



**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. 8834 PG. 1397  
 AREA OF PARCEL = 182,948± SF OR 4.200± ACRES

ZONED: COMMERCIAL (C)  
 EXISTING USE: VACANT  
 PROPOSED USE: TO 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:			GAS STATION
FRONT:	50'	174.3'	283.7'
SIDE:	15'	55.3'	46.8'
REAR:	15'	49.9'	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

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

TOTAL REQUIRED: 59 SPACES (MIN.) & 66 SPACES (MAX.)  
 PROPOSED: 59 SPACES INCLUDING 4 HANDICAP

**NOTES**

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN 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		30	30		6
R7-8 <sup>1</sup>		12	18	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	4
R7-8P <sup>2</sup>		18	9		2
R5-1		30	30		4

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

**SITE DEVELOPMENT PLANS**

TAX MAP 5 LOTS 28-1, 28-2 & 28-3  
**OVERALL PRESENTATION 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' February 22, 2020

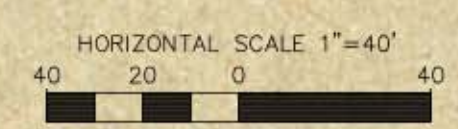
**RECEIVED**  
 Mar 05 2020  
 PLANNING DEPARTMENT  
 HOLLIS, N.H.

5-31  
 RUNNELLS LANDING HOMEOWNERS ASSOC.  
 c/o JUDITH MANONEY, PRESIDENT  
 31 PERRELL LANE  
 HOLLIS, NH 03049  
 (SEE PREL. PLAN #)

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REV.	DATE	DESCRIPTION	DR	CK

FILE #	76596.01	DR	PWH	FB	76596-01_RBR1 SITE LAYOUT	PRESENTATION
	CK	USH	CADFILE			



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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