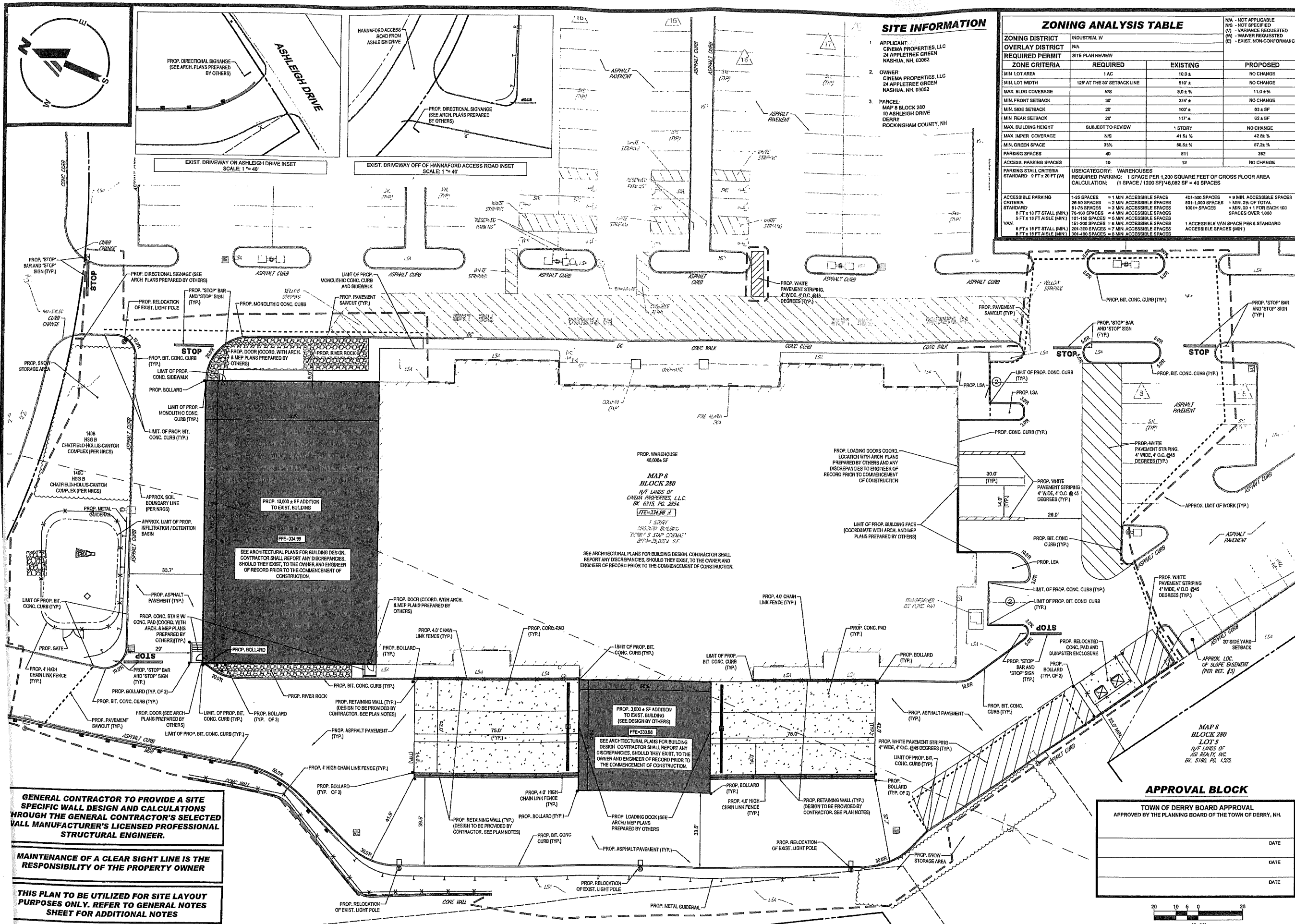




SITE INFORMATION

- 1. APPLICANT: CINEMA PROPERTIES, LLC, 24 APPLE TREE GREEN, NASHUA, NH, 03062
- 2. OWNER: CINEMA PROPERTIES, LLC, 24 APPLE TREE GREEN, NASHUA, NH, 03062
- 3. PARCEL: MAP 8 BLOCK 280, 10 ASHLEIGH DRIVE, DERRY, ROCKINGHAM COUNTY, NH

ZONING ANALYSIS TABLE

ZONING DISTRICT		INDUSTRIAL IV	
OVERLAY DISTRICT		N/A	
REQUIRED PERMIT		SITE PLAN REVIEW	
ZONE CRITERIA		REQUIRED	EXISTING
MIN. LOT AREA		1 AC	10.0 ±
MIN. LOT WIDTH		128' AT THE 30' SETBACK LINE	510' ±
MAX. BLDG. COVERAGE		N/A	8.0 ± %
MIN. FRONT SETBACK		30'	274' ±
MIN. SIDE SETBACK		20'	100' ±
MIN. REAR SETBACK		20'	117' ±
MAX. BUILDING HEIGHT		SUBJECT TO REVIEW	1 STORY
MAX. IMPER. COVERAGE		N/A	41.54 %
MIN. GREEN SPACE		33%	58.54 %
PARKING SPACES		40	511
ACCESS. PARKING SPACES		10	12
PARKING STALL CRITERIA		USE CATEGORY: WAREHOUSES	
STANDARD: 8 FT x 20 FT (M)		REQUIRED PARKING: 1 SPACE PER 1,200 SQUARE FEET OF GROSS FLOOR AREA	
		CALCULATION: (1 SPACE / 1200 SF) 48,000 SF = 40 SPACES	
ACCESSIBLE PARKING CRITERIA		1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES
		26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	501-1,000 SPACES = MIN. 2% OF TOTAL
		51-75 SPACES = 3 MIN. ACCESSIBLE SPACES	1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000
		76-100 SPACES = 4 MIN. ACCESSIBLE SPACES	
		101-150 SPACES = 5 MIN. ACCESSIBLE SPACES	
		151-200 SPACES = 6 MIN. ACCESSIBLE SPACES	
		201-300 SPACES = 7 MIN. ACCESSIBLE SPACES	
		301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	
			1 ACCESSIBLE VAN SPACE PER 8 STANDARD ACCESSIBLE SPACES (MIN)

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	03/22/2023	DERRY TRC COMMENTS	KME/CEH

811

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT BEING USED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: W211005
DRAWN BY: KME/CEH
CHECKED BY: EKR/AFI
DATE: 02/23/2023
CAD ID: W211005-SPPD-1A

SITE DEVELOPMENT PLANS

FOR

CINEMA PROPERTIES, LLC

PROPOSED DEVELOPMENT

MAP 8, BLOCK 280
10 ASHLEIGH DRIVE
TOWN OF DERRY
ROCKINGHAM COUNTY,
NEW HAMPSHIRE

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUZNICH

PROFESSIONAL ENGINEER
MAINE REG. NO. 1177
EXPIRATION DATE 12/31/2025
MAINE COMM. NO. 12593

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 1 - 03/21/2023

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES