

SITE DATA

OWNER OF RECORD OF MAP 5 LOT 28: TEAM YARMO INVESTMENT I, LLC
 218 FEDERAL HILL ROAD, HOLLIS, NH 03049
 DEED REFERENCE TO PARCEL IS BK. B684 PG. 1397
 AREA OF PARCEL = 182,948± SF OR 4.200± ACRES

ZONED: COMMERCIAL (C)
 EXISTING USE: VACANT
 PROPOSED USE: 10 PUMP GASOLINE STATION WITH A 4,500 S.F. CONVENIENCE STORE AND DRIVE THRU AND AN 8,000 S.F. DRY GOODS RETAIL STORE.

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A PROPOSED TWO-PHASE DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS.

TYPICAL HOURS OF OPERATION:
 GAS STATION: 6 AM TO 11 PM EVERY DAY
 RETAIL: 9 AM TO 9 PM MONDAY THROUGH SATURDAY, 10 AM TO 6 PM ON SUNDAY

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)
 CURRENT ZONING IS COMMERCIAL (C) ZONING DISTRICT.

	REQUIRED	PROVIDED	
MIN. LOT SIZE:	1.0 ACRE	4.2 AC	
MIN. LOT FRONTAGE:	200'	243.2'	
MIN. BUILDING SETBACKS:		243.2'	GAS STATION
FRONT:	50'	174.3'	283.7'
SIDE:	15'	55.3'	46.8'
REAR:	15'	492.9'	315.0'
MAX. BUILDING HEIGHT:	38'	<38'	<38'
MAX. LOT COVERAGE:	60%	45.5%	
MAX. BUILDING COVERAGE:	50%	6.8%	
MIN. LANDSCAPED OPEN SPACE:	20%	54.5%	

PARKING CALCULATIONS:
 REQUIRED:
 GAS/CONVENIENCE STORE WITH DRIVE THRU:
 MIN.: 1 SP./PUMP (10)+1 SP./EMPL. (5)+1 SP./300 SF RETAIL (3,800 SF) & 2 SP./APT. x 2 APT.= 32 SPACES
 MAX.: 1 SP./PUMP (10)+1.2 SP./EMPL. (5)+1 SP./250 SF RETAIL (3,800 SF) & 2 SP./APT. x 2 APT.= 34 SPACES

PROPOSED: 29 SPACES (WAIVER REQUESTED)

RETAIL:
 MIN.: 1 SP./300 SF (8,000 SF) = 27 SPACES
 MAX.: 1 SP./250 SF (8,000 SF) = 32 SPACES

PROPOSED: 27 SPACES (MIN.)

5-3
 ARCHAMBAULT FAMILY REV. LIVING TRUST
 MARK ARCHAMBAULT TRUSTEE
 83 PEPPERELL ROAD
 HOLLIS, NH 03049
 BK 8652 PG 2591 4/9/14

5-25
 MAUREEN
 R/BARIL
 P.O. BOX 487
 HOLLIS, NH 03049-6550
 BK 6100 PG 163 4/15/99
 (SEE REF. PLAN #2)

5-27
 JAMES J. &
 KATHERINE J. SAVOY
 88 RUNNELLS BRIDGE ROAD
 HOLLIS, NH 03049
 BK 5244 PG 579 3/21/99

5-29
 GORDON
 BRIGGS
 100 RUNNELLS BRIDGE ROAD
 HOLLIS, NH 03049
 BK 5230 PG 1679 12/27/90

5-31
 RUNNELLS LANDING HOMEOWNERS ASSOC.
 C/O JUDITH MANONEY, PRESIDENT
 31 TERRELL LANE
 HOLLIS, NH 03049
 BK 6349 VOL 10 PG 242 03/02/01/01
 (SEE REF. PLAN #1)

RECEIVED
 JUN 11 2020
 PLANNING DEPARTMENT
 HOLLIS, N.H.

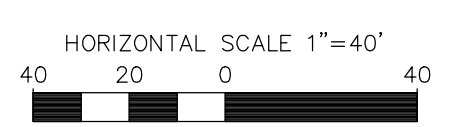
SITE DEVELOPMENT PLANS
 TAX MAP 5 LOTS 28-1, 28-2 & 28-3
UST WAIVER SITE PLAN
PROPOSED SITE DEVELOPMENT
82 RUNNELLS BRIDGE ROAD, HOLLIS, NH
 OWNED BY
TEAM YARMO INVESTMENT I, LLC
 PREPARED FOR
RUNNELLS BRIDGE REALTY TRUST

SCALE: 1"=40' JULY 22, 2019

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 48 Constitution Drive, Bedford, N.H. 03110

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REV.	DATE	DESCRIPTION	DR	CK
8	6/10/20	UPDATE UST LOCATION	JSH	JSH
7	3/5/20	FIELD LOCATION OF WELL ON LOT 5-25	JSH	JSH
6	2/5/20	UPDATE UST LOCATION	JSH	JSH
5	12/16/19	UPDATE UST LOCATION	JSH	JSH
4	12/16/19	UPDATE UST LOCATION	JSH	JSH
3	03/22/20	NHDESURBAT REVIEW LOCATION	JSH	JSH
2	10/28/19	RELOCATE MONITOR WELL PER NHDES	JSH	JSH
1	10/25/19	ADD DIMENSIONS PER NHDES	JSH	JSH

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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76596.01 DR PWH FB
 CK JSH CADFILE 76596-01_RBRT SITE LAYOUT UST-1