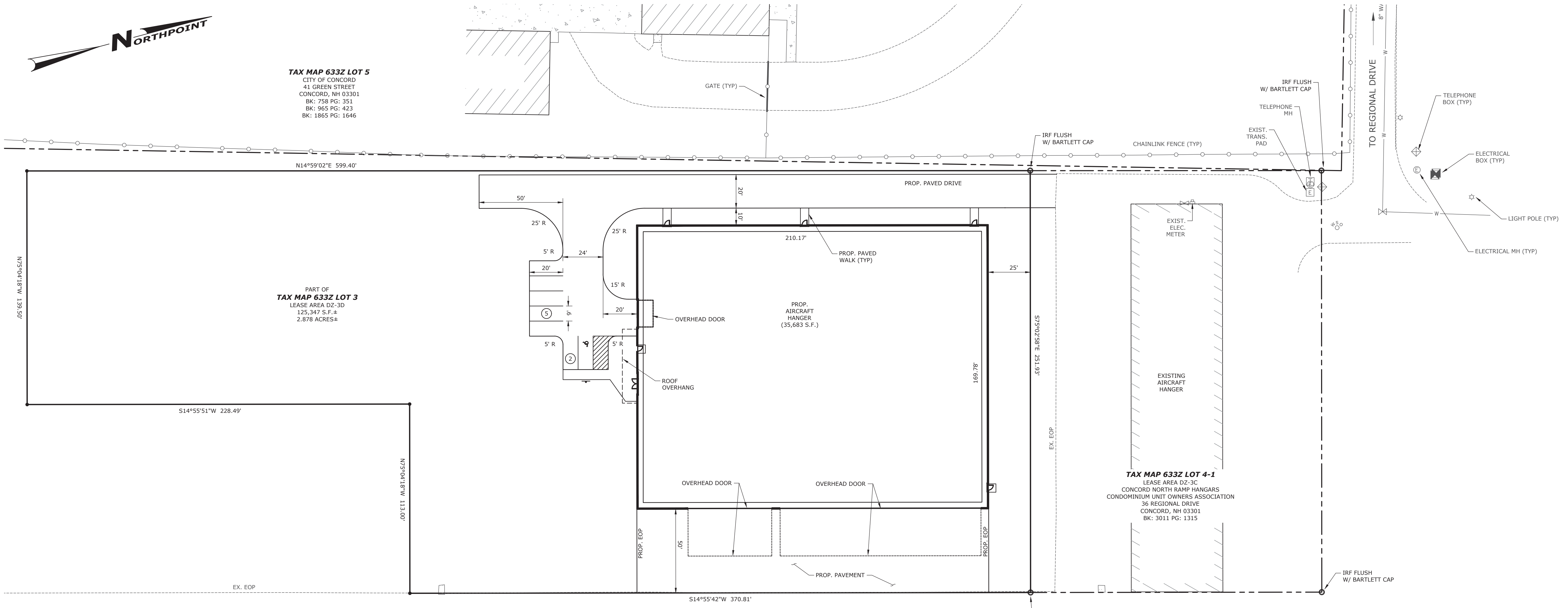




TAX MAP 633Z LOT 5
 CITY OF CONCORD
 41 GREEN STREET
 CONCORD, NH 03301
 BK: 758 PG: 351
 BK: 965 PG: 423
 BK: 1865 PG: 1646

PART OF
TAX MAP 633Z LOT 3
 LEASE AREA DZ-3D
 125,347 S.F.±
 2.878 ACRES±

TAX MAP 633Z LOT 4-1
 LEASE AREA DZ-3C
 CONCORD NORTH RAMP HANGARS
 CONDOMINIUM UNIT OWNERS ASSOCIATION
 36 REGIONAL DRIVE
 CONCORD, NH 03301
 BK: 3011 PG: 1315



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW AIRCRAFT HANGAR ON THE SUBJECT PARCEL OF LAND.
- REFERENCE THE SUBJECT PARCEL OF LAND AS A PORTION OF THE LOT OF RECORD KNOWN AS CITY OF CONCORD TAX MAP/BLOCK/LOT (MBL) 633/73 (OVERALL TRACT) WHICH IS THE CONCORD MUNICIPAL AIRPORT. THE SUBJECT PARCEL IS ALSO KNOWN AS LEASE AREA DZ-3D AND IS LOCATED OFF REGIONAL DRIVE.
- THE SUBJECT PARCEL CONTAINS APPROXIMATELY 125,347-SF (2.878-ACRES) OF LAND. THE OVERALL TRACT CONTAINS APPROXIMATELY 550 ACRES OF LAND.
- OWNER OF RECORD: **MBL 633-23**
 CITY OF CONCORD
 41 GREEN STREET
 CONCORD, NH 03301
 (BK. 758 PG. 361 MCRD)
 (BK. 965 PG. 423 MCRD)
 (BK. 1865 PG. 1646 MCRD)
- THE SUBJECT PARCEL IS SITUATED WITHIN THE 'IND' INDUSTRIAL ZONING DISTRICT. THE OVERALL TRACT OF LAND, WHICH INCLUDES THE SUBJECT PARCEL OF LAND, IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS OF THE ZONING ORDINANCE.

	REQUIRED
MIN. LOT AREA:	40,000 SF
MIN. BUILDABLE AREA:	20,000 SF
MIN. LOT FRONTAGE:	200 FT
MIN. SETBACKS (FRONT):	50 FT
(REAR):	30 FT
(SIDE):	25 FT
MAX. LOT COVERAGE:	85%
MAX. BUILDING HEIGHT:	45 FT
- PARKING CALCULATIONS:
 REQUIRED PARKING AS DETERMINED FROM THE "TABLE OF OFF-STREET PARKING REQUIREMENTS" OF SECTION 28-7-2 OF THE ZONING ORDINANCE.
 REQUIRED PARKING: 4 AIRCRAFT TIE-DOWNS @ 1 SPACE PER 5 TIE-DOWNS = 1 SPACE
 2,352 SF OFFICE @ 1 SPACE PER 300 SF = 7.84 SPACES
 TOTAL REQUIRED = 1+1.84 = 8.84 => 9 SPACES REQUIRED
 PROPOSED PARKING: 9 TOTAL SPACES PROPOSED: 2 INTERIOR GARAGE SPACES AND 7 EXTERIOR SPACES, INCLUDING ONE HANDICAP ACCESSIBLE SPACE
- THE TOTAL AREA OF LAND DISTURBANCE PROPOSED BY THIS PROJECT IS APPROXIMATELY _____SF.
- ON _____, 2023, THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW A BUILDING HEIGHT OF _____ FEET.
- ON _____, 2023 THE CITY OF CONCORD PLANNING BOARD GRANTED THE FOLLOWING WAIVERS FROM THE SITE PLAN REGULATIONS:
- ON _____, 2023 THE CITY OF CONCORD PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMIT(S) ON THE SUBJECT PARCEL:
- THIS PROJECT REQUIRES THE FOLLOWING STATE AND FEDERAL PERMITS:
 NHDES ALTERATION OF TERRAIN PERMIT:
 FAA APPROVAL:
- ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS, AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
- PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION.
- THE SITE IMPROVEMENTS FOR THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
- DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OF RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD. THE SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR ALL WORK WITHIN THE RIGHT-OF-WAY AND ON CITY-OWNED PROPERTY.
- A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROAD THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHALL BE SUBMITTED TO THE ESD FOR REVIEW AN APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE THE LANE CLOSURE(S).
- IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES), GENERAL DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, THIS PROJECT WILL REQUIRE SUBMISSION OF A NOTICE OF INTENT (NOI) TO THE US EPA. THE NOI MUST BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CITY. PER EPA RULES, CONSTRUCTION CANNOT BEGIN UNTIL 14 DAYS AFTER EPA HAS RECEIVED THE APPLICATION AND POSTED THE NOI, FOR BOTH THE OWNER AND THE CONTRACTOR, ON THEIR WEBSITE. REFER TO [HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/CGP.CFM](http://cfpub.epa.gov/npdes/stormwater/cgp.cfm) FOR MORE INFORMATION.

ABANDONED RUNWAY 21/3

SITE PLAN

PREPARED FOR:

UNITED THERAPEUTICS CONCORD HANGAR
 PART OF MBL 633 / 23 (LEASE AREA DZ-3D)
 REGIONAL DRIVE, CONCORD, NH

APPLICANT: UNITED THERAPEUTICS CORPORATION 1040 SPRING STREET SILVER SPRING, MD 20910	OWNER: CITY OF CONCORD - AIRPORT 41 GREEN STREET CONCORD, NH 03301-4255
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NO.	DATE	DESCRIPTION

JEFFREY W. LEWIS
 No. 10420
 LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
 30 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

NORTHPOINT ENGINEERING, LLC
 Civil Engineering Land Planning Construction Services

119 Storrs St, Ste 201
 Concord, NH 03301
 Tel 603-226-1166
 Fax 603-226-1160
 www.northpointeng.com

DATE: DEC. 2022
 PROJ.: 22069
 SCALE: 1"=30'
 SHEET: 4 OF 13

FILE: G:\projects\22069\dwg\22069_DESIGN.dwg Biv. Jamin DATE: 21 Dec 2022 - 10:44am

