

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONDOMINIUM ON PARCELS 6P-5 AND 6P-6.
- PARCELS 6P-5 AND 6P-6 SHALL BE VOLUNTARILY MERGED PRIOR TO THE ESTABLISHMENT OF THE PROPOSED CONDOMINIUM.
- CURRENT ZONING IS GATEWAY PERFORMANCE DISTRICT (GWP) & INDUSTRIAL (IN) ZONING DISTRICT.

	REQUIRED GWP/IN	PROPOSED GWP/IN
MIN. LOT SIZE:	NONE/40,000 SF	*/*
MIN. BUILDABLE LAND:	NONE/20,000 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%

 - * SEE LOT LINE ADJUSTMENT PLAN BY FWS LAND SURVEY.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
 - DRAINAGE: PRIVATE
 - SEWER: MUNICIPAL
 - WATER: MUNICIPAL
 - ELECTRIC: UNITIL
- 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 33013C0337E, 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.

REFERENCE PLANS

- SUBDIVISION PLAN OF THE LAND OF ROBERT C. & SUSAN A. WHITNEY DATED MARCH 15, 1990. PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AT THE M.C.R.D. AS PLAN NUMBER 1169.
- RE-SUBDIVISION PLAT LAND OF SUSAN A. WHITNEY DATED MARCH 17, 2010. PREPARED BY FWS LAND SURVEYING, PLLC AND RECORDED AT THE M.C.R.D. AS PLAN NUMBER 19568.
- EASEMENT PLAN PREPARED FOR DRAKE PETROLEUM COMPANY, INC. DATE JANUARY 22, 2013. PREPARED BY FWS LAND SURVEYING, PLLC AND RECORDED AT THE M.C.R.D. AS PLAN NUMBER 201300027018.
- 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.

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated:

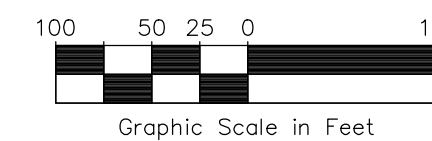
Approval of this plan is limited to the lots as shown

Chair _____ Clerk _____

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



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 06P LOTS 5 & 6
CONDOMINIUM SUBDIVISION PLAN
CONCORD CROSSING
WHITNEY ROAD, CONCORD, NH
OWNED BY
BRADLEY WHITNEY & JENNIFER HABEL & INTERCHANGE DEVELOPMENT L.L.C.
PREPARED FOR
INTERCHANGE DEVELOPMENT L.L.C.
SCALE: 1"=100' OCTOBER 20, 2020



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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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