

SITE DATA

OWNER OF RECORD OF MAP H LOT 520: WILMAR, LLC, 221 OSGOOD ROAD, MILFORD, NH 03055
 DEED REFERENCE TO PARCEL 15 BK 6830 PG 1373
 AREA OF PARCEL = 137,057± SF OR 3.14± ACRES

ZONED: GENERAL BUSINESS (GB)
 EXISTING USE: VACANT RETAIL BUILDING
 PROPOSED USE: CONVENIENCE STORE/GAS SALES

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A CONVENIENCE STORE (SINGLE STORY WITH BASEMENT) WITH SELF SERVICE GAS PUMPS.

TYPICAL HOURS OF OPERATION: OPEN 24 HOURS.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
LOT AREA	10,000 SF (0.22± AC)	137,057 SF (3.14± AC)
LOT FRONTAGE	50 FT	235 FT
DEPTH	75 FT	436 FT
MAXIMUM STRUCTURE DIMENSIONS:		
STRUCTURE HEIGHT	60 FT	XXX FT
STRUCTURE STORIES	5 STORIES	1 STORY
ROOF APPURTENANCE HEIGHT	15% ROOF HEIGHT	XXX FT
MINIMUM SETBACKS/BUFFER:		
BUILDING FRONT	10 FT	151.4 FT
BUILDING SIDE	7 FT	58.8 FT
BUILDING REAR	10 FT	239.7 FT
MINIMUM OPEN SPACE	10%	30.8%

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	25 SPACES	43 SPACES (INCLUDING 12 SPACES AT PUMPS)
ACCESSIBLE SPACES (REQ'D BY ADA)	2 SPACES	2 SPACES
PARKING SPACE SIZE	9 FT X 20 FT	9 FT X 20 FT
AISE WIDTH	20 FT	20 FT

PARKING CALCULATIONS

REQUIRED PARKING RATIO:
 MINIMUM: 1 SPACE PER 200 S.F. GROSS FLOOR AREA
 MAXIMUM: 1 SPACE PER 100 S.F. GROSS FLOOR AREA

1/200 X 5,005 SF = 25 SPACES
 1/100 X 5,005 SF = 50 SPACES

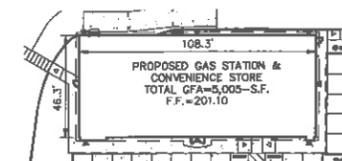
NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR.

SIGN LEGEND

ID	SIGN	SIZE (INCHES)		DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROREFLECTIVITY, ETC.)	NO. OF SIGNS
		WIDTH	HEIGHT		
R1-1	STOP	30	30	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	2
R7-8'	RESERVED PARKING	12	18		1
R7-8P'	VAN ACCESSIBLE	18	9		1

- NOTE:
 1. HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH CITY OF NASHUA STANDARDS AND ADA REGULATIONS.
 2. PER ADA STANDARDS, A "VAN ACCESSIBLE" PLAQUE DOES NOT RESTRICT USE OF ACCESSIBLE SPACES TO VAN USERS ONLY.



BUILDING DIMENSIONS

SCALE: 1"=40'

SITE DEVELOPMENT PLANS

TAX MAP H LOT 520
SITE LAYOUT PLAN
4 BLACKSTONE DRIVE
 NASHUA, NEW HAMPSHIRE
 OWNED BY
WILMAR, LLC
 PREPARED FOR
COLBEA ENTERPRISES, LLC
1"=80' (11"X17")
SCALE: 1"=40' (22"X34') **MAY 7, 2020**

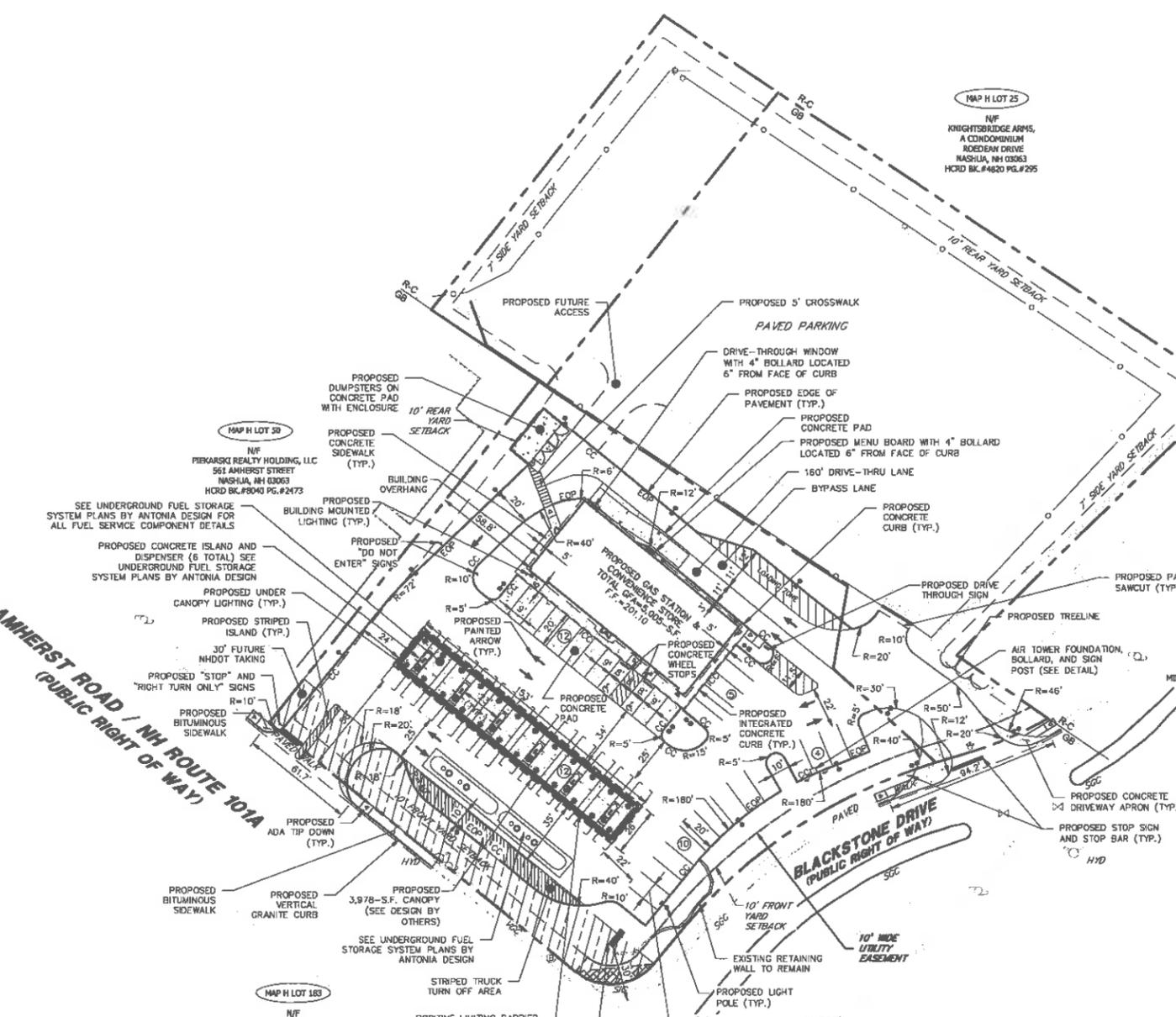


Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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REV	DATE	DESCRIPTION	DKE	CRR
1	5/27/2020	REVISIONS PER CITY CHECKLIST COMMENTS		

HORIZONTAL SCALE 1"=40'
 40 20 0 40



AMHERST ROAD / NH ROUTE 101A
 (PUBLIC RIGHT OF WAY)

BLACKSTONE DRIVE
 (PUBLIC RIGHT OF WAY)

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