



PLAN DETAILED REPORT PL-ADR-2025-0088
FOR CITY OF CONCORD

| | | | | | |
|---------------------|-------------------------------------|---------------------|-------------------------------|----------------------------------|---------------|
| Plan Type: | PLAN - Architectural Design Review | Project: | 2025-048 1 Interchange Dr ADR | App Date: | 04/16/2025 |
| Work Class: | Architectural Design Review | District: | City of Concord, NH | Exp Date: | NOT AVAILABLE |
| Status: | In Review | Square Feet: | 0.00 | Completed: | NOT COMPLETED |
| Valuation: | \$0.00 | Assigned To: | Alec Bass | Approval Expire Date: | |
| Description: | tenant sign in existing pylon sign. | | | | |

| | | | | | | | |
|--|--------|--|-----------------|--|------|--|-----------------------------------|
| Parcel: | 108741 | Main | Address: | 1 Interchange Dr Penacook, NH | Main | Zone: | GWP(Gateway Performance District) |
| Applicant/Agent Jonathan Halle Home: 6032249010 Business: 6032250640 Mobile: 6037389004 | | Applicant/Agent Tim Paris 250 Pleasant st Concord, NH 03301 Business: (603) 227-7037 Mobile: (603) 204-8519 | | Applicant/Agent Nicholas T Jarvis 97 Eddy Road Unit #4 Unit #4 Manchester, NH 03101 Home: (603) 627-0042 Business: (603) 657-7079 Mobile: (603) 581-8483 | | Owner David & Laurie Rauseao 152 Morrill RD 0 0 Business: 783-0400 | |
| Applicant/Agent Troy Girard 4 Crescent Street Unit 2 Unit 2 Concord, NH 03303 Business: (603) 225-0604 | | | | | | | |



City of Concord
37 Green St
Concord, NH 03301
www.concordnh.gov

Permit

Permit NO. **SP-0541-2025**

Permit Type: **PLNG - Sign Or Awning**

Work Classification: **Sign**

Permit Status: **Fees Paid**

Issue Date:

Expiration:

Location Address

Parcel Number

1 Interchange Dr, Penacook, NH

108741

Contacts

David & Laurie Rauseo
152 Morrill RD 0, 0
783-0400

Owner

Tim Paris
250 Pleasant st, Concord, NH 03301
(603)227-7037

Applicant

tpparis@crhc.org

Nicholas Jarvis
97 Eddy Road Unit #4 Unit #4, Manchester, NH 03101
(603)657-7079

Applicant

nick@spectrummarketing.com

Troy Girard
4 Crescent Street Unit 2 Unit 2, Concord, NH 03303
(603)225-0604

Applicant

tg@warrenstreet.coop

Jonathan Halle

Agent

(603)225-0640

jh@warrenstreet.coop

Description: Tenant sign in existing pylon sign.

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

603-225-8580

| Fees | Amount |
|---------------------------------|----------------|
| CD - Application for Sign | \$30.00 |
| CD - Sign application PB review | \$30.00 |
| CD - Sign Permit Fee SF Cost | \$9.56 |
| Total: | \$69.56 |

| Payments | Amt Paid |
|--------------------|----------------|
| Total Fees | \$69.56 |
| Credit Card | \$69.56 |
| Amount Due: | \$0.00 |

Available Inspections:

| Inspection Type | |
|-------------------------|-----|
| Zoning Code Enforcement | 0 |
| CD - Final Sign | 180 |

Applicant certifies that all the information given is correct and true and that all work performed will comply with applicable City of Concord and State of New Hampshire, Building and Fire Codes, Ordinances, Laws and Regulations.

Additional Information

Sign Dimensions: 18" T x 34" W

Total Square Feet: 4.25

Is this Sign:: New

Is this sign illuminated?: Yes

If Yes, pick one: Internal

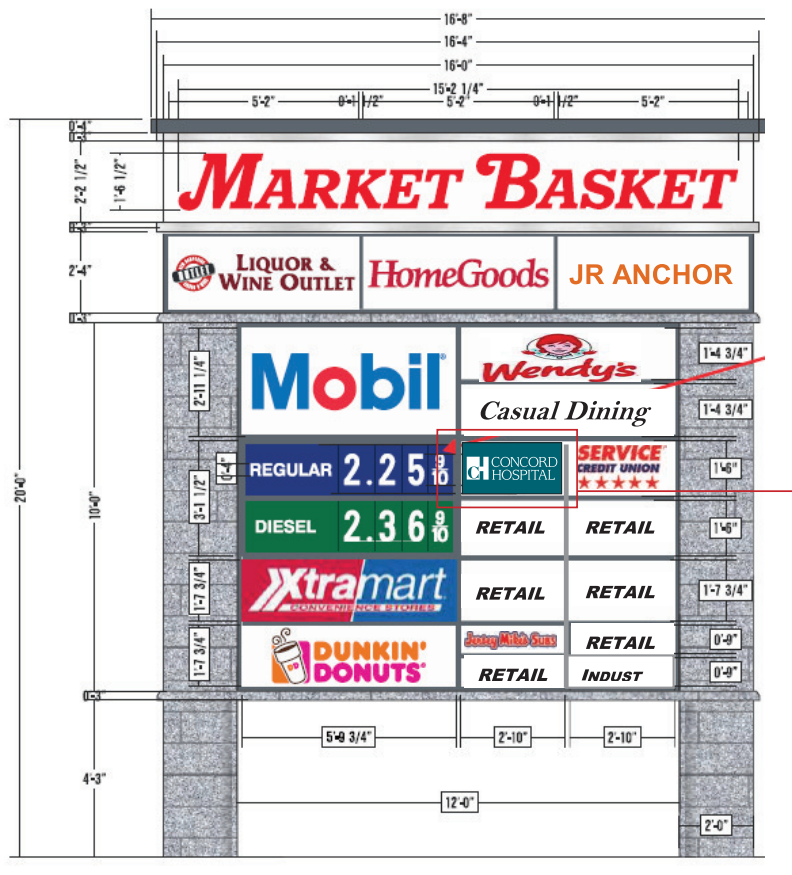
Sign Projects over Public Right-of-Way: No

SignPermitAddtlInfo: CONDITIONS OF PERMIT • If a sign projects over a sidewalk or public way, it is mandatory for the owner to furnish a Certificate of Insurance in an amount not less than \$1,000,000, indemnifying the City of Concord against any form of liability. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be canceled, the owner shall remove the sign immediately. • The Code Administrator or his authorized agent may revoke this permit at any time. • No portable signs shall be placed in the public right of way. • All signs shall conform to all requirements of the Zoning Ordinance for the district in which it is located. • All signs must be constructed of materials and methods conforming to the minimum standards of the City of Concord Building Code. • All signs which are illuminated or supplied with electric power must be UL listed and installed in accordance with the City of Concord Electrical Code and shall require separate electrical permits. • Sign permits are not transferrable in case of change of ownership, relocation, or alteration of size or structure.

Zoning District: GWP

Issued By: Brian Tremblay

Date

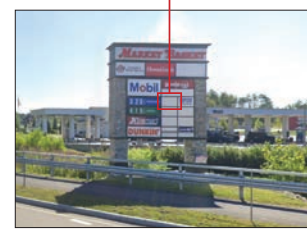


Simulated Night/Illuminated

Materials:
 Opaque "Light Block" Vinyl
 3M 7725-357 "Bermuda Blue"
 reverse weed lettering
 on white Lexan



Sign Face #1



Sign Face #2



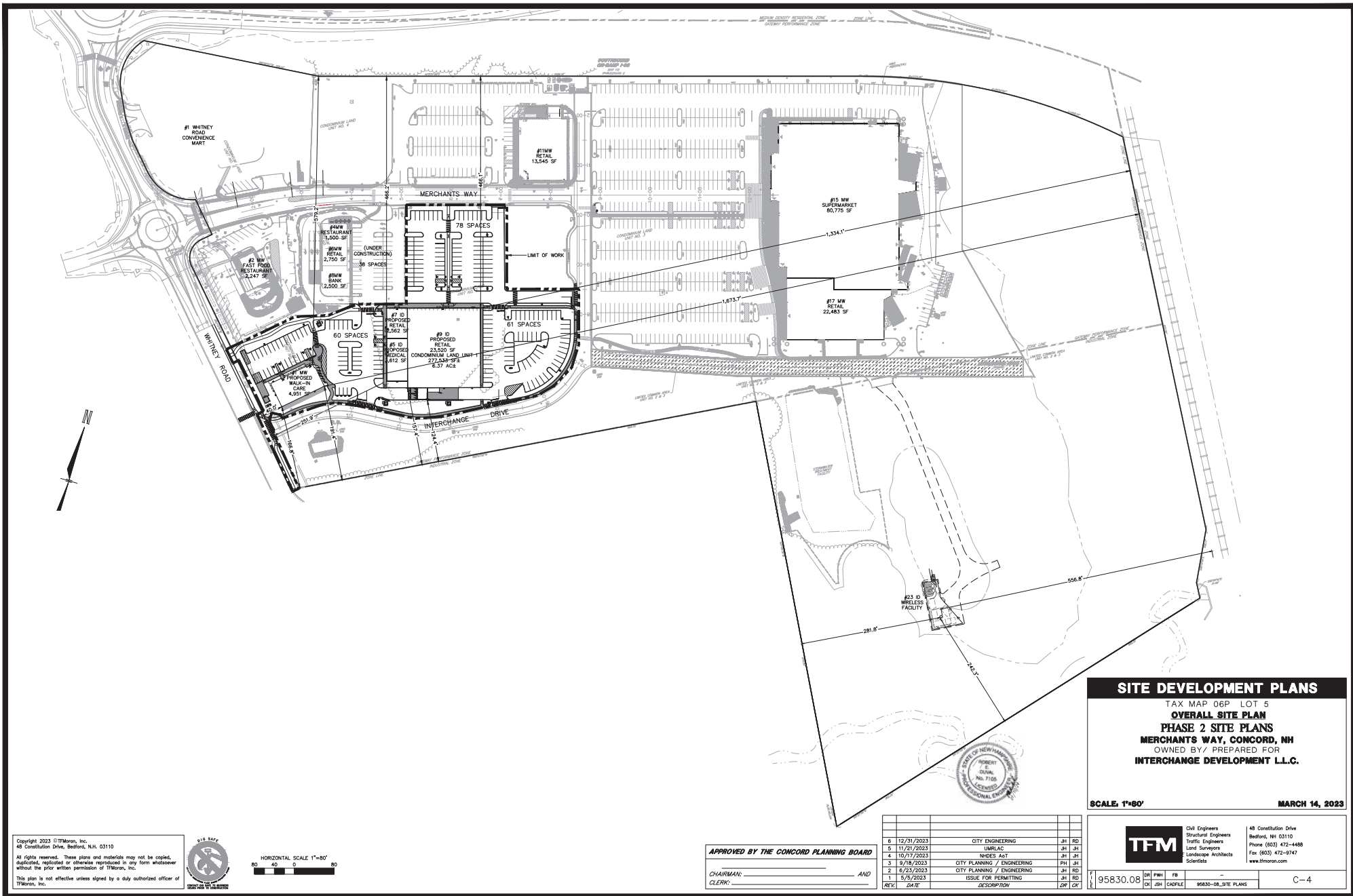
SPECTRUM
 SIGNS & GRAPHICS
 We Are Visual.
 603.657.7079
 97 EDDY RD. MANCHESTER, NH 03102

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| Rev# | Revision Notes | DATE | BY |
|------------|---------------------|----------|----|
| 0 | Initial Proof | 03/26/25 | DP |
| 1 | Remove white option | 04/08/25 | EC |
| 2 | Updated Mockup | 04/16/25 | EC |
| File name: | | | |

Customer: Concord Hospital
Contact Name: Nick Jarvis
Contact Tel:
Site Address: Merchants Way/Whitney Rd.
 Concord, NH

Job#: SSDG000099
Designer: Dwight P
Date: 03/25/25
Page: 1



SITE DEVELOPMENT PLANS
 TAX MAP 06P LOT 5
OVERALL SITE PLAN
PHASE 2 SITE PLANS
MERCHANTS WAY, CONCORD, NH
 OWNED BY/ PREPARED FOR
INTERCHANGE DEVELOPMENT L.L.C.
 SCALE: 1"=80' MARCH 14, 2023

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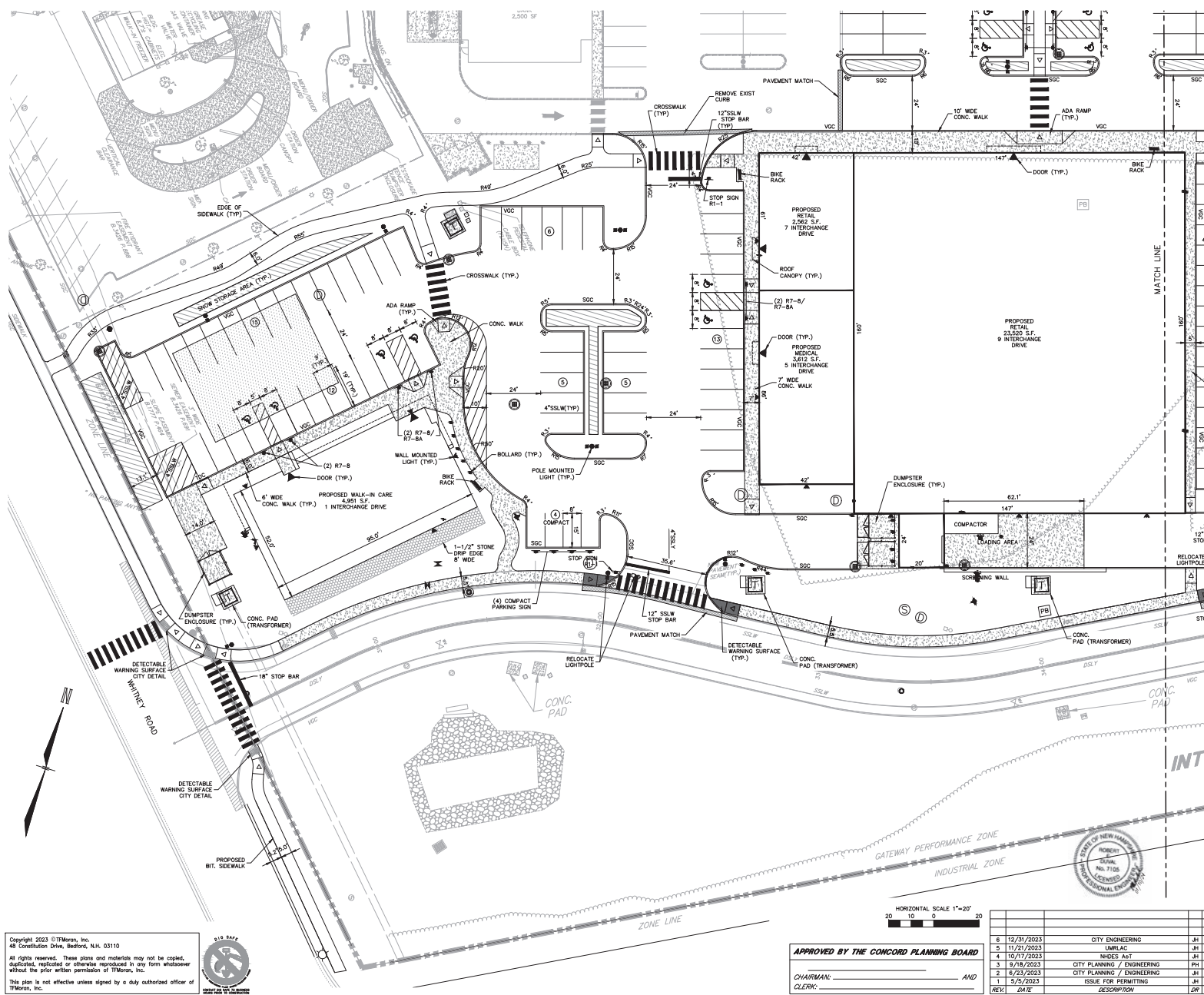
HORIZONTAL SCALE 1"=80'
 80 40 0 80

APPROVED BY THE CONCORD PLANNING BOARD

CHAIRMAN: _____ AND
 CLERK: _____

| REV. | DATE | DESCRIPTION | BY | CHK |
|------|------------|----------------------------|----|-----|
| 6 | 12/31/2023 | QTY ENGINEERING | JH | RD |
| 5 | 11/21/2023 | UNRLAC | JH | JH |
| 4 | 10/17/2023 | NHDES A&T | JH | JH |
| 3 | 9/18/2023 | QTY PLANNING / ENGINEERING | PH | JH |
| 2 | 6/23/2023 | QTY PLANNING / ENGINEERING | JH | RD |
| 1 | 5/5/2023 | ISSUE FOR PERMITTING | JH | RD |
| REV. | DATE | DESCRIPTION | BY | CHK |

| | | | | | |
|---|--|-----------|---------------|--|-----|
|  | Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists | | | 48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmcorp.com | |
| | 95830.08 | | | | |
| 95830.08 | DH OK | PHW JH | FB CADFILE | - 95830-08 SITE PLANS | C-4 |



REFERENCE PLANS

1. RE-SUBDIVISION PLAT LANDS OF SUSAN A. WHITNEY AND INTERCHANGE DEVELOPMENT LLC. LOCATION: WHITNEY ROAD - CONCORD, NH - MERIMACK COUNTY, TAX MAP DEP LOTS 5 & 6. PREPARED BY FWS LAND SURVEYING P.L.L.C., DATED FEB. 10, 2014 AND LAST REVISED MAY 01, 2014.
2. RE-SUBDIVISION PLAT LANDS OF BRADLEY WHITNEY AND JENNIFER HABEL, INTERCHANGE DEVELOPMENT LLC. LOCATION: WHITNEY ROAD - CONCORD, NH - MERIMACK COUNTY, TAX MAP DEP LOTS 5 & 6. PREPARED BY FWS LAND SURVEYING P.L.L.C., DATED NOVEMBER 16, 2018.
3. EXISTING CONDITIONS PLAT LANDS OF BRADLEY WHITNEY AND JENNIFER HABEL - INTERCHANGE DEVELOPMENT LLC. LOCATION: WHITNEY ROAD - CONCORD, NH - MERIMACK COUNTY, TAX MAP DEP LOTS 5 & 6. PREPARED BY FWS LAND SURVEYING P.L.L.C., DATED OCTOBER 19, 2020.
4. CONDOMINIUM PLAT - "MERCHANTS WAY CONDOMINIUM" - LAND OF - INTERCHANGE DEVELOPMENT LLC. LOCATION: WHITNEY ROAD - CONCORD, NH - MERIMACK COUNTY - TAX MAP DEP LOT 5, DATED JULY 26, 2021.
5. INTERCHANGE DEVELOPMENT LLC - SITE DEVELOPMENT PLANS - TAX MAP DEP LOTS 5 & 6 - MIXED USE DEVELOPMENT - WHITNEY ROAD, CONCORD, NH - OWNED BY - BRADLEY WHITNEY & JENNIFER HABEL & INTERCHANGE DEVELOPMENT LLC. - PREPARED FOR - INTERCHANGE DEVELOPMENT LLC. PREPARED BY TDMORAN, INC., DATED JUNE 17, 2019 AND LAST REVISED APRIL 20, 2021.
6. SITE DEVELOPMENT PLANS-TAX MAP DEP LOT 5, FAST FOOD RESTAURANT, 2 MERCHANTS WAY, CONCORD NH, OWNED BY /PREPARED FOR INTERCHANGE DEVELOPMENT LLC., PREPARED BY TDMORAN, INC., DATED JUNE 14, 2021 AND LAST REVISED OCTOBER 4, 2021.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED URGENT CARE, RETAIL, AND MEDICAL OFFICES DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS.
2. REFER TO SHEET C-4 FOR ZONING/PARKING REQUIREMENTS
3. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
DRAINAGE: PRIVATE
SEWER: MUNICIPAL
WATER: MUNICIPAL
ELECTRIC: UNTIL
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
5. TOPOGRAPHY WAS GENERATED FROM REFERENCE PLAN INFORMATION.
6. WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM REFERENCE PLAN INFORMATION.
7. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 3301300301, EFFECTIVE DATE APRIL 18, 2010, INDICATES THAT THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD AREA. MINIMUM BASELINE FLOOD ELEVATION IS APPROXIMATELY 270 FEET.
8. 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 PARCELS WOULD DETERMINE.
9. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TDMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONDUCT DUG SAFE #1811.
10. THIS PROPERTY IS SUBJECT TO CONDOMINIUM OWNERSHIP. REFER TO CONDOMINIUM SITE PLANS PREPARED BY FWS LAND SURVEYING P.L.L.C. FOR ADDITIONAL DETAIL.
11. THE FUTURE PHASES WILL BE SUBJECT TO SEPARATE SITE PLAN APPROVALS.
12. RETAINING WALLS EXCEEDING FOUR FEET IN HEIGHT REQUIRE A BUILDING PERMIT FROM CITY CODE ENFORCEMENT.
13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION), AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
14. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
15. PER SITE PLAN REGULATION 12.09, UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
17. THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER SERVICE, SEWER SERVICE, AND STORM DRAIN CONNECTION(S). INDIVIDUAL PERMITS WILL BE REQUIRED FOR EACH CONNECTION.
18. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
19. A WAIVER WAS GRANTED ON JULY 19, 2023 FROM THE SITE PLAN REGULATIONS, SECTION 19 - ACCESS AND DRIVEWAY STANDARDS, TO ALLOW FOR A 36.2 FT WIDE DRIVEWAY AT INTERCHANGE DRIVE AND A 31.9 FT WIDE DRIVEWAY AT 9 INTERCHANGE DRIVE, WHERE A MAXIMUM OF 28 FT FOR A TWO-WAY DRIVEWAY IS ALLOWED.
20. A WAIVER WAS GRANTED ON JULY 19, 2023 FROM THE SITE PLAN REGULATIONS, SECTION 22.07(2) - STORM WATER RECHARGE, TO PROVIDE 18 INCHES OF SEPARATION TO THE SEASONAL HIGH-WATER TABLE, WHERE 4 FT IS REQUIRED.

SITE DEVELOPMENT PLANS

TAX MAP 06P LOT 5

SITE LAYOUT PLAN

PHASE 2 SITE PLANS

MERCHANTS WAY, CONCORD, NH

OWNED BY / PREPARED FOR

INTERCHANGE DEVELOPMENT L.L.C.

SCALE: 1"=20'

MARCH 14, 2023

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48 Constitution Drive, Bedford, NH 03110

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



APPROVED BY THE CONCORD PLANNING BOARD

CHAIRMAN: _____ AND
CLERK: _____

| REV | DATE | DESCRIPTION | BY | CHK |
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| 1 | 5/5/2023 | ISSUE FOR PERMITTING | JH | RD |

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-4747
www.tdmoran.com

95830.08

95830-08 SITE PLANS

C-5