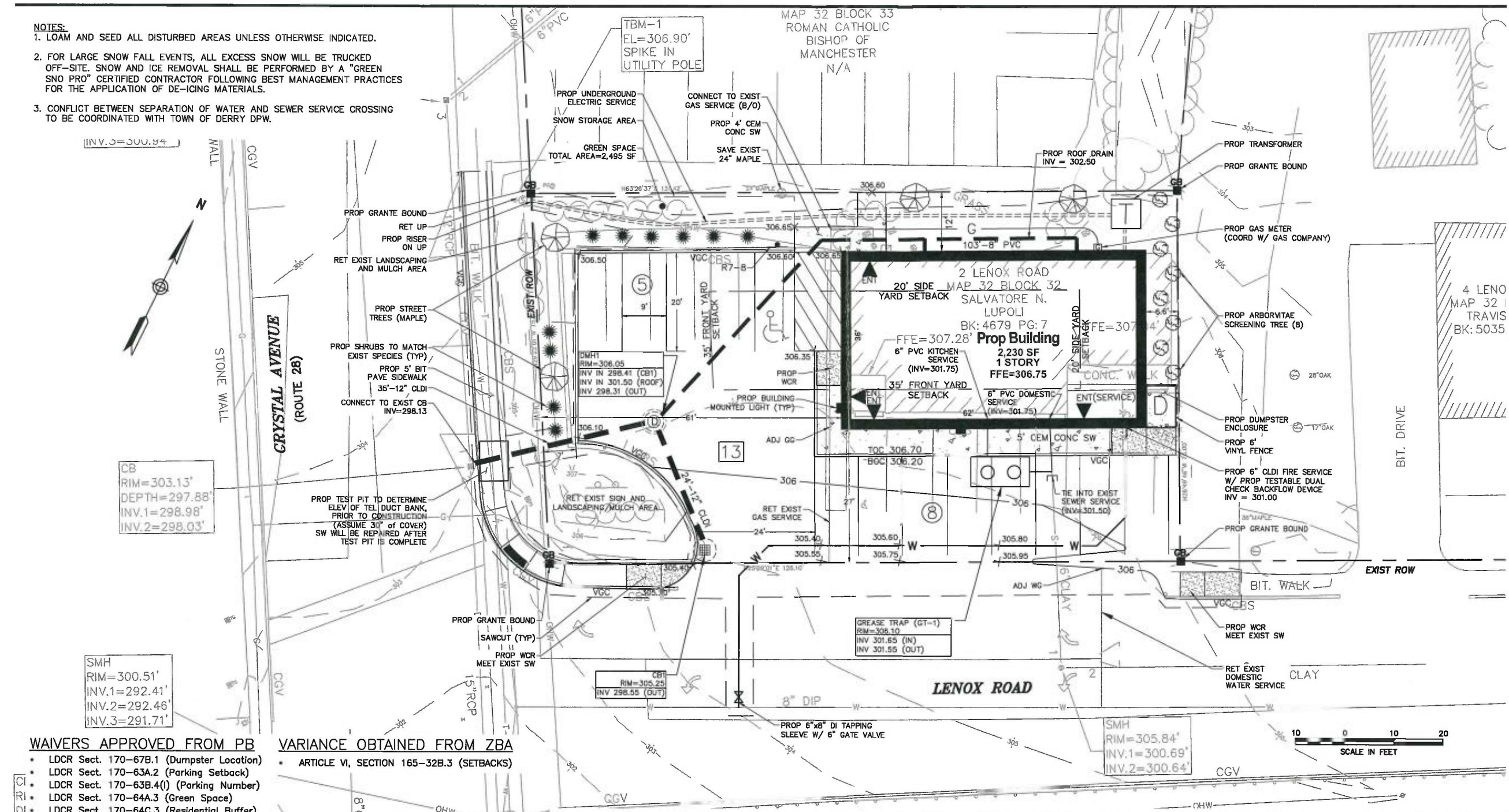
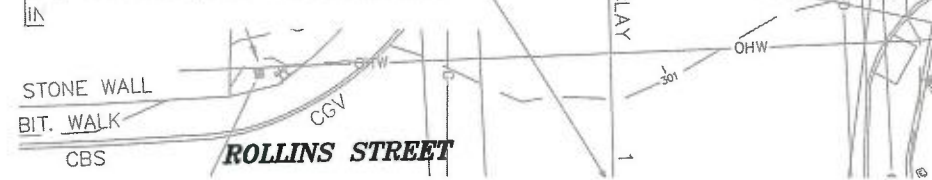


- NOTES:**
1. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
 2. FOR LARGE SNOW FALL EVENTS, ALL EXCESS SNOW WILL BE TRUCKED OFF-SITE. SNOW AND ICE REMOVAL SHALL BE PERFORMED BY A "GREEN SNO PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
 3. CONFLICT BETWEEN SEPARATION OF WATER AND SEWER SERVICE CROSSING TO BE COORDINATED WITH TOWN OF DERRY DPW.



- WAIVERS APPROVED FROM PB**
- LDCR Sect. 170-67B.1 (Dumpster Location)
 - LDCR Sect. 170-63A.2 (Parking Setback)
 - LDCR Sect. 170-63B.4(l) (Parking Number)
 - LDCR Sect. 170-64A.3 (Green Space)
 - LDCR Sect. 170-64C.3 (Residential Buffer)

- VARIANCE OBTAINED FROM ZBA**
- ARTICLE VI, SECTION 165-32B.3 (SETBACKS)



SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	8	THUJA	ARBORVITAE	8' TALL (MIN)	SPACED 12' APART (MAX)
	7	ACER RUBRUM	RED MAPLE	2.5" CALIPER (MIN) 8' TALL (MIN)	STREET TREES SPACED 25' APART (MAX)
		MATCH EXIST PLANTINGS			

ZONING DISTRICT	GENERAL COMMERCIAL		
PROPOSED USE	RESTAURANT		
PROPOSED USE ALLOWABLE BY	TOWN OF DERRY ZONING ORDINANCE		
DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	30,000 SF	9,725± SF	9,725± SF
FRONTAGE/LOT WIDTH	125 FT	128 FT	128 FT
FRONT YARD SETBACK	35 FT	62 FT & 30 FT	61 FT & 27 FT*
SIDE YARD SETBACK	20 FT	1.5 FT* & 13 FT*	6.6 FT* & 12 FT*
REAR YARD SETBACK	20 FT	N/A	N/A
BUILDING HEIGHT/STORIES	N/A	20 FT/2 STORIES	24 FT/1 STORY
LOT COVERAGE	25% (MAX)	20%	23%
GREEN "TREE" STRIP	15 FT ALONG ALL FRONTAGE	5.5 FT* & 0 FT	6.5 FT* & 0 FT
GREEN SPACE	33% (MIN)	23%*	26%*

REQUIRED PARKING	PER SECTION 170-63B.R.1: RESTAURANT/TAKE OUT (2,230 SF) - 1/80 SF FLOOR SPACE, PLUS 1 SPACE PER EMPLOYEE OF THE LARGEST SHIFT (37 + 3) REQUIRED PARKING = 40 SPACES		
	REQUIRED	EXISTING	PROPOSED
PARKING	40 SPACES	12 SPACES	13 SPACES**
PARKING SPACE DIMENSIONS	9 FT x 20 FT	9 FT x 20 FT	9 FT x 20 FT
aisle WIDTH (TWO WAY)	24 FT	24 FT	24 FT
PARKING SPACE SET BACKS	FRONT - 5 FT SIDE AND REAR - 5 FT	FRONT - 6 FT SIDE AND REAR - 0 FT	FRONT - 7 FT SIDE AND REAR - 1 FT**

	EXISTING	PROPOSED
EXISTING	3,720 SF	
PROPOSED		2,230 SF

*VARIANCES FOR LOT AREA, FRONT YARD SETBACK, SIDE YARD SETBACK HAVE BEEN OBTAINED FROM THE ZBA.

TEC, Inc.
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 Lawrence, MA 01843
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 www.TheEngineeringCorp.com

DESIGNED BY	ADC
DRAWN BY	CPR
CHECKED BY	RJF
DATE	5/24/2016
SCALE	1" = 10'

PREPARED FOR
Salvatore N. Lupoli
 354 Merrimack Street
 Lawrence, MA 01843

1. TOWN STAFF COMMENTS	6/17/2016
2. FINAL SITE LAYOUT	12/22/2017

ISSUED FOR
Permitting

PROJECT TITLE
**Proposed Site
 Redevelopment**

PROJECT LOCATION
**2 Lenox Road
 Derry, New Hampshire**

DRAWING TITLE
Construction Plan

PROJECT NO.
 T0499
 TEC CAD FILE
 T0499_CON_ALT 1.dwg
 DRAWING NO.
C-4
 SHEET 4 OF 7