



REFERENCE PLANS

1. RE-SUBDIVISION PLAT LANDS OF SUSAN A. WHYNEY AND INTERCHANGE DEVELOPMENT LLC. LOCATION, WHITNEY ROAD - CONCORD, NH - MERRIMACK COUNTY, TAX MAPS 06P LOTS 5 & 6. PREPARED BY FWS LAND SURVEYING P.L.L.C., DATED FEB. 10, 2014 LAST REVISED MAY 01, 2014.

NOTES

- THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW A LOT LINE ADJUSTMENT, REZONING, AND CONCEPTUAL DEVELOPMENT OF A NEW HIGHWAY COMMERCIAL LOT #5, AND NEW INDUSTRIAL LOT #6 IN THE CITY OF CONCORD, NH.
- CURRENT ZONING IS URBAN COMMERCIAL (CU) & INDUSTRIAL (NI) ZONING DISTRICT. THE URBAN COMMERCIAL ZONE IS PROPOSED TO BE CONVERTED TO HIGHWAY COMMERCIAL (CH).

REQUIRED CH/NI	40,000 SF/40,000 SF
MIN. BUILDABLE LAND:	20,000 SF/20,000 SF
MIN. LOT FRONTAGE:	200'/200'
MIN. BUILDING SETBACKS:	
FRONT	50'/50'
SIDE	25'/25'
REAR	30'/30'
MAX. LOT COVERAGE:	80%/85%
- PARKING CALCULATIONS:

RESTAURANT:	1 SP/75 SF (5,000 SF) = 67 SPACES
FASTFOOD:	1 SP/75 SF (4,442 SF) = 59 SPACES
BANK:	1 SP/200 SF (3,037 SF) = 15 SPACES
RETAIL:	1 SP/250 SF (67,800 SF) = 271 SPACES
INDUSTRIAL FLEX SPACE:	1 SP/400 SF (32,400 SF) = 81 SPACES
WAREHOUSE-DISTRIBUTION:	1 SP/1,500 SF (202,000 SF) = 135 SPACES
TOTAL REQUIRED:	628 SPACES
PROPOSED:	708 SPACES
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:

DRAINAGE:	PRIVATE
SEWER:	MUNICIPAL
WATER:	MUNICIPAL
ELECTRIC:	UTILITY
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM REFERENCE PLAN INFORMATION.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM REFERENCE PLAN INFORMATION.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 3301300337E, EFFECTIVE DATE: APRIL 18, 2010, INDICATES THAT THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE CITY ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT. A TOTAL OF 36,324± SF IMPACT IS PROPOSED.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- RETAINING WALLS SHOWN ON THE PLAN ARE FOR CONCEPTUAL PURPOSES. FINAL LOCATION, TYPE, LENGTH, AND HEIGHT WILL BE DETERMINED UPON FINAL GRADING PLANS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

"CONCEPT PLAN"

Prepared by:



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

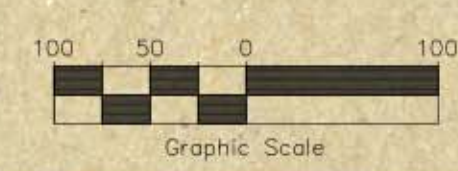
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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

August 08, 2017
CONCEPTUAL DRAWING
Not For Construction

TAX MAP 06P LOTS 5 & 6
CONCEPTUAL SITE PLAN
WHITNEY ROAD
CONCORD, NH
OWNED BY
SUSAN A. WHITNEY & INTERCHANGE DEVEL. L.L.C.
PREPARED FOR
INTERCHANGE DEVELOPMENT/CONCORD CROSSING
SCALE: 1"=100' **AUGUST 08, 2017**



REV.	DATE	DESCRIPTION	DR	CK

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