

1. RE-SUBDIVISION PLAT LANDS OF SUSAN A. WHIYNEY 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.

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.

3. PARKING CALCULATIONS:
REQUIRED:
* 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 (6,800 SF + 650 SF PATIO) = 99 SPACES
FASTFOOD: 1 SP/75 SF (2,400 SF) = 32 SPACES
BANK: 1 SP/200 SF (2,340 SF) = 12 SPACES
RETAIL: 1 SP/250 SF (59,795 SF) = 239 SPACES
DENTIST OFFICE/EYE CARE CENTER: 1 SP/225 SF (5,400 SF) = 24 SPACES
MEDICAL OFFICE: 1 SP/225 SF (7,600 SF) = 34 SPACES
WAREHOUSE-DISTRIBUTION: 1 SP/1,500 SF (125,875 SF) = 84 SPACES

4. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:

DRAINAGE:	PRIVATE
SEWER:	MUNICIPAL
WATER:	MUNICIPAL
ELECTRIC:	UNITIL

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 33013C00337E, 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. 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.

11. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.

12. RETAINING WALLS SHOWN ON THE PLAN ARE FOR CONCEPTUAL PURPOSES. FINAL LOCATION, TYPE, LENGTH, AND HEIGHT WILL BE DETERMINED UPON FINAL GRADING PLANS.

13. 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.

14. 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.

15. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

16. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

FOR REVIEW ONLY
Not For Construction

SCALE: 1"=100' DECEMBER 07, 2018

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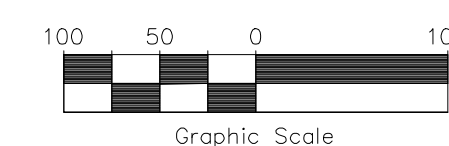
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Structural Engineers	Bedford, NH 03110
Traffic Engineers	Phone (603) 472-4488
Land Surveyors	Fax (603) 472-9747
Landscape Architects	
Scientists	www.tfmoran.com

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

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