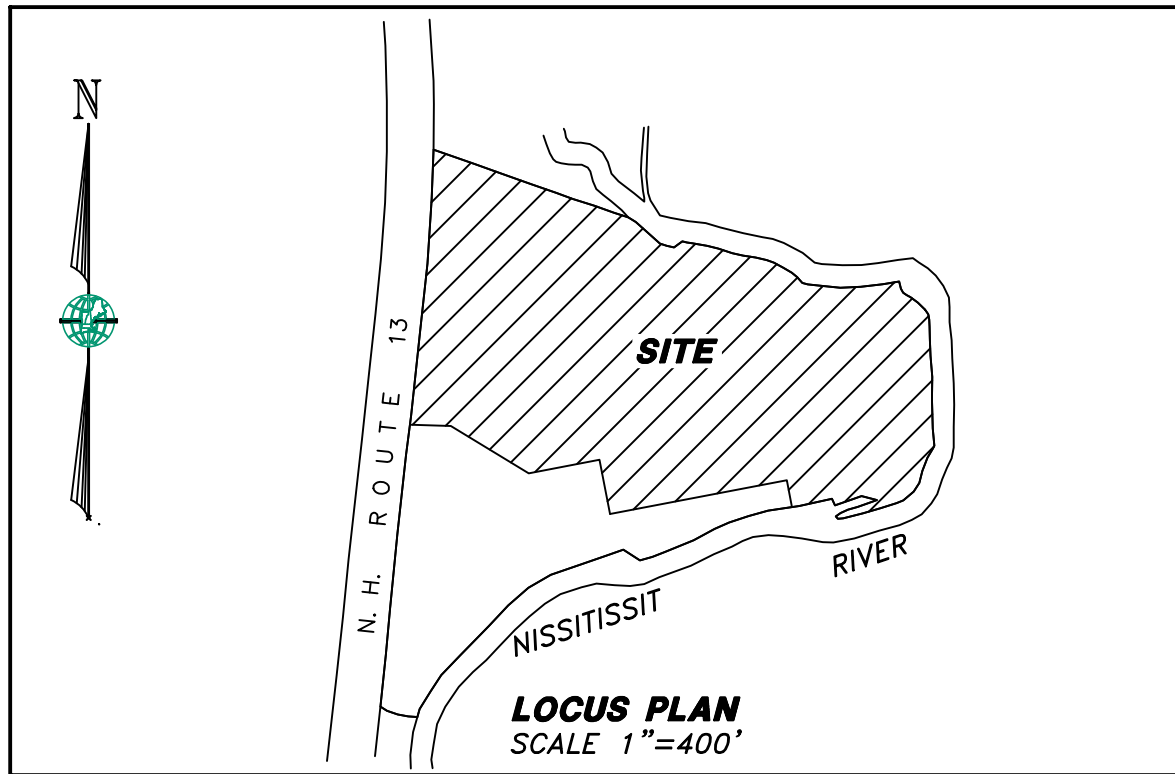
H-33

H-36

IND/COM
RES/AGR

NISSITISSIT RIVER

H-90-1



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