

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

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

REQUIRED GWP/IN	MIN. LOT SIZE:	--/40,000 SF
	MIN. BUILDABLE LAND:	--/20,000 SF
	MIN. LOT FRONTAGE:	300'/200'
	MIN. BUILDING SETBACKS:	
	FRONT:	25'/50'
	SIDE:	25'/25'
	REAR:	25'/30'
	MAX. LOT COVERAGE:	85%/85%
- PARKING CALCULATIONS:

SUPERMARKET: 1 SP/250 SF (78,920 SF) = 316 SPACES
*SUPERMARKET (CLIENT REQUIREMENT): 1 SP/167 SF (78,920 SF) = 473 SPACES
RESTAURANT: 1 SP/75 SF (5,442 SF) = 73 SPACES
FASTFOOD: 1 SP/75 SF (2,665 SF) = 44 SPACES
BANK: 1 SP/200 SF (3,037 SF) = 15 SPACES
RETAIL: 1 SP/250 SF (45,225 SF) = 181 SPACES
OFFICE: 1 SP/250 SF (10,300 SF) = 41 SPACES
WAREHOUSE-DISTRIBUTION: 1 SP/1,500 SF (125,875 SF) = 84 SPACES
TOTAL REQUIRED = 769 SPACES
TOTAL REQUIRED (CLIENT REQUIREMENT) = 926 SPACES
PROPOSED: 1,034 SPACES
- 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 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.

January 17, 2018

CONCEPTUAL DRAWING
Not For Construction

TAX MAP 06P LOTS 5 & 6
CONCEPTUAL MASTER PLAN

2 WHITNEY ROAD
CONCORD, NH

OWNED BY
SUSAN A. WHITNEY & INTERCHANGE DEVEL. L.L.C.

PREPARED FOR

INTERCHANGE DEVELOPMENT L.L.C.

SCALE: 1"=100'

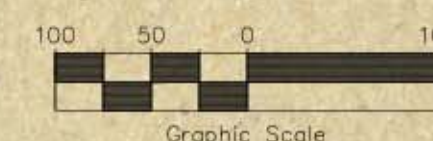
JANUARY 17, 2018

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.



REV.	DATE	DESCRIPTION	DR	CK

	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.tfmoran.com		
	95830.00	DR MSK CK RED	FB CADFILE	2018-01-12 MASTER PLAN

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 (IN) ZONING DISTRICT. THE URBAN COMMERCIAL ZONE IS PROPOSED TO BE CONVERTED TO HIGHWAY COMMERCIAL (CH).
- | REQUIRED | CH/IN |
|-------------------------|---------------------|
| MIN. LOT SIZE: | 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: UNTIL
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“CONCEPT PLAN”

Prepared by:



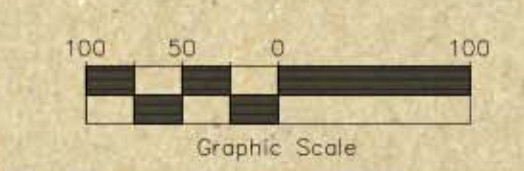
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects

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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**

	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.tfmoran.com
	DR MSK CK RED	FB GAD/FB
CONCEPT A		



REV.	DATE	DESCRIPTION	DR	CK