

**PARKING REQUIREMENTS:**

PER THE TOWN OF AMHERST NON-RESIDENTIAL SITE PLAN REVIEW REGULATIONS, ARTICLE 8, SECTION 8.1 - PARKING SPACE REQUIREMENTS, THERE IS NO SPECIFIC REQUIREMENT FOR A WAREHOUSE FACILITY. AS SUCH, THE FOLLOWING PARKING FOR EMPLOYEES AND VISITORS WAS PROPOSED; BASED ON OWNER EXPERIENCE:

**PARKING SPACE USAGE:**

ALENE: 75 SPACES  
 NOVO: 100 SPACES  
 PROVIDED: 242 STANDARD PARKING SPACES  
 8 HANDICAP PARKING SPACES  
 250 TOTAL PARKING SPACES

**SIGN NOTES:**

1. THE APPLICANT INTENDS TO PREPARE AND APPLY FOR A SIGN MASTER PLAN PERMIT PER THE REQUIREMENTS OF THE AMHERST ZONING ORDINANCE ARTICLE III §3.4.L 'DESIGN GUIDELINES FOR SIGN MASTER PLANS'.

**LAYOUT NOTES:**

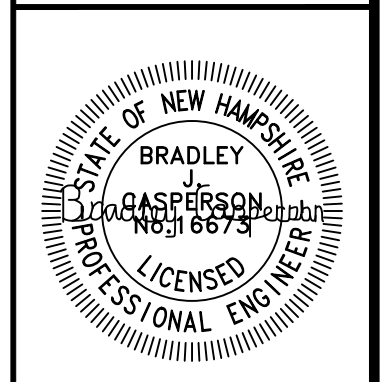
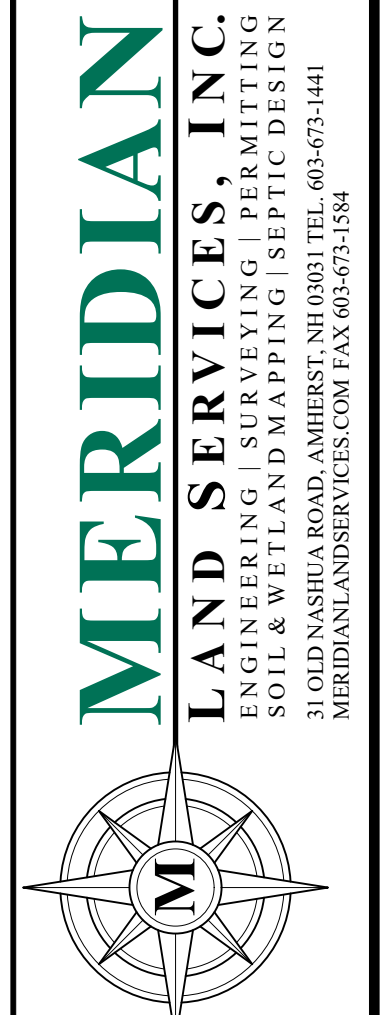
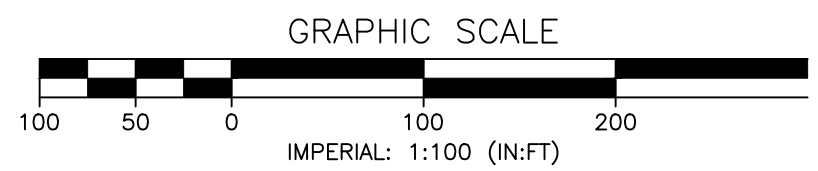
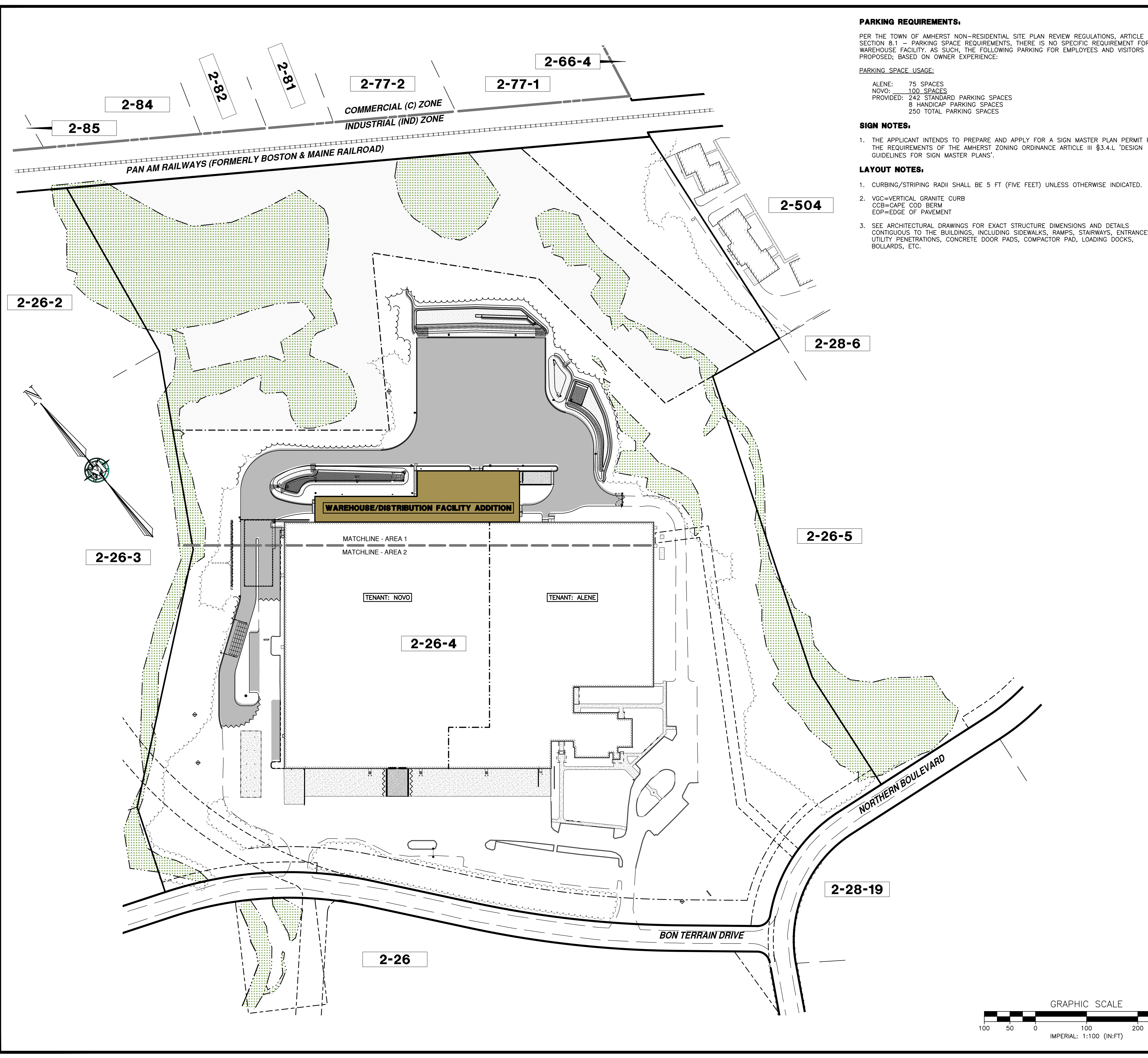
1. CURBING/STRIPING RADII SHALL BE 5 FT (FIVE FEET) UNLESS OTHERWISE INDICATED.
2. VGC=VERTICAL GRANITE CURB  
 CCB=CAPE COD BERM  
 EOP=EDGE OF PAVEMENT
3. SEE ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDINGS, INCLUDING SIDEWALKS, RAMPS, STAIRWAYS, ENTRANCES, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

**NOTES:**

1. OWNER OF RECORD:  
 MAP 2 LOT 26-4  
 EIP ONE BON TERRAIN DRIVE, LLC  
 20 PICKERING STREET, SUITE #200  
 NEEDHAM, MASSACHUSETTS 02492  
 BOOK/PAGE: 98468/2839 (05/12/2021)
2. THE SUBJECT PARCEL IS INDICATED AS MAP 2 LOT 26-4 ON THE AMHERST TAX ASSESSORS MAPS.
3. THE TOTAL AREA OF THE SUBJECT PARCEL IS 40.23 ACRES (1,752,593 SQUARE FEET).
4. THE SUBJECT PARCEL IS LOCATED IN THE INDUSTRIAL ZONING DISTRICT (I), IS WHOLLY LOCATED WITHIN THE AQUIFER CONSERVATION AND WELLHEAD PROTECTION DISTRICT (ACWPD), WITH PORTIONS BEING LOCATED WITHIN THE WETLANDS AND WATERSHED CONSERVATION DISTRICT (WWCD) WHICH INCLUDE ALL JURISDICTIONAL WETLANDS AND LANDS WITHIN ONE HUNDRED FEET (100'). WITH CERTAIN WETLANDS, AS NOTED HEREON, BEING A.) EXCLUSIVE OF THE (WWCD) PER AMHERST ZONING ORDINANCE ARTICLE IV § 4.11.F.4 [EXEMPTION FOR BEING THE RESULT OF A STORMWATER MANAGEMENT IMPROVEMENT] AND B.) STATUTORILY EXEMPT FROM STATE PERMITTING REQUIREMENTS PER NH RSA 482A:30(V)(B) [EXEMPTION FOR NONTIDAL MAN-MADE WATER AND/OR STORMWATER CONVEYANCE SYSTEM].
5. THE SUBJECT PARCEL IS SUBJECT TO A CONDITIONAL USE PERMIT (CUP) GRANTED BY THE AMHERST PLANNING BOARD TO ALLOW CERTAIN DISTURBANCE WITHIN THE WETLAND AND WATERSHED CONSERVATION DISTRICT (WWCD), IE ONE HUNDRED FOOT (100') NON-DISTURBANCE BUFFER, IN THE AMOUNT OF TWENTY FOUR THOUSAND THIRTY FIVE SQUARE FEET (24,035 SF), AND LOCATIONS AS INDICATED IN THE CUP NOTICE OF DECISION (NOD). WHEREAS THE PLANNING BOARD'S DECISION TO GRANT CUP APPROVAL WAS INFLUENCED BY REPRESENTATIONS MADE BY OR ON BEHALF OF THE APPLICANT IN A NARRATIVE PREPARED BY MERIDIAN LAND SERVICES, INC.; SAID CUP APPROVAL IS CONDITIONAL UPON CONTINUED CONFORMANCE WITH ALL REPRESENTATIONS MADE IN SAID NARRATIVE IN PERPETUITY UNLESS SUBSEQUENTLY MODIFIED OR EXTINGUISHED BY AFFIRMATIVE VOTE OF THE AMHERST PLANNING BOARD. CASE NO 14589-080321, APPROVED SEPTEMBER 8, 2021.
6. THE SUBJECT PARCEL IS SUBJECT TO A VARIANCE GRANTED BY THE AMHERST ZONING BOARD OF ADJUSTMENT (ZBA) TO RELIEVE THE PROVISIONS OF THE AMHERST ZONING ORDINANCE ARTICLE IV §4.13 1.I.2.D, FROM FOUR FEET (4') TO ONE FOOT (1') OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF STORMWATER MANAGEMENT FACILITIES, WHICH INFILTRATE OR FILTER, TO THE ESTIMATED SEASONAL HIGH WATER TABLE (ESHW). CASE NO PZ14693-08021, APPROVED SEPTEMBER 21, 2021.
7. THE PROJECT IS SUBJECT TO THE FOLLOWING WAIVERS FROM THE AMHERST NON-RESIDENTIAL SITE PLAN REGULATIONS (NRSPR) GRANTED BY THE AMHERST PLANNING BOARD AT A PUBLIC HEARING ON NOVEMBER 3, 2021:  
 7.A. NRSPR ~ ARTICLE V 'LANDSCAPING STANDARDS'; TO WAIVE THE ARTICLE IN ITS ENTIRETY FOR THE PROPOSED SITE DEVELOPMENT AREAS OF THE PROJECT.  
 7.B. NRSPR ~ ARTICLE VI 'PARKING'; TO WAIVE LANDSCAPING REQUIREMENTS FOR THE PROPOSED DEVELOPMENT AREAS OF THE PROJECT.  
 7.C. NRSPR ~ ARTICLE VII 'OUTDOOR LIGHTING GUIDELINES' ~ §7.1.A.2; TO ALLOW LIGHT EMITTING DIODE (LED) FIXTURES.  
 7.D. NRSPR ~ ARTICLE VII 'OUTDOOR LIGHTING GUIDELINES' ~ §7.1.A.6; TO ALLOW LIGHT FIXTURE HEIGHTS OF THIRTY FEET (30').  
 7.E. NRSPR ~ ARTICLE II 'GENERAL STANDARDS' ~ §3.2.B: .9, .14, .15, .18; TO REMOVE THE AFOREMENTIONED AND OTHER NON-PROVIDED REQUIREMENTS OF CERTAIN EXISTING CONDITIONS PLAN ELEMENTS OUTSIDE OF THE PROPOSED SITE DEVELOPMENT AREAS OF THE PROJECT.
8. THE STORMWATER MANAGEMENT INFRASTRUCTURE SHOWN HEREON, INCORPORATE SEVERAL INNOVATIVE METHODS. IT IS IMPERATIVE TO THE OVERALL FUNCTION OF THE SYSTEM, PROTECTION OF RECEIVING WATERS AND WETLANDS, AND TO THE UNDERLYING AQUIFER, THAT ROUTINE MAINTENANCE BE CONDUCTED, AS REQUIRED BY REGULATORY AGENCIES, AND AS RECOMMENDED IN THE APPROVED 'STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE MANUAL', TO PREVENT FLOODING, ADVERSE EFFECTS, AND/OR ILLICIT DISCHARGES FROM OCCURRING. DERELICTION OF THE REQUIREMENT TO PROPERLY MAINTAIN AND SERVICE THE SYSTEM SHALL BE DEEMED A VIOLATION OF SITE PLAN APPROVAL.
9. DIMENSIONAL REQUIREMENTS FOR THE INDUSTRIAL DISTRICT (I) AND THE WETLANDS AND WATERSHED CONSERVATION DISTRICT (WWCD) ARE:

ZONING SUMMARY			
DIMENSIONAL REQUIREMENTS FOR THE INDUSTRIAL ZONING DISTRICT (I)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT SIZE	1 AC	40.234 AC	6.1 AC
FRONTAGE	200 FT <sup>(1)</sup>	1,555 FT	512.9 FT
FRONT YARD SETBACK*	50/100 FT <sup>(2)</sup>	202 FT	171.5 FT
REAR YARD SETBACK	30 FT	688 FT	182.6 FT
SIDE YARD SETBACK	30 FT	178 FT	83.1 FT
OPEN SPACE %	30%	67.0%	61.9%
FLOOR AREA RATIO %	40%	18.9%	20.5%
BUILDING HEIGHT	40/50/80 FT <sup>(3)</sup>	34 FT	34 FT
WETLAND BUFFER**	100/50/25 FT <sup>(4)</sup>		

- (1). Minimum frontage shall be located on the principal route of access.
- (2). ~The fifty (50) foot option requires that a natural vegetation or landscaped area only shall exist between the structure and the highway, except driveways and permitted signs.  
 ~The one hundred (100) foot option allows parking areas to the front of the structure, which parking areas shall be setback a minimum of fifty (50) feet from the edge of the highway's right-of-way.  
 ~Any permitted enlargement of pre-existing structures shall be beyond the fifty (50) foot setback.
- (3). Industrial buildings south of the Boston & Maine Railroad shall not exceed fifty (50) feet for inhabited and eighty (80) feet for uninhabited structures. [The site is located south of the Boston & Maine Railroad]
- (4). The Wetland and Watershed Conservation District (WWCD) requires a no disturbance buffer zone from all surface waters and jurisdictional wetlands as follows:  
  
 Wetlands:  
 a. Water protection wetlands: 100 feet  
 b. Significant wetlands: 50 feet  
 c. Other wetlands: 25 feet  
 d. Vernal pools (\*): Tier One: 100 feet ~Tier Two: 50 feet  
 ~Unless otherwise indicated, all shown wetlands are water protection wetlands  
 ~Certain wetlands, as indicated hereon are exempt from the WWCD and NH state permitting, as being the result of manmade stormwater conveyance. [See Note No 4 on Sheet SP-1 (5 of 28) for additional information].



REV	DATE	DESCRIPTION
1	11/8/21	A
2	1/31/22	B
3	2/7/22	C
4		D
5		E
6		F
7		G
8		H
9		I

OVERVIEW SITE PLAN  
 NEW ENGLAND FACILITIES SOLUTIONS CORPORATION  
 1 BON TERRAIN DRIVE  
 TAX MAP 2 LOT 26-4  
 AMHERST, NEW HAMPSHIRE

SCALE: 1" = 100'  
 OCTOBER 4, 2021

**SP-1**  
 SHEET

FILE: 4760115C.dwg  
 PROJECT: 4760.15  
 SHEET NO. 5 OF 28