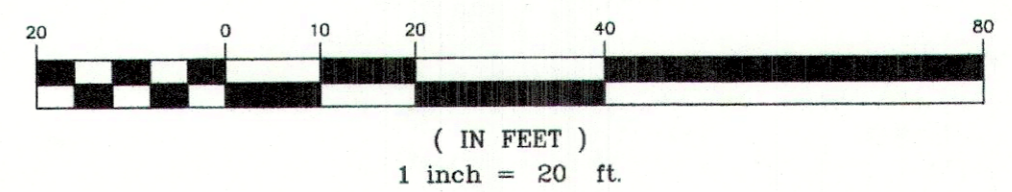


SITE NOTES:

- 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:
 "RESTURANT, 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

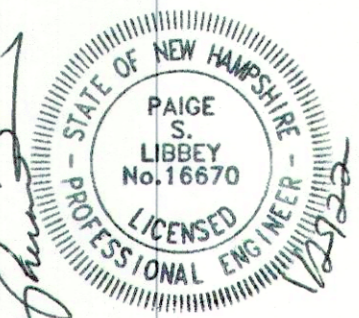
PROJECT PARCEL
TOWN OF DERRY
TAX MAP 35, LOT 18

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

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

Plan Name:	SITE 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.

C2

SHEET 4 OF 18
JBE PROJECT NO. 21061



