



REFERENCE PLANS
 1. RE-SUBDIVISION PLAT LANDS OF SUSAN A. WHITNEY 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
 1. THE PURPOSE OF THIS PLAN IS TO SHOW A MIXED USE DEVELOPMENT WHICH INCLUDES A LOT LINE ADJUSTMENT, COMMON ACCESS/PARKING AREAS AND COMMON UTILITIES.
 2. CURRENT ZONING IS GATEWAY PERFORMANCE DISTRICT (GWP) & INDUSTRIAL (IN) ZONING DISTRICT.

	REQUIRED GWP/IN	PROPOSED GWP/IN
MIN. LOT SIZE:	--/40,000 SF	*/*
MIN. BUILDABLE LAND:	--/720,000 SF	*/*
MIN. LOT FRONTAGE:	300'/200'	*/*
MIN. BUILDING SETBACKS:		
FRONT	25'/50'	>25'/NA
SIDE	25'/25'	>25'/>25'
REAR	25'/30'	>25'/>35'
MAX. LOT COVERAGE:	85%/85%	<85%/<85%

3. PARKING CALCULATIONS:
 REQUIRED:
 SUPERMARKET: 1 SP/250 SF (80,775 SF) = 323 SP.
 *SUPERMARKET (CLIENT REQUIREMENT): 5 SP/1,000 SF (80,775 SF) = 404 SP.
 ATTACHED RETAIL (ATTACHED TO SUPERMARKET): 1 SP/250 SF (22,483 SF) = 90 SP.
 *ATTACHED RETAIL (ATTACHED TO SUPERMARKET, CLIENT REQUIREMENT): 5 SP/1,000 SF = 112 SP.
 RETAIL: 1 SP/250 SF (41,720 SF) = 167 SP.
 RESTAURANT: 1 SP/75 SF (6,052 SF + 1,120 SF PATIO) = 96 SP.
 FASTFOOD: 1 SP/75 SF (2,400 SF) = 32 SP.
 BANK: 1 SP/200 SF (2,400 SF) = 12 SP.
 DENTAL/OFFICE/EYE CARE CENTER: 1 SP/225 SF (4,000 SF) = 18 SP.
 MEDICAL OFFICE: 1 SP/225 SF (7,000 SF) = 31 SP.
 WAREHOUSE-DISTRIBUTION: 1 SP/1,500 SF (45,000 SF) = 30 SP.
 TOTAL REQUIRED = 801 SPACES
 *TOTAL REQUIRED (CLIENT REQUIREMENT) = 904 SPACES
 PROPOSED: 927 SPACES

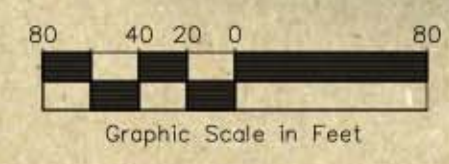
4. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
 DRAINAGE: PRIVATE
 SEWER: MUNICIPAL
 WATER: MUNICIPAL
 ELECTRIC: UNITIL
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
 6. TOPOGRAPHY WAS GENERATED FROM REFERENCE PLAN INFORMATION.
 7. WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM REFERENCE PLAN INFORMATION.
 8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33013C0337E, EFFECTIVE DATE: APRIL 18, 2010, INDICATES THAT THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD AREA.
 9. 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.
 10. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
 11. RETAINING WALLS SHOWN ON THE PLAN ARE FOR CONCEPTUAL PURPOSES. FINAL LOCATION, TYPE, LENGTH, AND HEIGHT WILL BE DETERMINED UPON FINAL GRADING PLANS.
 12. 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.
 13. 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.

TAX MAP 06P LOTS 5 & 6
COMPREHENSIVE DEVELOPMENT PLAN
MIXED USE DEVELOPMENT
WHITNEY ROAD, CONCORD, NH
 OWNED BY
BRADLEY WHITNEY & JENNIFER HABEL & INTERCHANGE DEVELOPMENT L.L.C.
 PREPARED FOR
INTERCHANGE DEVELOPMENT L.L.C.
SCALE: 1"=80' **JUNE 17, 2019**

APPROVED BY THE CONCORD PLANNING BOARD
 ON _____ AND _____
 CHAIRMAN: _____ SECRETARY: _____



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 CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	JSH	RED
9	10/20/20	MUNICIPAL PERMITTING	JSH	RED
8	6/8/20	REVISED PER A&T COMMENTS	JSH	RED
7	6/11/20	REVISED PER A&T COMMENTS	JSH	RED
6	5/4/20	REVISED PER A&T COMMENTS	JSH	RED
5	4/3/20	REVISED PER A&T COMMENTS	JSH	RED
4	3/10/20	REVISED PER A&T COMMENTS	PWH	JSH
3	1/22/19	ISSUE FOR PERMITTING	JSH	JSH
2	7/19/19	ISSUE FOR PERMITTING	JSH	JSH
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