

ZONING ANALYSIS

TAX MAP/BLOCK/LOT: MAP 46Z / LOT 48
 ADDRESS: 311 SHEEP DAVIS ROAD
 CONCORD, NEW HAMPSHIRE
 ZONING DISTRICT: GWP (GATEWAY PERFORMANCE DISTRICT)

	EXISTING	PROPOSED
GROSS ACREAGE OF TOTAL LOT	115,101 SF (2.64 AC.)	115,101 SF (2.64 AC.)
GROUND COVERAGE OF BUILDINGS & STRUCTURES	4,474 SF / 0.1 AC. / 3.9%	6,829 SF / 0.1 AC. / 5.9%
IMPERVIOUS SURFACE COVERAGE (EXCLUDING BUILDINGS)	33,518 SF / 0.77 AC. / 29.1%	44,163 SF / 1.1 AC. / 38.4%
TOTAL IMPERVIOUS SURFACE COVERAGE	37,992 SF / 0.87 AC. / 33.0%	50,992 SF / 1.2 AC. / 44.2%

NET LAND AREA CALCULATIONS	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	115,101 SF (2.64 AC.)
MIN. LOT FRONTAGE	300'	555'
MAX. LOT COVERAGE	85%	44.2%
MAX. HEIGHT	45'	<45'
MIN. YARD SETBACKS (BUILDING)		
FRONT	25'	>25'
SIDE	25'	>25'
REAR	25'	>25'

REQUIRED PARKING SPACES
 PROJECT CLASSIFICATION = BANKS WITH DRIVE THROUGH
 1 SPACE PER 200 SF (GROSS FLOOR AREA) PLUS 5 STACKING SPACES PER WINDOW
 8900 SF / 200 SF = 45 SPACES
 7 WINDOWS = 35 STACKING SPACES

	REQUIRED	EXISTING	PROPOSED
TOTAL SPACES:	45	49	49
ACCESSIBLE SPACES:	2	2	2
STACKING SPACES:	35	15	35

LANDSCAPING ANALYSIS
 PROPOSED PARKING/ACCESS AREA: 33,518 SF
 TOTAL REQUIRED INTERIOR LANDSCAPING: 1,675 SF (5%)
 TOTAL PROPOSED INTERIOR LANDSCAPING: 4,080 SF (12.1%)

City of Concord
 Conservation Land
 41 Green St.
 Concord, NH, 03301
 Map 1111, Block 4, Lot 21
 V. 1421 P. 603

Robert & Barbara Plummer
 259 North Parrish Rd.
 Turner, ME, 04282
 Map 0111, Block 4, Lot 24
 V. 1614 P. 1124

Sunoco, Inc.
 Attn: Tax Dept.
 1735 Market St. Suite LL
 Philadelphia, PA, 19103-7583
 Map 1111, Block 2, Lot 22
 V. 2235 P. 589

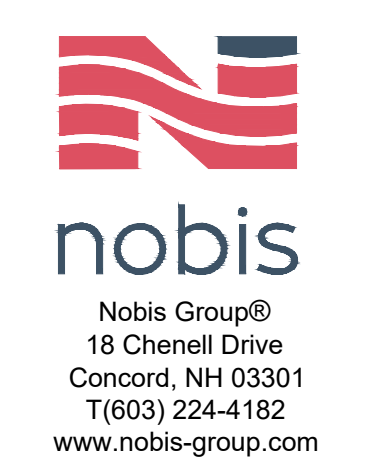
CONTROLLED ACCESS
 R.O.W. SEE MCRD PLAN
 NO. 19702 AND V. 3250
 P. 1317

Ladd Marital Trust - Lucille A.
 Ladd, Trustee & Levi K. Ladd
 Family Trust, Lucille Ladd Trustee
 4 Loudon Ridge Road
 Loudon, NH 03307-1704
 Map 1111, Block 3, Lot 18
 V. 3183 P. 1452

Northern N.E. Conf. of 7th Day
 Adventist
 91 Allen Ave.
 Portland, ME, 04103
 Map 1111, Block 3, Lot 21
 V. 1482 P. 752

BENCH MARK
 SPIKE IN POLE
 NET/T 966/5
 CE 34-4-1
 EL: 345.12
 (NAVD 88)

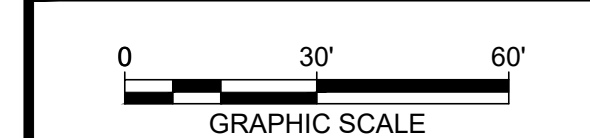
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT UPDATED SITE LAYOUT WITH THE ADDITION OF 4 ITM DRIVE THRU LANES.
 2. ALL BUILDING AND SITE CONSTRUCTION TO COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITY ACT (ADA) 2010 EDITION.
 3. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR TO 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 WILL BE NOTIFIED BY THE CONTRACTOR.
 4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL COORDINATE WORK WITH THE CITY FIRE, POLICE, AND COMMUNITY DEVELOPMENT DEPARTMENTS.
 5. A MANDATORY PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD PRIOR TO ISSUANCE OF ANY PERMITS TO DISCUSS INSPECTION FEES, CONSTRUCTION SCHEDULE, ETC.
 6. REFER TO CONSTRUCTION DETAIL SHEETS FOR ALL APPLICABLE SITE DETAILS.
 7. CONTRACTOR WILL NOTIFY ENGINEERS IMMEDIATELY IF SITE CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLAN.
 8. REFER TO SHEET G-1 FOR GENERAL NOTES AND LEGEND.
- PLAN REFERENCES:**
1. EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, NORTH ARROW, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "AS-BUILT PLAT PREPARED FOR GRANITE STATE CREDIT UNION", DATED DECEMBER 10, 2015, PROVIDED TO NOBIS GROUP, BY RICHARD D. BARTLETT & ASSOCIATES, LLC AND PLANS TITLED "EXISTING CONDITIONS PLAT OF THE LAND OF THE GEORGE N. GEERS REVOCABLE TRUST", DATED JANUARY 15, 2007, BY RICHARD D. BARTLETT ASSOCIATES, LLC.



NOT ISSUED
 FOR
 CONSTRUCTION

GRANITE STATE
 CREDIT UNION
 TAX MAP 46Z-48
 311 SHEEP DAVIS ROAD
 CONCORD, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION
REVISIONS		



DATE:	AUGUST 2022
NOBIS PROJECT NO.:	078710.040
DRAWN BY:	MGD
CHECKED BY:	JCN
CAD DRAWING FILE:	078710.040-C-200-SITE.dwg
SHEET TITLE	

PROPOSED SITE
 PLAN

SHEET
C-2

J:\078710.040-C-200-SITE.dwg 8/17/2022 1:31 PM