

This plan is not effective unless signed by a duly authorized officer

# REFERENCE PLANS

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.

#### NOTES

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.

2. CURRENT ZONING IS URBAN COMMERCIAL (CU) & INDUSTRIAL (IN) ZONING DISTRICT. THE URBAN COMMERCIAL ZONE IS PROPOSED TO BE CONVERTED TO GATEWAY PERFORMANCE DISTRICT (GWP).

	GWP/IN	GWP/IN
MIN. LOT SIZE: MIN. BUILDABLE LAND:	/40,000 SF /20,000 SF	*/;
MIN. LOT FRONTAGE:	300'/200'	*/*
MIN. BUILDING SETBACKS: FRONT SIDE REAR MAX. LOT COVERAGE: * SEE LOT LINE ADJUSTMENT PLAN BY FWS	25'/50' 25'/25' 25'/30' 85%/85% LAND SURVEY.	>25'/NA >25'/>25' >25'/>35' <85%/<85%

#### 3. 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 (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 DENTAL OFFICE/EYE CARE CENTER: 1 SP/225 SF (5,400 SF) = 24 SPACES MEDICAL OFFICE: 1 SP/225 SF (7,600 SF) = 34 SPACES

TOTAL REQUIRED = 840 SPACES \*TOTAL REQUIRED (CLIENT REQUIREMENT) = 997 SPACES

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

MUNICIPAL SEWER: MUNICIPAL ELECTRIC:

- 5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
- 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 33013C0337E, 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. TEMORAN INC.
  MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION
- 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.

Not For Construction

TAX MAP 06P LOTS 5 & 6 COMPREHENSIVE DEVELOPMENT PLAN 1 WHITNEY ROAD

CONCORD, NH OWNED BY

**BRADLEY WHITNEY & JENNIFER HABEL &** INTERCHANGE DEVELOPMENT L.L.C.

PREPARED FOR

INTERCHANGE DEVELOPMENT L.L.C. **DECEMBER 07, 2018** 



REV. DATE

DESCRIPTION

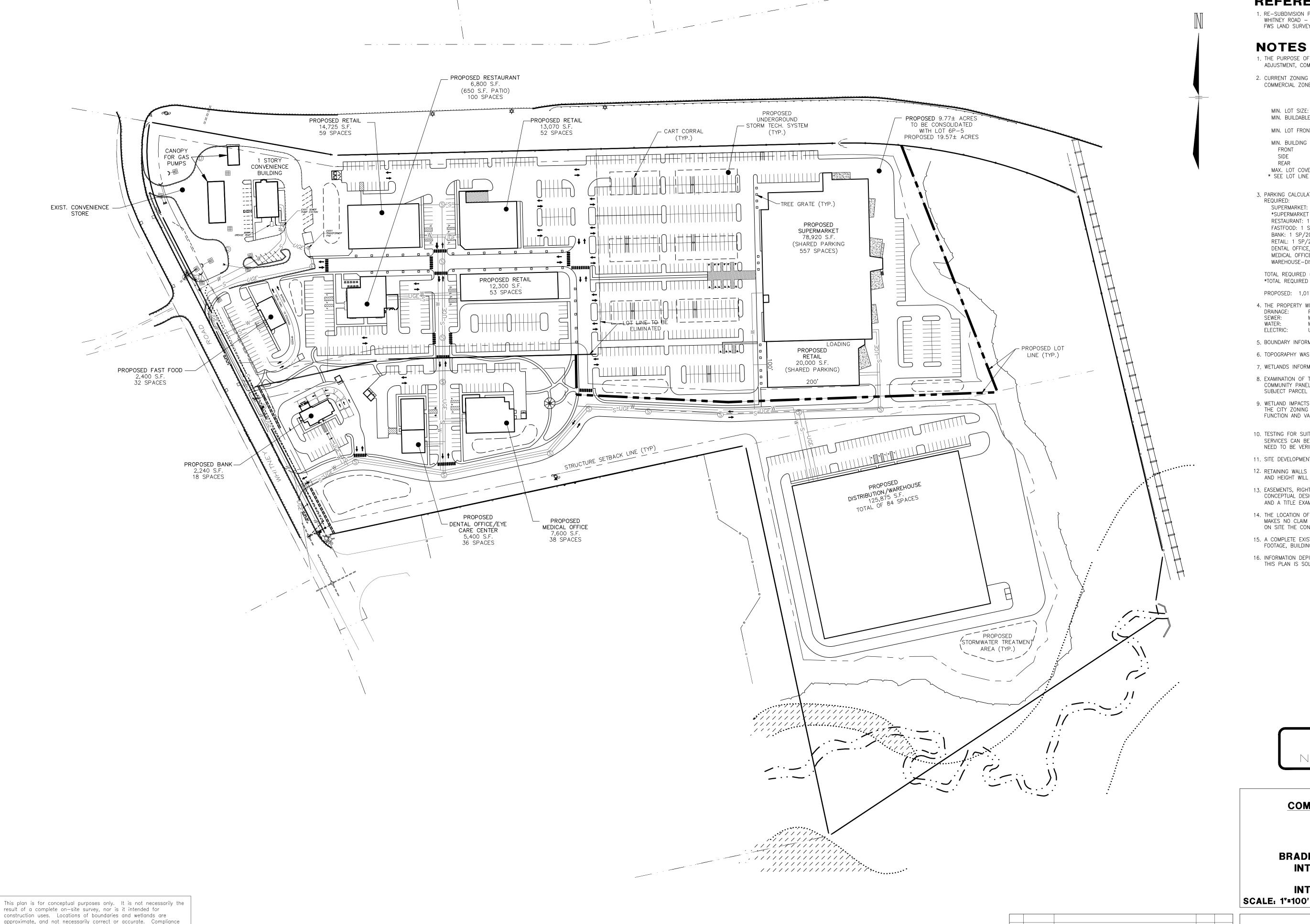
Civil Engineers Traffic Engineers and Surveyors Scientists

| 48 Constitution Drive ructural Engineers | Bedford, NH 03110 Landscape Architects Fax (603) 472-9747 www.tfmoran.com

95830.00 DR MSK FB MASTER PLAN

CK RED CADFILE 95830-00\_XR\_SITE

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with current regulations must be verified.

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of Thomas F. Moran, Inc.

48 Constitution Drive, Bedford, N.H. 03110

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MIN. LOT SIZE: --/40,000 SF MIN. BUILDABLE LAND: --/20,000 SF MIN. LOT FRONTAGE: 300'/200' \*/\* MIN. BUILDING SETBACKS: FRONT 25'/50' >25'/NA 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.

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WAREHOUSE-DISTRIBUTION: 1 SP/1,500 SF (125,875 SF) = 84 SPACES

TOTAL REQUIRED = 840 SPACES \*TOTAL REQUIRED (CLIENT REQUIREMENT) = 997 SPACES

PROPOSED: 1,017 SPACES

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

MUNICIPAL SFWFR: WATER: MUNICIPAL ELECTRIC:

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CONCORD, NH OWNED BY

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PREPARED FOR INTERCHANGE DEVELOPMENT L.L.C. **DECEMBER 07, 2018** 

DR CK

DESCRIPTION

Graphic Scale

Traffic Engineers Land Surveyors

Scientists

Civil Engineers | 48 Constitution Drive Structural Engineers | Bedford, NH 03110 Phone (603) 472-4488 Landscape Architects Fax (603) 472-9747

| www.tfmoran.com

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CK RED CADFILE 95830-00\_XR\_SITE

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