

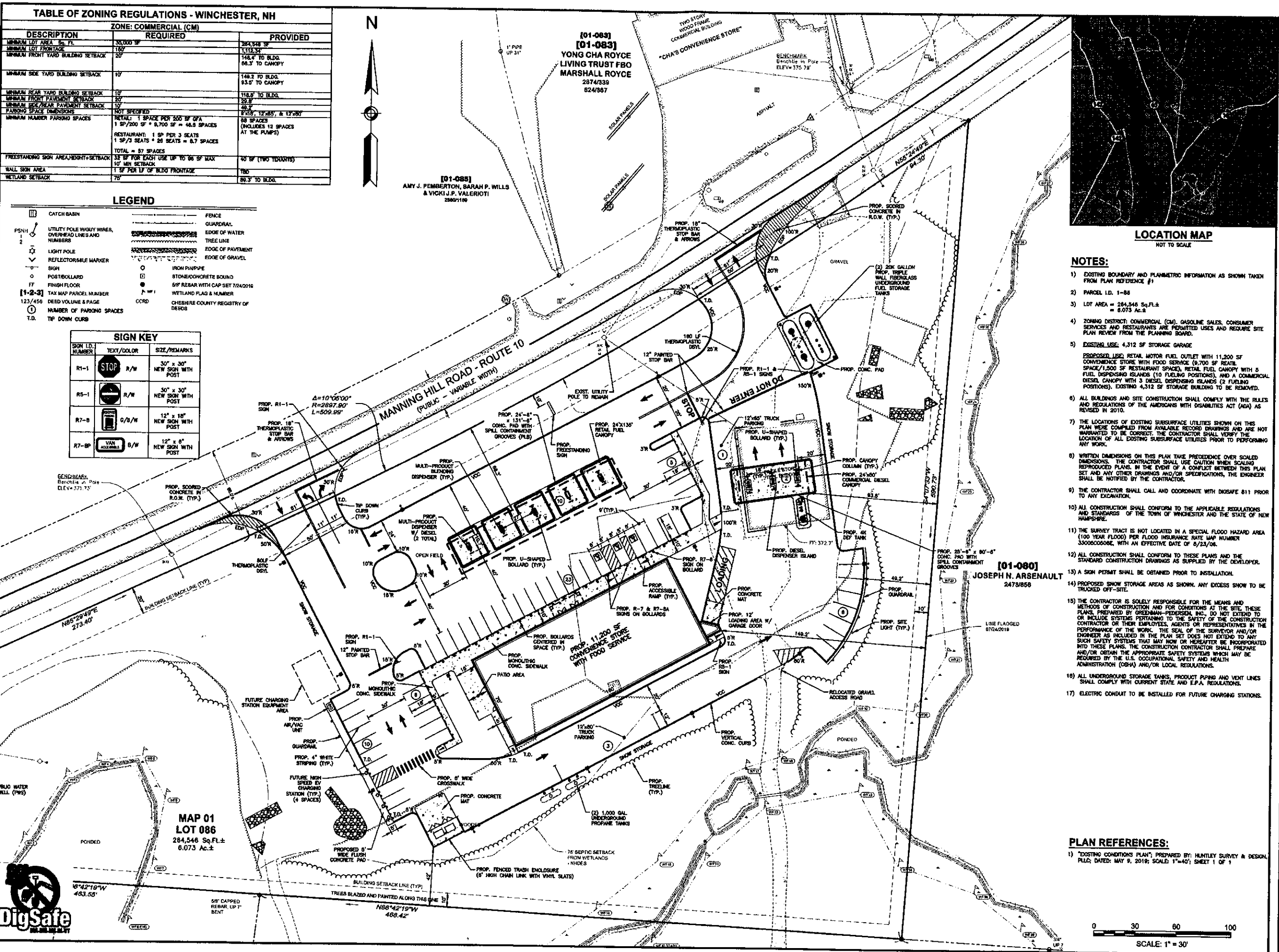
TABLE OF ZONING REGULATIONS - WINCHESTER, NH		
DESCRIPTION	ZONE: COMMERCIAL (CM)	REQUIRED
MINIMUM LOT AREA - Sq. Ft.	30,000 SF	284,546 SF
MINIMUM LOT FRONTAGE	150'	1,112.34'
MINIMUM FRONT YARD BUILDING SETBACK	20'	148.2' TO BLDG. 68.3' TO CANOPY
MINIMUM SIDE YARD BUILDING SETBACK	10'	148.2' TO BLDG. 93.9' TO CANOPY
MINIMUM REAR YARD BUILDING SETBACK	10'	118.8' TO BLDG.
MINIMUM FRONT PAVEMENT SETBACK	20'	20.8'
MINIMUM SIDE/REAR PAVEMENT SETBACK	10'	42.8'
PARKING SPACE DIMENSIONS	NOT SPECIFIED	12'x18', 12'x25', & 12'x30'
MINIMUM NUMBER PARKING SPACES	RETAIL: 1 SPACE PER 200 SF OF A 1 SP/200 SF * 8,700 SF = 43.5 SPACES RESTAURANT: 1 SP PER 3 SEATS 1 SP/3 SEATS + 24 SEATS = 8.7 SPACES TOTAL = 52.2 SPACES	88 SPACES (INCLUDES 12 SPACES AT THE PUMPS)
FREESTANDING SIGN AREA/HEIGHT+SETBACK	33 SF FOR EACH USE UP TO 96 SF MAX 10' MIN SETBACK	40 SF (TWO TOWNS)
WALL SIGN AREA	1 SF PER 1' OF BLDG FRONTAGE	785
WETLAND SETBACK	75'	89.3' TO BLDG.

LEGEND

	CATCH BASIN		FENCE
	UTILITY POLE (W/ W/RES, OVERHEAD LINES AND NUMBERS)		GUARDRAIL
	LIGHT POLE		EDGE OF WATER
	REFLECTORABLE MARKER		TREE LINE
	SIGN		EDGE OF PAVEMENT
	POSTBOLLARD		EDGE OF GRAVEL
	FINISH FLOOR		IRON PIPE
	TAX MAP PARCEL NUMBER		STONE/CONCRETE BOUND
	DEED VOLUME & PAGE		5/8\"/>
	NUMBER OF PARKING SPACES		WETLAND FLAG & NUMBER
	TOP DOWN CURB		CHESHIRE COUNTY REGISTRY OF DEEDS

SIGN KEY

SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST
R5-1	R/W	30" x 30" NEW SIGN WITH POST
R7-B	G/B/W	12" x 18" NEW SIGN WITH POST
R7-SP	B/W	12" x 6" NEW SIGN WITH POST



- NOTES:**
- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN TAKEN FROM PLAN REFERENCE #1
 - PARCEL I.D. 1-86
 - LOT AREA = 284,546 Sq.Ft. ± = 6.073 Ac. ±
 - ZONING DISTRICT: COMMERCIAL (CM). GASOLINE SALES, CONSUMER SERVICES AND RESTAURANTS ARE PERMITTED USES AND REQUIRE SITE PLAN REVIEW FROM THE PLANNING BOARD.
 - EXISTING USE: 4,312 SF STORAGE GARAGE
PROPOSED USE: RETAIL MOTOR FUEL OUTLET WITH 11,200 SF CONVENIENCE STORE WITH FOOD SERVICE (9,700 SF RETAIL SPACE/1,500 SF RESTAURANT SPACE), RETAIL FUEL CANOPY WITH 5 FUEL DISPENSING ISLANDS (10 FUELING POSITIONS), AND A COMMERCIAL DIESEL CANOPY WITH 3 DIESEL DISPENSING ISLANDS (2 FUELING POSITIONS). EXISTING 4,312 SF STORAGE BUILDING TO BE REMOVED.
 - ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
 - THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
 - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DSS&E 811 PRIOR TO ANY EXCAVATION.
 - ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF WINCHESTER AND THE STATE OF NEW HAMPSHIRE.
 - THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 3306060606, WITH AN EFFECTIVE DATE OF 8/23/06.
 - ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
 - A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
 - PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
 - ELECTRIC CONDUIT TO BE INSTALLED FOR FUTURE CHARGING STATIONS.

REVISIONS

NO.	REVISION	DATE

PLAN REFERENCES:

- EXISTING CONDITIONS PLAN, PREPARED BY: HUNTLEY SURVEY & DESIGN, PLLC, DATED: MAY 9, 2019; SCALED: 1"=40'; SHEET 1 OF 1

SITE PLAN

SCALE: 1"=30'

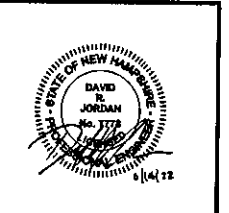
PROJECT NO. NEX-2020045

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GPI Engineering
Survey
Planning
Construction Management
Greenman-Pedersen, Inc.
44 Sibley Road, Suite One
Salem, NH 03079

YONGRO, INC.
840 MANNING HILL ROAD
WINCHESTER, NH

TAX MAP 01 LOT 086
860 MANNING HILL ROAD
WINCHESTER, NEW HAMPSHIRE



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