

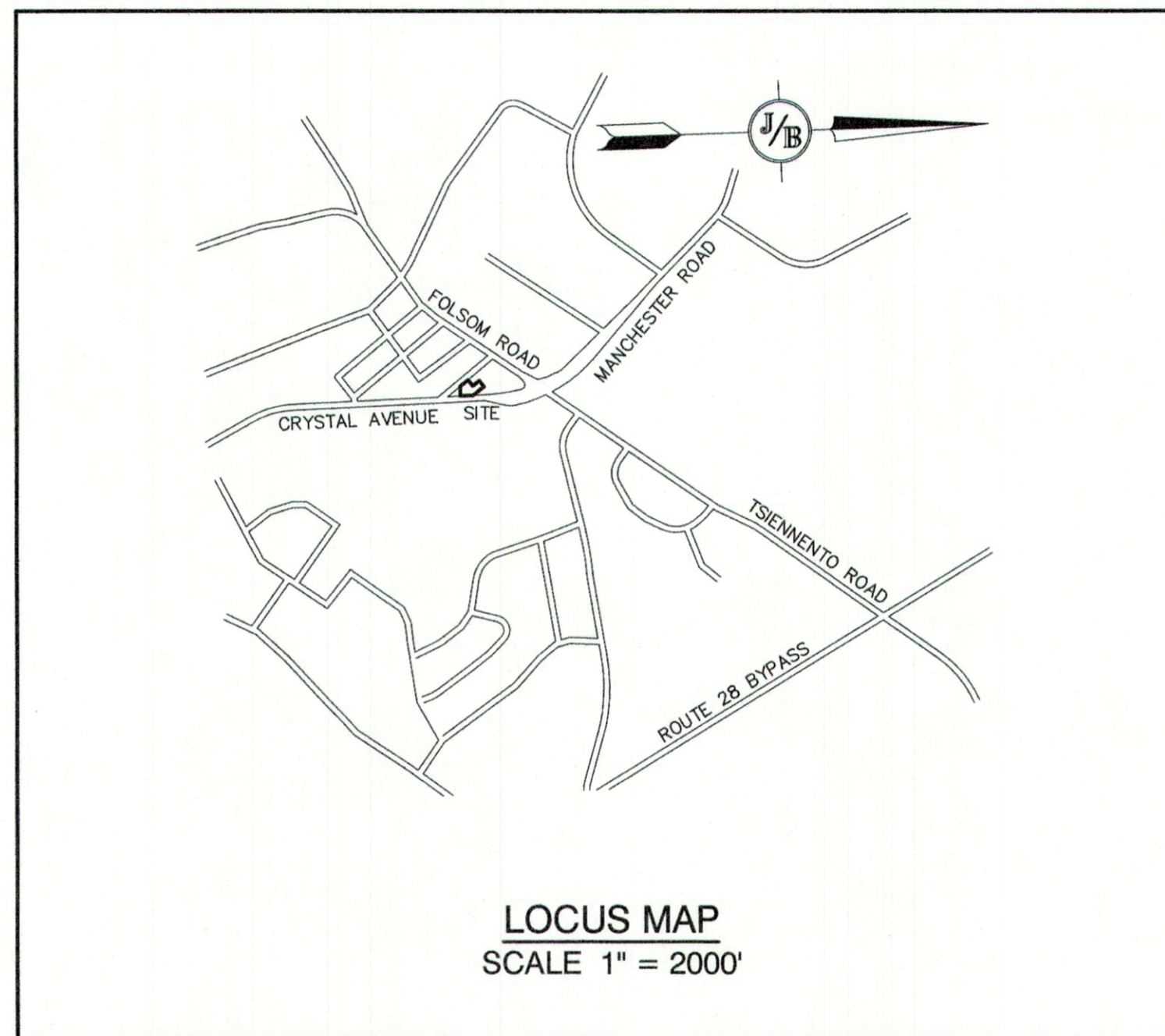
COMMERCIAL SITE PLAN

"STARBUCKS"

TAX MAP 35, LOT 18

68 CRYSTAL AVE, DERRY, NH

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
~~~~~	~~~~~	FRESHWATER WETLANDS LINE
---	---	TREE LINE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	TRANSFORMER
---	---	DRAINAGE FLOW DIRECTION
---	---	SINGLE GRATE CATCH BASIN
---	---	FRESHWATER WETLANDS
---	---	STABILIZED CONSTRUCTION
---	---	ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL



#### SHEET INDEX

CS	COVER SHEET
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DM-1	DEMOLITION PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LANDSCAPING PLAN
L2	ELECTRICAL SITE LIGHTING PLAN
L2.1	EXTERIOR LIGHTING ENERGY CODE FORMS
P1	SEWER PLAN AND PROFILE
D1-D4	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS
T1-T3	TRUCK TURNING PLAN

**CIVIL ENGINEER / SURVEYOR**  
**JONES & BEACH ENGINEERS, INC.**  
 85 PORTSMOUTH AVENUE  
 PO BOX 219  
 STRATHAM, NH 03885  
 (603) 772-4746  
 CONTACT: PAIGE LIBBEY, P.E.  
 EMAIL: PLIBBEY@JONESANDBEACH.COM

**WETLAND CONSULTANT**  
**GOVE ENVIRONMENTAL SERVICES, INC.**  
 8 CONTINENTAL DR., BLDG 2, UNIT H  
 EXETER, NH 03833-7507  
 (603) 778-0644  
 CONTACT: BRENDEN WALDEN  
 EMAIL: BWALDEN@GESINC.BIZ

**LANDSCAPE DESIGNER**  
**LM LAND DESIGN, LLC**  
 11 SOUTH ROAD  
 BRENTWOOD, NH 03833  
 (603) 770-7728  
 CONTACT: LISE McNAUGHTON  
 EMAIL: LMLANDDESIGN@GMAIL.COM

**ARCHITECTURAL DESIGNER**  
**DETROIT ARCHITECTURAL GROUP**  
 1644 FORD AVENUE  
 WYANDOTTE, MI 48192  
 (734) 556-2329  
 CONTACT: BEAU WYNN  
 EMAIL: BWYNN@DETROITARCH.COM

**GAS**  
**LIBERTY UTILITIES**  
 130 ELM STREET  
 MANCHESTER, NH 03101  
 (603) 782-2321  
 CONTACT: ANDREW MORGAN  
 EMAIL: ANDREW.MORGAN@LIBERTYUTILITIES.COM

**LIGHTING CONSULTANT**  
**SHREMSHOCK**  
 7775 WALTON PARKWAY, SUITE 250  
 NEW ALBANY, OH 43054  
 (614) 545-4550  
 CONTACT: NICOLE EISENBRANDT  
 EMAIL: NEISENBRANDT@SHREMSHOCK.COM

**WATER AND SEWER**  
**DERRY DEPARTMENT OF PUBLIC WORKS**  
 14 MANNING STREET  
 DERRY, NH 03038  
 (603) 432-6144  
 CONTACT: MIKE FOWLER, P.E.

**TELEPHONE**  
**CONSOLIDATED COMMUNICATIONS**  
 1575 GREENLAND ROAD  
 GREENLAND, NH 03840  
 (603) 427-5525  
 CONTACT: JOE CONSIDINE

**ELECTRIC**  
**EVERSOURCE**  
 740 N COMMERCIAL ST  
 PO BOX 330  
 MANCHESTER, NH 03105-0330  
 (800) 662-7764

**TRAFFIC ENGINEER**  
**STEPHEN G. PERNAW & COMPANY, INC.**  
 P.O. BOX 1821  
 CONCORD, NH 03302  
 (603) 731-8500  
 CONTACT: STEPHEN G. PERNAW  
 EMAIL: SGP@PERNAW.COM

**PROJECT PARCEL**  
 TOWN OF DERRY  
 TAX MAP 35, LOT 18

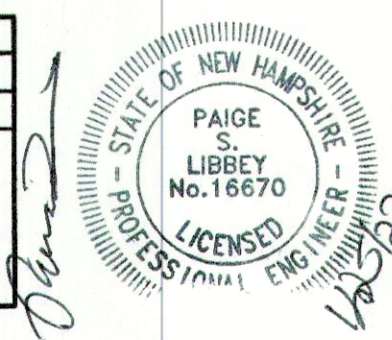
**APPLICANT**  
 ALRIG USA  
 30200 TELEGRAPH RD, STE. 205  
 BINGHAM FARMS, MI 48025

**TOTAL LOT AREA**  
 46,137 S.F.  
 1.06 ACRES

APPROVED - DERRY, NH  
 TECHNICAL REVIEW COMMITTEE  
*Derry Fire - Paul Poirer 1/25/22*  
*Code Enforcement - Jeff Noyes 1-26-22*  
*Police Dept - [Signature] 1-27-22*  
*Public Works - [Signature] 1-26/22*  
 DATE: _____

APPROVED - DERRY, NH  
 PLANNING BOARD  
 DATE: _____

Design: DJM | Draft: DJM | Date: 08/17/21  
 Checked: PSL | Scale: AS NOTED | Project No.: 21061  
 Drawing Name: 21061-PLAN.dwg  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



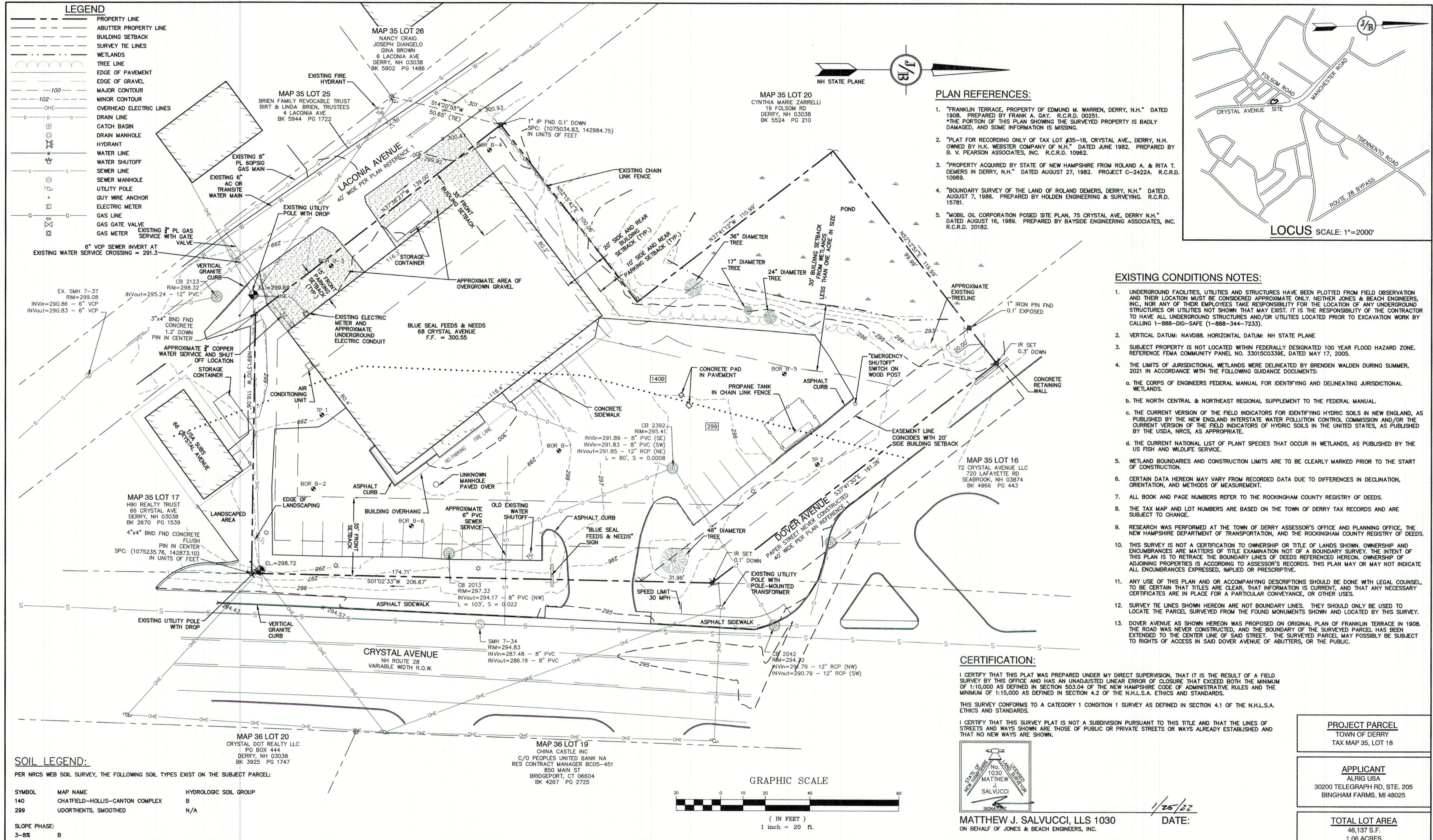
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4	1/25/22	REVISED PER TRC COMMENTS	DJM
3	12/28/21	REVISED PER TRC COMMENTS; SWITCHED TO STANDALONE SBUX	DJM
2	12/02/21	REVISED PER STARBUCKS COMMENTS	DJM
1	11/05/21	REVISED PER STARBUCKS COMMENTS	DJM
0	10/21/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
 85 Portsmouth Ave. | Civil Engineering Services | 603-772-4746  
 PO Box 219 | Stratham, NH 03885 | FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **COVER SHEET**  
 Project: **STARBUCKS**  
**68 CRYSTAL AVE, DERRY, NH**  
 Owner of Record: **BLUE SEAL FEEDS, INC.**  
 2105 US HIGHWAY 61 N, MUSCATINE, IA 52761 BK 2774 PG 0068

DRAWING No.  
**CS**  
 SHEET 1 OF 18  
 JBE PROJECT NO. 21061





**LEGEND**

- PROPERTY LINE
- - - BUTTER PROPERTY LINE
- - - BUILDING SETBACK
- - - SURVEY TIE LINES
- WETLANDS
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD ELECTRIC LINES
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- HYDRANT
- WATER LINE
- WATER SHUTOFF
- SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER
- GAS LINE
- GAS GATE VALVE
- GAS METER
- EXISTING 7" PL GAS SERVICE WITH GATE VALVE
- EXISTING 8" PL GAS SERVICE WITH GATE VALVE
- EXISTING 6" AC OR TRANSITE WATER MAIN
- EXISTING UTILITY POLE WITH DROP
- 6" VCP SEWER INVERT AT EXISTING WATER SERVICE CROSSING = 291.3
- EX. SMH 7-37 RIM=299.08 INVin=290.86 - 6" VCP INVout=290.83 - 6" VCP
- CB 2123 RIM=298.32 INVin=295.24 - 12" PVC
- 3"x4" BND FND CONCRETE 1.2' DOWN PIN IN CENTER
- APPROXIMATE 7" COPPER WATER SERVICE AND SHUT OFF LOCATION STORAGE CONTAINER
- VERTICAL GRANITE CURB
- AIR CONDITIONING UNIT
- 68 CRYSTAL AVENUE
- 4"x4" BND FND CONCRETE FLUSH PIN IN CENTER SPC: (1075235.76, 142873.10) IN UNITS OF FEET
- EXISTING UTILITY POLE WITH DROP
- VERTICAL GRANITE CURB
- MAP 36 LOT 20 CRYSTAL DOT REALTY LLC PO BOX 444 DERRY, NH 03038 BK 3925 PG 1747
- MAP 36 LOT 19 CHINA CASTLE INC C/O PEOPLES UNITED BANK NA RES CONTRACT MANAGER BC05-451 850 MAIN ST BRIDGEPORT, CT 06604 BK 4267 PG 2725

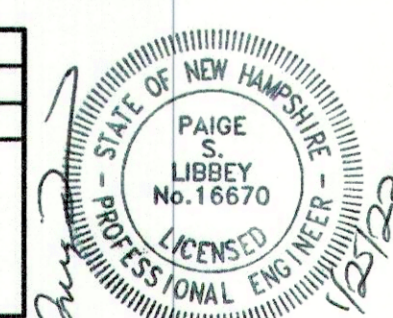
**SOIL LEGEND:**

PER NRCS WEB SOIL SURVEY, THE FOLLOWING SOIL TYPES EXIST ON THE SUBJECT PARCEL:

SYMBOL	MAP NAME	HYDROLOGIC SOIL GROUP
140	CHATFIELD-HOLLIS-CANTON COMPLEX	B
299	UDORTHENTS, SMOOTHED	N/A

SLOPE PHASE:  
3-8% B

Design: DJM	Draft: DJM	Date: 08/17/21
Checked: PSL	Scale: AS NOTED	Project No.: 21061
Drawing Name: 21061-PLAN.dwg		
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Designed and Produced in NH

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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

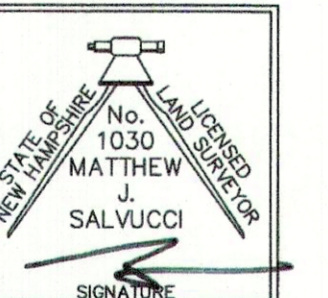
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

**CERTIFICATION:**

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



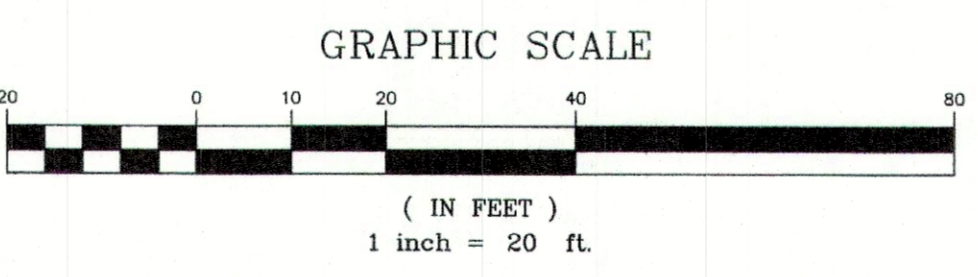
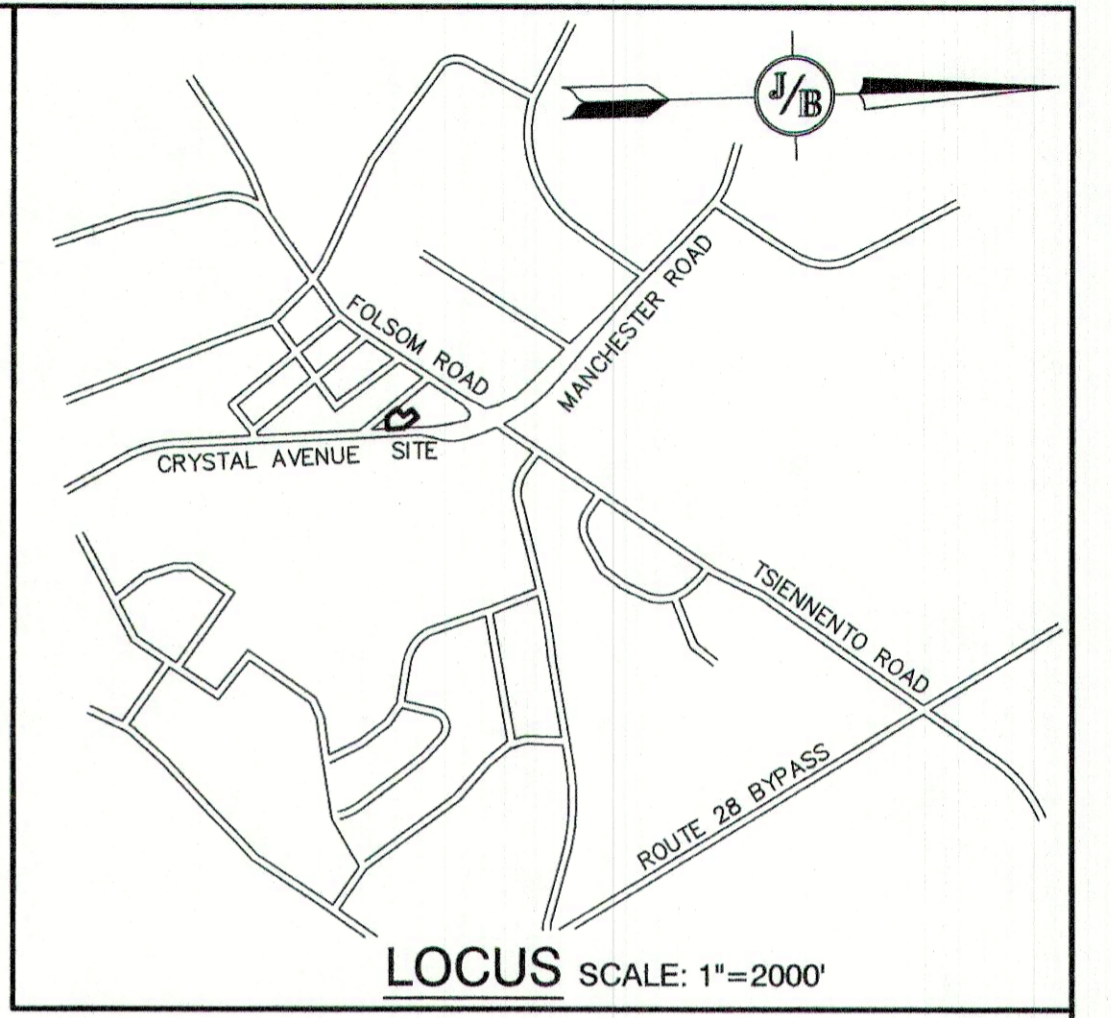
MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

**PLAN REFERENCES:**

- "FRANKLIN TERRACE, PROPERTY OF EDMUND M. WARREN, DERRY, N.H." DATED 1908. PREPARED BY FRANK A. GAY. R.C.R.D. 00251. *THE PORTION OF THIS PLAN SHOWING THE SURVEYED PROPERTY IS BADLY DAMAGED, AND SOME INFORMATION IS MISSING.
- "PLAT FOR RECORDING ONLY OF TAX LOT #35-18, CRYSTAL AVE., DERRY, N.H. OWNED BY H.K. WEBSTER COMPANY OF N.H." DATED JUNE 1982. PREPARED BY B. V. PEARSON ASSOCIATES, INC. R.C.R.D. 10962.
- "PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM ROLAND A. & RITA T. DEMERS IN DERRY, N.H." DATED AUGUST 27, 1982. PROJECT C-2422A. R.C.R.D. 10969.
- "BOUNDARY SURVEY OF THE LAND OF ROLAND DEMERS, DERRY, N.H." DATED AUGUST 7, 1986. PREPARED BY HOLDEN ENGINEERING & SURVEYING. R.C.R.D. 15781.
- "MOBIL OIL CORPORATION POSED SITE PLAN, 75 CRYSTAL AVE, DERRY N.H." DATED AUGUST 16, 1989. PREPARED BY BAYSIDE ENGINEERING ASSOCIATES, INC. R.C.R.D. 20182.

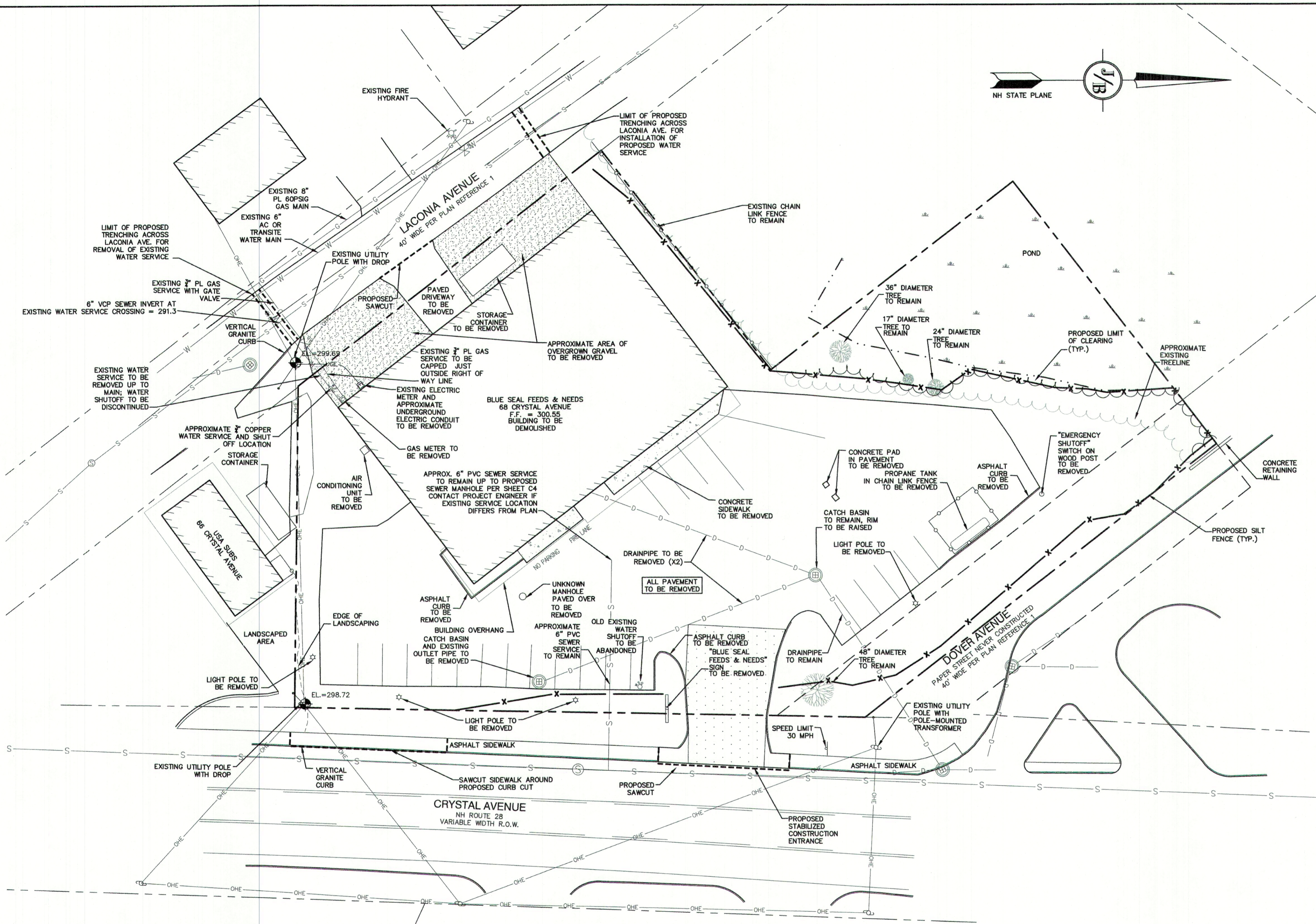
**EXISTING CONDITIONS NOTES:**

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
- VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NH STATE PLANE
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0339E, DATED MAY 17, 2005.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN DURING SUMMER, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
  - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
  - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
  - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
  - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF DERRY TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF DERRY ASSESSOR'S OFFICE AND PLANNING OFFICE, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO TRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- DOVER AVENUE AS SHOWN HEREON WAS PROPOSED ON ORIGINAL PLAN OF FRANKLIN TERRACE IN 1908. THE ROAD WAS NEVER CONSTRUCTED, AND THE BOUNDARY OF THE SURVEYED PARCEL HAS BEEN EXTENDED TO THE CENTER LINE OF SAID STREET. THE SURVEYED PARCEL MAY POSSIBLY BE SUBJECT TO RIGHTS OF ACCESS IN SAID DOVER AVENUE OF ABUTTERS, OR THE PUBLIC.



Plan Name:	<b>EXISTING CONDITIONS PLAN</b>	DRAWING No.	<b>C1</b>
Project:	<b>STARBUCKS</b> 68 CRYSTAL AVE, DERRY, NH		SHEET 2 OF 18 JBE PROJECT NO. 21061
Owner of Record:	<b>BLUE SEAL FEEDS, INC.</b> 2105 US HIGHWAY 61 N, MUSCATINE, IA 52761 BK 2774 PG 0068		





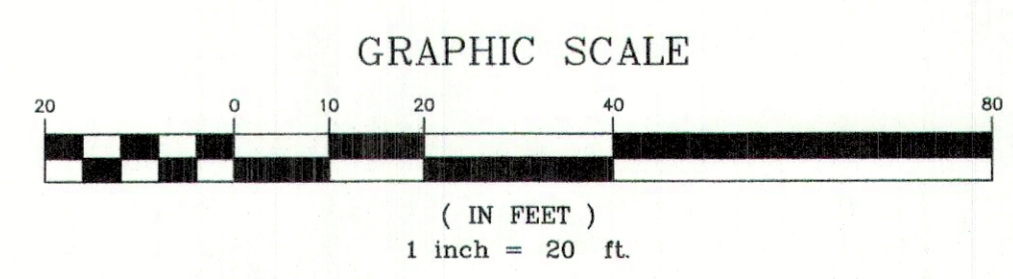
**DEMOLITION NOTES:**

1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, SIGNAGE, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
3. PRIOR TO REMOVAL, PAVEMENT SHALL BE SAWCUT AT ALL ENTRANCES AND LIMITS OF REMOVAL.
4. ALL EXISTING UTILITIES SHALL BE TERMINATED AS OTHERWISE NOTED ON THE PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
5. EXISTING WATER SERVICE TO BE REMOVED SHALL BE CAPPED AT EXISTING WATERMAIN.
6. EXISTING GAS SERVICE LINE IS TO BE REMOVED ON-SITE UP TO EXISTING GASMAIN LINE.
7. ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. (SEE ALSO LANDSCAPE PLAN).
8. SEE LANDSCAPE PLAN FOR "TREES TO BE SAVED" AND DETAILS ASSOCIATED WITH LANDSCAPED AREAS.
9. THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION (IF REQUIRED).
10. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
11. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEET E1.
12. EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.

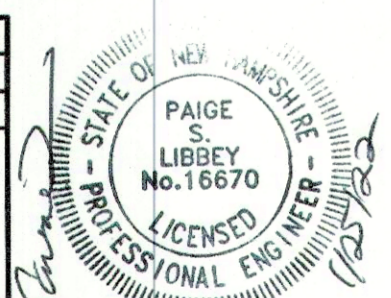
**PROJECT PARCEL**  
TOWN OF DERRY  
TAX MAP 35, LOT 18

**APPLICANT**  
ALRIG USA  
30200 TELEGRAPH RD, STE. 205  
BINGHAM FARMS, MI 48025

**TOTAL LOT AREA**  
46,137 S.F.  
1.06 ACRES



Design: DJM Draft: DJM Date: 08/17/21  
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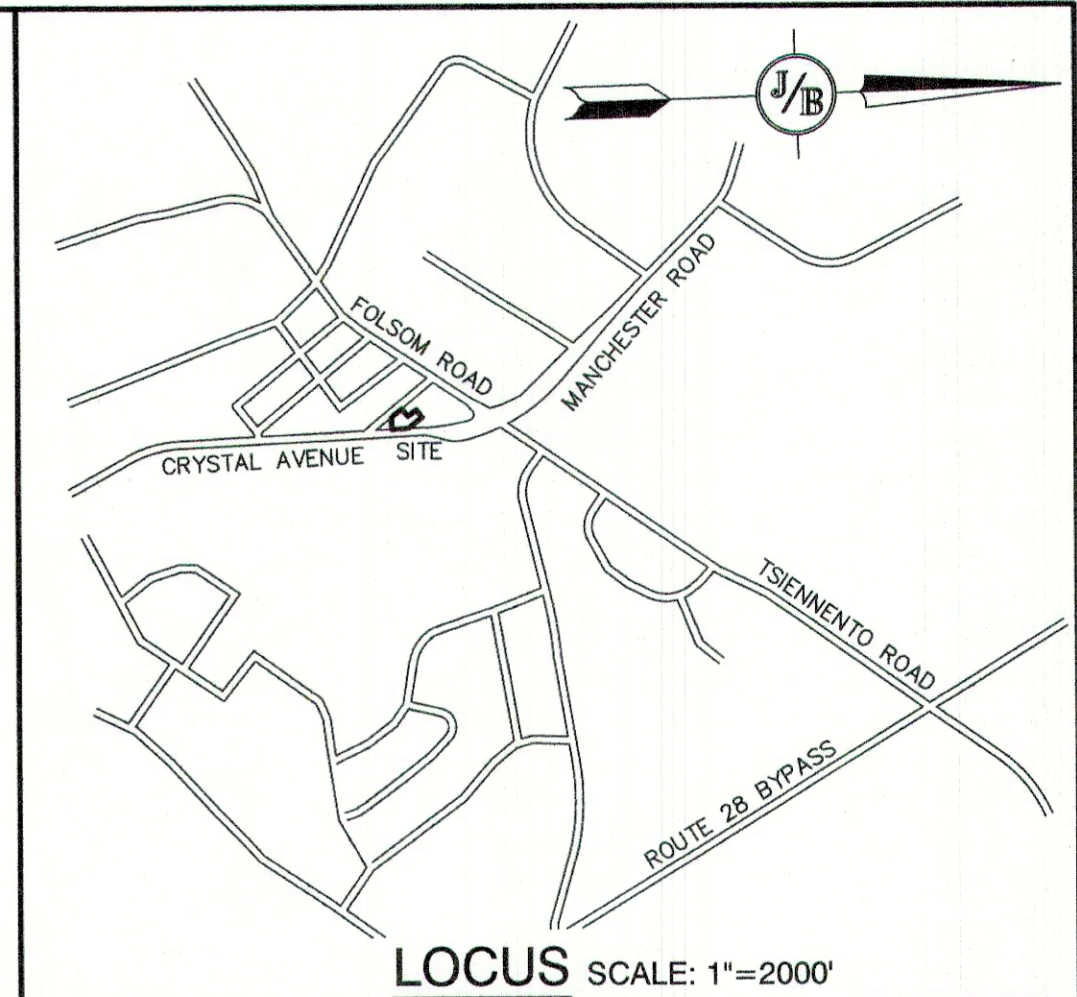
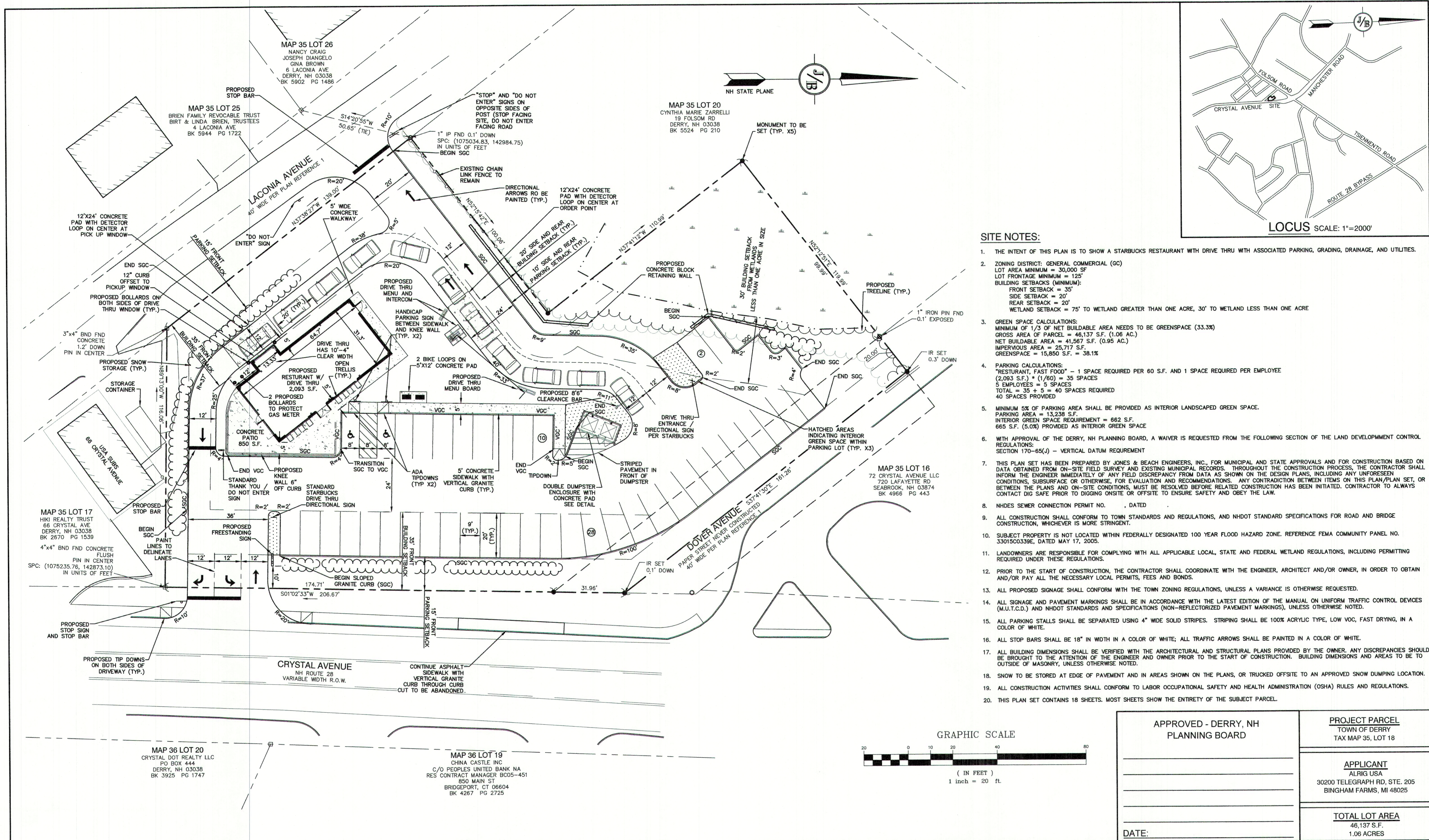
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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
Civil Engineering Services  
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DEMOLITION PLAN**  
Project: **STARBUCKS  
68 CRYSTAL AVE, DERRY, NH**  
Owner of Record: **BLUE SEAL FEEDS, INC.  
2105 US HIGHWAY 61 N, MUSCATINE, IA 52761 BK 2774 PG 0068**

DRAWING No.  
**DM-1**  
SHEET 3 OF 18  
JBE PROJECT NO. 21061

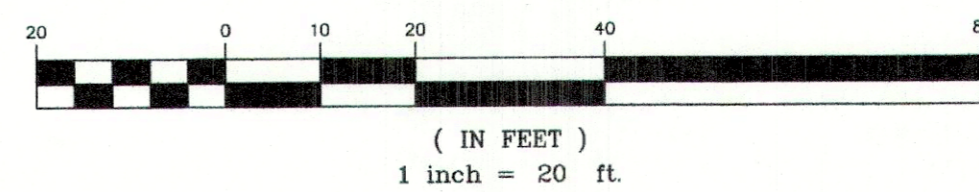




**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW A STARBUCKS RESTAURANT WITH DRIVE THRU WITH ASSOCIATED PARKING, GRADING, DRAINAGE, AND UTILITIES.
- ZONING DISTRICT: GENERAL COMMERCIAL (GC)  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 125'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 20'  
REAR SETBACK = 20'  
WETLAND SETBACK = 75' TO WETLAND GREATER THAN ONE ACRE, 30' TO WETLAND LESS THAN ONE ACRE
- GREEN SPACE CALCULATIONS:  
MINIMUM OF 1/3 OF NET BUILDABLE AREA NEEDS TO BE GREENSPACE (33.3%)  
GROSS AREA OF PARCEL = 46,137 S.F. (1.06 AC.)  
NET BUILDABLE AREA = 41,567 S.F. (0.95 AC.)  
IMPERVIOUS AREA = 25,717 S.F.  
GREENSPACE = 15,850 S.F. = 38.1%
- PARKING CALCULATIONS:  
"RESTAURANT, FAST FOOD" - 1 SPACE REQUIRED PER 60 S.F. AND 1 SPACE REQUIRED PER EMPLOYEE  
(2,093 S.F.) / (1/60) = 35 SPACES  
5 EMPLOYEES = 5 SPACES  
TOTAL = 35 + 5 = 40 SPACES REQUIRED  
40 SPACES PROVIDED
- MINIMUM 5% OF PARKING AREA SHALL BE PROVIDED AS INTERIOR LANDSCAPED GREEN SPACE.  
PARKING AREA = 13,238 S.F.  
INTERIOR GREEN SPACE REQUIREMENT = 662 S.F.  
665 S.F. (5.0%) PROVIDED AS INTERIOR GREEN SPACE
- WITH APPROVAL OF THE DERRY, NH PLANNING BOARD, A WAIVER IS REQUESTED FROM THE FOLLOWING SECTION OF THE LAND DEVELOPMENT CONTROL REGULATIONS:  
SECTION 170-65(J) - VERTICAL DATUM REQUIREMENT
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE. FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- NHDES SEWER CONNECTION PERMIT NO. , DATED
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0339E, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- THIS PLAN SET CONTAINS 18 SHEETS. MOST SHEETS SHOW THE ENTIRETY OF THE SUBJECT PARCEL.

**GRAPHIC SCALE**



APPROVED - DERRY, NH  
PLANNING BOARD

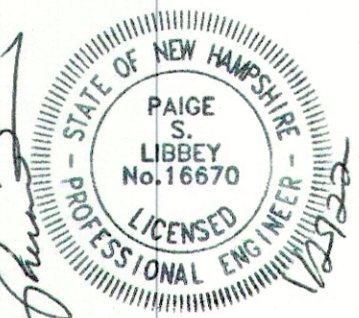
**PROJECT PARCEL**  
TOWN OF DERRY  
TAX MAP 35, LOT 18

**APPLICANT**  
ALRIG USA  
30200 TELEGRAPH RD, STE. 205  
BINGHAM FARMS, MI 48025

**TOTAL LOT AREA**  
46,137 S.F.  
1.06 ACRES

DATE:

Design: DJM	Draft: DJM	Date: 08/17/21
Checked: PSL	Scale: AS NOTED	Project No.: 21061
Drawing Name: 21061-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
4	1/25/22	REVISED PER TRC COMMENTS	DJM
3	12/28/21	REVISED PER TRC COMMENTS; SWITCHED TO STANDALONE SBUX	DJM
2	12/02/21	REVISED PER STARBUCKS COMMENTS	DJM
1	11/05/21	REVISED PER STARBUCKS COMMENTS	DJM
0	10/21/21	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Stratham, NH 03885  
 PO Box 219  
 Civil Engineering Services  
 603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SITE PLAN</b>
Project:	<b>STARBUCKS 68 CRYSTAL AVE, DERRY, NH</b>
Owner of Record:	<b>BLUE SEAL FEEDS, INC. 2105 US HIGHWAY 61 N, MUSCATINE, IA 52761 BK 2774 PG 0068</b>

DRAWING No.

**C2**

SHEET 4 OF 18  
JBE PROJECT NO. 21061







